



**SPON'S**  
ARCHITECTS  
AND BUILDERS'  
PRICE BOOK  
2004

EDITED BY DAVIS LANGDON & EVEREST



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129TH EDITION

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# Spon's Architects' and Builders' Price Book

*Edited by*

DAVIS LANGDON & EVEREST

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## Preface to the One hundred and Twenty-ninth edition

Economic fears early in 2003 and the threatened Iraq war fuelled concerns about a general slowdown in economic activity likely to affect the UK construction industry. However, although there has been a downturn in certain private sectors, led by the London office market, this has apparently been more than offset by an increase in public sector projects, as the government fulfils its investment plans outlined in the earlier Comprehensive Spending Review.

UK market indicators for early June 2003, together with more optimism from the USA, indicate improving activity levels, company results and forecasts, all maybe as a consequence of a short Iraq war, falling oil prices and the 'Baghdad bounce.' Indications in the UK are that the Chancellor is resisting further interest rate cuts, on the back of improvements in the services and retail sectors, whereas, in Europe, interest rate reductions are under serious consideration by the ECB. UK growth over the first six months has undershot the Chancellor's previous expectations, but is still better than the moribund growth in a number of our main European competitors.

### Market Conditions

The construction industry has always been regarded as one of the key barometers of the UK economy. It is driven by a multitude of factors such as work volumes, inflation and borrowing levels, profitability, labour availability and cost, and a general confidence to invest in the future. However, as the shift from industry to services continues apace within the UK economy, low inflation and interest rates are perceived as being 'under control', and growth is still positive, albeit 'slow', then the construction industry appears to be holding up well, as increased public spending replaces falling private investment. Tender prices are still rising slowly, and are forecast to continue upwards over the next year. The only cloud on the horizon appears to be if economic growth falls so far short of the government's expectations as to lead to either a reduction of public spending and/or a rise in public borrowing/inflation, which might trigger an over-reaction by already over-stretched developers. However, if the maxim that the share market anticipates the economy by nine months is correct, then 2004 should be a better year.

Construction companies of all sizes generally appear to be busy. Figures released by the DTI show that the total volume of new orders for contractors rose by 13% at constant prices to Feb 2003, compared with the previous 12 months. The main region bucking the trend appears to be London. New work in the region slumped by 20% in the last quarter of 2002, mainly due to the virtual collapse of the London City Office market. However, over the longer term, a number of major London projects are coming on line, such as Wembley, Heathrow Terminal 5 etc., and these should help London volumes to recover. Confirmation of a London slowdown was also evidenced in construction output statistics for the region, for the fourth quarter 2002, showing a 3.6% fall in output (at current prices) for the region compared with a 3.1% increase for Great Britain as a whole. Contractors in London do appear to be sharpening their pencils where they are concerned about their orders books, but as certain larger projects come on line, they will inevitably drive up costs for other work throughout the region.

### Prices

The price level of Spon's A&B 2004 has been indexed at 435, an increase of 6.6% over the index of 408 in the 2003 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.

From 30 June 2003, the first part of a new Construction Industry Joint Council three-year agreement on pay and conditions came into effect, raising wage rates from last year for all grades by approximately 5%. The revised labour rates, providing basic hourly rates of £5.77 for general operatives and £7.67 for the craft rate have been taken into account in the preparation of this year's book, along with material prices, updated to April 2003. Subsequent wage increases in 2004 and 2005 of approximately plus 7.1% and 9.5% respectively, will add further fuel to wage pressures over the next two years.

DLE's Tender Price Index shows that prices rose by 7.3% in 2002. As a result of the slowdown in London, tender prices are forecast to rise by between 2 and 4% in the year to first quarter 2004 with a similar rise in the following year.



## New Items

New items for Spon's A&B 2004 include additional building boards, terracotta blockwork, rainscreen and additional aluminium curtain walling systems, western red cedar external wall cladding, metal and glazed balustrading, Sarnafil roofing and acoustic sliding partitions

## Profits and Overheads

The 2004 edition includes a 7½% mark-up on labour and material items in the Measured Major Works section and a 13% mark-up in the Measured Minor Works section for profit and overheads.

## Preliminaries

The overall level of preliminaries experienced on projects over the last year has risen marginally from 10 to 12. An 11% addition for preliminaries is a typical figure to be added to a summary, after Measured Works and Approximate Estimating items have been measured.

## Value Added Tax

Since 1989 all non-domestic building work, refurbishment and alterations, has been subject VAT, currently at 17½%. In the March 2001 Budget VAT payable on residential conversions was cut from 17½% to 5%.

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

The book is divided into five parts as follows:

Part I: Fees and Daywork

This section contains Fees for Professional Services, Daywork and Prime Cost.

Part II: Rates of Wages

This section includes authorised wage agreements applicable to the Building and associated Industries.

Part III: Prices for Measured Work

This section contains Prices for Measured Work—Major Works, and Prices for Measured Work—Minor Works (on coloured paper).

Part IV: 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, approximate estimates, cost limits and allowances for 'public sector' building work and a procedure for valuing property for insurance purposes.

Part V: Tables and Memoranda

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

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 made by any person of such information.

**DAVIS LANDON & EVEREST**

MidCity Place

71 High Holborn

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## Acknowledgements

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Carver Road  
Astonfields Industrial Estate  
Staffordshire  
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Website: [www.dennisruabon.co.uk](http://www.dennisruabon.co.uk)

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Fax: 01634 291 029

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Huntingdon  
Cambridgeshire  
PE19 1QW  
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Fax: 01480 405 526  
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Fax: 01482 655 131  
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Website: [www.envirodoor.com](http://www.envirodoor.com)

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Royston  
Hertfordshire  
SG8 5RL  
Sheeting, Boards and Tiles  
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Fax: 01763 262 338  
E-mail: [marketing@eternit.co.uk](mailto:marketing@eternit.co.uk)  
Website: [www.eternit.co.uk](http://www.eternit.co.uk)

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Unit 6  
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Dixon Road  
Brislington  
Bristol  
BS4 5QW  
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Fax: 0117 971 7217  
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Website: [www.eurobrick.co.uk](http://www.eurobrick.co.uk)

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Bray  
Maidenhead  
Berkshire  
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Fax: 01529 415 934  
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 Fax: 0191 438 1686  
 E-mail: [operations@fendorhansen.co.uk](mailto:operations@fendorhansen.co.uk)

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 Merseyside  
 L30 4UA  
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Derbyshire  
DE55 4ZX  
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Celcon House  
Ightham  
Sevenoaks  
Kent  
TN15 9HZ  
Concrete Blocks  
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Fax: 01732 886 810  
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Fax: 08705 316 304  
E-mail: [info@halfen.co.uk](mailto:info@halfen.co.uk)  
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Stewartby  
Bedford  
MK43 9LZ  
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BA11 3PD  
Building Block Products  
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Beverly Way  
New Malden  
Surrey  
KT3 4PH  
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Fax: 0208 336 1414  
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 Leicester Road  
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 LE67 6HS  
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 Hertfordshire  
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Fax: 01427 810 218  
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Fax: 01376 514 401  
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Fax: 01296 633 001  
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E-mail: [cementation.foundations@skanska.co.uk](mailto:cementation.foundations@skanska.co.uk)  
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Fax: 01327 704 845  
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Website: [www.langleywaterproofing.co.uk](http://www.langleywaterproofing.co.uk)

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Nottinghamshire  
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Fax: 0870 240 0777  
E-mail: [marketing@leaderflushshapland.co.uk](mailto:marketing@leaderflushshapland.co.uk)  
Website: [www.leaderflushshapland.co.uk](http://www.leaderflushshapland.co.uk)

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 Tel: 01908 679 222  
 Fax: 01908 678 631  
 E-mail: [enquiries@llewellyn.co.uk](mailto:enquiries@llewellyn.co.uk)  
 Website: [www.llewellyn.co.uk](http://www.llewellyn.co.uk)

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 Swanscombe Business Centre  
 17 London Road  
 Swanscombe  
 Kent  
 DA1 0LH  
 Roller and Vertical Blinds  
 Tel: 01322 624 580  
 Fax: 01322 624 558  
 E-mail: [mike.nicholas@luxaflex-sunway.co.uk](mailto:mike.nicholas@luxaflex-sunway.co.uk)  
 Website: [www.luxaflex.com/uk/projects](http://www.luxaflex.com/uk/projects)

Luxcrete Ltd  
 Premier House  
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 Oxford  
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 Gabions  
 Tel: 01865 770 555  
 Fax: 01865 774 550  
 E-mail: [oxford@maccaferri.co.uk](mailto:oxford@maccaferri.co.uk)  
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 Fax: 01773 748 736  
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 Fax: 01675 468 485  
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Winchester Road  
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Eastleigh  
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SO50 7HD  
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Worcester Trading Estate  
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Worcester  
Worcestershire  
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Tyne and Wear  
NE11 0PG  
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Risca  
Newport  
Monmouthshire  
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Fax: 01633 601 280

Owens Alcopor (UK) Ltd  
PO Box 10  
Stafford Road  
St Helens  
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West Bromwich  
West Midlands  
B71 1BB  
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Buckinghamshire  
SL7 1LS  
Stains and Glazes  
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Fax: 01628 481 276  
E-mail: [info@osmose.co.uk](mailto:info@osmose.co.uk)  
Website: [www.osmose.co.uk](http://www.osmose.co.uk)

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Harcourt House  
Royal Crescent  
Cheltenham  
Gloucestershire  
GL50 3DA  
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Fax: 0870 333 4121  
E-mail: [info@phigroup.co.uk](mailto:info@phigroup.co.uk)  
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St Helens  
Merseyside  
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Fax: 01744 613 049  
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Dansk Way  
Leeds Road  
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West Yorkshire  
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Fax: 01943 607 214  
E-mail: [ltd@pressalit.com](mailto:ltd@pressalit.com)  
Website: [www.pressalitcare.com](http://www.pressalitcare.com)

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Meldreth  
Near Royston  
Hertfordshire  
SG8 5RL  
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Fax: 01763 262 342  
E-mail: [promat@promat.co.uk](mailto:promat@promat.co.uk)  
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Fax: 01342 326 229  
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 Fax: 0191 217 0298

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 Fax: 01656 863 611  
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Rom Ltd  
 Eastern Avenue  
 Trent Valley  
 Lichfield  
 Staffordshire  
 WS13 6DN  
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 Fax: 01543 268 221  
 E-mail: [enquiries@rom-co.uk](mailto:enquiries@rom-co.uk)  
 Website: [www.rom.co.uk](http://www.rom.co.uk)

Ruberoid Building Products Ltd  
 Business Development Manager  
 Tewin Road  
 Welwyn Garden City  
 Hertfordshire  
 AL7 1BP  
 Roofing Felts, DPC's  
 Tel: 01707 822 222  
 Fax: 01707 375 060  
 E-mail: [rbp-wpc@ruberoid.co.uk](mailto:rbp-wpc@ruberoid.co.uk)

Ryton's Building Products Ltd  
 Design House  
 Orion Way  
 Kettering Business Park  
 Kettering  
 Northamptonshire  
 NN15 6NL  
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 Website: [www.rytons.co.uk](http://www.rytons.co.uk)

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Fax: 01952 262 555

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South Yorkshire  
DN8 5SY  
Clay Roof Tiling  
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Fax: 01427 871222  
E-mail: [info@sandtoft.co.uk](mailto:info@sandtoft.co.uk)  
Website: [www.sandtoft.co.uk](http://www.sandtoft.co.uk)

Screeduct Ltd  
PO Box 7000  
Erdington  
B23 6TU  
Trunking Systems and Conduits  
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Fax: 0121 3778938  
E-mail: [sales@screeduct.com](mailto:sales@screeduct.com)

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Pampisford  
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Cambridgeshire  
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Fax: 01223 837215  
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Sealocrete Pla Ltd  
Greenfield Lane  
Rochdale  
Lancashire  
OL11 2LD  
Building Aids, Repair and Maintenance Materials  
Tel: 01706 352255  
Fax: 01706 860880  
E-mail: [bestproducts@sealocrete.co.uk](mailto:bestproducts@sealocrete.co.uk)

Sheffield Insulation Ltd  
Sanderson Street  
Off Scotswood Road  
Newcastle upon Tyne  
Tyne and Wear  
NE4 7LW  
Cavity Wall Insulation  
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Station Road  
Stoney Stanton  
Leicester  
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LE9 4LX  
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Tel: 01455 272457  
Fax: 01455 274564  
E-mail: [technical@stressline.ltd.uk](mailto:technical@stressline.ltd.uk)

Tarmac Topblock Ltd  
 Wergs Hall  
 Wergs Hall Road  
 Wolverhampton  
 West Midlands  
 WV8 2HZ  
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 Tel: 01902 754131  
 Fax: 01902 743171

Tarmac Group  
 Millfields Road  
 Ettingshall  
 Wolverhampton  
 West Midlands  
 WV4 6JP  
 Ready Mixed Concrete  
 Tel: 01902 382511  
 Tel: 01902 382922  
 E-mail: [info@tarmac-qroup.co.uk](mailto:info@tarmac-qroup.co.uk)  
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 NP4 0YR  
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 London  
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Woodside Way  
Glenrothes  
Scotland  
KY7 4ND  
“Velux” Roof Windows & Flashings  
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Fax: 01592 771839  
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Fax: 01922 572663  
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Fax: 01249 443286  
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Website: [www.wavin.co.uk](http://www.wavin.co.uk)

Welconstruct Company  
Woodgate Business Park  
Kettles Wood Drive  
Birmingham  
B32 3GH  
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Fax: 0121 4219888  
E-mail: [mail@welconstruct.co.uk](mailto:mail@welconstruct.co.uk)  
Website: [www.welconstruct.co.uk](http://www.welconstruct.co.uk)

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North Weald  
Essex  
CM16 6EG  
Cavity Wall Insulation  
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Fax: 01992 523376  
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Aldridge  
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Rainwater Goods  
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Fax: 01922 743344  
E-mail: [enquiries@wpl-limited.co.uk](mailto:enquiries@wpl-limited.co.uk)  
Website: [www.wpl-limited.co.uk](http://www.wpl-limited.co.uk)

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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.

For preliminary estimates/indicative costs before drawings are prepared, refer to the average overall *Building Prices per Functional Units* (see Part IV) 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 (see Part IV) 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 *Approximate Estimating* section (see Part IV). 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 estimate rates.

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 780 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 tabular form at the beginning of some work sections although these are quoted at "list" prices, readers should deduct their appropriate discount before substituting them as alternatives in rate build ups.

### Labour

This figure covers the cost of the operation and is calculated on the gang wage rate (skilled or unskilled) and the time needed for the job. A full explanation and build-up is provided on page 101. Particular shortages have been noted in the Bricklaying, Carpentry, Joinery and Shuttering trades. In response to these pressures and corresponding hikes in daily rates/measured prices, basic labour rates for Bricklayers, Carpenters and Joiners have been enhanced by using the plus 5% and plus 15% bonus payment figures for these trades as outlined on page 102. Extras such as highly skilled craft work, difficult access, intermittent working and the need for additional labourers to back up the craftsman (e.g. for handling heavy concrete blocks etc.) all add to the cost. Large regular or continuous areas of work are cheaper to install than smaller intricate 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 quoted before discount whereas PC values of materials are after deduction of appropriate trade and quantity discounts, therefore straight substitution of alternative material prices for PC values will result in the actual rate for those alternative materials.

Example:

	PC £	Labour hours	Labour £	Material £	Unit	Total Rate £
100 mm Thermalite Turbo block (see page 188)	6.41	0.46	9.37	7.98	m <sup>2</sup>	17.35
100 mm Toplite standard block (£7.69 see page 187—less 20% discount)	6.15					
Sundries £7.98–6.41=1.57+6.15=£7.72						
100 mm Toplite block	6.15	0.46	9.37	7.72	m <sup>2</sup>	17.09

## Plant

Plant covers the use of machinery ranging from JCB's to shovels and static plant including running costs such as fuel, water supply (which is metered on a construction site), electricity and rubbish disposal. Some items of plant are included within the "Groundwork" section; other items are included within the Preliminaries section.

## Overheads and profit

The general overheads of the 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 (site specific overhead costs). At the present time, we are including an allowance of 2% for profit and 5<sup>1</sup>/<sub>2</sub>% for overheads on Major Works measured rates and 7<sup>1</sup>/<sub>2</sub>% for profit and 5<sup>1</sup>/<sub>2</sub>% for overheads on Minor Works measured rates to reflect the current market.

## Preliminaries

Site specific 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. As in the last edition we have retained Preliminary costs between 11 to 13%.

The first five of these six items combine to form the **Price for Measured Work**. 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.

# PART I

## **Fees and Daywork**

*This part of the book contains the following sections:*

Fees for Professional Services, *page*

Daywork and Prime Cost, *page*



## 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 2002 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

Standard Form of Agreement for the Appointment of an Architect (SFA/99), pages 4 and 5

Conditions of Engagement for the Appointment of an Architect (CE/99), page 4 (brief notes only)

Small Works (SW/99), page 4 (brief notes only)

Employer's Requirements (DB1/99), page 4 (brief notes only)

Contractor's Proposals (DB2/99), page 4 (brief notes only)

Form of Appointment as Planning Supervisor (PS/99), page 4 (brief notes only)

Form of Appointment as Sub-Consultant (SC/99), page 4 (brief notes only)

Form of Appointment as Project Manager (PM/99), page 4 (brief notes only)

### QUANTITY SURVEYORS' FEES

Scale 36, inclusive scale of professional charges, page 9

Scale 37, itemised scale of professional charges, page 13

Scale 40, professional charges for housing schemes for Local Authorities, page 30

Scale 44, professional charges for improvements to existing housing and environmental improvement works, page 35

Scale 45, professional charges for housing schemes financed by the Housing Corporation, page 37

Scale 46, professional charges for the assessment of damage to buildings from fire etc., page 42

Scale 47, professional charges for the assessment of replacement costs for insurance purposes, page 44

### CONSULTING ENGINEERS' FEES

Guidance on Fees, page 45

Basis of Fee Calculations, page 46

Agreement A(1)—Lead Consultant, Civil/Structural, page 49

Agreement A(2)—Lead Consultant, Building Services, page 50

Agreement B(1)—Non-Lead Consultant, Civil/Structural, page 51

Agreement B(2)—Non-Lead Consultant, Building Services, page 52

Agreement C—Design and Construct Project Designer, page 53

Graphical illustration of fee scales, page 54

### PLANNING REGULATION FEES

Part I: General provisions, page 58

Part II: Scale of Fees, page 62

### THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 1998

Charge Schedules, page 65

Charges for erection of one or more small new domestic buildings and connected work, page 67

Charges for erection of certain small domestic buildings, garages, carports and extensions, page 68

Charges for building work other than to which tables 1 and 2 apply, page 69

## ARCHITECTS' FEES

### RIBA Forms of Appointment 1999

- include forms to cover all aspects of an Architect's practice;
- identify the traditional roles of an Architect;
- reflect or take into account recent legislation such as the Housing Grants, Construction and Regeneration Act 1996, the Arbitration Act 1996 (*applies to England and Wales only*), the Unfair Terms in Consumer Contracts Regulations 1994, Latham issues etc;
- update the Outline Plan of Work Stage titles and descriptions;
- are sufficiently flexible for use with English or Scottish Law<sup>(1)</sup>; the building projects of any size (except small works); other professional services<sup>(2)</sup>; different project procedures.

(1) The Royal Incorporation of Architects in Scotland will publish appropriate replacement pages for use where the law of Scotland applies to the Agreement.

(2) Excluding acting as adjudicator, arbitrator, expert witness, conciliator, party wall surveyor etc.

All forms require the Architect to agree with the Client the amount of professional indemnity insurance cover for the project.

### Standard Form of Agreement for the Appointment of an Architect (SFA/99)

The core document from which all other forms are derived. Suitable for use where an Architect is to provide professional services for a fully designed building project in a wide range of size or complexity and/or to provide other professional services. Used with Articles of Agreement. Includes optional Services Supplement.

### Conditions for Engagement for the Appointment of an Architect (CE/99)

Suitable for use where an Architect is to provide services for a fully designed building project and/or to provide other professional services where a Letter of Appointment is preferred in lieu of Articles of Agreement. Includes optional (modified) Services Supplement and draft Model letter.

### Small Works (SW/99)

Suitable for the provision of professional services where the cost of construction is not expected to exceed £150,000 and use of the JCT Agreement for Minor Works is appropriate. The appointment is made by a specially drafted Letter of Appointment, the Conditions and an optional Schedule of Services.

### Employer's Requirements (DB1/99)

A supplement to amend SFA/99 and CE/99 where an Architect is appointed by the Employer Client to prepare Employer's Requirements for a Design and Build contract. Includes replacement Services Supplement and notes on completion for initial appointment, where a change to Design and Build occurs later or where "consultant switch" is contemplated.

### Contractor's Proposals (DB2/99)

A supplement to amend SFA/99 where an Architect 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".

### Form of Appointment as Planning Supervisor (PS/99)

Used with Articles of Agreement. Provides for the Planning Supervisor to prepare the Health and Safety File and the pre-tender Health and Safety Plan.

### Form of Appointment as Sub-Consultant (SC/99)

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.

### Form of Appointment as Project Manager (PM/99)

Suitable for a wide range of projects where the Client wishes to appoint a Project Manager to provide a management service and/or other professional service. Used with Articles of Agreement. Does not duplicate or conflict with the Architect's services under other RIBA forms.

## Guides

Matters connected with using and completing the forms are covered in “The Architect’s Contract: A guide to RIBA Forms of Appointment 1999 and other Architect’s appointments”. The guidance covers the Standard Form (SFA/99) including a worked example; the options for calculating fees i.e. percentages, calculated or fixed lump sums, time charges and other methods; the other forms in the suite; the Design and Build amendments including advice on ‘consultant switch’ and ‘novation’ agreements; and topics for other appointments connected with dispute resolution, etc. Notes on appointments for Historic Buildings and Community Architecture projects are also included.

A series of guides “Engaging an Architect”, addressed directly to clients, is also published on topics associated with the appointment of an Architect. These guides include graphs showing indicative percentage fees for the architect’s normal services in stages C-L under SFA/99, CE/99 or SW/99 for works to new and existing buildings. Indicative hourly rates are also shown. Tables 2, 3 and 4 on page 8 show by interpolation of the graphs the indicative fees for different classes of building adjusted to reflect current tender price indices. Table 1 gives the classification of buildings. Indicative fees do not include expenses, disbursements or VAT fees.

The appointing documents and guides are published by:

*RIBA Publications, Construction House, 56–64 Leonard Street, London. EC2A 4LT.*

*Telephone: 0207 251 0791 Fax: 0207 608 2375*

## The Standard Form of Agreement for the Appointment of an Architect (SFA/99)

SFA/99 is the core document, which is used as the basis for all the documents in the RIBA 1999 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.

There are some changes from SFA/92 in presentation, in some of the responsibilities and liabilities of the parties, to some definitions and clauses and their arrangement for greater clarity or flexibility, for compliance with the Construction Act; and to ensure that each role of the Architect is separately identified.

It comprises:

- the formal declaration of intent—Recitals and Articles;
- Appendix to the Conditions;
- Schedule 1—Project Description;
- Schedule 2—Services indicating the roles the Architect is to perform, which Work Stages apply and any other services required. A table of ‘Other activities’ identifies items not included in ‘Normal Services’;
- Schedule 3—Fees and Expenses;
- Schedule 4—Other appointments;
- the Conditions governing performance of the contract and obligations of the parties;
- a Services Supplement describing the Architect’s roles and activities’ which can be edited to suit the requirements of the Project or removed if it is not suitable for the Project, and if appropriate, another inserted in its place; and
- notes on completion.

**Table 1 Classification by building type**

Type	Class 1	Class 2
Industrial	Storage sheds	Speculative factories and warehouses Assembly and machine workshops Transport garages
Agricultural	Barns and sheds	Stables
Commercial	Speculative shops Surface parks	Multi-storey and underground car parks
Community		Community halls
Residential		Dormitory hostels
Education		
Recreation		
Medical/Social services		

Class 3	Class 4	Class 5
Purpose-built factories and warehouses		
Animal breeding units		
Supermarkets Banks Purpose-built shops Office developments Retail warehouses Garages/showrooms	Department stores Shopping centres Food processing units Breweries Telecommunications and computer buildings Restaurants Public houses	High risk research and production buildings Research and development laboratories Radio, TV and recording studios
Community centres Branch libraries Ambulances and fire stations Bus stations Railway stations Airports Police stations Prisons Postal buildings Broadcasting	Civic centres Churches and crematoria Specialist libraries Museums and art galleries Magistrates/County Courts	Theatres Opera houses Concert halls Cinemas Crown Courts
Estates housing and flats Barracks Sheltered housing Housing for single people Student housing	Parsonages/manses Apartment blocks Hotels Housing for the handicapped Housing for the frail elderly	Houses and flats for individual clients
Primary/nursery/first schools	Other schools, including middle and secondary University complexes	University laboratories
Sports halls Squash courts	Swimming pools Leisure complexes	Leisure pools Specialised complexes
Clinics	Health centres General hospitals Nursing homes Surgeries	Teaching hospitals Hospital laboratories Dental surgeries

**Table 2 Indicative percentage fees for new works**

Construction Cost £	Class 1 %	Class 2 %	Class 3 %	Class 4 %	Class 5 %
50,000	7.90	8.70	–	–	–
75,000	7.25	7.80	8.40	–	–
100,000	7.10	7.60	8.20	8.90	9.60
250,000	6.20	6.70	7.20	7.80	8.40
500,000	5.75	6.25	6.75	7.25	7.90
1,000,000	5.40	5.90	6.20	6.80	7.50
2,500,000	5.15	5.60	6.10	6.60	7.10
5,000,000	–	–	5.97	6.50	7.00
over 10,000,000	–	–	5.95	6.45	6.97

**Table 3 Indicative percentage fees for works to existing buildings**

Construction Cost £	Class 1 %	Class 2%	Class 3%	Class 4%	Class 5%
50,000	11.60	12.60	–	–	–
75,000	10.70	11.60	12.40	–	–
100,000	10.40	11.30	12.20	13.15	14.10
250,000	9.30	10.10	10.85	11.75	12.55
500,000	8.70	9.45	10.20	11.05	11.80
1,000,000	8.25	9.00	9.70	10.55	11.30
2,500,000	–	–	9.25	10.00	10.75
5,000,000	–	–	9.10	9.85	10.55
over 10,000,000	–	–	9.00	9.75	10.45

**Table 4 Indicative hourly rates**

Type of work	General	Complex	Specialist
Partner/Director or equivalent	£95	£140	£180
Senior Architect	£75	£105	£140
Architect	£55	£75	£95

## 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. To date the Institution has not published a guidance booklet to assist practitioners in compiling fee proposals and we believe that they are unlikely to do so. The last standard Quantity Surveyors' fee scales have therefore been reproduced here in order to assist the reader.*

SCALE 36 INCLUSIVE OF PROFESSIONAL CHARGES FOR QUANTITY SURVEYING SERVICES FOR BUILDING WORKS ISSUED BY THE ROYAL INSTITUTION OF CHARTERED SURVEYORS.  
The scale is recommended and not mandatory.

### 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 sub-contracts; examining tenders received and reporting thereon or negotiating tenders and pricing with a selected contractor and/or sub-contractors.
  - (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 para. 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 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	150000		380+6.0% (Minimum fee £3380)	
150000–	300000		9380+5.0% on balance over	150000
300000–	600000		16880+4.3% on balance over	300000
600000–	500000		29780+3.4% on balance over	600000
1500000–	3000000		60380+3.0% on balance over	1500000
3000000–	6000000		105380+2.8% on balance over	3000000
Over	6000000		189380+2.4% on balance over	6000000

(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	150000		360+5.8% (Minimum fee £3 260)	
150000 –	300000		9060+4.7% on balance over	150000
300000–	600000		16110+3.9% on balance over	300000
600000–	500000		27810+2.8% on balance over	600000
1500000–	3000000		53010+2.6% on balance over	1500000
3000000–	6000000		92010+2.4% on balance over	3000000
Over	6000000		164101+2.0% on balance over	6000000

(c) Category C: Simple works and/or works with a substantial element of repetition.

Examples:

Factories; garages; multi-storey 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	150000	300+4.9% (Minimum fee £2750)	
150000–	300000	7650+4.1% on balance over	150000
300000–	600000	13800+3.3% on balance over	300000
600000–	500000	23700+2.5% on balance over	600000
1500000–	3000000	46200+2.2% on balance over	1500000
3000000–	6000000	79200+2.0% on balance over	3000000
Over	6000000	139200+1.6% on balance over	6000000

(d) Fees shall be calculated upon the total of the final account for the whole of the work including all nominated sub-contractors' 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:

- (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 (paras. 2.1 (a) to (e)) applied as appropriate.

## 2.2. Air conditioning, heating, ventilating and electrical services

(a) When the services outlined in para. 1.3 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 para. 2.1 as follows:

Value of work	£	£	Additional fee
			£
Up to	120000	5.0%	
120000–	240000	6000+4.7% on balance over	120000
240000–	480000	11640+4.0% on balance over	240000
480000–	750000	21240+3.6% on balance over	480000
750000–	1000000	30960+3.0% on balance over	750000
1000000–	1000000	38460+2.7% on balance over	1000000
Over	4000000	119200+2.4% on balance over	4000000

- (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 para. (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 paras. 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 paras. 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.

### 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 para. 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 para. 4.2 below.

#### 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 para. 4.1 (b) above), technical and supporting staff, but shall exclude secretarial staff or staff engaged upon general administration.
- (c) For the purpose of para. 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 para. 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; and
- (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.

#### 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.

SCALE 37 ITEMISED SCALE OF PROFESSIONAL CHARGES FOR QUANTITY SURVEYING SERVICES FOR BUILDING WORK ISSUED BY THE ROYAL INSTITUTION OF CHARTERED SURVEYORS.  
The scale is recommended and not mandatory.

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 paras. 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: PRE-CONTRACT 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	150000	230+3.0% (Minimum fee £1730)	
150000–	300000	4730+2.3% on balance over	150000
300000–	600000	8180+1.8% on balance over	300000
600000–	1500000	13580+1.5% on balance over	600000
1500000–	3000000	27080+1.2% on balance over	1500000
3000000–	6000000	45080+1.1% on balance over	3000000
Over	6000000	78080+1.0% on balance over	6000000

(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	150000	210+2.8% (Minimum fee £1680)	
150000–	300000	4410+2.0% on balance over	150000
300000–	600000	7410+1.5% on balance over	300000
600000–	1500000	11910+1.1% on balance over	600000
1500000–	3000000	21810+1.0% on balance over	1500000
3000000–	6000000	36810+0.9% on balance over	3000000
Over	6000000	63810+0.8% on balance over	6000000

## (c) Category C: Simple works and/or works with a substantial element of repetition

Examples:

Factories; garages; multi-storey 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	150000	180+2.5% (Minimum fee £1430)	
150000–	300000	3930+1.8% on balance over	150000
300000–	600000	6630+1.2% on balance over	300000
600000–	1500000	10230+0.9% on balance over	600000
1500000–	3000000	18330+0.8% on balance over	1500000
3000000–	6000000	30330+0.7% on balance over	3000000
Over	6000000	51330+0.6% on balance over	6000000

(d) The scales of fees for preparing bills of quantities (paras. 2.1 (a) to (c)) are overall scales based upon the inclusion of all provisional and prime cost items, subject to the provision of para. 2.1 (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 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 para. 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 paras. 2.1 (d) and (e), then, subject to the provisions of para. 2.2, 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 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.

(j) 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 (paras. 2.1 (a) to (h)) applied as appropriate.

(k) Where the quantity surveyor is specifically instructed to provide cost planning services the fee calculated in accordance with paras. 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 paras. 2.1 (a) and (b)).

Value of work	£	£	Fee
			£
Up to	600000	0.70%	
600000–	3000000	4200+0.40% on balance over	600000
3000000–	6000000	13800+0.35% on balance over	3000000
Over	6000000	24300+0.30% on balance over	6000000

Category C: (as defined in paras. 2.1 (c))

Value of work	£	£	Fee
			£
Up to	600000	0.50%	
600000–	3000000	3000+0.30% on balance over	600000
3000000–	6000000	10200+0.25% on balance over	3000000
Over	6000000	17700+0.20% on balance over	6000000

## 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 para. 2.1, as follows:

Value of work	£	£	Additional fee
			£
Up to	120000	2.50%	
120000–	240000	3000+2.25% on balance over	120000
240000–	480000	5700+2.00% on balance over	240000
480000–	750000	10500+1.75% on balance over	480000
750000–	1000000	15225+1.25% on balance over	750000
Over	1000000	18350+1.15% on balance over	1000000

(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 para. (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 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 paras. 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 para. 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 paras. 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 paras. 2.1 and 2.2.

### 2.5. Bills of quantities prepared in special forms

Fees calculated in accordance with paras. 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.

### 3.0. NEGOTIATING TENDERS

#### 3.1.

(a) For negotiating and agreeing prices with a contractor:

Value of work	£	£	Fee	£
Up to	150000		0.5%	
150000–	600000		750+0.3% on balance over	150000
600000–	1200000		2100+0.2% on balance over	600000
Over	1200000		3300+0.1% on balance over	1200000

(b) The fee shall be calculated on the total value of the works as defined in paras. 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 para. 3.1 (a) calculated on the total value of such services as defined in para. 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 paras. 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 one-third (33.33%) of the fee for negotiating and agreeing prices with a contractor, calculated in accordance with paras. 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 one-third (33.33%) of the fee calculated in accordance with para. 3.1. (c).

### CONTRACTS BASED ON BILLS OF QUANTITIES: POST-CONTRACT SERVICES

Alternative scales (I and II) for post-contract 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 POST-CONTRACT SERVICES

5.1. If the quantity surveyor appointed to carry out the post-contract services did not prepare the bills of quantities then the fees in paras. 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; "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	150000		150+2.0% (Minimum fee £1150)	
150000–	300000		3150+1.7% on balance over	150000
300000–	600000		5700+1.6% on balance over	300000
600000–	1500000		10500+1.3% on balance over	600000
1500000–	3000000		22200+1.2% on balance over	1500000
3000000–	6000000		40200+1.1% on balance over	3000000
Over	6000000		73200+1.0% on balance over	6000000

## (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	150000		150+2.0% (Minimum fee £1150)	
150000–	300000		3150+1.7% on balance over	150000
300000–	600000		5700+1.5% on balance over	300000
600000–	1500000		10200+1.1% on balance over	600000
1500000–	3000000		20100+1.0% on balance over	1500000
3000000–	6000000		35100+0.9% on balance over	3000000
Over	6000000		62100+0.8% on balance over	6000000

(c) Category C: Simple works and/or works with a substantial element of repetition.

Examples:

Factories; garages; multi-storey 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		150000	120+1.6% (Minimum fee £920)	
150000–		300000	2520+1.5% on balance over	150000
300000–		600000	4770+1.4% on balance over	300000
600000–		1500000	8970+1.1% on balance over	600000
1500000–		3000000	18870+0.9% on balance over	1500000
3000000–		6000000	32370+0.8% on balance over	3000000
Over		6000000	56370+0.7% on balance over	6000000

- (d) The scales of fees for post-contract services (paras. 5.2 (a) to (c)) are overall scales based upon the inclusion of all nominated sub-contractors' and nominated suppliers' accounts, subject to the provision of para. 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 para. 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.
- (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 paras. 5.2. (d) and (e) above, then, subject to provisions of para. 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.
- (j) 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.
- (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 paras. 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 paras. 19.1 and 19.2), or alternatively on a lump sum or percentage basis agreed between the employer and the quantity surveyor.

(m) The above overall scales of charges for post-contract 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 remeasurement 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 para. 5.2, as follows:

Value of work	£	Additional fee	£
£	£		
Up to	120000	2.00%	120000
120000–	240000	2400+1.60% on balance over	240000
240000–	1000000	4320+1.25% on balance over	1000000
1000000 –	4000000	13820+1.00% on balance over	4000000
Over	4000000	43820+0.90% on balance over	4000000

- (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 para. (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 para. (a) above shall be deemed to be equivalent to those described for the basic scale for post-contract 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 paras. 19.1 and 19.2).
- (e) 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 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.
- (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 POST-CONTRACT SERVICES

6.1. If the quantity surveyor appointed to carry out the post-contract services did not prepare the bills of quantities then the fees in paras. 6.2 and 6.3 shall be increased to cover the additional services undertaken by the quantity surveyor.

NOTE: The scales of fees in paras. 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	300000	0.5%	
300000–	1000000	1500+0.4% on balance over	300000
1000000–	6000000	4300+0.3% on balance over	1000000
Over	6000000	19300+0.2% on balance over	6000000

## 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 paras. 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 sub-contractors' 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:

Value of work	£	Fee	£
Up to	300000	300+0.5%	
300000–	1000000	1800+0.3% on balance over	300000
Over	1000000	3900+0.1% on balance over	1000000

(g) 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 sub-contractors 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; "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	150000	380+5.0% (Minimum fee £2880)	
150000–	300000	7880+4.0% on balance over	150000
300000–	600000	13880+3.4% on balance over	300000
600000–	1500000	24080+2.8% on balance over	600000
1500000–	3000000	49280+2.4% on balance over	1500000
3000000–	6000000	85280+2.2% on balance over	3000000
Over	6000000	151280+2.0% on balance over	6000000

(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	150000	360+4.8% (Minimum fee £2760)	
150000–	300000	7560+3.7% on balance over	150000
300000–	600000	13110+3.0% on balance over	300000
600000–	1500000	22110+2.2% on balance over	600000
1500000–	3000000	41910+2.0% on balance over	1500000
3000000–	6000000	71910+1.8% on balance over	3000000
Over	6000000	125910+1.6% on balance over	6000000

(c) Category C: Simple works and/or works with a substantial element of repetition.

Examples:

Factories; garages; multi-storey 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	150000	300+4.1% (Minimum fee £2350)	
150000–	300000	6450+3.3% on balance over	150000
300000–	600000	11400+2.6% on balance over	300000
600000–	1500000	19200+2.0% on balance over	600000
1500000–	3000000	37200+1.7% on balance over	1500000
3000000–	6000000	62700+1.5% on balance over	3000000
Over	6000000	107700+1.3% on balance over	6000000

- (d) The scales of fees for pre-contract and post-contract services (paras. 7.1 (a) to (c)) are overall scales based upon the inclusion of all nominated sub-contractors' and nominated suppliers' accounts, subject to the provision of para. 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 para. 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 paras. 7.1. (d) and (e), then, subject to the provisions of para. 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.
- (j) 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 (paras. 7.1(a) to (h)) applied as appropriate.

(k) Where the quantity surveyor is specifically instructed to provide cost planning services, the fee calculated in accordance with paras. 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 paras. 7.1 (a) and (b))

Value of work	£	£	Fee
			£
Up to	600000	0.70%	
600000–	3000000	4200+0.40% on balance over	600000
3000000–	6000000	13800+0.35% on balance over	3000000
Over	6000000	24300+0.30% on balance over	6000000

Category C: (as defined in para. 7.1 (c))

Value of work	£	£	Fee
			£
Up to	600000	0.50%	
600000–	3000000	3000+0.30% on balance over	600000
3000000–	6000000	10200+0.25% on balance over	3000000
Over	6000000	17700+0.20% on balance over	6000000

(l) 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 paras. 19.1 and 19.2).

(m) 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 paras. 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 para. 7.1 as follows:

Value of work	£	£	Category A fee
			£
Up to	120000	4.50%	
120000–	240000	5400+1.85% on balance over	120000
240000	480000	10020+3.25% on balance over	240000
480000	750000	17820+3.00% on balance over	480000
750000–	1000000	25920+2.50% on balance over	750000
1000000–	4000000	32170+2.15% on balance over	1000000
Over	4000000	96670+2.05% on balance over	4000000



- (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 para. (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 para. (a) above shall be deemed to be equivalent to those described for the basic scale for pre-contract and post-contract 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 paras. 19.1 and 19.2).
- (e) 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 paras. 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 paras. 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 para 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 paras. 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 paras. 7.1 and 7.2.
- 7.5. Bills of quantities and/or final accounts prepared in special forms Fees calculated in accordance with paras. 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.

### 8.0. NEGOTIATING TENDERS

#### 8.1

(a) For negotiating and agreeing prices with a contractor:

Value of work	£	£	Fee	£
Up to	150000		0.5%	
150000–	600000		750+0.3% on balance over	150000
600000–	1200000		2100+0.2% on balance over	600000
Over	1200000		3300+0.1 % on balance over	1200000

(b) The fee shall be calculated on the total value of the works as defined in paras. 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 para. 8.1 (a) calculated on the total value of such services as defined in para. 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 paras. 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 paras. 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 paras. 7.1 to 7.5, and the fee for providing cost planning services shall be in accordance with the appropriate sections of para. 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 para. 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 paras. 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 paras. 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.

### CONTRACTS BASED ON SCHEDULES OF PRICES: POST-CONTRACT 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 paras. 7.1 (a) to (j).
- (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 paras. 19.1 and 19.2).
- (c) 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 paras. 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 para. 13.1, equivalent to sixty per cent (60%) of the fee calculated in accordance with paras. 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 paras. 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 paras. 13.1 and 13.2.

## 13.5. Final accounts prepared in special forms

Fees calculated in accordance with paras. 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: PRE-CONTRACT AND POST-CONTRACT SERVICES

## 14.0. COST PLANNING

14.1. The fee for providing a cost planning service shall be based on the time involved (see paras. 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	30000	1.25%	
30000–	150000	375+1.00% on balance over	30000
150000–	600000	1575+0.75% on balance over	150000
Over	600000	4950+0.50% on balance over	600000

(b) The fee shall be calculated upon the total of the approved estimates.

## 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	30000	2.50%	
150000–	150000	750+2.00% on balance over	30000
150000–	600000	3150+1.50% on balance over	150000
Over	600000	9900+1.25% on balance over	600000

(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 para. 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 paras. 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 paras. 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 paras. 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 para. 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 para. 19.1 (b) above), technical and supporting staff, but shall exclude secretarial staff or staff engaged upon general administration.
- (c) For the purpose of para. 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 para. 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; and
  - (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 paras. 19.1 and 19.2 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.

#### 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

The scale is recommended and not mandatory.

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 para. 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 para. 7.0) or, alternatively, on a lump sum or percentage basis agreed between the employer and the quantity surveyor. (Cost planning services, see para. 3.0).
- 1.4 When the employer specifically requests a post-contract 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 para. 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 para. 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 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 para. 1.2 shall be as follows:

Value of work		£	Fee
		£	£
Up to	75000	250+4.6%	
75000	150000	3700+3.6% on balance over	75000
150000–	750000	6400+2.3% on balance over	150000
750000–	1500000	20200+1.7% on balance over	750000
Over	1500000	32950+1.5% on balance over	1500000

- 2.2 Fees shall be calculated upon the total of the final account for the whole of the work including all nominated sub-contractors' 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 para. 2.1.
- 2.4 When additional fees under para. 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 para. 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 paras. 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 paras. 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	150000		0.45%	
150000–	750000		675+0.35% on balance over	150 000
Over	750000		2775+0.25% on balance over	750000

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.
  - (ii) 0.5% upon the gross amount of all remaining additions.

### 4.0 HEATING, VENTILATING AND ELECTRICAL SERVICES

(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 paras. 2.1 and 2.3 as follows:

Value of work	£		Fee	
			£	£
Up to	60 000		4.50%	
60000–	120000		2700+3.85% on balance over	60000
120000–	240000		5010+3.25% on balance over	120000
240000–	375000		8910+3.00% on balance over	240000
375000–	500000		12960+2.50% on balance over	375000
Over	500000		16085+2.15% on balance over	500000

(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 para. (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 para. (a) above shall be deemed to be equivalent to those outlined in para. 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 paras. 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.

5.2 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 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.

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 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.

5.4 When the quantity surveyor is appointed to carry out post-contract 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 paras. 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 paras. 5.1 and 5.2 are not intended to be used as a means of calculating the fees payable for post-contract 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 para. 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 para. 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 para. 7.1 (b) above), technical and supporting staff, but shall exclude secretarial staff or staff engaged upon general administration.
- (c) For the purpose of para. 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 para. 7.2 (a) above and shall not be charged separately.

7.3 The foregoing Time Charges under paras. 7.1 and 7.2 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.

SCALE PROFESSIONAL CHARGES FOR QUANTITY SURVEYING SERVICES IN CONNECTION WITH IMPROVEMENTS TO EXISTING HOUSING AND ENVIRONMENTAL IMPROVEMENT WORKS The scale is recommended and not mandatory.

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## 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
  - (j) 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 para. 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 not exceeding 1	Fee
exceeding 1 but not exceeding 2	see note below
exceeding 2 but not exceeding 3	7.0%
exceeding 3 but not exceeding 4	5.0%
exceeding 4 but not exceeding 20	4.5%
exceeding 20 but not exceeding 50	4.0%
exceeding 50 but not exceeding 100	3.6%
exceeding 100	3.2%
and to the result of the computation shall be added 12.5%	3.0%

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.

#### 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 50000	50000	4.5%	
50000–200000	200000	2250+3.0% on balance over	50000
200000–500000	500000	6750+2.1% on balance over	200000
Over 500000	500000	13050+2.0% on balance over	500000
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 re-used 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 sub-contractors' and nominated suppliers' accounts and (subject to para. 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 para. 6 above applied as appropriate.

9. In cases where any of the materials used in the works are supplied by the employer, the estimated or actual value thereof is to be included in the total on which the fee is calculated.
10. In the absence of agreement to the contrary, fees shall be paid by instalments as follows:
  - (a) Upon acceptance by the employer of a tender for the works, one half of the fee calculated on the amount of the accepted tender.
  - (b) The balance by instalments at intervals to be agreed between the date of the first certificate and one month after final certification of the contractor's account.
11.
  - (a) In the event of no tender being accepted, one half of the fee shall be paid within three months of completion of the tender documents. The fee shall be calculated on the amount of the lowest original bona fide tender received. If no such tender has been received, the fee shall be calculated upon a reasonable valuation of the work based upon the tender documents.
  - (b) In the event of the project being abandoned at any stage other than those covered by the foregoing, the proportion of fee payable shall be by agreement between the employer and the quantity surveyor.
12. If the works are substantially varied at any stage or if the quantity surveyor is involved in an excessive amount of abortive work, then the fee shall be adjusted by agreement between the employer and the quantity surveyor.
13. When the quantity surveyor is required to perform additional services in connection with the allocation of the costs of the works for purposes of calculating value added tax there shall be an additional fee based on the time involved.
14. For additional services not normally necessary such as those arising as a result of the termination of the contract before completion, liquidation, fire damage to the buildings, services in connection with arbitration, litigation and claims on which the employer specifically instructs the surveyor to investigate and report, there shall be an additional fee to be agreed between the employer and the quantity surveyor.
15. Copyright in the bills of quantities and other documents prepared by the quantity surveyor is reserved to the quantity surveyor.
16. The foregoing fees are in all cases exclusive of travelling expenses and lithography or other charges for copies of documents, the net amount of such expenses and charges to be paid for in addition. Subsistence expenses, if any, to be charged by arrangement with the employer.
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

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 an individual housing 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:
  - (a) 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 para. 10)
  - (b) Providing pre-contract 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 para. 10).

- (c) Preparing bills of quantities or other tender documents; checking tenders received or negotiating tenders and pricing with a selected contractor; reporting thereon.
- (d) Preparing an elemental analysis of the accepted tender (RICS/BCIS Detailed Form of Cost Analysis excluding the specification notes or equivalent).
- (e) 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.
- (f) Preparing periodic post-contract 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 para. 2 (regardless of the extent of services described in para. 2) shall be as follows:

Value of work		Fee	
		£	£
Up to	75000	210+3.8%	
75000	150000	3060+3.0% on balance over	75000
150000–	750000	5310+2.0% on balance over	150000
750000–	1500000	17310+1.5% on balance over	750000
Over	1500000	28560+1.3% on balance over	1500000

(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 para. 5 (a), calculated as follows:

- Category 1 An addition of five per cent (5%) to the basic fee calculated in accordance with para. 5 (a)
- Category 2 An addition of twelve and a half per cent (12.5%) to the basic fee calculated in accordance with para. 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 Part5, Housing for the Elderly, the fee shall be calculated as follows:

- |   |  |
|---|--|
| Mainstream and Amenity Housing  | Basic fee in accordance with para. 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 para. 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 para. 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 Part6, Housing for the Disabled, there shall be an addition of fifteen per cent (15%) to the fee calculated in accordance with para. 5 (a).
- (d) For services in connection with Accommodation designed for Disabled Old People, the fee shall be calculated in accordance with para. 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 paras. 5 (a) to (d), calculated as follows:

Value of work	£		Category A fee
		£	£
Up to	75000	20+0.40%	
75000–	150000	320+0.20% on balance over	75000
150000–	500000	470+0.07% on balance over	150000
Over	500000	715	

- 6.
- (a) Where additional fees under paras. 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 sub-contractors' 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.
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 para. 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 para. 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 paras. 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 para. 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 paras. 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.
- (b) When a principal does work which would normally be done by a member of staff, the charge shall be calculated as para. 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 para. 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 para. 16 (a) above and shall not be charged separately.

17. The foregoing Time Charges under paras. 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 para. 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 sub-contractors 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 pre-paring the Notional Final Account; pricing the same; Negotiations with the liquidator (trustee or receiver).

(b) In calculating fees under para. 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 para. 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 para. 8 in respect of services outlined in para. 2 shall be deducted from the overall fee computed as outlined herein.

(d) In the absence of agreement to the contrary fees and expenses in respect of those services outlined in para. 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 para. 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 sub-contractors' 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. The scale is recommended and not mandatory.

## 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.
5.
  - (a) The fees for the services outlined in paragraph 2 shall be as follows: and to the result of that computation shall be added 12.5%

Agreed Amount of		Fee	
		£	£
Up to	60000	see note 5(c) below	
60000–	180000	2.5%	
180000–	360000	4500+2.3% on balance over	180000
360000–	720000	8640+2.0% on balance over	360000
Over	720000	15840+1.5% on balance over	720000

(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) para. 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.

7. 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  
The scale is recommended and not mandatory.

## 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		£	Fee
		£	£
Up to	700000	0.2%	
140000–	700000	280+0.075% on balance over	140000
700000–	4200000	700+0.025% on balance over	700000
Over	4200000	1575+0.01% on balance over	4200000

- 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 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 of Consulting Engineers (ACE)

Copies of the document can be obtained direct from:

The Association of Consulting Engineers  
 12 Caxton Street  
 London  
 SW1H 0QL  
 Tel: 0207 222 6557  
 Fax: 0207 222 0750  
 E-mail: [consult@acenet.co.uk](mailto:consult@acenet.co.uk)

### GUIDANCE ON FEES

The 1995 ACE Conditions of Engagement (2nd Edition 1998) and their Guidance on Completion provide for payment of fees to be calculated by:

- time charges;
- lump sums; or
- ad valorem percentages on the cost of the Project or of the Works.

The Association considers that, in normal circumstances, the level of remuneration represented by the scales of percentage fees and hourly charging rates set out in this guidance is such as to enable the provision by a Consulting Engineer to his client of a full, competent and reliable standard of service.

The levels of fees recommended are based closely on those published in the ACE Conditions of Engagement 1981, modified only as necessary to be compatible with the 1995 Agreements. No account has been taken of factors which have, since 1981, increased the demands on consulting engineers. These include requirements of new and more complex design codes and legislation such as the CDM Regulations. Due regard should be paid to these factors when arriving at the appropriate fee for a specific commission.

#### Variation of Fees

These scales and rates are not mandatory but are presented as guidelines for work of average complexity which may, by negotiation, be adjusted upwards or downwards to take account of the abnormal complexity or simplicity of design, increase or diminution of the extent of services to be provided, long-standing client relationships or other circumstances. As there is a wide range of construction and of degrees of complexity, the Association does not make specific recommendations but suggests that the range of adjustment may be represented by such factors as 0.75 for highly repetitive new works, 1.00 for normal new works, 1.50 for non-competitive or complex new works and from 1.25 to 1.75 for alterations/additions to existing works. Alternatively, the fee for the design of alterations/additions can be negotiated as a lump sum or time charges.

An approach to the complexity of work which may be helpful is that used by the RIBA, whose Guidance for Clients on Fees classifies building types in various sectors by the amount of work their design requires. For example, industrial buildings may need least work for storage sheds, more for factors and garages and about average for purpose built factories and warehouses. In the commercial sector, surface car parks would be at the low end, multi-storey and underground car parks higher, supermarkets, banks and offices about average, department stores and restaurants higher and research laboratories and radio and television studios highest. For mechanical and electrical services, domestic premises would be at the low end, offices about average and hospitals at the high end. It is difficult to quantify these factors precisely but they provide some guidelines.

### **Quality**

The Association strongly advises clients to satisfy themselves that the level and quality of services they want will be covered if they make appointments based on charges which are appreciably lower than those set out in this guidance note.

### **Extent of Services**

The figures given for percentage (ad valorem) fees are based upon the Normal Services defined in the Conditions of Engagement. They do not include allowance for any Additional Services, such as those so listed in the Agreements or material changes to the brief leading to extra design work, for which a further fee is normally chargeable. Nor do they allow for acting as Planning Supervisor in accordance with the requirements of the Construction (Design and Management) Regulations, for which a separate appointment and fee is applicable. The normal fees take no account of actual expenses, such as printing, reproduction and purchase of maps, records and photographs, courier charges, travelling, hotel and subsistence payments, charges for use of special equipment and any other expenses for which repayment is specifically authorised, which are recoverable in addition to the fees.

### **Brief**

The client's brief for the project is of the utmost importance in the preparation of a fee bid. The more comprehensive and accurate the brief the more reliable will be the fee bids. The ACE issues guidance to clients on the preparation of briefs.

### **Partial Services**

When the client wishes to appoint the Consulting Engineer for partial services only, it is important that both parties recognise the limitation which such an appointment places upon the responsibility of the Consulting Engineer who cannot be held liable for matters that are outside his control.

The terms of reference for the appointment should be carefully drawn up and the relevant ACE Conditions of Engagement should be adapted to suit the scope of the services required.

Professional charges for partial services are usually best calculated on a time basis, but may, in suitable cases, be a commensurate part of the percentage fee for normal services shown in this guidance.

### **Instalments**

Provision is made in the ACE Agreements for payment of fees in instalments. This is a statutory requirement for construction contracts under the Housing Grants, Construction and Regeneration Act if the commission lasts longer than 45 days.

## **BASIS OF FEE CALCULATIONS**

### **Time Charges**

When it is not possible to estimate in advance the construction cost, a percentage of the estimated construction cost cannot be used as a basis of remuneration. The normal method of payment in these cases is a time charge for staff actually employed on the project. This method is also the most usual for feasibility studies, advisory work and small projects.

It may be appropriate to agree a budget fee, to exceed which the Consulting Engineer must seek the client's authorisation. This will introduce a degree of cost control.

Hourly rates are most conveniently calculated by applying a multiplier, which covers overheads and profits, to the staff remuneration cost and then adding the net amount of other payroll costs. The recommended level of multiplier is 2.60 for office based and 1.30 for site staff.

The major part of the multiplier is attributable to the Consulting Engineer's overheads which may include, inter alia, the following costs and expenses:

- a. rent, rates and other expenses of up-keep of his office, its furnishings, equipment and supplies;
- b. insurance premiums other than those recovered in the payroll costs;
- c. administrative, accounting, secretarial and financing costs;
- d. the cost of ensuring that staff keep abreast of advances in engineering and undertake continuing professional development;
- e. the expense of preliminary arrangements for new or prospective projects;
- f. loss of productive time of technical staff between assignments.

In this context the following definitions apply:

- a. Remuneration Cost The annualised cost to the Consulting Engineer of the gross remuneration paid to a person employed by him including the cost of all benefits in kind, divided by 1600 (deemed to be the average annual total of effective working hours of an employee).
- b. Other Payroll Cost. The annualised cost to the Consulting Engineer of all contributions and payments made directly or indirectly in respect of a person employed by him for pension, life assurance, prolonged disability and other like schemes and also the annual amount for National Insurance contributions and any other tax, charge, levy, impost or payment of any kind whatsoever which the Consulting Engineer is obliged at any time during the performance of this Agreement by law to make in respect of such person, divided by 1600.

When calculating amounts chargeable on a time basis, a Consulting Engineer is entitled to include time spent by staff in travelling in connection with the performance of the services. The time spent by secretarial staff engaged on general accountancy or administration duties in the Consulting Engineers' office is not chargeable unless otherwise agreed.

If time charges are agreed as a stated amount per hour for specified staff, consideration should be given to their periodic review and indexation.

### **Lump Sum Fees**

Lump sums, which may be broken down into components applicable to particular duties or stages of work, have the advantage by negotiation or tender. It is not possible to provide to provide guidance for clients on likely lump sums but comparison with fees calculated by the percentage (ad valorem) method or by estimating time charges will give an indication of appropriate levels. Lump sums will inevitably incorporate an allowance for the additional risk involved in making such arrangements. Great care should be exercised to ensure that the work covered by the lump sum is specified detail to avoid subsequent disputes as to what was or was not included.

If the commission is a lengthy one allowance should be made for cost increases during its term and consideration should be given to provision for adjustment of lump sums to account for significant changes in the value of the work.

**Percentage (Ad Valorem) Fees**

The recommendations in the graphs (pages 54 to 57) are expressed in terms of 1999 prices for construction work. If they are used at a time when construction prices are significantly different an allowance for this should be made. The equivalent 1999 price with which to enter the graph can be calculated by multiplying the current price or estimate by the 1999 Output Price Index (OPI), which was 371, and dividing by the current OPI.

**Current Output Price Index**

**The Output Price Index at the time of going to press is 410 at first quarter 2002 (1975=100).**

### Agreement A(1)—Lead Consultant, Civil/Structural

For works where the Consulting Engineer is lead consultant it is normal for the fees to be based upon a percentage of the Project Cost. If additional duties, such as detailed drawings and bar bending schedules, are undertaken in connection with structures involving reinforced or prestressed concrete, masonry, timber, plastics, steel and other metals then an additional fee of between 1.50% and 6.00% of the cost of such work is usually charged.

For works of average complexity the percentages of the Project Costs for fee calculation may be determined from the graph on page 55 using the estimated Project Cost which should be agreed with the Client. The figure so obtained can then be adjusted to allow for the degrees of complexity, of repetition, and other factors particular to the commission (see Variation on Fees on page 45). Further adjustments may be made if any of the Normal Services are not required or if any of those shown as Additional Services are required to be considered as Normal Services for a commission and paid for accordingly.

#### Example 1—Highway Project.

Total Project Cost £5m; cost of structural work in bridges etc. £1.50 m.

Allow 10% reduction for overall for repetition.

Initial project cost percentage for £5 m is 5.50%.

Structural addition percentage for £1.50 m is, say, 2.60%.

Overall percentage =  $5.50 + \frac{2.60 \times 1.50}{5} = 5.65\%$

#### Example 2—Building Project.

Total Project Cost £1.90 m; cost of structural work at say 25%. Allow 25% addition for complex and non-repetitive design.

Initial project cost percentage for £1.90 m is 6.50%.

Structural addition percentage for £1.90 m  $\times 0.25$  (£475k) is, say, 3.10%.

Overall percentage =  $6.50 + 3.10 \times 0.25 = 9.10\%$ .

The proportionate amount of the fee for Normal Services to be paid for each work stage is:

CIVIL AND STRUCTURAL WORK	
STAGE	
Outline Proposals	15%
Detailed Proposals	35%
Final Proposals	60%
Tender Action	85%
Construction and Completion	100%



**Agreement A(2)—Lead Consultant, Building Services**

For works where the Consulting Engineer is lead consultant it is normal for the fees to be based upon a percentage of the Project Cost.

For works of average complexity the percentages of the Project Cost for fee calculation may be determined from the graph on page 56 using the estimated Project Cost which should be agreed with the Client. The figure so obtained can then be adjusted to allow for the degrees of complexity, of repetition, and other factors particular to the commission (see Variation of Fees on page 45). Further adjustments may be made of any of the Normal Services are not required or if any of those shown as Additional Services are required to be considered as Normal Services for a commission and paid for accordingly.

The Normal Services in the 1995 Agreements for Building Services work approximate to the Abridged Duties in the 1981 Agreements (i.e. partial design by the Consulting Engineer, detailed design by the Contractor) or Performance Duties (i.e. performance specified by the Consulting Engineer, design by the Contractor) is agreed by importing some of the Additional Services or deleting some of the Normal Services the appropriate curve in the graph on page 57 should be used.

**Example—Building Services Refurbishment Project.**

Total Project Cost £2.00 m; almost all building services work.

Allow 25% for complex non-repetitive design.

Percentage Fee for £2.00 m is 8.00% from graph on page 57.

With 25% addition, Fee is  $1.25 \times 8.00\% = 10.00\%$  of Project Cost.

The proportionate amount of the fee for Normal Services to be paid for each work stage is:

CIVIL AND STRUCTURAL WORK	
STAGE	
Outline Proposals	7%
Detailed Proposals	17%
Final Proposals	40%
Tender Action	80%
Construction and Completion	100%

**Agreement B(1)—Non-Lead Consultant, Civil/Structural**

The fee to be charged can be calculated as a percentage of the Works Cost, i.e. that part of the Project for which the structural engineer takes responsibility, using the upper (B1) graph on page 55. If a fee expressed as a percentage of the Project Cost is preferred, this can be found by using the Project Cost and the lower (B2) curve which corresponds to the ratio of Works Cost to Project Cost (W/P). The figure so obtained can then be adjusted to allow for the degrees of complexity, of repetition, and other factors particular to the commission (see Variation of Fees on page 45). If additional duties, such as detailed drawings and bar bending schedules, are undertaken in connection with structures involving reinforced or pre-stressed concrete, masonry, timber, plastics, steel and other metals then an additional fee (usually 3% of the cost of such work) is charged. Further adjustments may be made if any of the Normal Services are not required or if any of those shown as Additional Services are required to be considered as Normal Services for a commission and paid for accordingly.

The proportionate amount of the fee for Normal Services to be paid for each work stage is:

CIVIL AND STRUCTURAL WORK	
STAGE	
Outline Proposals	15%
Detailed Proposals	35%
Final Proposals	60%
Tender Action	85%
Construction and Completion	100%

**Agreement B(2)—Non-Lead Consultant, Building Services**

The fee to be charged should be calculated as a percentage of the Works Costs, i.e. that part of the Project for which the Consulting Engineer takes responsibility. This may be expressed as a percentage of the Project Cost by multiplying the percentage of the Works Cost by the ratio of Works Cost to Project Cost (W/P).

For works of average complexity the percentages of the Works Cost for fee calculation may be determined from the graph on page 58 using the estimated Works Cost which should be agreed with the Client. The figure so obtained can then be adjusted to allow for the degrees of complexity, of repetition, and other factors particular to the commission (see Variation of Fees on page 45). Further adjustments may be made if any of the Normal Services are not required or if any of those shown as Additional Services are required to be considered as Normal Services for a commission and paid for accordingly.

The Normal Services in the 1995 Agreements for Building Services work approximate to the Abridged Duties in the 1981 Agreements (i.e. partial design by the Consulting Engineer, detailed design by the Sub-Contractor). If the equivalent of Full Duties (i.e. complete design by the Consulting Engineer) or Performance Duties (i.e. performance specified by the Consulting Engineer, design by the Sub-Contractor) is agreed by importing some of the Additional Services or deleting some of the Normal Services the appropriate curve in the graph in page 58 should be used.

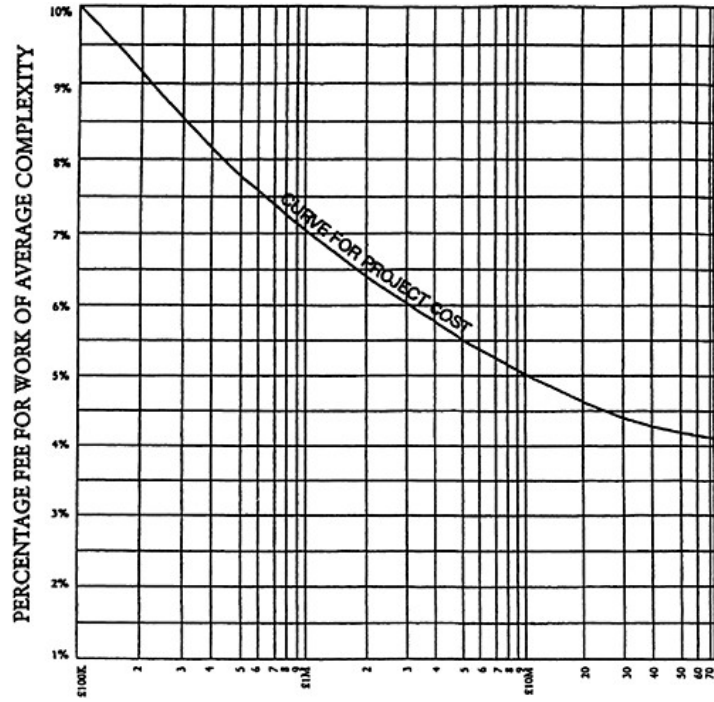
The proportionate amount of the fee for Normal Services to be paid for each work stage is:

CIVIL AND STRUCTURAL WORK	
STAGE	
Outline Proposals	7%
Detailed Proposals	17%
Final Proposals	40%
Tender Action	80%
Construction and Completion	100%

**Agreement C—Design and Construct Project Designer**

The fees for design services in a Design and Construct project can be related to the fees for the non-lead consultant carrying out the appropriate type of work, making due allowance for the services actually provided.

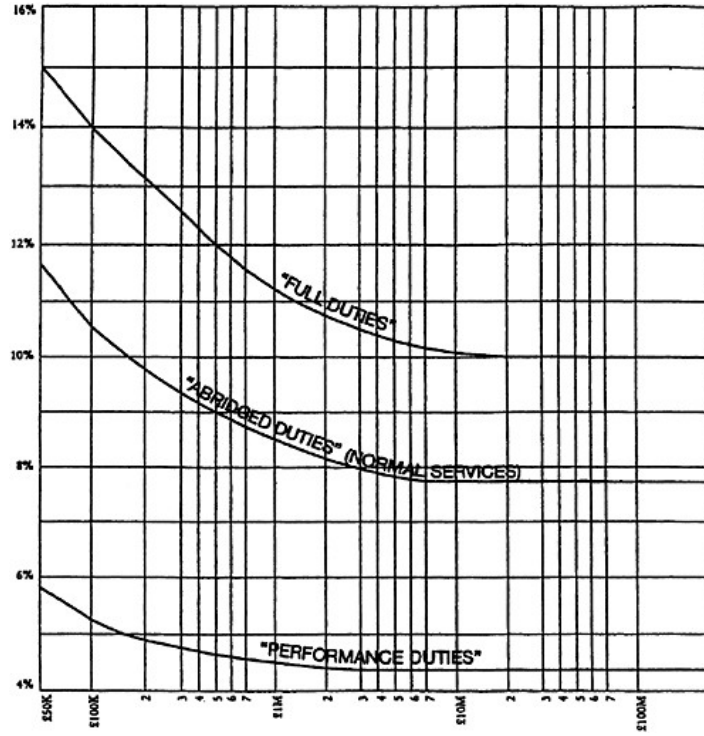
GRAPH SHOWING RELATIONSHIP OF PERCENTAGE FEE WITH PROJECT COST AGREEMENT A(1), LEAD CONSULTANT, CIVIL/STRUCTURAL



Note: When Project Cost is below £100K time charges should be used.

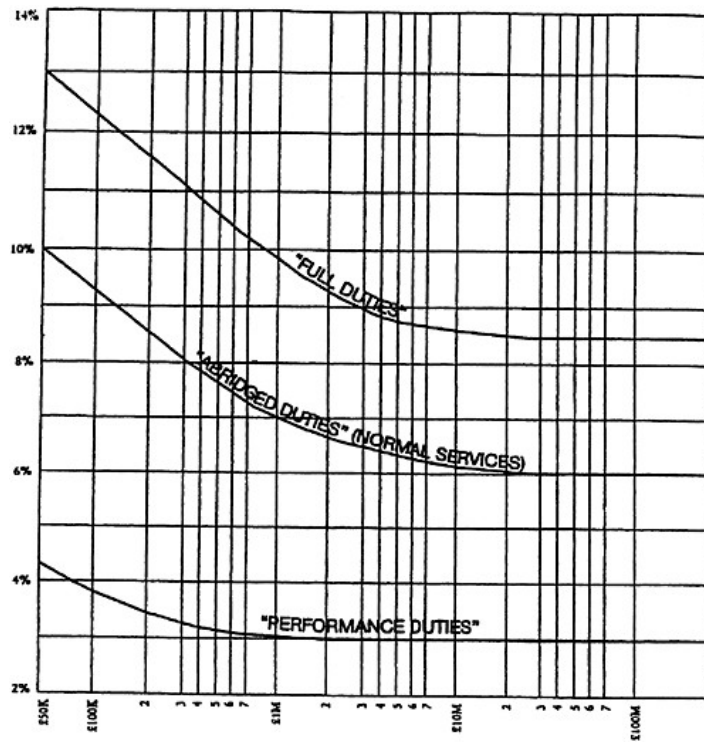


GRAPH SHOWING RELATIONSHIP OF PERCENTAGE FEE WITH PROJECT COST AGREEMENT A(2), LEAD CONSULTANT, ELECTRICAL AND MECHANICAL ENGINEERING SERVICES



Note: When Project Cost is below £50K time charges should be used.

**GRAPH SHOWING RELATIONSHIP OF PERCENTAGE FEE WITH WORKS COST AGREEMENT B(2), DIRECTLY ENGAGED CONSULTANT, NOT IN THE LEAD, ELECTRICAL AND MECHANICAL ENGINEERING SERVICES**



Note: When Works Cost is below £50K time charges should be used.



THE TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS AND DEEMED APPLICATIONS)  
(AMENDMENT) (ENGLAND) REGULATIONS 2002

Operative from 1st April 2002

The following extracts from the Town and Country Planning Fees Regulations, available from HMSO referring to SI 1997:37, relate only to those applications which meet the “deemed to qualify clauses” laid down in regulations 1 to 12 of S.I. No. 1989/193, updated by 1 to 5 of S.I. 1991/2735, 1992/1817, 1992/3052 and 1993/3170.

Further advice on the interpretation of these regulations can be found in the 1990 Town and Country Planning Acts and S.I. 1989/193 and 1990/2473.

SCHEDULE 1

PART I: GENERAL PROVISIONS

1.
  - (1) Subject to paragraphs 3 to 11, the fee payable under regulation 3 or regulation 10 shall be calculated in accordance with the table set out in Part II of this Schedule and paragraphs 2 and 12 to 16.
  - (2) In the case of an application for approval of reserved matters, references in this Schedule to the category of development to which an application relates shall be construed as references to the category of development authorised by the relevant outline planning permission.
2. Where an application or deemed application is made or deemed to be made by or on behalf of a parish council or by or on behalf of a community council, the fee payable shall be one-half of the amount as would otherwise be payable.
3.
  - (1) Where an application or deemed application is made or deemed to be made by or on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation, and the conditions specified in subparagraph (2) are satisfied, the fee payable shall be £220.
  - (2) The conditions referred to in subparagraph (1) are:
    - (a) that the application or deemed application relates to:
      - (i) the making of a material change in the use of land to use as a playing field; or
      - (ii) the carrying out of operations (other than the erection of a building containing floor space) for purposes ancillary to the use of land as a playing field, and to no other development: and
    - (b) that the local planning authority with whom the application is lodged, or (in the case of a deemed application) the Secretary of State, is satisfied that the development is to be carried out on land which is, or is intended to be, occupied by the club, society or organisation and used wholly or mainly for the carrying out of its objects.
4.
  - (1) Where an application for planning permission or an application for approval of reserved matters is made not more than 28 days after the lodging with the local planning authority of an application for planning permission or, as the case may be, an application for approval of reserved matters:
    - (a) made by or on behalf of the same applicant;
    - (b) relating to the same site; and
    - (c) relating to the same development or, in the case of an application for approval of reserved matters, relating to the same reserved matters in respect of the same building or buildings authorised by the same outline planning permission, and a fee of the full amount payable in respect of the category or categories of development to which the applications relate has been paid in respect of the earlier application, the fee payable in respect of the later application shall, subject to sub-paragraph (2) be one-quarter of the amount paid in respect of the earlier application.
  - (2) Sub-paragraph (1) apply only in respect of one application made by or on behalf of the same applicant in relation to the same development or in relation to the same reserved matters (as the case may be).

5.

(1) This paragraph applies where:

- (a) an application is made for approval of one or more reserved matters (“the current application”); and
- (b) the applicant has previously applied for such approval under the same outline planning permission and paid fees in relation to one or more such applications; and
- (c) no application has been made under that permission other than by or on behalf of the applicant.

(2) Where the amount paid as mentioned in sub-paragraph (1) (b) is not less than the amount which would be payable if the applicant were by his current application seeking approval of all the matters reserved by the outline permission (and in relation to the whole of the development authorised by the permission), the fee payable in respect of the current application shall be £220.

(3) Where:

- (a) a fee has been paid as mentioned in sub-paragraph (1) (b) at a rate lower than that prevailing at the date of the current application; and
- (b) sub-paragraph (2) would apply if that fee had been paid at the rate applying at that date, the fee in respect of the current application shall be the amount specified in sub-paragraph (2).

6. Where an application is made pursuant to section 31A of the 1971 Act the fee payable in respect of the application shall be £110.

7A Where an application relates to development to which section 73A(b) of the Town and Country Planning Act 1990 applies, the fee payable in respect of the application shall be:

- (a) where the application relates to development carried out within planning permission, the fee that would be payable if the application were for planning permission to carry out that development;
- (b) £95 In any case

7B. Where an application is made for the renewal of planning permission and:

- (a) a planning permission has previously been granted for development which has not yet begun, and
- (b) a limit as to the time by which the development must be begun was imposed under section 91 (limit of duration of planning permission) or section 92 (outline planning permission) of the Town and Country Planning Act 1990 which has not yet expired, the fee payable in respect of the application shall be £110.

8.

(1) This paragraph applies where applications are made for planning permission or for the approval of reserved matters in respect of the development of land lying in the areas of:

- (a) two or more local planning authorities in a metropolitan county or in Greater London; or
- (b) two or more district planning authorities in a non-metropolitan county; or
- (c) one or more such local planning authorities and one or more such district planning authorities.

(2) A fee shall be payable only to the local planning authority or district planning authority in whose area the largest part of the relevant land is situated: and the amount payable shall be:

- (a) where the applications relate wholly or partly to a county matter within the meaning of paragraph 32 of Schedule 16 to the Local Government Act 1972, and all the land is situated in a single non-metropolitan county, the amount which would have been payable if application had fallen to be made to one authority in relation to the whole development;
- (b) in any other case, one and a half times the amount which would have been payable if application had fallen to be made to a single authority or the sum of the amounts which would have been payable but for this paragraph, whichever is the lesser.

9.

- (1) This paragraph applies where application for planning permission is deemed to have been made by virtue of section 88B (3) of the 1971 Act in respect of such land as is mentioned in paragraph 8 (1).
- (2) The fee payable to the Secretary of State shall be the amount which would be payable by virtue of paragraph 8 (2) if application for the like permission had been made to the relevant local or district planning authority on the date on which notice of appeal was given in accordance with section 88 (3) of the 1971 Act.

10.

(1) Where:

- (a) application for planning permission is made in respect of two or more alternative proposals for the development of the same land; or
- (b) application for approval of reserved matters is made, in respect of two or more alternative proposals for the carrying out of the development authorised by an outline planning permission, and application is made in respect of all of the alternative proposals on the same date and by or on behalf of the same applicant, a single fee shall be payable in respect of all such alternative proposals, calculated as provided in sub-paragraph (2).

(2) Calculations shall be made, in accordance with this Schedule, of the fee appropriate to each of the alternative proposals and the single fee payable in respect of all the alternative proposals shall be the sum of:

- (a) an amount equal to the highest of the amounts calculated in respect of each of the alternative proposals; and
- (b) an amount calculated by adding together the amounts appropriate to all of the alternative proposals, other than the amount referred to in subparagraph (a), and dividing that total by the figure of 2.

11. In the case of an application for planning permission which is deemed to have been made by virtue of section 95 (6) of the 1971 Act, the fee payable shall be the sum of £220.

12. Where, in respect of any category of development specified in the table set out in Part II of this Schedule, the fee is to be calculated by reference to the site area:

- (a) that area shall be taken as consisting of the area of land to which the application relates or, in the case of an application for planning permission which is deemed to have been made by virtue of section 88B (3) of the 1971 Act, the area of land to which the relevant enforcement notice relates; and
- (b) where the area referred to in sub-paragraph (a) above is not an exact multiple of the unit of measurement specified in respect of the relevant category of development, the fraction of a unit remaining after division of the total area by the unit of measurement shall be treated as a complete unit.

13.

- (1) In relation to development within any of the categories 2 to 4 specified in the table in Part II of this Schedule, the area of gross floor space to be created by the development shall be ascertained by external measurement of the floor space, whether or not it is to be bounded (wholly or partly) by external walls of a building.
- (2) In relation to development within category 2 specified in the said table, where the area of gross floor space to be created by the development exceeds 75 sq metres and is not an exact multiple of 75 sq metres, the area remaining after division of the total number of square metres of gross floor space by the figure of 75 shall be treated as being 75 sq metres.
- (3) In relation to development within category 3 specified in the said table, where the area of gross floor space exceeds 540 sq metres and the amount of the excess is not an exact multiple of 75 sq metres, the area remaining after division of the number of square metres of that excess area of gross floor space by the figure of 75 shall be treated as being 75 sq metres.

14.

- (1) Where an application (other than an outline application) or a deemed application relates to development which is in part within category 1 in the table set out in Part II of this Schedule and in part within category 2, 3, or 4, the following sub-paragraphs shall apply for the purpose of calculating the fee payable in respect of the application or deemed application.
- (2) An assessment shall be made of the total amount of gross floor space which is to be created by that part of the development which is within category 2, 3 or 4 (“the non-residential floor space”), and the sum payable in respect of the non-residential floor space to be created by the development shall be added to the sum payable in respect of that part of the development which is within category 1, and subject to sub-paragraph (4), the sum so calculated shall be the fee payable in respect of the application or deemed application.
- (3) For the purpose of calculating the fee under sub-paragraph (2)
  - (a) Where any of the buildings is to contain floor space which it is proposed to use for the purposes of providing common access or common services or facilities for persons occupying or using that building for residential purposes and for persons occupying or using it for non-residential purposes (“common floor space”), the amount of non-residential floor space shall be assessed, in relation to that building, as including such proportion of the common floor space as the amount of non-residential floor space in the building bears to the total amount of gross floor space in the building to be created by the development;
  - (b) where the development falls within more than one of categories 2, 3 and 4 an amount shall be calculated in accordance with each such category and the highest amount so calculated shall be taken as the sum payable in respect of all of the non-residential floor space.
- (4) Where an application or deemed application to which this paragraph applies relates to development which is also within one or more than one of the categories 5 to 13 in the table set out in Part II of this Schedule, an amount shall be calculated in accordance with each such category and if any of the amounts so calculated exceeds the amount calculated in accordance with sub-paragraph (2) that higher amount shall be the fee payable in respect of all of the development to which the application or deemed application relates.

15.

- (1) Subject to paragraph 14, and sub-paragraph (2), where an application or deemed application relates to development which is within more than one of the categories specified in the table set out in Part II of this Schedule:
  - (a) an amount shall be calculated in accordance with each such category; and
  - (b) the highest amount so calculated shall be the fee payable in respect of the application or deemed application.
- (2) Where an application is for outline planning permission and relates to development which is within more than one of the categories specified in the said table, the fee payable in respect of the application shall be £190 for each 0.1 hectares of the site area, subject to a maximum of £4,750.

16. In the case of an application for planning permission which is deemed to have been made by virtue of section 88B (3) of the 1971 Act, references in this Schedule to the development to which an application relates shall be construed as references to the use of land or the operations (as the case may be) to which the relevant enforcement notice relates; references to the amount of floor space or the number of dwelling houses to be created by the development shall be construed as references to the amount of floor space or the number of dwelling houses to which that enforcement notice relates; and references to the purposes for which it is proposed that floor space be used shall be construed as references to the purposes for which floor space was stated to be used in the enforcement notice.

## PART II: SCALE OF FEES

Category of development	Fee Payable
<b>I. Operations</b>	
1. The erection of dwelling houses (other than development within category 6 below).	(a) Where the application is for outline planning permission £220 for each 0.1 hectare of the site area, subject to a maximum of £5,500; (b) in other cases, £220 for each dwelling house to be created by the development, subject to a maximum of £11,000.
2. The erection of buildings (other than buildings coming within categories 1, 3, 4, 5 or 7.)	(a) Where the application is for outline planning permission £220 for each 0.1 hectare of the site area, subject to a maximum of £5,500; (b) in other cases: (i) where no floor space is to be created by the development, £110; (ii) where the area of gross floor space to be created by the development does not exceed 40 sq metres, £110; (iii) where the area of gross floor space to be created by the development exceeds 40 sq metres but does not exceed 75 sq metres, £220; and (iv) where the area of gross floor space to be created by the development exceeds 75 sq metres, £220 for each 75 sq metres, subject to a maximum of £11,000.
3. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings coming within category 4).	(a) Where the application is for outline planning permission £220 for each hectare of the site area subject to a maximum of £5,500; (b) in other cases: (i) where the area of gross floor space to be created by the development does not exceed 465 sq metres, £40; (ii) where the area of gross floor space to be created by the development exceeds 465 sq metres but does not exceed 540 sq metres, £220; and (iii) where the area of gross floor space to be created by development exceeds 540 sq metres, £220 for the first 540 sq metres and £220 for each 75 sq metres in excess of that figure, subject to a maximum of £11,000.
4. The erection of glasshouses on land used for the purposes of agriculture.	(a) Where the area of gross floor space to be created by the development does not exceed 465 sq metres, £40; (b) where the area of gross floor space to be created by the development exceeds 465 sq metres, £1,235.
5. The erection, alteration or replacement of plant or machinery.	£220 for each 0.1 hectare of the site area, subject to a maximum of £11,000.

Category of development	Fee Payable
6. The enlargement, improvement or other alteration of existing dwelling houses	(a) Where the application relates to one dwelling house, £110; (b) where the application relates to 2 or more dwelling houses, £220.
7. (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; or (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	£110
8. The carrying out of any operations the existing use of the land. connected with exploratory drilling	£220 for each 0.1 hectare of the site area, subject to a maximum of £16,500.
9. The carrying out of any operations for oil or natural gas. not coming within any of the above categories.	£110 for each 0.1 hectare of the site area, subject to a maximum of: (a) in the case of operations for the winning and working of minerals, £16,500; (b) in other cases, £1, 100.
 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 is from a previous use as a single dwelling house to use as a two or more single dwelling houses, £220 for each additional dwelling house to be created by the development, subject to a maximum of £11,000. (b) in other cases, £220 for each dwelling house to be created by the development, subject to a maximum of £11,000.
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) the use of land for the storage of minerals in the open.	£110 for each 0.1 hectare of the site area, subject to a maximum of £16,500.
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).	£220.

## 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: <ul style="list-style-type: none"> <li>(a) the nature of the business or other activity carried out on the premises;</li> <li>(b) the goods sold or the services provided on the premises; or</li> <li>(c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.</li> </ul>	£60
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.	£60
3. All other advertisements.	£220.

## 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.

### TYPES OF CHARGES

There are four application types and five types of charge:

- 1) **Building Notice** applications where the full **Charge** must be paid at time of notification (column 10 in Tables 1, 2 and 3). This is mainly used for small domestic alterations. Where structural work is involved calculations need to be provided. Upon satisfactory completion of works on site a Completion Certificate may be issued;
- 2) **Full Plan** applications where the **Plan Charge** (column 4 in Tables 1, 2 and 3) must be paid in deposit of plans. A subsequent re-submission, further to a Rejection of Plans, will NOT 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** (column 7 in Tables 1, 2 and 3) 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.
- 3) **Regularisation** applications where the full **Charge of 1.2 times the Building Notice Charge** must be paid at time of notification (ie 1.2 times column 8 in Tables 1, 2 and 3). VAT is not chargeable. That is where work started after November 1985 but was not notified to Building Control. It is usually necessary to open up works to show what has been done. A letter may be sent outlining what needs to be done to comply with the Building Regulations. Upon satisfactory completion of works on site a Regularisation Certificate may be issued; and



(4) **Reversion** applications where the full **Charge equal to the Building Notice Charge** must be paid at time of notification (column 8 in Tables 1, 2 and 3). VAT is chargeable. This is where an Approved Inspector has supervised Building Regulations but the work has reverted to Building Control. It is usually necessary to open up works to show what has been done. A letter may be sent outlining what needs to be done to comply with the Building Regulations. Upon satisfactory completion of works on site a Reversion Certificate may be issued.

Unless a required fee is included with an application form, it cannot be accepted as a valid application. Work may not legally start on site until the fee is received. If Cheque(s) are Dishonoured the application also cannot be accepted as valid.

#### **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.

**TABLE 1****CHARGES FOR ERECTION OF ONE OF MORE SMALL NEW DOMESTIC BUILDINGS AND CONNECTED WORK****NOTES**

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 £4,000.00 (columns 2 and 5) 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.**

Number of Dwelling (1)	PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE		
	CHARGE £ (2)	VAT £ (3)	TOTAL £ (4)	CHARGE £ (5)	VAT £ (6)	TOTAL £ (7)	CHARGE £ (8)	VAT £ (9)	TOTAL £ (10)
1	140.00	24.50	164.50	360.00	63.00	423.00	500.00	87.50	587.50
2	205.00	35.88	240.88	495.00	86.62	581.62	700.00	122.50	822.50
3	270.00	47.25	317.25	541.00	94.68	635.68	811.00	141.93	952.93
4	335.00	58.63	393.63	666.00	116.55	782.55	1,001.00	175.18	1,176.18
5	405.00	70.88	475.88	766.00	134.05	900.05	1,171.00	204.93	1,375.93
6	475.00	83.13	558.13	911.00	159.43	1070.43	1,386.00	242.56	1,628.56
7	495.00	86.63	581.63	974.00	170.45	1,144.45	1,469.00	257.08	1,726.08
8	515.00	90.13	605.13	1,137.00	198.98	1,335.98	1,652.00	289.11	1,941.11
9	535.00	93.63	628.63	1,301.00	227.68	1,528.68	1,836.00	321.31	2,157.31
10	540.00	94.50	634.50	1,480.00	259.00	1,739.00	2,020.00	353.50	2,373.50
11	545.00	95.38	640.38	1,623.00	284.03	1,907.03	2,168.00	379.41	2,547.41
12	550.00	96.25	646.25	1,765.00	308.89	2,073.89	2,315.00	405.14	2,720.14
13	555.00	97.13	652.13	1,908.00	333.90	2,241.90	2,463.00	431.03	2,894.03
14	560.00	98.00	658.00	2,051.00	358.93	2,409.93	2,611.00	456.93	3,067.93
15	565.00	98.88	663.88	2,194.00	383.95	2,577.95	2,759.00	482.83	3,241.83
16	570.00	99.75	669.75	2,337.00	408.98	2,745.98	2,907.00	508.73	3,415.73
17	575.00	100.63	675.63	2,480.00	434.00	2,914.00	3,055.00	534.63	3,589.63
18	580.00	101.50	681.50	2,623.00	459.03	3,082.03	3,203.00	560.53	3,763.53
19	585.00	102.38	687.38	2,766.00	484.05	3,250.05	3,351.00	586.43	3,937.43
20	590.00	103.25	693.25	2,909.00	509.08	3,418.08	3,499.00	612.33	4,111.33
21	600.00	105.00	705.00	3,011.00	526.93	3,537.93	3,611.00	631.93	4,242.93
22	810.00	106.75	716.75	3,113.00	544.78	3,657.78	3,723.00	651.53	4,374.53
23	620.00	108.50	728.50	3,215.00	562.63	3,777.63	3,835.00	671.13	4,506.13
24	630.00	110.25	740.25	3,317.00	580.48	3,897.48	3,947.00	690.73	4,637.73
25	640.00	112.00	752.00	3,420.00	598.50	4,018.50	4,060.00	710.50	4,770.50
26	650.00	113.75	763.75	3,522.00	616.35	4,138.35	4,172.00	730.10	4,902.10
27	660.00	115.50	775.50	3,624.00	634.20	4,258.20	4,284.00	749.70	5,033.70
28	670.00	117.25	787.25	3,726.00	652.05	4,378.05	4,396.00	769.30	5,165.30
29	680.00	119.00	799.00	3,828.00	669.90	4,497.90	4,508.00	788.90	5,296.90
30	690.00	120.75	810.75	3,885.00	679.88	4,564.88	4,575.00	800.63	5,375.63
31	700.00	122.50	822.50	3,940.00	689.50	4,629.50	4,640.00	812.00	5,452.00
31 AND OVER	For each dwelling in excess of 31 add £5+VAT			For each dwelling in excess of 31 add £75+VAT			For each dwelling in excess of 31 add £80+VAT		

TABLE 2

## CHARGES FOR ERECTION OF CERTAIN SMALL DOMESTIC BUILDINGS, GARAGES, CARPORTS AND EXTENSIONS

## 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 1.0m 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. **Detached garages in excess of 40 m<sup>2</sup> and extensions in excess of 60 m<sup>2</sup> in floor area use Table 3.** 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.**

**Extensions more than three storeys high** (including any basement) **should use Table 3.** 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.**

Type of Work (1)	PLAN CHARGE			INSPECTON CHARGE			BUILDING NOTICE		
	CHARGE £ (2)	VAT £ (3)	TOTAL £ (4)	CHARGE £ (5)	VAT £ (6)	TOTAL £ (7)	CHARGE £ (8)	VAT £ (9)	TOTAL £ (10)
1 Erection of a detached building which consists of a garage or carport or both having a floor area not exceeding 40m <sup>2</sup> in total and intended to be used in common with an existing building, and which is not an exempt building.	110.00	19.25	129.25	No inspection charge (included in plan charge)			110.00	19.25	129.25
2 Erection of a detached building which consists of a garaga or carport or both having a floor area between 40m <sup>2</sup> to 60m <sup>2</sup> in total and intended to be used in common with an existing building, and which is not an exempt building.	110.00	19.25	129.25	110.00	19.25	129.25	220.00	38.50	258.50
3 Any extension of a dwelling the total floor area of which does not exceed 10m <sup>2</sup> , including means of access and work in connction with that extension.	110.00	19.25	129.25	110.00	19.25	129.25	220.00	38.50	258.50
4 Any extension of a dwelling the total floor area of which exceeds 10m <sup>2</sup> , but does not exceed 40m <sup>2</sup> , including means of access and work in connection with that extension.	110.00	19.25	129.25	220.00	38.50	258.50	330.00	57.75	387.75
5 Any extension of a dwelling the total floor area of which exceeds 40m <sup>2</sup> , but does not exceed 60m <sup>2</sup> , including means of access and work in connection with that extension.	110.00	19.25	129.25	330.00	57.75	387.75	440.00	77.00	517.00

TABLE 3

**CHARGES FOR BUILDING WORK OTHER THAN TO WHICH TABLES 1 AND 2 APPLY. CHARGES RELATE TO ESTIMATED COST.**

**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 (columns 8, 9 and 10).

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 (columns 8, 9 and 10).

Where a Plan or Inspection Charge exceeds £4,000.00 (columns 2 or 5) the Council may agree payment in instalments. **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%.** Use Table 1 for Dwellings up to 300 m<sup>2</sup> in floor area and up to and including 3 storeys high.

ESTIMATED COST OF WORKS £ (1)	PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE			
	CHARGE £ (2)	VAT £ (3)	TOTAL £ (4)	CHARGE £ (5)	VAT £ (6)	TOTAL £ (7)	CHARGE £ (8)	VAT £ (9)	TOTAL £ (10)	
0–2,000	110.00	19.25	129.25	No inspection charge (included in plan charge)			110.00	19.25	129.25	
2,001–5,000	170.00	29.75	199.75				170.00	29.75	199.75	
5,001–6,000	43.50	7.61	51.11	130.50	22.84	153.34	174.00	30.45	204.45	
6,001–7,000	45.75	8.00	53.75	137.25	24.03	161.28	183.00	32.03	215.03	
7,001–8,000	48.00	8.40	56.40	144.00	25.20	169.20	192.00	33.60	225.60	
8,001–9,000	50.25	8.79	59.04	150.75	26.38	177.13	201.00	35.18	236.18	
9,001–10,000	52.50	9.19	61.69	157.50	27.56	185.06	210.00	36.75	246.75	
10,001–11,000	54.75	9.58	64.33	164.25	28.74	192.99	219.00	38.33	257.33	
11,001–12,000	57.00	9.98	66.98	171.00	29.93	200.93	228.00	39.90	267.90	
12,001–13,000	59.25	10.37	69.62	177.75	31.10	208.86	237.00	41.48	278.48	
13,001–14,000	61.50	10.76	72.26	184.50	32.29	216.79	246.00	43.05	289.05	
14,001–15,000	63.75	11.16	74.91	191.25	33.47	224.72	255.00	44.63	299.63	
15,001–16,000	66.00	11.55	77.55	198.00	34.65	232.65	264.00	46.20	310.20	
16,001–17,000	68.25	11.94	80.19	204.75	35.83	240.58	273.00	47.78	320.78	
17,001–18,000	70.50	12.34	82.84	211.50	37.01	248.51	282.00	49.35	331.35	
18,001–19,000	72.75	12.73	85.48	218.25	38.19	256.44	291.00	50.93	341.93	
19,001–20,000	75.00	13.12	88.12	225.00	39.38	264.38	300.00	52.50	352.50	
20,001 to 100,000	Basic	75.00	+ VAT	-	225.00	+ VAT	-	300.00	52.50	352.50
	+ for each £1,000 or part thereof by which cost exceeds £20,000	2.00	+171/2% VAT	-	6.00	+171/2% VAT	-	8.00	1.40	9.40
100,001 to 1,000,000	Basic	235.00	+ VAT	-	705.00	+VAT	-	940.00	164.50	1,104.50
	+for each £1,000 or part thereof by which cost exceeds £100,000	0.80	+171/2% VAT	-	2.40	+171/2% VAT	-	3.20	0.56	3.76
1, 000,001 to 10,000,000	Basic	955.00	+VAT	-	2,865.00	+ VAT	-	3,820.00	668.50	4,488.50
	+ for each £1,000 or part there of by which cost exceeds £1 m	0.59	+171/2% VAT	-	1.76	+171/2% VAT	-	2.35	0.41	2.76
10,000,001 and Over	Basic	6,242.50	+VAT	-	18,727.50	+VAT	-	24,970.00	4369.75	29,339.75
	+ for each £1,000 or part there of by which cost exceeds £10 m	0.38	+171/2% VAT	-	1.13	+171/2% VAT	-	1.50	0.26	1.76

## **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 Building Employers Confederation) for the convenience of those who wish to use them. These documents are reproduced on the following pages by kind permission of the publishers.

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.

### **BUILDING INDUSTRY**

#### **DEFINITION OF PRIME COST OF DAYWORK CARRIED OUT UNDER A BUILDING CONTRACT (DECEMBER 1975 EDITION)**

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#### **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 (e.g. contracts embodying the Standard Forms issued by the Joint Contracts Tribunal).
- 1.2. It is not applicable in any other circumstances, such as jobbing or other work carried out as a separate or main contract, nor in the case of daywork executed during the Defects Liability Period of contracts embodying the above mentioned Standard Forms.

#### **SECTION 2– COMPOSITION OF TOTAL CHARGES**

- 2.1. The prime cost of daywork comprises the sum of the following costs:
  - (a) Labour as defined in Section 3.
  - (b) Material and goods as defined in Section 4.
  - (c) 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 (a)-(c).

### SECTION 3– LABOUR

- 3.1. The standard wage rates, emoluments and expenses referred to below and the standard working hours referred to in 3.2 are those 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 applicable to the works, or the rules or decisions or agreements of such body, other than the National Joint Council for the Building Industry, as may be applicable relating to the class of labour concerned at the time when and in the area where the daywork is executed.
- 3.2. Hourly base rates for labour are computed by dividing the annual prime cost of labour, based upon standard working hours and as defined in 3.4 (a)-(l), by the number of standard working hours per annum.
- 3.3. The hourly rates computed in accordance with 3.2 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).
- 3.4. The annual prime cost of labour comprises the following:
- (a) Guaranteed minimum weekly earnings (e.g. Standard Basic Rate of Wages, Joint Board Supplement and Guaranteed Minimum Bonus Payment in the case of NJCBI rules).
  - (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 3.5).
  - (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 referred to in 3.1 which are not provided for in 3.4 (a)-(d) or in Section 6.
  - (f) Employer's National Insurance contributions applicable to 3.4 (a)-(e).
  - (g) Employer's contributions to annual holiday credits.
  - (h) Employer's contributions to death benefit scheme.
  - (i) Any contribution, levy or tax imposed by statute, payable by the contractor in his capacity as an employer.
- 3.5. **Note:** Differentials or extra payments in respect of supervisory responsibility are excluded from the annual prime cost (see Section 6). The time of principals, foremen, gangers, leading hands and similar categories, when working manually, is admissible under this Section at the appropriate rates for the trades concerned.

### SECTION 4 - MATERIALS AND GOODS

- 4.1. The prime cost of materials and goods obtained 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. Any Value Added Tax which is treated, or is capable of being treated, as input tax (as defined in the Finance Act, 1972) by the Contractor is excluded.

### SECTION 5– PLANT

5.1. The rates for plant shall be as provided in the building contract.

5.2. The costs included in this Section comprise the following:

- (a) Use of mechanical plant and transport for the time employed on daywork.
- (b) Use of non-mechanical plant (excluding non-mechanical hand tools) for the time employed on daywork.

5.3. **Note:** The use of non-mechanical hand tools and of erected scaffolding, staging, trestles or the like is excluded (see Section 6).

### 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, 4 and 5, comprise the following:

- (a) Head Office charges.
- (b) Site staff, including site supervision.
- (c) The additional cost of overtime (other than that referred to in 6.2).
- (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 3.4. (a).
- (f) Apprentices study time.
- (g) Subsistence and periodic allowances.
- (h) Fares and travelling allowances.
- (i) Sick pay or insurance in respect thereof.
- (j) Third-party and employers' liability insurance.
- (k) Liability in respect of redundancy payments to employees.
- (l) Employers' National Insurance contributions not included in Section 3.4.
- (m) Tool allowances.
- (n) Use, repair and sharpening of non-mechanical hand tools.
- (o) Use of erected scaffolding, staging, trestles or the like.
- (p) Use of tarpaulins, 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).
- (r) All other liabilities and obligations whatsoever not specifically referred to in this Section nor chargeable under any other Section.
- (s) Profit.

6.2. **Note:** The additional cost of overtime, where specifically ordered by the Architect/Supervising Officer shall only be chargeable in the terms of prior written agreement between the parties to the building contract.

Example of calculation of typical standard hourly base rate (as defined in Section 3) for NJCBI building craftsman and labourer in Grade A areas at 1st July, 1975.

	Rate £	Craftsman £	Rate £	Labourer £	
Guaranteed minimum weekly earnings					
Standard Basic Rate	49 wks	37.00	1813.00	31.40	1538.60
Joint Board Supplement	49 wks	5.00	245.00	4.20	205.80
Guaranteed Minimum Bonus	49 wks	4.00	196.00	3.60	176.40
			<u>2254.00</u>		<u>1920.00</u>
Employer's National Insurance Contribution at 8.5%			191.59		163.27
			<u>2445.59</u>		<u>2084.07</u>
Employer's Contribution to:					
CITB annual levy			15.00		3.00
Annual holiday credits	49 wks	2.80	137.20	2.80	137.20
Public holidays (included in guaranteed minimum weekly earnings above) Death benefit scheme	49 wks	0.10	4.90	0.10	4.90
<b>Annual labour cost as defined in section 3</b>		<b>£</b>	<b><u>2602.69</u></b>	<b>£</b>	<b><u>2229.17</u></b>
		<u>2602.69</u>		<u>2229.17</u>	
<b>Hourly rate of labour as defined in section 3, Clause 3.2</b>		1904	=£1.37	1904	=£1.17

**Note:**

1. Standard working hours per annum calculated as follows:

52 weeks @ 39 hours				2080
Less				
3 weeks holiday @ 40 hours		120		
7 days public holidays @ 8 hours		56		-176
				<u>1904</u>

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 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 basic costs are subject to re-examination according to the time when and in the area where the daywork is executed.



For the convenience of readers the example which appears on the previous page has been updated by the Editors for London and Liverpool rates as at 30 June, 2003.

		Rate £	Craftsman £	Rate £	Labourer £
Guaranteed minimum weekly earnings					
Standard Basic Rate	46.2 wks	299.13	13819.81	225.03	10396.39
Guaranteed minimum bonus	46.2 wks	0.00	0.00	0.00	0.00
			<u>13819.81</u>		<u>10396.39</u>
Employer's National Insurance Contribution			1224.00		786.00
Employer's Contribution to:					
CITB annual levy at 0.50% of payroll			78.33		63.23
Holiday pay	4.2 wks	299.13	1256.35	225.03	945.13
Public holidays	1.6 wks	299.13	478.61	225.03	360.05
Retirement cover scheme (Death and accident cover is provided free)	52.0 wks	5.00	260.00	5.00	260.00
<b>Annual labour cost as defined in section 3</b>			<u>£ 17117.10</u>		<u>£ 12810.80</u>
<b>Hourly rate of labour as defined in section 3, Clause 3.02 (Annual cost/hours per annum)</b>			<b>=£9.50</b>		<b>=£7.11</b>

**Note:**

1. Calculated following Definition of Prime Cost of Daywork carried out under a Building Contract, published by the Royal Institution of Chartered Surveyors and the Construction Confederation.
2. Standard basic rate effective from 30 June 2003.
3. Standard working hours per annum calculated as follows

52 weeks @ 39 hours			2028.00
<i>Less</i>			
4.2 weeks holiday @ 39 hours		163.8	
8 days public holidays @ 7.8 hours		62.4	-226.2
			<u>1801.8</u>

4. All labour costs incurred by the Contractor in his capacity as an employer other than those contained in the hourly rate, are to be taken into account under Section 6.
5. The above examples is for guidance 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.
6. All N.I. payments are at non-contracted out rates applicable from 5 April 2002.
7. In basic rate & GMB 47.8 wks=52.0 working-4.2 annual holidays.

## **DEFINITION OF PRIME COST OF BUILDING WORKS OF A JOBBING OR MAINTENANCE CHARACTER (1980 EDITION)**

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### **SECTION 1– APPLICATION**

- 1.1. This definition provides a basis for the valuation of work of a jobbing or maintenance character executed under such building contracts as provide for its use.
- 1.2. It is not applicable in any other circumstances, such as daywork executed under or incidental to a building contract.

### **SECTION 2– COMPOSITION OF TOTAL CHARGES**

- 2.1. The prime cost of jobbing work comprises the sum of the following costs:
  - (a) Labour as defined in Section 3.
  - (b) Materials and goods as defined in Section 4.
  - (c) Plant, consumable stores and services as defined in Section 5.
  - (d) Sub-contracts as defined in Section 6.
- 2.2. Incidental costs, overhead and profit as defined in Section 7 and expressed as percentage adjustments are applicable to each of 2.1 (a)-(d).

### **SECTION 3– LABOUR**

- 3.1. Labour costs comprise all payments made to or in respect of all persons directly engaged upon the work, whether on or off the site, except those included in Section 7.
- 3.2. Such payments are based upon the standard wage rates, emoluments and expenses as laid down for the time being in the rules or decisions of the National Joint Council for the Building Industry and the terms of the Building and Civil Engineering Annual and Public Holiday Agreements applying to the works, or the rules or decisions or agreements of such other body as may relate to the class of labour concerned, at the time when and in the area where the work is executed, together with the Contractor's statutory obligations, including:
  - (a) Guaranteed minimum weekly earnings (e.g. Standard Basic Rate of Wages and Guaranteed Minimum Bonus Payment in the case of NJCBI rules).
  - (b) All other guaranteed minimum payments (unless included in Section 7).
  - (c) Payments in respect of incentive schemes or productivity agreements applicable to the works.
  - (d) Payments in respect of overtime normally worked; or necessitated by the particular circumstances of the work; or as otherwise agreed between the parties.
  - (e) Differential or extra payments in respect of skill, responsibility, discomfort or inconvenience.
  - (f) Tool allowance.
  - (g) Subsistence and periodic allowances.
  - (h) Fares, travelling and lodging allowances.
  - (j) Employer's contributions to annual holiday credits.
  - (k) Employer's contributions to death benefit schemes.
  - (l) Any amounts which may become payable by the Contractor to or in respect of operatives arising from the operation of the rules referred to in 3.2 which are not provided for in 3.2 (a)-(k) or in Section 7.

(m) Employer's National Insurance contributions and any contribution, levy or tax imposed by statute, payable by the Contractor in his capacity as employer.

**Note:**

Any payments normally made by the Contractor which are of a similar character to those described in 3.2 (a)-(c) but which are not within the terms of the rules and decisions referred to above are applicable subject to the prior agreement of the parties, as an alternative to 3.2 (a)-(c).

- 3.3. The wages or salaries of supervisory staff, timekeepers, storekeepers, and the like, employed on or regularly visiting site, where the standard wage rates, etc., are not applicable, are those normally paid by the Contractor together with any incidental payments of a similar character to 3.2 (c)–(k).
- 3.4. Where principals are working manually their time is chargeable, in respect of the trades practised, in accordance with 3.2.

#### **SECTION 4– MATERIALS AND GOODS**

- 4.1. The prime cost of materials and goods obtained by the Contractor from stockists or manufacturers is the invoice cost after deduction of all trade discounts but including cash discounts not exceeding 5 per cent, and includes the cost of delivery to site.
- 4.2. The prime cost of materials and goods supplied from the Contractor's stock is based upon the current market prices plus any appropriate handling charges.
- 4.3. The prime cost under 4.1 and 4.2 also includes any costs of:
- (a) non-returnable crates or other packaging.
  - (b) returning crates and other packaging less any credit obtainable.
- 4.4. Any Value Added Tax which is treated, or is capable of being treated, as input tax (as defined in the Finance Act, 1972 or any re-enactment thereof) by the Contractor is excluded.

#### **SECTION 5– PLANT, CONSUMABLE STORES AND SERVICES**

- 5.1. The prime cost of plant and consumable stores as listed below is the cost at hire rates agreed between the parties or in the absence of prior agreement at rates not exceeding those normally applied in the locality at the time when the works are carried out, or on a use and waste basis where applicable:
- (a) Machinery in workshops.
  - (b) Mechanical plant and power-operated tools.
  - (c) Scaffolding and scaffold boards.
  - (d) Non-mechanical plant excluding hand tools.
  - (e) Transport including collection and disposal of rubbish.
  - (f) Tarpaulins and dust sheets.
  - (g) Temporary roadways, shoring, planking and strutting, hoarding, centering, formwork, temporary fans, partitions or the like.
  - (h) Fuel and consumable stores for plant and power-operated tools unless included in 5.1 (a), (b), (d) or (e) above.
  - (j) Fuel and equipment for drying out the works and fuel for testing mechanical services.

5.2. The prime cost also includes the net cost incurred by the Contractor of the following services, excluding any such cost included under Sections 3, 4 or 7:

- (a) Charges for temporary water supply including the use of temporary plumbing and storage.
- (b) Charges for temporary electricity or other power and lighting including the use of temporary installations.
- (c) Charges arising from work carried out by local authorities or public undertakings.
- (d) Fees, royalties and similar charges.
- (e) Testing of materials.
- (f) The use of temporary buildings including rates and telephone and including heating and lighting not charged under (b) above.
- (g) The use of canteens, sanitary accommodation, protective clothing and other provision for the welfare of persons engaged in the work in accordance with the current Working Rule Agreement and any Act of Parliament, statutory instrument, rule, order, regulation or bye-law.
- (h) The provision of safety measures necessary to comply with any Act of Parliament.
- (j) Premiums or charges for any performance bonds or insurances which are required by the Building Owner and which are not referred to elsewhere in this Definition.

#### **SECTION 6— SUB-CONTRACTS**

6.1. The prime cost of work executed by sub-contractors, whether nominated by the Building Owner or appointed by the Contractor, is the amount which is due from the Contractor to the sub-contractors in accordance with the terms of the sub-contracts after deduction of all discounts except any cash discount offered by any sub-contractor to the Contractor not exceeding 2.5%.

#### **SECTION 7— INCIDENTAL COSTS, OVERHEADS AND PROFIT**

7.1. The percentage adjustments provided in the building contract, which are applicable to each of the totals of Sections 3–6, provide for the following:

- (a) Head Office charges.
- (b) Off-site staff including supervisory and other administrative staff in the Contractor's workshops and yard.
- (c) Payments in respect of public holidays.
- (d) Payments in respect of apprentices' study time.
- (e) Sick pay or insurance in respect thereof.
- (f) Third party employer's liability insurance.
- (g) Liability in respect of redundancy payments made to employees.
- (h) Use, repair and sharpening of non-mechanical hand tools.
- (j) Any variations to basic rates required by the Contractor in cases where the building contract provides for the use of a specified schedule of basic plant charges (to the extent that no other provision is made for such variation).
- (k) All other liabilities and obligations whatsoever not specifically referred to in this Section nor chargeable under any other section.
- (l) Profit.

### 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)	
Sub-contracts (as defined in Section 6)	
Add __ % (see Section 7)	
VAT to be added if applicable.	£

### SCHEDULE OF BASIC PLANT CHARGES (1<sup>st</sup> MAY 2001 ISSUE)

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#### 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.

## MECHANICAL PLANT AND TOOLS

Item of plant	Size/Rating	Unit	Rate per Hour £
<b>PUMPS</b>			
<b>Mobile Pumps</b>			
<i>Including pump hoses, valves and strainers etc.</i>			
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
<b>SCAFFOLDING, SHORING, FENCING</b>			
<b>Complete Scaffolding</b>			
Mobile working towers, single width	1.80 m×0.80 m×7.00 m high	Each	2.00
Mobile working towers, single width	1.80 m×0.80 m×9.00 m high	Each	2.80
Mobile working towers, double width	1.80 m×1.40 m×7.00 m high	Each	2.15
Mobile working towers, double width	1.80 m×1.40 m×15.00 m high	Each	5.10
Chimney scaffold, single unit		Each	1.79
Chimney scaffold, twin unit		Each	2.05
Chimney scaffold, four unit		Each	3.59
<b>Trestles</b>			
Trestle, adjustable	Any height	Pair	0.10
Trestle, painters	1.80m high	Pair	0.21
Trestle, painters	2.40 m high	Pair	0.26
<b>Shoring, Planking and Strutting</b>			
‘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 1.67 m (open)	Each	0.10
Trench sheet		Metre	0.01
Backhole trench box		Each	1.00
<b>Temporary Fencing</b>			
<i>Including block and coupler</i>			
Site fencing steel grid panel	3.50 m×2.00 m	Each	0.08
Anti-climb site steel grid fence panel	3.50 m×2.00 m	Each	0.08
<b>LIFTING APPLIANCES AND CONVEYORS</b>			
<b>Cranes</b>			
<u>Mobile Cranes</u>			
<i>Rates are inclusive of drivers</i>			
<i>Lorry mounted, telescopic jib</i>			
Two wheel drive	6 tonnes	Each	24.40
Two wheel drive	7 tonnes	Each	25.00
Two wheel drive	8 tonnes	Each	25.62
Two wheel drive	10 tonnes	Each	26.90
Two wheel drive	12 tonnes	Each	28.25
Two wheel drive	15 tonnes	Each	29.66
Two wheel drive	18 tonnes	Each	31.14
Two wheel drive	20 tonnes	Each	32.70
Two wheel drive	25 tonnes	Each	34.33

Four wheel drive	10 tonnes	Each	27.44
Four wheel drive	12 tonnes	Each	28.81
Four wheel drive	15 tonnes	Each	30.25
Four wheel drive	20 tonnes	Each	33.35
Four wheel drive	25 tonnes	Each	35.19
Four wheel drive	30 tonnes	Each	37.12
Four wheel drive	45 tonnes	Each	39.16
Four wheel drive	50 tonnes	Each	41.32

Track-mounted tower crane

*Rates are inclusive of 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	1.50m <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
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	1.00m <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×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



**CONSTRUCTION VEHICLES****Lorries***Plated lorries**Rates are inclusive of driver*

Platform lorries	7.50 tonnes	Each	19.00
Platform lorries	17.00 tonnes	Each	21.00
Platform lorries	24.00 tonnes	Each	26.00
Platform lorries with winch and skids	7.50 tonnes	Each	21.40
Platform lorries with crane	17.00 tonnes	Each	27.50
Platform lorries with crane	24.00 tonnes	Each	32.10

**Tipper Lorries***Rates are inclusive of driver*

Tipper lorries	15.00/17.00 tonnes	Each	19.50
Tipper lorries	24.00 tonnes	Each	21.40
Tipper lorries	30.00 tonnes	Each	27.10

**Dumpers***Site use only (excluding tax, insurance and extra cost of DEFV etc. when operating on highway)*

	Makers capacity		
Two wheel drive	0.80 tonnes	Each	1.20
Two wheel drive	1.00 tonnes	Each	1.30
Two wheel drive	1.20 tonnes	Each	1.60
Four wheel drive	2.00 tonnes	Each	2.50
Four wheel drive	3.00 tonnes	Each	3.00
Four wheel drive	4.00 tonnes	Each	3.50
Four wheel drive	5.00 tonnes	Each	4.00
Four wheel drive	6.00 tonnes	Each	4.50

**Dumper Trucks***Rates are inclusive of drivers*

Dumper trucks	10.00/13.00 tonnes	Each	20.00
Dumper trucks	18.00/20.00 tonnes	Each	20.40
Dumper trucks	22.00/25.00 tonnes	Each	26.30
Dumper trucks	35.00/40.00 tonnes	Each	36.60

**Tractors**Agricultural Type*Wheeled, rubber-clad tyred*

Light	48 h.p.	Each	4.65
Heavy	65 h.p.	Each	5.15

Crawler Tractors

With bull or angle dozer	80/90 h.p.	Each	21.40
With bull or angle dozer	115/130 h.p.	Each	25.10
With bull or angle dozer	130/150 h.p.	Each	26.00
With bull or angle dozer	155/175 h.p.	Each	27.74
With bull or angle dozer	210/230 h.p.	Each	28.00
With bull or angle dozer	300/340 h.p.	Each	31.10
With bull or angle dozer	400/440 h.p.	Each	46.90
With loading shovel	0.80 m <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

**Light vans**

Ford escort or the like		Each	4.74
Ford transit or the like	1.00 tonnes	Each	6.79
Luton Box Van or the like	1.80 tonnes	Each	8.33

**Water/Fuel Storage**

Mobile water container	110 liters	Each	0.28
Water bowser	1100 liters	Each	0.55
Water bowser	3000 litres	Each	0.74
Mobile fuel container	110 liters	Each	0.28
Fuel bowser	1100 liters	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 back-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

**Attachments**

Breakers for excavators		Each	7.50
Breakers for mini excavators		Each	3.60
Breakers for back-hoe excavator/loaders		Each	6.00

**COMPACTION EQUIPMENT****Rollers**

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

**Rammers**

Tamper rammer 2 stoke-petrol	225 mm–275 mm	Each	1.59
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**Soil Compactors**

Plate compactor	375 mm–400 mm	Each	1.20
Plate compactor rubber pad	375 mm–1400 mm	Each	0.33
Plate compactor reversible plate-petrol	400 mm	Each	2.20

**CONCRETE EQUIPEMENT****Concrete/Mortar Mixers**

Open drum without hopper	0.90/0.06 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

**Concrete/Mortar Transport Equipment**

*Concrete pump including hose, valve and couplers*

Lorry mounted concrete pump	23 m maximum distance	Each	36.00
Lorry mounted concrete pump	50 m maximum distance	Each	46.00

**Concrete Equipment**

Vibrator, poker, petrol type	Up to 75 mm diameter	Each	1.62
Air vibrator (excluding compressor and hose)	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

**TESTING EQUIPMENT****Pipe Testing Equipment**

Pressure testing pump, electric		Sets	1.87
Pipe pressure testing equipment, hydraulic		Sets	2.46
Pressure test pump		Sets	0.64

**SITE ACCOMODATION AND TEMPORARY SERVICES****Heating equipment**

Space heaters—propane	80,000 Btu/hr	Each	0.77
Space heaters—propane/electric	125,000 Btu/hr	Each	1.56
Space heaters—propane/electric	250,000 Btu/hr	Each	1.79
Space heaters—propane	125,000 Btu/hr	Each	1.33
Space heaters—propane	260,000 Btu/hr	Each	1.64
Cabinet heaters		Each	0.41
Cabinet heater catalytic		Each	0.46
Electric halogen heaters		Each	1.28
Ceramic heaters	3 kW	Each	0.79
Fan heaters	3 kW	Each	0.41
Cooling fan		Each	1.15
Mobile cooling unit—small		Each	1.38
Mobile cooling unit—large		Each	1.54
Air conditioning unit		Each	2.62

**Site Lighting and Equipment**

Tripod floodlight	500 W	Each	0.36
Tripod floodlight	1000 W	Each	0.34
Towable floodlight	4×1000 W	Each	2.00
Hand held floodlight	500 W	Each	0.22
Rechargeable light		Each	0.62
Inspection light		Each	0.15
Plasterers light		Each	0.56
Lighting mast		Each	0.92
Festoon light string	33.00 m	Each	0.31

**Site Electrical Equipment**

Extension leads	240 V/14.00 m	Each	0.20
Extension leads	110V /14.00 m	Each	0.20
Cable reel	25.00 m 110 V/240 V	Each	0.28
Cable reel	50.00 m 110 V/240 V	Each	0.33
4 way junction box	110 V	Each	0.17

**Power Generating Units**

Generator-petrol	2 KVA	Each	1.08
Generator—silenced petrol	2 kVA	Each	1.54
Generator—petrol	3 kVA	Each	1.38
Generator—diesel	5 kVA	Each	1.92
Generator—silenced diesel	8 kVA	Each	3.59
Generator—silenced diesel	15 kVA	Each	7.69
Trail adaptor	240 V	Each	0.20

**Transformers**

Transformer	3 kVA	Each	0.36
Transformer	5 kVA	Each	0.51
Transformer	7.50 kVA	Each	0.82
Transformer	10 kVA	Each	0.87

**Rubbish Collection and Disposal Equipment**Rubbish Chutes

Standard plastic module	1.00 m section	Each	0.18
Steel liner insert		Each	0.26
Steel top hopper		Each	0.20
Plastic side entry hopper		Each	0.20
Plastic side entry hopper line		Each	0.20

**Dust Extraction Plant**

Dust extraction unit, light duty		Each	1.03
Dust extraction unit, heavy duty		Each	1.64

**SITE EQUIPMENT****Welding Equipment**Arc-(Electric) Complete With Leads

Welder generator—petrol	200 amp	Each	2.26
Welder generator—diesel	300/350 amp	Each	3.33
Welder generator—diesel	400 amp	Each	4.74
Extra welding lead sets		Each	0.29

Gas-Oxy Welder*Welding and cutting set (including oxygen And acetylene, excluding underwater Equipment and thermic boring)*

Small		Each	1.41
Large		Each	2.00
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
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

**Compressors and Equipment**Portable Compressors

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

Mobile Compressors

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

Accessories (Pneumatic Tools)*(with and including up to 15.00 m of air hose)*

Demolition pick		Each	1.03
Breakers (with six steels) light	up to 150 kg	Each	0.79
Breakers (with six steels) medium	295kg	Each	1.08
Breakers (with six steels) heavy	386kg	Each	1.44
Rock drill (for use with compressor) Hand held		Each	0.90
Additional hoses	15.00 m	Each	0.16
Muffer, tool silencer		Each	0.14

**Breakers**

Demolition hammer drill, heavy duty, Electric		Each	1.00
Road breaker, electric		Each	1.65
Road breaker, 2 stroke, petrol		Each	2.05
Hydraulic breaker unit, light duty, petrol		Each	2.05
Hydraulic breaker unit, heavy duty, petrol		Each	2.60
Hydraulic breaker unit, heavy duty, diesel		Each	2.95

**Quarrying and Tooling Equipment**

Block and stone splitter, hydraulic	600 mm×600 mm	Each	1.35
Block and stone splitter, manual		Each	1.10

**Steel Reinforcement Equipment**

Bar bending machine—manual	up to 13 mm diameter rods	Each	0.90
Bar bending machine—manual	up to 20 mm diameter rods	Each	1.28
Bar bending machine—electric	up to 38 mm diameter rods	Each	2.82
Bar bending machine—electric	up to 40 mm diameter rods	Each	3.85
Bar bending machine—electric	up to 13 mm diameter rods	Each	1.54
Bar bending machine—electric	up to 20 mm diameter rods	Each	2.05
Bar bending machine—electric	up to 40 mm diameter rods	Each	2.82
Bar bending machine—3 phase	up to 40 mm diameter rods	Each	3.85

**Dehumidifiers**

110/240v Water	68 litres extraction per 24 hours	Each	1.28
110/240 v Water	90 litres extraction per 24 hours	Each	1.85

**SMALL TOOLS****Saws**

Masonry saw bench	350 mm–500 mm diameter	Each	2.80
Floor saw	350 mm diameter, 125 mm max. cut	Each	1.90
Floor saw	450 mm diameter, 150 mm max. cut	Each	2.60
Floor saw, reversible	Max. Cut 300 mm	Each	13.00
Chop/cut saw, electric	350 mm diameter	Each	1.33
Circular saw, electric	230 mm diameter	Each	0.60
Tyrannosaw		Each	1.20
Reciprocating saw		Each	0.60
Door trimmer		Each	0.90
Chainsaw, petrol	500 mm	Each	2.13
Full chainsaw safety kit		Each	0.50
Working jig		Each	0.60

**Pipework Equipment**

Pipe bender	15 mm–22 mm	Each	0.33
Pipe bender, hydraulic	50 mm	Each	0.60
Pipe bender, electric	50 mm–150 mm diameter	Each	1.35
Pipe cutter, hydraulic		Each	1.84
Tripod pipe vice		Set	0.40
Ratchet threader	12mm–32mm	Each	0.55
Pipe threading machine, electric	12mm–75mm	Each	2.40
Pipe threading machine, electric	12 mm–100 mm	Each	3.00
Impact wrench, electric		Each	0.54
Impact wrench, two stroke, petrol		Each	4.49
Impact wrench, heavy duty, electric		Each	1.13
Plumber's furnace, calor gas or similar		Each	2.16

**Hand-held Drills and equipment**

Impact or hammer drill	Up to 25 mm diameter	Each	0.50
Impact or hammer drill	35 mm diameter	Each	0.90
Angle heads drill		Each	0.70
Stirrer, mixed drills		Each	0.70

**Paint, Insulation Application Equipment**

Airless spray unit		Each	4.20
Portaspray unit		Each	1.65
HPVL turbine spray unit		Each	1.65
Compressor and spray gun		Each	2.20

**Other Handtools**

Screwing machine	13 mm–50 mm diameter	Each	0.77
Screwing machine	25 mm–100 mm diameter	Each	1.57
Staple gun		Each	0.33
Air nail gun	110V	Each	3.33
Cartridge hammer		Each	1.00
Tongue and groove nailer complete With mallet		Each	0.93
Chasing machine	152 mm	Each	1.72
Chasing machine	76 mm–203 mm	Each	5.99
Floor grinder		Each	3.00
Floor plane		Each	3.67
Diamond concrete planer		Each	2.05
Autofeed screwdriver, electric		Each	1.13
Laminate trimmer		Each	0.64
Biscuit jointer		Each	0.87
Random orbital sander		Each	0.73
Floor sander		Each	1.33

Palm, delta, flap or belt sander		Each	0.38
Saw cutter, two strokes, petrol	300 mm	Each	1.26
Grinder, angle or cutter	Up to 225 mm	Each	0.60
Grinder, angle or cutter	300 mm	Each	1.10
Mortar raking tool attachment		Each	0.15
Floor/polish scrubber	325 mm	Each	1.03
Floor tile stripper		Each	1.74
Wallpaper stripper, electric		Each	0.56
Electric scraper		Each	0.51
Hot air paint stripper		Each	0.38
Electric diamond tile cutter	All sizes	Each	1.38
Hand tile cutter		Each	0.36
Electric needle gun		Each	1.08
Needle chipping gun		Each	0.72
Pedestrian floor sweeper	1.2 m wide	Each	0.87



## PART II

# Rates of Wages

### BUILDING INDUSTRY—ENGLAND, WALES AND SCOTLAND

The Building and Civil Engineering Joint Negotiating Committee have 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 2003

The following basic rates of pay will apply:

	<b>£</b>
<b>General operative</b>	225.03
<b>Skill Rate 4</b>	242.19
<b>Skill Rate 3</b>	257.01
<b>Skill Rate 2</b>	274.56
<b>Skill Rate 1</b>	284.70
<b>Craft Rate</b>	299.13

#### 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 0345 414142.

Employers contribution towards retirement benefit is paid at £1.90 per week, effective from 10 January 2000.

Death and accident cover is provided free.

## **Young Labourers**

### **Effective from 26 June 2000**

The rates of wages for young labourers shall be the following proportions of the labourers' rates:

At 16 years of age 50%

At 17 years of age 70%

At 18 years of age 100%

### 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 2003

Please note that the rates below are for guidance only:

	<b>£'s Per Hour</b>	<b>Per 39 Hour Week</b>
Year 1	3.13	122.07
Year 2	3.86	150.54
Year 3 without NVQ2	5.44	212.16
Year 3 With NVQ2	6.10	237.90
Year 3 With NVQ3	7.67	299.13
On Completion of Apprenticeship With NVQ2	7.67	299.13

## 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 2003

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

	<b>£</b>
<b>Craft operative</b>	302.25
<b>Adult general operative</b>	234.00

## ROAD HAULAGE WORKERS EMPLOYED IN THE BUILDING INDUSTRY

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

### Effective from 30 June 2003

#### **Employers**

Construction Confederation  
Workers Union  
56-64 Leonard Street  
London 128 Theobold's Road  
EC2A 4JX

Tel: 0207 608 5000

Fax: 0207 608 5001

E-mail: [enquiries@constructionconfederation.co.uk](mailto:enquiries@constructionconfederation.co.uk)

#### **Operatives**

The Transport and General  
Workers Union  
Transport House  
128 Theobold's Road  
London

WC1X 8TN

Tel: 0207 611 2500

Fax: 0207 611 2555

E-mail: [pgwu@tgwu.org.uk](mailto:pgwu@tgwu.org.uk)

### **Lorry Drivers**

Lorry Drivers employed whole time as such shall be paid the craft basic rate irrespective of the gross weight of the vehicle driven. The rate for lorry drivers required to hold a HGV Class C Licence and Class C and E Licence is still under negotiation.

**NOTE:** This clause does not apply in Scotland.

	<b>£</b>
<b>Craft Operative</b>	284.70

## 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

**Effective from 2 December 2002**

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)

### Rate per hour 02/12/2002 £

#### Operatives

Technical Plumber and Gas Service Technician	10.70
Advanced Plumber and Gas Service Engineer	9.63
Trained plumber and Gas Service Fitter	8.25

#### Apprentices (see Note below)\*

1st year of Training	4.01
2nd year of Training	4.59
3rd year of Training	5.18
3rd year of Training with NVQ Level 2	6.30
4th year of Training	6.37
4th year of Training with NVQ Level 2	7.24
4th year of Training with NVQ Level 3	8.00

#### Adult Trainees

1st 6 months of Employment	6.45
2nd 6 months of Employment	6.91
3rd 6 months of Employment	7.21

\* **Note:** Where Apprentices have achieved NVQs, the appropriate rate is payable from the date of attainment except that it shall not be any earlier than the commencement of the promulgated year of Training in which it applies.

Authorised rates of wages agreed by the Joint Industry Board for the Plumbing Industry in Scotland and Northern Ireland.

**Effective from 7 April 2003**

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

		<b>Rate per hour 07/04/2002 £</b>
<b>Operatives Plumbers &amp; Gas Service Operatives</b>		
Plumber and Gas Service Fitter		8.63
Advanced Plumber and Gas Service Engineer		9.65
Technician Plumber and Gas Service Technician		10.77
Plumbing Labourer		7.61
<b>Apprentice Plumbers and Fitters</b>		
1 <sup>st</sup> Year Apprentice		2.47
2 <sup>nd</sup> Year Apprentice		3.64
3 <sup>rd</sup> Year Apprentice		4.44
4 <sup>th</sup> Year Apprentice		5.73
<b>Adult Trainees</b>		
Year 2	1 <sup>st</sup> 6 months	4.33
	2 <sup>nd</sup> 6 months	5.21
Year 3	1 <sup>st</sup> 6 months	6.46
	2 <sup>nd</sup> 6 months	7.34

## PART III

# Prices for Measured Works

This part of the book contains the following sections:

Prices for Measured Works—Major Works, *page*

Prices for Measured Works—Minor Works, *page*

# 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 £1,300,000 (excluding 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 sub-letting of all types of work normally sub-let. Adjustments should be made to standard rates for time, location, local conditions, site constraints and any other factors likely to affect costs of a specific scheme.

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

As explained in more detail later the prices are generally based on wage rates which came into force on 24 June 2002, material costs as stated, and include an allowance of 2% for profit and 5½% for overheads. They do not allow for preliminary items which are dealt with under a separate heading (see page 105) 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 sub-let although it has not been possible to provide this in all instances.

As explained in the Preface, there is a facility available to readers which enables a comparison to be made between the level of prices in this section and current tenders by means of a tender index. The tender index for this Major Works section of Spon’s is 435 (as shown on the front cover) which equates to our forecast tender price index of 435 for the outer London region for the first quarter of 2004.

To adjust prices for other regions/times, the reader is recommended to refer to the explanations and examples on how to apply these tender indices, given on page 780.

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

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



## LABOUR HOURS AND LABOUR £ COLUMNS

“Labour rates” are based upon typical gang costs divided by the number of primary working operatives for the trade concerned, and for general building work include an allowance for trade supervision (see below). “Labour hours” multiplied by “Labour rate” with the appropriate addition for overhead charges and profit (currently zero) 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 2003 guaranteed minimum weekly earnings in the London area for craft operatives and general operatives are £299.13 and £225.03 respectively; to these rates have been added allowances for the items below in accordance with the recommended procedure of the 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 £10.63 and £7.96 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 102 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 wks	299.13	13,250.23	225.03
Lost time allowance	0.904 wks	299.13	270.41	225.03
Non-productive overtime	5.80 wks	448.70	2,602.43	337.55
			<u>16,123.08</u>	<u>12,129.09</u>
Extra payments under				
National Working Rules	45.2 wks		-	-
Sick Pay	1 wk		-	-
CITB Allowance (0.50% of payroll)	1 year		90.96	68.43
Holiday pay	4.20 wks	356.71	1498.16	268.34
Public Holiday pay	1.60 wks	356.71	570.73	268.34
Employer’s contribution to retirement cover scheme (death and accident cover is provided free)	52.0 wks	5.00	260.00	5.00
National Insurance (average weekly payment)	48 wks	31.60	1,516.88	20.95
			<u>20,059.81</u>	<u>15,019.56</u>
Severance pay and sundry costs	Plus	1.5%	300.90	1.5%
			<u>20,360.71</u>	<u>15,244.85</u>
Employer’s Liability and Third Party Insurance	Plus	2.0%	407.21	2.0%
			<u>407.21</u>	<u>304.90</u>
<b>Total cost per annum</b>			<b><u>£20,767.92</u></b>	<b><u>£15,549.75</u></b>
<b>Total cost per hour</b>			<b><u>£10.63</u></b>	<b><u>£7.96</u></b>

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 +25%	labour rates +15%	£/hour +5%
<b>Groundwork Gang</b>						
1 Ganger	$1 \times 8.58 = 8.58$					
6 Labourers	$6 \times 7.96 = 47.76$					
	56.34	$\div 6.5 =$	8.67	10.88	10.00	9.11
<b>Concreting gang</b>						
1 Foreman	$1 \times 11.25 = 11.25$					
4 Skilled Labourers	$4 \times 8.58 = 34.32$					
	45.57	$\div 4.5 =$	10.13	12.70	11.67	10.64
<b>Steelfixing Gang</b>						
1 Foreman	$1 \times 11.25 = 11.25$					
4 Steelfixers	$4 \times 10.63 = 42.52$					
	53.77	$\div 4.5 =$	11.95	14.98	13.77	12.56
<b>Formwork Gang</b>						
1 Foreman	$1 \times 11.25 = 11.25$					
10 Carpenters	$10 \times 10.63 = 106.30$					
1 Labourer	$1 \times 7.96 = 7.96$					
	125.51	$\div 10.5 =$	11.95	14.99	13.78	12.56
<b>Bricklaying/Lightweight Blockwork Gang</b>						
1 Foreman	$1 \times 11.25 = 11.25$					
6 Bricklayers	$6 \times 10.63 = 63.78$					
4 Labourers	$4 \times 7.96 = 31.84$					
	106.87	$\div 6.5 =$	16.44	20.62	18.95	17.28
<b>Dense Blockwork Gang</b>						
1 Foreman	$1 \times 11.25 = 11.25$					
6 Bricklayers	$6 \times 10.63 = 63.78$					
6 Labourers	$6 \times 7.96 = 47.76$					
	122.79	$\div 6.5 =$	18.89	23.70	21.78	19.86
<b>Carpentry/Joinery Gang</b>						
1 Foreman	$1 \times 11.25 = 11.25$					
5 Carpenters	$5 \times 10.63 = 53.15$					
1 Labourer	$1 \times 7.96 = 7.96$					
	72.36	$\div 5.5 =$	13.16	16.50	15.16	13.83
<b>Craft Operative (Painter, Wall and Floor Tiler, Slater)</b>						
1 and 1 Gang	$1 \times 10.63 = 10.63$	$\div 1 =$	10.63	13.33	12.25	11.17
1 Craft Operative	$1 \times 10.63 = 10.63$					
1 Skilled Labourer	$1 \times 8.58 = 8.58$					
	19.21	$\div 1 =$	19.21	24.09	22.14	20.19
2 and 1 Gang						
2 Craft Operatives	$2 \times 10.63 = 21.26$					
1 Skilled Labourer	$1 \times 8.58 = 8.58$					
	29.84	$\div 2 =$	14.92	18.71	17.20	15.68
<b>Small Labouring Gang (making good)</b>						
1 Foreman	$1 \times 11.25 = 11.25$					
4 Skilled Labourers	$4 \times 8.58 = 34.32$					
	45.57	$\div 4.5 =$	10.13	12.70	11.67	10.64
Drain Laying Gang/Clayware 2 Skilled Labourers	$2 \times 8.58 = 17.16$	$\div 2 =$	8.58	10.76	9.89	9.02

**Sub-Contractor's operatives**

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

**Plumbing operatives**

From 2 December 2002 the hourly earnings for technical and trained plumbers are £10.70 and £8.25, 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 £13.20. 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 1695.00 hours worked per year.

		Technical Plumber		Trained Plumber	
		£	£	£	£
Wages at standard basic rate					
productive time	1695.0hrs	10.70	18,136.50	8.25	13,983.75
Overtime (paid at standard basic rate)		10.70	2,418.20	8.25	1,864.50
Overtime	226.0hrs	16.05	0.00	12.38	0.00
	0.0hrs				
Plumber's welding supplement (gas and arc)	1921.0hrs	0.46	883.66		0.00
			<u>21,438.36</u>		<u>15,848.25</u>
Tool allowance—now discontinued					
Employer's contribution to holiday credit/welfare stamps (to provide for 29 days)	52.0wks	56.70	2,948.40	43.60	2,267.20
pension (6.5% of earnings)	46.2wks	34.31	1,585.12	25.49	1,177.64
Holiday top-up funding (Provided by employer)	52.0wks	0.00	0.00	0.00	0.00
National Insurance	47.0wks	46.99	2,208.53	31.77	1,493.19
			<u>28,180.41</u>		<u>20,786.28</u>
Severance pay and sundry costs	Plus	1.5%	422.71	1.5%	311.79
			<u>28,603.12</u>		<u>21,098.07</u>
Employer's Liability and Third Party Insurance	Plus	2.0%	572.06	2.0%	421.96
Total cost per annum			<u><b>£29,175.18</b></u>		<u><b>£21,520.03</b></u>
Total cost per hour			<u><b>£15.19</b></u>		<u><b>£11.20</b></u>
Average all-in rate per hour				<u><b>£13.20</b></u>	

### 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 maximum 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 some materials, discounts of 30% to 40% may be obtainable, 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 zero) for overhead charges and profit for the unit of work concerned. Alternative material prices are given at the beginning of many sections, by means of which alternative “Total rate £” prices may be calculated. All material prices quoted are exclusive of Value Added Tax.

### MATERIAL PLANT £ 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 Material/Plant £ 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	21.52
Excavator (JCB 3C–0.24 m <sup>3</sup> bucket)	Driver	16.59
Excavator (JCB 3C off centre–0.24 m <sup>3</sup> bucket)	Driver	19.51
Excavator (Hitachi EX120–0.53 m <sup>3</sup> bucket)	Driver	22.42
Dumper (2.30 m <sup>3</sup> )	Driver	15.59
Two tool portable compressor (125 cfm)		
per breaking tool		2.12
per punner foot and stem rammer		1.70
Roller		
Bomag BW75S–pedestrian double drum		3.08
Bomag BW120AD–tandem		6.68
5/3.50 cement mixer		1.17
Kango heavy duty breaker		0.91
Power float		1.97
Light percussion drill		0.48
* 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 12% should be added to all prices for measured work to arrive at total cost.

## 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 time-related costs which derive from the contractor’s expected method of carrying out the work, e.g. bringing plant to and from site, providing temporary works and supervision.

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

The opportunity for Tenderers to price fixed and time-related items in A30–A37, A40–A44 and A51–A52 have 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 there to 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 usually priced in detail in tenders.

An example in pricing “Preliminaries” follows, and this assumes the form of contract used is the Standard Form of Building Contract 1998 Edition and the value, excluding “Preliminaries”, is £1 300 000. The contract is estimated to take 80 weeks to complete and the value is built up as follows:

	£
Labour value	465000
Material value	395000
Provisional sums and all Sub-Contractors	440000
	£1300000

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

## A PRELIMINARIES/GENERAL CONDITIONS

**Preliminary particulars**

**A10 Project particulars**—Not priced

**A11 Drawings**—Not priced

**A12 The Site/Existing buildings**—Generally not priced

The reference to existing buildings relates only to those buildings which could have an influence on cost. This could arise from their close proximity making access difficult, their heights relative to the possible use of tower cranes or the fragility of, for example, an historic building necessitating special care.

**A13 Description of the work**—Generally not priced

**A20 The Contract/Sub-contract**

(The Standard Form of Building Contract 1998 Edition is assumed)

Clause no

1. **Interpretation, definitions, etc.**—Not priced

2. **Contractor's obligations**—Not priced

3. **Contract Sum—adjustment—Interim certificates**—Not priced

4. **Architect's Instructions**—Not priced

5. **Contract documents—other documents—issue of certificates** 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.

6. **Statutory obligations, notices, fees and charges**—Not priced. Unless the Contractor is specifically instructed to allow for these items.

7. **Level and setting out of the works**—Not priced

8. **Materials, goods and workmanship to conform to description, testing and inspection**—Not priced

9. **Royalties and patent rights**—Not priced

**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.

**10. Person-in-charge**

Under this heading are usually priced any staff that will be required on site. The staff required will vary considerably according to the size, layout and complexity of the scheme, from one foreman-in-charge to a site agent, general foreman, assistants, checkers and storemen, etc. The costs included for such people should include not only their wages, but their total cost to the site including statutory payments, pension, expenses, holiday relief, overtime, etc. Part of the foreman's time, together with that of an assistant, will be spent on setting out the site. Allow, say, £2.15 per day for levels, staff, pegs and strings, plus the assistant's time if not part of the general management team. Most sites usually include for one operative to clean up generally and do odd jobs around the site.

Cost of other staff, such as buyers, and quantity surveyors, are usually part of head office overhead costs, but alternatively, may now be covered under A40 Management and staff.

A typical build-up of a foreman's costs might be:

	£
Annual salary	17,600.00
Expenses	1,500.00
Bonus—say	1,800.00
Employer's National Insurance contribution (10.4% on £19 400.00) say	2,018.00
Training levy @ 0.25% say	49.00
Pension scheme (say 6% of salary and bonus) say	1,164.00
Sundries, including Employer's Liability and Third Party (say 3.5% of salary and bonus) say	679.00
	<hr/> £24,810.00
Divide by 47 to allow for holidays: per week	527.87
Say	<hr/> £530.00

Corresponding costs for other site staff should be calculated in a similar manner, e.g.

	£
Site administration	
General foreman 80 weeks @ £530	42,400.00
Holiday relief 4 weeks @ £530	2,120.00
Assistant foreman 60 weeks @ £265	15,900.00
Storeman/checker 60 weeks @ £195	11,700.00
	<hr/> £ 72,120.00

11. **Access for Architect to the Works**—Not priced

12. **Clerk of Works**—Not priced

13. **Variations and provisional sums**—Not priced

14. **Contract Sum**—Not priced

15. **Value Added Tax—supplemental provisions**

Major changes to the VAT status of supplies of goods and services by Contractors came into effect on 1 April 1989. It is clear that on and from that date the majority of work supplied under contracts on JCT Forms will be chargeable on the Contractor at the standard rate of tax. In April 1989, the JCT issued Amendment 8 and a guidance note dealing with the amendment to VAT provisions. This involves a revision to clause 15 and the Supplemental Provisions (the VAT agreement). Although the standard rating of most supplies should reduce the amount of VAT analysing previously undertaken by contractors, he should still allow for any incidental costs and expenses which may be incurred.

16. **Materials and goods unfixed or off-site**—Not priced



**17. Practical completion and Defects Liability**

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

£1,300,000×0.25%

£3,250.00

18. **Partial possession by Employer**—Not priced

19. **Assignment and Sub-Contracts**—Not priced

19A **Fair wages**—Not priced

20. **Injury to persons and property and Employers indemnity** (See Clause no 21)

21. **Insurance against injury to persons and property**

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). However, this allowance can be included in the all-in hourly rate used in the calculation of "Prices for Measured Work" (see page 99).

Under Clause 21.2 no requirement is made upon the Contractor to insure as stated by the clause unless a provisional sum is allowed in the Contract Bills.

22. **Insurance of the works against Clause 22 Perils** 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.

Contractor's Liability—Insurance of works against fire, etc.

£

Contract value (including "Preliminaries"), say

1,475,000.00

Estimated increased costs during contract period, say 6%

88,500.00

1,563,500.00

Estimated increased costs incurred during period of reinstatement, say 3%

46,900.00

1,610,400.00

Professional fees @ 16%

257,700.00

1,868,100.00

Allow 0.1%

1,868.00

**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.

23. **Date of possession, completion and postponement**—Not priced

24. **Damages for non-completion**—Not priced

25. **Extension of time**—Not priced
26. **Loss and expense caused by matters materially affecting regular progress of the works**—Not priced
27. **Determination by Employer**—Not priced
28. **Determination by Contractor**—Not priced
29. **Works by Employer or persons employed or engaged by Employer**—Not priced
30. **Certificates and payments**—Not priced
31. **Finance (No.2) Act 1975—Statutory tax deduction scheme**—Not priced
32. **Outbreak of hostilities**—Not priced
33. **War damage**—Not priced
34. **Antiquities**—Not priced
35. **Nominated Sub-Contractors**—Not priced here. An amount should be added to the relevant PC sums, if required, for profit and a further sum for special attendance.
36. **Nominated Suppliers**—Not priced here. An amount should be added to the relevant PC sums, if required, for profit.
37. **Choice of fluctuation provisions—entry in Appendix** The amount which the Contractor may recover under the fluctuations clauses (Clause nos 38,39 and 40) will vary depending on whether the Contract is “firm”, i.e. Clause no 38 is included, or “fluctuating”, whether the traditional method of assessment is used, i.e. Clause no 39 or the formula method, i.e. Clause no 40. An allowance should be made for any shortfall in reimbursement under fluctuating contracts.
38. **Contribution Levy and Tax Fluctuations** (see Clause no 37)
39. **Labour and Materials Cost and Tax Fluctuations** (see Clause no 37)
40. **Use of Price Adjustment Formulae** (see Clause no 37) Details should include special conditions or amendments to standard conditions, the Appendix insertions and the Employer’s insurance responsibilities. Additional obligations may include the provision of a performance bond. 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 0.25 to 0.50% of the contract sum.

### **A30–A37 EMPLOYERS’ REQUIREMENTS**

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

#### **A30 Tendering/Sub-letting/Supply**

#### **A31 Provision, content and use of documents**

#### **A32 Management of the works**

#### **A33 Quality standards/control**

#### **A34 Security/Safety/Protection**

This includes noise and pollution control, maintaining adjoining buildings, public and private roads, live services, security and the protection of 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 dust-producing operations, which may necessitate the carrying out of these works outside normal working hours or using special tools and equipment. The situation is most likely to occur in built-up areas such as city centres, shopping malls etc., where the site is likely to be in close proximity to offices, commercial or residential property.

(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.

**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 necessary for satisfactory completion of the work including the installation of joinery, suspended ceilings, lift machinery, etc. is the responsibility of the contractor. The following is an example how to price a mobile office for a Clerk of Works

(a) Fixed charge	£
Haulage to and from site—say	150.00
(b) Time related charge	
Hire charge—15m <sup>2</sup> ×76 weeks @ £2.00/m <sup>2</sup>	2,280.00
Lighting, heating and attendance on office, say 76 weeks @ £25.00	1,900.00
Rates on temporary building based on £14.00/m <sup>2</sup> per annum	310.00
	4,490.00
(c) Combined charge	4,640.00

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

**A37 Operation/Maintenance of the finished building**

**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)**

NOTE: The cost of site administrative staff has previously been included against Clause 10 of the Conditions of Contract, where Readers will find an example of management and staff costs.

When required allow for the provision of a watchman or inspection by a security organization. Other general administrative staff costs, e.g. Engineering, Programming and production and Quantity Surveying could be priced as either fixed or time related charges, under this section. For the purpose of this example allow, say, 1 % of measured work value for other administrative staff costs.

## (a) Time related charge

Based on 1 % of £1,300,000—say

£13,000.00
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**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 sub-contractors' use (temporary office for a Clerk of Works is covered under obligations and restrictions imposed by the Employer).

Typical costs for jack-type offices are as follows, based upon a twelve months minimum hire period they exclude furniture which could add a further £14.00—£16.00 per week.

Size	Rate per week £
12 ft×9 ft (10.03 m <sup>2</sup> )	21.00 (£2.09/m <sup>2</sup> )
16 ft×9 ft (13.37m <sup>2</sup> )	24.00 (£1.80/m <sup>2</sup> )
24 ft×9 ft (20.06m <sup>2</sup> )	32.00 (£1.60/m <sup>2</sup> )
32 ft×12 ft (35.67 m <sup>2</sup> )	50.00 (£1.40/m <sup>2</sup> )

Typical rates for security units are as follows:

Size	Rate per week £
12 ft×8 ft (8.92m <sup>2</sup> )	21.00 (£2.35/m <sup>2</sup> )
16 ft×8 ft (11.89 m <sup>2</sup> )	25.00 (£2.10/m <sup>2</sup> )
24 ft×8 ft (17.84m <sup>2</sup> )	34.00 (£1.91/m <sup>2</sup> )
32 ft×8 ft (23.78m <sup>2</sup> )	43.00 (£1.81/m <sup>2</sup> )

The following example is for one Foreman's office and two security units.

(a) Fixed charge	£
Haulage to and from site—Foreman's Office, say	150.00
Haulage to and from site—Storage sheds, say	300.00
	450.00
(b) Time related charge	
Hire charge—Foreman's office 15 m <sup>2</sup> ×76 weeks @ £1.80/m <sup>2</sup>	2,052.00
Hire charge—Storage sheds 40 m <sup>2</sup> ×70 weeks @ £1.80/m <sup>2</sup>	5,040.00
Lighting, heating and attendance on office, 76 weeks @ £25.00	1,900.00
Rates on temporary building based on £14.00/m <sup>2</sup> per annum	1,440.00
	10,432.00
(c) Combined charge	10,884.00

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

- (i) 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 sub-stations 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:

Low voltage diesel generator	£90.00—£100.00 per week
2.20 to 10 kVA transformer	£10.00—£50.00 per week

A typical allowance, including charges, installation and fitting costs could be 1% of contract value.

Example

Lighting and power for the works

Combined charge

The fixed charge would normally represent a proportion of the following allowance applicable to connection and supply charges. The residue would be allocated to time related charges.

Dependant on the nature of the work, time of year and incidence of power operated tools

based on 1 % of £1,300,000—say

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£13,000.00

- (ii) Water for the works

Charges should properly be ascertained from the local Water Authority. If these are not readily available, an allowance of 0.33% of the value of the contract is probably adequate, providing water can be obtained directly from the mains. Failing this, each case must be dealt with on its merits. In all cases an allowance should also be made for temporary plumbing including site storage of water if required.

Useful rates for temporary plumbing include:

Piping	£5.15 per metre
Connection	£150.00
Standpipe	£55.00

Plus an allowance for barrels and hoses.

## Example

Water for the works  
Combined charge

The fixed charge would normally represent a proportion of the following allowance applicable to connection and supply charges. The residue would be allocated to time related charges.

	£
0.33% of £1,300,000	4,290.00
Temporary plumbing, say	400.00
	<hr/> £ 4,690.00 <hr/>

## (iii) Temporary telephones for the use of the Contractor

Against this item should be included the cost of installation, rental and an assessment of the cost of calls made during the contract.

installation costs	£99.00
Rental	£28.67 Initial Monthly Payment
	£14.33 Monthly Payment Thereafter
Cost of calls	For sites with one telephone allow about £22.00 per week.

## Example

Temporary telephones	£
(a) Fixed charge	
Connection charges	
line with socket outlet	99.00
external ringing device	10.00
	<hr/> 109.00 <hr/>
(b) Time related charge	
line rental—6 quarters—1 Month @ £28.67	28.67
17 Months @ £14.33	243.61
external ringing device rental—6 quarters @ £2.50	15.00
call charges—76 weeks @ £22.00	1,672.00
	<hr/> 1,959.28 <hr/>
(c) Combined charges, say	<hr/> £ 2,070.00 <hr/>

## (iv) Safety, health and welfare of workpeople

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

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

Kitchen with cooker, fridge, sink unit, water heater and basin 32 ft×10 ft jack-type	£75.00 per week
Mess room with water heater, wash basin and seating 16 ft×7 ft 6 in mobile	£40.00 per week
16 ft×9 ft jack-type	£38.00 per week
Welfare unit with drying rack, lockers, tables, seating, cooker, heater, sink and basin 22 ft×7 ft 6 in mobile	£55.00 per week
Toilets (mains type)	
One pan unit	£15.00 per week
Two pan unit mobile	£40.00 per week
Four pan unit jack-type	£50.00 per 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 £ 3.65 per week

A general provision to comply with the above code is often 0.50 to 0.75% 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 0.66% of £1,300,000—say £ 8,580.00

(v) 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 “bins” 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 “bins”—approx. £25.00 each

A general allowance of 0.20% 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 0.2% of £1,300,000—say £ 2,600.00

## (vi) Drying the works

Use or otherwise of an installed heating system will probably determine the value to be placed against this item. Dependant upon the time of year, say allow 0.1 % to 0.2% of the contract value to cover this item.

Example

Drying of the works

Combined charge

Generally this cost is likely to be related to a fixed charge only

Based on 0.1% of £1,300,000—say

£ 1,300.00

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## (vii) 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.

## (viii) Small plant and tools

Small plant and hand tools are usually assessed as between 0.5% and 1.5% of total labour value.

Combined charge

Based on 1 % of labour cost of £465,000—say

£4,650.00

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## (ix) General attendance on nominated sub-contractors

In the past this item was located after each PC sum. Under SMM7 it is intended that two composite items (one for fixed charges and the other for time related charges) should be provided in the preliminaries bill for general attendance on all nominated sub-contractors.

**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.

## (i) Plant

Quite often, the Contractors own plant and plant employed by sub-contractors 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, these tend to be used by a variety of trades. An example of such an item might be:



## Example

Tower crane—static 30 m radius—4/5 tonne max. load

(a) Fixed charge	£
Haulage of crane to and from site, erection, testing, commissioning & dismantling—say	5,000.00
(b) Time related charge	
Hire of crane, say 30 weeks @ 600.00	18,000.00
electricity fuel and oil—say	5,000.00
operator 30 weeks×40 hours @ £10.00	12,000.00
	<u>35,000.00</u>
(c) Combined charge, say	<u>£ 40,000.00</u>

For the purpose of this example in pricing of Preliminaries, the Editors have assumed that the costs of the above tower crane are included in with “Measured Rates” items and have not therefore carried this total to the Sample Summary.

## (ii) Personnel transport

The labour rates per hour on which “Prices for Measured Work” have been based do not cover travel and lodging allowances which must be assessed according to the appropriate working rule agreement.

## Example

## Personnel transport

Assuming all labour can be found within the London region, the labour value of £465 000 represents approximately 2050 man weeks. Assume each man receives an allowance of £1.54 per day or £7.70 per week of five days.

## Combined/time related charge

2050 man weeks @ £7.70	<u>£ 15,785.00</u>
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**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 Clause 39 or 40 is incorporated there is no allowance for fluctuations in respect of plant and temporary works and in such instances allowances must be made for any increases likely to occur over the contract period.

Examples of build-ups/allowances for some items are provided below:

## (i) Temporary roads, hardstandings, 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:

Removal of topsoil and provision of a 225 mm thick stone/hardcore base blinded with ashes as a temporary roadway 3.50 m wide and subsequent reinstatement:

on level ground	£22.00 per metre
on sloping ground (including 1 m of cut or fill)	£27.50 per metre
Removal of topsoil and provision of 225 mm thick stone/hardcore base blinded with ashes as a temporary hardstanding	£6.45 per m <sup>2</sup>

Provision of “Aluminium Trakway”; Eve Trakway or equal and approved; portable road system laid directly onto existing surface or onto compacted removable granular base to protect existing surface (Note: most systems are based on a weekly hire charge and laid and removed by the supplier):

Heavy Duty Trakpanel (3.00 m×2.50 m)	£3.93 per m <sup>2</sup> /per week
Delivery charge for Trakpanel	£1.83 per m <sup>2</sup>
Outrigger mats for use in conjunction with Heavy Duty Trakpanel—per set of 4 mats	£80.00 per set/per week
Single Trak Roadway (3.90 m×1.22 m)	£2.53 per m <sup>2</sup> /per week
LD20 Eveolution—Light Duty Trakway (roll out system—minimum delivery 75 m)	£4.60 per m <sup>2</sup> /per first week
	£1.50 per m <sup>2</sup> /per week thereafter
Terraplas Walkways (turf protection system)—per section (1.00 m×1.00 m)	£5.00 per m <sup>2</sup> /per week

NOTE: Any allowance for special hardcore hardstandings for piling Sub-Contractors is usually priced against the “special attendance” clause after the relevant Prime Cost sum.

## (ii) Scaffolding

The General Contractor’s standing scaffolding is usually undertaken by specialist Sub-Contractors who will submit quotations based on the specific requirements of the works. It is not possible to give rates here for the various types of scaffolding that may be required but for the purposes of this section it is assumed that the cost of supplying, erecting, maintaining and subsequently dismantling the scaffolding required would amount to £10,000.00 inclusive of overheads and profit.

(iii) 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×100 mm sawn softwood studding, rails and posts, including later dismantling

undecorated	£55.00/m (£23.90/m <sup>2</sup> )
decorated one side	£61.50/m (£26.75/m <sup>2</sup> )
Pair of gates for hoarding	extra £225.00 per pair
Cleft Chestnut fencing 1.20 m high including dismantling	£6.75/m
Morarflex "T-Plus" scaffold sheeting	£3.25/m <sup>2</sup>

Example

Temporary hoarding

Combined fixed charge

Decorated plywood hoarding

100m @ £61.50

extra for one pair of gates

£

6,150.00

225.00

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£6,375.00

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(iv) 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.

#### **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 in the same way as works by nominated sub-contractors.

#### **A51 Nominated sub-contractors**

This section governs how nominated sub-contractors should be covered in the bills of quantities for main contracts. Bills of quantities used for inviting tenders from potential nominated sub-contractors should be drawn up in accordance with SMM7 as a whole as if the work was main contractor's work. This means, for example, that bills issued to potential nominated sub-contractors should include preliminaries and be accompanied by the drawings.

As much information as possible should be given in respect of nominated sub-contractors' work in order that tenderers can make due allowance when assessing the overall programme and establishing the contract period if not already laid down. A simple list of the component elements of the work might not be sufficient, but a list describing in addition the extent and possible value of each element would be more helpful. The location of the main plant, e.g. whether in the basement or on the roof, would clearly have a bearing on tenderers' programmes. It would be good practice to seek programme information when obtaining estimates from sub-contractors so that this can be incorporated in the bills of quantities for the benefit of tenderers.

A percentage should be added for the main contractor's profit together with items for fixed and time related charges for special attendances required by nominated sub-contractors. Special attendances to include scaffolding (additional to the Contractor's standing scaffolding), access roads, hardstandings, positioning (including unloading, distributing, hoisting or placing in position items of significant weight or size), storage, power, temperature and humidity etc.

**A52 Nominated suppliers**

Goods and materials which are required to be obtained from a nominated supplier shall be given as a prime cost sum to which should be added, if required, a percentage for profit.

**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**

One of the more significant revisions in SMM7 is the requirement to identify provisional sums as being for either defined or undefined work.

The new 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

Item		£
A20.10	Site administration	72,120.00
A20.17	Defects after completion	3,250.00
A20.22	Insurance of the works against fire, etc.	1,868.00
A36	Clerk of Work's Office	4,640.00
A40	Additional management and staff	13,000.00
A41	Contractor's accommodation	10,884.00
A42(i)	Lighting and power for the works	13,000.00
A42(ii)	Water for the works	4,690.00
A42(iii)	Temporary telephones	1,850.00
A42(iv)	Safety, health and welfare	8,580.00
A42(v)	Removing rubbish, etc., and cleaning	2,600.00
A42(vi)	Drying the works	1,300.00
A42(viii)	Small plant and tools	4,650.00
A43(ii)	Personnel transport	15,785.00
A44(ii)	Scaffolding	10,000.00
A44(iii)	Temporary hoarding	6,375.00
<b>TOTAL £</b>		<b>174,592.00</b>

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.

Preliminaries as a percentage of a total contract will vary considerably according to each scheme and each Contractors' estimating practice. The value of the Preliminaries items in the above example represents approximately a 13% addition to the value of measured work. Current trends are for Preliminaries to vary from 11 to 13% on tenders. For the purposes of an estimate based on the "Prices for Measured Works—Major Works" section in the current edition of Spon's the authors recommend that a 11% addition for preliminaries be applied.

### NEW ITEMS

The One Hundred and Twenty-Ninth edition of Spon's Architects' and Builders' Price Book introduces a number of new items into the Measured Works sections. The items have been designed to compliment the existing updated information that makes Spon's the most detailed, professionally relevant source of construction price data. Pages 121 to 123 separately detail the new items introduced into the Major Works, which have been reproduced in their appropriate trade sections also. Where appropriate the items have been introduced into the Minor Works within their appropriate trade sections.

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F MASONRY</b>						
<b>F10 BRICK/BLOCK WALLING</b>						
<b>Facing tile bricks; Ibstock "Tilebrick" or other equal and approved; in gauged mortar (1:1:6)</b>						
Walls						
facework one side; half brick thick; stretcher bond	–	0.87	17.72	55.46	m <sup>2</sup>	<b>73.18</b>
Extra over facing tile bricks for						
fair ends; 79 mm long	–	0.28	5.70	17.62	m	<b>23.32</b>
fair ends; 163 mm long	–	0.28	5.70	19.28	m	<b>24.98</b>
fair ends; 247 mm long	–	0.28	5.70	25.07	m	<b>30.77</b>
90° internal returns	–	0.28	5.70	48.31	m	<b>54.02</b>
<b>"Fireborn" terracotta blocks or other equal and approved; Ibstock 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	45.00	0.33	7.73	47.93	m <sup>2</sup>	<b>55.65</b>
102.50 mm thick; stack bond	45.00	0.35	8.19	47.89	m <sup>2</sup>	<b>56.08</b>
<b>H CLADDING/COVERING</b>						
<b>H11 CURTAIN WALLING</b>						
<b>Curtain walling; Senior Aluminium System SMR 900 System or equal and approved</b>						
Curtain walling; polyester powder coated Aluminium framing; single glazed with 6 mm Clear toughened glass flat; drilling and screwing; to metal	–	–	–	–	m <sup>2</sup>	<b>232.00</b>
Curtain walling; polyester powder coated Aluminium framing; double glazed with 6 mm Clear toughened glass outer pane and 6.40 mm Laminated inner pane flat; drilling and screwing; to metal	–	–	–	–	m <sup>2</sup>	<b>275.00</b>
<b>H21 TIMBERWEATHERBOARDING</b>						
<b>Prodema Lignum weatherboarding; Eurocom Enterprise Ltd or equal and approved; 8 mm thick; including secondary supports</b>						
Walls						
over 300 mm wide; fixing with screws; to timber	–	1.30	19.33	68.22	m <sup>2</sup>	<b>87.55</b>
over 300 mm wide; fixing with adhesive; to timber	–	1.45	21.56	72.72	m <sup>2</sup>	<b>94.28</b>
over 300 mm wide; fixing with rivets; to aluminium	–	1.35	20.07	77.68	m <sup>2</sup>	<b>97.75</b>
over 300 mm wide; fixing with adhesive; to aluminium	–	1.50	22.30	84.40	m <sup>2</sup>	<b>106.70</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Prodema Lignum weatherboarding; Eurocom Enterprise Ltd or equal and approved; 8 mm thick; including adjustable grid support</b>						
Walls						
over 300 mm wide; fixing with rivets; to aluminium	–	1.55	23.04	92.30	m <sup>2</sup>	<b>115.34</b>
over 300 mm wide; fixing with adhesive; to aluminium	–	1.50	22.30	96.15	m <sup>2</sup>	<b>118.45</b>
over 300 mm wide; secret fixing; to aluminium	–	2.20	32.71	115.79	m <sup>2</sup>	<b>148.50</b>
<b>H31 METAL PROFILED/FLAT SHEET CLADDING/COVERING/SIDING</b>						
<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 vertical	–	–	–	–	m <sup>2</sup>	<b>68.10</b>
<b>H53 CLAY SLAB CLADDING/FEATURES</b>						
<b>Terracotta cladding and panels; LockClad or equal and approved; 240 mm×390 mm× 14½ mm thick terracotta panels; including horizontal rails, clips and vertical spacers, insulation, structural liner trays and fixings</b>						
Walls						
over 300 mm wide	–	–	–	–	m <sup>2</sup>	<b>208.41</b>
<b>J WATERPROOFING</b>						
<b>J42 SINGLE LAYER PLASTICS ROOF COVERINGS</b>						
<b>Single layer plastics roofing; Sarnafil Ltd or equal and approved; Sarnafil G410–12ELF membrane top layer, fixing with adhesive; SarnaTherm CFC and HCFC insulation Board; vapour control layer</b>						
Roof coverings flat; to timber	–	–	–	–	m <sup>2</sup>	<b>35.59</b>
Extra over for Sarnatred walkway tiles	–	–	–	–	m <sup>2</sup>	<b>15.79</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K LININGS/SHEATHING/DRY PARTITIONING</b>						
<b>K 10 PLASTERBOARD DRY LINING/ PARTITIONS/CEILINGS</b>						
<b>Lafarge plasterboard to BS 1230; fixing with screws; joints filled with joint filler and joint tape to receive direct decoration; to softwood Megadeco wallboard</b>						
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	0.97	15.12	10.39	m	<b>25.51</b>
wall height 2.70 m–3.00 m	–	1.11	17.32	11.55	m	<b>28.87</b>
wall height 3.00 m–3.30 m	–	1.25	19.52	12.71	m	<b>32.23</b>
wall height 3.30 m–3.60 m	–	1.43	22.31	13.86	m	<b>36.17</b>
12.50 mm board to ceilings over 300 mm wide	–	0.41	6.33	3.85	m <sup>2</sup>	<b>10.18</b>
<b>L WINDOWS/DOORS/STAIRS</b>						
<b>L20 DOORS/SHUTTERS/HATCHES</b>						
<b>Sliding/folding partitions; Alco Beldan Ltd or equal and approved</b>						
Sliding/folding partitions ref. NW100 Moveable Wall; 5000 mm (wide)× 2495 mm (high); comprising 4 nr. 954 mm (wide) standard panels and 1 nr. 954 mm (wide) telescopic panel; sealing; fixing	–	–	–	–	nr	<b>8300.00</b>
<b>L30 STAIRS/WALKWAYS/BALUSTRADES</b>						
<b>Flooring, balustrades and handrails; mild steel</b>						
Balustrades; welded construction; 1070 mm high; galvanized; 50 mm×50 mm×3.20 mm rhs top rail; 38 mm×13 mm bottom rail, 50 mm×50 mm× 3.20 mm rhs standards at 1830 mm centres with base plate drilled and bolted to concrete; 13 mm ×13 mm balusters at 1 02 mm centres	–	–	–	–	m	<b>120.93</b>
Balustrades; welded construction; 1300 mm high; galvanized; 45 mm diameter stainless steel top rail; 45 mm diameter bottom rail; 50 mm×50 mm× 3.20 mm rhs standards at 1800 mm centres with fixing lugs, base plate drilled and bolted to concrete; pressed grating Type ‘R’ infill panels, Arco Gratings or equal and approved					m	<b>195.00</b>



## D GROUNDWORKS

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<b>D GROUNDWORKS</b>						
<b>D20 EXCAVATING AND FILLING</b>						
<b>NOTE:</b> Prices are applicable to excavation in firm soil. Multiplying factors for other soils are as follows:						
<b>Mechanical Hand</b>						
Clay×2.00×1.20						
Compact gravel×3.00×1.50						
Soft chalk×4.00×2.00						
Hard rock×5.00×6.00						
Running sand or silt×6.00×2.00						
<b>Site preparation</b>						
Removing trees						
girth 600 mm–1.50 m	–	18.50	172.42	–	nr	<b>172.42</b>
girth 1.50–3.00 m	–	32.50	302.91	–	nr	<b>302.91</b>
girth exceeding 3.00 m	–	46.50	433.39	–	nr	<b>433.39</b>
Removing tree stumps						
girth 600 mm–1.50 m	–	0.93	8.67	38.84	nr	<b>47.50</b>
girth 1.50–3.00 m	–	0.93	8.67	56.62	nr	<b>65.29</b>
girth exceeding 3.00 m	–	0.93	8.67	77.77	nr	<b>86.44</b>
Clearing site vegetation						
bushes, scrub, undergrowth, hedges and trees and tree stumps not exceeding 600 mm girth	–	0.03	0.28	–	m <sup>2</sup>	<b>0.28</b>
Lifting turf for preservation stacking	–	0.32	2.98	–	m <sup>2</sup>	<b>2.98</b>
<b>Excavating; by machine</b>						
Topsoil for preservation average depth 150 mm						
add or deduct for each 25 mm variation in average depth	–	0.02	0.19	1.08	m <sup>2</sup>	<b>1.27</b>
	–	0.01	0.09	0.25	m <sup>2</sup>	<b>0.34</b>
To reduce levels						
maximum depth not exceeding 0.25 m	–	0.05	0.47	1.42	m <sup>3</sup>	<b>1.88</b>
maximum depth not exceeding 1.00 m	–	0.03	0.28	1.00	m <sup>3</sup>	<b>1.28</b>
maximum depth not exceeding 2.00 m	–	0.05	0.47	1.42	m <sup>3</sup>	<b>1.88</b>
maximum depth not exceeding 4.00 m	–	0.07	0.65	1.75	m <sup>3</sup>	<b>2.40</b>
Basements and the like; commencing level exceeding 0.25 m below existing ground level						
maximum depth not exceeding 1.00 m	–	0.07	0.65	1.29	m <sup>3</sup>	<b>1.94</b>
maximum depth not exceeding 2.00 m	–	0.05	0.47	0.99	m <sup>3</sup>	<b>1.46</b>
maximum depth not exceeding 4.00 m	–	0.07	0.65	1.29	m <sup>3</sup>	<b>1.94</b>
maximum depth not exceeding 6.00 m	–	0.09	0.84	1.68	m <sup>3</sup>	<b>2.52</b>
maximum depth not exceeding 8.00 m	–	0.12	1.12	1.98	m <sup>3</sup>	<b>3.10</b>
Pits						
maximum depth not exceeding 0.25 m	–	0.31	2.89	5.25	m <sup>3</sup>	<b>8.14</b>
maximum depth not exceeding 1.00 m	–	0.33	3.08	4.66	m <sup>3</sup>	<b>7.73</b>
maximum depth not exceeding 2.00 m	–	0.39	3.63	5.25	m <sup>3</sup>	<b>8.89</b>
maximum depth not exceeding 4.00 m	–	0.47	4.38	5.95	m <sup>3</sup>	<b>10.33</b>
maximum depth not exceeding 6.00 m	–	0.49	4.57	6.24	m <sup>3</sup>	<b>10.81</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
Extra over pit excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.03	0.28	0.69	m <sup>3</sup>	<b>0.97</b>
2.00 m below	–	0.05	0.47	0.99	m <sup>3</sup>	<b>1.46</b>
3.00 m below	–	0.06	0.56	1.29	m <sup>3</sup>	<b>1.85</b>
4.00 m below	–	0.09	0.84	1.68	m <sup>3</sup>	<b>2.52</b>
Trenches; width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	0.26	2.42	4.26	m <sup>3</sup>	<b>6.68</b>
maximum depth not exceeding 1.00 m	–	0.28	2.61	3.67	m <sup>3</sup>	<b>6.28</b>
maximum depth not exceeding 2.00 m	–	0.33	3.08	4.26	m <sup>3</sup>	<b>7.34</b>
maximum depth not exceeding 4.00 m	–	0.40	3.73	5.25	m <sup>3</sup>	<b>8.98</b>
maximum depth not exceeding 6.00 m	–	0.46	4.29	6.24	m <sup>3</sup>	<b>10.53</b>
Trenches; width exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	0.23	2.14	3.96	m <sup>3</sup>	<b>6.11</b>
maximum depth not exceeding 1.00 m	–	0.25	2.33	3.27	m <sup>3</sup>	<b>5.60</b>
maximum depth not exceeding 2.00 m	–	0.30	2.80	3.96	m <sup>3</sup>	<b>6.76</b>
maximum depth not exceeding 4.00 m	–	0.35	3.26	4.66	m <sup>3</sup>	<b>7.92</b>
maximum depth not exceeding 6.00 m	–	0.43	4.01	5.95	m <sup>3</sup>	<b>9.95</b>
Extra over trench excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.03	0.28	0.69	m <sup>3</sup>	<b>0.97</b>
2.00 m below	–	0.05	0.47	0.99	m <sup>3</sup>	<b>1.46</b>
3.00 m below	–	0.06	0.56	1.29	m <sup>3</sup>	<b>1.85</b>
4.00 m below	–	0.09	0.84	1.68	m <sup>3</sup>	<b>2.52</b>
For pile caps and ground beams between piles						
maximum depth not exceeding 0.25 m	–	0.39	3.63	6.94	m <sup>3</sup>	<b>10.57</b>
maximum depth not exceeding 1.00 m	–	0.35	3.26	6.24	m <sup>3</sup>	<b>9.51</b>
maximum depth not exceeding 2.00 m	–	0.39	3.63	6.94	m <sup>3</sup>	<b>10.57</b>
To bench sloping ground to receive filling						
maximum depth not exceeding 0.25 m	–	0.09	0.84	1.68	m <sup>3</sup>	<b>2.52</b>
maximum depth not exceeding 1.00 m	–	0.07	0.65	1.98	m <sup>3</sup>	<b>2.63</b>
maximum depth not exceeding 2.00 m	–	0.09	0.84	1.68	m <sup>3</sup>	<b>2.52</b>
Extra over any types of excavating irrespective of depth						
excavating below ground water level	–	0.13	1.21	2.28	m <sup>3</sup>	<b>3.49</b>
next existing services	–	2.55	23.77	1.29	m <sup>3</sup>	<b>25.05</b>
around existing services crossing excavation	–	5.80	54.06	3.67	m <sup>3</sup>	<b>57.72</b>
Extra over any types of excavating irrespective of depth for breaking out existing materials						
rock	–	2.95	27.49	13.74	m <sup>3</sup>	<b>41.23</b>
concrete	–	2.55	23.77	9.90	m <sup>3</sup>	<b>33.67</b>
reinforced concrete	–	3.60	33.55	14.73	m <sup>3</sup>	<b>48.28</b>
brickwork, blockwork or stonework	–	1.85	17.24	7.49	m <sup>3</sup>	<b>24.73</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	1.77	0.51	m <sup>2</sup>	<b>2.28</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 150 mm thick						
concrete	–	0.39	3.63	1.58	m <sup>2</sup>	<b>5.21</b>
reinforced concrete	–	0.58	5.41	2.12	m <sup>2</sup>	<b>7.52</b>
coated macadam or asphalt and hardcore	–	0.26	2.42	0.55	m <sup>2</sup>	<b>2.97</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
Working space allowance to excavations reduce levels, basement and the like	–	0.07	0.65	1.29	m <sup>2</sup>	<b>1.94</b>
pits	–	0.19	1.77	3.67	m <sup>2</sup>	<b>5.44</b>
trenches	–	0.18	1.68	3.27	m <sup>2</sup>	<b>4.95</b>
pile caps and ground beams between piles	–	0.20	1.86	3.67	m <sup>2</sup>	<b>5.53</b>
Extra over excavating for working space for backfilling in with special materials						
hardcore	–	0.13	1.21	15.17	m <sup>2</sup>	<b>16.38</b>
sand	–	0.13	1.21	16.83	m <sup>2</sup>	<b>18.04</b>
40 mm–20 mm gravel	–	0.13	1.21	19.84	m <sup>2</sup>	<b>21.05</b>
plain in situ ready mixed designated concrete C7.5–40 mm aggregate	–	0.93	10.13	43.78	m <sup>2</sup>	<b>53.91</b>
<b>Excavating; by hand</b>						
Topsoil for preservation						
average depth 150 mm	–	0.23	2.14	–	m <sup>2</sup>	<b>2.14</b>
add or deduct for each 25 mm variation in average depth	–	0.03	0.28	–	m <sup>2</sup>	<b>0.28</b>
To reduce levels						
maximum depth not exceeding 0.25 m	–	1.44	13.42	–	m <sup>3</sup>	<b>13.42</b>
maximum depth not exceeding 1.00 m	–	1.63	15.19	–	m <sup>3</sup>	<b>15.19</b>
maximum depth not exceeding 2.00 m	–	1.80	16.78	–	m <sup>3</sup>	<b>16.78</b>
maximum depth not exceeding 4.00 m	–	1.99	18.55	–	m <sup>3</sup>	<b>18.55</b>
Basements and the like; commencing level exceeding 0.25 m below existing ground level						
maximum depth not exceeding 1.00 m	–	1.90	17.71	–	m <sup>3</sup>	<b>17.71</b>
maximum depth not exceeding 2.00 m	–	2.04	19.01	–	m <sup>3</sup>	<b>19.01</b>
maximum depth not exceeding 4.00 m	–	2.73	25.44	–	m <sup>3</sup>	<b>25.44</b>
maximum depth not exceeding 6.00 m	–	3.33	31.04	–	m <sup>3</sup>	<b>31.04</b>
maximum depth not exceeding 8.00 m	–	4.02	37.47	–	m <sup>3</sup>	<b>37.47</b>
Pits						
maximum depth not exceeding 0.25 m	–	2.13	19.85	–	m <sup>3</sup>	<b>19.85</b>
maximum depth not exceeding 1.00 m	–	2.75	25.63	–	m <sup>3</sup>	<b>25.63</b>
maximum depth not exceeding 2.00 m	–	3.30	30.76	–	m <sup>3</sup>	<b>30.76</b>
maximum depth not exceeding 4.00 m	–	4.18	38.96	–	m <sup>3</sup>	<b>38.96</b>
maximum depth not exceeding 6.00 m	–	5.17	48.19	–	m <sup>3</sup>	<b>48.19</b>
Extra over pit excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.42	3.91	–	m <sup>3</sup>	<b>3.91</b>
2.00 m below	–	0.88	8.20	–	m <sup>3</sup>	<b>8.20</b>
3.00 m below	–	1.30	12.12	–	m <sup>3</sup>	<b>12.12</b>
4.00 m below	–	1.71	15.94	–	m <sup>3</sup>	<b>15.94</b>
Trenches; width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	1.85	17.24	–	m <sup>3</sup>	<b>17.24</b>
maximum depth not exceeding 1.00 m	–	2.76	25.72	–	m <sup>3</sup>	<b>25.72</b>
maximum depth not exceeding 2.00 m	–	3.24	30.20	–	m <sup>3</sup>	<b>30.20</b>
maximum depth not exceeding 4.00 m	–	3.96	36.91	–	m <sup>3</sup>	<b>36.91</b>
maximum depth not exceeding 6.00 m	–	5.10	47.53	–	m <sup>3</sup>	<b>47.53</b>
Trenches; width exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	1.80	16.78	–	m <sup>3</sup>	<b>16.78</b>
maximum depth not exceeding 1.00 m	–	2.46	22.93	–	m <sup>3</sup>	<b>22.93</b>
maximum depth not exceeding 2.00 m	–	2.88	26.84	–	m <sup>3</sup>	<b>26.84</b>
maximum depth not exceeding 4.00 m	–	3.66	34.11	–	m <sup>3</sup>	<b>34.11</b>
maximum depth not exceeding 6.00 m	–	4.68	43.62	–	m <sup>3</sup>	<b>43.62</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
Extra over trench excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.42	3.91	–	m <sup>3</sup>	<b>3.91</b>
2.00 m below	–	0.88	8.20	–	m <sup>3</sup>	<b>8.20</b>
3.00 m below	–	1.30	12.12	–	m <sup>3</sup>	<b>12.12</b>
4.00 m below	–	1.71	15.94	–	m <sup>3</sup>	<b>15.94</b>
For pile caps and ground beams between piles						
maximum depth not exceeding 0.25 m	–	2.78	25.91	–	m <sup>3</sup>	<b>25.91</b>
maximum depth not exceeding 1.00 m	–	2.96	27.59	–	m <sup>3</sup>	<b>27.59</b>
maximum depth not exceeding 2.00 m	–	3.52	32.81	–	m <sup>3</sup>	<b>32.81</b>
To bench sloping ground to receive filling						
maximum depth not exceeding 0.25 m	–	1.30	12.12	–	m <sup>3</sup>	<b>12.12</b>
maximum depth not exceeding 1.00 m	–	1.48	13.79	–	m <sup>3</sup>	<b>13.79</b>
maximum depth not exceeding 2.00 m	–	1.67	15.56	–	m <sup>3</sup>	<b>15.56</b>
Extra over any types of excavating irrespective of depth						
excavating below ground water level	–	0.32	2.98	–	m <sup>3</sup>	<b>2.98</b>
next existing services	–	0.93	8.67	–	m <sup>3</sup>	<b>8.67</b>
around existing services crossing excavation	–	1.85	17.24	–	m <sup>3</sup>	<b>17.24</b>
Extra over any types of excavating irrespective of depth for breaking out existing materials						
rock	–	4.63	43.15	5.98	m <sup>3</sup>	<b>49.14</b>
concrete	–	4.16	38.77	4.99	m <sup>3</sup>	<b>43.76</b>
reinforced concrete	–	5.55	51.73	6.98	m <sup>3</sup>	<b>58.71</b>
brickwork, blockwork or stonework	–	2.78	25.91	2.99	m <sup>3</sup>	<b>28.90</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	2.61	–	m <sup>2</sup>	<b>2.61</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	3.45	0.40	m <sup>2</sup>	<b>3.85</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 150 mm thick						
concrete	–	0.65	6.06	0.70	m <sup>2</sup>	<b>6.76</b>
reinforced concrete	–	0.83	7.74	1.00	m <sup>2</sup>	<b>8.74</b>
coated macadam or asphalt and hardcore	–	0.46	4.29	0.50	m <sup>2</sup>	<b>4.78</b>
Working space allowance to excavations reduce levels, basements and the like						
pits	–	2.13	19.85	–	m <sup>2</sup>	<b>19.85</b>
trenches	–	2.22	20.69	–	m <sup>2</sup>	<b>20.69</b>
pile caps and ground beams between piles	–	1.94	18.08	–	m <sup>2</sup>	<b>18.08</b>
pile caps and ground beams between piles	–	2.31	21.53	–	m <sup>2</sup>	<b>21.53</b>
Extra over excavation for working space for backfilling with special materials						
hardcore	–	0.74	6.90	13.25	m <sup>2</sup>	<b>20.15</b>
sand	–	0.74	6.90	14.92	m <sup>2</sup>	<b>21.81</b>
40 mm–20 mm gravel	–	0.74	6.90	17.92	m <sup>2</sup>	<b>24.82</b>
plain in situ concrete ready mixed designated concrete; C7.5–40 mm aggregate	–	1.02	11.11	41.87	m <sup>2</sup>	<b>52.97</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<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	0.93	0.37	m <sup>2</sup>	<b>1.30</b>
distance between opposing faces 2.00–4.00 m	–	0.11	1.03	0.44	m <sup>2</sup>	<b>1.46</b>
distance between opposing faces exceeding 4.00 m	–	0.12	1.12	0.55	m <sup>2</sup>	<b>1.67</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.12	1.12	0.44	m <sup>2</sup>	<b>1.55</b>
distance between opposing faces 2.00–4.00 m	–	0.13	1.21	0.55	m <sup>2</sup>	<b>1.76</b>
distance between opposing faces exceeding 4.00 m	–	0.14	1.30	0.69	m <sup>2</sup>	<b>2.00</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.16	1.49	0.55	m <sup>2</sup>	<b>2.04</b>
distance between opposing faces 2.00–4.00 m	–	0.16	1.49	0.69	m <sup>2</sup>	<b>2.18</b>
distance between opposing faces exceeding 4.00 m	–	0.18	1.68	0.87	m <sup>2</sup>	<b>2.55</b>
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.18	1.68	0.65	m <sup>2</sup>	<b>2.33</b>
distance between opposing faces 2.00–4.00 m	–	0.19	1.77	0.87	m <sup>2</sup>	<b>2.64</b>
distance between opposing faces exceeding 4.00 m	–	0.22	2.05	1.09	m <sup>2</sup>	<b>3.14</b>
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.23	2.14	0.87	m <sup>2</sup>	<b>3.02</b>
distance between opposing faces 2.00–4.00 m	–	0.28	2.61	1.09	m <sup>2</sup>	<b>3.70</b>
distance between opposing faces exceeding 4.00 m	–	0.33	3.08	1.31	m <sup>2</sup>	<b>4.38</b>
<b>Earthwork support (open boarded)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.28	2.61	0.77	m <sup>2</sup>	<b>3.38</b>
distance between opposing faces 2.00–4.00 m	–	0.31	2.89	0.87	m <sup>2</sup>	<b>3.76</b>
distance between opposing faces exceeding 4.00 m	–	0.35	3.26	1.09	m <sup>2</sup>	<b>4.35</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.35	3.26	0.87	m <sup>2</sup>	<b>4.13</b>
distance between opposing faces 2.00–4.00 m	–	0.39	3.63	1.05	m <sup>2</sup>	<b>4.69</b>
distance between opposing faces exceeding 4.00 m	–	0.44	4.10	1.31	m <sup>2</sup>	<b>5.41</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.44	4.10	0.99	m <sup>2</sup>	<b>5.09</b>
distance between opposing faces 2.00–4.00 m	–	0.50	4.66	1.22	m <sup>2</sup>	<b>5.88</b>
distance between opposing faces exceeding 4.00 m	–	0.56	5.22	1.53	m <sup>2</sup>	<b>6.75</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.56	5.22	1.09	m <sup>2</sup>	<b>6.31</b>
distance between opposing faces 2.00–4.00 m	–	0.61	5.69	1.37	m <sup>2</sup>	<b>7.06</b>
distance between opposing faces exceeding 4.00 m	–	0.70	6.52	1.74	m <sup>2</sup>	<b>8.27</b>
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.74	6.90	1.42	m <sup>2</sup>	<b>8.32</b>
distance between opposing faces 2.00–4.00 m	–	0.83	7.74	1.64	m <sup>2</sup>	<b>9.38</b>
distance between opposing faces exceeding 4.00 m	–	0.97	9.04	2.18	m <sup>2</sup>	<b>11.22</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	6.90	1.53	m <sup>2</sup>	<b>8.42</b>
distance between opposing faces 2.00–4.00 m	–	0.81	7.55	1.74	m <sup>2</sup>	<b>9.29</b>
distance between opposing faces exceeding 4.00 m	–	0.90	8.39	2.18	m <sup>2</sup>	<b>10.57</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.93	8.67	1.74	m <sup>2</sup>	<b>10.41</b>
distance between opposing faces 2.00–4.00 m	–	1.02	9.51	2.09	m <sup>2</sup>	<b>11.60</b>
distance between opposing faces exceeding 4.00 m	–	1.11	10.35	2.62	m <sup>2</sup>	<b>12.96</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.16	10.81	1.96	m <sup>2</sup>	<b>12.77</b>
distance between opposing faces 2.00–4.00 m	–	1.30	12.12	2.44	m <sup>2</sup>	<b>14.55</b>
distance between opposing faces exceeding 4.00 m	–	1.43	13.33	3.05	m <sup>2</sup>	<b>16.38</b>
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.44	13.42	2.18	m <sup>2</sup>	<b>15.60</b>
distance between opposing faces 2.00–4.00 m	–	1.57	14.63	2.75	m <sup>2</sup>	<b>17.38</b>
distance between opposing faces exceeding 4.00 m	–	1.76	16.40	3.49	m <sup>2</sup>	<b>19.89</b>
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.76	16.40	2.83	m <sup>2</sup>	<b>19.24</b>
distance between opposing faces 2.00–4.00 m	–	1.94	18.08	3.27	m <sup>2</sup>	<b>21.35</b>
distance between opposing faces exceeding 4.00 m	–	2.22	20.69	3.93	m <sup>2</sup>	<b>24.62</b>
<b>Extra over earthwork support for</b>						
Curved	–	0.02	0.19	0.37	m <sup>2</sup>	<b>0.56</b>
Below ground water level	–	0.28	2.61	0.33	m <sup>2</sup>	<b>2.94</b>
Unstable ground	–	0.46	4.29	0.65	m <sup>2</sup>	<b>4.94</b>
Next to roadways	–	0.37	3.45	0.55	m <sup>2</sup>	<b>4.00</b>
Left in	–	0.60	5.59	15.27	m <sup>2</sup>	<b>20.86</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<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	1.68	0.55	m <sup>2</sup>	<b>2.23</b>
distance between opposing faces 2.00–4.00 m	–	0.19	1.77	0.63	m <sup>2</sup>	<b>2.40</b>
distance between opposing faces exceeding 4.00 m	–	0.22	2.05	0.77	m <sup>2</sup>	<b>2.82</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.22	2.05	0.63	m <sup>2</sup>	<b>2.68</b>
distance between opposing faces 2.00–4.00 m	–	0.24	2.24	0.83	m <sup>2</sup>	<b>3.07</b>
distance between opposing faces exceeding 4.00 m	–	0.32	2.98	0.92	m <sup>2</sup>	<b>3.91</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.28	2.61	0.83	m <sup>2</sup>	<b>3.44</b>
distance between opposing faces 2.00–4.00 m	–	0.31	2.89	0.99	m <sup>2</sup>	<b>3.88</b>
distance between opposing faces exceeding 4.00 m	–	0.34	3.17	1.15	m <sup>2</sup>	<b>4.32</b>
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.34	3.17	0.94	m <sup>2</sup>	<b>4.11</b>
distance between opposing faces 2.00–4.00 m	–	0.38	3.54	1.15	m <sup>2</sup>	<b>4.70</b>
distance between opposing faces exceeding 4.00 m	–	0.43	4.01	1.37	m <sup>2</sup>	<b>5.38</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	–	–	–	15.74	m <sup>3</sup>	<b>15.74</b>
on site; depositing in spoil heaps; average 25 m distance	–	–	–	0.83	m <sup>3</sup>	<b>0.83</b>
on site; spreading; average 25 m distance	–	0.20	1.86	0.58	m <sup>3</sup>	<b>2.45</b>
on site; depositing in spoil heaps; average 50 m distance	–	–	–	1.42	m <sup>3</sup>	<b>1.42</b>
on site; spreading; average 50 m distance	–	0.20	1.86	1.08	m <sup>3</sup>	<b>2.95</b>
on site; depositing in spoil heaps; average 100 m distance	–	–	–	2.50	m <sup>3</sup>	<b>2.50</b>
on site; spreading; average 100 m distance	–	0.20	1.86	1.67	m <sup>3</sup>	<b>3.53</b>
on site; depositing in spoil heaps; average 200 m distance	–	–	–	3.16	m <sup>3</sup>	<b>3.16</b>
on site; spreading; average 200 m distance	–	0.20	1.86	2.25	m <sup>3</sup>	<b>4.11</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	6.90	25.45	m <sup>3</sup>	<b>32.35</b>
on site; depositing in spoil heaps; average 25 m distance	–	1.02	9.51	–	m <sup>3</sup>	<b>9.51</b>
on site; spreading; average 25 m distance	–	1.34	12.49	–	m <sup>3</sup>	<b>12.49</b>
on site; depositing in spoil heaps; average 50 m distance	–	1.34	12.49	–	m <sup>3</sup>	<b>12.49</b>
on site; spreading; average 50 m distance	–	1.62	15.10	–	m <sup>3</sup>	<b>15.10</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
on site; depositing in spoil heaps; average 100 m distance	–	1.94	18.08	–	m <sup>3</sup>	<b>18.08</b>
on site; spreading; average 100 m distance	–	2.22	20.69	–	m <sup>3</sup>	<b>20.69</b>
on site; depositing in spoil heaps; average 200 m distance	–	2.87	26.75	–	m <sup>3</sup>	<b>26.75</b>
on site; spreading; average 200 m distance	–	3.15	29.36	–	m <sup>3</sup>	<b>29.36</b>
<b>Filling to excavations; by machine</b>						
Average thickness not exceeding 0.25 m						
arising from the excavations	–	0.17	1.58	2.25	m <sup>3</sup>	<b>3.83</b>
obtained off site; hardcore	22.84	0.19	1.77	28.64	m <sup>3</sup>	<b>30.41</b>
obtained off site; granular fill type one	23.90	0.19	1.77	31.78	m <sup>3</sup>	<b>33.55</b>
obtained off site; granular fill type two	23.90	0.19	1.77	31.78	m <sup>3</sup>	<b>33.55</b>
Average thickness exceeding 0.25 m						
arising from the excavations	–	0.14	1.30	1.67	m <sup>3</sup>	<b>2.97</b>
obtained off site; hardcore	19.58	0.16	1.49	24.29	m <sup>3</sup>	<b>25.78</b>
obtained off site; granular fill type one	23.90	0.16	1.49	30.95	m <sup>3</sup>	<b>32.44</b>
obtained off site; granular fill type two	23.90	0.16	1.49	30.95	m <sup>3</sup>	<b>32.44</b>
<b>Filling to make up levels; by machine</b>						
Average thickness not exceeding 0.25 m						
arising from the excavations	–	0.24	2.24	2.43	m <sup>3</sup>	<b>4.66</b>
obtained off site; imported topsoil	9.43	0.24	2.24	13.15	m <sup>3</sup>	<b>15.38</b>
obtained off site; hardcore	22.84	0.28	2.61	28.68	m <sup>3</sup>	<b>31.29</b>
obtained off site; granular fill type one	23.90	0.28	2.61	31.82	m <sup>3</sup>	<b>34.43</b>
obtained off site; granular fill type two	23.90	0.28	2.61	31.82	m <sup>3</sup>	<b>34.43</b>
obtained off site; sand	22.35	0.28	2.61	30.03	m <sup>3</sup>	<b>32.64</b>
Average thickness exceeding 0.25 m						
arising from the excavations	–	0.20	1.86	1.72	m <sup>3</sup>	<b>3.59</b>
obtained off site; imported topsoil	9.43	0.20	1.86	12.44	m <sup>3</sup>	<b>14.30</b>
obtained off site; hardcore	19.58	0.24	2.24	24.22	m <sup>3</sup>	<b>26.45</b>
obtained off site; granular fill type one	23.90	0.24	2.24	30.88	m <sup>3</sup>	<b>33.11</b>
obtained off site; granular fill type two	23.90	0.24	2.24	30.88	m <sup>3</sup>	<b>33.11</b>
obtained off site; sand	22.35	0.24	2.24	29.09	m <sup>3</sup>	<b>31.32</b>
<b>Filling to excavations; by hand</b>						
Average thickness not exceeding 0.25 m						
arising from the excavations	–	1.16	10.81	–	m <sup>3</sup>	<b>10.81</b>
obtained off site; hardcore	22.84	1.25	11.65	26.39	m <sup>3</sup>	<b>38.04</b>
obtained off site; granular fill type one	23.90	1.48	13.79	27.62	m <sup>3</sup>	<b>41.41</b>
obtained off site; granular fill type two	23.90	1.48	13.79	27.62	m <sup>3</sup>	<b>41.41</b>
obtained off site; sand	22.35	1.48	13.79	25.83	m <sup>3</sup>	<b>39.62</b>
Average thickness exceeding 0.25 m						
arising from the excavations	–	0.93	8.67	–	m <sup>3</sup>	<b>8.67</b>
obtained off site; hardcore	19.58	1.02	9.51	22.62	m <sup>3</sup>	<b>32.13</b>
obtained off site; granular fill type one	23.90	1.20	11.18	27.62	m <sup>3</sup>	<b>38.80</b>
obtained off site; granular fill type two	23.90	1.20	11.18	27.62	m <sup>3</sup>	<b>38.80</b>
obtained off site; sand	22.35	1.20	11.18	25.83	m <sup>3</sup>	<b>37.01</b>



Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<b>Filling to make up levels; by hand</b>						
Average thickness not exceeding 0.25 m arising from the excavations	–	1.25	11.65	3.94	m <sup>3</sup>	<b>15.59</b>
obtained off site; imported soil	9.43	1.25	11.65	14.07	m <sup>3</sup>	<b>25.72</b>
obtained off site; hardcore	22.84	1.39	12.96	30.77	m <sup>3</sup>	<b>43.72</b>
obtained off site; granular fill type one	23.90	1.54	14.35	32.45	m <sup>3</sup>	<b>46.81</b>
obtained off site; granular fill type two	23.90	1.54	14.35	32.45	m <sup>3</sup>	<b>46.81</b>
obtained off site; sand	22.35	1.54	14.35	30.66	m <sup>3</sup>	<b>45.02</b>
Average thickness exceeding 0.25 m arising from the excavations	–	1.02	9.51	3.21	m <sup>3</sup>	<b>12.72</b>
arising from on site spoil heaps; average 25 m distance; multiple handling	–	2.22	20.69	7.00	m <sup>3</sup>	<b>27.69</b>
obtained off site; imported soil	9.43	1.02	9.51	13.35	m <sup>3</sup>	<b>22.85</b>
obtained off site; hardcore	19.58	1.34	12.49	26.85	m <sup>3</sup>	<b>39.34</b>
obtained off site; granular fill type one	23.90	1.43	13.33	32.14	m <sup>3</sup>	<b>45.47</b>
obtained off site; granular fill type two	23.90	1.43	13.33	32.14	m <sup>3</sup>	<b>45.47</b>
obtained off site; sand	22.35	1.43	13.33	30.35	m <sup>3</sup>	<b>43.68</b>
<b>Surface packing to filling</b>						
To vertical or battered faces	–	0.17	1.58	0.19	m <sup>2</sup>	<b>1.77</b>
<b>Surface treatments</b>						
Compacting						
filling; blinding with sand	–	0.04	0.37	1.42	m <sup>2</sup>	<b>1.80</b>
bottoms of excavations	–	0.04	0.37	0.03	m <sup>2</sup>	<b>0.40</b>
Trimming						
sloping surfaces	–	0.17	1.58	–	m <sup>2</sup>	<b>1.58</b>
sloping surfaces; in rock	–	0.93	7.96	1.39	m <sup>2</sup>	<b>9.35</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	0.37	0.35	m <sup>2</sup>	<b>0.72</b>
“Terram 700” filter membrane or other equal and approved; one layer; laid on earth	–	0.04	0.37	0.37	m <sup>2</sup>	<b>0.74</b>
“Terram 1000”; filter membrane or other equal and approved; one layer; laid on earth	–	0.04	0.37	0.39	m <sup>2</sup>	<b>0.76</b>
“Terram 2000”; filter membrane or other equal and approved; one layer; laid on earth	–	0.04	0.37	0.82	m <sup>2</sup>	<b>1.20</b>
<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 500 mm nominal diameter piles, normal concrete mix 20.00 N/mm <sup>2</sup> reinforced for loading up to 40,000 kg depending upon ground conditions and include up to 0.16 m of projecting reinforcement at top of pile. The prices do not allow for removal of spoil.						
(* indicates work normally carried out by the Main Contractor)						

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<b>Tripod bored cast-in-place concrete piles</b>						
Provision of all plant; including bringing to and removing from site; maintenance, erection and dismantling at each pile position for 100 nr piles	-	-	-	-	item	<b>7685.83</b>
Bored piles						
500 mm diameter piles; reinforced; 10 m long	-	-	-	-	nr	<b>751.65</b>
add for additional piles length up to 15 m	-	-	-	-	m	<b>79.40</b>
deduct for reduction in pile length	-	-	-	-	m	<b>26.46</b>
Cutting off tops of piles*	-	1.20	19.25	-	m	<b>19.25</b>
Blind bored piles						
500 mm diameter	-	-	-	-	m	<b>52.93</b>
Delays						
rig standing time	-	-	-	-	hour	<b>95.28</b>
Extra over piling						
breaking through obstructions	-	-	-	-	hour	<b>116.45</b>
Pile tests						
working to 600 kN/t; using tension piles as reaction; first pile	-	-	-	-	nr	<b>4605.15</b>
working to 600 kN/t; using tension piles as reaction; subsequent piles	-	-	-	-	nr	<b>4234.62</b>
<b>Rotary bored cast-in-place concrete piles</b>						
Provision of all plant; including bringing to and removing from site; maintenance, erection and dismantling at each pile position for 100 nr piles	-	-	-	-	item	<b>8886.87</b>
Bored piles						
500 mm diameter piles; reinforced; 10 m long	-	-	-	-	nr	<b>359.47</b>
add for additional piles length up to 15 m	-	-	-	-	m	<b>39.94</b>
deduct for reduction in pile length	-	-	-	-	m	<b>17.47</b>
Cutting off tops of piles*	-	1.20	19.25	-	m	<b>19.25</b>
Blind bored piles						
500 mm diameter	-	-	-	-	m	<b>18.47</b>
Delays						
rig standing time	-	-	-	-	hour	<b>154.77</b>
Extra over piling						
breaking through obstructions	-	-	-	-	hour	<b>179.73</b>
Pile tests						
working to 600 kN/t; using tension piles as reaction; first pile	-	-	-	-	nr	<b>4218.77</b>
working to 600 kN/t; using tension piles as reaction; subsequent piles	-	-	-	-	nr	<b>3594.69</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<b>D32 STEEL PILING</b>						
<b>“Frodingham” steel sheet piling or other equal and approved; grade 43A; pitched and driven</b>						
Provision of all plant; including bringing to and removing from site; maintenance, erection and dismantling; assuming one rig for 1500 m <sup>2</sup> of piling	–	–	–	–	item	3724.42
Driven shell piles						
type 1N; 99.10 kg/m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	84.19
type 2N; 112.30 kg/m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	96.94
type 3N; 137.10kg/m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	107.14
type 4N; 170.80 kg/m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	132.65
type 5N; 236.90 kg/m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	173.47
Burning off tops of piles	–	–	–	–	m	11.22
<b>“Frodingham” steel sheet piling or other equal or approved; extract only</b>						
Provision of all plant; including bringing to and removing from site; maintenance, erection and dismantling; assuming one rig as before	–	–	–	–	nr	3316.27
Driven sheet piling; extract only						
type 1N; 99.10 kg/m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	16.33
type 2N; 112.30 kg/m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	16.33
type 3N; 137.10kg/m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	16.33
type 4N; 1 70.80 kg/m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	16.33
type 5N; 236.90 kg/m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	17.35
<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	–	–	–	–	item	65219.93
Excavation for diaphragm wall; excavated material removed from site; Bentonite slurry supplied and disposed of						
600 mm thick walls	–	–	–	–	m <sup>3</sup>	215.73
1000 mm thick walls	–	–	–	–	m <sup>3</sup>	150.51
Ready mixed reinforced in situ concrete; normal portland cement; C30–10 mm aggregate in walls	–	–	–	–	m <sup>3</sup>	100.34
Reinforcement bar; BS 4449 cold rolled deformed square high yield steel bars; straight or bent						
25 mm–40 mm diameter	–	–	–	–	t	602.03
20 mm diameter	–	–	–	–	t	602.03
16 mm diameter	–	–	–	–	t	602.03
Formwork 75 mm thick to form chases	–	–	–	–	m <sup>2</sup>	55.19
Construct twin guide walls in reinforced concrete; together with reinforcement and formwork along the axis of the diaphragm wall	–	–	–	–	m	225.76
Delays	–	–	–	–	m	225.76
rig standing	–	–	–	–	hour	376.27

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<b>D41 CRIB WALLS/GABIONS/REINFORCED EARTH</b>						
<b>Crib walls</b>						
Precast concrete crib units; “Anda-crib Mini” doveless system or other equal and approved; Phi-O-Group; dry joints; machine filled with crushed rock (excavating and foundations not included) 125 mm thick	–	–	–	–	m <sup>2</sup>	<b>122.80</b>
Precast concrete crib units; “Anda-crib Maxi” doveless system or other equal and approved; Phi-O-Group; dry joints; machine filled with crushed rock (excavating and foundations not included) 125 mm thick	–	–	–	–	m <sup>2</sup>	<b>157.43</b>
Precast concrete crib units; “Anda-crib Super Maxi” doveless system or other equal and approved; Phi-O-Group; dry joints; machine filled with crushed rock (excavating and foundations not included) 125 mm thick	–	–	–	–	m <sup>2</sup>	<b>178.42</b>
<b>Gabion baskets</b>						
Wire mesh gabion baskets; Maccaferri Ltd or other equal and approved; galvanised mesh 80 mm×100 mm; filling with broken stones 125 mm– 200 mm size						
2.00×1.00×0.50 m	–	1.46	23.42	78.10	nr	<b>101.52</b>
2.00×1.00×1.00 m	–	1.39	22.29	140.90	nr	<b>163.19</b>
3.00×1.00×0.50 m	–	1.94	31.12	108.63	nr	<b>139.74</b>
3.00×1.00×1.00 m	–	3.89	62.39	193.71	nr	<b>256.10</b>
“Reno” mattress gabion baskets or other equal and approved; Maccaferri Ltd; filling with broken stones 125 mm–200 mm size						
6.00×2.00×0.17m	–	0.46	7.38	181.24	nr	<b>188.62</b>
6.00×2.00×0.23m	–	0.62	9.94	222.97	nr	<b>232.92</b>
6.00×2.00×0.30 m	–	0.69	11.07	276.51	nr	<b>287.58</b>
<b>D50 UNDERPINNING</b>						
<b>Excavating; by machine</b>						
Preliminary trenches						
maximum depth not exceeding 1.00 m	–	0.23	2.14	6.28	m <sup>3</sup>	<b>8.42</b>
maximum depth not exceeding 2.00 m	–	0.28	2.61	7.57	m <sup>3</sup>	<b>10.17</b>
maximum depth not exceeding 4.00 m	–	0.32	2.98	8.85	m <sup>3</sup>	<b>11.83</b>
Extra over preliminary trench excavating for breaking out existing hard pavings, 150 mm thick concrete	–	0.65	6.06	0.70	m <sup>2</sup>	<b>6.76</b>
<b>Excavating; by hand</b>						
Preliminary trenches						
maximum depth not exceeding 1.00 m	–	2.68	24.98	–	m <sup>3</sup>	<b>24.98</b>
maximum depth not exceeding 2.00 m	–	3.05	28.43	–	m <sup>3</sup>	<b>28.43</b>
maximum depth not exceeding 4.00 m	–	3.93	36.63	–	m <sup>3</sup>	<b>36.63</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
Extra over preliminary trench excavating for breaking out existing hard pavings, 150 mm thick concrete	–	0.28	2.61	1.78	m <sup>2</sup>	<b>4.39</b>
Underpinning pits; commencing from 1.00 m below existing ground level						
maximum depth not exceeding 0.25 m	–	4.07	37.93	–	m <sup>3</sup>	<b>37.93</b>
maximum depth not exceeding 1.00 m	–	4.44	41.38	–	m <sup>3</sup>	<b>41.38</b>
maximum depth not exceeding 2.00 m	–	5.32	49.58	–	m <sup>3</sup>	<b>49.58</b>
Underpinning pits; commencing from 2.00 m below existing ground level						
maximum depth not exceeding 0.25 m	–	5.00	46.60	–	m <sup>3</sup>	<b>46.60</b>
maximum depth not exceeding 1.00 m	–	5.37	50.05	–	m <sup>3</sup>	<b>50.05</b>
maximum depth not exceeding 2.00 m	–	6.24	58.16	–	m <sup>3</sup>	<b>58.16</b>
Underpinning pits; commencing from 4.00 m below existing ground level						
maximum depth not exceeding 0.25 m	–	5.92	55.18	–	m <sup>3</sup>	<b>55.18</b>
maximum depth not exceeding 1.00 m	–	6.29	58.62	–	m <sup>3</sup>	<b>58.62</b>
maximum depth not exceeding 2.00 m	–	7.17	66.83	–	m <sup>3</sup>	<b>66.83</b>
Extra over any types of excavating irrespective of depth excavating below ground water level	–	0.32	2.98	–	m <sup>3</sup>	<b>2.98</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	3.45	1.42	m <sup>2</sup>	<b>4.87</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.46	4.29	1.74	m <sup>2</sup>	<b>6.03</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.59	5.50	2.18	m <sup>2</sup>	<b>7.68</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	3.82	1.53	m <sup>2</sup>	<b>5.35</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.51	4.75	1.96	m <sup>2</sup>	<b>6.72</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.65	6.06	2.40	m <sup>2</sup>	<b>8.46</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	8.67	2.40	m <sup>2</sup>	<b>11.07</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
Maximum depth not exceeding 2.00 m distance between opposing faces not exceeding 2.00 m	–	1.16	10.81	3.05	m <sup>2</sup>	<b>13.86</b>
Maximum depth not exceeding 4.00 m distance between opposing faces not exceeding 2.00 m	–	1.43	13.33	3.71	m <sup>2</sup>	<b>17.04</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	9.51	2.62	m <sup>2</sup>	<b>12.12</b>
Maximum depth not exceeding 2.00 m distance between opposing faces not exceeding 2.00 m	–	1.28	11.93	3.27	m <sup>2</sup>	<b>15.20</b>
Maximum depth not exceeding 4.00 m distance between opposing faces not exceeding 2.00 m	–	1.57	14.63	4.14	m <sup>2</sup>	<b>18.78</b>
<b>Extra over earthwork support for Left in</b>	–	0.69	6.43	15.27	m <sup>2</sup>	<b>21.70</b>
<b>Cutting away existing projecting foundations</b>						
Concrete						
maximum width 150 mm; maximum depth 150 mm	–	0.15	1.40	0.14	m	<b>1.53</b>
maximum width 150 mm; maximum depth 225 mm	–	0.22	2.05	0.21	m	<b>2.26</b>
maximum width 150 mm; maximum depth 300 mm	–	0.30	2.80	0.28	m	<b>3.07</b>
maximum width 300 mm; maximum depth 300 mm	–	0.58	5.41	0.54	m	<b>5.95</b>
Masonry						
maximum width one brick thick; maximum depth one course high	–	0.04	0.37	0.04	m	<b>0.42</b>
maximum width one brick thick; maximum depth two courses high	–	0.13	1.21	0.12	m	<b>1.33</b>
maximum width one brick thick; maximum depth three courses high	–	0.25	2.33	0.23	m	<b>2.56</b>
maximum width one brick thick; maximum depth four courses high	–	0.42	3.91	0.39	m	<b>4.30</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	5.22	–	m	<b>5.22</b>
600 mm wide	–	0.74	6.90	–	m	<b>6.90</b>
900 mm wide	–	0.93	8.67	–	m	<b>8.67</b>
1200 mm wide	–	1.11	10.35	–	m	<b>10.35</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	6.90	31.81	m <sup>3</sup>	<b>38.71</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<b>Filling to excavations; by hand</b>						
Average thickness exceeding 0.25 m arising from the excavations	–	0.93	8.67	–	m <sup>3</sup>	<b>8.67</b>
<b>Surface treatments</b>						
Compacting bottoms of excavations	–	0.04	0.37	0.03	m <sup>2</sup>	<b>0.40</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	37.24	77.22	m <sup>3</sup>	<b>114.47</b>
thickness 150–450 mm	–	2.87	31.25	77.22	m <sup>3</sup>	<b>108.48</b>
thickness exceeding 450 mm	–	2.50	27.22	77.22	m <sup>3</sup>	<b>104.45</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	37.24	79.63	m <sup>3</sup>	<b>116.87</b>
thickness 150–450 mm	–	2.87	31.25	79.63	m <sup>3</sup>	<b>110.88</b>
thickness exceeding 450 mm	–	2.50	27.22	79.63	m <sup>3</sup>	<b>106.85</b>
Extra for working around reinforcement	–	0.28	3.05	–	m <sup>3</sup>	<b>3.05</b>
<b>Sawn formwork; sides of foundations in underpinning</b>						
Plain vertical height exceeding 1.00 m	–	1.48	21.92	5.45	m <sup>2</sup>	<b>27.38</b>
height not exceeding 250 mm	–	0.51	7.55	1.56	m <sup>2</sup>	<b>9.12</b>
height 250–500 mm	–	0.79	11.70	2.91	m <sup>2</sup>	<b>14.61</b>
height 500 mm–1.00 m	–	1.20	17.78	5.45	m <sup>2</sup>	<b>23.23</b>
<b>Reinforcement bar; BS4449; hot rolled plain round mild steel bars</b>						
20 mm diameter nominal size bent	286.31	27.00	340.98	354.53	t	<b>695.51</b>
16 mm diameter nominal size bent	286.31	29.00	366.67	358.45	t	<b>725.12</b>
12 mm diameter nominal size bent	290.18	31.00	392.36	366.74	t	<b>759.10</b>
10 mm diameter nominal size bent	295.02	32.00	405.21	378.88	t	<b>784.08</b>
8 mm diameter nominal size bent	304.69	34.00	428.95	393.71	t	<b>822.66</b>
<b>Reinforcement bar; BS 4461; cold worked deformed square high yield steel bars</b>						
20 mm diameter nominal size bent	286.31	27.00	340.98	354.53	t	<b>695.51</b>
16 mm diameter nominal size bent	286.31	29.00	366.67	358.45	t	<b>725.12</b>

Item	PC £	Labour hours	Labour £	Material/Plant £	Unit	Total rate £
12 mm diameter nominal size bent	290.18	31.00	392.36	366.74	t	759.10
10 mm diameter nominal size bent	295.02	32.00	405.21	378.88	t	784.08
8 mm diameter nominal size bent	304.69	34.00	428.95	393.71	t	822.66
<b>Common bricks; PC £195.00/1000; in cement mortar (1:3)</b>						
Walls in underpinning						
one brick thick	–	2.22	45.22	29.20	m <sup>2</sup>	74.42
one and a half brick thick	–	3.05	62.13	43.44	m <sup>2</sup>	105.58
two brick thick	–	3.79	77.21	60.57	m <sup>2</sup>	137.77
<b>Class A engineering bricks; PC £272.00/1000; in cement mortar(1:3)</b>						
Walls in underpinning						
one brick thick	–	2.22	45.22	38.72	m <sup>2</sup>	83.94
one and a half brick thick	–	3.05	62.13	57.72	m <sup>2</sup>	119.86
two brick thick	–	3.79	77.21	79.61	m <sup>2</sup>	156.82
<b>Class B engineering bricks; PC £194.00/1000; in cement mortar (1:3)</b>						
Walls in underpinning						
one brick thick	–	2.22	45.22	28.63	m <sup>2</sup>	73.85
one and a half brick thick	–	3.05	62.13	42.59	m <sup>2</sup>	104.72
two brick thick	–	3.79	77.21	59.43	m <sup>2</sup>	136.64
Add or deduct for variation of £10.00/1000 in PC of bricks						
one brick thick	–	–	–	1.29	m <sup>2</sup>	1.29
one and a half bricks thick	–	–	–	1.94	m <sup>2</sup>	1.94
two bricks thick	–	–	–	2.58	m <sup>2</sup>	2.58
<b>“Pluvex” (hessian based) damp proof course or similar; 200 mm laps; in cement mortar (1:3)</b>						
Horizontal						
width exceeding 225 mm	6.29	0.23	4.69	7.27	m <sup>2</sup>	11.96
width not exceeding 225 mm	6.44	0.46	9.37	7.44	m <sup>2</sup>	16.81
<b>“Hyload” (pitch polymer) damp proof course or similar; 150 mm laps; in cement mortar (1:3)</b>						
Horizontal						
width exceeding 225 mm	5.55	0.23	4.69	6.41	m <sup>2</sup>	11.10
width not exceeding 225 mm	5.68	0.46	9.37	6.56	m <sup>2</sup>	15.93
<b>“Ledkore” grade A (bitumen based lead cored) damp proof course or other equal and approved; 200 mm laps; in cement mortar (1:3)</b>						
Horizontal						
width exceeding 225 mm	16.79	0.31	6.32	19.41	m <sup>2</sup>	25.72
width not exceeding 225 mm	17.18	0.61	12.43	19.86	m <sup>2</sup>	32.28



Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<b>Two courses of slates in cement mortar (1:3)</b>						
Horizontal						
width exceeding 225 mm	–	1.39	28.32	22.24	m <sup>2</sup>	<b>50.56</b>
width not exceeding 225 mm	–	2.31	47.06	22.74	m <sup>2</sup>	<b>69.79</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	20.78	5.37	m	<b>26.15</b>
width of wall—one brick thick	–	1.20	24.45	10.74	m	<b>35.18</b>
width of wall—one and a half brick thick	–	1.39	28.32	16.11	m	<b>44.42</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

**MIXED CONCRETE PRICES (£/m³)****Designed mixes**

**Definition:** \*Mix for which the purchaser is responsible for specifying the required performances and the producer is responsible for selecting the mix proportions to produce the required performance\*.

**NOTE:** The following prices are for designed mix concrete ready for placing excluding any allowance for waste, discount or overheads and profit. Prices are based upon delivery to site within a 5 mile (8 km) radius of concrete mixing plant, using full loads.

Designed mix	Unit	Aggregate		
		10 mm £	20 mm £	40 mm £
Grade C7.5; cement to BS12	m³	73.64	71.59	70.93
Grade C7.5; sulphate resisting cement	m³	76.65	74.51	73.82
Grade C10; cement to BS12	m³	74.65	72.58	71.42
Grade C10 sulphate resisting cement	m³	79.82	75.55	74.34
Grade C15; cement to BS12	m³	75.19	73.10	71.91
Grade C15; sulphate resisting cement	m³	78.29	76.08	74.85
Grade C20; cement to BS12	m³	75.71	73.59	72.41
Grade C20; sulphate resisting cement	m³	78.84	76.61	75.38
Grade C25; cement to BS12	m³	76.24	74.11	72.91
Grade C25; sulphate resisting cement	m³	79.39	77.16	75.90
Grade C30; cement to BS12	m³	76.76	74.61	73.43
Grade C30; sulphate resisting cement	m³	79.94	77.69	76.33
Grade C40; cement to BS12	m³	77.31	75.63	-
Grade C40; sulphate resisting cement	m³	80.51	78.23	-
Grade C50; cement to BS12	m³	77.84	75.65	-
Grade C50; sulphate resisting cement	m³	81.07	78.78	-

**MIXED CONCRETE PRICES (£/m³)****Prescribed mixes**

**Definition:** "Mix for which the purchaser is specifies the proportions of the constituents and is responsible for ensuring that these proportions will produce a concrete with the performance required".

**NOTE:** The following prices are for prescribed 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.

Prescribed mix	Unit	Aggregate		
		10 mm £	20 mm £	40 mm £
Grade C7.5; cement to BS12	m³	76.04	74.04	73.40
Grade C7.5; sulphate resisting cement	m³	79.06	76.94	76.26
Grade C10; cement to BS12	m³	77.08	75.06	73.88
Grade C10 sulphate resisting cement	m³	82.20	77.97	76.77
Grade C15; cement to BS12	m³	77.61	75.73	74.37
Grade C15; sulphate resisting cement	m³	80.68	78.50	77.28
Grade C20; cement to BS12	m³	78.13	76.05	74.87
Grade C20; sulphate resisting cement	m³	81.23	79.02	77.80
Grade C25; cement to BS12	m³	78.65	76.54	75.36
Grade C25; sulphate resisting cement	m³	81.76	79.56	78.32
Grade C30; cement to BS12	m³	79.18	77.05	75.87
Grade C30; sulphate resisting cement	m³	82.33	80.08	78.85
Grade C40; cement to BS12	m³	79.71	77.56	-
Grade C40; sulphate resisting cement	m³	82.88	80.94	-
Grade C50; cement to BS12	m³	80.25	78.08	-
Grade C50; sulphate resisting cement	m³	83.45	81.17	-

MIXED CONCRETE PRICES (£/m <sup>3</sup> )				
Designated mixes				
<b>Definition:</b> "Mix produced in accordance with the specification given in section 5 of BS 5328: 2 : 1991 and requiring the producer to hold current product conformity certification based on product testing and surveillance coupled with approval of his quality system to BS 5750 : 1 (En 29001)".				
<b>NOTE:</b> The following prices are for designated 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 mix	Unit	Aggregate		
		10 mm £	20 mm £	40 mm £
Grade C7.5; cement to BS12	m <sup>3</sup>	73.04	71.00	70.36
Grade C7.5; sulphate resisting cement	m <sup>3</sup>	76.02	73.94	73.21
Grade C10; cement to BS12	m <sup>3</sup>	74.05	72.00	70.86
Grade C10 sulphate resisting cement	m <sup>3</sup>	79.17	74.92	73.74
Grade C15; cement to BS12	m <sup>3</sup>	74.57	72.50	71.33
Grade C15; sulphate resisting cement	m <sup>3</sup>	77.65	75.41	74.18
Grade C20; cement to BS12	m <sup>3</sup>	75.09	73.00	71.83
Grade C20; sulphate resisting cement	m <sup>3</sup>	78.19	75.99	74.77
Grade C25; cement to BS12	m <sup>3</sup>	75.61	73.50	72.33
Grade C25; sulphate resisting cement	m <sup>3</sup>	78.73	76.52	75.28
Grade C30; cement to BS12	m <sup>3</sup>	76.13	73.96	72.83
Grade C30; sulphate resisting cement	m <sup>3</sup>	72.28	77.05	75.81
Grade C40; cement to BS12	m <sup>3</sup>	76.68	74.53	-
Grade C40; sulphate resisting cement	m <sup>3</sup>	79.85	77.59	-
Grade C50; cement to BS12	m <sup>3</sup>	77.21	75.04	-
Grade C50; sulphate resisting cement	m <sup>3</sup>	80.41	78.14	-

MIXED CONCRETE PRICES (£/m³)				
<b>Standard mixes</b>				
<b>Definition:</b> "Mix selected from the restricted list given in section 4 of BS 5328 : 2 : 1991 and made with a restricted range of materials".				
<b>NOTE:</b> 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.				
Standard mix	Unit	£		
GEN 0	m³	62.64		
GEN 1	m³	63.93		
GEN 2	m³	65.21		
GEN 3	m³	66.48		
GEN 4	m³	67.78		
ST 1	m³	65.21		
ST 2	m³	66.76		
ST 3	m³	68.30		
ST 4	m³	69.35		
ST5	m³	71.90		
<b>LIGHTWEIGHT CONCRETE</b>				
Mix	Unit	Aggregate		
		10 mm £	20 mm £	40 mm £
Grade 15: Lytag Medium and Natural Sand	m³	-	-	88.31
Grade 20: Lytag Medium and Natural Sand	m³	-	89.30	-
Grade 25: Lytag Medium and Natural Sand	m³	-	89.72	-
Grade 30: Lytag Medium and Natural Sand	m³	-	92.01	-

## SITE MIXED CONCRETE

Site mixed	Unit	Aggregate		
		10 mm £	20 mm £	40 mm £
Mix 7.50 N/mm <sup>2</sup> , cement to BS12 (1:8)	m <sup>3</sup>	-	-	77.78
Mix 7.50 N/mm <sup>2</sup> , sulphate resisting cement (1:8)	m <sup>3</sup>	-	-	81.91
Mix 10.00 N/mm <sup>2</sup> , cement to BS12 (1:8)	m <sup>3</sup>	-	-	79.78
Mix 10.00 N/mm <sup>2</sup> , sulphate resisting cement (1:8)	m <sup>3</sup>	-	-	81.91
Mix 20.00 N/mm <sup>2</sup> , cement to BS12 (1:2:4)	m <sup>3</sup>	-	82.97	-
Mix 20.00 N/mm <sup>2</sup> , sulphate resisting cement (1:2:4)	m <sup>3</sup>	-	85.51	-
Mix 25.00 N/mm <sup>2</sup> , cement to BS12 (1:1:5:3)	m <sup>3</sup>	-	90.22	-
Mix 25.00 N/mm <sup>2</sup> , sulphate resisting cement (1:1:5:3)	m <sup>3</sup>	-	93.66	-

**MIXED CONCRETE PRICES (£/m³)**

Add to the preceding prices for:	Unit	£
Rapid-hardening cement BS 12	m³	4.15
Polypropylene fibre additive	m³	3.19
Air entrained concrete	m³	4.15
Water repellent additive	m³	4.43
Distance per mile in excess of 5 miles (8 km)	m³	0.93
Part loads per m³ below full load	m³	21.34

**CEMENTS**

Cement type:	Bulk	£
Ordinary Portland to BS 12	t	101.63
Lightning high alumina	t	303.81
Sulfacrete sulphate resisting	t	120.54
Ferrocete rapid hardening	t	114.20
Snowcrete white cement	t	178.72

**CEMENTS ADMIXTURES**

Cement Admixtures:	Unit	£
Febtone colorant – red, marigold, yellow, brown, black	kg	10.17
Febproof waterproof	5 litres	18.60
Febond PVA bonding agent	5 litres	18.54
Febspeed frostproofer and hardener	5 litres	6.59

NOTE: A discount of 7% has been applied to the above Mixed Concrete Prices before shrinkage factors (at plus 2½% (or 5% where poured on or against earth or unblinded hardcore)) and waste (at plus 7½%) have been added to arrive at the following material prices for measured works.

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E IN SITU CONCRETE/LARGE PRECAST CONCRETE</b>						
<b>E05 IN SITU CONCRETE CONSTRUCTING GENERALLY</b>						
<b>Plain in situ ready mixed designated concrete; C10–40 mm aggregate</b>						
Foundations	–	1.20	13.07	71.96	m <sup>3</sup>	<b>85.03</b>
Isolated foundations	–	1.39	15.14	71.96	m <sup>3</sup>	<b>87.10</b>
Beds						
thickness not exceeding 150 mm	–	1.62	17.64	71.96	m <sup>3</sup>	<b>89.60</b>
thickness 150–450 mm	–	1.16	12.63	71.96	m <sup>3</sup>	<b>84.59</b>
thickness exceeding 450 mm	–	0.93	10.13	71.96	m <sup>3</sup>	<b>82.09</b>
Filling hollow walls						
thickness not exceeding 150 mm	–	3.15	34.30	71.96	m <sup>3</sup>	<b>106.26</b>
<b>Plain in situ ready mixed designated concrete; C10–40 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	–	1.25	13.61	73.72	m <sup>3</sup>	<b>87.33</b>
Isolated foundations	–	1.48	16.12	73.72	m <sup>3</sup>	<b>89.83</b>
Beds						
thickness not exceeding 150 mm	–	1.71	18.62	73.72	m <sup>3</sup>	<b>92.34</b>
thickness 150–450 mm	–	1.25	13.61	73.72	m <sup>3</sup>	<b>87.33</b>
thickness exceeding 450 mm	–	0.97	10.56	73.72	m <sup>3</sup>	<b>84.28</b>
<b>Plain in situ ready mixed designated concrete; C20–20 mm aggregate</b>						
Foundations	–	1.20	13.07	74.20	m <sup>3</sup>	<b>87.27</b>
Isolated foundations	–	1.39	15.14	74.20	m <sup>3</sup>	<b>89.34</b>
Beds						
thickness not exceeding 150 mm	–	1.76	19.17	74.20	m <sup>3</sup>	<b>93.37</b>
thickness 150–450 mm	–	1.20	13.07	74.20	m <sup>3</sup>	<b>87.27</b>
thickness exceeding 450 mm	–	0.93	10.13	74.20	m <sup>3</sup>	<b>84.33</b>
Filling hollow walls						
thickness not exceeding 150 mm	–	3.15	34.30	74.20	m <sup>3</sup>	<b>108.50</b>
<b>Plain in situ ready mixed designated concrete; C20–20 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	–	1.25	13.61	76.01	m <sup>3</sup>	<b>89.63</b>
Isolated foundations	–	1.48	16.12	76.01	m <sup>3</sup>	<b>92.13</b>
Beds						
thickness not exceeding 150 mm	–	1.85	20.15	76.01	m <sup>3</sup>	<b>96.16</b>
thickness 150–450 mm	–	1.30	14.16	76.01	m <sup>3</sup>	<b>90.17</b>
thickness exceeding 450 mm	–	0.97	10.56	76.01	m <sup>3</sup>	<b>86.58</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Reinforced in situ ready mixed designated concrete; C20–20 mm aggregate</b>						
Foundations	–	1.30	14.16	74.20	m <sup>3</sup>	<b>88.36</b>
Ground beams	–	2.59	28.20	74.20	m <sup>3</sup>	<b>102.41</b>
Isolated foundations	–	1.57	17.10	74.20	m <sup>3</sup>	<b>91.30</b>
Beds						
thickness not exceeding 150 mm	–	2.04	22.22	74.20	m <sup>3</sup>	<b>96.42</b>
thickness 150–450 mm	–	1.48	16.12	74.20	m <sup>3</sup>	<b>90.32</b>
thickness exceeding 450 mm	–	1.20	13.07	74.20	m <sup>3</sup>	<b>87.27</b>
Slabs						
thickness not exceeding 150 mm	–	3.24	35.28	74.20	m <sup>3</sup>	<b>109.48</b>
thickness 150–450 mm	–	2.59	28.20	74.20	m <sup>3</sup>	<b>102.41</b>
thickness exceeding 450 mm	–	2.31	25.16	74.20	m <sup>3</sup>	<b>99.36</b>
Coffered and troughed slabs						
thickness 150–450 mm	–	2.96	32.23	74.20	m <sup>3</sup>	<b>106.44</b>
thickness exceeding 450 mm	–	2.59	28.20	74.20	m <sup>3</sup>	<b>102.41</b>
Extra over for sloping						
not exceeding 15 degrees	–	0.23	2.50	–	m <sup>3</sup>	<b>2.50</b>
over 15 degrees	–	0.46	5.01	–	m <sup>3</sup>	<b>5.01</b>
Walls						
thickness not exceeding 150 mm	–	3.42	37.24	74.20	m <sup>3</sup>	<b>111.44</b>
thickness 150–450 mm	–	2.73	29.73	74.20	m <sup>3</sup>	<b>103.93</b>
thickness exceeding 450 mm	–	2.41	26.24	74.20	m <sup>3</sup>	<b>100.45</b>
Beams						
isolated	–	3.70	40.29	74.20	m <sup>3</sup>	<b>114.49</b>
isolated deep	–	4.07	44.32	74.20	m <sup>3</sup>	<b>118.52</b>
attached deep	–	3.70	40.29	74.20	m <sup>3</sup>	<b>114.49</b>
Beam casings						
isolated	–	4.07	44.32	74.20	m <sup>3</sup>	<b>118.52</b>
isolated deep	–	4.44	48.35	74.20	m <sup>3</sup>	<b>122.55</b>
attached deep	–	4.07	44.32	74.20	m <sup>3</sup>	<b>118.52</b>
Columns	–	4.44	48.35	74.20	m <sup>3</sup>	<b>122.55</b>
Column casings	–	4.90	53.36	74.20	m <sup>3</sup>	<b>127.56</b>
Staircases	–	5.55	60.44	74.20	m <sup>3</sup>	<b>134.64</b>
Upstands	–	3.56	38.77	74.20	m <sup>3</sup>	<b>112.97</b>
<b>Reinforced in situ ready mixed designated concrete; C25–20 mm aggregate</b>						
Foundations	–	1.30	14.16	74.72	m <sup>3</sup>	<b>88.87</b>
Ground beams	–	2.59	28.20	74.72	m <sup>3</sup>	<b>102.92</b>
Isolated foundations	–	1.57	17.10	74.72	m <sup>3</sup>	<b>91.81</b>
Beds						
thickness not exceeding 150 mm	–	1.85	20.15	74.72	m <sup>3</sup>	<b>94.86</b>
thickness 150–450 mm	–	1.39	15.14	74.72	m <sup>3</sup>	<b>89.85</b>
thickness exceeding 450 mm	–	1.20	13.07	74.72	m <sup>3</sup>	<b>87.78</b>
Slabs						
thickness not exceeding 150 mm	–	3.05	33.21	74.72	m <sup>3</sup>	<b>107.93</b>
thickness 150–450 mm	–	2.54	27.66	74.72	m <sup>3</sup>	<b>102.38</b>
thickness exceeding 450 mm	–	2.31	25.16	74.72	m <sup>3</sup>	<b>99.87</b>
Coffered and troughed slabs						
thickness 150–450 mm	–	2.87	31.25	74.72	m <sup>3</sup>	<b>105.97</b>
thickness exceeding 450 mm	–	2.59	28.20	74.72	m <sup>3</sup>	<b>102.92</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra over for sloping not exceeding 15 degrees	–	0.23	2.50	–	m <sup>3</sup>	<b>2.50</b>
over 15 degrees	–	0.46	5.01	–	m <sup>3</sup>	<b>5.01</b>
Walls						
thickness not exceeding 150 mm	–	3.33	36.26	74.72	m <sup>3</sup>	<b>110.98</b>
thickness 150–450 mm	–	2.68	29.18	74.72	m <sup>3</sup>	<b>103.90</b>
thickness exceeding 450 mm	–	2.41	26.24	74.72	m <sup>3</sup>	<b>100.96</b>
Beams						
isolated	–	3.70	40.29	74.72	m <sup>3</sup>	<b>115.01</b>
isolated deep	–	4.07	44.32	74.72	m <sup>3</sup>	<b>119.04</b>
attached deep	–	3.70	40.29	74.72	m <sup>3</sup>	<b>115.01</b>
Beam casings						
isolated	–	4.07	44.32	74.72	m <sup>3</sup>	<b>119.04</b>
isolated deep	–	4.44	48.35	74.72	m <sup>3</sup>	<b>123.07</b>
attached deep	–	4.07	44.32	74.72	m <sup>3</sup>	<b>119.04</b>
Columns	–	4.44	48.35	74.72	m <sup>3</sup>	<b>123.07</b>
Column casings	–	4.90	53.36	74.72	m <sup>3</sup>	<b>128.08</b>
Staircases	–	5.55	60.44	74.72	m <sup>3</sup>	<b>135.15</b>
Upstands	–	3.56	38.77	74.72	m <sup>3</sup>	<b>113.48</b>
<b>Reinforced in situ ready mixed designated concrete; C30–20 mm aggregate</b>						
Foundations	–	1.30	14.16	75.23	m <sup>3</sup>	<b>89.39</b>
Ground beams	–	2.59	28.20	75.23	m <sup>3</sup>	<b>103.43</b>
Isolated foundations	–	1.57	17.10	75.23	m <sup>3</sup>	<b>92.33</b>
Beds						
thickness not exceeding 150 mm	–	2.04	22.22	75.23	m <sup>3</sup>	<b>97.44</b>
thickness 150–450 mm	–	1.48	16.12	75.23	m <sup>3</sup>	<b>91.35</b>
thickness exceeding 450 mm	–	1.20	13.07	75.23	m <sup>3</sup>	<b>88.30</b>
Slabs						
thickness not exceeding 150 mm	–	3.24	35.28	75.23	m <sup>3</sup>	<b>110.51</b>
thickness 150–450 mm	–	2.59	28.20	75.23	m <sup>3</sup>	<b>103.43</b>
thickness exceeding 450 mm	–	2.31	25.16	75.23	m <sup>3</sup>	<b>100.38</b>
Coffer and troughed slabs						
thickness 150–450 mm	–	2.96	32.23	75.23	m <sup>3</sup>	<b>107.46</b>
thickness exceeding 450 mm	–	2.59	28.20	75.23	m <sup>3</sup>	<b>103.43</b>
Extra over for sloping not exceeding 15 degrees	–	0.23	2.50	–	m <sup>3</sup>	<b>2.50</b>
over 15 degrees	–	0.46	5.01	–	m <sup>3</sup>	<b>5.01</b>
Walls						
thickness not exceeding 150 mm	–	3.42	37.24	75.23	m <sup>3</sup>	<b>112.47</b>
thickness 150–450 mm	–	2.73	29.73	75.23	m <sup>3</sup>	<b>104.96</b>
thickness exceeding 450 mm	–	2.41	26.24	75.23	m <sup>3</sup>	<b>101.47</b>
Beams						
isolated	–	3.70	40.29	75.23	m <sup>3</sup>	<b>115.52</b>
isolated deep	–	4.07	44.32	75.23	m <sup>3</sup>	<b>119.55</b>
attached deep	–	3.70	40.29	75.23	m <sup>3</sup>	<b>115.52</b>
Beam casings						
isolated	–	4.07	44.32	75.23	m <sup>3</sup>	<b>119.55</b>
isolated deep	–	4.44	48.35	75.23	m <sup>3</sup>	<b>123.58</b>
attached deep	–	4.07	44.32	75.23	m <sup>3</sup>	<b>119.55</b>
Columns	–	4.44	48.35	75.23	m <sup>3</sup>	<b>123.58</b>
Column casings	–	4.90	53.36	75.23	m <sup>3</sup>	<b>128.59</b>
Staircases	–	5.55	60.44	75.23	m <sup>3</sup>	<b>135.67</b>
Upstands	–	3.56	38.77	75.23	m <sup>3</sup>	<b>114.00</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Extra over vibrated concrete for</b>						
Reinforcement content over 5%	–	0.51	5.55	–	m <sup>3</sup>	<b>5.55</b>
<b>Grouting with cement mortar (1:1)</b>						
Stanchion bases						
10 mm thick	–	0.93	10.13	0.12	nr	<b>10.25</b>
25 mm thick	–	1.16	12.63	0.30	nr	<b>12.94</b>
<b>Grouting with epoxy resin</b>						
Stanchion bases						
10 mm thick	–	1.16	12.63	7.96	nr	<b>20.59</b>
25 mm thick	–	1.39	15.14	20.34	nr	<b>35.47</b>
<b>Grouting with “Conbextra GP” cementitious grout</b>						
Stanchion bases						
10 mm thick	–	1.16	12.63	1.31	nr	<b>13.94</b>
25 mm thick	–	1.39	15.14	3.35	nr	<b>18.49</b>
<b>Filling; plain in situ designated concrete; C20–20 mm aggregate</b>						
Mortices	–	0.09	0.98	0.40	nr	<b>1.38</b>
Holes	–	0.23	2.50	83.49	m <sup>3</sup>	<b>85.99</b>
Chases exceeding 0.01 m <sup>2</sup>	–	0.19	2.07	83.49	m <sup>3</sup>	<b>85.56</b>
Chases not exceeding 0.01 m <sup>2</sup>	–	0.14	1.52	0.83	m	<b>2.36</b>
<b>Sheeting to prevent moisture loss</b>						
Building paper; lapped joints						
subsoil grade; horizontal on foundations	–	0.02	0.22	0.45	m <sup>2</sup>	<b>0.66</b>
standard grade; horizontal on slabs	–	0.04	0.44	0.64	m <sup>2</sup>	<b>1.07</b>
Polythene sheeting; lapped joints; horizontal on slabs						
250 microns; 0.25 mm thick	–	0.04	0.44	0.37	m <sup>2</sup>	<b>0.81</b>
“Visqueen” sheeting or other equal and approved; lapped joints; horizontal on slabs						
250 microns; 0.25 mm thick	–	0.04	0.44	0.31	m <sup>2</sup>	<b>0.74</b>
300 microns; 0.30 mm thick	–	0.05	0.54	0.38	m <sup>2</sup>	<b>0.92</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	21.92	8.82	m <sup>2</sup>	<b>30.74</b>
height exceeding 1.00 m; left in	–	1.30	19.26	21.22	m <sup>2</sup>	<b>40.48</b>
height not exceeding 250 mm	–	0.42	6.22	3.49	m	<b>9.71</b>
height not exceeding 250 mm; left in	–	0.42	6.22	6.16	m	<b>12.38</b>
height 250–500 mm	–	0.79	11.70	6.87	m	<b>18.57</b>
height 250–500 mm; left in	–	0.69	10.22	13.82	m	<b>24.04</b>
height 500 mm–1.00 m	–	1.11	16.44	8.82	m	<b>25.26</b>
height 500 mm–1.00 m; left in	–	1.06	15.70	21.22	m	<b>36.92</b>

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	4.44	5.56	m <sup>2</sup>	10.00
height not exceeding 250 mm; left in	–	0.09	1.33	1.39	m	2.72
height 250–500 mm; left in	–	0.16	2.37	2.78	m	5.15
height 500 mm–1.00 m; left in	–	0.24	3.56	5.56	m	9.11
<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	–	0.32	4.74	11.09	m <sup>2</sup>	15.83
height not exceeding 250 mm; left in	–	0.10	1.48	2.77	m	4.25
height 250–500 mm; left in	–	0.18	2.67	5.55	m	8.21
height 500 mm–1.00 m; left in	–	0.27	4.00	11.09	m	15.09
<b>Sides of ground beams and edges of beds; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	–	1.53	22.66	8.76	m <sup>2</sup>	31.43
height not exceeding 250 mm	–	0.46	6.81	3.43	m	10.25
height 250–500 mm	–	0.83	12.30	6.81	m	19.11
height 500 mm–1.00 m	–	1.16	17.18	8.76	m	25.95
<b>Edges of suspended slabs; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	–	0.69	10.22	3.55	m	13.77
height 250–500 mm	–	1.02	15.11	5.72	m	20.83
height 500 mm–1.00 m	–	1.62	24.00	8.88	m	32.87
<b>Sides of upstands; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	–	1.85	27.41	10.59	m <sup>2</sup>	38.00
height not exceeding 250 mm	–	0.58	8.59	3.66	m	12.25
height 250–500 mm	–	0.93	13.78	7.04	m	20.82
height 500 mm–1.00 m	–	1.62	24.00	10.59	m	34.59
<b>Steps in top surfaces; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	–	0.46	6.81	3.72	m	10.53
height 250–500 mm	–	0.74	10.96	7.10	m	18.06
<b>Steps in soffits; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	–	0.51	7.55	2.92	m	10.47
height 250–500 mm	–	0.81	12.00	5.27	m	17.26
<b>Machine bases and plinths; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	–	1.48	21.92	8.76	m <sup>2</sup>	30.69
height not exceeding 250 mm	–	0.46	6.81	3.43	m	10.25
height 250–500 mm	–	0.79	11.70	6.81	m	18.52
height 500 mm–1.00 m	–	1.16	17.18	8.76	m	25.95

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Soffits of slabs; basic finish</b>						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit not exceeding 1.50 m	–	1.67	24.74	8.13	m <sup>2</sup>	<b>32.87</b>
horizontal; height to soffit 1.50–3.00 m	–	1.62	24.00	8.25	m <sup>2</sup>	<b>32.25</b>
horizontal; height to soffit 1.50–3.00 m (based on 5 uses)	–	1.53	22.66	6.83	m <sup>2</sup>	<b>29.49</b>
horizontal; height to soffit 1.50–3.00 m (based on 6 uses)	–	1.48	21.92	5.88	m <sup>2</sup>	<b>27.80</b>
horizontal; height to soffit 3.00–4.50 m	–	1.57	23.26	8.53	m <sup>2</sup>	<b>31.79</b>
horizontal; height to soffit 4.50–6.00 m	–	1.67	24.74	8.82	m <sup>2</sup>	<b>33.56</b>
Slab thickness 200–300 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.67	24.74	10.42	m <sup>2</sup>	<b>35.16</b>
Slab thickness 300–400 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.71	25.33	11.51	m <sup>2</sup>	<b>36.84</b>
Slab thickness 400–500 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.80	26.66	12.60	m <sup>2</sup>	<b>39.26</b>
Slab thickness 500–600 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.94	28.74	12.60	m <sup>2</sup>	<b>41.34</b>
Extra over soffits of slabs for sloping not exceeding 15 degrees	–	0.19	2.81	–	m <sup>2</sup>	<b>2.81</b>
sloping exceeding 15 degrees	–	0.37	5.48	–	m <sup>2</sup>	<b>5.48</b>
<b>Soffits of slabs; Expamet “Hy-Rib” permanent shuttering and reinforcement or other equal and approved; ref. 2411</b>						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.39	20.59	15.32	m <sup>2</sup>	<b>35.91</b>
<b>Soffits of slabs; Richard Lees “Ribdeck AL” permanent shuttering or other equal and approved; 0.90 mm gauge; shot-fired to frame (not included)</b>						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit 1.50–3.00 m	–	0.65	9.63	12.60	m <sup>2</sup>	<b>22.23</b>
horizontal; height to soffit 3.00–4.50 m	–	0.74	10.96	12.67	m <sup>2</sup>	<b>23.63</b>
horizontal; height to soffit 4.50–6.00 m	–	0.83	12.30	12.73	m <sup>2</sup>	<b>25.02</b>
<b>Soffits of slabs; Richard Lees “Ribdeck AL” permanent shuttering or other equal and approved; 1.20 mm gauge; shot-fired to frame (not included)</b>						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit 1.50–3.00 m	–	0.74	10.96	14.60	m <sup>2</sup>	<b>25.56</b>
horizontal; height to soffit 3.00–4.50 m	–	0.83	12.30	14.37	m <sup>2</sup>	<b>26.66</b>
horizontal; height to soffit 4.50–6.00 m	–	0.97	14.37	14.46	m <sup>2</sup>	<b>28.83</b>
<b>Soffits of slabs; Richard Lees “Super Holorib” permanent shuttering or other equal and approved; 0.90 mm gauge</b>						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit 1.50–3.00 m	–	0.65	9.63	16.86	m <sup>2</sup>	<b>26.49</b>
horizontal; height to soffit 3.00–4.50 m	–	0.74	10.96	17.44	m <sup>2</sup>	<b>28.40</b>
horizontal; height to soffit 4.50–6.00 m	–	0.83	12.30	18.01	m <sup>2</sup>	<b>30.30</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Soffits of slabs; Richard Lees "Super Holorib" permanent shuttering or other equal and approved; 1.20 mm gauge</b>						
Slab thickness not exceeding 200 mm horizontal; height to soffit 1.50–3.00 m	–	0.74	10.96	19.31	m <sup>2</sup>	<b>30.27</b>
horizontal; height to soffit 3.00–4.50 m	–	0.74	10.96	20.17	m <sup>2</sup>	<b>31.13</b>
horizontal; height to soffit 4.50–6.00 m	–	0.97	14.37	20.74	m <sup>2</sup>	<b>35.11</b>
<b>Soffits of landings; basic finish</b>						
Slab thickness not exceeding 200 mm horizontal; height to soffit 1.50–3.00 m	–	1.67	24.74	8.68	m <sup>2</sup>	<b>33.42</b>
Slab thickness 200–300 mm horizontal; height to soffit 1.50–3.00 m	–	1.76	26.07	11.07	m <sup>2</sup>	<b>37.15</b>
Slab thickness 300–400 mm horizontal; height to soffit 1.50–3.00 m	–	1.80	26.66	12.27	m <sup>2</sup>	<b>38.94</b>
Slab thickness 400–500 mm horizontal; height to soffit 1.50–3.00 m	–	1.90	28.15	13.47	m <sup>2</sup>	<b>41.61</b>
Slab thickness 500–600 mm horizontal; height to soffit 1.50–3.00 m	–	2.04	30.22	13.47	m <sup>2</sup>	<b>43.69</b>
Extra over soffits of landings for sloping not exceeding 15 degrees	–	0.19	2.81	–	m <sup>2</sup>	<b>2.81</b>
sloping exceeding 15 degrees	–	0.37	5.48	–	m <sup>2</sup>	<b>5.48</b>
<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	–	2.31	34.22	13.29	m <sup>2</sup>	<b>47.51</b>
horizontal; height to soffit 1.50–3.00 m	–	2.41	35.70	13.57	m <sup>2</sup>	<b>49.27</b>
horizontal; height to soffit 3.00–4.50 m	–	2.50	37.03	13.74	m <sup>2</sup>	<b>50.78</b>
horizontal; height to soffit 4.50–6.00 m	–	2.50	37.03	13.74	m <sup>2</sup>	<b>50.78</b>
<b>Top formwork; basic finish</b>						
Sloping exceeding 15 degrees	–	1.39	20.59	6.36	m <sup>2</sup>	<b>26.95</b>
<b>Walls; basic finish</b>						
Vertical	–	1.67	24.74	10.42	m <sup>2</sup>	<b>35.16</b>
Vertical; height exceeding 3.00 m above floor level	–	2.04	30.22	10.71	m <sup>2</sup>	<b>40.93</b>
Vertical; interrupted	–	1.94	28.74	10.71	m <sup>2</sup>	<b>39.45</b>
Vertical; to one side only	–	3.24	48.00	13.17	m <sup>2</sup>	<b>61.16</b>
Battered	–	2.59	38.37	11.22	m <sup>2</sup>	<b>49.59</b>
<b>Beams; basic finish</b>						
Attached to slabs	–	2.04	30.22	10.08	m <sup>2</sup>	<b>40.30</b>
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.04	30.22	10.08	m <sup>2</sup>	<b>40.30</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.13	31.55	10.42	m <sup>2</sup>	<b>41.98</b>
regular shaped; square or rectangular; height to soffit 4.50–6.00 m	–	2.22	32.89	10.71	m <sup>2</sup>	<b>43.59</b>
Attached to walls	–	2.13	31.55	10.08	m <sup>2</sup>	<b>41.63</b>
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.13	31.55	10.08	m <sup>2</sup>	<b>41.63</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.22	32.89	10.08	m <sup>2</sup>	<b>42.97</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.31	34.22	10.42	m <sup>2</sup>	<b>44.64</b>
regular shaped; square or rectangular; height to soffit 4.50–6.00 m	–	2.41	35.70	10.71	m <sup>2</sup>	<b>46.41</b>
Extra over beams for						
regular shaped; sloping not exceeding 15 degrees	–	0.28	4.15	1.03	m <sup>2</sup>	<b>5.18</b>
regular shaped; sloping exceeding 15 degrees	–	0.56	8.30	2.06	m <sup>2</sup>	<b>10.36</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	31.55	10.08	m <sup>2</sup>	<b>41.63</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.22	32.89	10.42	m <sup>2</sup>	<b>43.31</b>
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.22	32.89	10.08	m <sup>2</sup>	<b>42.97</b>
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.31	34.22	10.08	m <sup>2</sup>	<b>44.30</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.41	35.70	10.42	m <sup>2</sup>	<b>46.12</b>
Extra over beam casings for						
regular shaped; sloping not exceeding 15 degrees	–	0.28	4.15	1.03	m <sup>2</sup>	<b>5.18</b>
regular shaped; sloping exceeding 15 degrees	–	0.56	8.30	2.06	m <sup>2</sup>	<b>10.36</b>
<b>Columns; basic finish</b>						
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.04	30.22	8.82	m <sup>2</sup>	<b>39.04</b>
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.13	31.55	8.82	m <sup>2</sup>	<b>40.37</b>
regular shaped; circular; not exceeding 300 mm diameter; height to soffit 1.50–3.00 m	–	3.70	54.81	14.20	m <sup>2</sup>	<b>69.01</b>
regular shaped; circular; 300–600 mm diameter; height to soffit 1.50–3.00 m	–	3.47	51.40	12.60	m <sup>2</sup>	<b>64.00</b>
regular shaped; circular; 600–900 mm diameter; height to soffit 1.50–3.00 m	–	3.24	48.00	12.31	m <sup>2</sup>	<b>60.31</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	31.55	8.82	m <sup>2</sup>	<b>40.37</b>
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.22	32.89	8.82	m <sup>2</sup>	<b>41.71</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Recesses or rebates</b>						
12×12 mm	–	0.06	0.89	0.09	m	<b>0.98</b>
25×25 mm	–	0.06	0.89	0.14	m	<b>1.02</b>
25×50 mm	–	0.06	0.89	0.17	m	<b>1.06</b>
50×50 mm	–	0.06	0.89	0.30	m	<b>1.19</b>
<b>Nibs</b>						
50×50 mm	–	0.51	7.55	1.08	m	<b>8.64</b>
100×100 mm	–	0.72	10.67	1.43	m	<b>12.10</b>
100×200 mm	–	0.96	14.22	2.61	m	<b>16.83</b>
<b>Extra over a basic finish for fine formed finishes</b>						
Slabs	–	0.32	4.74	–	m <sup>2</sup>	<b>4.74</b>
Walls	–	0.32	4.74	–	m <sup>2</sup>	<b>4.74</b>
Beams	–	0.32	4.74	–	m <sup>2</sup>	<b>4.74</b>
Columns	–	0.32	4.74	–	m <sup>2</sup>	<b>4.74</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	0.15	0.26	m <sup>2</sup>	<b>0.41</b>
<b>Wall kickers; basic finish</b>						
Height 150 mm	–	0.46	6.81	2.54	m	<b>9.36</b>
Height 225 mm	–	0.60	8.89	3.13	m	<b>12.02</b>
<b>Suspended wall kickers; basic finish</b>						
Height 150 mm	–	0.58	8.59	2.58	m	<b>11.17</b>
<b>Wall ends, soffits and steps in walls; basic finish</b>						
Plain						
width exceeding 1.00 m	–	1.76	26.07	10.42	m <sup>2</sup>	<b>36.49</b>
width not exceeding 250 mm	–	0.56	8.30	2.63	m	<b>10.93</b>
width 250–500 mm	–	0.88	13.04	5.78	m	<b>18.82</b>
width 500 mm–1.00 m	–	1.39	20.59	10.42	m	<b>31.01</b>
<b>Openings in walls</b>						
Plain						
width exceeding 1.00 m	–	1.94	28.74	10.42	m <sup>2</sup>	<b>39.16</b>
width not exceeding 250 mm	–	0.60	8.89	2.63	m	<b>11.52</b>
width 250–500 mm	–	1.02	15.11	5.78	m	<b>20.89</b>
width 500 mm–1.00 m	–	1.57	23.26	10.42	m	<b>33.68</b>
<b>Stairflights</b>						
Width 1.00 m; 150 mm waist; 150 mm undercut risers string, width 300 mm	–	4.63	68.59	22.92	m	<b>91.50</b>
Width 2.00 m; 200 mm waist; 150 mm undercut risers string, width 350 mm	–	8.33	123.40	40.07	m	<b>163.46</b>
<b>Mortices</b>						
Girth not exceeding 500 mm depth not exceeding 250 mm; circular	–	0.14	2.07	0.87	nr	<b>2.94</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Holes</b>						
Girth not exceeding 500 mm						
depth not exceeding 250 mm; circular	–	0.19	2.81	1.14	nr	<b>3.96</b>
depth 250–500 mm; circular	–	0.28	4.15	2.77	nr	<b>6.92</b>
Girth 500 mm–1.00 m						
depth not exceeding 250 mm; circular	–	0.23	3.41	1.92	nr	<b>5.33</b>
depth 250–500 mm; circular	–	0.35	5.18	5.13	nr	<b>10.32</b>
Girth 1.00–2.00 m						
depth not exceeding 250 mm; circular	–	0.42	6.22	5.13	nr	<b>11.36</b>
depth 250–500 mm; circular	–	0.62	9.18	10.74	nr	<b>19.92</b>
Girth 2.00–3.00 m						
depth not exceeding 250 mm; circular	–	0.56	8.30	10.32	nr	<b>18.62</b>
depth 250–500 mm; circular	–	0.83	12.30	18.43	nr	<b>30.73</b>
<b>E30 REINFORCEMENT FOR IN SITU CONCRETE</b>						
<b>Bar; BS 4449; hot rolled plain round mild steel bars</b>						
40 mm diameter nominal size						
straight or bent	321.14	20.00	251.05	389.92	t	<b>640.97</b>
curved	353.25	20.00	251.05	426.16	t	<b>677.22</b>
32 mm diameter nominal size						
straight or bent	295.99	21.00	263.90	362.69	t	<b>626.59</b>
curved	325.59	21.00	263.90	396.10	t	<b>660.00</b>
25 mm diameter nominal size						
straight or bent	291.15	23.00	289.59	357.20	t	<b>646.79</b>
curved	320.27	23.00	289.59	390.06	t	<b>679.66</b>
20 mm diameter nominal size						
straight or bent	288.25	25.00	315.29	356.71	t	<b>672.00</b>
curved	317.07	25.00	315.29	389.25	t	<b>704.54</b>
16 mm diameter nominal size						
straight or bent	288.25	27.00	340.98	360.63	t	<b>701.61</b>
curved	317.07	27.00	340.98	393.17	t	<b>734.15</b>
12 mm diameter nominal size						
straight or bent	293.09	29.00	366.67	370.01	t	<b>736.68</b>
curved	322.39	29.00	366.67	403.09	t	<b>769.76</b>
10 mm diameter nominal size						
straight or bent	299.86	31.00	392.36	384.33	t	<b>776.70</b>
curved	329.84	31.00	392.36	418.18	t	<b>810.54</b>
8 mm diameter nominal size						
straight or bent	309.53	33.00	416.10	399.17	t	<b>815.27</b>
links	309.53	36.00	454.64	401.49	t	<b>856.12</b>
curved	340.48	33.00	416.10	434.11	t	<b>850.21</b>
6 mm diameter nominal size						
straight or bent	337.58	37.00	467.48	430.83	t	<b>898.32</b>
links	337.58	40.00	506.02	430.83	t	<b>936.86</b>
curved	371.34	37.00	467.48	468.94	t	<b>936.42</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Bar; BS 4449; hot rolled deformed high steel bars grade 460</b>						
40 mm diameter nominal size						
straight or bent	295.02	20.00	251.05	360.44	t	<b>611.49</b>
curved	324.52	20.00	251.05	393.74	t	<b>644.79</b>
32 mm diameter nominal size						
straight or bent	290.18	21.00	263.90	356.14	t	<b>620.04</b>
curved	319.20	21.00	263.90	388.89	t	<b>652.79</b>
25 mm diameter nominal size						
straight or bent	285.35	23.00	289.59	350.65	t	<b>640.24</b>
curved	313.88	23.00	289.59	382.86	t	<b>672.45</b>
20 mm diameter nominal size						
straight or bent	286.31	25.00	315.29	354.53	t	<b>669.82</b>
curved	314.95	25.00	315.29	386.85	t	<b>702.13</b>
16 mm diameter nominal size						
straight or bent	286.31	27.00	340.98	358.45	t	<b>699.43</b>
curved	314.95	27.00	340.98	390.77	t	<b>731.75</b>
12 mm diameter nominal size						
straight or bent	290.18	29.00	366.67	366.74	t	<b>733.41</b>
curved	319.20	29.00	366.67	399.49	t	<b>766.16</b>
10 mm diameter nominal size						
straight or bent	295.02	31.00	392.36	378.88	t	<b>771.24</b>
curved	324.52	31.00	392.36	412.18	t	<b>804.54</b>
8 mm diameter nominal size						
straight or bent	304.69	33.00	416.10	393.71	t	<b>809.81</b>
links	304.69	36.00	454.64	396.03	t	<b>850.66</b>
curved	335.16	33.00	416.10	428.10	t	<b>844.20</b>
<b>Bar; stainless steel</b>						
32 mm diameter nominal size						
straight or bent	2329.72	21.00	263.90	2533.04	t	<b>2796.94</b>
curved	2417.24	21.00	263.90	2627.12	t	<b>2891.02</b>
25 mm diameter nominal size						
straight or bent	2329.72	23.00	289.59	2533.01	t	<b>2822.60</b>
curved	2417.24	23.00	289.59	2627.09	t	<b>2916.69</b>
20 mm diameter nominal size						
straight or bent	2329.72	25.00	315.29	2535.80	t	<b>2851.08</b>
curved	2417.24	25.00	315.29	2629.88	t	<b>2945.17</b>
16 mm diameter nominal size						
straight or bent	1900.45	27.00	340.98	2078.25	t	<b>2419.23</b>
curved	1992.14	27.00	340.98	2176.82	t	<b>2517.80</b>
12 mm diameter nominal size						
straight or bent	1900.45	29.00	366.67	2082.17	t	<b>2448.84</b>
curved	2021.31	29.00	366.67	2212.10	t	<b>2578.77</b>
10 mm diameter nominal size						
straight or bent	1900.45	31.00	392.36	2088.85	t	<b>2481.22</b>
curved	2033.81	31.00	392.36	2232.22	t	<b>2624.58</b>
8 mm diameter nominal size						
straight or bent	1900.45	33.00	416.10	2092.77	t	<b>2508.87</b>
curved	2067.15	33.00	416.10	2271.98	t	<b>2688.08</b>
<b>Fabric; BS 4483</b>						
Ref A98(1.54 kg/m <sup>2</sup> )						
400 mm minimum laps	0.74	0.12	1.54	0.88	m <sup>2</sup>	<b>2.42</b>
strips in one width; 600 mm width	0.74	0.15	1.93	0.88	m <sup>2</sup>	<b>2.80</b>
strips in one width; 900 mm width	0.74	0.14	1.80	0.88	m <sup>2</sup>	<b>2.68</b>
strips in one width; 1200 mm width	0.74	0.13	1.67	0.88	m <sup>2</sup>	<b>2.55</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Ref A142 (2.22 kg/m <sup>2</sup> )						
400 mm minimum laps	0.79	0.12	1.54	0.93	m <sup>2</sup>	2.47
strips in one width; 600 mm width	0.79	0.15	1.93	0.93	m <sup>2</sup>	2.86
strips in one width; 900 mm width	0.79	0.14	1.80	0.93	m <sup>2</sup>	2.73
strips in one width; 1200 mm width	0.79	0.13	1.67	0.93	m <sup>2</sup>	2.60
Ref A193 (3.02 kg/m <sup>2</sup> )						
400 mm minimum laps	1.07	0.12	1.54	1.26	m <sup>2</sup>	2.80
strips in one width; 600 mm width	1.07	0.15	1.93	1.26	m <sup>2</sup>	3.19
strips in one width; 900 mm width	1.07	0.14	1.80	1.26	m <sup>2</sup>	3.06
strips in one width; 1200 mm width	1.07	0.13	1.67	1.26	m <sup>2</sup>	2.93
Ref A252 (3.95 kg/m <sup>2</sup> )						
400 mm minimum laps	1.39	0.13	1.67	1.65	m <sup>2</sup>	3.32
strips in one width; 600 mm width	1.39	0.16	2.06	1.65	m <sup>2</sup>	3.70
strips in one width; 900 mm width	1.39	0.15	1.93	1.65	m <sup>2</sup>	3.57
strips in one width; 1200 mm width	1.39	0.14	1.80	1.65	m <sup>2</sup>	3.44
Ref A393 (6.16 kg/m <sup>2</sup> )						
400 mm minimum laps	2.12	0.15	1.93	2.51	m <sup>2</sup>	4.44
strips in one width; 600 mm width	2.12	0.18	2.31	2.51	m <sup>2</sup>	4.82
strips in one width; 900 mm width	2.12	0.17	2.18	2.51	m <sup>2</sup>	4.70
strips in one width; 1200 mm width	2.12	0.16	2.06	2.51	m <sup>2</sup>	4.57
Ref B196 (3.05 kg/m <sup>2</sup> )						
400 mm minimum laps	1.10	0.12	1.54	1.30	m <sup>2</sup>	2.85
strips in one width; 600 mm width	1.10	0.15	1.93	1.30	m <sup>2</sup>	3.23
strips in one width; 900 mm width	1.10	0.14	1.80	1.30	m <sup>2</sup>	3.10
strips in one width; 1200 mm width	1.10	0.13	1.67	1.30	m <sup>2</sup>	2.97
Ref B283 (3.73 kg/m <sup>2</sup> )						
400 mm minimum laps	1.34	0.12	1.54	1.58	m <sup>2</sup>	3.12
strips in one width; 600 mm width	1.34	0.15	1.93	1.58	m <sup>2</sup>	3.51
strips in one width; 900 mm width	1.34	0.14	1.80	1.58	m <sup>2</sup>	3.38
strips in one width; 1200 mm width	1.34	0.13	1.67	1.58	m <sup>2</sup>	3.25
Ref B385 (4.53 kg/m <sup>2</sup> )						
400 mm minimum laps	1.64	0.13	1.67	1.93	m <sup>2</sup>	3.60
strips in one width; 600 mm width	1.64	0.16	2.06	1.93	m <sup>2</sup>	3.99
strips in one width; 900 mm width	1.64	0.15	1.93	1.93	m <sup>2</sup>	3.86
strips in one width; 1200 mm width	1.64	0.14	1.80	1.93	m <sup>2</sup>	3.73
Ref B503 (5.93 kg/m <sup>2</sup> )						
400 mm minimum laps	2.12	0.15	1.93	2.51	m <sup>2</sup>	4.44
strips in one width; 600 mm width	2.12	0.18	2.31	2.51	m <sup>2</sup>	4.82
strips in one width; 900 mm width	2.12	0.17	2.18	2.51	m <sup>2</sup>	4.70
strips in one width; 1200 mm width	2.12	0.16	2.06	2.51	m <sup>2</sup>	4.57
Ref B785 (8.14 kg/m <sup>2</sup> )						
400 mm minimum laps	2.92	0.17	2.18	3.45	m <sup>2</sup>	5.64
strips in one width; 600 mm width	2.92	0.20	2.57	3.45	m <sup>2</sup>	6.02
strips in one width; 900 mm width	2.92	0.19	2.44	3.45	m <sup>2</sup>	5.89
strips in one width; 1200 mm width	2.92	0.18	2.31	3.45	m <sup>2</sup>	5.77
Ref B1131 (10.90 kg/m <sup>2</sup> )						
400 mm minimum laps	3.81	0.18	2.31	4.50	m <sup>2</sup>	6.81
strips in one width; 600 mm width	3.81	0.24	3.08	4.50	m <sup>2</sup>	7.58
strips in one width; 900 mm width	3.81	0.22	2.83	4.50	m <sup>2</sup>	7.33
strips in one width; 1200 mm width	3.81	0.20	2.57	4.50	m <sup>2</sup>	7.07

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Ref C385 (3.41 kg/m <sup>2</sup> )						
400 mm minimum laps	1.26	0.12	1.54	1.49	m <sup>2</sup>	<b>3.03</b>
strips in one width; 600 mm width	1.26	0.15	1.93	1.49	m <sup>2</sup>	<b>3.41</b>
strips in one width; 900 mm width	1.26	0.14	1.80	1.49	m <sup>2</sup>	<b>3.28</b>
strips in one width; 1200 mm width	1.26	0.13	1.67	1.49	m <sup>2</sup>	<b>3.16</b>
Ref C503 (4.34 kg/m <sup>2</sup> )						
400 mm minimum laps	1.61	0.13	1.67	1.90	m <sup>2</sup>	<b>3.57</b>
strips in one width; 600 mm width	1.61	0.16	2.06	1.90	m <sup>2</sup>	<b>3.96</b>
strips in one width; 900 mm width	1.61	0.15	1.93	1.90	m <sup>2</sup>	<b>3.83</b>
strips in one width; 1200 mm width	1.61	0.14	1.80	1.90	m <sup>2</sup>	<b>3.70</b>
Ref C636 (5.55 kg/m <sup>2</sup> )						
400 mm minimum laps	2.05	0.14	1.80	2.43	m <sup>2</sup>	<b>4.23</b>
strips in one width; 600 mm width	2.05	0.17	2.18	2.43	m <sup>2</sup>	<b>4.61</b>
strips in one width; 900 mm width	2.05	0.16	2.06	2.43	m <sup>2</sup>	<b>4.48</b>
strips in one width; 1200 mm width	2.05	0.15	1.93	2.43	m <sup>2</sup>	<b>4.35</b>
Ref C785 (6.72 kg/m <sup>2</sup> )						
400 mm minimum laps	2.50	0.14	1.80	2.95	m <sup>2</sup>	<b>4.75</b>
strips in one width; 600 mm width	2.50	0.17	2.18	2.95	m <sup>2</sup>	<b>5.13</b>
strips in one width; 900 mm width	2.50	0.16	2.06	2.95	m <sup>2</sup>	<b>5.01</b>
strips in one width; 1200 mm width	2.50	0.15	1.93	2.95	m <sup>2</sup>	<b>4.88</b>
Ref D49 (0.77 kg/m <sup>2</sup> )						
100 mm minimum laps; bent	0.87	0.24	3.08	1.03	m <sup>2</sup>	<b>4.11</b>
Ref 098(1.54 kg/m <sup>2</sup> )						
200 mm minimum laps; bent	0.66	0.24	3.08	0.78	m <sup>2</sup>	<b>3.86</b>
<b>E40 DESIGNED JOINTS IN IN SITU CONCRETE</b>						
<b>Formed; Fosroc Expandite "Flexcell" impregnated fibreboard joint filler or other equal and approved</b>						
Width not exceeding 150 mm						
12.50 mm thick	–	0.14	2.07	1.36	m	<b>3.44</b>
20 mm thick	–	0.19	2.81	1.98	m	<b>4.80</b>
25 mm thick	–	0.19	2.81	2.25	m	<b>5.06</b>
Width 150–300 mm						
12.50 mm thick	–	0.19	2.81	2.11	m	<b>4.92</b>
20 mm thick	–	0.23	3.41	3.04	m	<b>6.45</b>
25 mm thick	–	0.23	3.41	3.52	m	<b>6.92</b>
Width 300–450 mm						
12.50 mm thick	–	0.23	3.41	3.16	m	<b>6.57</b>
20 mm thick	–	0.28	4.15	4.56	m	<b>8.71</b>
25 mm thick	–	0.28	4.15	5.28	m	<b>9.42</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	2.07	2.66	m	<b>4.74</b>
13 mm thick	–	0.14	2.07	2.70	m	<b>4.77</b>
19 mm thick	–	0.14	2.07	3.45	m	<b>5.52</b>
25 mm thick	–	0.14	2.07	3.90	m	<b>5.97</b>
Width 150–300 mm						
10 mm thick	–	0.19	2.81	4.94	m	<b>7.75</b>
13 mm thick	–	0.19	2.81	5.00	m	<b>7.82</b>
19 mm thick	–	0.19	2.81	6.50	m	<b>9.32</b>
25 mm thick	–	0.19	2.81	7.41	m	<b>10.22</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Width 300–450 mm						
10 mm thick	–	0.23	3.41	7.52	m	<b>10.93</b>
13 mm thick	–	0.23	3.41	7.62	m	<b>11.03</b>
19 mm thick	–	0.23	3.41	9.87	m	<b>13.28</b>
<b>25 mm thick</b>	–	0.23	3.41	11.22	m	<b>14.63</b>
<b>Sealants; Fosroc Expandite “Pliastic 77” hot poured rubberized bituminous compound or other equal and approved</b>						
Width 10 mm						
25 mm depth	–	0.17	2.52	0.85	m	<b>3.37</b>
Width 12.50 mm						
25 mm depth	–	0.18	2.67	1.05	m	<b>3.71</b>
Width 20 mm						
25 mm depth	–	0.19	2.81	1.71	m	<b>4.52</b>
Width 25 mm						
25 mm depth	–	0.20	2.96	2.10	m	<b>5.06</b>
<b>Sealants; Fosroc Expandite “Thioflex 600” gun grade two part polysulphide or other equal and approved</b>						
Width 10 mm						
25 mm depth	–	0.05	0.74	3.24	m	<b>3.98</b>
Width 12.50 mm						
25 mm depth	–	0.06	0.89	4.05	m	<b>4.94</b>
Width 20 mm						
25 mm depth	–	0.07	1.04	6.48	m	<b>7.52</b>
Width 25 mm						
25 mm depth	–	0.08	1.19	8.10	m	<b>9.29</b>
<b>Sealants; Grace Serviced “Paraseal” polysulphide compound or other equal and approved; priming with Grace Serviced “Servicised P” or other equal and approved</b>						
Width 10 mm						
25 mm depth	–	0.19	2.07	1.79	m	<b>3.85</b>
Width 13 mm						
25 mm depth	–	0.19	2.07	2.29	m	<b>4.35</b>
Width 19 mm						
25 mm depth	–	0.23	2.50	3.29	m	<b>5.79</b>
Width 25 mm						
25 mm depth		0.23	2.50	4.28	m	<b>6.79</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Waterstops</b>						
PVC water stop; flat dumbbell type; heat welded joints; cast into concrete						
170 mm wide	2.20	0.23	2.95	2.59	m	5.55
flat angle	5.68	0.28	3.60	6.34	nr	9.94
vertical angle	8.74	0.28	3.60	9.71	nr	13.31
flat three way intersection	8.04	0.37	4.75	8.99	nr	13.74
vertical three way intersection	11.73	0.37	4.75	13.05	nr	17.81
four way intersection	9.30	0.46	5.91	10.41	nr	16.32
210 mm wide	2.86	0.23	2.95	3.35	m	6.30
flat angle	7.25	0.28	3.60	8.08	nr	11.68
vertical angle	8.14	0.28	3.60	9.07	nr	12.66
flat three way intersection	10.61	0.37	4.75	11.84	nr	16.59
vertical three way intersection	8.44	0.37	4.75	9.45	nr	14.20
four way intersection	12.40	0.46	5.91	13.86	nr	19.77
250 mm wide	3.79	0.28	3.60	4.40	m	7.99
flat angle	8.91	0.32	4.11	9.94	nr	14.05
vertical angle	9.25	0.32	4.11	10.31	nr	14.42
flat three way intersection	13.11	0.42	5.40	14.63	nr	20.03
vertical three way intersection	9.89	0.42	5.40	11.08	nr	16.48
four way intersection	15.73	0.51	6.55	17.57	nr	24.12
PVC water stop; centre bulb type; heat welded joints; cast into concrete						
160 mm wide	2.37	0.23	2.95	2.79	m	5.75
flat angle	5.79	0.28	3.60	6.46	nr	10.06
vertical angle	9.00	0.28	3.60	10.00	nr	13.59
flat three way intersection	8.18	0.37	4.75	9.15	nr	13.90
vertical three way intersection	9.03	0.37	4.75	10.09	nr	14.84
four way intersection	9.51	0.46	5.91	10.64	nr	16.55
210 mm wide	3.40	0.23	2.95	3.95	m	6.91
flat angle	7.46	0.28	3.60	8.32	nr	11.92
vertical angle	9.89	0.28	3.60	11.00	nr	14.59
flat three way intersection	10.88	0.37	4.75	12.15	nr	16.91
vertical three way intersection	10.24	0.37	4.75	11.44	nr	16.19
four way intersection	12.82	0.46	5.91	14.33	nr	20.24
260 mm wide	3.97	0.28	3.60	4.60	m	8.19
flat angle	9.08	0.32	4.11	10.13	nr	14.24
vertical angle	9.32	0.32	4.11	10.39	nr	14.51
flat three way intersection	13.36	0.42	5.40	14.91	nr	20.30
vertical three way intersection	10.08	0.42	5.40	11.29	nr	16.69
four way intersection	16.03	0.51	6.55	17.90	nr	24.46
325 mm wide	8.81	0.32	4.11	10.06	m	14.17
flat angle	20.04	0.37	4.75	22.33	nr	27.08
vertical angle	14.41	0.37	4.75	16.13	nr	20.88
flat three way intersection	26.39	0.46	5.91	29.45	nr	35.36
vertical three way intersection	17.45	0.46	5.91	19.60	nr	25.51
four way intersection	32.48	0.56	7.19	36.28	nr	43.47

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E41 WORKED FINISHES/CUTTING TO IN SITU CONCRETE</b>						
<b>Worked finishes</b>						
Tamping by mechanical means	–	0.02	0.22	0.09	m <sup>2</sup>	<b>0.31</b>
Power floating	–	0.16	1.74	0.31	m <sup>2</sup>	<b>2.05</b>
Trowelling	–	0.31	3.38	–	m <sup>2</sup>	<b>3.38</b>
Hacking						
by mechanical means	–	0.31	3.38	0.28	m <sup>2</sup>	<b>3.66</b>
by hand	–	0.65	7.08	–	m <sup>2</sup>	<b>7.08</b>
Lightly shot blasting surface of concrete	–	0.37	4.03	–	m <sup>2</sup>	<b>4.03</b>
Blasting surface of concrete to produce textured finish	–	0.65	7.08	0.60	m <sup>2</sup>	<b>7.68</b>
Wood float finish	–	0.12	1.31	–	m <sup>2</sup>	<b>1.31</b>
Tamped finish						
level or to falls	–	0.06	0.65	–	m <sup>2</sup>	<b>0.65</b>
to falls	–	0.09	0.98	–	m <sup>2</sup>	<b>0.98</b>
Spade finish	–	0.14	1.52	–	m <sup>2</sup>	<b>1.52</b>
<b>Cutting chases</b>						
Depth not exceeding 50 mm						
width 10 mm	–	0.31	3.38	0.78	m	<b>4.16</b>
width 50 mm	–	0.46	5.01	0.93	m	<b>5.94</b>
width 75 mm	–	0.61	6.64	1.07	m	<b>7.71</b>
Depth 50–100 mm						
width 75 mm	–	0.83	9.04	1.69	m	<b>10.72</b>
width 100 mm	–	0.93	10.13	1.77	m	<b>11.90</b>
width 100 mm; in reinforced concrete	–	1.39	15.14	2.75	m	<b>17.88</b>
Depth 100–150 mm						
width 100 mm	–	1.20	13.07	2.13	m	<b>15.20</b>
width 100 mm; in reinforced concrete	–	1.85	20.15	3.48	m	<b>23.63</b>
width 150 mm	–	1.48	16.12	2.39	m	<b>18.51</b>
width 150 mm; in reinforced concrete		2.22	24.18	3.89	m	<b>28.06</b>
<b>Cutting rebates</b>						
Depth not exceeding 50 mm						
width 50 mm	–	0.46	5.01	0.93	m	<b>5.94</b>
Depth 50–100 mm						
width 100 mm	–	0.93	10.13	1.77	m	<b>11.90</b>
<b>NOTE: The following rates for cutting mortices and holes in reinforced concrete allow for diamond drilling.</b>						
<b>Cutting mortices</b>						
Depth not exceeding 100 mm						
cross sectional size 20 mm diameter; making good	–	0.14	1.52	0.09	nr	<b>1.62</b>
cross sectional size 50 mm diameter; making good	–	0.16	1.74	0.12	nr	<b>1.86</b>
cross sectional size 150×150 mm; making good	–	0.32	3.48	0.31	nr	<b>3.80</b>
cross sectional size 300×300 mm; making good	–	0.65	7.08	0.66	nr	<b>7.74</b>
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>8.07</b>
cross sectional size 50–75 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>9.44</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
cross sectional size 75–100 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>10.10</b>
cross sectional size 100–125 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>10.77</b>
cross sectional size 125–150 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>12.12</b>
Depth 100–200 mm						
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>11.28</b>
cross sectional size 50–75 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>12.91</b>
cross sectional size 75–100 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>14.15</b>
cross sectional size 100–125 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>16.10</b>
cross sectional size 125–150 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>18.13</b>
Depth 200–300 mm						
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>22.58</b>
cross sectional size 50–75 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>25.80</b>
cross sectional size 75–100 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>28.23</b>
cross sectional size 100–125 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>32.26</b>
cross sectional size 125–150 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>36.31</b>
Depth exceeding 300 mm; 400 mm depth						
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>30.10</b>
cross sectional size 50–75 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>34.40</b>
cross sectional size 75–100 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>37.63</b>
cross sectional size 100–125 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>43.01</b>
cross sectional size 125–150 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>48.39</b>
Depth exceeding 300 mm; 500 mm depth						
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>37.63</b>
cross sectional size 50–75 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>43.01</b>
cross sectional size 75–100 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>47.04</b>
cross sectional size 100–125 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>53.76</b>
cross sectional size 125–150 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>60.49</b>
cross sectional size 200×150 mm; in reinforced concrete; making good	–	–	–	–	nr	<b>161.26</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Depth exceeding 300 mm; 600 mm depth						
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	45.17
cross sectional size 50–75 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	51.61
cross sectional size 75–100 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	56.45
cross sectional size 100–125 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	64.52
cross sectional size 125–150 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	72.59
<b>Cutting holes</b>						
Depth not exceeding 100 mm						
cross sectional size 50 mm diameter; making good	–	0.32	3.48	0.32	nr	3.81
cross sectional size 100 mm diameter; making good	–	0.37	4.03	0.37	nr	4.40
cross sectional size 150×150 mm; making good	–	0.42	4.57	0.41	nr	4.99
cross sectional size 300×300 mm; making good	–	0.51	5.55	0.51	nr	6.06
Depth 100–200 mm						
cross sectional size 50 mm diameter; making good	–	0.46	5.01	0.46	nr	5.47
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	0.69	7.51	0.69	nr	8.20
cross sectional size 100 mm diameter; making good	–	0.56	6.10	0.55	nr	6.65
cross sectional size 100 mm diameter; in reinforced concrete; making good	–	0.83	9.04	0.83	nr	9.87
cross sectional size 150×150 mm; making good	–	0.69	7.51	0.69	nr	8.20
cross sectional size 150×150 mm; in reinforced concrete; making good	–	1.06	11.54	1.06	nr	12.60
cross sectional size 300×300 mm; making good	–	0.88	9.58	0.88	nr	10.46
cross sectional size 300×300 mm; in reinforced concrete; making good	–	1.34	14.59	1.33	nr	15.93
cross sectional size not exceeding 0.10 m <sup>2</sup> ; in reinforced concrete; making good	–	–	–	–	nr	94.08
cross sectional size 0.10–0.20 m <sup>2</sup> ; in reinforced concrete; making good	–	–	–	–	nr	188.16
cross sectional size 0.20–0.30 m <sup>2</sup> ; in reinforced concrete; making good	–	–	–	–	nr	212.36
cross sectional size 0.30–0.40 m <sup>2</sup> ; in reinforced concrete; making good	–	–	–	–	nr	247.36
cross sectional size 0.40–0.50 m <sup>2</sup> ; in reinforced concrete; making good	–	–	–	–	nr	283.58
cross sectional size 0.50–0.60 m <sup>2</sup> ; in reinforced concrete; making good	–	–	–	–	nr	330.64
cross sectional size 0.60–0.70 m <sup>2</sup> ; in reinforced concrete; making good	–	–	–	–	nr	377.69
cross sectional size 0.70–0.80 m <sup>2</sup> ; in reinforced concrete; making good	–	–	–	–	nr	430.57

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Depth 200–300 mm						
cross sectional size 50 mm diameter; making good	–	0.69	7.51	0.69	nr	<b>8.20</b>
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	1.06	11.54	1.06	nr	<b>12.60</b>
cross sectional size 100 mm diameter; making good	–	0.83	9.04	0.83	nr	<b>9.87</b>
cross sectional size 100 mm diameter; in reinforced concrete; making good	–	1.25	13.61	1.24	nr	<b>14.86</b>
cross sectional size 150×150 mm; making good	–	1.02	11.11	1.01	nr	<b>12.12</b>
cross sectional size 150×150 mm; in reinforced concrete; making good	–	1.53	16.66	1.52	nr	<b>18.18</b>
cross sectional size 300×300 mm; making good	–	1.30	14.16	1.29	nr	<b>15.45</b>
cross sectional size 300×300 mm; in reinforced concrete; making good	–	1.94	21.13	1.93	nr	<b>23.06</b>
<b>E42 ACCESSORIES CAST INTO IN SITU CONCRETE</b>						
<b>Foundation bolt boxes</b>						
Temporary plywood; for group of 4 nr bolts						
75×75×150 mm	–	0.42	6.22	1.08	nr	<b>7.30</b>
75×75×250 mm	–	0.42	6.22	1.35	nr	<b>7.57</b>
Expanded metal; Expanet Building Products Ltd or other equal and approved						
75 mm diameter×150 mm long	–	0.28	4.15	0.83	nr	<b>4.97</b>
75 mm diameter×300 mm long	–	0.28	4.15	1.02	nr	<b>5.17</b>
100 mm diameter×450 mm long	–	0.28	4.15	1.86	nr	<b>6.01</b>
<b>Foundation bolts and nuts</b>						
Black hexagon						
10 mm diameter×100 mm long	–	0.23	3.41	0.56	nr	<b>3.97</b>
12 mm diameter×120 mm long	–	0.23	3.41	0.86	nr	<b>4.27</b>
16 mm diameter×160 mm long	–	0.28	4.15	2.38	nr	<b>6.53</b>
20 mm diameter×180 mm long	–	0.28	4.15	2.78	nr	<b>6.93</b>
<b>Masonry slots</b>						
Galvanised steel; dovetail slots; 1.20 mm thick; 18G						
75 mm long	–	0.07	1.04	0.21	nr	<b>1.24</b>
100 mm long	–	0.07	1.04	0.23	nr	<b>1.26</b>
150 mm long	–	0.08	1.19	0.28	nr	<b>1.46</b>
225 mm long	–	0.09	1.33	0.39	nr	<b>1.72</b>
Galvanised steel; metal insert slots; Halfen Ltd or other equal and approved; 2.50 mm thick; end caps and foam filling						
41×41 mm; ref P3270	–	0.37	5.48	8.52	nr	<b>14.00</b>
41×41×75 mm; ref P3249	–	0.09	1.33	1.70	nr	<b>3.03</b>
41×41×100 mm; ref P3250	–	0.09	1.33	2.09	nr	<b>3.42</b>
41×41×150 mm; ref P3251	–	0.09	1.33	2.54	nr	<b>3.87</b>
<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	2.08	0.50	nr	<b>2.58</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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						
75×75×1000 mm	–	0.74	10.96	15.66	nr	<b>26.62</b>
Galvanised steel; "Rigifix" or other equal and approved; Huntley and Sparks Ltd; 3 mm thick						
75×75×1000 mm	–	0.56	8.30	10.98	nr	<b>19.27</b>
Galvanised steel; "Rigifix" or other equal and approved; Huntley and Sparks Ltd; 4.50 mm thick						
75×75×1000 mm	–	0.56	8.30	14.75	nr	<b>23.04</b>
Stainless steel; "HKW" or other equal and approved; Halfen Ltd; 5 mm thick						
50×50×1500 mm	–	0.93	13.78	57.50	nr	<b>71.28</b>
50×50×2000 mm	–	1.11	16.44	75.74	nr	<b>92.18</b>
<b>Channels</b>						
Stainless steel; Halfen Ltd or other equal and approved						
ref 38/17/HTA	–	0.32	4.74	12.77	m	<b>17.51</b>
ref 41/22/HZA; 80 mm long; including "T" headed bolts and plate washers	–	0.09	1.33	8.91	nr	<b>10.24</b>
<b>Channel ties</b>						
Stainless steel; Halfen Ltd or other equal and approved						
ref HTS—B12; 150 mm projection; including insulation retainer	–	0.03	0.61	0.39	nr	<b>1.00</b>
ref HTS—B12; 200 mm projection; including insulation retainer	–	0.03	0.61	0.54	nr	<b>1.16</b>
<b>E60 PRECAST/COMPOSITE CONCRETE DECKING</b>						
<b>Prestressed precast flooring planks; Bison Solid Composite or other equal and approved; supplied and laid on hard level bearings, to areas of 500m2 per site visit; ceiling finishes and propping all by others.</b>						
Horizontal flooring with a superimposed load of 5.00Kn/m2						
floor spans up to 5.50m; 1200 mm×75 mm; to receive a 75 mm structural topping by others	–	–	–	–	m <sup>2</sup>	<b>33.85</b>
floor spans up to 5.50m; 1200 mm×100 mm; to receive a 50 mm structural topping by others	–	–	–	–	m <sup>2</sup>	<b>35.75</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Prestressed precast concrete beam and block floor; Bison "Housefloor" or other equal and approved; in situ concrete 30.00 N/mm<sup>2</sup>-10 mm aggregate in filling at wall abutments; cement and sand (1:6) grout brushed in between beams and blocks</b>						
155 mm thick suspended slab at ground level; 440 mm×215 mm×100 mm blocks; horizontal						
beams at 510 mm centres; up to 3.30 m span with a superimposed load of 5.00 kN/m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	19.87
beams at 285 mm centres; up to 4.35 m span with a superimposed load of 5.00 kN/m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	23.44
<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×150 mm	-	-	-	-	m <sup>2</sup>	35.78
floor spans 3.00 m-6.00 m; 1200 mm×150 mm	-	-	-	-	m <sup>2</sup>	36.43
floor spans 6.00 m-7.50 m; 1200 mm×200 mm	-	-	-	-	m <sup>2</sup>	37.60
floor spans 7.50 m-9.50 m; 1200 mm×250 mm	-	-	-	-	m <sup>2</sup>	42.53
floor spans 9.50 m-12.00 m; 1200 mm×300 mm	-	-	-	-	m <sup>2</sup>	44.96
floor spans 12.00 m-13.00 m; 1200 mm×350 mm	-	-	-	-	m <sup>2</sup>	47.11
floor spans 13.00 m-14.00 m; 1200 mm×400 mm	-	-	-	-	m <sup>2</sup>	51.61
floor spans 14.00 m-15.00 m; 1200 mm×450 mm	-	-	-	-	m <sup>2</sup>	52.42
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×150 mm	-	-	-	-	m <sup>2</sup>	36.00
floor spans 3.00 m-6.00 m; 1200 mm×200 mm	-	-	-	-	m <sup>2</sup>	37.43
floor spans 6.00 m-7.50 m; 1200 mm×250 mm	-	-	-	-	m <sup>2</sup>	42.58
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×150 mm	-	-	-	-	m <sup>2</sup>	36.23
floor spans 3.00 m-6.00 m; 1200 mm×250 mm	-	-	-	-	m <sup>2</sup>	42.75

Item	PC £	Labour hours	Labour £	Material £	Unit	<b>Total rate £</b>
Prestressed precast concrete staircase, supplied and fixed in conjunction with Bison "Hollowcore" flooring system or similar; comprising 2 nr 1100 mm wide flights with 7 nr 275 mm treads, 8 nr 185 mm risers and 150 mm waist; 1 nr 2200 mm× 1400 mm×150 mm half landing and 1 nr top landing 3.00 m storey height	-	-	-	-	nr	1782.41

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F MASONRY</b>						
<b>F10 BRICK/BLOCK WALLING</b>						
<b>BASIC MORTAR PRICES</b>						
<b>Coloured mortar materials (£/tonne); (excluding cement)</b>						
Light	45.64	Medium	47.47			
Dark	57.42	Extra dark	57.42			
<b>Mortar materials (£/tonne)</b>						
Cement	83.12	Sand	15.84			
Lime	132.13	White cement	164.93			
<b>Mortar materials (£/5 litres)</b>						
"Cemplas Super" mortar plasticiser 4.25						
<b>Common bricks; PC £195.00/1000; in cement mortar (1:3)</b>						
Walls						
half brick thick	–	0.93	18.95	14.88	m <sup>2</sup>	33.82
half brick thick; building against other work; concrete	–	1.02	20.78	16.28	m <sup>2</sup>	37.06
half brick thick; building overhand	–	1.16	23.63	14.88	m <sup>2</sup>	38.51
half brick thick; curved; 6.00 m radii	–	1.20	24.45	14.88	m <sup>2</sup>	39.32
half brick thick; curved; 1.50 m radii	–	1.57	31.98	17.01	m <sup>2</sup>	48.99
one brick thick	–	1.57	31.98	29.76	m <sup>2</sup>	61.74
one brick thick; curved; 6.00 m radii	–	2.04	41.56	31.88	m <sup>2</sup>	73.44
one brick thick; curved; 1.50 m radii	–	2.54	51.74	32.59	m <sup>2</sup>	84.33
one and a half brick thick	–	2.13	43.39	44.63	m <sup>2</sup>	88.02
one and a half brick thick; battering	–	2.45	49.91	44.63	m <sup>2</sup>	94.54
two brick thick	–	2.59	52.76	59.51	m <sup>2</sup>	112.27
two brick thick; battering	–	3.05	62.13	59.51	m <sup>2</sup>	121.64
337 mm average thick; tapering, one side	–	2.68	54.59	44.63	m <sup>2</sup>	99.23
450 mm average thick; tapering, one side	–	3.47	70.69	59.51	m <sup>2</sup>	130.20
337 mm average thick; tapering, both sides	–	3.10	63.15	44.63	m <sup>2</sup>	107.78
450 mm average thick; tapering, both sides	–	3.89	79.24	60.21	m <sup>2</sup>	139.45
facework one side, half brick thick	–	1.02	20.78	14.88	m <sup>2</sup>	35.66
facework one side, one brick thick	–	1.67	34.02	29.76	m <sup>2</sup>	63.78
facework one side, one and a half brick thick	–	2.22	45.22	44.63	m <sup>2</sup>	89.86
facework one side, two brick thick	–	2.68	54.59	59.51	m <sup>2</sup>	114.11
facework both sides, half brick thick	–	1.11	22.61	14.88	m <sup>2</sup>	37.49
facework both sides, one brick thick	–	1.76	35.85	29.76	m <sup>2</sup>	65.61
facework both sides, one and a half brick thick	–	2.31	47.06	44.63	m <sup>2</sup>	91.69
facework both sides, two brick thick	–	2.78	56.63	59.51	m <sup>2</sup>	116.14
Isolated piers						
one brick thick	–	2.36	48.08	29.76	m <sup>2</sup>	77.83
two brick thick	–	3.70	75.37	60.21	m <sup>2</sup>	135.58
three brick thick	–	4.67	95.13	90.67	m <sup>2</sup>	185.80
Isolated casings						
half brick thick	–	1.20	24.45	14.88	m <sup>2</sup>	39.32
one brick thick	–	2.04	41.56	29.76	m <sup>2</sup>	71.31
Chimney stacks						
one brick thick	–	2.36	48.08	29.76	m <sup>2</sup>	77.83
two brick thick	–	3.70	75.37	60.21	m <sup>2</sup>	135.58
three brick thick	–	4.67	95.13	90.67	m <sup>2</sup>	185.80

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Projections						
225 mm width; 112 mm depth; vertical	–	0.28	5.70	3.08	m	<b>8.79</b>
225 mm width; 225 mm depth; vertical	–	0.56	11.41	6.17	m	<b>17.58</b>
327 mm width; 225 mm depth; vertical	–	0.83	16.91	9.25	m	<b>26.16</b>
440 mm width; 225 mm depth; vertical	–	0.93	18.95	12.34	m	<b>31.28</b>
Closing cavities						
width of cavity 50 mm, closing with common brickwork half brick thick; vertical	–	0.28	5.70	0.76	m	<b>6.46</b>
width of cavity 50 mm, closing with common brickwork half brick thick; horizontal	–	0.28	5.70	2.28	m	<b>7.98</b>
width of cavity 50 mm, closing with common brickwork half brick thick; including damp proof course; vertical	–	0.37	7.54	1.50	m	<b>9.04</b>
width of cavity 50 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	–	0.32	6.52	2.82	m	<b>9.34</b>
width of cavity 75 mm, closing with common brickwork half brick thick; vertical	–	0.28	5.70	1.11	m	<b>6.81</b>
width of cavity 75 mm, closing with common brickwork half brick thick; horizontal	–	0.28	5.70	3.34	m	<b>9.05</b>
width of cavity 75 mm, closing with common brickwork half brick thick; including damp proof course; vertical	–	0.37	7.54	1.85	m	<b>9.39</b>
width of cavity 75 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	–	0.32	6.52	3.88	m	<b>10.40</b>
Bonding to existing						
half brick thick	–	0.28	5.70	0.81	m	<b>6.52</b>
one brick thick	–	0.42	8.56	1.63	m	<b>10.19</b>
one and a half brick thick	–	0.65	13.24	2.44	m	<b>15.69</b>
two brick thick	–	0.88	17.93	3.26	m	<b>21.19</b>
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of common bricks						
half brick thick	–	–	–	0.65	m <sup>2</sup>	<b>0.65</b>
one brick thick	–	–	–	1.29	m <sup>2</sup>	<b>1.29</b>
one and a half brick thick	–	–	–	1.94	m <sup>2</sup>	<b>1.94</b>
two brick thick	–	–	–	2.58	m <sup>2</sup>	<b>2.58</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Common bricks; PC £195.00/1000; in gauged mortar (1:1:6)</b>						
Walls						
half brick thick	–	0.93	18.95	14.66	m <sup>2</sup>	<b>33.60</b>
half brick thick; building against other work; concrete	–	1.02	20.78	15.91	m <sup>2</sup>	<b>36.69</b>
half brick thick; building overhand	–	1.16	23.63	14.66	m <sup>2</sup>	<b>38.29</b>
half brick thick; curved; 6.00 m radii	–	1.20	24.45	14.66	m <sup>2</sup>	<b>39.10</b>
half brick thick; curved; 1.50 m radii	–	1.57	31.98	16.79	m <sup>2</sup>	<b>48.77</b>
one brick thick	–	1.57	31.98	29.32	m <sup>2</sup>	<b>61.30</b>
one brick thick; curved; 6.00 m radii	–	2.04	41.56	31.45	m <sup>2</sup>	<b>73.00</b>
one brick thick; curved; 1.50 m radii	–	2.54	51.74	32.07	m <sup>2</sup>	<b>83.82</b>
one and a half brick thick	–	2.13	43.39	43.98	m <sup>2</sup>	<b>87.37</b>
one and a half brick thick; battering	–	2.45	49.91	43.98	m <sup>2</sup>	<b>93.89</b>
two brick thick	–	2.59	52.76	58.64	m <sup>2</sup>	<b>111.40</b>
two brick thick; battering	–	3.05	62.13	58.64	m <sup>2</sup>	<b>120.77</b>
337 average thick; tapering, one side	–	2.68	54.59	43.98	m <sup>2</sup>	<b>98.57</b>
450 average thick; tapering, one side	–	3.47	70.69	58.64	m <sup>2</sup>	<b>129.32</b>
337 average thick; tapering, both sides	–	3.10	63.15	43.98	m <sup>2</sup>	<b>107.13</b>
450 average thick; tapering, both sides	–	3.89	79.24	59.26	m <sup>2</sup>	<b>138.51</b>
facework one side, half brick thick	–	1.02	20.78	14.66	m <sup>2</sup>	<b>35.44</b>
facework one side, one brick thick	–	1.67	34.02	29.32	m <sup>2</sup>	<b>63.34</b>
facework one side, one and a half brick thick	–	2.22	45.22	43.98	m <sup>2</sup>	<b>89.20</b>
facework one side, two brick thick	–	2.68	54.59	58.64	m <sup>2</sup>	<b>113.20</b>
facework both sides, half brick thick	–	1.11	22.61	14.66	m <sup>2</sup>	<b>37.27</b>
facework both sides, one brick thick	–	1.76	35.85	29.32	m <sup>2</sup>	<b>65.17</b>
facework both sides, one and a half brick thick	–	2.31	47.06	43.98	m <sup>2</sup>	<b>91.03</b>
facework both sides, two brick thick	–	2.78	56.63	58.64	m <sup>2</sup>	<b>115.27</b>
Isolated piers						
one brick thick	–	2.36	48.08	29.32	m <sup>2</sup>	<b>77.39</b>
two brick thick	–	3.70	75.37	59.26	m <sup>2</sup>	<b>134.64</b>
three brick thick	–	4.67	95.13	89.21	m <sup>2</sup>	<b>184.34</b>
Isolated casings						
half brick thick	–	1.20	24.45	14.66	m <sup>2</sup>	<b>39.10</b>
one brick thick	–	2.04	41.56	29.32	m <sup>2</sup>	<b>70.88</b>
Chimney stacks						
one brick thick	–	2.36	48.08	29.32	m <sup>2</sup>	<b>77.39</b>
two brick thick	–	3.70	75.37	59.26	m <sup>2</sup>	<b>134.64</b>
three brick thick	–	4.67	95.13	89.21	m <sup>2</sup>	<b>184.34</b>
Projections						
225 mm width; 112 mm depth; vertical	–	0.28	5.70	3.06	m	<b>8.76</b>
225 mm width; 225 mm depth; vertical	–	0.56	11.41	6.12	m	<b>17.53</b>
337 mm width; 225 mm depth; vertical	–	0.83	16.91	9.18	m	<b>26.09</b>
440 mm width; 225 mm depth; vertical	–	0.93	18.95	12.24	m	<b>31.18</b>
Closing cavities						
width of cavity 50 mm, closing with common brickwork half brick thick; vertical	–	0.28	5.70	0.75	m	<b>6.45</b>
width of cavity 50 mm, closing with common brickwork half brick thick; horizontal	–	0.28	5.70	2.26	m	<b>7.79</b>
width of cavity 50 mm, closing with common brickwork half brick thick; including damp proof course; vertical	–	0.37	7.54	1.49	m	<b>9.03</b>
width of cavity 50 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	–	0.32	6.52	2.80	m	<b>9.32</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
width of cavity 75 mm, closing with common brickwork half brick thick; vertical	–	0.28	5.70	1.09	m	<b>6.79</b>
width of cavity 75 mm, closing with common brickwork half brick thick; horizontal	–	0.28	5.70	3.33	m	<b>9.03</b>
width of cavity 75 mm, closing with common brickwork half brick thick; including damp proof course; vertical	–	0.37	7.54	1.83	m	<b>9.37</b>
width of cavity 75 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	–	0.32	6.52	3.87	m	<b>10.39</b>
Bonding to existing						
half brick thick	–	0.28	5.70	0.80	m	<b>6.51</b>
one brick thick	–	0.42	8.56	1.61	m	<b>10.16</b>
one and a half brick thick	–	0.65	13.24	2.41	m	<b>15.65</b>
two brick thick	–	0.88	17.93	3.22	m	<b>21.14</b>
Arches						
height on face 102 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	–	1.57	23.93	8.38	m	<b>32.31</b>
height on face 102 mm, width of exposed soffit 215 mm, shape of arch—segmental, one ring	–	2.04	33.51	10.18	m	<b>43.69</b>
height on face 102 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	–	1.99	32.49	8.38	m	<b>40.87</b>
height on face 102 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, one ring	–	2.50	42.88	10.18	m	<b>53.06</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, two ring	–	1.99	32.49	9.93	m	<b>42.42</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, two ring	–	2.45	41.86	13.27	m	<b>55.13</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, two ring	–	2.68	46.55	9.93	m	<b>56.47</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, two ring	–	3.05	54.08	13.27	m	<b>67.35</b>
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of common bricks						
half brick thick	–	–	–	0.65	m <sup>2</sup>	<b>0.65</b>
one brick thick	–	–	–	1.29	m <sup>2</sup>	<b>1.29</b>
one and a half brick thick	–	–	–	1.94	m <sup>2</sup>	<b>1.94</b>
two brick thick	–	–	–	2.58	m <sup>2</sup>	<b>2.58</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Class A engineering bricks; PC £272.00/1000; in cement mortar (1:3)</b>						
Walls						
half brick thick	–	1.02	20.78	19.64	m <sup>2</sup>	<b>40.42</b>
one brick thick	–	1.67	34.02	39.28	m <sup>2</sup>	<b>73.30</b>
one brick thick; building against other work	–	1.99	40.54	41.38	m <sup>2</sup>	<b>81.91</b>
one brick thick; curved; 6.00 m radii	–	2.22	45.22	39.28	m <sup>2</sup>	<b>84.50</b>
one and a half brick thick	–	2.22	45.22	58.91	m <sup>2</sup>	<b>104.14</b>
one and a half brick thick; building against other work	–	2.68	54.59	58.91	m <sup>2</sup>	<b>113.51</b>
two brick thick	–	2.78	56.63	78.55	m <sup>2</sup>	<b>135.18</b>
337 mm average thick; tapering, one side	–	2.87	58.47	58.91	m <sup>2</sup>	<b>117.38</b>
450 mm average thick; tapering, one side	–	3.70	75.37	78.55	m <sup>2</sup>	<b>153.92</b>
337 mm average thick; tapering, both sides	–	3.33	67.84	58.91	m <sup>2</sup>	<b>126.75</b>
450 mm average thick; tapering, both sides	–	4.21	85.76	79.25	m <sup>2</sup>	<b>165.01</b>
facework one side, half brick thick	–	1.11	22.61	19.64	m <sup>2</sup>	<b>42.25</b>
facework one side, one brick thick	–	1.76	35.85	39.28	m <sup>2</sup>	<b>75.13</b>
facework one side, one and a half brick thick	–	2.31	47.06	58.91	m <sup>2</sup>	<b>105.97</b>
facework one side, two brick thick	–	2.87	58.47	78.55	m <sup>2</sup>	<b>137.02</b>
facework both sides, half brick thick	–	1.20	24.45	19.64	m <sup>2</sup>	<b>44.08</b>
facework both sides, one brick thick	–	1.85	37.69	39.28	m <sup>2</sup>	<b>76.96</b>
facework both sides, one and a half brick thick	–	2.41	49.09	58.91	m <sup>2</sup>	<b>108.01</b>
facework both sides, two brick thick	–	2.96	60.30	78.55	m <sup>2</sup>	<b>138.85</b>
Isolated piers						
one brick thick	–	2.59	52.76	39.28	m <sup>2</sup>	<b>92.04</b>
two brick thick	–	4.07	82.91	79.25	m <sup>2</sup>	<b>162.16</b>
three brick thick	–	5.00	101.86	119.23	m <sup>2</sup>	<b>221.08</b>
Isolated casings						
half brick thick	–	1.30	26.48	19.64	m <sup>2</sup>	<b>46.12</b>
one brick thick	–	2.22	45.22	39.28	m <sup>2</sup>	<b>84.50</b>
Projections						
225 mm width; 112 mm depth; vertical	–	0.32	6.52	4.14	m	<b>10.66</b>
225 mm width; 225 mm depth; vertical	–	0.60	12.22	8.28	m	<b>20.51</b>
337 mm width; 225 mm depth; vertical	–	0.88	17.93	12.43	m	<b>30.35</b>
440 mm width; 225 mm depth; vertical	–	1.02	20.78	16.57	m	<b>37.35</b>
Bonding to existing						
half brick thick	–	0.32	6.52	1.08	m	<b>7.60</b>
one brick thick	–	0.46	9.37	2.16	m	<b>11.53</b>
one and a half brick thick	–	0.65	13.24	3.24	m	<b>16.48</b>
two brick thick	–	0.97	19.76	4.32	m	<b>24.08</b>
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of bricks						
half brick thick	–	–	–	0.65	m <sup>2</sup>	<b>0.65</b>
one brick thick	–	–	–	1.29	m <sup>2</sup>	<b>1.29</b>
one and a half brick thick	–	–	–	1.94	m <sup>2</sup>	<b>1.94</b>
two brick thick	–	–	–	2.58	m <sup>2</sup>	<b>2.58</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Class B engineering bricks; PC £194.00/1000; in cement mortar (1:3)</b>						
Walls						
half brick thick	–	1.02	20.78	14.59	m <sup>2</sup>	<b>35.37</b>
one brick thick	–	1.67	34.02	29.19	m <sup>2</sup>	<b>63.21</b>
one brick thick; building against other work	–	1.99	40.54	31.29	m <sup>2</sup>	<b>71.83</b>
one brick thick; curved; 6.00 m radii	–	2.22	45.22	29.19	m <sup>2</sup>	<b>74.41</b>
one and a half brick thick	–	2.22	45.22	43.78	m <sup>2</sup>	<b>89.01</b>
one and a half brick thick; building against other work	–	2.68	54.59	43.78	m <sup>2</sup>	<b>98.38</b>
two brick thick	–	2.78	56.63	58.38	m <sup>2</sup>	<b>115.01</b>
337 mm thick; tapering, one side	–	2.87	58.47	43.78	m <sup>2</sup>	<b>102.25</b>
450 mm thick; tapering, one side	–	3.70	75.37	58.38	m <sup>2</sup>	<b>133.75</b>
337 mm thick; tapering, both sides	–	3.33	67.84	43.78	m <sup>2</sup>	<b>111.62</b>
450 mm thick; tapering, both sides	–	4.21	85.76	59.08	m <sup>2</sup>	<b>144.84</b>
facework one side, half brick thick	–	1.11	22.61	14.59	m <sup>2</sup>	<b>37.21</b>
facework one side, one brick thick	–	1.76	35.85	29.19	m <sup>2</sup>	<b>65.04</b>
facework one side, one and a half brick thick	–	2.31	47.06	43.78	m <sup>2</sup>	<b>90.84</b>
facework one side, two brick thick	–	2.87	58.47	58.38	m <sup>2</sup>	<b>116.84</b>
facework both sides, half brick thick	–	1.20	24.45	14.59	m <sup>2</sup>	<b>39.04</b>
facework both sides, one brick thick	–	1.85	37.69	29.19	m <sup>2</sup>	<b>66.87</b>
facework both sides, one and a half brick thick	–	2.41	49.09	43.78	m <sup>2</sup>	<b>92.88</b>
facework both sides, two brick thick	–	2.96	60.30	58.38	m <sup>2</sup>	<b>118.67</b>
Isolated piers						
one brick thick	–	2.59	52.76	29.19	m <sup>2</sup>	<b>81.95</b>
two brick thick	–	4.07	82.91	59.08	m <sup>2</sup>	<b>141.99</b>
three brick thick	–	5.00	101.86	88.96	m <sup>2</sup>	<b>190.82</b>
Isolated casings						
half brick thick	–	1.30	26.48	14.59	m <sup>2</sup>	<b>41.08</b>
one brick thick	–	2.22	45.22	29.19	m <sup>2</sup>	<b>74.41</b>
Projections						
225 mm width; 112 mm depth; vertical	–	0.32	6.52	3.02	m	<b>9.54</b>
225 mm width; 225 mm depth; vertical	–	0.60	12.22	6.04	m	<b>18.27</b>
337 mm width; 225 mm depth; vertical	–	0.88	17.93	9.06	m	<b>26.99</b>
440 mm width; 225 mm depth; vertical	–	1.02	20.78	12.09	m	<b>32.86</b>
Bonding to existing						
half brick thick	–	0.32	6.52	0.80	m	<b>7.32</b>
one brick thick	–	0.46	9.37	1.60	m	<b>10.97</b>
one and a half brick thick	–	0.65	13.24	2.40	m	<b>15.64</b>
two brick thick	–	0.97	19.76	3.20	m	<b>22.96</b>
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of bricks						
half brick thick	–	–	–	0.65	m <sup>2</sup>	<b>0.65</b>
one brick thick	–	–	–	1.29	m <sup>2</sup>	<b>1.29</b>
one and a half brick thick	–	–	–	1.94	m <sup>2</sup>	<b>1.94</b>
two brick thick	–	–	–	2.58	m <sup>2</sup>	<b>2.58</b>

ALTERNATIVE FACING BRICK PRICES (£/1000)		
	£	£
<b>Ibstock facing bricks; 215 mm×102½ mm×65 mm</b>		
Aldridge Brown Blend	262.70	Leicester Red Stock 242.90
Aldridge Leicester Anglian Red Rustic	219.10	Roughdales Red Multi Rustic 211.10
Ashdown Cottage Mixture	304.30	Roughdales Trafford Multi Rustic 235.90
Ashdown Crowbridge Multi	231.90	Stourbridge Himley Mixed Russet 214.10
Ashdown Pevensey Multi	282.50	Stourbridge Kenilworth Multi 240.90
Cattybrook Gloucestershire Golden	246.80	Strourbridge Penine Pastone 204.20
Chailey Stock	272.60	Stratford Red Rustic 255.70
Dorking Multi	304.30	Swanage Handmade Restoration 304.30
Funton Second Hand Stock	212.10	Tonbridge Handmade Multi 457.00
Holbrook Smooth Red	271.60	
<b>Hanson Brick Ltd; London Brand; 215 mm×102½ mm×65 mm</b>		
Harvest Series		Country Wood Series
—Autumn Leaf	185.20	—Claydon Red Multi 193.70
—Burgundy Red	192.70	—Delth Autumn 189.50
—Dawn Red	193.70	—Longville Stone 187.70
—Hawthorn Blend	184.10	—Monteyne Russet 197.10
—Honey Buff	186.20	—Nene Valley Stone 187.40
—Sunset Red	199.10	—Orton Multi Buff 190.50
Sovereign Series		Ridgeway Series
—Georgian	193.70	—Brecken Grey 189.50
—Regency	211.00	—Ironstone 193.70
—Saxon Gold	213.20	—Milton Buff 205.60
—Tudor	221.70	—Windsor 195.90
Shire Series		
—Chiltern	225.00	
—Heather	225.00	
—Hereward Light	199.10	
—Sandfaced	216.40	
<b>Breacon Hill Company; 215 mm×102½ mm×65 mm</b>		
Brown Flint Rustic	253.50	Buff Multi CS Textured 362.40
Charcoal Flint Textured	252.10	Dorset Buff Smooth 218.50
Dorest Golden Smooth	253.50	Golden Buff Flint Textured 277.10
Grey Black Flint Textured	252.10	Minster Autumn Gold 229.20
Minster Bracken Mixture	211.60	Minster Mixed Red 250.50
Oatmeal CS Plain	163.80	Oatmeal Flint Textured 223.80
Red Black Multi Flint Plain	362.40	Smoke Grey Multi CS Textured 362.40
Straw Flint Textured	250.50	Warm Brown Multi CS Textured 362.40
Wessex Brindle Buff	383.70	Wessex Red Blend 250.50

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Facing bricks; sand faced; PC £130.00/1000 (unless otherwise stated); in gauged mortar (1:1:6)</b>						
Walls						
facework one side, half brick thick; stretcher bond	–	1.20	24.45	10.27	m <sup>2</sup>	<b>34.71</b>
facework one side, half brick thick; flemish bond with snapped headers	–	1.39	28.32	10.27	m <sup>2</sup>	<b>38.58</b>
facework one side, half brick thick; stretcher bond; building against other work; concrete	–	1.30	26.48	11.52	m <sup>2</sup>	<b>38.00</b>
facework one side, half brick thick; flemish bond with snapped headers; building against other work; concrete	–	1.48	30.15	11.52	m <sup>2</sup>	<b>41.67</b>
facework one side, half brick thick; stretcher bond; building overhand	–	1.48	30.15	10.27	m <sup>2</sup>	<b>40.42</b>
facework one side, half brick thick; flemish bond with snapped headers; building overhand	–	1.67	34.02	10.27	m <sup>2</sup>	<b>44.29</b>
facework one side, half brick thick; stretcher bond; curved; 6.00 m radii	–	1.76	35.85	10.27	m <sup>2</sup>	<b>46.12</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m radii	–	1.99	40.54	10.27	m <sup>2</sup>	<b>50.81</b>
facework one side, half brick thick; stretcher bond; curved; 1.50 m radii	–	2.22	45.22	10.27	m <sup>2</sup>	<b>55.49</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 1.50 m radii	–	2.59	52.76	10.27	m <sup>2</sup>	<b>63.03</b>
facework both sides, one brick thick; two stretcher skins tied together	–	2.08	42.37	21.61	m <sup>2</sup>	<b>63.98</b>
facework both sides, one brick thick; flemish bond	–	2.13	43.39	20.53	m <sup>2</sup>	<b>63.92</b>
facework both sides, one brick thick; two stretcher skins tied together; curved; 6.00 m radii	–	2.87	58.47	23.01	m <sup>2</sup>	<b>81.47</b>
facework both sides, one brick thick; flemish bond; curved; 6.00 m radii	–	2.96	60.30	21.93	m <sup>2</sup>	<b>82.23</b>
facework both sides, one brick thick; two stretcher skins tied together; curved; 1.50 m radii	–	3.56	72.52	25.03	m <sup>2</sup>	<b>97.55</b>
facework both sides, one brick thick; flemish bond; curved; 1.50 m radii	–	3.70	75.37	23.96	m <sup>2</sup>	<b>99.33</b>
Isolated piers						
facework both sides, one brick thick; two stretcher skins tied together	–	2.45	49.91	22.22	m <sup>2</sup>	<b>72.13</b>
facework both sides, one brick thick; flemish bond	–	2.50	50.93	22.22	m <sup>2</sup>	<b>73.15</b>
Isolated casings facework one side, half brick thick; stretcher bond						
facework one side, half brick thick; flemish bond with snapped headers	–	2.04	41.56	10.27	m <sup>2</sup>	<b>51.82</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Projections</b>						
225 mm width; 112 mm depth; stretcher bond; vertical	–	0.28	5.70	2.08	m <sup>2</sup>	<b>7.79</b>
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.37	7.54	2.08	m <sup>2</sup>	<b>9.62</b>
225 mm width; 225 mm depth; flemish bond; vertical	–	0.60	12.22	4.17	m <sup>2</sup>	<b>16.39</b>
328 mm width; 112 mm depth; stretcher bond; vertical	–	0.56	11.41	3.13	m <sup>2</sup>	<b>14.54</b>
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.65	13.24	3.13	m <sup>2</sup>	<b>16.37</b>
328 mm width; 225 mm depth; flemish bond; vertical	–	1.11	22.61	6.22	m <sup>2</sup>	<b>28.83</b>
440 mm width; 112 mm depth; stretcher bond; vertical	–	0.83	16.91	4.17	m <sup>2</sup>	<b>21.07</b>
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.88	17.93	4.17	m <sup>2</sup>	<b>22.09</b>
440 mm width; 225 mm depth; flemish bond; vertical	–	1.62	33.00	8.33	m <sup>2</sup>	<b>41.33</b>
<b>Arches</b>						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—flat	–	0.93	14.92	3.83	m	<b>18.75</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—flat	–	1.39	24.29	6.03	m	<b>30.32</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	–	1.76	26.91	8.95	m	<b>35.86</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, one ring	–	2.13	34.45	11.07	m	<b>45.51</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	–	2.68	45.65	8.95	m	<b>54.60</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, one ring	–	3.61	64.60	11.07	m	<b>75.66</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, two ring	–	2.07	33.22	8.95	m	<b>42.18</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, two ring	–	2.82	48.50	11.07	m	<b>59.57</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, two ring	–	3.61	64.60	8.95	m	<b>73.55</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, two ring	–	5.00	92.91	11.07	m	<b>103.98</b>
<b>Arches; cut voussoirs; PC £185.00/100</b>						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	–	1.80	27.72	32.76	m	<b>60.49</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, one ring	–	2.27	37.30	58.69	m	<b>95.99</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	–	2.04	32.61	32.76	m	<b>65.38</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, one ring	–	2.59	43.82	58.69	m	<b>102.51</b>
height on face 320 mm, width of exposed soffit 102 mm, shape of arch—segmental, one and a half ring	–	2.41	40.15	58.56	m	<b>98.71</b>
height on face 320 mm, width of exposed soffit 215 mm, shape of arch—segmental, one and a half ring	–	3.15	55.23	117.32	m	<b>172.54</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Arches; bullnosed specials; PC £11 7.00/100						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—flat	–	0.97	16.18	18.98	m	<b>35.16</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—flat	–	1.43	25.55	36.69	m	<b>62.25</b>
Bullseye windows; 600 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	–	4.63	85.37	7.04	nr	<b>92.41</b>
height on face 215 mm, width of exposed soffit 215 mm, two rings	–	6.48	123.06	11.73	nr	<b>134.80</b>
Bullseye windows; 600 mm diameter; cut voussoirs; PC £185.00/100						
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	3.89	70.30	70.52	nr	<b>140.82</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	5.37	100.45	138.71	nr	<b>239.15</b>
Bullseye windows; 1200 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	–	7.22	138.14	18.19	nr	<b>156.32</b>
height on face 215 mm, width of exposed soffit 215 mm, two rings	–	10.36	202.10	28.15	nr	<b>230.25</b>
Bullseye windows; 1200 mm diameter; cut voussoirs PC £185.00/100						
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	6.11	115.52	126.53	nr	<b>242.05</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	8.70	168.29	243.58	nr	<b>411.86</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in 102 mm high arches with 215 mm soffit	–	–	–	0.29	m	<b>0.29</b>
Facework sills						
150 mm×102 mm; headers on edge; pointing top and one side; set weathering; horizontal	–	0.51	10.39	2.08	m	<b>12.47</b>
150 mm×102 mm; cant headers on edge; PC £1 17.00/100; pointing top and one side; set weathering; horizontal	–	0.56	11.41	17.23	m	<b>28.64</b>
150 mm×102 mm; bullnosed specials; PC £1 17.00/100; headers on flat; pointing top and one side; horizontal	–	0.46	9.37	17.23	m	<b>26.60</b>
Facework copings						
215 mm×102 mm; headers on edge; pointing top and both sides; horizontal	–	0.42	8.56	2.18	m	<b>10.73</b>
260 mm×102 mm; headers on edge; pointing top and both sides; horizontal	–	0.65	13.24	3.19	m	<b>16.43</b>
215 mm×102 mm; double bullnose specials headers on edge PC £1 17.00/1000; pointing top and both sides; horizontal	–	0.46	9.37	17.32	m	<b>26.69</b>
260 mm×102 mm; single bullnose specials headers on edge PC £1 17.00/1000; pointing top and both sides; horizontal	–	0.65	13.24	34.41	m	<b>47.65</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra over facing bricks for; facework ornamental bands and the like, plain bands; PC £150.00/1000 flush; horizontal, 225 mm width; entirety of stretchers	-	0.19	3.87	0.29	m	<b>4.16</b>
Extra over facing bricks for; facework quoins; PC £150.00/1000 flush; mean girth 320 mm	-	0.28	5.70	0.29	m	<b>5.99</b>
Bonding to existing facework one side, half brick thick; stretcher bond	-	0.46	9.37	0.56	m	<b>9.93</b>
facework one side, half brick thick; flemish bond with snapped headers	-	0.46	9.37	0.56	m	<b>9.93</b>
facework both sides, one brick thick; two stretcher skins tied together	-	0.65	13.24	1.12	m	<b>14.36</b>
facework both sides, one brick thick; flemish bond	-	0.65	13.24	1.12	m	<b>14.36</b>
ADD or DEDUCT for variation of £10.00/1 000 in PC of facing bricks; in walls built entirely of facings; in stretcher or flemish bond						
half brick thick	-	-	-	0.65	m <sup>2</sup>	<b>0.65</b>
one brick thick	-	-	-	1.29	m <sup>2</sup>	<b>1.29</b>
<b>Facing bricks; white sandlime; PC £165.00/1000 in gauged mortar (1:1:6)</b>						
Walls						
facework one side, half brick thick; stretcher bond	-	1.20	24.45	12.52	m <sup>2</sup>	<b>36.97</b>
facework both sides, one brick thick; flemish bond	-	2.13	43.39	25.05	m <sup>2</sup>	<b>68.44</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	-	-	-	0.65	m <sup>2</sup>	<b>0.65</b>
one brick thick	-	-	-	1.29	m <sup>2</sup>	<b>1.29</b>
<b>Facing bricks; machine made facings; PC £275.00/1000 (unless otherwise stated); in gauged mortar (1:1:6)</b>						
Walls						
facework one side, half brick thick; stretcher bond	-	1.20	24.45	19.62	m <sup>2</sup>	<b>44.06</b>
facework one side, half brick thick, flemish bond with snapped headers	-	1.39	28.32	19.62	m <sup>2</sup>	<b>47.94</b>
facework one side, half brick thick, stretcher bond; building against other work; concrete	-	1.30	26.48	20.87	m <sup>2</sup>	<b>47.36</b>
facework one side, half brick thick; flemish bond with snapped headers; building against other work; concrete	-	1.48	30.15	20.87	m <sup>2</sup>	<b>51.02</b>
facework one side, half brick thick, stretcher bond; building overhand	-	1.48	30.15	19.62	m <sup>2</sup>	<b>49.77</b>
facework one side, half brick thick; flemish bond with snapped headers; building overhand	-	1.67	34.02	19.62	m <sup>2</sup>	<b>53.64</b>
facework one side, half brick thick; stretcher bond; curved; 6.00 m radii	-	1.76	35.85	19.62	m <sup>2</sup>	<b>55.47</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m radii	-	1.99	40.54	19.62	m <sup>2</sup>	<b>60.16</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
facework one side, half brick thick; stretcher bond; curved; 1.50 m radii	–	2.22	45.22	22.58	m <sup>2</sup>	<b>67.80</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 1.50 m radii	–	2.59	52.76	22.58	m <sup>2</sup>	<b>75.34</b>
facework both sides, one brick thick; two stretcher skins tied together	–	2.08	42.37	40.31	m <sup>2</sup>	<b>82.69</b>
facework both sides, one brick thick; flemish bond	–	2.13	43.39	39.24	m <sup>2</sup>	<b>82.63</b>
facework both sides, one brick thick; two stretcher skins tied together; curved; 6.00 m radii	–	2.87	58.47	43.27	m <sup>2</sup>	<b>101.74</b>
facework both sides, one brick thick; flemish bond; curved; 6.00 m radii	–	2.96	60.30	42.19	m <sup>2</sup>	<b>102.49</b>
facework both sides, one brick thick; two stretcher skins tied together; curved; 1.50 m radii	–	3.56	72.52	46.85	m <sup>2</sup>	<b>119.38</b>
facework both sides, one brick thick; flemish bond; curved; 1.50 m radii	–	3.70	75.37	45.78	m <sup>2</sup>	<b>121.15</b>
Isolated piers						
facework both sides, one brick thick; two stretcher skins tied together	–	2.45	49.91	40.93	m <sup>2</sup>	<b>90.84</b>
facework both sides, one brick thick; flemish bond	–	2.50	50.93	40.93	m <sup>2</sup>	<b>91.86</b>
Isolated casings						
facework one side, half brick thick; stretcher bond	–	1.85	37.69	19.62	m <sup>2</sup>	<b>57.31</b>
facework one side, half brick thick; flemish bond with snapped headers	–	2.04	41.56	19.62	m <sup>2</sup>	<b>61.18</b>
Projections						
225 mm width; 112 mm depth; stretcher bond; vertical	–	0.28	5.70	4.16	m	<b>9.87</b>
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.37	7.54	4.16	m	<b>11.70</b>
225 mm width; 225 mm depth; flemish bond; vertical	–	0.60	12.22	8.32	m	<b>20.55</b>
328 mm width; 112 mm depth; stretcher bond; vertical	–	0.56	11.41	6.24	m	<b>17.65</b>
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.65	13.24	6.24	m	<b>19.49</b>
328 mm width; 225 mm depth; flemish bond; vertical	–	1.11	22.61	12.45	m	<b>35.06</b>
440 mm width; 112 mm depth; stretcher bond; vertical	–	0.83	16.91	8.32	m	<b>25.23</b>
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.88	17.93	8.32	m	<b>26.25</b>
440 mm width; 225 mm depth; flemish bond; vertical	–	1.62	33.00	16.64	m	<b>49.65</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Arches						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—flat	–	0.93	15.37	5.91	m	<b>21.28</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—flat	–	1.39	24.74	10.24	m	<b>34.97</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	–	1.76	26.91	11.03	m	<b>37.94</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch segmental, one ring	–	2.13	34.45	15.22	m	<b>49.67</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	–	2.68	45.65	11.03	m	<b>56.68</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, one ring	–	3.61	64.60	15.22	m	<b>79.82</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, two ring	–	2.17	35.26	11.03	m	<b>46.29</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental; two ring	–	2.82	48.50	15.22	m	<b>63.73</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, two ring	–	3.61	64.60	11.03	m	<b>75.63</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, two ring	–	5.00	92.91	15.22	m	<b>108.14</b>
Arches; cut voussoirs; PC £2570.00/1000						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	–	1.80	27.72	43.92	m	<b>71.65</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, one ring	–	2.27	37.30	81.01	m	<b>118.31</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	–	2.04	32.61	43.92	m	<b>76.54</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, one ring	–	2.59	43.82	81.01	m	<b>124.83</b>
height on face 320 mm, width of exposed soffit 102 mm, shape of arch—segmental, one and a half ring	–	2.41	40.15	80.89	m	<b>121.04</b>
height on face 320 mm, width of exposed soffit 215 mm, shape of arch—segmental, one and a half ring	–	3.15	55.23	161.96	m	<b>217.19</b>
Arches; bullnosed specials; PC £1186.00/1000						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—flat	–	0.97	16.18	18.97	m	<b>35.15</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—flat	–	1.43	25.55	36.68	m	<b>62.23</b>
Bullseye windows; 600 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	–	4.63	85.37	11.40	nr	<b>96.78</b>
height on face 215 mm, width of exposed soffit 215 mm, two rings	–	6.48	123.06	20.46	nr	<b>143.53</b>
Bullseye windows; 600 mm; cut voussoirs; PC £2570.00/1000						
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	3.89	70.30	99.82	nr	<b>170.12</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	5.37	100.45	197.30	nr	<b>297.75</b>
Bullseye windows; 1200 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	–	7.22	138.14	26.92	nr	<b>165.05</b>
height on face 215 mm, width of exposed soffit 215 mm, two rings	–	10.36	202.10	45.61	nr	<b>247.71</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Bullseye windows; 1200 mm diameter; cut voussoirs; PC £2570.00/1000						
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	6.11	115.52	176.75	nr	<b>292.28</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	8.70	168.29	344.03	nr	<b>512.31</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in 102 mm high arches with 215 mm soffit	–	–	–	0.29	m	<b>0.29</b>
Facework sills						
150 mm×102 mm; headers on edge; pointing top and one side; set weathering; horizontal	–	0.51	10.39	4.16	m	<b>14.55</b>
150 mm×102 mm; cant headers on edge; PC £1186.00/1000; pointing top and one side; set weathering; horizontal	–	0.56	11.41	17.22	m	<b>28.63</b>
150 mm×102 mm; bullnosed specials; PC £1186.00/1000; headers on flat; pointing top and one side; horizontal	–	0.46	9.37	17.22	m	<b>26.59</b>
Facework copings						
215 mm×102 mm; headers on edge; pointing top and both sides; horizontal	–	0.42	8.56	4.26	m	<b>12.81</b>
260 mm×102 mm; headers on edge; pointing top and both sides; horizontal	–	0.65	13.24	6.31	m	<b>19.55</b>
215 mm×102 mm; double bullnose specials; PC £1186.00/1000; headers on edge; pointing top and both sides; horizontal	–	0.46	9.37	17.31	m	<b>26.68</b>
260 mm×102 mm; single bullnose specials; PC £1186.00/1000; headers on edge; pointing top and both sides; horizontal	–	0.65	13.24	34.39	m	<b>47.64</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in copings 215 mm wide, 102 mm high	–	–	–	0.14	m	<b>0.14</b>
Extra over facing bricks for; facework ornamental bands and the like, plain bands; PC £305.00/1000						
flush; horizontal; 225 mm width; entirely of stretchers	–	0.19	3.87	0.44	m	<b>4.31</b>
Extra over facing brick for; facework quoins; PC £305.00/1000						
flush; mean girth 320 mm	–	0.28	5.70	0.43	m	<b>6.13</b>
Bonding to existing						
facework one side, half brick thick; stretcher bond	–	0.46	9.37	1.08	m	<b>10.45</b>
facework one side, half brick thick; flemish bond with snapped headers	–	0.46	9.37	1.08	m	<b>10.45</b>
facework both sides, one brick thick; two tletcher skins tied together	–	0.65	13.24	2.16	m	<b>15.40</b>
facework both sides, one brick thick; Flemish bond	–	0.65	13.24	2.16	m	<b>15.40</b>

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	–	–	–	0.65	m <sup>2</sup>	<b>0.65</b>
one brick thick	–	–	–	1.29	m <sup>2</sup>	<b>1.29</b>
<b>Facing bricks; hand made; PC £450.00/1000 (unless otherwise stated); in gauged mortar (1:1:6)</b>						
<b>Walls</b>						
facework one side, half brick thick; stretcher bond	–	1.20	24.45	30.91	m <sup>2</sup>	<b>55.35</b>
facework one side, half brick thick; flemish bond with snapped headers	–	1.39	28.32	30.91	m <sup>2</sup>	<b>59.22</b>
facework one side; half brick thick; stretcher bond; building against other work; concrete	–	1.30	26.48	32.16	m <sup>2</sup>	<b>58.64</b>
facework one side, half brick thick; flemish bond with snapped headers; building against other work; concrete	–	1.48	30.15	32.16	m <sup>2</sup>	<b>62.31</b>
facework one side, half brick thick; stretcher bond; building overhand	–	1.48	30.15	30.91	m <sup>2</sup>	<b>61.06</b>
facework one side, half brick thick; flemish bond with snapped headers; building overhand	–	1.67	34.02	30.91	m <sup>2</sup>	<b>64.93</b>
facework one side, half brick thick; stretcher bond; curved; 6.00 m radii	–	1.76	35.85	30.91	m <sup>2</sup>	<b>66.76</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m radii	–	1.99	40.54	34.53	m <sup>2</sup>	<b>75.07</b>
facework one side, half brick thick; stretcher bond; curved 1.50 m radii	–	2.22	45.22	30.91	m <sup>2</sup>	<b>76.13</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 1.50 m radii	–	2.59	52.76	36.95	m <sup>2</sup>	<b>89.71</b>
facework both sides, one brick thick; two stretcher skins tied together	–	2.08	42.37	62.89	m <sup>2</sup>	<b>105.26</b>
facework both sides, one brick thick; flemish bond	–	2.13	43.39	61.81	m <sup>2</sup>	<b>105.20</b>
facework both sides; one brick thick; two stretcher skins tied together; curved; 6.00 m radii	–	2.87	58.47	67.73	m <sup>2</sup>	<b>126.19</b>
facework both sides, one brick thick; flemish bond; curved; 6.00 m radii	–	2.96	60.30	66.65	m <sup>2</sup>	<b>126.95</b>
facework both sides, one brick thick; two stretcher skins tied together; curved; 1.50 m radii	–	3.56	72.52	73.19	m <sup>2</sup>	<b>145.71</b>
facework both sides, one brick thick; flemish bond; curved; 1.50 m radii	–	3.70	75.37	72.12	m <sup>2</sup>	<b>147.49</b>
<b>Isolated piers</b>						
facework both sides, one brick thick; two stretcher skins tied together	–	2.45	49.91	63.50	m <sup>2</sup>	<b>113.41</b>
facework both sides, one brick thick; flemish bond	–	2.50	50.93	63.50	m <sup>2</sup>	<b>114.43</b>
<b>Isolated casings</b>						
facework one side, half brick thick; stretcher bond	–	1.85	37.69	30.91	m <sup>2</sup>	<b>68.59</b>
facework one side, half brick thick; flemish bond with snapped headers	–	2.04	41.56	30.91	m <sup>2</sup>	<b>72.46</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Projections</b>						
225 mm width; 112 mm depth; stretcher bond; vertical	–	0.28	5.70	6.67	m	<b>12.37</b>
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.37	7.54	6.67	m	<b>14.21</b>
225 mm width; 225 mm depth; flemish bond; vertical	–	0.60	12.22	13.34	m	<b>25.56</b>
328 mm width; 112 mm depth; stretcher bond; vertical	–	0.56	11.41	10.01	m	<b>21.42</b>
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.65	13.24	10.01	m	<b>23.26</b>
328 mm width; 225 mm depth; flemish bond; vertical	–	1.11	22.61	19.98	m	<b>42.59</b>
440 mm width; 112 mm depth; stretcher bond; vertical	–	0.83	16.91	13.34	m	<b>30.25</b>
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.88	17.93	13.34	m	<b>31.27</b>
440 mm width; 225 mm depth; flemish bond; vertical	–	1.62	33.00	26.68	m	<b>59.68</b>
<b>Arches</b>						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—flat	–	0.93	15.37	8.42	m	<b>23.79</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—flat	–	1.39	24.74	15.31	m	<b>40.05</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	–	1.76	26.91	13.54	m	<b>40.45</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, one ring	–	2.13	34.45	20.24	m	<b>54.69</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	–	2.68	45.65	13.54	m	<b>59.19</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, one ring	–	3.61	64.60	20.24	m	<b>84.84</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, two ring	–	2.17	35.26	13.54	m	<b>48.80</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, two ring	–	2.82	48.50	20.24	m	<b>68.74</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, two ring	–	3.61	64.60	13.54	m	<b>78.13</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, two ring	–	5.00	92.91	20.24	m	<b>113.15</b>
<b>Arches; cut voussoirs; PC £2520.00/1000</b>						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	–	1.80	27.72	43.21	m	<b>70.93</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, one ring	–	2.27	37.30	79.58	m	<b>116.88</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	–	2.04	32.61	43.21	m	<b>75.82</b>
height one face 215 mm, width of exposed soffit 215 mm, shape of—arch semi-circular, one ring	–	2.59	43.82	79.58	m	<b>123.40</b>
height on face 320 mm, width of exposed soffit 102 mm, shape of arch—segmental, one and a half ring	–	2.41	40.15	79.45	m	<b>119.60</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
height on face 320 mm, width of exposed soffit 215 mm, shape of arch—segmental, one and a half ring Arches; bullnosed specials; PC £1 160.00/1000	—	3.15	55.23	159.10	m	<b>214.32</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—flat	—	0.97	16.18	18.60	m	<b>34.78</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—flat Bullseye windows; 600 mm diameter	—	1.43	25.55	35.92	m	<b>61.48</b>
height on face 215 mm, width of exposed soffit 102 mm, two ring	—	4.63	85.37	16.67	nr	<b>102.04</b>
height on face 215 mm, width of exposed soffit 215 mm, two ring Bullseye windows; 600 mm diameter; cut voussoirs; PC £2520.00/1000	—	6.48	123.06	42.29	nr	<b>165.35</b>
height on face 215 mm, width of exposed soffit 102 mm, one ring		3.89	70.30	97.94	nr	<b>168.24</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	—	5.37	100.45	193.54	nr	<b>293.99</b>
Bullseye windows; 1200 mm diameter height on face 215 mm, width of exposed soffit 102 mm, two ring	—	7.22	138.14	37.45	nr	<b>175.59</b>
height on face 215 mm, width of exposed soffit 215 mm, two ring Bullseye windows; 1200 mm diameter; cut voussoirs; PC £2520.00/1000	—	10.36	202.10	66.68	nr	<b>268.78</b>
height on face 215 mm, width of exposed soffit 102 mm, one ring	—	6.11	115.52	173.53	nr	<b>289.05</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	—	8.70	168.29	337.58	nr	<b>505.86</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in 102 mm high arches with 215 mm soffit	—	—	—	0.29	m	<b>0.29</b>
Facework sills						
150 mm×102 mm; headers on edge; pointing top and one side; set weathering; horizontal	—	0.51	10.39	6.67	m	<b>17.06</b>
150 mm×102 mm; cant headers on edge; PC £1 160.00/1000; pointing top and one side; set weathering; horizontal	—	0.56	11.41	16.85	m	<b>28.25</b>
150 mm×102 mm; bullnosed specials; PC £1 160.00/1000; headers on edge; pointing top and one side; horizontal	—	0.46	9.37	16.85	m	<b>26.22</b>
Facework copings						
215 mm×102 mm; headers on edge; pointing top and both sides; horizontal	—	0.42	8.56	6.76	m	<b>15.32</b>
260 mm×102 mm; headers on edge; pointing top and both sides; horizontal	—	0.65	13.24	10.07	m	<b>23.31</b>
215 mm×102 mm; double bullnose specials; PC £1 160.00/1000; headers on edge; pointing top and both sides; horizontal	—	0.46	9.37	16.94	m	<b>26.31</b>
260 mm×102 mm; single bullnose specials; PC £1 160.00/1000; headers on edge; pointing top and both sides; horizontal	—	0.65	13.24	33.65	m	<b>46.89</b>
ADD or DEDUCT for variation of £1 0.00/1 000 in PC of facing bricks in copings 215 mm wide, 102 mm high	—	—	—	0.14	m	<b>0.14</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra over facing bricks for; facework ornamental bands and the like, plain bands; PC £490.00/1000 flush; horizontal; 225 mm width; entirely of stretchers	–	0.19	3.87	0.57	m	4.44
Extra over facing bricks for; facework quoins; PC £490.00/1000 flush mean girth 320 mm	–	0.28	5.70	0.57	m	6.28
Bonding ends to existing facework one side, half brick thick; stretcher bond	–	0.46	9.37	1.71	m	11.08
facework one side, half brick thick; flemish bond with snapped headers	–	0.46	9.37	1.71	m	11.08
facework both sides, one brick thick; two stretcher skins tied together	–	0.65	13.24	3.41	m	16.65
facework both sides, one brick thick; flemish bond	–	0.65	13.24	3.41	m	16.65
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks; in walls built entirely of facings; in stretcher or flemish bond						
half brick thick	–	–	–	0.65	m <sup>2</sup>	0.65
one brick thick	–	–	–	1.29	m <sup>2</sup>	1.29
<b>Facing bricks; slips 50 mm thick; PC £1050.00/1000; in gauged mortar (1:1:6) built up against concrete including flushing up at back (ties not included)</b>						
Walls	–	1.85	37.69	69.56	m <sup>2</sup>	107.25
Edges of suspended slabs; 200 mm wide	–	0.56	11.41	13.91	m	25.32
Columns; 400 mm wide	–	1.11	22.61	27.82	m	50.44
<b>Engineering bricks; PC £272.00/1000; and specials at PC £1186.00/1000; in cement mortar</b>						
Facework steps						
215 mm×102 mm; all headers-on-edge; edges set with bullnosed specials; pointing top and one side; set weathering; horizontal	–	0.51	10.39	17.24	m	27.63
returned ends pointed	–	0.14	2.85	9.87	nr	12.72
430 mm×102 mm; all headers-on-edge; edges set with bullnosed specials; pointing top and one side; set weathering; horizontal	–	0.74	15.07	21.39	m	36.46
returned ends pointed	–	0.19	3.87	11.00	nr	14.87
<b>Facing tile bricks; Ibstock “Tilebrick” or other equal and approved; in gauged mortar (1:1:6)</b>						
Walls						
facework one side; half brick thick; stretcher bond	–	0.87	17.72	55.46	m <sup>2</sup>	73.18
Extra over facing tile bricks for						
fair ends; 79 mm long	–	0.28	5.70	17.62	m	23.32
fair ends; 163 mm long	–	0.28	5.70	19.28	m	24.98
fair ends; 247 mm long	–	0.28	5.70	25.07	m	30.77
90° internal returns	–	0.28	5.70	48.31	m	54.02

ALTERNATIVE BLOCK PRICES (£/m <sup>2</sup> )			
<b>Aerated concrete Durox "Supablocs"; 630 mm×225 mm</b>			
100 mm	8.37	140 mm	13.64
130 mm	11.81	150 mm	13.97
<b>Hanson Conbloc blocks; 450 mm×225 mm</b>			
<b>Cream fair faced</b>			
100 mm hollow	7.28	140 mm solid	12.84
100 mm solid	7.88	190 mm hollow	15.37
140 mm hollow	10.79	190 mm solid	16.94
<b>"Fenlite"</b>			
100 mm solid; 3 <sup>1</sup> / <sub>2</sub> N/mm <sup>2</sup>	6.06	100 mm solid; 7 N/mm <sup>2</sup>	6.38
		140 mm solid; 3 <sup>1</sup> / <sub>2</sub> N/mm <sup>2</sup>	9.06
<b>Celcon "Standard" blocks; 450 mm×225 mm</b>			
100 mm	11.01	140 mm	15.57
125 mm	13.57	215 mm	26.12
<b>Forticrete painting quality blocks; 450 mm×225 mm</b>			
100 mm solid	11.54	140 mm hollow	14.30
100 mm hollow	10.37	190 mm solid	21.66
140 mm solid	16.71	190 mm hollow	19.00
<b>Tarmac "Topblocks"; 450 mm×225 mm</b>			
<b>3<sup>1</sup>/<sub>2</sub> N/mm<sup>2</sup> "Hemelite" blocks</b>			
100 mm solid	5.00	190 mm solid	10.26
		215 mm solid	11.04
<b>7 N/mm<sup>2</sup> "Hemelite" blocks</b>			
100 mm solid	5.37	190 mm solid	11.00
140 mm solid	7.70	215 mm solid	11.84
<b>"Toplite" standard blocks</b>			
100 mm	7.69	150 mm	11.53
140 mm	10.76	215 mm	16.54
<b>"Toplite" GTI (thermal) blocks</b>			
115 mm	9.11	130 mm	10.30
125 mm	9.91	140 mm	11.10
		150 mm	11.89
		215 mm	17.05
Discount of 0–20% available depending on quantity/status.			



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Lightweight aerated concrete blocks; Thermalite "Turbo" blocks or other equal and approved; in gauged mortar (1:2:9)</b>						
Walls						
100 mm thick	6.41	0.46	9.37	7.98	m <sup>2</sup>	<b>17.35</b>
115 mm thick	7.36	0.46	9.37	9.17	m <sup>2</sup>	<b>18.54</b>
125 mm thick	8.02	0.46	9.37	9.98	m <sup>2</sup>	<b>19.35</b>
130 mm thick	8.33	0.46	9.37	10.37	m <sup>2</sup>	<b>19.74</b>
140 mm thick	8.97	0.51	10.39	11.17	m <sup>2</sup>	<b>21.56</b>
150 mm thick	9.61	0.51	10.39	11.97	m <sup>2</sup>	<b>22.36</b>
190 mm thick	12.17	0.56	11.41	15.16	m <sup>2</sup>	<b>26.57</b>
200 mm thick	12.82	0.56	11.41	15.96	m <sup>2</sup>	<b>27.37</b>
215 mm thick	13.77	0.56	11.41	17.15	m <sup>2</sup>	<b>28.56</b>
Isolated piers or chimney stacks						
190 mm thick	–	0.83	16.91	15.16	m <sup>2</sup>	<b>32.07</b>
215 mm thick	–	0.83	16.91	17.15	m <sup>2</sup>	<b>34.06</b>
Isolated casings						
100 mm thick	–	0.51	10.39	7.98	m <sup>2</sup>	<b>18.37</b>
115 mm thick		0.51	10.39	9.17	m <sup>2</sup>	<b>19.56</b>
125 mm thick	–	0.51,	10.39	9.98	m <sup>2</sup>	<b>20.37</b>
140 mm thick	–	0.56	11.41	11.17	m <sup>2</sup>	<b>22.58</b>
Extra over for fair face; flush point in walls; one side	–	0.04	0.81	–	m <sup>2</sup>	<b>0.81</b>
walls; both sides	–	0.09	1.83	–	m <sup>2</sup>	<b>1.83</b>
Closing cavities						
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; vertical	–	0.23	4.69	0.45	m	<b>5.14</b>
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	–	0.28	5.70	1.20	m	<b>6.90</b>
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; vertical	–	0.23	4.69	0.65	m	<b>5.33</b>
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	–	0.28	5.70	1.39	m	<b>7.09</b>
Bonding ends to common brickwork						
100 mm thick	–	0.14	2.85	0.92	m	<b>3.77</b>
115 mm thick	–	0.14	2.85	1.06	m	<b>3.91</b>
125 mm thick	–	0.23	4.69	1.16	m	<b>5.84</b>
130 mm thick	–	0.23	4.69	1.20	m	<b>5.89</b>
140 mm thick	–	0.23	4.69	1.30	m	<b>5.99</b>
150 mm thick	–	0.23	4.69	1.38	m	<b>6.07</b>
190 mm thick	–	0.28	5.70	1.75	m	<b>7.45</b>
200 mm thick	–	0.28	5.70	1.85	m	<b>7.55</b>
215 mm thick	–	0.32	6.52	1.99	m	<b>8.51</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Lightweight aerated concrete blocks; Thermalite "Shield 2000" blocks or other equal and approved; in gauged mortar (1:2:9)</b>						
Walls						
75 mm thick	4.72	0.42	8.56	5.38	m <sup>2</sup>	<b>13.93</b>
90 mm thick	5.66	0.42	8.56	6.45	m <sup>2</sup>	<b>15.00</b>
100 mm thick	6.29	0.46	9.37	7.17	m <sup>2</sup>	<b>16.54</b>
140 mm thick	8.81	0.51	10.39	10.04	m <sup>2</sup>	<b>20.43</b>
150 mm thick	9.43	0.51	10.39	10.75	m <sup>2</sup>	<b>21.13</b>
190 mm thick	11.96	0.56	11.41	13.62	m <sup>2</sup>	<b>25.02</b>
200 mm thick	12.58	0.56	11.41	14.33	m <sup>2</sup>	<b>25.74</b>
Isolated piers or chimney stacks						
190 mm thick	–	0.83	16.91	13.62	m <sup>2</sup>	<b>30.53</b>
isolated casings						
75 mm thick	–	0.51	10.39	5.38	m <sup>2</sup>	<b>15.77</b>
90 mm thick	–	0.51	10.39	6.45	m <sup>2</sup>	<b>16.84</b>
100 mm thick	–	0.51	10.39	7.17	m <sup>2</sup>	<b>17.55</b>
140 mm thick	–	0.56	11.41	10.04	m <sup>2</sup>	<b>21.45</b>
Extra over for fair face; flush pointing						
walls; one side	–	0.04	0.81	–	m <sup>2</sup>	<b>0.81</b>
walls; both sides	–	0.09	1.83	–	m <sup>2</sup>	<b>1.83</b>
Closing cavities						
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; vertical	–	0.23	4.69	0.41	m	<b>5.10</b>
width of cavity 50 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	–	0.28	5.70	1.15	m	<b>6.86</b>
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; vertical	–	0.23	4.69	0.59	m	<b>5.27</b>
width of cavity 75 mm, closing with lightweight blockwork 100 mm thick; including damp proof course; vertical	–	0.28	5.70	1.33	m	<b>7.03</b>
Bonding ends to common brickwork						
75 mm thick	–	0.09	1.83	0.62	m	<b>2.46</b>
90 mm thick	–	0.09	1.83	0.75	m	<b>2.58</b>
100 mm thick	–	0.14	2.85	0.83	m	<b>3.68</b>
140 mm thick	–	0.23	4.69	1.17	m	<b>5.86</b>
150 mm thick	–	0.23	4.69	1.25	m	<b>5.93</b>
190 mm thick	–	0.28	5.70	1.58	m	<b>7.28</b>
200 mm thick	–	0.28	5.70	1.67	m	<b>7.37</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</b>						
Walls						
100 mm thick	10.62	0.56	11.41	12.97	m <sup>2</sup>	<b>24.37</b>
140 mm thick	14.86	0.65	13.24	18.13	m <sup>2</sup>	<b>31.38</b>
150 mm thick	15.93	0.65	13.24	19.44	m <sup>2</sup>	<b>32.68</b>
190 mm thick	20.17	0.74	15.07	24.62	m <sup>2</sup>	<b>39.69</b>
200 mm thick	21.23	0.74	15.07	25.92	m <sup>2</sup>	<b>40.99</b>
215 mm thick	22.83	0.74	15.07	27.86	m <sup>2</sup>	<b>42.93</b>
Isolated piers or chimney stacks						
190 mm thick	–	0.93	18.95	24.62	m <sup>2</sup>	<b>43.56</b>
200 mm thick	–	0.93	18.95	25.92	m <sup>2</sup>	<b>44.86</b>
215 mm thick	–	0.93	18.95	27.86	m <sup>2</sup>	<b>46.80</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Isolated casings						
100 mm thick	–	0.69	14.06	12.97	m <sup>2</sup>	<b>27.02</b>
140 mm thick	–	0.74	15.07	18.13	m <sup>2</sup>	<b>33.21</b>
Extra over for fair face flush pointing walls; both sides	–	0.04	0.81	–	m <sup>2</sup>	<b>0.81</b>
Bonding ends to common brickwork						
100 mm thick	–	0.23	4.69	1.47	m	<b>6.16</b>
140 mm thick	–	0.23	4.69	2.07	m	<b>6.76</b>
150 mm thick	–	0.28	5.70	2.21	m	<b>7.92</b>
190 mm thick	–	0.32	6.52	2.80	m	<b>9.32</b>
200 mm thick	–	0.32	6.52	2.95	m	<b>9.47</b>
215 mm thick	–	0.32	6.52	3.18	m	<b>9.70</b>
<b>Lightweight smooth face aerated concrete blocks; Thermalite “Party Wall” blocks (650 kg/m<sup>3</sup>) or other equal and approved; in gauged mortar (1:2:9); flush pointing one side</b>						
Walls						
100 mm thick	6.28	0.56	11.41	7.16	m <sup>2</sup>	<b>18.56</b>
215 mm thick	13.49	0.74	15.07	15.37	m <sup>2</sup>	<b>30.45</b>
Isolated piers or chimney stack						
215 mm thick	–	0.93	18.95	15.37	m <sup>2</sup>	<b>34.32</b>
Isolated casings						
100 mm thick	–	0.69	14.06	7.16	m <sup>2</sup>	<b>21.21</b>
Extra over for fair face flush pointing walls; both sides	–	0.04	0.81	–	m <sup>2</sup>	<b>0.81</b>
Bonding ends to common brickwork						
100 mm thick	–	0.23	4.69	0.83	m	<b>5.51</b>
215 mm thick	–	0.32	6.52	1.79	m	<b>8.31</b>
<b>Lightweight smooth face aerated concrete blocks; Thermalite “Party Wall” blocks (880 kg/m<sup>3</sup>) or other equal and approved; in gauged mortar (1:2:9); flush pointing one side</b>						
Walls						
215 mm thick	18.48	0.88	17.93	20.73	m <sup>2</sup>	<b>38.66</b>
Isolated piers or chimney stacks						
215 mm thick	–	1.16	23.63	20.73	m <sup>2</sup>	<b>44.36</b>
Extra over for fair face flush pointing walls; both sides	–	0.04	0.81	–	m <sup>2</sup>	<b>0.81</b>
Bonding ends to common brickwork						
215 mm thick	–	0.37	7.54	2.39	m	<b>9.93</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	7.77	0.46	9.37	9.65	m <sup>2</sup>	19.02
140 mm thick	10.87	0.51	10.39	13.50	m <sup>2</sup>	23.89
150 mm thick	11.65	0.51	10.39	14.48	m <sup>2</sup>	24.87
190 mm thick	14.75	0.56	11.41	18.33	m <sup>2</sup>	29.74
200 mm thick	15.53	0.56	11.41	19.30	m <sup>2</sup>	30.71
215 mm thick	16.70	0.56	11.41	20.75	m <sup>2</sup>	32.16
Isolated piers or chimney stacks						
190 mm thick	–	0.83	16.91	18.33	m <sup>2</sup>	35.24
200 mm thick	–	0.83	16.91	19.30	m <sup>2</sup>	36.21
215 mm thick	–	0.83	16.91	20.75	m <sup>2</sup>	37.66
Isolated casings						
100 mm thick	–	0.51	10.39	9.65	m <sup>2</sup>	20.04
140 mm thick	–	0.56	11.41	13.50	m <sup>2</sup>	24.91
150 mm thick	–	0.56	11.41	14.48	m <sup>2</sup>	25.88
190 mm thick	–	0.69	14.06	18.33	m <sup>2</sup>	32.38
200 mm thick	–	0.69	14.06	19.30	m <sup>2</sup>	33.36
215 mm thick	–	0.69	14.06	20.75	m <sup>2</sup>	34.80
Extra over for flush pointing						
walls; one side	–	0.04	0.81	–	m <sup>2</sup>	0.81
walls; both sides	–	0.09	1.83	–	m <sup>2</sup>	1.83
Bonding ends to common brickwork						
100 mm thick	–	0.23	4.69	1.11	m	5.80
140 mm thick	–	0.23	4.69	1.57	m	6.25
150 mm thick	–	0.28	5.70	1.67	m	7.37
190 mm thick	–	0.32	6.52	2.11	m	8.63
200 mm thick	–	0.32	6.52	2.23	m	8.75
215 mm thick	–	0.32	6.52	2.40	m	8.92
<b>Lightweight aerated high strength concrete blocks; Thermalite “Trenchblock” blocks or other equal and approved; in cement mortar (1:4)</b>						
Walls						
255 mm thick	16.00	0.74	15.07	18.27	m <sup>2</sup>	33.35
275 mm thick	17.26	0.79	16.09	19.71	m <sup>2</sup>	35.80
305 mm thick	19.14	0.83	16.91	21.85	m <sup>2</sup>	38.76
355 mm thick	22.28	0.93	18.95	25.40	m <sup>2</sup>	44.34
<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	4.25	0.56	13.11	5.33	m <sup>2</sup>	18.44
100 mm thick; solid	4.70	0.69	16.16	5.97	m <sup>2</sup>	22.12
140 mm thick; solid	9.25	0.83	19.43	11.50	m <sup>2</sup>	30.94
140 mm thick; hollow	8.88	0.74	17.33	11.06	m <sup>2</sup>	28.39
190 mm thick; hollow	10.48	0.93	21.77	13.16	m <sup>2</sup>	34.94
215 mm thick; hollow	10.93	1.02	23.88	13.80	m <sup>2</sup>	37.68
Isolated piers or chimney stacks						
140 mm thick; hollow	–	1.02	23.88	11.06	m <sup>2</sup>	34.94
190 mm thick; hollow	–	1.34	31.37	13.16	m <sup>2</sup>	44.53
215 mm thick; hollow	–	1.53	35.82	13.80	m <sup>2</sup>	49.62

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Isolated casings						
75 mm thick; solid	–	0.69	16.16	5.33	m <sup>2</sup>	<b>21.49</b>
100 mm thick; solid	–	0.74	17.33	5.97	m <sup>2</sup>	<b>23.29</b>
140 mm thick; solid	–	0.93	21.77	11.50	m <sup>2</sup>	<b>33.28</b>
Extra over for fair face; flush pointing walls; one side	–	0.09	2.11	–	m <sup>2</sup>	<b>2.11</b>
walls; both sides	–	0.14	3.28	–	m <sup>2</sup>	<b>3.28</b>
Bonding ends to common brickwork						
75 mm thick solid	–	0.14	3.28	0.62	m	<b>3.90</b>
100 mm thick solid	–	0.23	5.39	0.70	m	<b>6.08</b>
140 mm thick solid	–	0.28	6.56	1.34	m	<b>7.89</b>
140 mm thick hollow	–	0.28	6.56	1.29	m	<b>7.84</b>
190 mm thick hollow	–	0.32	7.49	1.53	m	<b>9.02</b>
215 mm thick hollow	–	0.37	8.66	1.62	m	<b>10.28</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	6.23	0.56	13.11	7.72	m <sup>2</sup>	<b>20.83</b>
100 mm thick; hollow	7.27	0.69	16.16	9.07	m <sup>2</sup>	<b>25.22</b>
100 mm thick; solid	4.69	0.69	16.16	6.02	m <sup>2</sup>	<b>22.17</b>
140 mm thick; hollow	10.05	0.74	17.33	12.53	m <sup>2</sup>	<b>29.86</b>
140 mm thick; solid	7.20	0.83	19.43	9.16	m <sup>2</sup>	<b>28.60</b>
190 mm thick; hollow	13.33	0.93	21.77	16.65	m <sup>2</sup>	<b>38.42</b>
190 mm thick; solid	9.84	1.02	23.88	12.51	m <sup>2</sup>	<b>36.39</b>
215 mm thick; hollow	10.60	1.02	23.88	13.54	m <sup>2</sup>	<b>37.42</b>
215 mm thick; solid	10.49	1.16	27.16	13.40	m <sup>2</sup>	<b>40.56</b>
Dwarf support wall						
140 mm thick; solid	–	1.16	27.16	9.16	m <sup>2</sup>	<b>36.32</b>
190 mm thick; solid	–	1.34	31.37	12.51	m <sup>2</sup>	<b>43.89</b>
215 mm thick; solid	–	1.53	35.82	13.40	m <sup>2</sup>	<b>49.22</b>
Isolated piers or chimney stacks						
140 mm thick; hollow	–	1.02	23.88	12.53	m <sup>2</sup>	<b>36.41</b>
190 mm thick; hollow	–	1.34	31.37	16.65	m <sup>2</sup>	<b>48.02</b>
215 mm thick; hollow	–	1.53	35.82	13.54	m <sup>2</sup>	<b>49.36</b>
Isolated casings						
75 mm thick; solid	–	0.69	16.16	7.72	m <sup>2</sup>	<b>23.87</b>
100 mm thick; solid	–	0.74	17.33	6.02	m <sup>2</sup>	<b>23.35</b>
140 mm thick; solid	–	0.93	21.77	9.16	m <sup>2</sup>	<b>30.94</b>
Extra over for fair face; flush pointing walls; one side	–	0.09	2.11	–	m <sup>2</sup>	<b>2.11</b>
walls; both sides	–	0.14	3.28	–	m <sup>2</sup>	<b>3.28</b>
Bonding ends to common brickwork						
75 mm thick solid	–	0.14	3.28	0.88	m	<b>4.16</b>
100 mm thick solid	–	0.23	5.39	0.70	m	<b>6.08</b>
140 mm thick solid	–	0.28	6.56	1.07	m	<b>7.62</b>
190 mm thick solid	–	0.32	7.49	1.44	m	<b>8.94</b>
215 mm thick solid	–	0.37	8.66	1.56	m	<b>10.22</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	16.24	0.74	17.33	18.85	m <sup>2</sup>	<b>36.17</b>
100 mm thick solid	19.67	0.74	17.33	22.73	m <sup>2</sup>	<b>40.05</b>
140 mm thick hollow	21.37	0.83	19.43	24.84	m <sup>2</sup>	<b>44.28</b>
140 mm thick solid	28.66	0.93	21.77	33.07	m <sup>2</sup>	<b>54.84</b>
190 mm thick hollow	27.16	1.02	23.88	31.64	m <sup>2</sup>	<b>55.52</b>
190 mm thick solid	39.34	1.16	27.16	45.39	m <sup>2</sup>	<b>72.55</b>
215 mm thick hollow	28.66	1.16	27.16	33.47	m <sup>2</sup>	<b>60.63</b>
215 mm thick solid	41.70	1.20	28.10	48.18	m <sup>2</sup>	<b>76.28</b>
Isolated piers or chimney stacks						
140 mm thick solid	–	1.25	29.27	33.07	m <sup>2</sup>	<b>62.34</b>
190 mm thick solid	–	1.39	32.54	45.39	m <sup>2</sup>	<b>77.94</b>
215 mm thick solid	–	1.57	36.76	48.18	m <sup>2</sup>	<b>84.94</b>
Extra over blocks for						
100 mm thick half lintel blocks; ref D14	–	0.23	5.39	17.36	m	<b>22.75</b>
140 mm thick half lintel blocks; ref H14	–	0.28	6.56	22.05	m	<b>28.60</b>
140 mm thick quoin blocks; ref H16	–	0.32	7.49	25.26	m	<b>32.75</b>
140 mm thick cavity closer blocks; ref H17	–	0.32	7.49	30.30	m	<b>37.79</b>
140 mm thick cill blocks; ref H21	–	0.28	6.56	17.98	m	<b>24.54</b>
190 mm thick half lintel blocks; ref A14	–	0.32	7.49	25.30	m	<b>32.80</b>
<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	75.18	0.93	21.77	85.28	m <sup>2</sup>	<b>107.05</b>
extra; glazed square end return	48.58	0.37	8.66	28.68	m	<b>37.35</b>
150 mm thick; glazed one side	85.92	1.02	23.88	97.61	m <sup>2</sup>	<b>121.49</b>
extra; glazed square end return	77.71	0.46	10.77	57.93	m	<b>68.70</b>
200 mm thick; glazed one side	96.66	1.16	27.16	109.93	m <sup>2</sup>	<b>137.09</b>
extra; glazed square end return	–	0.51	11.94	81.79	m	<b>93.73</b>
100 mm thick; glazed both sides	107.40	1.11	25.99	121.64	m <sup>2</sup>	<b>147.63</b>
150 mm thick; glazed both sides	118.13	1.20	28.10	133.97	m <sup>2</sup>	<b>162.07</b>
100 mm thick lintel 200 mm high; glazed one side	–	0.83	13.44	23.36	m	<b>36.80</b>
150 mm thick lintel 200 mm high; glazed one side	–	0.93	15.78	28.27	m	<b>44.05</b>
200 mm thick lintel 200 mm high; glazed one side	–	1.25	20.28	27.36	m	<b>47.64</b>
<b>"Fireborn" terracotta blocks or other equal and approved; Istock 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	45.00	0.33	7.73	47.93	m <sup>2</sup>	<b>55.65</b>
102.50 mm thick; stack bond	45.00	0.35	8.19	47.89	m <sup>2</sup>	<b>56.08</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F11 GLASS BLOCK WALLING</b>						
<b>NOTE:</b> The following specialist prices for glass block walling assume standard blocks; 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; Luxcrete sealed "Luxblocks" or other equal and approved; in cement mortar "Luxfix" joints or other equal and approved; reinforced with 6 mm diameter stainless steel rods; with "Luxfibre" or other equal and approved at head and jambs; pointed both sides with "Luxseal" mastic or other equal and approved</b>						
Walls; facework both sides						
115 mm×115 mm×80 mm flemish blocks	–	–	–	–	m <sup>2</sup>	<b>522.60</b>
190 mm×190 mm×80 mm flemish; cross reeded or clear blocks	–	–	–	–	m <sup>2</sup>	<b>237.55</b>
240 mm×240 mm×80 mm flemish; cross reeded or clear blocks	–	–	–	–	m <sup>2</sup>	<b>228.04</b>
240 mm×115 mm×80 mm flemish or clear blocks	–	–	–	–	m <sup>2</sup>	<b>370.57</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	38.45	32.29	m <sup>2</sup>	<b>70.74</b>
350 mm thick	–	2.46	45.33	41.10	m <sup>2</sup>	<b>86.43</b>
425 mm thick	–	2.81	51.39	49.90	m <sup>2</sup>	<b>101.29</b>
500 mm thick	–	3.15	57.24	58.71	m <sup>2</sup>	<b>115.95</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	36.59	35.96	m <sup>2</sup>	<b>72.56</b>
350 mm thick	–	2.18	39.55	45.77	m <sup>2</sup>	<b>85.32</b>
425 mm thick	–	2.39	42.72	55.58	m <sup>2</sup>	<b>98.30</b>
500 mm thick	–	2.59	45.68	65.39	m <sup>2</sup>	<b>111.06</b>
Coursed random rubble walling; rough dressed; faced and pointed one side						
114 mm thick	–	1.48	29.01	44.91	m <sup>2</sup>	<b>73.92</b>
150 mm thick	–	1.76	34.78	49.62	m <sup>2</sup>	<b>84.40</b>
Fair returns on walling						
114 mm wide	–	0.02	0.41	–	m	<b>0.41</b>
150 mm wide	–	0.03	0.61	–	m	<b>0.61</b>
275 mm wide	–	0.06	1.22	–	m	<b>1.22</b>
350 mm wide	–	0.08	1.63	–	m	<b>1.63</b>
425 mm wide	–	0.10	2.04	–	m	<b>2.04</b>
500 mm wide	–	0.12	2.44	–	m	<b>2.44</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Fair raking cutting or circular cutting						
114 mm wide	–	0.20	4.08	6.51	m	<b>10.59</b>
150 mm wide	–	0.25	5.10	7.14	m	<b>12.24</b>
Level uncoursed rubble walling for damp proof courses and the like						
275 mm wide	–	0.19	3.92	2.37	m	<b>6.29</b>
350 mm wide	–	0.20	4.13	2.96	m	<b>7.09</b>
425 mm wide	–	0.21	4.34	3.61	m	<b>7.95</b>
500 mm wide	–	0.22	4.54	4.26	m	<b>8.80</b>
Copings formed of rough stones; faced and pointed all round						
275 mm×200 mm (average) high	–	0.56	10.69	8.56	m	<b>19.24</b>
350 mm×250 mm (average) high	–	0.75	14.12	11.90	m	<b>26.02</b>
425 mm×300 mm (average) high	–	0.97	18.08	16.42	m	<b>34.50</b>
500 mm×300 mm (average) high	–	1.23	22.67	22.16	m	<b>44.83</b>
<b>F22 CAST STONE ASHLAR WALLING DRESSINGS</b>						
<b>Reconstructed limestone walling; Bradstone 1 00 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						
masonry blocks; random uncoursed	–	1.04	21.19	31.87	m <sup>2</sup>	<b>53.06</b>
extra; returned ends	–	0.37	7.54	17.57	m	<b>25.10</b>
extra; plain L shaped quoins	–	0.12	2.44	27.57	m	<b>30.01</b>
traditional walling; coursed squared	–	1.30	26.48	31.87	m <sup>2</sup>	<b>58.35</b>
squared random rubble	–	1.30	26.48	32.81	m <sup>2</sup>	<b>59.30</b>
squared coursed rubble (large module)	–	1.20	24.45	32.66	m <sup>2</sup>	<b>57.10</b>
squared coursed rubble (small module)	–	1.25	25.46	32.97	m <sup>2</sup>	<b>58.44</b>
squared and pitched rock faced walling; coursed	–	1.34	27.30	32.81	m <sup>2</sup>	<b>60.11</b>
rough hewn rockfaced walling; random	–	1.39	28.32	32.66	m <sup>2</sup>	<b>60.97</b>
extra; returned ends	–	0.15	3.06	–	m	<b>3.06</b>
Isolated piers or chimney stacks; facing and pointing one side						
masonry blocks; random uncoursed	–	1.43	29.13	31.87	m <sup>2</sup>	<b>61.00</b>
traditional walling; coursed squared	–	1.80	36.67	31.87	m <sup>2</sup>	<b>68.54</b>
squared random rubble	–	1.80	36.67	32.81	m <sup>2</sup>	<b>69.48</b>
squared coursed rubble (large module)	–	1.67	34.02	32.66	m <sup>2</sup>	<b>66.68</b>
squared coursed rubble (small module)	–	1.76	35.85	32.97	m <sup>2</sup>	<b>68.83</b>
squared and pitched rock faced walling; coursed	–	1.90	38.71	32.81	m <sup>2</sup>	<b>71.52</b>
rough hewn rockfaced walling; random	–	1.94	39.52	32.66	m <sup>2</sup>	<b>72.18</b>
Isolated casings; facing and pointing one side						
masonry blocks; random uncoursed	–	1.25	25.46	31.87	m <sup>2</sup>	<b>57.33</b>
traditional walling; coursed squared	–	1.57	31.98	31.87	m <sup>2</sup>	<b>63.85</b>
squared random rubble	–	1.57	31.98	32.81	m <sup>2</sup>	<b>64.80</b>
squared coursed rubble (large module)	–	1.43	29.13	32.66	m <sup>2</sup>	<b>61.79</b>
squared coursed rubble (small module)	–	1.53	31.17	32.97	m <sup>2</sup>	<b>64.14</b>
squared and pitched rock faced walling; coursed	–	1.62	33.00	32.81	m <sup>2</sup>	<b>65.82</b>
rough hewn rockfaced walling; random	–	1.67	34.02	32.66	m <sup>2</sup>	<b>66.68</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Fair returns 100 mm wide masonry blocks; random uncoursed	–	0.11	2.24	–	m <sup>2</sup>	<b>2.24</b>
traditional walling; coursed squared	–	0.14	2.85	–	m <sup>2</sup>	<b>2.85</b>
squared random rubble	–	0.14	2.85	–	m <sup>2</sup>	<b>2.85</b>
squared coursed rubble (large module)	–	0.13	2.65	–	m <sup>2</sup>	<b>2.65</b>
squared coursed rubble (small module)	–	0.13	2.65	–	m <sup>2</sup>	<b>2.65</b>
squared and pitched rock faced walling; coursed	–	0.14	2.85	–	m <sup>2</sup>	<b>2.85</b>
rough hewn rockfaced walling; random	–	0.15	3.06	–	m <sup>2</sup>	<b>3.06</b>
Fair raking cutting or circular cutting 100 mm wide	–	0.17	3.46	–	m	<b>3.46</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						
152 mm×76 mm; type A	–	0.31	6.32	10.48	m	<b>16.79</b>
178 mm×64 mm; type B	–	0.31	6.32	10.17	m	<b>16.49</b>
305 mm×76 mm; type A	–	0.37	7.54	19.88	m	<b>27.42</b>
Extra for						
fair end	–	–	–	4.32	nr	<b>4.32</b>
returned mitred fair end	–	–	–	4.32	nr	<b>4.32</b>
Copings; once weathered and throated						
191 mm×76 mm	–	0.31	6.32	11.30	m	<b>17.61</b>
305 mm×76 mm	–	0.37	7.54	19.57	m	<b>27.11</b>
365 mm×76 mm	–	0.37	7.54	20.94	m	<b>28.48</b>
Extra for						
fair end	–	–	–	4.32	nr	<b>4.32</b>
returned mitred fair end	–	–	–	4.32	nr	<b>4.32</b>
Chimney caps; four times weathered and throated; once holed						
553 mm×553 mm×76 mm	–	0.37	7.54	24.39	nr	<b>31.93</b>
686 mm×686 mm×76 mm	–	0.37	7.54	39.96	nr	<b>47.50</b>
Pier caps; four times weathered and throated						
305 mm×305 mm	–	0.23	4.69	8.79	nr	<b>13.47</b>
381 mm×381 mm	–	0.23	4.69	12.18	nr	<b>16.86</b>
457 mm×457 mm	–	0.28	5.70	16.51	nr	<b>22.21</b>
533 mm×533 mm	–	0.28	5.70	23.31	nr	<b>29.02</b>
Splayed corbels						
479 mm×100 mm×215 mm	–	0.14	2.85	11.34	nr	<b>14.20</b>
665 mm×100 mm×215 mm	–	0.19	3.87	18.22	nr	<b>22.10</b>
Air bricks						
300 mm×140 mm×76 mm	–	0.07	1.43	6.46	nr	<b>7.89</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
100 mm×140 mm lintels; rectangular; reinforced with mild steel bars not exceeding 1.22 m long	–	0.22	4.48	17.82	m	<b>22.30</b>
1.37 m–1.67 m long	–	0.24	4.89	17.82	m	<b>22.71</b>
1.83 m–1.98 m long	–	0.26	5.30	17.82	m	<b>23.12</b>
100 mm×215 mm lintels; rectangular; reinforced with mild steel bars not exceeding 1.67 m long	–	0.24	4.89	23.98	m	<b>28.87</b>
1.83 m–1.98 m long	–	0.26	5.30	23.98	m	<b>29.28</b>
2.13 m–2.44 m long	–	0.28	5.70	23.98	m	<b>29.69</b>
2.59 m–2.90 m long	–	0.30	6.11	23.98	m	<b>30.10</b>
197 mm×67 mm sills to suit standard softwood windows; stooled at ends not exceeding 2.54 m long	–	0.28	5.70	27.94	m	<b>33.64</b>
Window surround; traditional with label moulding; for single light; sill 146 mm×133 mm; jambs 146 mm×146 mm; head 146 mm×105 mm; including all dowels and anchors overall size 508 mm×1479 mm	130.99	0.83	16.91	142.39	nr	<b>159.29</b>
Window surround; traditional with label moulding; three light; for windows 508 mm×1219 mm; sill 146 mm×133 mm; jambs 146 mm×146 mm; head 146 mm×103 mm; mullions 146 mm×108 mm; including all dowels and anchors overall size 1975 mm×1479 mm	280.05	2.17	44.21	304.99	nr	<b>349.19</b>
Door surround; moulded continuous jambs and head with label moulding; including all dowels and anchors door 839 mm×1981 mm in 102 mm×64 mm frame	239.39	1.53	31.17	258.13	nr	<b>289.30</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	1.02	0.19	m <sup>2</sup>	<b>1.21</b>
width of cavity 50 mm; galvanised steel butterfly wall ties; three wall ties per m <sup>2</sup>	–	0.05	1.02	0.18	m <sup>2</sup>	<b>1.20</b>
width of cavity 50 mm; galvanised steel twisted wall ties; three wall ties per m <sup>2</sup>	–	0.05	1.02	0.36	m <sup>2</sup>	<b>1.38</b>
width of cavity 50 mm; stainless steel butterfly wall ties; three wall ties per m <sup>2</sup>	–	0.05	1.02	0.38	m <sup>2</sup>	<b>1.40</b>
width of cavity 50 mm; stainless steel twisted wall ties; three wall ties per m <sup>2</sup>	–	0.05	1.02	0.75	m <sup>2</sup>	<b>1.77</b>
width of cavity 75 mm; polypropylene ties; three wall ties per m <sup>2</sup>	–	0.05	1.02	0.19	m <sup>2</sup>	<b>1.21</b>
width of cavity 75 mm; galvanised steel butterfly wall ties; three wall ties per m <sup>2</sup>	–	0.05	1.02	0.23	m <sup>2</sup>	<b>1.25</b>
width of cavity 75 mm; galvanised steel twisted wall ties; three wall ties per m <sup>2</sup>	–	0.05	1.02	0.40	m <sup>2</sup>	<b>1.42</b>
width of cavity 75 mm; stainless steel butterfly wall ties; three wall ties per m <sup>2</sup>	–	0.05	1.02	0.54	m <sup>2</sup>	<b>1.56</b>
width of cavity 75 mm; stainless steel twisted wal ties; three wall ties per m <sup>2</sup>	–	0.05	1.02	0.82	m <sup>2</sup>	<b>1.84</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Damp proof courses</b>						
“Pluvex No 1” (hessian based) damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	5.85	0.23	4.69	6.76	m <sup>2</sup>	<b>11.45</b>
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.37	7.54	6.76	m <sup>2</sup>	<b>14.30</b>
width not exceeding 225 mm; horizontal	–	0.46	9.37	6.76	m <sup>2</sup>	<b>16.14</b>
width not exceeding 225 mm; vertical	–	0.69	14.06	6.76	m <sup>2</sup>	<b>20.82</b>
“Pluvex No 2” (fibre based) damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	3.93	0.23	4.69	4.55	m <sup>2</sup>	<b>9.23</b>
width exceeding 225 mm wide; forming cavity gutters in hollow walls; horizontal	–	0.37	7.54	4.55	m <sup>2</sup>	<b>12.08</b>
width not exceeding 225 mm; horizontal	–	0.46	9.37	4.55	m <sup>2</sup>	<b>13.92</b>
width not exceeding 225 mm; vertical	–	0.69	14.06	4.55	m <sup>2</sup>	<b>18.60</b>
“Ruberthene” polythylene damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	0.91	0.23	4.69	1.05	m <sup>2</sup>	<b>5.74</b>
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.37	7.54	1.05	m <sup>2</sup>	<b>8.59</b>
width not exceeding 225 mm; horizontal	–	0.46	9.37	1.05	m <sup>2</sup>	<b>10.43</b>
width not exceeding 225 mm; vertical	–	0.69	14.06	1.05	m <sup>2</sup>	<b>15.11</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	5.16	0.23	4.69	5.96	m <sup>2</sup>	<b>10.65</b>
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.37	7.54	5.96	m <sup>2</sup>	<b>13.50</b>
width not exceeding 225 mm; horizontal	–	0.46	9.37	5.96	m <sup>2</sup>	<b>15.34</b>
width not exceeding 225 mm; vertical	–	0.69	14.06	5.96	m <sup>2</sup>	<b>20.02</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	5.16	0.23	4.69	5.96	m <sup>2</sup>	<b>10.65</b>
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.37	7.54	5.96	m <sup>2</sup>	<b>13.50</b>
width not exceeding 225 mm; horizontal	–	0.46	9.37	5.96	m <sup>2</sup>	<b>15.34</b>
width not exceeding 225 mm	–	0.69	14.06	5.96	m <sup>2</sup>	<b>20.02</b>
“Ledkore” grade A (bitumen based lead cored); damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1; 6)						
width exceeding 225 mm; horizontal	15.62	0.31	6.32	18.05	m <sup>2</sup>	<b>24.37</b>
width exceeding 225 mm; forming cavity gutters in hollow walls; horizontal	–	0.49	9.98	18.05	m <sup>2</sup>	<b>28.03</b>
width not exceeding 225 mm; horizontal	–	0.60	12.22	18.05	m <sup>2</sup>	<b>30.28</b>
width not exceeding 225 mm; horizontal	–	0.83	16.91	18.05	m <sup>2</sup>	<b>34.96</b>
Milled lead damp proof course; PC £20.85/m <sup>2</sup> ; BS 1178; 1.80 mm thick (code 4), 175 mm laps; in cement:lime mortar (1:2:9)						
width exceeding 225 mm; horizontal	–	1.85	37.69	16.88	m <sup>2</sup>	<b>54.57</b>
width not exceeding 225 mm; horizontal	–	2.78	56.63	16.88	m <sup>2</sup>	<b>73.52</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Two courses slates in cement: mortar (1:3)						
width exceeding 225 mm; horizontal	–	1.39	28.32	10.04	m <sup>2</sup>	<b>38.36</b>
width exceeding 225 mm; vertical	–	2.08	42.37	10.04	m <sup>2</sup>	<b>52.41</b>
“Synthaprufe” damp proof membrane or other equal and approved; PC £43.85/25 litres; three coats brushed on						
width not exceeding 150 mm; vertical	–	0.31	2.65	5.94	m <sup>2</sup>	<b>8.59</b>
width 150 mm–225 mm; vertical	–	0.30	2.57	5.94	m <sup>2</sup>	<b>8.51</b>
width 225 mm–300 mm; vertical	–	0.28	2.40	5.94	m <sup>2</sup>	<b>8.34</b>
width exceeding 300 mm wide; vertical	–	0.26	2.22	5.94	m <sup>2</sup>	<b>8.16</b>
<b>Joint reinforcement</b>						
“Brickforce” galvanised steel joint reinforcement or other equal and approved						
width 60 mm; ref GBF35W60B	–	0.02	0.41	0.34	m	<b>0.75</b>
width 100 mm; ref GBF35W100B	–	0.03	0.61	0.40	m	<b>1.01</b>
width 150 mm; ref GBF35W1 50B	–	0.04	0.81	0.51	m	<b>1.33</b>
width 175 mm; ref GBF35W175B	–	0.05	1.02	0.59	m	<b>1.61</b>
“Brickforce” stainless steel joint reinforcement or other equal and approved						
width 60 mm; ref SBF35W60BSC	–	0.02	0.41	0.93	m	<b>1.33</b>
width 100 mm; ref SBF35W1 00BSC	–	0.03	0.61	0.97	m	<b>1.58</b>
width 150 mm; ref SBF35W1 50BSC	–	0.04	0.81	0.99	m	<b>1.81</b>
width 175 mm; ref SBF35W1 75BSC	–	0.05	1.02	1.06	m	<b>2.08</b>
“Wallforce” stainless steel joint reinforcement or other equal and approved						
width 210 mm; ref SWF35W210	–	0.05	1.02	2.61	m	<b>3.63</b>
width 235 mm; ref SWF35W235	–	0.06	1.22	2.68	m	<b>3.90</b>
width 250 mm; ref SWF35W250	–	0.07	1.43	2.77	m	<b>4.19</b>
width 275 mm; ref SWF35W275	–	0.08	1.63	2.83	m	<b>4.46</b>
<b>Weather fillets</b>						
Weather fillets in cement:mortar (1:3)						
50 mm face width	–	0.11	2.24	0.04	m	<b>2.28</b>
100 mm face width	–	0.19	3.87	0.17	m	<b>4.05</b>
<b>Angle fillets</b>						
Angle fillets in cement:mortar (1:3)						
50 mm face width	–	0.11	2.24	0.04	m	<b>2.28</b>
100 mm face width	–	0.19	3.87	0.17	m	<b>4.05</b>
<b>Pointing in</b>						
Pointing with mastic						
wood frames or sills	–	0.09	1.03	0.47	m	<b>1.50</b>
Pointing with polysulphide sealant						
wood frames or sills	–	0.09	1.03	1.42	m	<b>2.45</b>
<b>Wedging and pinning</b>						
To underside of existing construction with slates in cement mortar (1:3)						
width of wall—one brick thick	–	0.74	15.07	2.12	m	<b>17.20</b>
width of wall—one and a half brick thick	–	0.93	18.95	4.25	m	<b>23.19</b>
width of wall—two brick thick	–	1.11	22.61	6.37	m	<b>28.99</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Joints</b>						
Hacking joints and faces of brickwork or blockwork to form key for plaster	–	0.24	2.05	–	m <sup>2</sup>	<b>2.05</b>
Raking out joint in brickwork or blockwork for turned-in edge of flashing horizontal	–	0.14	2.85	–	m	<b>2.85</b>
stepped	–	0.19	3.87	–	m	<b>3.87</b>
Raking out and enlarging joint in brickwork or blockwork for nib of asphalt horizontal	–	0.19	3.87	–	m	<b>3.87</b>
Cutting grooves in brickwork or blockwork for water bars and the like	–	0.23	1.97	0.50	m	<b>2.47</b>
for nib of asphalt; horizontal	–	0.23	1.97	0.50	m	<b>2.47</b>
Preparing to receive new walls top existing 215 mm wall	–	0.19	3.87	–	m	<b>3.87</b>
Cleaning and priming both faces; filling with pre-formed closed cell joint filler and pointing one side with polysulphide sealant; 12 mm deep	–	0.23	3.79	2.84	m	<b>6.63</b>
expansion joints; 12 mm wide	–	0.28	4.36	4.15	m	<b>8.51</b>
expansion joints; 20 mm wide	–	0.32	4.73	5.01	m	<b>9.74</b>
expansion joints; 25 mm wide	–	0.23	4.69	4.68	m	<b>9.37</b>
Fire resisting horizontal expansion joints; filling with joint filler; fixed with high temperature slip adhesive; between top of wall and soffit	–	0.23	4.69	4.68	m	<b>9.37</b>
wall not exceeding 215 mm wide; 10 mm wide joint with 30 mm deep filler (one hour fire seal)	–	0.28	5.70	7.03	m	<b>12.74</b>
wall not exceeding 215 mm wide; 10 mm wide joint with 30 mm deep filler (two hour fire seal)	–	0.32	6.52	17.51	m	<b>24.03</b>
wall not exceeding 215 mm wide; 20 mm wide joint with 45 mm deep filler (two hour fire seal)	–	0.37	6.64	9.87	m	<b>16.51</b>
wall not exceeding 215 mm wide; 30 mm wide joint with 75 mm deep filler (three hour fire seal)	–	0.37	6.64	9.87	m	<b>16.51</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	–	0.37	6.64	9.87	m	<b>16.51</b>
wall not exceeding 215 mm wide; 20 mm wide joint with 45 mm deep filler (two hour fire seal)	–	0.37	6.64	9.87	m	<b>16.51</b>
<b>Slate and tile sills</b>						
Sills; two courses of machine made plain roofing tiles set weathering; bedded and pointed	–	0.56	11.41	3.60	m	<b>15.01</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Flue linings</b>						
Flue linings; Marflex "ML 200" square refractory concrete flue linings or other equal and approved; rebated joints in flue joint mortar mix						
linings; ref MLS1U	–	0.28	5.70	9.46	m	15.17
bottom swivel unit; ref MLS2U	–	0.09	1.83	7.60	nr	9.43
45 degree bend; ref ML S4U	–	0.09	1.83	5.55	nr	7.38
90 mm offset liner; ref MLS5U	–	0.09	1.83	3.68	nr	5.51
70 mm offset liner; ref MLS6U	–	0.09	1.83	3.31	nr	5.15
57 mm offset liner; ref MLS7U	–	0.09	1.83	8.06	nr	9.89
pot; ref MLS9UR	–	0.09	1.83	14.30	nr	16.13
single cap unit; ref MLS10U	–	0.23	4.69	18.22	nr	22.91
double cap unit; ref MLS1 1U	–	0.28	5.70	16.78	nr	22.48
combined gather lintel; ref MLSUL4	–	0.28	5.70	17.02	nr	22.73
<b>Air bricks</b>						
Air bricks; red terracotta; building into prepared openings						
215 mm×65 mm	–	0.07	1.43	1.78	nr	3.21
215 mm×140 mm	–	0.07	1.43	2.48	nr	3.90
215 mm×215 mm	–	0.07	1.43	6.75	nr	8.17
<b>Gas flue blocks</b>						
Gas flue system; Marflex "HP" or other equal and approved; concrete blocks built in; in flue joint mortar mix; cutting brickwork or blockwork around						
recess unit; ref HP1	–	0.09	1.83	1.56	nr	3.40
cover block; ref HP2	–	0.09	1.83	3.49	nr	5.32
222 mm standard block with nib; ref HP3	–	0.09	1.83	2.46	nr	4.29
112 mm standard block with nib; ref HP3112	–	0.09	1.83	1.93	nr	3.76
72 mm standard block with nib; ref HP372	–	0.09	1.83	1.93	nr	3.76
222 mm standard block without nib; ref HP4	–	0.09	1.83	2.41	nr	4.24
112 mm standard block without nib; ref HP4112	–	0.09	1.83	1.93	nr	3.76
72 mm standard block without nib; ref HP472	–	0.09	1.83	1.93	nr	3.76
120 mm side offset block; ref HP5	–	0.09	1.83	2.59	nr	4.42
70 mm back offset block; ref HP6	–	0.09	1.83	7.60	nr	9.43
vertical exit block; ref HP7	–	0.09	1.83	4.98	nr	6.82
angled entry/exit block; ref HP8	–	0.09	1.83	4.98	nr	6.82
reverse rebate block; ref HP9	–	0.09	1.83	3.57	nr	5.41
corbel block; ref HP10	–	0.09	1.83	4.79	nr	6.62
lintel unit; ref HP11	–	0.09	1.83	4.51	nr	6.35
<b>Proprietary items</b>						
"Thermabate" cavity closers or other equal and approved; RMC Panel Products Ltd						
closing cavities; width of cavity 50 mm	–	0.14	2.85	4.06	m	6.91
closing cavities; width of cavity 75 mm	–	0.14	2.85	4.44	m	7.29
"Westbrick" cavity closers or other equal and approved; Manthorpe Building Products Ltd						
closing cavities; width of cavity 50 mm	–	0.14	2.85	4.66	m	7.52
"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	1.43	4.73	m	6.15

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
“Type L” durropolyethylene lintel stop ends or other equal and approved; Cavity Trays Ltd; fixing with butyl anchoring strip; building in as the work proceeds adjusted to lintel as required	–	0.04	0.81	0.42	nr	<b>1.24</b>
“Type W” polypropylene weeps/vents or other equal and approved; Cavity Trays Ltd; built into cavity wall as work proceeds 100/115 mm×65 mm×10 mm including lock fit wedges	–	0.04	0.81	0.36	nr	<b>1.18</b>
extra; extension duct 200/225 mm×65 mm×10 mm	–	0.07	1.43	0.61	nr	<b>2.04</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						
17–20 degree pitch	–	0.05	1.02	4.01	nr	<b>5.03</b>
21–25 degree pitch	–	0.05	1.02	3.72	nr	<b>4.74</b>
26–45 degree pitch	–	0.05	1.02	3.56	nr	<b>4.58</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						
17–20 degree pitch	–	0.05	1.02	5.41	nr	<b>6.43</b>
21–25 degree pitch	–	0.05	1.02	4.97	nr	<b>5.99</b>
26–45 degree pitch	–	0.05	1.02	4.59	nr	<b>5.61</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						
17–20 degree pitch	–	0.05	1.02	9.11	nr	<b>10.12</b>
21–25 degree pitch	–	0.05	1.02	8.45	nr	<b>9.47</b>
26–45 degree pitch	–	0.05	1.02	7.51	nr	<b>8.53</b>
Servicised “Bitu-thene” self-adhesive cavity flashing or other equal and approved; type “CA”; well lapped at joints; in gauged mortar (1:1:6) width exceeding 225 mm wide	–	0.79	16.09	17.55	m <sup>2</sup>	<b>33.64</b>
“Expamet” stainless steel wall starters or other equal and approved; plugged and screwed to suit walls 60 mm–75 mm thick	–	0.23	1.97	5.61	m	<b>7.58</b>
to suit walls 100 mm–115 mm thick	–	0.23	1.97	6.17	m	<b>8.14</b>
to suit walls 125 mm–180 mm thick	–	0.37	3.17	8.26	m	<b>11.42</b>
to suit walls 190 mm–260 mm thick	–	0.46	3.94	10.55	m	<b>14.48</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Brickwork support angle welded to bracket reference HC6C or other equal and approved; Halfen Ltd; to suit 75 mm cavity, support to brickwork 6000 mm high 6 mm thick; bolting with M12×50 mm T head bolts to cast in channel (not included)	–	0.32	4.76	42.69	m	<b>47.44</b>
Slotted frame clamp; Halfen Ltd or other equal and approved; fixing by bolting (bolts measured elsewhere) ref. HTS—FH12; 150 mm projection	–	0.07	0.76	0.39	nr	<b>1.15</b>
Single expansion bolt; Halfen Ltd or other equal and approved: including washer 8 mm diameter; ref. SEB 8	–	0.11	1.64	1.56	nr	<b>3.20</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	2.82	5.30	nr	<b>8.12</b>
Ties in walls; 200 mm long butterfly type; building into joints of brickwork or blockwork galvanised steel or polypropylene	–	0.02	0.41	0.08	nr	<b>0.48</b>
stainless steel	–	0.02	0.41	0.15	nr	<b>0.56</b>
Ties in walls; 20 mm×3 mm×200 mm long twisted wall type; building into joints of brickwork or blockwork galvanised steel	–	0.02	0.41	0.15	nr	<b>0.55</b>
stainless steel	–	0.02	0.41	0.30	nr	<b>0.71</b>
Anchors in walls; 25 mm×3 mm×100 mm long; one end dovetailed; other end building into joints of brickwork or blockwork galvanised steel	–	0.05	1.02	0.20	nr	<b>1.22</b>
stainless steel	–	0.05	1.02	0.32	nr	<b>1.34</b>
Fixing cramps; 25 mm×3 mm×250 mm long; once bent; fixed to back of frame; other end building into joints of brickwork or blockwork galvanised steel	–	0.05	1.02	0.16	nr	<b>1.18</b>
Chimney pots; red terracotta; plain or cannon-head; setting and flaunching in cement mortar (1:3) 185 mm diameter×300 mm long	20.71	1.67	34.02	23.66	nr	<b>57.68</b>
185 mm diameter×600 mm long	36.87	1.85	37.69	41.04	nr	<b>78.73</b>
185 mm diameter×900 mm long	67.21	1.85	37.69	73.65	nr	<b>111.34</b>
Galvanised steel lintels; “Catnic” or other equal and approved; built into brickwork or blockwork; “CN7” combined lintel; 143 mm high; for standard cavity walls 750 mm long	18.06	0.23	4.69	19.46	nr	<b>24.14</b>
900 mm long	21.87	0.28	5.70	23.55	nr	<b>29.26</b>
1200 mm long	28.35	0.32	6.52	30.51	nr	<b>37.03</b>
1500 mm long	36.62	0.37	7.54	39.41	nr	<b>46.94</b>
1800 mm long	45.55	0.42	8.56	49.00	nr	<b>57.56</b>
2100 mm long	52.29	0.46	9.37	56.25	nr	<b>65.62</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Galvanised steel lintels; "Catnic" or other equal and approved; built into brickwork or blockwork; "CN8" combined lintel; 219 mm high; for standard cavity walls						
2400 mm long	64.10	0.56	11.41	68.94	nr	<b>80.35</b>
2700 mm long	72.76	0.65	13.24	78.25	nr	<b>91.49</b>
3000 mm long	100.74	0.74	15.07	108.34	nr	<b>123.41</b>
3300 mm long	112.45	0.83	16.91	120.92	nr	<b>137.83</b>
3600 mm long	123.40	0.93	18.95	132.69	nr	<b>151.63</b>
3900 mm long	150.05	1.02	20.78	161.34	nr	<b>182.12</b>
4200 mm long	149.97	0.46	9.37	161.26	nr	<b>170.63</b>
Galvanised steel lintels; "Catnic" or other equal and approved; built into brickwork or blockwork; "CN92" single lintel; for 75 mm internal walls						
900 mm long	2.69	0.28	5.70	2.91	nr	<b>8.61</b>
1050 mm long	3.25	0.28	5.70	3.52	nr	<b>9.22</b>
1200 mm long	3.69	0.32	6.52	3.98	nr	<b>10.50</b>
Galvanised steel lintels; "Catnic" or other equal and approved; built into brickwork or blockwork; "CN102" single lintel; for 100 mm internal walls						
900 mm long	3.44	0.28	5.70	3.71	nr	<b>9.42</b>
1050 mm long	4.12	0.28	5.70	4.45	nr	<b>10.15</b>
1200 mm long	4.55	0.32	6.52	4.91	nr	<b>11.43</b>
<b>F31 PRECAST CONCRETE SILLS/LINTELS/ COPINGS/FEATURES</b>						
<b>Mix 20.00 N/mm<sup>2</sup>-20 mm aggregate (1:2:4)</b>						
Lintels; plate; prestressed bedded						
100 mm×70 mm×750 mm long	3.06	0.37	7.54	3.31	nr	<b>10.84</b>
100 mm×70 mm×900 mm long	3.62	0.37	7.54	3.91	nr	<b>11.45</b>
100 mm×70 mm×1050 mm long	4.29	0.37	7.54	4.64	nr	<b>12.17</b>
100 mm×70 mm×1200 mm long	4.86	0.37	7.54	5.25	nr	<b>12.79</b>
150 mm×70 mm×900 mm long	4.96	0.46	9.37	5.37	nr	<b>14.74</b>
150 mm×70 mm×1050 mm long	5.79	0.46	9.37	6.26	nr	<b>15.63</b>
150 mm×70 mm×1200 mm long	6.62	0.46	9.37	7.15	nr	<b>16.52</b>
220 mm×70 mm×900 mm long	7.66	0.56	11.41	8.28	nr	<b>19.69</b>
220 mm×70 mm×1200 mm long	10.18	0.56	11.41	10.99	nr	<b>22.40</b>
220 mm×70 mm×1500 mm long	12.76	0.65	13.24	13.77	nr	<b>27.01</b>
265 mm×70 mm×900 mm long	8.17	0.56	11.41	8.84	nr	<b>20.25</b>
265 mm×70 mm×1200 mm long	10.91	0.56	11.41	11.79	nr	<b>23.19</b>
265 mm×70 mm×1500 mm long	13.60	0.65	13.24	14.67	nr	<b>27.91</b>
265 mm×70 mm×1800 mm long	16.28	0.74	15.07	17.56	nr	<b>32.63</b>
Lintels; rectangular; reinforced with mild steel bars; bedded						
100 mm×145 mm×900 mm long	7.39	0.56	11.41	7.97	nr	<b>19.38</b>
100 mm×145 mm×1050 mm long	8.69	0.56	11.41	9.36	nr	<b>20.77</b>
100 mm×145 mm×1200 mm long	9.83	0.56	11.41	10.58	nr	<b>21.99</b>
225 mm×145 mm×1200 mm long	11.09	0.74	15.07	11.97	nr	<b>27.04</b>
225 mm×225 mm×1800 mm long	21.48	1.39	28.32	23.14	nr	<b>51.46</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Lintels; boot; reinforced with mild steel bars; bedded						
250 mm×225 mm×1200 mm long	17.80	1.11	22.61	19.18	nr	<b>41.80</b>
275 mm×225 mm×1800 mm long	23.86	1.67	34.02	25.70	nr	<b>59.72</b>
Padstones						
300 mm×100 mm×75 mm	3.63	0.28	5.70	3.93	nr	<b>9.63</b>
225 mm×225 mm×150 mm	5.52	0.37	7.54	5.96	nr	<b>13.50</b>
450 mm×450 mm×150 mm	14.58	0.56	11.41	15.81	nr	<b>27.22</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×76 mm	4.41	0.65	13.24	5.05	m	<b>18.29</b>
178 mm×64 mm	4.87	0.65	13.24	5.57	m	<b>18.81</b>
305 mm×76 mm	8.22	0.74	15.07	9.44	m	<b>24.52</b>
extra for fair ends	-	-	-	4.56	nr	<b>4.56</b>
extra for angles	-	-	-	5.17	nr	<b>5.17</b>
Copings; twice weathered; twice throated; bedded and pointed						
152 mm×76 mm	4.41	0.65	13.24	5.05	m	<b>18.29</b>
178 mm×64 mm	4.83	0.65	13.24	5.52	m	<b>18.77</b>
305 mm×76 mm	8.22	0.74	15.07	9.44	m	<b>24.52</b>
extra for fair ends	-	-	-	4.56	nr	<b>4.56</b>
extra for angles	-	-	-	5.17	nr	<b>5.17</b>

## G STRUCTURAL/CARCASSING METAL/TIMBER

<b>G10 STRUCTURAL STEEL FRAMING</b>			
NOTE: The following basic prices are for basic quantities of BS EN 10025 1993 grade 275 JR steel (over 10 tonnes of one quality, one serial size and one thickness in lengths between 6 m and 18.5 m, for delivery to one destination). Transport charges are shown in a separate schedule.			
See page 207 for other extra charges.			
Based on delivery Middlesbrough/Scunthorpe/Stoke-on-Trent Railway Stations—refer Corus section availability at each location			
See page 208 for delivery charges.			
<b>Universal beams (kg/m)</b>	<b>£/tonne</b>	<b>Universal beams (kg/m)</b>	<b>£/tonne</b>
1016×305 mm (222, 249, 272, 314, 349, 393, 438, 487)	485.00	356×171 mm (45, 51, 57, 67)	435.00
914×419 mm (343, 388)	475.00	356×127 mm (33, 39)	435.00
914×305 mm (201, 224, 253, 289)	470.00	305×165 mm (40, 46, 54)	430.00
838×292 mm (176, 194, 226)	465.00	305×127 mm (37, 42, 48)	430.00
762×267 mm (134, 147, 173, 197)	465.00	305×102 mm (25, 28, 33)	430.00
686×254 mm (125, 140, 152, 170)	465.00	254×146 mm (31, 37, 43)	415.00
610×305 mm (149, 179, 238)	455.00	254×102 mm (22, 25, 28)	415.00
610×229 mm (101, 113, 125, 140)	455.00	203×133 mm (25, 30)	375.00
533×210 mm (82, 92, 101, 109, 122)	440.00	203×102 mm (23)	395.00
457×191 mm (67, 78, 82, 89, 98)	430.00	178×102 mm (19)	365.00
457×152 mm (52, 60, 67, 74, 82)	430.00	152×89 mm (16)	405.00
406×178 mm (54, 60, 67, 74)	435.00	127×76 mm (13)	425.00
406×140 mm (39, 46)	435.00		
<b>Universal columns (kg/m)</b>	<b>£/tonne</b>	<b>Universal columns (kg/m)</b>	<b>£/tonne</b>
356×406 mm (235, 287, 340, 393, 467, 551, 634)	475.00	254×254 mm (73, 89, 107, 132, 167)	435.00
356×368 mm (129, 153, 177, 202)	475.00	203×203 mm (46, 52, 60, 71, 86)	425.00
305×305 mm (97, 118, 137, 158, 198, 240, 283)	455.00	152×152 mm (23, 30, 37)	395.00
<b>Joists (kg/m)</b>	<b>£/tonne</b>	<b>Joists (kg/m)</b>	<b>£/tonne</b>
254×203 mm (82.0)	420.00	114×114 mm (26.9)	400.00
203×152 mm (60.2)	435.00	102×102 mm (23.0)	400.00
203×152 mm (52.3)	410.00	102×44 mm (7.5)	360.00
152×127 mm (37.3)	410.00	89×89 mm (19.5)	400.00
127×114 mm (26.9, 29.3)	400.00	76×76 mm (12.8)	450.00
<b>Channels (kg/m)</b>	<b>£/tonne</b>	<b>Channels (kg/m)</b>	<b>£/tonne</b>
430×100 mm (64.4)	480.00	200×90 mm (29.7)	450.00
380×100 mm (54.0)	480.00	200×75 mm (23.4)	370.00
300×100 mm (45.5)	450.00	180×90 mm (26.1)	440.00
300×90 mm (41.4)	450.00	180×75 mm (20.3)	370.00
260×90 mm (34.8)	450.00	150×90 mm (23.9)	440.00
260×75 mm (27.6)	450.00	150×75 mm (17.9)	370.00
230×90 mm (32.2)	450.00	125×65 mm (14.8)	370.00
230×75 mm (25.7)	450.00	100×50 mm (10.2)	365.00

Equal angles	£/tonne	Equal angles	£/tonne	Equal angles	£/tonne
200×200×16 mm	410.00	150×150×18 mm	405.00	100×100×12 mm	345.00
200×200×18 mm	410.00	120×120×8 mm	380.00	100×100×15 mm	345.00
200×200×20 mm	410.00	120×120×10 mm	380.00	90×90×6 mm	345.00
200×200×24 mm	410.00	120×120×12 mm	380.00	90×90×7 mm	345.00
150×150×10 mm	405.00	120×120×15 mm	380.00	90×90×8 mm	345.00
150×150×12 mm	405.00	100×100×8 mm	345.00	90×90×10 mm	345.00
150×150×15 mm	405.00	100×100×10 mm	345.00	90×90×12 mm	345.00
Unequal angles	£/tonne	Unequal angles	£/tonne	Unequal angles	£/tonne
200×150×12 mm	425.00	150×90×12 mm	405.00	125×75×12 mm	360.00
200×150×15 mm	425.00	150×90×15 mm	405.00	100×75×8 mm	355.00
200×150×18 mm	425.00	150×75×10 mm	395.00	100×75×10 mm	355.00
200×100×10 mm	420.00	150×75×12 mm	395.00	100×75×12 mm	355.00
200×100×12 mm	420.00	150×75×15 mm	395.00	100×65×7 mm	355.00
200×100×15 mm	420.00	125×75×8 mm	360.00	100×65×8 mm	355.00
150×90×10 mm	405.00	125×75×10 mm	360.00	100×65×10 mm	355.00
<b>Add to the aforementioned prices for:</b>				Unit	£
<b>Universal beams, columns, joists, channels and angles non-standard size</b>				t	25.00
<b>Quantity</b>	under 1 0 tonnes to 5 tonnes		t	10.00	
	under 5 tonnes to 2 tonnes		t	25.00	
	under 2 tonnes		t	50.00	
<b>Size</b>	lengths 3,000 mm to under 6,000 mm in 100 mm increments		t	15.00	
	lengths over 18,000 to 24,000 mm in 100 mm increments		t	5.00	
	lengths over 24,000 to 27,000 mm in 100 mm increments		t	10.00	
	lengths over 27,000 to 29,500 mm in 100 mm increments		t	60.00	
Tees cut from universal beams and columns and joists					
weight per metre of rolled section before splitting					
up to 25 kg per metre				t	150.00
25–40 kg per metre				t	120.00
40–73 kg per metre				t	100.00
73–125kg per metre				t	90.00
125 kg+per metre				t	85.00
impact testing within the specification				t	10.00
<b>Shotblasting and priming</b>					
Epoxy Zinc Phosphate primer to universal beams and columns				m <sup>2</sup>	2.60
Epoxy Zinc Phosphate primer to channels and angles				m <sup>2</sup>	2.70
Zinc rich epoxy primer to universal beams and columns				m <sup>2</sup>	3.60
Zinc rich epoxy primer to channels and angles				m <sup>2</sup>	3.50
Tees cut from universal beams and columns and joists					
Specification of class D in respect of EN 10163–3: 1991				t	40.00

<b>RADIAL DISTANCES MILES FROM BASING POINT</b>	<b>0 under 5 tonnes £/tonne</b>	<b>5 under 10 tonnes £/tonne</b>	<b>10 under 20 tonnes £/tonne</b>	<b>20 under and over £/tonne</b>
Schedule IX—Iron and Steel				
Up to 10	7.05	4.90	3.70	3.35
Over 10 up to 15	7.75	5.30	4.15	3.70
Over 15 up to 20	8.25	5.80	4.60	4.10
Over 20 up to 25	8.75	6.20	4.95	4.55
Over 25 up to 30	9.15	6.70	5.40	4.90
Over 30 up to 35	9.60	7.10	5.75	5.30
Over 35 up to 40	10.10	7.55	6.15	5.65
Over 40 up to 45	10.50	8.00	6.55	6.05
Over 45 up to 50	10.85	8.45	6.95	6.40
Over 50 up to 60	11.40	9.05	7.50	6.95
Over 60 up to 70	11.90	9.85	8.25	7.70
Over 70 up to 80	12.70	10.60	8.95	8.45
Over 80 up to 90	13.60	11.35	9.65	9.10
Over 90 up to 100	14.40	12.10	10.35	9.85
Over 100 up to 110	15.05	12.80	11.10	10.50
Over 110 up to 120	15.60	13.50	11.75	11.20
Over 120 up to 130	16.10	14.20	12.45	11.90
Over 130 up to 140	16.70	14.90	13.10	12.55
Over 140 up to 150	16.85	15.55	13.80	13.20
Over 150 up to 160	17.25	16.25	14.45	13.90
Over 160 up to 170	17.85	16.90	15.15	14.55
Over 170 up to 180	18.30	17.55	15.75	15.20
Over 180 up to 190	18.95	18.20	16.45	15.80
Over 190 up to 200	19.55	18.85	17.10	16.20
Over 200 up to 210	20.10	19.45	17.70	16.85
Over 210 up to 220	20.70	20.10	18.35	17.40
Over 220 up to 230	21.20	20.70	18.85	18.10
Over 230 up to 240	22.00	21.30	19.35	18.60
Over 240 up to 250	22.45	21.95	19.90	19.00
Over 250 up to 275	23.35	22.95	20.75	20.00
Over 275 up to 300	24.70	24.45	22.00	21.20
Over 300 up to 325	25.95	25.90	23.25	22.55
Over 325 up to 350	27.30	27.35	24.55	23.80
Over 350 up to 375	28.65	28.75	25.60	25.20
Over 375 up to 400	30.00	30.15	26.70	26.30
NOTE: The minimum charge under this schedule will be as for 2 tonnes. Lengths over 14 metres and up to 18 metres will be subject to a surcharge of 20% Lengths over 18 metres and up to 24 metres will be subject to a surcharge of 40%				
Lengths over 24 metres will be subject to a surcharge of 70%				
Collection by customer from works will incur an extra cost of £3.00/tonne in addition to any additional transport charges between the basing point and the producing works.				

NOTE: The following basic prices are for basic quantities of 10 tonnes and over in one size, thickness, length, steel grade and surface finish and include delivery to mainland of Great Britain to one destination. Additional costs for variations to these factors vary between sections and should be ascertained from the supplier. The following lists are not fully comprehensive and for alternative sections Corus price lists should be consulted.

<b>Hot formed structural hollow section</b>	<b>Approx metres per tonne (m)</b>	<b>S276J2H Grade 43D £/100m</b>	<b>S355J2H Grade 50D £/100m</b>
Circular (kg/m)			
21.30×3.20 mm (1.43)	700.00	82.13	–
26.90×3.20 mm (1.87)	535.00	107.40	–
33.70×3.20 mm (2.41)	415.00	138.41	–
33.70×4.00 mm (2.93)	342.00	169.90	–
42.40×3.20 mm (3.09)	324.00	176.61	–
42.40×4.00 mm (3.79)	264.00	218.72	–
48.30×3.20 mm (3.56)	281.00	203.48	223.82
48.30×4.00 mm (4.37)	229.00	252.19	277.41
48.30×5.00 mm (5.34)	188.00	308.17	338.98
60.30×3.20 mm (4.51)	222.00	257.77	283.55
60.30×4.00 mm (5.55)	181.00	332.78	366.06
60.30×5.00 mm (6.82)	147.00	408.93	449.82
76.10×3.20 mm (5.75)	174.00	328.65	361.51
76.10×4.00 mm (7.11)	141.00	426.32	468.95
76.10×5.00 mm (8.77)	115.00	525.85	578.43
88.90×3.20 mm (6.76)	148.00	386.37	425.01
88.90×4.00 mm (8.38)	120.00	502.46	552.71
88.90×5.00 mm (10.30)	97.10	617.59	679.35
114.30×3.60 mm (9.83)	102.00	589.41	648.35
114.30×5.00 mm (13.50)	74.10	809.46	890.41
114.30×6.30 mm (16.80)	59.60	1007.33	1108.06
139.70×5.00 mm (16.60)	60.30	1029.81	1132.80
139.70×6.30 mm (20.70)	48.40	1284.17	1412.59
139.70×8.00 mm (26.00)	38.50	1612.96	1774.27
139.70×10.00 mm (32.00)	31.30	2053.54	2258.88
168.30×5.00 mm (20.10)	49.80	1246.94	1371.64
168.30×6.30 mm (25.20)	39.70	1563.33	1719.67
168.30×8.00 mm (31.60)	31.70	1960.37	2156.42
168.30×10.00 mm (39.00)	25.70	2502.75	2753.01
168.30×12.50 mm (48.00)	20.80	3736.75	4110.43
193.70×5.00 mm (23.30)	42.90	1445.46	1590.02
193.70×6.30 mm (29.10)	34.40	1805.28	1985.81
193.70×8.00 mm (36.60)	27.30	2270.55	2497.62
193.70×10.00 mm (45.30)	22.10	2907.04	3197.73
193.70×12.50 mm (55.90)	17.90	4351.76	4786.94
219.10×5.00 mm (26.40)	37.90	1938.42	2132.28
219.10×6.30 mm (33.10)	30.20	2430.37	2673.42

Hot formed structural hollow section	Approx metres per tonne (m)	S276J2H Grade 43D £/100 00 m	S355J2H Grade 50D £/100m
219.10×8.00 mm (41.60)	24.10	3054.48	3359.95
219.10×10.00 mm (51.60)	19.40	3788.73	4167.63
219.10×12.50 mm (63.70)	15.70	5096.57	5606.24
219.10×16.00 mm (80.10)	12.50	6408.72	7049.60
244.50×6.30 mm (37.00)	27.10	2716.72	2988.42
244.50×8.00 mm (46.70)	21.50	3428.95	3771.87
244.50×10.00 mm (57.80)	17.40	4243.96	4668.39
244.50×12.50 mm (71.50)	14.00	5541.89	6096.09
244.50×16.00 mm (90.20)	11.10	7216.81	7938.50
273.00×6.30 mm (41.40)	24.20	3039.80	3343.80
273.00×8.00 mm (52.30)	19.10	3840.13	4224.17
273.00×10.00 mm (64.90)	15.40	4765.28	5241.84
273.00×12.50 mm (80.30)	12.50	6223.97	6846.38
273.00×16.00 mm (101.00)	9.91	8080.91	8889.01
323.90×6.30 mm (49.30)	20.30	3619.85	3981.86
323.90×8.00 mm (62.30)	16.10	4574.38	5031.85
323.90×10.00 mm (77.40)	12.90	5683.10	6251.44
323.90×12.50 mm (96.00)	10.40	7440.86	8184.96
323.90×16.00 mm (121.00)	8.27	9681.09	10649.21
355.60×8.00 mm (68.60)	14.60	5036.96	5540.68
355.60×10.00 mm (85.30)	11.80	6255.81	6881.43
355.60×12.50 mm (106.00)	9.44	8215.95	9037.56
355.60×16.00 mm (134.00)	7.47	10721.21	11793.34
406.40×10.00 mm (97.80)	10.20	7180.96	7899.11
406.40×12.50 mm (121.00)	8.27	9378.59	10316.46
406.40×16.00 mm (154.00)	6.50	12321.39	13553.54
457.00×10.00 mm (110.00)	9.09	8076.75	8884.48
457.00×12.50 mm (137.00)	7.30	10618.73	11680.62
457.00×16.00 mm (174.00)	5.75	13921.57	15313.74
508.00×10.00 mm (123.00)	8.13	9031.28	9934.46
508.00×12.50 mm (153.00)	6.54	11858.88	13044.78
508.00×16.00 mm (194.00)	5.16	15521.75	17073.94
Square (kg/m)			
40×40×2.50 mm (2.89)	346.00	169.30	186.23
40×40×3.00 mm (3.41)	293.30	200.03	220.03
40×40×3.20 mm (3.61)	277.00	212.21	233.43
40×40×4.00 mm (4.39)	227.80	258.59	284.45
40×40×5.00 mm (5.28)	189.40	313.09	344.40
50×50×2.50 mm (3.68)	271.70	215.11	236.62
50×50×3.00 mm (4.35)	229.90	254.53	279.99

Hot formed structural hollow section	Approx metres per tonne (m)	S276J2H Grade 43D £/100m	S355J2H Grade 50D £/100m
50×50×3.20 mm (4.62)	216.50	270.19	297.21
50×50×4.00 mm (5.64)	177.30	331.65	364.81
50×50×5.00 mm (6.85)	146.00	404.12	444.53
50×50×6.30 mm (8.31)	120.30	492.25	541.48
60×60×3.00 mm (5.29)	189.00	309.61	340.57
60×60×3.20 mm (5.62)	177.90	328.75	361.62
60×60×4.00 mm (6.90)	145.00	423.94	466.33
60×60×5.00 mm (8.42)	118.80	519.44	571.38
60×60×6.30 mm (10.30)	97.10	638.65	702.51
60×60×8.00 mm (12.50)	80.00	778.55	856.40
70×70×3.00 mm (6.24)	160.30	353.46	388.81
70×70×3.60 mm (7.40)	135.10	440.45	484.49
70×70×5.00 mm (9.99)	100.10	614.32	675.75
70×70×6.30 mm (12.30)	81.30	760.30	836.32
70×70×8.00 mm (15.00)	66.70	930.61	1023.66
80×80×3.60 mm (8.53)	117.20	507.16	557.88
80×80×5.00 mm (11.60)	86.20	711.64	782.80
80×80×6.30 mm (14.20)	70.40	875.87	963.45
80×80×8.00 mm (17.50)	57.10	1082.67	1190.93
90×90×3.60 mm (9.66)	103.50	573.88	631.27
90×90×5.00 mm (13.10)	76.30	808.96	889.85
90×90×6.30 mm (16.20)	61.70	997.51	1097.26
90×90×8.00 mm (20.10)	49.80	1240.81	1364.88
100×100×4.00 mm (11.90)	84.00	688.84	757.72
100×100×5.00 mm (14.70)	68.00	900.20	990.21
100×100×6.30 mm (18.20)	54.90	1119.16	1231.07
100×100×8.00 mm (22.60)	44.20	1461.87	1608.06
100×100×10.00 mm (27.40)	36.50	1816.51	1998.17
120×120×4.00 mm (14.40)	69.40	912.60	1003.86
120×120×5.00 mm (17.80)	56.20	1132.88	1246.18
120×120×6.30 mm (22.20)	45.00	1403.52	1543.87
120×120×8.00 mm (27.60)	36.20	1755.97	1931.57
120×120×10.00 mm (33.70)	29.70	2226.69	2449.37
120×120×12.50 mm (40.90)	24.40	2708.49	2979.35
140×140×5.00 mm (21.00)	47.60	1327.99	1460.80
140×140×6.30 mm (26.10)	38.30	1655.27	1820.80
140×140×8.00 mm (32.60)	30.70	2070.66	2277.73
140×140×10.00 mm (40.00)	25.00	2630.36	2893.41
140×140×12.50 mm (48.70)	20.50	4411.34	4852.48
150×150×5.00 mm (22.60)	44.20	1442.24	1586.48
150×150×6.30 mm (28.10)	35.60	1798.04	1977.86
150×150×8.00 mm (35.10)	28.50	2249.14	2474.07



Hot formed structural hollow section	Approx metres per tonne (m)	S276J2H Grade 43D £/100m	S355J2H Grade 50D £/100m
150×150×10.00 mm (43.10)	23.20	2865.65	3152.24
150×150×12.50 mm (52.70)	19.00	4758.90	5234.80
150×150×16.00 mm (65.20)	15.30	7879.20	8667.19
160×160×5.00 mm (24.10)	41.50	1820.20	2002.21
160×160×6.30 mm (30.10)	33.20	2279.01	2506.90
160×160×8.00 mm (37.60)	26.60	2850.65	3135.69
160×160×10.00 mm (46.30)	21.60	3512.54	3863.77
160×160×12.50 mm (56.60)	17.70	4549.39	5004.35
160×160×16.50 mm (70.20)	14.20	6362.81	6999.06
180×180×5.00 mm (27.30)	36.60	2060.89	2266.97
180×180×6.30 mm (34.00)	29.40	2572.35	2829.57
180×180×8.00 mm (42.70)	23.40	3234.24	3557.65
180×180×10.00 mm (52.50)	19.00	3986.40	4385.01
180×180×12.50 mm (64.40)	15.50	5176.62	5694.31
180×180×16.00 mm (80.20)	12.50	7253.96	7979.32
200×200×5.00 mm (30.40)	32.90	2294.06	2523.45
200×200×6.30 mm (38.00)	26.30	2873.21	3160.52
200×200×8.00 mm (47.70)	21.00	3610.32	3971.33
200×200×10.00 mm (58.80)	17.00	4460.25	4906.24
200×200×12.50 mm (72.30)	13.80	5795.91	6375.53
200×200×16.00 mm (90.30)	11.10	8154.02	8969.38
250×250×6.30 mm (47.90)	20.90	3617.84	3979.60
250×250×8.00 mm (60.30)	16.60	4550.51	5005.53
250×250×10.00 mm (74.50)	13.40	5641.12	6205.20
250×250×12.50 mm (91.90)	10.90	7352.07	8087.31
250×250×16.00 mm (115.00)	8.70	10426.46	11469.04
300×300×6.30 mm (57.80)	17.30	4354.95	4790.41
300×300×8.00 mm (72.80)	13.70	5498.22	6048.00
300×300×10.00 mm (90.20)	11.10	6822.00	7504.16
300×300×12.50 mm (112.00)	8.93	8892.35	9781.63
300×300×16.00 mm (141.00)	7.09	12654.33	13919.69
350×350×8.00 mm (85.40)	11.70	6445.93	7090.48
350×350×10.00 mm (106.00)	9.43	7972.79	8770.02
350×350×12.50 mm (131.00)	7.63	10480.27	11528.35
350×350×16.00 mm (166.00)	6.02	14882.20	16370.34
400×400×10.00 mm (122.00)	8.20	9176.23	10093.79
400×400×12.50 mm (151.00)	6.62	12068.19	13275.07
400×400×16.00 mm (191.00)	5.24	17110.08	18820.99

Hot formed structural hollow section	Approx metres per tonne (m)	S276J2H Grade 43D £/100m	S355J2H Grade 50D £/100m
Rectangular (kg/m)			
50×30×2.50 mm (2.89)	346.00	169.30	186.23
50×30×3.00 mm (3.41)	293.00	200.03	220.03
50×30×3.20 mm (3.61)	277.00	212.21	233.43
50×30×4.00 mm (4.39)	227.80	258.59	284.45
50×30×5.00 mm (5.28)	189.40	313.09	344.40
60×40×2.50 mm (3.68)	271.70	215.11	236.62
60×40×3.00 mm (4.35)	229.90	254.53	279.99
60×40×3.20 mm (4.62)	216.50	270.19	297.21
60×40×4.00 mm (5.64)	177.30	331.65	364.81
60×40×5.00 mm (6.85)	146.00	404.12	444.53
60×40×6.30 mm (8.31)	120.30	492.25	541.48
76.20×50.80×3.20 mm (5.97)	2167.50	334.04	378.44
76.20×50.80×4.00 mm (7.34)	136.20	444.21	488.63
76.20×50.80×6.30 mm (11.00)	90.90	698.25	768.07
80×40×3.00 mm (5.29)	189.00	309.61	340.57
80×40×3.20 mm (5.62)	177.90	328.75	361.62
80×40×4.00 mm (6.90)	144.90	423.94	466.33
80×40×5.00 mm (8.42)	118.80	519.44	571.33
80×40×6.30 mm (10.30)	97.10	638.65	702.51
80×40×8.00 mm (12.50)	80.00	778.55	856.40
90×50×3.00 mm (6.24)	160.30	353.46	388.81
90×50×3.60 mm (7.40)	135.10	440.45	484.49
90×50×5.00 mm (9.99)	100.10	614.32	675.75
90×50×6.30 mm (12.30)	81.30	760.30	836.32
90×50×8.00 mm (15.00)	66.70	930.61	1023.66
100×50×3.00 mm (6.71)	149.00	379.92	417.91
100×50×3.20 mm (7.13)	140.30	404.12	444.53
100×50×4.00 mm (8.78)	113.90	523.10	575.41
100×50×5.00 mm (10.80)	92.60	662.98	729.28
100×50×6.30 mm (13.30)	75.20	815.04	896.54
100×50×8.00 mm (16.30)	61.30	1009.68	1110.64
100×60×3.00 mm (7.18)	139.30	406.37	447.00
100×60×3.60 mm (8.53)	117.20	507.16	557.88
100×60×5.00 mm (11.60)	86.20	711.64	782.80
100×60×6.30 mm (14.20)	70.40	875.87	963.45
100×60×8.00 mm (17.50)	57.10	1082.67	1190.93
120×60×3.60 mm (9.66)	103.50	573.88	631.27
120×60×5.00 mm (13.10)	76.30	808.96	889.85
120×60×6.30 mm (16.20)	61.70	997.51	1097.26
120×60×8.00 mm (20.10)	49.80	1240.81	1364.88
120×80×5.00 mm (14.70)	68.00	900.20	990.21
120×80×6.30 mm (18.20)	54.90	1119.16	1231.07

Hot formed structural hollow section	Approx metres per tonne (m)	S276J2H Grade 43D £/100m	S355J2H Grade 50D £/100m
120×80×8.00 mm (22.60)	44.20	1461.87	1608.06
120×80×10.00 mm (27.40)	36.50	1816.51	1998.17
150×100×4.00 mm (15.10)	66.20	950.36	1045.40
150×100×5.00 mm (18.60)	53.80	1176.94	1294.64
150×100×6.30 mm (23.10)	43.30	1466.46	1613.11
150×100×8.00 mm (28.90)	34.60	1831.50	2014.65
150×100×10.00 mm (35.30)	28.30	2324.36	2556.80
150×100×12.50 mm (42.80)	23.40	2838.71	3122.59
160×80×4.00 mm (14.40)	69.40	912.60	1003.86
160×80×5.00 mm (17.80)	56.20	1132.88	1246.18
160×80×6.30 mm (22.20)	45.00	1403.52	1543.87
160×80×8.00 mm (27.60)	36.20	1755.97	1931.57
160×80×10.00 mm (33.70)	29.70	2226.69	2449.37
160×80×12.50 mm (40.90)	24.40	2708.49	2979.35
200×100×5.00 mm (22.60)	44.20	1442.24	1586.48
200×100×6.30 mm (28.10)	35.60	1798.04	1977.86
200×100×8.00 mm (35.10)	28.50	2249.14	2474.07
200×100×10.00 mm (43.10)	23.20	2865.65	3152.24
200×100×12.50 mm (52.70)	19.00	4758.90	5234.80
200×100×16.00 mm (65.20)	15.30	7879.20	8667.19
250×150×5.00 mm (30.40)	32.90	2294.06	2523.45
250×150×6.30 mm (38.00)	26.30	2873.21	3160.52
250×150×8.00 mm (47.70)	21.00	3610.32	3971.33
250×150×10.00 mm (58.80)	17.00	4460.25	4906.24
250×150×12.50 mm (72.30)	13.80	5795.91	6375.53
250×150×16.00 mm (90.30)	11.10	8154.02	8969.38
300×150×6.30 mm (47.90)	20.90	3617.84	3979.60
300×200×8.00 mm (60.30)	16.60	4550.51	5005.53
300×200×10.00 mm (74.50)	13.40	5641.12	6205.20
300×200×12.50 mm (91.90)	10.90	7352.07	8087.31
300×200×16.00 mm (115.00)	8.70	10426.46	11469.04
400×200×6.30 mm (57.80)	17.30	4354.95	4790.41
400×200×8.00 mm (72.80)	13.70	5498.22	6048.00
400×200×10.00 mm (90.20)	11.10	6822.00	7504.16
400×200×12.50 mm (112.00)	8.93	8892.35	9781.63
400×200×16.00 mm (141.00)	7.09	12654.33	13919.69
450×250×8.00 mm (85.40)	11.70	6445.93	7090.48
450×250×10.00 mm (106.00)	9.43	7972.79	8770.02
450×250×12.50 mm (131.00)	7.63	10480.27	11528.35
450×250×16.00 mm (166.00)	6.02	14882.20	16370.34

Hot formed structural hollow section	Approx metres per tonne (m)	S276J2H Grade 43D £/100m	S355J2H Grade 50D £/100m
Rectangular (kg/m)			
Rectangular (kg/m)			
500×300×10.00 mm (122.00)	8.20	9176.23	10093.79
500×300×12.50 mm (151.00)	6.62	12068.19	13275.07
500×300×16.00 mm (191.00)	5.24	17110.08	18820.99
<b>Add to the aforementioned prices for:</b>			<b>Percentage extra £</b>
<b>Finish</b>			
Self colour is supplied unless otherwise specified.			
Transit primer painted (All sections except for circular hollow sections over 200 mm diameter)			5.00
<b>Test Certificates</b>			
Test certificates will be charged at a rate of £25 per certificate			
<b>Quantity</b>			
<b>Work despatches</b>			
Orders for the following hollow sections of one size, thickness, length, steel grade and surface finish.			
a) circular hollow sections over 200 mm diameter			
b) square hollow sections over 150×150 mm			
c) rectangular hollow sections over 600 mm girth			
<b>Order Quantity</b>			
4 tonnes to under 10 tonnes			15.00
2 tonnes to under 4 tonnes			20.00
1 tonne to under 2 tonnes			25.00
Orders under 1 tonne are not supplied			
<b>Warehouse despatches</b>			
Orders are for the following hollow sections in one steel grade, for delivery to one destination in one assignment			
a) circular hollow sections less than 200 mm diameter			
b) square hollow sections up to and including 150 × 150 mm			
c) rectangular hollow sections up to and including 600 mm girth			

<b>Add to the aforementioned prices for:</b>	
	<b>Percentage extra £</b>
<b>Order Quantity:</b>	
10 tonnes and over	7.50
4 tonnes to under 10 tonnes	10.00
2 tonnes to under 4 tonnes	12.50
1 tonne to under 2 tonnes	17.50
500 kg to under 1 tonne	22.50
250 kg to under 500 kg	35.00
100 kg to under 250 kg	50.00
under 100 kg	100.00
a) circular hollow sections over 200 mm diameter	
b) square hollow sections over 150×150 mm	
c) rectangular hollow sections over 600 mm girth	
<b>Order Quantity:</b>	
10 tonnes and over	12.50
4 tonnes to under 10 tonnes	15.00
2 tonnes to under 4 tonnes	20.00
1 tonne to under 2 tonnes	25.00
500 kg to under 1 tonne	45.00
250 kg to under 500 kg	75.00

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G10 STRUCTURAL STEEL FRAMING</b>						
<b>Framing, fabrication; weldable steel; BS EN 10025:1993 Grade S275; hot rolled structural steel sections; welded fabrication</b>						
Columns						
weight not exceeding 40 kg/m	–	–	–	–	t	930.00
weight not exceeding 40 kg/m; castellated	–	–	–	–	t	1045.00
weight not exceeding 40 kg/m; curved	–	–	–	–	t	1300.00
weight not exceeding 40 kg/m; square hollow section	–	–	–	–	t	1390.00
weight not exceeding 40 kg/m; circular hollow section	–	–	–	–	t	1540.00
weight 40–100kg/m	–	–	–	–	t	910.00
weight 40–100 kg/m; castellated	–	–	–	–	t	1015.00
weight 40–100 kg/m; curved	–	–	–	–	t	1255.00
weight 40–100 kg/m; square hollow section	–	–	–	–	t	1365.00
weight 40–100 kg/m; circular hollow section	–	–	–	–	t	1515.00
weight exceeding 100 kg/m	–	–	–	–	t	890.00
weight exceeding 100 kg/m; castellated	–	–	–	–	t	1000.00
weight exceeding 100 kg/m; curved	–	–	–	–	t	1220.00
weight exceeding 100 kg/m; square hollow section	–	–	–	–	t	1340.00
weight exceeding 100 kg/m; circular hollow section	–	–	–	–	t	1495.00
Beams						
weight not exceeding 40 kg/m	–	–	–	–	t	975.00
weight not exceeding 40 kg/m; castellated	–	–	–	–	t	1110.00
weight not exceeding 40 kg/m; curved	–	–	–	–	t	1420.00
weight not exceeding 40 kg/m; square hollow section	–	–	–	–	t	1515.00
weight not exceeding 40 kg/m; circular hollow section	–	–	–	–	t	1730.00
weight 40–100 kg/m	–	–	–	–	t	950.00
weight 40–100 kg/m; castellated	–	–	–	–	t	1070.00
weight 40–100 kg/m; curved	–	–	–	–	t	1395.00
weight 40–100 kg/m; square hollow section	–	–	–	–	t	1480.00
weight 40–100 kg/m; circular hollow section	–	–	–	–	t	1705.00
weight exceeding 100 kg/m	–	–	–	–	t	940.00
weight exceeding 100 kg/m; castellated	–	–	–	–	t	1050.00
weight exceeding 100 kg/m; curved	–	–	–	–	t	1375.00
weight exceeding 100 kg/m; square hollow section	–	–	–	–	t	1460.00
weight exceeding 100 kg/m; circular hollow section	–	–	–	–	t	1680.00
Bracings						
weight not exceeding 40 kg/m	–	–	–	–	t	1250.00
weight not exceeding 40 kg/m; square hollow section	–	–	–	–	t	1730.00
weight not exceeding 40 kg/m; circular hollow section	–	–	–	–	–	1945.00
weight 40–100 kg/m	–	–	–	–	–	1215.00
weight 40–100 kg/m; square hollow section	–	–	–	–	–	1710.00
weight 40–100 kg/m; circular hollow section	–	–	–	–	–	1915.00
weight exceeding 100 kg/m	–	–	–	–	–	1190.00

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
weight exceeding 100 kg/m; square hollow section	-	-	-	-	t	1685.00
weight exceeding 100 kg/m; circular hollow section	-	-	-	-	t	1895.00
Purlins and cladding rails						
weight not exceeding 40 kg/m	-	-	-	-	t	1105.00
weight not exceeding 40 kg/m; square hollow section	-	-	-	-	t	1570.00
weight not exceeding 40 kg/m; circular hollow section	-	-	-	-	-	1730.00
weight 40-100kg/m	-	-	-	-	-	1070.00
weight 40-100 kg/m; square hollow section	-	-	-	-	-	1535.00
weight 40-100 kg/m; circular hollow section	-	-	-	-	-	1710.00
weight exceeding 100 kg/m	-	-	-	-	-	1045.00
weight exceeding 100 kg/m; square hollow section	-	-	-	-	t	1515.00
weight exceeding 100 kg/m; circular hollow section	-	-	-	-	t	1685.00
Grillages						
weight not exceeding 40 kg/m	-	-	-	-	t	755.00
weight 40-100kg/m	-	-	-	-	t	800.00
weight exceeding 100 kg/m	-	-	-	-	t	755.00
Trestles, towers and built up columns						
straight	-	-	-	-	t	1450.00
Trusses and built up girders						
straight	-	-	-	-	t	1450.00
curved	-	-	-	-	t	1855.00
Fittings	-	-	-	-	t	1055.00
<b>Framing, erection</b>						
Trial erection	-	-	-	-	t	260.00
Permanent erection on site	-	-	-	-	t	210.00
<b>Surface preparation</b>						
At works						
blast cleaning	-	-	-	-	m <sup>2</sup>	1.95
<b>Surface treatment</b>						
At works						
galvanising	-	-	-	-	m <sup>2</sup>	11.90
grit blast and one coat zinc chromate primer	-	-	-	-	m <sup>2</sup>	2.85
touch up primer and one coat of two pack epoxy						
zinc phosphate primer	-	-	-	-	m <sup>2</sup>	3.50
intumescent paint fire protection (30 minutes); spray applied	-	-	-	-	m <sup>2</sup>	10.35
intumescent paint fire protection (60 minutes); spray applied	-	-	-	-	m <sup>2</sup>	15.55
Extra over for; separate decorative sealer top coat	-	-	-	-	m <sup>2</sup>	3.10

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
On site						
intumescent paint fire protection (30 minutes) spray applied	-	-	-	-	m <sup>2</sup>	7.75
intumescent paint fire protection (60 minutes) spray applied	-	-	-	-	m <sup>2</sup>	9.85
Extra over for; separate decorative sealer top coat	-	-	-	-	m <sup>2</sup>	2.60
<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	-	-	-	-	t	675.00
weight 40-100 kg/m	-	-	-	-	t	650.00
weight exceeding 100 kg/m	-	-	-	-	t	635.00
<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						
200 mm deep; to span 5.00 m (7.69 kg/m); ref B22	-	0.19	3.92	30.85	m	34.77
200 mm deep; to span 5.00 m (7.64 kg/m); ref B27	-	0.19	3.92	28.00	m	31.92
300 mm deep; to span 7.00 m (10.26 kg/m); ref B30	-	0.23	4.75	33.68	m	38.43
350 mm deep; to span 8.50 m (10.60 kg/m); ref B35	-	0.23	4.75	36.53	m	41.28
350 mm deep; to span 10.00 m (12.76 kg/m); ref D35	-	0.28	5.78	50.75	m	56.53
450 mm deep; to span 11.50 m (17.08 kg/m); ref D50	-	0.32	6.61	56.43	m	63.04
450 mm deep; to span 13.00 m (25.44 kg/m); ref G50	-	0.46	9.50	81.43	m	90.93
Beams; galvanised						
200 mm deep; to span 5.00 m (7.69 kg/m); ref B22	-	0.19	3.92	31.77	m	35.69
200 mm deep; to span 5.00 m (7.64 kg/m); ref B27	-	0.19	3.92	28.83	m	32.76
300 mm deep; to span 7.00 m (10.26 kg/m); ref B30	-	0.23	4.75	34.70	m	39.45
350 mm deep; to span 8.50 m (10.60 kg/m); ref B35	-	0.23	4.75	37.64	m	42.39
350 mm deep; to span 10.00 m (12.76 kg/m); ref D35	-	0.28	5.78	52.32	m	58.10
450 mm deep; to span 11.50 m (17.08 kg/m); ref D50	-	0.32	6.61	58.19	m	64.80
450 mm deep; to span 13.00 m (25.44 kg/m); ref G50	-	0.46	9.50	84.00	m	93.50



**G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING****BASIC TIMBER PRICES**

	£		£
<b>Hardwood; Joinery Quality (£/m<sup>3</sup>)</b>			
Agba	1020.39	Maple	1836.70
American White Ash	1035.70	Sapele	852.03
Beech	1122.43	Teak	2244.86
Brazilian Mahogany	1545.89	Utile	1081.61
European Oak	1913.23	West African Mahogany	790.80
Iroko	923.45		
<b>Softwood Carcassing Quality (£/m<sup>3</sup>)</b>			
2.00–4.00 m lengths	245.66		
4.00–6.00 m lengths	231.75		
6.00–9.00 m lengths	254.94		
G.S. Grade	14.83		
S.S. Grade	28.27		
<b>Joinery quality— (£/m<sup>3</sup>)</b>	326.52		
<b>Treatment— (£/m<sup>3</sup>)</b>			
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>	49.83		
exterior work; minimum salt retention 5.30 kg/m <sup>3</sup>	56.94		
Pre-treatment of timber including flame proofing; all purposes; minimum salt retention	128.76		
<b>“Aquaseal” timber treatments— (£25/litres)</b>			
“Timbershield”	27.95		
“Longlife Wood Protector”	75.52		

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Sawn softwood; untreated</b>						
Floor members						
38 mm×100 mm	-	0.11	1.64	1.10	m	2.73
38 mm×150 mm	-	0.13	1.93	1.60	m	3.53
50 mm×75 mm	-	0.11	1.64	1.09	m	2.72
50 mm×100 mm	-	0.13	1.93	1.40	m	3.33
50 mm×125 mm	-	0.13	1.93	1.69	m	3.62
50 mm×150 mm	-	0.14	2.08	2.05	m	4.13
50 mm×175 mm	-	0.14	2.08	2.37	m	4.45
50 mm×200 mm	-	0.15	2.23	2.79	m	5.02
50 mm×225 mm	-	0.15	2.23	3.22	m	5.45
50 mm×250 mm	-	0.16	2.38	3.67	m	6.05
75 mm×125 mm	-	0.15	2.23	2.55	m	4.78
75 mm×150 mm	-	0.15	2.23	3.06	m	5.29
75 mm×175 mm	-	0.15	2.23	3.58	m	5.81
75 mm×200 mm	-	0.16	2.38	4.19	m	6.56
75 mm×225 mm	-	0.16	2.38	4.83	m	7.21
75 mm×250 mm	-	0.17	2.53	5.50	m	8.03
100 mm×150 mm	-	0.20	2.97	4.19	m	7.16
100 mm×200 mm	-	0.21	3.12	5.72	m	8.84
100 mm×250 mm	-	0.23	3.42	7.92	m	11.34
100 mm×300 mm	-	0.25	3.72	9.78	m	13.50
Wall or partition members						
25 mm×25 mm	-	0.06	0.89	0.32	m	1.21
25 mm×38 mm	-	0.06	0.89	0.41	m	1.30
25 mm×75 mm	-	0.08	1.19	0.56	m	1.75
38 mm×38 mm	-	0.08	1.19	0.48	m	1.67
38 mm×50 mm	-	0.08	1.19	0.54	m	1.73
38 mm×75 mm	-	0.11	1.64	0.82	m	2.45
38 mm×100 mm	-	0.14	2.08	1.10	m	3.18
50 mm×50 mm	-	0.11	1.64	0.78	m	2.41
50 mm×75 mm	-	0.14	2.08	1.11	m	3.19
50 mm×100 mm	-	0.17	2.53	1.42	m	3.95
50 mm×125 mm	-	0.18	2.68	1.71	m	4.39
75 mm×75 mm	-	0.17	2.53	1.86	m	4.39
75 mm×100 mm	-	0.19	2.82	2.09	m	4.92
100 mm×100 mm	-	0.19	2.82	2.77	m	5.59
Roof members; flat						
38 mm×75 mm	-	0.13	1.93	0.82	m	2.75
38 mm×100 mm	-	0.13	1.93	1.10	m	3.03
38 mm×125 mm	-	0.13	1.93	1.37	m	3.31
38 mm×150 mm	-	0.13	1.93	1.60	m	3.53
50 mm×100 mm	-	0.13	1.93	1.40	m	3.33
50 mm×125 mm	-	0.13	1.93	1.69	m	3.62
50 mm×150 mm	-	0.14	2.08	2.05	m	4.13
50 mm×175 mm	-	0.14	2.08	2.37	m	4.45
50 mm×200 mm	-	0.15	2.23	2.79	m	5.02
50 mm×225 mm	-	0.15	2.23	3.22	m	5.45
50 mm×250 mm	-	0.16	2.38	3.67	m	6.05
75 mm×150 mm	-	0.15	2.23	3.06	m	5.29
75 mm×175 mm	-	0.15	2.23	3.58	m	5.81
75 mm×200 mm	-	0.16	2.38	4.19	m	6.56
75 mm×225 mm	-	0.16	2.38	4.83	m	7.21
75 mm×250 mm	-	0.17	2.53	5.50	m	8.03

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Roof members; pitched						
25 mm×100 mm	–	0.11	1.64	0.76	m	2.40
25 mm×125 mm	–	0.11	1.64	0.92	m	2.56
25 mm×150 mm	–	0.14	2.08	1.18	m	3.26
25 mm×175 mm	–	0.16	2.38	1.54	m	3.91
25 mm×200 mm	–	0.17	2.53	1.79	m	4.31
38 mm×100 mm	–	0.14	2.08	1.10	m	3.18
38 mm×125 mm	–	0.14	2.08	1.37	m	3.45
38 mm×150 mm	–	0.14	2.08	1.60	m	3.68
50 mm×50 mm	–	0.11	1.64	0.75	m	2.39
50 mm×75 mm	–	0.14	2.08	1.09	m	3.17
50 mm×100 mm	–	0.17	2.53	1.40	m	3.92
50 mm×125 mm	–	0.17	2.53	1.69	m	4.22
50 mm×150 mm	–	0.19	2.82	2.05	m	4.87
50 mm×175 mm	–	0.19	2.82	2.37	m	5.19
50 mm×200 mm	–	0.19	2.82	2.79	m	5.61
50 mm×225 mm	–	0.19	2.82	3.22	m	6.04
75 mm×100 mm	–	0.23	3.42	2.05	m	5.47
75 mm×125 mm	–	0.23	3.42	2.55	m	5.97
75 mm×150 mm	–	0.23	3.42	3.06	m	6.48
100 mm×150 mm	–	0.28	4.16	4.21	m	8.37
100 mm×175 mm	–	0.28	4.16	4.88	m	9.04
100 mm×200 mm	–	0.28	4.16	5.72	m	9.89
100 mm×225 mm	–	0.31	4.61	6.98	m	11.59
100 mm×250 mm	–	0.31	4.61	7.92	m	12.53
Plates						
38 mm×75 mm	–	0.11	1.64	0.82	m	2.45
38 mm×100 mm	–	0.14	2.08	1.10	m	3.18
50 mm×75 mm	–	0.14	2.08	1.09	m	3.17
50 mm×100 mm	–	0.17	2.53	1.40	m	3.92
75 mm×100 mm	–	0.19	2.82	2.05	m	4.87
75 mm×125 mm	–	0.22	3.27	2.53	m	5.80
75 mm×150 mm	–	0.25	3.72	3.04	m	6.76
Plates; fixing by bolting						
38 mm×75 mm	–	0.20	2.97	0.82	m	3.79
38 mm×100 mm	–	0.23	3.42	1.10	m	4.52
50 mm×75 mm	–	0.23	3.42	1.09	m	4.51
50 mm×100 mm	–	0.26	3.87	1.40	m	5.26
75 mm×100 mm	–	0.29	4.31	2.05	m	6.36
75 mm×125 mm	–	0.31	4.61	2.53	m	7.14
75 mm×150 mm	–	0.34	5.05	3.04	m	8.10
Joist strutting; herringbone						
50 mm×50 mm; depth of joist 150 mm	–	0.46	6.84	1.80	m	8.64
50 mm×50 mm; depth of joist 175 mm	–	0.46	6.84	1.83	m	8.67
50 mm×50 mm; depth of joist 200 mm	–	0.46	6.84	1.87	m	8.71
50 mm×50 mm; depth of joist 225 mm	–	0.46	6.84	1.90	m	8.74
50 mm×50 mm; depth of joist 250 mm	–	0.46	6.84	1.94	m	8.78
Joist strutting; block						
50 mm×150 mm; depth of joist 150 mm	–	0.28	4.16	2.35	m	6.51
50 mm×175 mm; depth of joist 175 mm	–	0.28	4.16	2.67	m	6.83
50 mm×200 mm; depth of joist 200 mm	–	0.28	4.16	3.09	m	7.25
50 mm×225 mm; depth of joist 225 mm	–	0.28	4.16	3.52	m	7.68
50 mm×250 mm; depth of joist 250 mm	–	0.28	4.16	3.97	m	8.13

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cleats						
225 mm×100 mm×75 mm	–	0.19	2.82	0.54	nr	3.36
Extra for stress grading to above timbers						
general structural (GS) grade	–	–	–	15.83	m <sup>3</sup>	15.83
special structural (SS) grade	–	–	–	30.46	m <sup>3</sup>	30.46
Extra for protecting and flameproofing timber with “Celgard CF” protection or other equal and approved						
small sections	–	–	–	106.28	m <sup>3</sup>	106.28
large sections	–	–	–	102.03	m <sup>3</sup>	102.03
Wrot surfaces						
plain; 50 mm wide	–	0.02	0.30	–	m	0.30
plain; 100 mm wide	–	0.03	0.45	–	m	0.45
plain; 150 mm wide	–	0.04	0.59	–	m	0.59
<b>Sawn softwood; “Tanalised”</b>						
Floor members						
38 mm×75 mm	–	0.11	1.64	0.93	m	2.56
38 mm×100 mm	–	0.11	1.64	1.24	m	2.87
38 mm×150 mm	–	0.13	1.93	1.81	m	3.74
50 mm×75 mm	–	0.11	1.64	1.23	m	2.86
50 mm×100 mm	–	0.13	1.93	1.58	m	3.51
50 mm×125 mm	–	0.13	1.93	1.92	m	3.86
50 mm×150 mm	–	0.14	2.08	2.32	m	4.41
50 mm×175 mm	–	0.14	2.08	2.69	m	4.77
50 mm×200 mm	–	0.15	2.23	3.16	m	5.39
50 mm×225 mm	–	0.15	2.23	3.63	m	5.86
50 mm×250 mm	–	0.16	2.38	4.13	m	6.50
75 mm×125 mm	–	0.15	2.23	2.90	m	5.13
75 mm×150 mm	–	0.15	2.23	3.48	m	5.71
75 mm×175 mm	–	0.15	2.23	4.07	m	6.30
75 mm×200 mm	–	0.16	2.38	4.74	m	7.12
75 mm×225 mm	–	0.16	2.38	5.45	m	7.83
75 mm×250 mm	–	0.17	2.53	6.20	m	8.72
100 mm×150 mm	–	0.20	2.97	4.74	m	7.71
100 mm×200 mm	–	0.21	3.12	6.46	m	9.58
100 mm×250 mm	–	0.23	3.42	8.84	m	12.26
100 mm×300 mm	–	0.25	3.72	10.89	m	14.60
Wall or partition members						
25 mm×25 mm	–	0.06	0.89	0.34	m	1.24
25 mm×38 mm	–	0.06	0.89	0.45	m	1.34
25 mm×75 mm	–	0.08	1.19	0.63	m	1.82
38 mm×38 mm	–	0.08	1.19	0.53	m	1.72
38 mm×50 mm	–	0.08	1.19	0.61	m	1.80
38 mm×75 mm	–	0.11	1.64	0.93	m	2.56
38 mm×100 mm	–	0.14	2.08	1.24	m	3.32
50 mm×50 mm	–	0.11	1.64	0.87	m	2.50
50 mm×75 mm	–	0.14	2.08	1.25	m	3.33
50 mm×100 mm	–	0.17	2.53	1.60	m	4.13
50 mm×125 mm	–	0.18	2.68	1.95	m	4.62
75 mm×75 mm	–	0.17	2.53	2.06	m	4.59
75 mm×100 mm	–	0.19	2.82	2.37	m	5.20
100 mm×100 mm	–	0.19	2.82	3.14	m	5.96

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Roof members; flat</b>						
38 mm×75 mm	–	0.13	1.93	0.93	m	<b>2.86</b>
38 mm×100 mm	–	0.13	1.93	1.24	m	<b>3.17</b>
38 mm×125 mm	–	0.13	1.93	1.55	m	<b>3.48</b>
38 mm×150 mm	–	0.13	1.93	1.81	m	<b>3.74</b>
50 mm×100 mm	–	0.13	1.93	1.58	m	<b>3.51</b>
50 mm×125 mm	–	0.13	1.93	1.92	m	<b>3.86</b>
50 mm×150 mm	–	0.14	2.08	2.32	m	<b>4.41</b>
50 mm×175 mm	–	0.14	2.08	2.69	m	<b>4.77</b>
50 mm×200 mm	–	0.15	2.23	3.16	m	<b>5.39</b>
50 mm×225 mm	–	0.15	2.23	3.63	m	<b>5.86</b>
50 mm×250 mm	–	0.16	2.38	4.13	m	<b>6.50</b>
75 mm×150 mm	–	0.15	2.23	3.48	m	<b>5.71</b>
75 mm×175 mm	–	0.15	2.23	4.07	m	<b>6.30</b>
75 mm×200 mm	–	0.16	2.38	4.74	m	<b>7.12</b>
75 mm×225 mm	–	0.16	2.38	5.45	m	<b>7.83</b>
75 mm×250 mm	–	0.17	2.53	6.20	m	<b>8.72</b>
<b>Roof members; pitched</b>						
25 mm×100 mm	–	0.11	1.64	0.85	m	<b>2.49</b>
25 mm×125 mm	–	0.11	1.64	1.04	m	<b>2.67</b>
25 mm×150 mm	–	0.14	2.08	1.32	m	<b>3.40</b>
25 mm×175 mm	–	0.16	2.38	1.70	m	<b>4.07</b>
25 mm×200 mm	–	0.17	2.53	1.97	m	<b>4.50</b>
38 mm×100 mm	–	0.14	2.08	1.24	m	<b>3.32</b>
38 mm×125 mm	–	0.14	2.08	1.55	m	<b>3.63</b>
38 mm×150 mm	–	0.14	2.08	1.81	m	<b>3.89</b>
50 mm×50 mm	–	0.11	1.64	0.85	m	<b>2.48</b>
50 mm×75 mm	–	0.14	2.08	1.23	m	<b>3.31</b>
50 mm×100 mm	–	0.17	2.53	1.58	m	<b>4.11</b>
50 mm×125 mm	–	0.17	2.53	1.92	m	<b>4.45</b>
50 mm×150 mm	–	0.19	2.82	2.32	m	<b>5.15</b>
50 mm×175 mm	–	0.19	2.82	2.69	m	<b>5.51</b>
50 mm×200 mm	–	0.19	2.82	3.16	m	<b>5.98</b>
50 mm×225 mm	–	0.19	2.82	3.63	m	<b>6.46</b>
75 mm×100 mm	–	0.23	3.42	2.32	m	<b>5.74</b>
75 mm×125 mm	–	0.23	3.42	2.90	m	<b>6.32</b>
75 mm×150 mm	–	0.23	3.42	3.48	m	<b>6.90</b>
100 mm×150 mm	–	0.28	4.16	4.76	m	<b>8.92</b>
100 mm×175 mm	–	0.28	4.16	5.52	m	<b>9.68</b>
100 mm×200 mm	–	0.28	4.16	6.46	m	<b>10.62</b>
100 mm×225 mm	–	0.31	4.61	7.81	m	<b>12.42</b>
100 mm×250 mm	–	0.31	4.61	8.84	m	<b>13.45</b>
<b>Plates</b>						
38 mm×75 mm	–	0.11	1.64	0.96	m	<b>2.60</b>
38 mm×100 mm	–	0.14	2.08	1.24	m	<b>3.32</b>
50 mm×75 mm	–	0.14	2.08	1.23	m	<b>3.31</b>
50 mm×100 mm	–	0.17	2.53	1.58	m	<b>4.11</b>
75 mm×100 mm	–	0.19	2.82	2.32	m	<b>5.15</b>
75 mm×125 mm	–	0.22	3.27	2.87	m	<b>6.14</b>
75 mm×150 mm	–	0.25	3.72	3.45	m	<b>7.17</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Plates; fixing by bolting						
38 mm×75 mm	–	0.20	2.97	0.93	m	<b>3.90</b>
38 mm×100 mm	–	0.23	3.42	1.24	m	<b>4.66</b>
50 mm×75 mm	–	0.23	3.42	1.23	m	<b>4.65</b>
50 mm×100 mm	–	0.26	3.87	1.58	m	<b>5.45</b>
75 mm×100 mm	–	0.29	4.31	2.32	m	<b>6.64</b>
75 mm×125 mm	–	0.31	4.61	2.87	m	<b>7.48</b>
75 mm×150 mm	–	0.34	5.05	3.45	m	<b>8.51</b>
Joist strutting; herringbone						
50 mm×50 mm; depth of joist 150 mm	–	0.46	6.84	1.99	m	<b>8.83</b>
50 mm×50 mm; depth of joist 175 mm	–	0.46	6.84	2.03	m	<b>8.87</b>
50 mm×50 mm; depth of joist 200 mm	–	0.46	6.84	2.07	m	<b>8.91</b>
50 mm×50 mm; depth of joist 225 mm	–	0.46	6.84	2.11	m	<b>8.94</b>
50 mm×50 mm; depth of joist 250 mm	–	0.46	6.84	2.14	m	<b>8.98</b>
Joist strutting; block						
50 mm×150 mm; depth of joist 150 mm	–	0.28	4.16	2.63	m	<b>6.79</b>
50 mm×175 mm; depth of joist 175 mm	–	0.28	4.16	2.99	m	<b>7.15</b>
50 mm×200 mm; depth of joist 200 mm	–	0.28	4.16	3.46	m	<b>7.62</b>
50 mm×225 mm; depth of joist 225 mm	–	0.28	4.16	3.93	m	<b>8.10</b>
50 mm×250 mm; depth of joist 250 mm	–	0.28	4.16	4.43	m	<b>8.59</b>
Cleats						
225 mm×100 mm×75 mm	–	0.19	2.82	0.60	nr	<b>3.43</b>
Extra for stress grading to above timbers						
general structural (GS) grade	–	–	–	15.83	m <sup>3</sup>	<b>15.83</b>
special structural (SS) grade	–	–	–	30.46	m <sup>3</sup>	<b>30.46</b>
Extra for protecting and flameproofing timber with “Celgard CF” protection or other equal and approved						
small sections	–	–	–	106.28	m <sup>3</sup>	<b>106.28</b>
large sections	–	–	–	102.03	m <sup>3</sup>	<b>102.03</b>
Wrot surfaces						
plain; 50 mm wide	–	0.02	0.30	–	m	<b>0.30</b>
plain; 100 mm wide	–	0.03	0.45	–	m	<b>0.45</b>
plain; 150 mm wide	–	0.04	0.59	–	m	<b>0.59</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	22.00	26.54	nr	<b>48.54</b>
7.60 m span	–	1.62	24.09	33.43	nr	<b>57.52</b>
10.00 m span	–	1.85	27.50	43.51	nr	<b>71.02</b>
“W” type truss (Fink); 30 degree pitch; 450 mm eaves overhang						
5.00 m span	–	1.48	22.00	26.34	nr	<b>48.34</b>
7.60 m span	–	1.62	24.09	34.35	nr	<b>58.43</b>
10.00 m span	–	1.85	27.50	49.22	nr	<b>76.73</b>
“W” type truss (Fink); 45 degree pitch; 450 mm eaves overhang						
4.60 m span	–	1.48	22.00	28.28	nr	<b>50.29</b>
7.00 m span	–	1.62	24.09	38.06	nr	<b>62.14</b>
“Mono” type truss; 17.5 degree pitch; 450 mm eaves overhang						
3.30 m span	–	1.30	19.33	21.42	nr	<b>40.75</b>
5.60 m span	–	1.48	22.00	30.31	nr	<b>52.32</b>
7.00 m span	–	1.71	25.42	38.06	nr	<b>63.48</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
“Mono” type truss; 30 degree pitch; 450 mm eaves overhang						
3.30 m span	–	1.30	19.33	23.00	nr	<b>42.33</b>
5.60 m span	–	1.48	22.00	32.80	nr	<b>54.81</b>
7.00 m span	–	1.71	25.42	43.21	nr	<b>68.63</b>
“Attic” type truss; 45 degree pitch; 450 mm eaves overhang						
5.00 m span	–	2.91	43.26	57.27	nr	<b>100.53</b>
7.60 m span	–	3.05	45.35	92.89	nr	<b>138.23</b>
9.00 m span	–	3.24	48.17	118.93	nr	<b>167.10</b>
<b>“Moelven Toreboda” glulam timber beams or other equal and approved; Moelven Laminated TimberStructures; LB grade whitewood; pressure impregnated; phenbol resorcinal adhesive; clean planed finish; fixed</b>						
Laminated roof beams						
56 mm×225 mm	–	0.51	7.58	6.22	m	<b>13.80</b>
66 mm×315mm	–	0.65	9.66	10.27	m	<b>19.94</b>
90 mm×315 mm	–	0.83	12.34	14.01	m	<b>26.35</b>
90 mm×405 mm	–	1.06	15.76	18.02	m	<b>33.78</b>
115 mm×405 mm	–	1.34	19.92	23.02	m	<b>42.94</b>
115 mm×495 mm	–	1.67	24.83	28.14	m	<b>52.97</b>
115 mm×630 mm	–	2.04	30.33	35.82	m	<b>66.15</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	4.92	0.65	9.66	6.15	m <sup>2</sup>	<b>15.81</b>
75 mm wide	–	0.19	2.82	0.47	m	<b>3.30</b>
150 mm wide	–	0.22	3.27	0.92	m	<b>4.19</b>
225 mm wide	–	0.26	3.87	1.37	m	<b>5.24</b>
300 mm wide	–	0.28	4.16	1.82	m	<b>5.98</b>
<b>Plywood; external quality; 15 mm thick</b>						
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide	10.24	0.76	11.30	12.30	m <sup>2</sup>	<b>23.59</b>
75 mm wide	–	0.23	3.42	0.93	m	<b>4.35</b>
150 mm wide	–	0.27	4.01	1.84	m	<b>5.86</b>
225 mm wide	–	0.31	4.61	2.76	m	<b>7.36</b>
300 mm wide	–	0.34	5.05	3.67	m	<b>8.72</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Plywood; external quality; 18 mm thick</b>						
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide	12.23	0.76	11.30	14.60	m <sup>2</sup>	25.89
75 mm wide	–	0.23	3.42	1.11	m	4.53
150 mm wide	–	0.27	4.01	2.19	m	6.20
225 mm wide	–	0.31	4.61	3.27	m	7.88
300 mm wide	–	0.34	5.05	4.36	m	9.41
<b>Plywood; marine quality; 18 mm thick</b>						
Gutter boards; butt joints over 300 mm wide	9.11	0.86	12.79	10.99	m <sup>2</sup>	23.78
150 mm wide	–	0.31	4.61	1.65	m	6.26
225 mm wide	–	0.34	5.05	2.49	m	7.54
300 mm wide	–	0.38	5.65	3.30	m	8.95
Eaves, verge soffit boards, fascias boards and the like over 300 mm wide	–	0.76	11.30	10.99	m <sup>2</sup>	22.29
75 mm wide	–	0.23	3.42	0.84	m	4.26
150 mm wide	–	0.27	4.01	1.65	m	5.66
225 mm wide	–	0.31	4.61	2.46	m	7.07
300 mm wide	–	0.34	5.05	3.28	m	8.33
<b>Plywood; marine quality; 25 mm thick</b>						
Gutter boards; butt joints over 300 mm wide	12.66	0.93	13.83	15.09	m <sup>2</sup>	28.92
150 mm wide	–	0.32	4.76	2.26	m	7.02
225 mm wide	–	0.37	5.50	3.41	m	8.91
300 mm wide	–	0.42	6.24	4.53	m	10.77
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide	–	0.81	12.04	15.09	m <sup>2</sup>	27.13
75 mm wide	–	0.24	3.57	1.14	m	4.71
150 mm wide	–	0.29	4.31	2.26	m	6.58
225 mm wide	–	0.29	4.31	3.38	m	7.70
300 mm wide	–	0.37	5.50	4.50	m	10.00
<b>Sawn softwood; untreated</b>						
Gutter boards; butt joints						
19 mm thick; sloping	–	1.16	17.25	6.50	m <sup>2</sup>	23.75
19 mm thick; 75 mm wide	–	0.32	4.76	0.49	m	5.25
19 mm thick; 150 mm wide	–	0.37	5.50	0.95	m	6.45
19 mm thick; 225 mm wide	–	0.42	6.24	1.62	m	7.87
25 mm thick; sloping	–	1.16	17.25	8.35	m <sup>2</sup>	25.59
25 mm thick; 75 mm wide	–	0.32	4.76	0.58	m	5.34
25 mm thick; 150 mm wide	–	0.37	5.50	1.22	m	6.72
25 mm thick; 225 mm wide	–	0.42	6.24	2.16	m	8.40
Cesspools with 25 mm thick sides and bottom						
225 mm×225 mm×150 mm	–	1.11	16.50	1.66	nr	18.16
300 mm×300 mm×150 mm	–	1.30	19.33	2.10	nr	21.43
Individual supports; firrings						
50 mm wide×36 mm average depth	–	0.14	2.08	1.06	m	3.14
50 mm wide×50 mm average depth	–	0.14	2.08	1.36	m	3.44
50 mm wide×75 mm average depth	–	0.14	2.08	1.74	m	3.82



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Individual supports; bearers						
25 mm×50 mm	–	0.09	1.34	0.48	m	<b>1.82</b>
38 mm×50 mm	–	0.09	1.34	0.59	m	<b>1.93</b>
50 mm×50 mm	–	0.09	1.34	0.80	m	<b>2.14</b>
50 mm×75 mm	–	0.09	1.34	1.13	m	<b>2.47</b>
Individual supports; angle fillets						
38 mm×38 mm	–	0.09	1.34	0.52	m	<b>1.86</b>
50 mm×50 mm	–	0.09	1.34	0.80	m	<b>2.14</b>
75 mm×75 mm	–	0.11	1.64	1.85	m	<b>3.49</b>
Individual supports; tilting fillets						
19 mm×38 mm	–	0.09	1.34	0.24	m	<b>1.58</b>
25 mm×50 mm	–	0.09	1.34	0.35	m	<b>1.69</b>
38 mm×75 mm	–	0.09	1.34	0.58	m	<b>1.92</b>
50 mm×75 mm	–	0.09	1.34	0.74	m	<b>2.08</b>
75 mm×100 mm	–	0.14	2.08	1.37	m	<b>3.45</b>
Individual supports; grounds or battens						
13 mm×19 mm	–	0.04	0.59	0.30	m	<b>0.89</b>
13 mm×32 mm	–	0.04	0.59	0.32	m	<b>0.92</b>
25 mm×50 mm	–	0.04	0.59	0.44	m	<b>1.03</b>
Individual supports; grounds or battens; plugged and screwed						
13 mm×19 mm	–	0.14	2.08	0.32	m	<b>2.40</b>
13 mm×32 mm	–	0.14	2.08	0.34	m	<b>2.43</b>
25 mm×50 mm	–	0.14	2.08	0.46	m	<b>2.54</b>
Framed supports; open-spaced grounds or battens; at 300 mm centres one way						
25 mm×50 mm	–	0.14	2.08	1.44	m <sup>2</sup>	<b>3.52</b>
25 mm×50 mm; plugged and screwed	–	0.42	6.24	1.53	m <sup>2</sup>	<b>7.77</b>
Framed supports; at 300 mm centres one way and 600 mm centres the other way						
25 mm×50 mm	–	0.69	10.26	2.16	m <sup>2</sup>	<b>12.42</b>
38 mm×50 mm	–	0.69	10.26	2.69	m <sup>2</sup>	<b>12.95</b>
50 mm×50 mm	–	0.69	10.26	3.75	m <sup>2</sup>	<b>14.01</b>
50 mm×75 mm	–	0.69	10.26	5.42	m <sup>2</sup>	<b>15.67</b>
75 mm×75 mm	–	0.69	10.26	9.16	m <sup>2</sup>	<b>19.42</b>
Framed supports; at 300 mm centres one way and 600 mm centres the other way; plugged and screwed						
25 mm×50 mm	–	1.16	17.25	2.44	m <sup>2</sup>	<b>19.69</b>
38 mm×50 mm	–	1.16	17.25	2.97	m <sup>2</sup>	<b>20.22</b>
50 mm×50 mm	–	1.16	17.25	4.03	m <sup>2</sup>	<b>21.27</b>
50 mm×75 mm	–	1.16	17.25	5.70	m <sup>2</sup>	<b>22.94</b>
75 mm×75 mm	–	1.16	17.25	9.44	m <sup>2</sup>	<b>26.69</b>
Framed supports; at 500 mm centres both ways						
25 mm×50 mm; to bath panels	–	0.83	12.34	2.82	m <sup>2</sup>	<b>15.16</b>
Framed supports; as bracketing and cradling around steelwork						
25 mm×50 mm	–	1.30	19.33	3.06	m <sup>2</sup>	<b>22.39</b>
50 mm×50 mm	–	1.39	20.67	5.28	m <sup>2</sup>	<b>25.94</b>
50 mm×75 mm	–	1.48	22.00	7.61	m <sup>2</sup>	<b>29.62</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Sawn softwood; "Tanalised"</b>						
Gutter boards; butt joints						
19 mm thick; sloping	–	1.16	17.25	7.20	m <sup>2</sup>	<b>24.45</b>
19 mm thick; 75 mm wide	–	0.32	4.76	0.54	m	<b>5.30</b>
19 mm thick; 150 mm wide	–	0.37	5.50	1.05	m	<b>6.55</b>
19 mm thick; 225 mm wide	–	0.42	6.24	1.78	m	<b>8.02</b>
25 mm thick; sloping	–	1.16	17.25	9.27	m <sup>2</sup>	<b>26.52</b>
25 mm thick; 75 mm wide	–	0.32	4.76	0.65	m	<b>5.41</b>
25 mm thick; 150 mm wide	–	0.37	5.50	1.36	m	<b>6.86</b>
25 mm thick; 225 mm wide	–	0.42	6.24	2.36	m	<b>8.61</b>
Cesspools with 25 mm thick sides and bottom						
225 mm×225 mm×150 mm	–	1.11	16.50	1.84	nr	<b>18.35</b>
300 mm×300 mm×150 mm	–	1.30	19.33	2.35	nr	<b>21.68</b>
Individual supports; firrings						
50 mm wide×36 mm average depth	–	0.14	2.08	1.13	m	<b>3.21</b>
50 mm wide×50 mm average depth	–	0.14	2.08	1.45	m	<b>3.54</b>
50 mm wide×75 mm average depth	–	0.14	2.08	1.88	m	<b>3.96</b>
Individual supports; bearers						
25 mm×50 mm	–	0.09	1.34	0.53	m	<b>1.87</b>
38 mm×50 mm	–	0.09	1.34	0.66	m	<b>2.00</b>
50 mm×50 mm	–	0.09	1.34	0.89	m	<b>2.23</b>
50 mm×75 mm	–	0.09	1.34	1.27	m	<b>2.61</b>
Individual supports; angle fillets						
38 mm×38 mm	–	0.09	1.34	0.55	m	<b>1.89</b>
50 mm×50 mm	–	0.09	1.34	0.85	m	<b>2.19</b>
75 mm×75 mm	–	0.11	1.64	1.95	m	<b>3.59</b>
Individual supports; tilting fillets						
19 mm×38 mm	–	0.09	1.34	0.25	m	<b>1.59</b>
25 mm×50 mm	–	0.09	1.34	0.37	m	<b>1.71</b>
38 mm×75 mm	–	0.09	1.34	0.63	m	<b>1.97</b>
50 mm×75 mm	–	0.09	1.34	0.81	m	<b>2.15</b>
75 mm×100 mm	–	0.14	2.08	1.51	m	<b>3.59</b>
Individual supports; grounds or battens						
13 mm×19 mm	–	0.04	0.59	0.31	m	<b>0.90</b>
13 mm×32 mm	–	0.04	0.59	0.34	m	<b>0.93</b>
25 mm×50 mm	–	0.04	0.59	0.48	m	<b>1.08</b>
Individual supports; grounds or battens; plugged and screwed						
13 mm×19 mm	–	0.14	2.08	0.33	m	<b>2.41</b>
13 mm×32 mm	–	0.14	2.08	0.36	m	<b>2.44</b>
25 mm×50 mm	–	0.14	2.08	0.51	m	<b>2.59</b>
Framed supports; open-spaced grounds or battens; at 300 mm centres one way						
25 mm×50 mm	–	0.14	2.08	1.59	m <sup>2</sup>	<b>3.68</b>
25 mm×50 mm; plugged and screwed	–	0.42	6.24	1.68	m <sup>2</sup>	<b>7.93</b>
Framed supports; at 300 mm centres one way and 600 mm centres the other way						
25 mm×50 mm	–	0.69	10.26	2.39	m <sup>2</sup>	<b>12.65</b>
38 mm×50 mm	–	0.69	10.26	3.04	m <sup>2</sup>	<b>13.30</b>
50 mm×50 mm	–	0.69	10.26	4.21	m <sup>2</sup>	<b>14.46</b>
50 mm×75 mm	–	0.69	10.26	6.11	m <sup>2</sup>	<b>16.36</b>
75 mm×75 mm	–	0.69	10.26	10.19	m <sup>2</sup>	<b>20.45</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Framed supports; at 300 mm centres one way and 600 mm centres the other way; plugged and screwed						
25 mm×50 mm	–	1.16	17.25	2.67	m <sup>2</sup>	<b>19.92</b>
38 mm×50 mm	–	1.16	17.25	3.32	m <sup>2</sup>	<b>20.57</b>
50 mm×50 mm	–	1.16	17.25	4.49	m <sup>2</sup>	<b>21.73</b>
50 mm×75 mm	–	1.16	17.25	6.39	m <sup>2</sup>	<b>23.63</b>
75 mm×75 mm	–	1.16	17.25	10.47	m <sup>2</sup>	<b>27.72</b>
Framed supports; at 500 mm centres both ways						
25 mm×50 mm; to bath panels	–	0.83	12.34	3.11	m <sup>2</sup>	<b>15.45</b>
Framed supports; as bracketing and cradling around steelwork						
25 mm×50 mm	–	1.30	19.33	3.38	m <sup>2</sup>	<b>22.71</b>
50 mm×50 mm	–	1.39	20.67	5.92	m <sup>2</sup>	<b>26.59</b>
50 mm×75 mm	–	1.48	22.00	8.58	m <sup>2</sup>	<b>30.59</b>
<b>Wrought softwood</b>						
Gutter boards; tongued and grooved joints						
19 mm thick; sloping	–	1.39	20.67	8.35	m <sup>2</sup>	<b>29.01</b>
19 mm thick; 75 mm wide	–	0.37	5.50	0.98	m	<b>6.48</b>
19 mm thick; 150 mm wide	–	0.42	6.24	1.22	m	<b>7.47</b>
19 mm thick; 225 mm wide	–	0.46	6.84	2.16	m	<b>9.00</b>
25 mm thick; sloping	–	1.39	20.67	10.17	m <sup>2</sup>	<b>30.84</b>
25 mm thick; 75 mm wide	–	0.37	5.50	1.36	m	<b>6.86</b>
25 mm thick; 150 mm wide	–	0.42	6.24	1.44	m	<b>7.68</b>
25 mm thick; 225 mm wide	–	0.46	6.84	2.73	m	<b>9.57</b>
Eaves, verge soffit boards, fascia boards and the like						
19 mm thick; over 300 mm wide	–	1.15	17.10	8.28	m <sup>2</sup>	<b>25.38</b>
19 mm thick; 150 mm wide; once grooved	–	0.19	2.82	1.48	m	<b>4.31</b>
25 mm thick; 150 mm wide; once grooved	–	0.19	2.82	1.81	m	<b>4.63</b>
25 mm thick; 175 mm wide; once grooved	–	0.19	2.82	2.07	m	<b>4.89</b>
32 mm thick; 225 mm wide; once grooved	–	0.23	3.42	3.63	m	<b>7.05</b>
<b>Wrought softwood; “Tanalised”</b>						
Gutter boards; tongued and grooved joints						
19 mm thick; sloping	–	1.39	20.67	9.04	m <sup>2</sup>	<b>29.71</b>
19 mm thick; 75 mm wide	–	0.37	5.50	1.03	m	<b>6.53</b>
19 mm thick; 150 mm wide	–	0.42	6.24	1.33	m	<b>7.57</b>
19 mm thick; 225 mm wide	–	0.46	6.84	2.31	m	<b>9.15</b>
25 mm thick; sloping	–	1.39	20.67	11.09	m <sup>2</sup>	<b>31.76</b>
25 mm thick; 75 mm wide	–	0.37	5.50	1.43	m	<b>6.93</b>
25 mm thick; 150 mm wide	–	0.42	6.24	1.58	m	<b>7.82</b>
25 mm thick; 225 mm wide	–	0.46	6.84	2.94	m	<b>9.78</b>
Eaves, verge soffit boards, fascia boards and the like						
19 mm thick; over 300 mm wide	–	1.15	17.10	8.98	m <sup>2</sup>	<b>26.08</b>
19 mm thick; 150 mm wide; once grooved	–	0.19	2.82	1.59	m	<b>4.41</b>
25 mm thick; 150 mm wide; once grooved	–	0.19	2.82	1.95	m	<b>4.77</b>
25 mm thick; 175 mm wide; once grooved	–	0.20	2.97	2.23	m	<b>5.20</b>
32 mm thick; 225 mm wide; once grooved	–	0.23	3.42	3.89	m	<b>7.31</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Straps; mild steel; galvanised</b>						
Standard twisted vertical restraint; fixing to softwood and brick or blockwork						
30 mm×2.5 mm×400 mm girth	–	0.23	3.42	0.55	nr	<b>3.97</b>
30 mm×2.5 mm×600 mm girth	–	0.24	3.57	0.77	nr	<b>4.34</b>
30 mm×2.5 mm×800 mm girth	–	0.25	3.72	1.08	nr	<b>4.80</b>
30 mm×2.5 mm×1000 mm girth	–	0.28	4.16	1.40	nr	<b>5.56</b>
30 mm×2.5 mm×1200 mm girth	–	0.29	4.31	1.67	nr	<b>5.98</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	0.63	0.11	1.64	0.79	nr	<b>2.43</b>
75 mm wide; all sizes to 225 mm deep	0.66	0.14	2.08	0.86	nr	<b>2.94</b>
100 mm wide; all sizes to 225 mm deep	0.71	0.17	2.53	0.95	nr	<b>3.47</b>
Joist hangers 2.50 mm thick; for building in; joist sizes						
50 mm×100 mm	1.22	0.07	1.15	1.42	nr	<b>2.57</b>
50 mm×125 mm	1.22	0.07	1.15	1.43	nr	<b>2.58</b>
50 mm×150 mm	1.15	0.09	1.45	1.37	nr	<b>2.82</b>
50 mm×175 mm	1.21	0.09	1.45	1.44	nr	<b>2.89</b>
50 mm×200 mm	1.34	0.11	1.75	1.61	nr	<b>3.36</b>
50 mm×225 mm	1.42	0.11	1.75	1.70	nr	<b>3.45</b>
75 mm×150 mm	1.77	0.09	1.45	2.07	nr	<b>3.52</b>
75 mm×175 mm	1.67	0.09	1.45	1.96	nr	<b>3.41</b>
75 mm×200 mm	1.77	0.11	1.75	2.10	nr	<b>3.85</b>
75 mm×225 mm	1.90	0.11	1.75	2.24	nr	<b>3.99</b>
75 mm×250 mm	2.01	0.13	2.04	2.40	nr	<b>4.44</b>
100 mm×200 mm	2.21	0.11	1.75	2.59	nr	<b>4.34</b>
<b>Metal connectors; mild steel; galvanised</b>						
Round toothed plate; for 10 mm or 12 mm diameter bolts						
38 mm diameter; single sided	–	0.01	0.15	0.19	nr	<b>0.34</b>
38 mm diameter; double sided	–	0.01	0.15	0.21	nr	<b>0.36</b>
50 mm diameter; single sided	–	0.01	0.15	0.20	nr	<b>0.35</b>
50 mm diameter; double sided	–	0.01	0.15	0.23	nr	<b>0.38</b>
63 mm diameter; single sided	–	0.01	0.15	0.30	nr	<b>0.45</b>
63 mm diameter; double sided	–	0.01	0.15	0.33	nr	<b>0.48</b>
75 mm diameter; single sided	–	0.01	0.15	0.44	nr	<b>0.59</b>
75 mm diameter; double sided	–	0.01	0.15	0.46	nr	<b>0.61</b>
framing anchor	–	0.14	2.08	0.36	nr	<b>2.44</b>
<b>Bolts; mild steel; galvanised</b>						
Fixing only bolts; 50 mm - 200 mm long						
6 mm diameter	–	0.03	0.45	–	nr	<b>0.45</b>
8 mm diameter	–	0.03	0.45	–	nr	<b>0.45</b>
10 mm diameter	–	0.04	0.59	–	nr	<b>0.59</b>
12 mm diameter	–	0.04	0.59	–	nr	<b>0.59</b>
16 mm diameter	–	0.05	0.74	–	nr	<b>0.74</b>
20 mm diameter	–	0.05	0.74	–	nr	<b>0.74</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Bolts</b>						
Expanding bolts; "Rawlbolt" projecting type or other equal and approved; The Rawlplug Company; plated; one nut; one washer						
6 mm diameter; ref M6 10P	–	0.09	1.34	0.49	nr	1.83
6 mm diameter; ref M6 25P	–	0.09	1.34	0.55	nr	1.89
6 mm diameter; ref M6 60P	–	0.09	1.34	0.58	nr	1.92
8 mm diameter; ref M8 25P	–	0.09	1.34	0.65	nr	1.99
8 mm diameter; ref M8 60P	–	0.09	1.34	0.70	nr	2.03
10 mm diameter; ref M10 15 P	–	0.09	1.34	0.85	nr	2.19
10 mm diameter; ref M10 30P	–	0.09	1.34	0.89	nr	2.23
10 mm diameter; ref M10 60P	–	0.09	1.34	0.93	nr	2.26
12 mm diameter; ref M12 15 P	–	0.09	1.34	1.35	nr	2.69
12 mm diameter; ref M12 30P	–	0.10	1.49	0.13	nr	1.62
12 mm diameter; ref M12 75P	–	0.09	1.34	1.81	nr	3.14
16 mm diameter; ref M16 35P	–	0.09	1.34	3.45	nr	4.79
16 mm diameter; ref M16 75P	–	0.09	1.34	3.62	nr	4.96
Expanding bolts; "Rawlbolt" loose bolt type or other equal and approved; The Rawlplug Company; plated; one bolt; one washer						
6 mm diameter; ref M6 10L	–	0.09	1.34	0.49	nr	1.83
6 mm diameter; ref M6 25L	–	0.09	1.34	0.52	nr	1.86
6 mm diameter; ref M6 40L	–	0.09	1.34	0.52	nr	1.86
8 mm diameter; ref M8 25L	–	0.09	1.34	0.64	nr	1.98
8 mm diameter; ref M8 40L	–	0.09	1.34	0.68	nr	2.02
10 mm diameter; ref M10 10L	–	0.09	1.34	0.82	nr	2.16
10 mm diameter; ref M10 25L	–	0.09	1.34	0.84	nr	2.18
10 mm diameter; ref M10 50L	–	0.09	1.34	0.89	nr	2.23
10 mm diameter; ref M10 75L	–	0.09	1.34	0.92	nr	2.26
12 mm diameter; ref M12 10L	–	0.09	1.34	1.22	nr	2.56
12 mm diameter; ref M12 25L	–	0.09	1.34	1.35	nr	2.69
12 mm diameter; ref M12 40L	–	0.09	1.34	1.41	nr	2.75
12 mm diameter; ref M12 60L	–	0.09	1.34	1.48	nr	2.82
16 mm diameter; ref M16 30L	–	0.09	1.34	3.28	nr	4.62
16 mm diameter; ref M16 60L	–	0.09	1.34	3.55	nr	4.89
<b>Truss clips</b>						
Truss clips; fixing to softwood; joist size						
38 mm wide	0.11	0.14	2.08	0.27	nr	2.35
50 mm wide	0.12	0.14	2.08	0.28	nr	2.36
<b>Sole plate angles; mild steel galvanised</b>						
Sole plate angle; fixing to softwood and concrete						
112 mm×40 mm×76 mm	0.28	0.19	2.82	1.08	nr	3.91
<b>Chemical anchors</b>						
"Kemfix" capsules and standard studs or other equal and approved; The Ramplug Company; with nuts and washers; drilling masonry						
capsule ref 60-408; stud ref 60-448	–	0.25	3.72	1.20	nr	4.92
capsule ref 60-410; stud ref 60-454	–	0.28	4.16	1.35	nr	5.52
capsule ref 60-412; stud ref 60-460	–	0.31	4.61	1.65	nr	6.26
capsule ref 60-416; stud ref 60-472	–	0.34	5.05	2.59	nr	7.65
capsule ref 60-420; stud ref 60-478	–	0.36	5.35	3.95	nr	9.30

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
“Kemfix” capsules and stainless steel studs or other equal and approved; The Rawlplug Company; with nuts and washers; drilling masonry						
capsule ref 60-408; stud ref 60-905	–	0.25	3.72	2.13	nr	<b>5.84</b>
capsule ref 60-410; stud ref 60-910	–	0.28	4.16	2.84	nr	<b>7.00</b>
capsule ref 60-412; stud ref 60-915	–	0.31	4.61	3.90	nr	<b>8.51</b>
capsule ref 60-416; stud ref 60-920	–	0.34	5.05	6.65	nr	<b>11.70</b>
capsule ref 60-420; stud ref 60-925	–	0.36	5.35	10.26	nr	<b>15.61</b>
capsule ref 60-424; stud ref 60-930	–	0.40	5.95	16.58	nr	<b>22.53</b>
“Kemfix” capsules and standard internal threaded sockets or other equal and approved; The Rawlplug Company; drilling masonry						
capsule ref 60-408; socket ref 60-650	–	0.25	3.72	1.24	nr	<b>4.96</b>
capsule ref 60-410; socket ref 60-656	–	0.28	4.16	1.51	nr	<b>5.67</b>
capsule ref 60-412; socket ref 60-662	–	0.31	4.61	1.88	nr	<b>6.49</b>
capsule ref 60-416; socket ref 60-668	–	0.34	5.05	2.58	nr	<b>7.64</b>
capsule ref 60-420; socket ref 60-674	–	0.36	5.35	3.10	nr	<b>8.45</b>
capsule ref 60-424; socket ref 60-676	–	0.40	5.95	5.04	nr	<b>10.99</b>
“Kemfix” capsules and stainless steel internal threaded sockets or other equal and approved; The Rawlplug Company; drilling masonry						
capsule ref 60-408; socket ref 60-943	–	0.25	3.72	2.36	nr	<b>6.08</b>
capsule ref 60-410; socket ref 60-945	–	0.28	4.16	2.67	nr	<b>6.83</b>
capsule ref 60-412; socket ref 60-947	–	0.31	4.61	3.07	nr	<b>7.68</b>
capsule ref 60-416; socket ref 60-949	–	0.34	5.05	4.36	nr	<b>9.42</b>
capsule ref 60-420; socket ref 60-951	–	0.36	5.35	5.27	nr	<b>10.62</b>
capsule ref 60-424; socket ref 60-955	–	0.40	5.95	9.64	nr	<b>15.58</b>
“Kemfix” capsules, perforated sleeves and standard studs or other equal and approved; The Rawlplug Company; in low density material; with nuts and washers; drilling masonry						
capsule ref 60-408; sleeve ref 60-538; stud ref 60-448	–	0.25	3.72	1.77	nr	<b>5.49</b>
capsule ref 60-410; sleeve ref 60-544; stud ref 60-454	–	0.28	4.16	1.95	nr	<b>6.11</b>
capsule ref 60-412; sleeve ref 60-550; stud ref 60-460	–	0.31	4.61	2.34	nr	<b>6.95</b>
capsule ref 60-416; sleeve ref 60-562; stud ref 60-472	–	0.34	5.05	3.44	nr	<b>8.49</b>
“Kemfix” capsules, perforated sleeves and stainless steel studs or other equal and approved; The Rawlplug Company; in low density material; with nuts and washers; drilling masonry						
capsule ref 60-408; sleeve ref 60-538; stud ref 60-905	–	0.25	3.72	2.69	nr	<b>6.41</b>
capsule ref 60-410; sleeve ref 60-544; stud ref 60-910	–	0.28	4.16	3.44	nr	<b>7.60</b>
capsule ref 60-412; sleeve ref 60-550; stud ref 60-915	–	0.31	4.61	4.59	nr	<b>9.20</b>
capsule ref 60-416; sleeve ref 60-562; stud ref 60-920	–	0.34	5.05	7.49	nr	<b>12.54</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
“Kemfix” capsules, perforated sleeves and standard internal threaded sockets or other equal and approved; The Rawlplug Company; in low density material; with nuts and washers; drilling masonry						
capsule ref 60-408; sleeve ref 60-538; socket ref 60-650	–	0.25	3.72	1.81	nr	<b>5.53</b>
capsule ref 60-410; sleeve ref 60-544; socket ref 60-656	–	0.28	4.16	2.10	nr	<b>6.26</b>
capsule ref 60-412; sleeve ref 60-550; socket ref 60-662	–	0.31	4.61	2.56	nr	<b>7.17</b>
capsule ref 60-416; sleeve ref 60-562; socket ref 60-668	–	0.34	5.05	3.42	nr	<b>8.48</b>
“Kemfix” capsules, perforated sleeves and stainless steel internal threaded sockets or other equal and approved; The Rawlplug Company; in low density material; drilling masonry						
capsule ref 60-408; sleeve ref 60-538; socket ref 60-943	–	0.25	3.72	2.93	nr	<b>6.65</b>
capsule ref 60-410; sleeve ref 60-544; socket ref 60-945	–	0.28	4.16	3.26	nr	<b>7.43</b>
capsule ref 60-412; sleeve ref 60-550; socket ref 60-947	–	0.31	4.61	3.76	nr	<b>8.37</b>
capsule ref 60-416; sleeve ref 60-562; socket ref 60-949	–	0.34	5.05	5.21	nr	<b>10.26</b>
<b>G32 EDGE SUPPORTED/REINFORCED WOODWOOL SLAB DECKING</b>						
<b>Woodwool interlocking reinforced slabs; Torvale “Woodcelip” or other equal and approved; natural finish; fixing to timber or steel with galvanized nails or clips; flat or sloping</b>						
50 mm thick slabs; type 503; maximum span 2100 mm						
1800 mm–2100 mm lengths	14.35	0.46	6.84	16.41	m <sup>2</sup>	<b>23.25</b>
2400 mm lengths	15.04	0.46	6.84	17.19	m <sup>2</sup>	<b>24.03</b>
2700 mm–3000 mm lengths	15.29	0.46	6.84	17.47	m <sup>2</sup>	<b>24.31</b>
75 mm thick slabs; type 751; maximum span 2100 mm						
1800 mm–2400 mm lengths	21.52	0.51	7.58	24.54	m <sup>2</sup>	<b>32.12</b>
2700 mm–3000 mm lengths	21.62	0.51	7.58	24.65	m <sup>2</sup>	<b>32.24</b>
75 mm thick slabs; type 752; maximum span 2100 mm						
1800 mm–2400 mm lengths	21.45	0.51	7.58	24.46	m <sup>2</sup>	<b>32.05</b>
2700 mm–3000 mm lengths	21.50	0.51	7.58	24.52	m <sup>2</sup>	<b>32.10</b>
75 mm thick slabs; type 753; maximum span 3600 mm						
2400 mm lengths	20.82	0.51	7.58	23.75	m <sup>2</sup>	<b>31.33</b>
2700 mm–3000 mm lengths	21.72	0.51	7.58	24.76	m <sup>2</sup>	<b>32.34</b>
3300 mm–3900 mm lengths	26.17	0.51	7.58	29.79	m <sup>2</sup>	<b>37.37</b>
extra for holes for pipes and the like	–	0.12	1.78	–	nr	<b>1.78</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
100 mm thick slabs; type 1001; maximum span 3600 mm 3000 mm lengths	28.65	0.56	8.33	32.62	m <sup>2</sup>	<b>40.95</b>
3300 mm–3600 mm lengths	31.00	0.56	8.33	35.28	m <sup>2</sup>	<b>43.61</b>
100 mm thick slabs; type 1002; maximum span 3600 mm 3000 mm lengths	27.97	0.56	8.33	31.86	m <sup>2</sup>	<b>40.19</b>
3300 mm–3600 mm lengths	29.71	0.56	8.33	33.82	m <sup>2</sup>	<b>42.15</b>
100 mm thick slabs; type 1003; maximum span 4000 mm 3000 mm–3600 mm lengths	26.56	0.56	8.33	30.27	m <sup>2</sup>	<b>38.60</b>
3900 mm–4000 mm lengths	26.56	0.56	8.33	30.27	m <sup>2</sup>	<b>38.60</b>
125 mm thick slabs; type 1252; maximum span 3000 mm 2400–3000 lengths	30.23	0.56	8.33	34.41	m <sup>2</sup>	<b>42.74</b>
Extra over slabs for pre-screeded deck	–	–	–	1.08	m <sup>2</sup>	<b>1.08</b>
pre-screeded soffit	–	–	–	2.77	m <sup>2</sup>	<b>2.77</b>
pre-screeded deck and soffit	–	–	–	3.61	m <sup>2</sup>	<b>3.61</b>
pre-screeded and proofed deck	–	–	–	2.22	m <sup>2</sup>	<b>2.22</b>
pre-screeded and proofed deck plus pre-screeded soffit	–	–	–	5.16	m <sup>2</sup>	<b>5.16</b>
pre-felted deck (glass fibre)	–	–	–	3.04	m <sup>2</sup>	<b>3.04</b>
pre-felted deck plus pre-screeded soffit	–	–	–	5.81	m <sup>2</sup>	<b>5.81</b>



## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H CLADDING/COVERING</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						
glazing with 7 mm Georgian wired cast glass	-	-	-	-	m <sup>2</sup>	121.22
Associated code 4 lead flashings						
top flashing; 210 mm girth	-	-	-	-	m	38.57
bottom flashing; 240 mm girth	-	-	-	-	m	31.41
end flashing; 300 mm girth	-	-	-	-	m	71.63
Wall cladding						
glazing with 7 mm Georgian wired cast glass	-	-	-	-	m <sup>2</sup>	126.73
glazing with 6 mm thick plate glass	-	-	-	-	m <sup>2</sup>	115.71
Extra for aluminium alloy members						
38 mm×38 mm×3 mm angle jamb	-	-	-	-	m	16.53
pressed cill member	-	-	-	-	m	35.82
pressed channel head and PVC case	-	-	-	-	m	30.31
<b>“Kawneer” 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×890 mm long; timber supports at 890 mm centres	-	-	-	-	m <sup>2</sup>	207.97
<b>“Kawneer” 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 ×890 mm long; timber supports at 890 mm centres	-	-	-	-	m <sup>2</sup>	197.57
<b>H11 CURTAIN WALLING</b>						
<b>Curtain walling; Senior Aluminium System SMR 900 System or equal and approved</b>						
Curtain walling; polyester powder coated Aluminium framing; single glazed with 6 mm Clear toughened glass flat; drilling and screwing; to metal	-	-	-	-	m <sup>2</sup>	232.00
Curtain walling; polyester powder coated Aluminium framing; double glazed with 6 mm Clear toughened glass outer pane and 6.40 mm Laminated inner pane flat; drilling and screwing; to metal	-	-	-	-	m <sup>2</sup>	275.00
Extra over for						
Low ‘E’ glass to inner leaf	-	-	-	-	m <sup>2</sup>	30.39
high performance glass to inner leaf	-	-	-	-	m <sup>2</sup>	25.33
body tinted anti-sun glass to outer leaf	-	-	-	-	m <sup>2</sup>	50.66

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Reinforced concrete rooflights/pavement lights; "Luxcrete" or other equal and approved; with glass lenses; supplied and fixed complete</b>						
Rooflights						
2.50 kN/m <sup>2</sup> loading; ref R254/125	-	-	-	-	m <sup>2</sup>	548.68
2.50 kN/m <sup>2</sup> loading; ref R200/90	-	-	-	-	m <sup>2</sup>	582.68
2.50 kN/m <sup>2</sup> loading; home office; double glazed	-	-	-	-	m <sup>2</sup>	597.24
Pavement lights						
20.00 kN/m <sup>2</sup> ; pedestrian traffic; ref. P1 50/100	-	-	-	-	m <sup>2</sup>	480.71
60.00 kN/m <sup>2</sup> ; vehicular traffic; ref. P165/165	-	-	-	-	m <sup>2</sup>	495.28
brass terrabond	-	-	-	-	m <sup>2</sup>	10.20
150×75 identification plates	-	-	-	-	m <sup>2</sup>	24.28
escape hatch	-	-	-	-	m <sup>2</sup>	4967.31
<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	-	1.94	28.84	47.27	m <sup>2</sup>	76.12
not exceeding 300 mm wide	-	0.65	9.66	16.54	m	26.21
<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	-	1.94	28.84	43.20	m <sup>2</sup>	72.04
not exceeding 300 mm wide	-	0.65	9.66	15.32	m	24.98
external angle trim	-	0.09	1.34	7.91	m	9.25
7.50 mm thick cladding to eaves, verge soffit boards, fascia boards or the like						
100 mm wide	-	0.46	6.84	7.42	m	14.26
200 mm wide	-	0.56	8.33	11.37	m	19.69
300 mm wide	-	0.65	9.66	15.32	m	24.98
<b>H21 TIMBER WEATHERBOARDING</b>						
<b>Prodema Lignum weatherboarding; Eurocom Enterprise Ltd or equal and approved; 8 mm thick; including secondary supports</b>						
Walls						
over 300 mm wide; fixing with screws; to timber	-	1.30	19.33	68.22	m <sup>2</sup>	87.55
over 300 mm wide; fixing with adhesive; to timber	-	1.45	21.56	72.72	m <sup>2</sup>	94.28
over 300 mm wide; fixing with rivets; to aluminium	-	1.35	20.07	77.68	m <sup>2</sup>	97.75
over 300 mm wide; fixing with adhesive; to aluminium	-	1.50	22.30	84.40	m <sup>2</sup>	106.70

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Prodema Lignum weatherboarding; Eurocom Enterprise Ltd or equal and approved; 8 mm thick; including adjustable grid support</b>						
Walls						
over 300 mm wide; fixing with rivets; to aluminium	–	1.55	23.04	92.30	m <sup>2</sup>	<b>115.34</b>
over 300 mm wide; fixing with adhesive; to aluminium	–	1.50	22.30	96.15	m <sup>2</sup>	<b>118.45</b>
over 300 mm wide; secret fixing; to aluminium	–	2.20	32.71	115.79	m <sup>2</sup>	<b>148.50</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 degrees; fixing to timber purlins with drive screws						
“Profile 3”; natural grey	9.36	0.19	4.22	12.65	m <sup>2</sup>	<b>16.87</b>
“Profile 3”; coloured	11.23	0.19	4.22	14.76	m <sup>2</sup>	<b>18.98</b>
“Profile 6”; natural grey	8.26	0.23	5.11	11.34	m <sup>2</sup>	<b>16.44</b>
“Profile 6”; coloured	9.90	0.23	5.11	13.18	m <sup>2</sup>	<b>18.29</b>
“Profile 6”; natural grey; insulated 60 glass fibre infill; lining panel	–	0.42	9.32	27.71	m <sup>2</sup>	<b>37.04</b>
Roof cladding; sloping not exceeding 50 degrees; fixing to steel purlins with hook bolts						
“Profile 3”; natural grey	–	0.23	5.11	13.70	m <sup>2</sup>	<b>18.81</b>
“Profile 3”; coloured	–	0.23	5.11	15.81	m <sup>2</sup>	<b>20.92</b>
“Profile 6”; natural grey	–	0.28	6.22	12.39	m <sup>2</sup>	<b>18.60</b>
“Profile 6”; coloured	–	0.28	6.22	14.23	m <sup>2</sup>	<b>20.45</b>
“Profile 6”; natural grey; insulated 60 glass fibre infill; lining panel	–	0.46	10.21	25.20	m <sup>2</sup>	<b>35.41</b>
Wall cladding; vertical; fixing to steel rails with hook bolts						
“Profile 3”; natural grey	–	0.28	6.22	13.70	m <sup>2</sup>	<b>19.92</b>
“Profile 3”; coloured	–	0.28	6.22	15.81	m <sup>2</sup>	<b>22.03</b>
“Profile 6”; natural grey	–	0.32	7.10	12.39	m <sup>2</sup>	<b>19.49</b>
“Profile 6”; coloured	–	0.32	7.10	14.23	m <sup>2</sup>	<b>21.34</b>
“Profile 6”; natural grey; insulated 60 glass fibre infill; lining panel	–	0.51	11.32	25.20	m <sup>2</sup>	<b>36.52</b>
raking cutting	–	0.14	3.11	–	m	<b>3.11</b>
holes for pipe and the like	–	0.14	3.11	–	nr	<b>3.11</b>
Accessories; to “Profile 3” cladding; natural grey						
eaves filler	–	0.09	2.00	9.69	m	<b>11.68</b>
vertical corrugation closer	–	0.11	2.44	9.69	m	<b>12.13</b>
apron flashing	–	0.11	2.44	9.74	m	<b>12.18</b>
plain wing or close fitting two piece adjustable capping to ridge	–	0.16	3.55	9.10	m	<b>12.65</b>
ventilating two piece adjustable capping to ridge	–	0.16	3.55	13.73	m	<b>17.28</b>
Accessories; to “Profile 3” cladding; coloured						
eaves filler	–	0.09	2.00	12.11	m	<b>14.11</b>
vertical corrugation closer	–	0.11	2.44	12.11	m	<b>14.55</b>
apron flashing	–	0.11	2.44	12.15	m	<b>14.59</b>
plain wing or close fitting two piece adjustable capping to ridge	–	0.16	3.55	10.97	m	<b>14.52</b>
ventilating two piece adjustable capping to ridge	–	0.16	3.55	17.15	m	<b>20.70</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Accessories; to "Profile 6" cladding; natural grey						
eaves filler	–	0.09	2.00	7.18	m	<b>9.18</b>
vertical corrugation closer	–	0.11	2.44	7.18	m	<b>9.63</b>
apron flashing	–	0.11	2.44	7.73	m	<b>10.17</b>
underglazing flashing	–	0.11	2.44	7.38	m	<b>9.82</b>
plain cranked crown to ridge	–	0.16	3.55	14.49	m	<b>18.04</b>
plain wing or close fitting two piece adjustable capping to ridge	–	0.16	3.55	14.16	m	<b>17.71</b>
ventilating two piece adjustable capping to ridge	–	0.16	3.55	18.08	m	<b>21.63</b>
Accessories; to "Profile 6" cladding; coloured						
eaves filler	–	0.09	2.00	8.97	m	<b>10.97</b>
vertical corrugation closer	–	0.11	2.44	8.97	m	<b>11.41</b>
apron flashing	–	0.11	2.44	9.67	m	<b>12.11</b>
underglazing flashing	–	0.11	2.44	9.24	m	<b>11.68</b>
plain cranked crown to ridge	–	0.16	3.55	18.12	m	<b>21.68</b>
plain wing or close fitting two piece adjustable capping to ridge	–	0.16	3.55	17.70	m	<b>21.25</b>
ventilating two piece adjustable capping to ridge	–	0.16	3.55	22.62	m	<b>26.17</b>
<b>H31 METAL PROFILED/FLAT SHEET CLADDING/COVERING/SIDING</b>						
<b>Galvanised steel strip troughed sheets; PMF Strip Mill Products or other equal and approved; colorcoat "Plastisol" finish</b>						
Roof cladding; sloping not exceeding 50 degrees; fixing to steel purlins with plastic headed self-tapping screws						
0.70 mm thick type 12.5; 75 mm corrugated	6.54	0.32	7.10	10.47	m <sup>2</sup>	<b>17.58</b>
0.70 mm thick Long Rib 1000; 35 mm deep	6.58	0.37	8.21	10.52	m <sup>2</sup>	<b>18.74</b>
Wall cladding; vertical; fixing to steel rails with plastic headed self-tapping screws						
0.70 mm thick type 12.5; 75 mm corrugated	–	0.37	8.21	10.47	m <sup>2</sup>	<b>18.69</b>
0.70 mm thick Scan Rib 1000; 19 mm deep	–	0.42	9.32	10.41	m <sup>2</sup>	<b>19.73</b>
raking cutting	–	0.20	4.44	–	m	<b>4.44</b>
holes for pipes and the like	–	0.37	8.21	–	nr	<b>8.21</b>
Accessories; colorcoat silicone polyester finish 0.90 thick standard flashings; bent to profile						
250 mm girth	–	0.19	4.22	3.88	m <sup>2</sup>	<b>8.10</b>
375 mm girth	–	0.20	4.44	5.18	m <sup>2</sup>	<b>9.62</b>
500 mm girth	–	0.22	4.88	6.55	m <sup>2</sup>	<b>11.43</b>
625 mm girth	–	0.28	6.22	7.93	m <sup>2</sup>	<b>14.14</b>
<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						
vertical	–	–	–	–	m <sup>2</sup>	<b>68.10</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Galvanised steel profile sheet cladding; Plannja Ltd or other equal and approved; metallack coated finish</b>						
Roof cladding; sloping not exceeding 50 degrees; fixing to steel purlins with plastic headed self-tapping screws						
0.72 mm thick "profile 20B"	-	-	-	-	m <sup>2</sup>	16.99
0.72 mm thick "profile TOP 40"	-	-	-	-	m <sup>2</sup>	17.96
0.72 mm thick "profile 45"	-	-	-	-	m <sup>2</sup>	19.41
extra over for 80 mm insulation and 0.40 mm thick coated inner lining sheet	-	-	-	-	m <sup>2</sup>	13.10
Wall cladding; vertical fixing to steel rails with plastic headed self-tapping screws						
0.60 mm thick "profile 20B"; corrugations vertical	-	-	-	-	m <sup>2</sup>	16.50
0.60 mm thick "profile 30"; corrugations vertical	-	-	-	-	m <sup>2</sup>	17.48
0.60 mm thick "profile TOP 40"; corrugations vertical	-	-	-	-	m <sup>2</sup>	18.59
0.60 mm thick "profile 60B"; corrugations vertical	-	-	-	-	m <sup>2</sup>	20.59
0.60 mm thick "profile 30"; corrugations horizontal	-	-	-	-	m <sup>2</sup>	17.96
0.60 mm thick "profile 60B"; corrugations horizontal	-	-	-	-	m <sup>2</sup>	22.13
extra for 80 mm insulation and 0.40 mm thick coated inner lining sheet	-	-	-	-	m <sup>2</sup>	13.59
Accessories for roof/vertical cladding; PVF2 coated finish; 0.60 mm thick flashings; once bent						
250 mm girth	-	-	-	-	m	12.13
375 mm girth	-	-	-	-	m	15.05
500 mm girth	-	-	-	-	m	16.99
625 mm girth	-	-	-	-	m	18.93
extra bends	-	-	-	-	nr	0.22
profile fillers	-	-	-	-	m	0.77
<b>Lightweight galvanised steel roof tiles; Decra Roof Systems (UK) Ltd or other equal and approved; coated finish</b>						
Roof coverings	-	0.23	5.11	12.62	m <sup>2</sup>	17.72
Accessories for roof cladding						
pitched "D" ridge	-	0.09	2.00	6.78	m	8.78
barge cover (handed)	-	0.09	2.00	7.27	m	9.27
in line air vent	-	0.09	2.00	33.38	nr	35.38
in line soil vent	-	0.09	2.00	52.32	nr	54.31
gas flue terminal	-	0.19	4.22	69.04	nr	73.26

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Standing seam aluminium roof cladding; “Kal-zip” Hoogovens Aluminium Building Systems Ltd or other equal and approved; ref AA 3004 A1 Mn1 Mg1; standard natural aluminium stucco embossed finish</b>						
Roof coverings (lining sheets not included); sloping not exceeding 50 degrees; 305 mm wide units						
0.90 mm thick	-	-	-	-	m <sup>2</sup>	27.04
1.00 mm thick	-	-	-	-	m <sup>2</sup>	29.60
1.20 mm thick	-	-	-	-	m <sup>2</sup>	34.99
extra over for polyester coating	-	-	-	-	-	-
PVF2 coating	-	-	-	-	m <sup>2</sup>	6.11
smooth curved	-	-	-	-	m <sup>2</sup>	8.63
factory formed tapered sheets	-	-	-	-	m <sup>2</sup>	32.43
non standard lengths	-	-	-	-	m <sup>2</sup>	38.86
raking cutting	-	-	-	-	m	1.62
Accessories for roof coverings						
single skin PVC rooflights; 305 mm cover	-	-	-	-	m <sup>2</sup>	6.74
double skin PVC rooflights; 305 mm cover	-	-	-	-	m <sup>2</sup>	97.80
thermal insulation quilt; 60 mm thick	-	-	-	-	m <sup>2</sup>	120.81
thermal insulation quilt; 80 mm thick	-	-	-	-	m <sup>2</sup>	1.56
thermal insulation quilt; 100 mm thick	-	-	-	-	m <sup>2</sup>	1.78
thermal insulation quilt; 150 mm thick	-	-	-	-	m <sup>2</sup>	1.93
semi-rigid insulation slab; 30 mm thick; tissue faced	-	-	-	-	m <sup>2</sup>	2.97
semi-rigid insulation slab; 50 mm thick	-	-	-	-	m <sup>2</sup>	6.06
“Kal-Foil” vapour check	-	-	-	-	m <sup>2</sup>	11.51
Lining sheets; “Kal-bau” aluminium ref TR 30/150; natural aluminium stucco embossed finish; fixed to steel purlins with stainless steel screws						
0.70 mm gauge	-	-	-	-	m <sup>2</sup>	3.24
0.80 mm gauge	-	-	-	-	m <sup>2</sup>	15.22
0.90 mm gauge	-	-	-	-	m <sup>2</sup>	17.09
1.00 mm gauge	-	-	-	-	m <sup>2</sup>	18.99
1.20 mm gauge	-	-	-	-	m <sup>2</sup>	20.71
extra over for crimped curve	-	-	-	-	-	24.53
perforated sheet	-	-	-	-	m <sup>2</sup>	-
Lining sheets; “Kal-bau” aluminium ref TR 35/200; natural aluminium stucco embossed finish; fixed to steel purlins with stainless steel screws						
0.70 mm gauge	-	-	-	-	m <sup>2</sup>	6.49
0.80 mm gauge	-	-	-	-	m <sup>2</sup>	3.50
0.90 mm gauge	-	-	-	-	m <sup>2</sup>	15.00
1.00 mm gauge	-	-	-	-	m <sup>2</sup>	16.84
1.20 mm gauge	-	-	-	-	m <sup>2</sup>	18.46
extra over for crimped curve	-	-	-	-	-	20.50
perforated sheet	-	-	-	-	m <sup>2</sup>	24.16
	-	-	-	-	-	-
	-	-	-	-	m <sup>2</sup>	6.38
	-	-	-	-	m <sup>2</sup>	3.50

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Lining sheets; profiled steel; 915 mm cover; bright white polyester paint finish; fixed to steel purlins with stainless steel screws						
0.40 mm gauge	-	-	-	-	m <sup>2</sup>	4.87
0.55 mm gauge	-	-	-	-	m <sup>2</sup>	8.42
0.70 mm gauge	-	-	-	-	m <sup>2</sup>	9.78
extra over for crimped curve	-	-	-	-	-	-
perforated sheet	-	-	-	-	m <sup>2</sup>	3.66
tapered 0.70 mm plain galvanised steel liner	-	-	-	-	m <sup>2</sup>	3.50
plastisol coating on external liners	-	-	-	-	m <sup>2</sup>	21.14
plastisol coating on external liners	-	-	-	-	m <sup>2</sup>	2.09
Lining sheets; profiled steel; 1000 mm cover; bright white polyester paint finish; fixed to steel purlins with stainless steel screws						
0.40 mm gauge	-	-	-	-	m <sup>2</sup>	7.01
0.55 mm gauge	-	-	-	-	m <sup>2</sup>	8.42
0.70 mm gauge	-	-	-	-	m <sup>2</sup>	9.78
extra over for crimped curve	-	-	-	-	-	-
perforated sheet	-	-	-	-	m <sup>2</sup>	3.66
tapered 0.70 mm plain galvanised steel liner	-	-	-	-	m <sup>2</sup>	3.50
plastisol coating on external liners	-	-	-	-	m <sup>2</sup>	21.14
plastisol coating on external liners	-	-	-	-	m <sup>2</sup>	2.09
Eaves detail for 305 mm wide "Kal-zip" roof cladding units; including high density polyethylene foam fillers; 2 mm extruded alloy drip angle; fixed to Kalzip sheet using stainless steel blind rivets						
40 mm×20 mm angle: single skin	-	-	-	-	m	6.85
70 mm×30 mm angle: single skin	-	-	-	-	m	8.84
40 mm×20 mm angle: double skin	-	-	-	-	m	8.42
70 mm×30 mm angle: double skin	-	-	-	-	m	10.36
Verge detail for 305 mm wide "Kal-zip" roof cladding units						
2 mm extruded aluminium alloy gable closure section; fixed with stainless steel blind sealed rivets; gable end hook/verge clip fixed to ST clip with stainless steel screws and 2 mm extruded aluminium tolerance clip	-	-	-	-	m	9.25
Ridge detail for 305 mm wide "Kal-zip" roof cladding units						
abutment ridge including natural aluminium stucco embossed "U" type ridge closures fixed with stainless steel blind steel rivets; "U" type polyethylene ridge fillers and 2 mm extruded aluminium alloy support Zed fixed with stainless steel blind sealed rivets; fixing with rivets through small seam of "Kal-zip" into ST clip using stainless steel blind sealed rivets	-	-	-	-	m	14.86

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
duo ridge including natural aluminium stucco embossed "U" type ridge closures fixed with stainless steel blind sealed rivets; "U" type polyethylene ridge fillers and 2 mm extruded aluminium alloy support Zed fixed with stainless steel blind sealed rivets; fixing with rivets through small seam of "Kal-zip" into ST clip using stainless steel blind steel rivets	-	-	-	-	m	<b>29.60</b>
<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; 1987; in white finish</b>						
Wall cladding; vertical; fixing to timber						
100 mm shiplap profiles; Code 001	-	0.35	5.20	16.36	m <sup>2</sup>	<b>21.57</b>
150 mm shiplap profiles; Code 002	-	0.32	4.76	21.51	m <sup>2</sup>	<b>26.27</b>
125 mm feather-edged profiles; Code C208	-	0.34	5.05	19.60	m <sup>2</sup>	<b>24.65</b>
Vertical angles	-	0.19	2.82	3.40	m	<b>6.23</b>
Raking cutting	-	0.14	2.08	-	m	<b>2.08</b>
Holes for pipes and the like	-	0.03	0.45	-	nr	<b>0.45</b>
<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 degrees; fixing to timber purlins with drive screws; to suit						
"Profile 3" or other equal and approved	10.24	0.18	4.00	13.05	m <sup>2</sup>	<b>17.04</b>
"Profile 6" or other equal and approved	9.60	0.23	5.11	12.32	m <sup>2</sup>	<b>17.43</b>
Roof cladding; sloping not exceeding 50 degrees; fixing to timber purlins with hook bolts; to suit						
"Profile 3" or other equal and approved	10.24	0.23	5.11	14.10	m <sup>2</sup>	<b>19.20</b>
"Profile 6" or other equal and approved	9.60	0.28	6.22	13.37	m <sup>2</sup>	<b>19.59</b>
"Longrib 1000" or other equal and approved	9.44	0.28	6.22	13.19	m <sup>2</sup>	<b>19.41</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H51 NATURAL STONE SLAB CLADDING FEATURES</b>						
<b>BASIC NATURAL STONE BLOCK PRICES</b>						
Block prices (£/m <sup>3</sup> )						
Bath Stone						
Monks Park bed height not exceeding 300 mm	—	—	—	259.02	m <sup>3</sup>	<b>259.02</b>
Monks Park bed height 300 mm–599 mm	—	—	—	369.25	m <sup>3</sup>	<b>369.25</b>
Monks Park bed height exceeding 600 mm	—	—	—	369.25	m <sup>3</sup>	<b>369.25</b>
Westwood Ground not exceeding 0.60 m <sup>3</sup>	—	—	—	253.51	m <sup>3</sup>	<b>253.51</b>
Westwood Ground 0.60–0.99 m <sup>3</sup>	—	—	—	369.25	m <sup>3</sup>	<b>369.25</b>
Westwood Ground exceeding 1.00 m <sup>3</sup>	—	—	—	369.25	m <sup>3</sup>	<b>369.25</b>
Beer Stone						
all sizes	—	—	—	600.71	m <sup>3</sup>	<b>600.71</b>
Portland Stone						
not exceeding 0.60 m <sup>3</sup>	—	—	—	242.48	m <sup>3</sup>	<b>242.48</b>
0.60–0.99 m <sup>3</sup>	—	—	—	457.42	m <sup>3</sup>	<b>457.42</b>
exceeding 1.00 m <sup>3</sup>	—	—	—	545.60	m <sup>3</sup>	<b>545.60</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>175.77</b>
63 mm thick stones	—	—	—	—	m <sup>2</sup>	<b>227.14</b>
75 mm thick stones	—	—	—	—	m <sup>2</sup>	<b>227.14</b>
100 mm thick stones	—	—	—	—	m <sup>2</sup>	<b>254.18</b>
Fair returns on facework						
50 mm wide	—	—	—	—	m	<b>1.14</b>
63 mm wide	—	—	—	—	m	<b>1.61</b>
75 mm wide	—	—	—	—	m	<b>1.61</b>
100 mm wide	—	—	—	—	m	<b>2.11</b>
Fair raking cutting on facework						
50 mm thick	—	—	—	—	m	<b>16.76</b>
63 mm thick	—	—	—	—	m	<b>19.04</b>
75 mm thick	—	—	—	—	m	<b>21.30</b>
100 mm thick	—	—	—	—	m	<b>25.58</b>
Copings; once weathered; and throated; rubbed; set horizontal or raking						
250 mm×50 mm	—	—	—	—	m	<b>118.98</b>
extra for external angle	—	—	—	—	nr	<b>18.17</b>
extra for internal angle	—	—	—	—	nr	<b>27.85</b>
300 mm×50 mm	—	—	—	—	m	<b>124.39</b>
extra for external angle	—	—	—	—	nr	<b>22.71</b>
extra for internal angle	—	—	—	—	nr	<b>34.07</b>
350 mm×75 mm	—	—	—	—	m	<b>173.06</b>
extra for external angle	—	—	—	—	nr	<b>25.58</b>
extra for internal angle	—	—	—	—	nr	<b>38.61</b>
400 mm×100 mm	—	—	—	—	m	<b>200.10</b>
extra for external angle	—	—	—	—	nr	<b>29.52</b>
extra for internal angle	—	—	—	—	nr	<b>44.29</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
450 mm×100 mm	-	-	-	-	m	216.32
extra for external angle	-	-	-	-	nr	34.07
extra for internal angle	-	-	-	-	nr	51.11
500 mm×125 mm	-	-	-	-	m	270.40
extra for external angle	-	-	-	-	nr	37.47
extra for internal angle	-	-	-	-	nr	56.79
Band courses; plain; rubbed; horizontal						
225 mm×112 mm	-	-	-	-	m	85.18
300 mm×112 mm	-	-	-	-	m	102.20
extra for stopped ends	-	-	-	-	nr	0.75
extra for external angles	-	-	-	-	nr	0.75
Band courses; moulded 100 mm girth on face; rubbed; horizontal						
125 mm×75 mm	-	-	-	-	m	108.16
extra for stopped ends	-	-	-	-	nr	0.75
extra for external angles	-	-	-	-	nr	10.27
extra for internal angles	-	-	-	-	nr	20.55
150 mm×75 mm	-	-	-	-	m	118.98
extra for stopped ends	-	-	-	-	nr	0.75
extra for external angles	-	-	-	-	nr	13.62
extra for internal angles	-	-	-	-	nr	27.58
200 mm×100 mm	-	-	-	-	m	151.43
extra for stopped ends	-	-	-	-	nr	0.75
extra for external angles	-	-	-	-	nr	23.25
extra for internal angles	-	-	-	-	nr	44.34
250 mm×150 mm	-	-	-	-	m	194.69
extra for stopped ends	-	-	-	-	nr	0.75
extra for external angles	-	-	-	-	nr	30.67
extra for internal angles	-	-	-	-	nr	54.62
300 mm×250 mm	-	-	-	-	m	286.62
extra for stopped ends	-	-	-	-	nr	0.75
extra for external angles	-	-	-	-	nr	41.64
extra for internal angles	-	-	-	-	nr	73.82
Coping apex block; two sunk faces; rubbed						
650 mm×450 mm×225 mm	-	-	-	-	nr	308.25
Coping kneeler block; three sunk faces; rubbed						
350 mm×350 mm×375 mm	-	-	-	-	nr	227.14
450 mm×450 mm×375 mm	-	-	-	-	nr	324.48
Corbel; turned and moulded; rubbed						
225 mm×225 mm×375 mm	-	-	-	-	nr	162.24
Slab surrounds to openings; one face splayed; rubbed						
75 mm×100 mm	-	-	-	-	m	62.47
75 mm×200 mm	-	-	-	-	m	85.18
100 mm×100 mm	-	-	-	-	m	73.82
125 mm×100 mm	-	-	-	-	m	79.49
125 mm×150 mm	-	-	-	-	m	96.53
175 mm×175 mm	-	-	-	-	m	124.39
225 mm×175 mm	-	-	-	-	m	140.61
300 mm×175 mm	-	-	-	-	m	173.06
300 mm×225 mm	-	-	-	-	m	216.32

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Slab surrounds to openings; one face sunk splayed; rubbed						
75 mm x 100 mm	-	-	-	-	m	75.45
75 mm×200 mm	-	-	-	-	m	98.16
100 mm×100 mm	-	-	-	-	m	86.80
125 mm×100 mm	-	-	-	-	m	92.48
125 mm×150 mm	-	-	-	-	m	109.51
175 mm×175 mm	-	-	-	-	m	137.37
225 mm×175 mm	-	-	-	-	m	153.59
300 mm×175 mm	-	-	-	-	m	186.04
300 mm×225 mm	-	-	-	-	m	229.31
extra for throating	-	-	-	-	m	6.54
extra for rebates and grooves	-	-	-	-	m	20.02
extra for stooling	-	-	-	-	m	18.39
<b>Sundries—stone walling</b>						
Coating backs of stones with brush applied cold bitumen solution; two coats						
limestone facework	-	0.19	2.07	1.98	m <sup>2</sup>	4.05
Cutting grooves in limestone masonry for water bars or the like	-	-	-	-	m	6.28
Mortices in limestone masonry for metal dowel	-	-	-	-	nr	0.59
metal cramp	-	-	-	-	nr	1.14
<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	25.56	40.17	m <sup>2</sup>	65.74
50 mm insulation to walls over 300 mm wide; fixing with proprietary screws and plates; to timber	-	1.39	25.56	44.41	m <sup>2</sup>	69.97
<b>H53 CLAY SLAB CLADDING/FEATURES</b>						
<b>Terracotta cladding and panels; LockClad or equal and approved; 240 mm×390 mm×14½ mm thick terracotta panels; including horizontal rails, clips and vertical spacers, insulation, structural liner trays and fixings</b>						
Walls over 300 mm wide	-	-	-	-	m <sup>2</sup>	208.41

<b>H60 CLAY/CONCRETE ROOF TILING</b>		
<b>ALTERNATIVE TILE PRICES (£/1000)</b>		
	<b>£</b>	<b>£</b>
<b>CLAY TILES; INTERLOCKING AND PANTILES</b>		
<b>Langley's "Sterreberg" pantiles</b>		
Anthracite	1157.60 Glazed Brown	1232.10
Natural Red/Rustic	854.60	
<b>Sandtoft pantiles</b>		
The Barrow Bold Roman	1387.90 Gaelic	1144.80
County Interlocking	749.70	
<b>William Blyth pantiles</b>		
Barco Bold Roll	608.20 Celitic (French)	689.30
<b>CONCRETE TILES; PLAIN AND INTERLOCKING</b>		
<b>Marley roof tiles</b>		
Anglian Plus	687.70 Pewter Mendip	
Heritage Plain	Plain	352.80
Ludlow Plus	563.90 Thaxden	
Malvern	Thaxden Bullnose Feature	
Marlden		
<b>Redland roof tiles</b>		
Redland 49	387.70 50 Double Roman	552.30
Mini Stonewold	598.30 Grovebury	580.60
Discounts of 2½%–15% available depending on quantity/status.		

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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 Goxhill "Provincial" red sand faced or other equal and approved; PC £942.00/1000; 470 mm×285 mm; to 100 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.37	8.21	12.57	m <sup>2</sup>	<b>20.79</b>
Extra over coverings for fixing every tile	–	0.07	1.55	1.16	m <sup>2</sup>	<b>2.72</b>
eaves course with plastic filler	–	0.28	6.22	5.22	m	<b>11.43</b>
verges; extra single undercloak course of plain tiles	–	0.28	6.22	7.49	m	<b>13.71</b>
open valleys; cutting both sides	–	0.17	3.77	3.96	m	<b>7.73</b>
ridge tiles	–	0.56	12.43	11.59	m	<b>24.02</b>
hips; cutting both sides	–	0.69	15.32	15.55	m	<b>30.86</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>
<b>Clay pantiles; Sandtoft Goxhill "Old English"; red sand faced or other equal and approved; PC £634.00/1000; 342 mm×241 mm; to 75 mm lap; on 25 mm× 38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.42	9.32	14.39	m <sup>2</sup>	<b>23.71</b>
Extra over coverings for fixing every tile	–	0.02	0.44	2.91	m <sup>2</sup>	<b>3.35</b>
other colours	–	–	–	0.50	m <sup>2</sup>	<b>0.50</b>
double course at eaves	–	0.31	6.88	3.63	m	<b>10.51</b>
verges; extra single undercloak course of plain tiles	–	0.28	6.22	7.84	m	<b>14.05</b>
open valleys; cutting both sides	–	0.17	3.77	2.66	m	<b>6.44</b>
ridge tiles; tile slips	–	0.56	12.43	16.91	m	<b>29.34</b>
hips; cutting both sides	–	0.69	15.32	19.57	m	<b>34.89</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Clay pantiles; William Blyth's "Lincoln" natural or other equal and approved; 343 mm×280 mm; to 75 mm lap; PC £861.00/1000; on 19 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.42	9.32	17.74	m <sup>2</sup>	<b>27.07</b>
Extra over coverings for fixing every tile	–	0.02	0.44	2.91	m <sup>2</sup>	<b>3.35</b>
other colours	–	–	–	1.54	m <sup>2</sup>	<b>1.54</b>
double course at eaves	–	0.31	6.88	4.58	m	<b>11.47</b>
verges; extra single undercloak course of plain tiles	–	0.28	6.22	10.93	m	<b>17.15</b>
open valleys; cutting both sides	–	0.17	3.77	3.61	m	<b>7.39</b>
ridge tiles; tile slips	–	0.56	12.43	19.05	m	<b>31.48</b>
hips; cutting both sides	–	0.69	15.32	22.66	m	<b>37.98</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>
<b>Clay plain tiles; Hinton, Perry and Davenhill "Dreadnought" smooth red machine-made or other equal and approved; PC £239.00/1000; 265 mm×165 mm; on 19 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; to 64 mm lap	–	0.97	21.53	21.65	m <sup>2</sup>	<b>43.18</b>
Wall coverings; to 38 mm lap	–	1.16	25.75	18.53	m <sup>2</sup>	<b>44.28</b>
Extra over coverings for other colours	–	–	–	3.80	m <sup>2</sup>	<b>3.80</b>
ornamental tiles	–	–	–	11.99	m <sup>2</sup>	<b>11.99</b>
double course at eaves	–	0.23	5.11	2.61	m	<b>7.72</b>
verges	–	0.28	6.22	0.91	m	<b>7.13</b>
swept valleys; cutting both sides	–	0.60	13.32	27.44	m	<b>40.76</b>
bonnet hips; cutting both sides	–	0.74	16.43	27.52	m	<b>43.94</b>
external vertical angle tiles; supplementary nail fixings	–	0.37	8.21	31.17	m	<b>39.38</b>
half round ridge tiles	–	0.56	12.43	9.64	m	<b>22.08</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>
<b>Clay plain tiles; Keymer best hand-made sand-faced tiles or other equal and approved; PC £506.00/1000; 265 mm×165 mm; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; to 64 mm lap	–	0.97	21.53	38.53	m <sup>2</sup>	<b>60.06</b>
Wall coverings; to 38 mm lap	–	1.16	25.75	33.44	m <sup>2</sup>	<b>59.19</b>
Extra over coverings for ornamental tiles	–	–	–	6.97	m <sup>2</sup>	<b>6.97</b>
double course at eaves	–	0.23	5.11	4.30	m	<b>9.41</b>
verges	–	0.28	6.22	1.88	m	<b>8.09</b>
swept valleys; cutting both sides	–	0.60	13.32	30.19	m	<b>43.51</b>
bonnet hips; cutting both sides	–	0.74	16.43	30.27	m	<b>46.69</b>
external vertical angle tiles; supplementary nail fixings	–	0.37	8.21	41.34	m	<b>49.56</b>
half round ridge tiles	–	0.56	12.43	9.35	m	<b>21.79</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Concrete interlocking tiles; Marley "Bold Roll" granule finish tiles or other equal and approved; PC £676.00/1000; 420 mm×330 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.32	7.10	9.58	m <sup>2</sup>	<b>16.68</b>
Extra over coverings for fixing every tile	–	0.02	0.44	0.48	m <sup>2</sup>	<b>0.93</b>
eaves; eaves filler	–	0.04	0.89	0.90	m	<b>1.79</b>
verges; 150 mm wide asbestos free strip undercloak	–	0.21	4.66	1.37	m	<b>6.04</b>
valley trough tiles; cutting both sides	–	0.51	11.32	17.20	m	<b>28.52</b>
segmental ridge tiles; tile slips	–	0.51	11.32	9.46	m	<b>20.78</b>
segmental hip tiles; tile slips; cutting both sides	–	0.65	14.43	11.59	m	<b>26.02</b>
dry ridge tiles; segmental including batten sections; unions and filler pieces	–	0.28	6.22	13.71	m	<b>19.93</b>
segmental mono-ridge tiles	–	0.51	11.32	13.28	m	<b>24.60</b>
gas ridge terminal	–	0.46	10.21	49.92	nr	<b>60.13</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>
<b>Concrete interlocking tiles; Marley "Ludlow Major" granule finish tiles or other equal and approved; PC £642.00/1000; 420 mm×330 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.32	7.10	9.30	m <sup>2</sup>	<b>16.40</b>
Extra over coverings for fixing every tile	–	0.02	0.44	0.48	m <sup>2</sup>	<b>0.93</b>
eaves; eaves filler	–	0.04	0.89	0.37	m	<b>1.26</b>
verges; 150 mm wide asbestos free strip undercloak	–	0.21	4.66	1.37	m	<b>6.04</b>
dry verge system; extruded white pvc	–	0.14	3.11	7.85	m	<b>10.96</b>
segmental ridge cap to dry verge	–	0.02	0.44	2.56	m	<b>3.01</b>
valley trough tiles; cutting both sides	–	0.51	11.32	17.13	m	<b>28.45</b>
segmental ridge tiles	–	0.46	10.21	6.61	m	<b>16.82</b>
segmental hip tiles; cutting both sides	–	0.60	13.32	8.63	m	<b>21.95</b>
dry ridge tiles; segmental including batten sections; unions and filler pieces	–	0.28	6.22	13.71	m	<b>19.93</b>
segmental mono-ridge tiles	–	0.46	10.21	11.61	m	<b>21.83</b>
gas ridge terminal	–	0.46	10.21	49.92	nr	<b>60.13</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Concrete interlocking tiles; Marley "Mendip" granule finish double pantiles or other equal and approved; PC £688.00/1000; 420 mm×330 mm; to 75 mm lap; on 22 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings Extra over coverings for	–	0.32	7.10	9.70	m <sup>2</sup>	<b>16.80</b>
fixing every tile	–	0.02	0.44	0.48	m <sup>2</sup>	<b>0.93</b>
eaves; eaves filler	–	0.02	0.44	0.61	m	<b>1.06</b>
verges; 150 mm wide asbestos free strip undercloak	–	0.21	4.66	1.37	m	<b>6.04</b>
dry verge system; extruded white pvc	–	0.14	3.11	7.85	m	<b>10.96</b>
segmental ridge cap to dry verge	–	0.02	0.44	2.56	m	<b>3.01</b>
valley trough tiles; cutting both sides	–	0.51	11.32	17.23	m	<b>28.55</b>
segmental ridge tiles	–	0.51	11.32	9.46	m	<b>20.78</b>
segmental hip tiles; cutting both sides	–	0.65	14.43	11.63	m	<b>26.06</b>
dry ridge tiles; segmental including batten sections; unions and filler pieces	–	0.28	6.22	13.71	m	<b>19.93</b>
segmental mono-ridge tiles	–	0.46	10.21	13.04	m	<b>23.25</b>
gas ridge terminal	–	0.46	10.21	49.92	nr	<b>60.13</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>
<b>Concrete interlocking tiles; Marley "Modern" smooth finish tiles or other equal and approved; PC £642.00/1000; 420 mm×220 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.32	7.10	9.47	m <sup>2</sup>	<b>16.57</b>
Extra over coverings for						
fixing every tile	–	0.02	0.44	0.48	m <sup>2</sup>	<b>0.93</b>
verges; 150 wide asbestos free strip undercloak	–	0.21	4.66	1.37	m	<b>6.04</b>
dry verge system; extruded white pvc	–	0.19	4.22	7.85	m	<b>12.07</b>
"Modern" ridge cap to dry verge	–	0.02	0.44	2.56	m	<b>3.01</b>
valley trough tiles; cutting both sides	–	0.51	11.32	17.13	m	<b>28.45</b>
"Modern" ridge tiles	–	0.46	10.21	6.93	m	<b>17.14</b>
"Modern" hip tiles; cutting both sides	–	0.60	13.32	8.95	m	<b>22.27</b>
dry ridge tiles; "Modern"; including batten sections; unions and filler pieces	–	0.28	6.22	14.03	m	<b>20.25</b>
"Modern" mono-ridge tiles	–	0.46	10.21	11.61	m	<b>21.83</b>
gas ridge terminal	–	0.46	10.21	49.92	nr	<b>60.13</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Concrete interlocking tiles; Marley "Wessex" smooth finish tiles or other equal and approved; PC £1045.00/1000; 413 mm×330 mm; to 75 mm lap; on 25mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.32	7.10	13.68	m <sup>2</sup>	<b>20.78</b>
Extra over coverings for fixing every tile	–	0.02	0.44	0.48	m <sup>2</sup>	<b>0.93</b>
verges; 150 mm wide asbestos free strip undercloak	–	0.21	4.66	1.37	m	<b>6.04</b>
dry verge system; extruded white pvc	–	0.19	4.22	7.85	m	<b>12.07</b>
"Modern" ridge cap to dry verge	–	0.02	0.44	2.56	m	<b>3.01</b>
valley trough tiles; cutting both sides	–	0.51	11.32	17.98	m	<b>29.30</b>
"Modern" ridge tiles	–	0.46	10.21	6.93	m	<b>17.14</b>
"Modern" hip tiles; cutting both sides	–	0.60	13.32	10.22	m	<b>23.54</b>
dry ridge tiles; "Modern"; including batten sections; unions and filler pieces	–	0.28	6.22	14.03	m	<b>20.25</b>
"Modern" mono-ridge tiles	–	0.46	10.21	11.61	m	<b>21.83</b>
gas ridge terminal	–	0.46	10.21	49.92	nr	<b>60.13</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>
<b>Concrete interlocking slates; Redland "Richmond" smooth finish tiles or other equal and approved; PC £766.00/1000; 430×380; to 75 mm lap; on 25 mm×38mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.32	7.10	9.29	m <sup>2</sup>	<b>16.39</b>
Extra over coverings for fixing every tile	–	0.02	0.44	0.48	m <sup>2</sup>	<b>0.93</b>
eaves; eaves filler	–	0.02	0.44	0.51	m	<b>0.95</b>
verges; extra single undercloak course of plain tiles	–	0.23	5.11	2.79	m	<b>7.89</b>
ambi-dry verge system	–	0.19	4.22	7.48	m	<b>11.70</b>
ambi-dry verge eave/ridge end piece	–	0.02	0.44	2.68	m	<b>3.12</b>
valley trough tiles; cutting both sides	–	0.56	12.43	22.07	m	<b>34.50</b>
"Richmond" ridge tiles	–	0.46	10.21	8.01	m	<b>18.22</b>
"Richmond" hip tiles; cutting both sides	–	0.60	13.32	10.42	m	<b>23.74</b>
"Richmond" mono-ridge tiles	–	0.46	10.21	15.70	m	<b>25.91</b>
gas ridge terminal	–	0.46	10.21	62.79	nr	<b>73.00</b>
ridge vent with 110 mm diameter flexible adaptor	–	0.46	10.21	55.18	nr	<b>65.39</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Concrete interlocking tiles; Redland "Norfolk" smooth finish pantiles or other equal and approved; PC £405.00/1000; 381 mm×229 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.42	9.32	10.68	m <sup>2</sup>	<b>20.00</b>
Extra over coverings for fixing every tile	–	0.04	0.89	0.27	m <sup>2</sup>	<b>1.16</b>
eaves; eaves filler	–	0.04	0.89	0.86	m	<b>1.75</b>
verges; extra single undercloak course of plain tiles	–	0.28	6.22	4.96	m	<b>11.17</b>
valley trough tiles; cutting both sides	–	0.56	12.43	20.98	m	<b>33.41</b>
universal ridge tiles	–	0.46	10.21	8.83	m	<b>19.04</b>
universal hip tiles; cutting both sides	–	0.60	13.32	10.96	m	<b>24.28</b>
universal gas flue ridge tile	–	0.46	10.21	65.99	nr	<b>76.20</b>
universal ridge vent tile with 110 mm diameter adaptor	–	0.50	11.10	59.66	nr	<b>70.76</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>
<b>Concrete interlocking tiles; Redland "Regent" granule finish bold roll tiles or other equal and approved; PC £581.00/1000; 418 mm×332 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.32	7.10	8.79	m <sup>2</sup>	<b>15.89</b>
Extra over coverings for fixing every tile	–	0.03	0.67	0.59	m <sup>2</sup>	<b>1.26</b>
eaves; eaves filler	–	0.04	0.89	0.65	m	<b>1.54</b>
verges; extra single undercloak course of plain tiles	–	0.23	5.11	2.36	m	<b>7.46</b>
cloaked verge system	–	0.14	3.11	5.03	m	<b>8.13</b>
valley trough tiles; cutting both sides	–	0.51	11.32	20.68	m	<b>32.00</b>
universal ridge tiles	–	0.46	10.21	8.83	m	<b>19.04</b>
universal hip tiles; cutting both sides	–	0.60	13.32	10.66	m	<b>23.98</b>
dry ridge system; universal ridge tiles	–	0.23	5.11	28.33	m	<b>33.43</b>
universal half round mono-pitch ridge tiles	–	0.51	11.32	18.59	m	<b>29.91</b>
universal gas flue ridge tile	–	0.46	10.21	65.99	nr	<b>76.20</b>
universal ridge vent tile with 110 mm diameter adaptor	–	0.46	10.21	59.66	nr	<b>69.88</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Concrete interlocking tiles; Redland "Renown" granule finish tiles or other equal and approved; PC £552.00/1000; 418 mm×330 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.32	7.10	8.50	m <sup>2</sup>	<b>15.60</b>
Extra over coverings for fixing every tile	–	0.02	0.44	0.33	m <sup>2</sup>	<b>0.77</b>
verges; extra single undercloak course of plain tiles	–	0.23	5.11	2.84	m	<b>7.95</b>
cloakd verge system	–	0.14	3.11	5.11	m	<b>8.22</b>
valley trough tiles; cutting both sides	–	0.51	11.32	20.59	m	<b>31.91</b>
universal ridge tiles	–	0.46	10.21	8.83	m	<b>19.04</b>
universal hip tiles; cutting both sides	–	0.60	13.32	10.57	m	<b>23.89</b>
dry ridge system; universal ridge tiles	–	0.23	5.11	28.33	m	<b>33.43</b>
universal half round mono-pitch ridge tiles	–	0.51	11.32	18.59	m	<b>29.91</b>
universal gas flue ridge tile	–	0.46	10.21	65.99	nr	<b>76.20</b>
universal ridge vent tile with 110 mm diameter adaptor	–	0.46	10.21	59.66	nr	<b>69.88</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>
<b>Concrete interlocking tiles; Redland "Stonewold II" smooth finish tiles or other equal and approved; PC £1082.00/1000; 430 mm×380 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.32	7.10	13.99	m <sup>2</sup>	<b>21.10</b>
Extra over coverings for fixing every tile	–	0.02	0.44	0.87	m <sup>2</sup>	<b>1.32</b>
verges; extra single undercloak course of plain tiles	–	0.28	6.22	2.79	m	<b>9.00</b>
ambi-dry verge system	–	0.19	4.22	7.48	m	<b>11.70</b>
ambi-dry verge eave/ridge end piece	–	0.02	0.44	2.68	m	<b>3.12</b>
valley trough tiles; cutting both sides	–	0.51	11.32	22.26	m	<b>33.58</b>
universal angle ridge tiles	–	0.46	10.21	6.35	m	<b>16.56</b>
universal hip tiles; cutting both sides	–	0.60	13.32	9.76	m	<b>23.08</b>
dry ridge system; universal angle ridge tiles	–	0.23	5.11	16.52	m	<b>21.63</b>
universal mono-pitch angle ridge tiles	–	0.51	11.32	12.25	m	<b>23.57</b>
universal gas flue angle ridge tile	–	0.46	10.21	63.49	nr	<b>73.70</b>
universal angle ridge vent tile with 110 mm diameter adaptor	–	0.46	10.21	57.40	nr	<b>67.61</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Concrete plain tiles; EN 490 and 491 group A; PC £242.00/1000; 267 mm×65 mm; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; to 64 mm lap	–	0.97	21.53	21.84	m <sup>2</sup>	<b>43.38</b>
Wall coverings; to 38 mm lap	–	1.16	25.75	18.71	m <sup>2</sup>	<b>44.46</b>
Extra over coverings for ornamental tiles	–	–	–	12.88	m <sup>2</sup>	<b>12.88</b>
double course at eaves verges	–	0.23	5.11	2.63	m	<b>7.74</b>
swept valleys; cutting both sides	–	0.31	6.88	1.05	m	<b>7.93</b>
bonnet hips; cutting both sides	–	0.60	13.32	21.69	m	<b>35.01</b>
external vertical angle tiles; supplementary nail fixings	–	0.74	16.43	21.76	m	<b>38.19</b>
half round ridge tiles	–	0.37	8.21	15.31	m	<b>23.53</b>
third round hip tiles; cutting both sides	–	0.46	10.21	5.62	m	<b>15.83</b>
holes for pipes and the like	–	0.46	10.21	7.14	m	<b>17.35</b>
	–	0.19	4.22	–	nr	<b>4.22</b>
<b>Sundries</b>						
Hip irons galvanised mild steel; fixing with screws	–	0.09	2.00	2.76	nr	<b>4.76</b>
“Rytens Clip strip” or other equal and approved; continuous soffit ventilator 51 mm wide; plastic; code CS351	–	0.28	6.22	1.01	m	<b>7.23</b>
“Rytens over fascia ventilator” or other equal and approved; continuous eaves ventilator 40 mm wide; plastic; code OFV890	–	0.09	2.00	1.70	m	<b>3.70</b>
“Rytens roof ventilator” or other equal and approved; to suit rafters at 600 mm centres 250 mm deep×43 mm high; plastic; code TV600	–	0.09	2.00	1.63	m	<b>3.63</b>
“Rytens push and lock ventilators” or other equal and approved; circular 83 mm diameter; plastic; code PL235	–	0.04	0.59	0.27	nr	<b>0.86</b>
Fixing only lead soakers (supply cost not included)	–	0.07	1.14	–	nr	<b>1.14</b>
Pressure impregnated softwood counter battens; 25 mm×50 mm 450 mm centres	–	0.06	1.33	1.15	m <sup>2</sup>	<b>2.49</b>
600 mm centres	–	0.04	0.89	0.87	m <sup>2</sup>	<b>1.76</b>
<b>Underlay; BS 747 type 1B; bitumen felt weighing 14 kg/10 m<sup>2</sup>; 75 mm laps</b>						
To sloping or vertical surfaces	0.49	0.02	0.44	1.10	m <sup>2</sup>	<b>1.54</b>
<b>Underlay; BS 747 type 1F; reinforced bitumen felt weighing 22.50 kg/10 m<sup>2</sup>; 75 mm laps</b>						
To sloping or vertical surfaces	0.91	0.02	0.44	1.58	m <sup>2</sup>	<b>2.02</b>
<b>Underlay; Visqueen “Tilene 200P” or other equal and approved; micro-perforated sheet; 75 mm laps</b>						
To sloping or vertical surfaces	0.52	0.02	0.44	1.16	m <sup>2</sup>	<b>1.60</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Underlay; "Powerlon 250 BM" or other equal and approved; reinforced breather membrane; 75 mm laps</b> To sloping or vertical surfaces	0.55	0.02	0.44	1.20	m <sup>2</sup>	<b>1.64</b>
<b>Underlay; "Anticon" or other equal and approved sarking membrane; Eurorooft Ltd; polyethylene; 75 mm laps</b> To sloping or vertical surfaces	–	0.02	0.44	1.54	m <sup>2</sup>	<b>1.98</b>
<b>H61 FIBRE CEMENT SLATING</b>						
<b>Asbestos-free artificial slates; Eternit "2000" or other equal and approved; to 75 mm lap; on 19 mm×50 mm battens and type 1F reinforced underlay</b>						
Coverings; 400 mm×200 mm slates						
roof coverings	–	0.74	16.43	25.46	m <sup>2</sup>	<b>41.88</b>
wall coverings	–	0.97	21.53	25.46	m <sup>2</sup>	<b>46.99</b>
Coverings; 500 mm×250 mm slates						
roof coverings	–	0.60	13.32	17.35	m <sup>2</sup>	<b>30.67</b>
wall coverings	–	0.74	16.43	17.35	m <sup>2</sup>	<b>33.78</b>
Coverings; 600 mm×300 mm slates						
roof coverings	–	0.46	10.21	14.42	m <sup>2</sup>	<b>24.63</b>
wall coverings	–	0.60	13.32	14.42	m <sup>2</sup>	<b>27.74</b>
Extra over slate coverings for						
double course at eaves	–	0.23	5.11	3.51	m	<b>8.62</b>
verges; extra single undercloak course	–	0.31	6.88	0.77	m	<b>7.65</b>
open valleys; cutting both sides	–	0.19	4.22	3.06	m	<b>7.28</b>
valley gutters; cutting both sides	–	0.51	11.32	18.89	m	<b>30.22</b>
half round ridge tiles	–	0.46	10.21	25.12	m	<b>35.34</b>
stop end	–	0.09	2.00	7.33	nr	<b>9.33</b>
roll top ridge tiles	–	0.56	12.43	20.13	m	<b>32.56</b>
stop end	–	0.09	2.00	9.43	nr	<b>11.43</b>
mono-pitch ridge tiles	–	0.46	10.21	23.57	m	<b>33.78</b>
stop end	–	0.09	2.00	28.38	nr	<b>30.38</b>
duo-pitch ridge tiles	–	0.46	10.21	19.10	m	<b>29.31</b>
stop end	–	0.09	2.00	20.81	nr	<b>22.81</b>
mitred hips; cutting both sides	–	0.19	4.22	3.06	m	<b>7.28</b>
half round hip tiles; cutting both sides	–	0.19	4.22	28.19	m	<b>32.41</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</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.						

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Natural slates; BS 680 Part 2; Welsh blue; uniform size; to 75 mm lap; on 25 mm×50 mm battens and type 1F reinforced underlay</b>						
Coverings; 405 mm×255 mm slates						
roof coverings	–	0.83	18.42	33.42	m <sup>2</sup>	<b>51.85</b>
wall coverings	–	1.06	23.53	33.42	m <sup>2</sup>	<b>56.95</b>
Coverings; 510 mm×255 mm slates						
roof coverings	–	0.69	15.32	40.20	m <sup>2</sup>	<b>55.52</b>
wall coverings	–	0.83	18.42	40.20	m <sup>2</sup>	<b>58.63</b>
Coverings; 610 mm×305 mm slates						
roof coverings	–	0.56	12.43	51.46	m <sup>2</sup>	<b>63.89</b>
wall coverings	–	0.69	15.32	51.46	m <sup>2</sup>	<b>66.77</b>
Extra over coverings for						
double course at eaves	–	0.28	6.22	13.51	m	<b>19.73</b>
verges; extra single undercloak course	–	0.39	8.66	7.86	m	<b>16.51</b>
open valleys; cutting both sides	–	0.20	4.44	31.03	m	<b>35.47</b>
blue/black glazed ware 152 mm half round ridge tiles	–	0.46	10.21	6.97	m	<b>17.18</b>
blue/black glazed ware 125 mm×125 mm plain angle ridge tiles	–	0.46	10.21	15.72	m	<b>25.93</b>
mitred hips; cutting both sides	–	0.20	4.44	31.03	m	<b>35.47</b>
blue/black glazed ware 152 mm half round hip tiles; cutting both sides	–	0.65	14.43	38.00	m	<b>52.43</b>
blue/black glazed ware 125 mm×125 mm plain angle hip tiles; cutting both sides	–	0.65	14.43	46.75	m	<b>61.18</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>
<b>Natural slates; Westmoreland green; PC £1819.00/t; random lengths; 457 mm 229 mm proportionate widths to 75 mm lap; in diminishing courses; on 25 mm×50 mm battens and type 1F underlay</b>						
Roof coverings	–	1.06	23.53	108.13	m <sup>2</sup>	<b>131.66</b>
Wall coverings	–	1.34	29.75	108.13	m <sup>2</sup>	<b>137.87</b>
Extra over coverings for						
double course at eaves	–	0.61	13.54	19.97	m	<b>33.51</b>
verges; extra single undercloak course slates 152 mm wide	–	0.69	15.32	17.38	m	<b>32.69</b>
holes for pipes and the like	–	0.28	6.22	–	nr	<b>6.22</b>
<b>H63 RECONSTRUCTED STONE SLATING/ TILING</b>						
<b>Reconstructed stone slates; “Hardrow Slates” or other equal and approved; standard colours; or similar; PC £686.00/1000 75 mm lap; on 25 mm×50 mm battens and type 1F reinforced underlay</b>						
Coverings; 457 mm×305 mm slates						
roof coverings	–	0.74	16.43	17.51	m <sup>2</sup>	<b>33.93</b>
wall coverings	–	0.93	20.64	17.51	m <sup>2</sup>	<b>38.15</b>
Coverings; 457 mm×357 mm slates						
roof coverings	–	0.60	13.32	17.25	m <sup>2</sup>	<b>30.57</b>
wall coverings	–	0.79	17.54	17.25	m <sup>2</sup>	<b>34.79</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra over 457 mm×305 mm coverings for						
double course at eaves	–	0.28	6.22	3.15	m	<b>9.36</b>
verges; pointed	–	0.39	8.66	0.07	m	<b>8.73</b>
open valleys; cutting both sides	–	0.20	4.44	7.20	m	<b>11.64</b>
ridge tiles	–	0.46	10.21	21.83	m	<b>32.04</b>
hip tiles; cutting both sides	–	0.65	14.43	17.12	m	<b>31.55</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>
<b>Reconstructed stone slates; “Hardrow Slates” or other equal and approved; green/oldstone colours; PC £686.00/1000; to 75 mm lap; on 25 mm×50 mm battens and type 1F reinforced underlay</b>						
Coverings; 457 mm×305 mm slates						
roof coverings	–	0.74	16.43	17.51	m <sup>2</sup>	<b>33.93</b>
wall coverings	–	0.93	20.64	17.51	m <sup>2</sup>	<b>38.15</b>
Coverings; 457 mm×457 mm slates						
roof coverings	–	0.60	13.32	17.25	m <sup>2</sup>	<b>30.57</b>
wall coverings	–	0.79	17.54	17.25	m <sup>2</sup>	<b>34.79</b>
Extra over 457 mm×305 mm coverings for						
double course at eaves	–	0.28	6.22	3.14	m	<b>9.36</b>
verges; pointed	–	0.39	8.66	0.07	m	<b>8.73</b>
open valleys; cutting both sides	–	0.20	4.44	7.20	m	<b>11.64</b>
ridge tiles	–	0.46	10.21	21.83	m	<b>32.04</b>
hip tiles; cutting both sides	–	0.65	14.43	17.12	m	<b>31.55</b>
holes for pipes and the like	–	0.19	4.22	–	nr	<b>4.22</b>
<b>Reconstructed stone slates; Bradstone “Cotswold” stye or other equal and approved; PC £21.36/m<sup>2</sup>; random lengths 550 mm - 300 mm; proportional widths; to 80 mm lap; in diminishing courses; on 25 mm×50 mm battens and type 1F reinforced underlay</b>						
Roof coverings (all-in rate inclusive of eaves and verges)	–	0.97	21.53	27.55	m <sup>2</sup>	<b>49.08</b>
Extra over coverings for						
open valleys/mitred hips; cutting both sides	–	0.42	9.32	10.09	m <sup>2</sup>	<b>19.41</b>
ridge tiles	–	0.61	13.54	13.51	m	<b>27.05</b>
hip tiles; cutting both sides	–	0.97	21.53	22.82	m	<b>44.35</b>
holes for pipes and the like	–	0.28	6.22	–	nr	<b>6.22</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Reconstructed stone slates; Bradstone "Moordale" style or other equal and approved; PC £20.10/m<sup>2</sup>; random lengths 550 mm - 450 mm; proportional widths; to 80 mm lap; in diminishing course; on 25 mm×50 mm battens and type 1F reinforced underlay</b>						
Roof coverings (all-in rate inclusive of eaves and verges)	–	0.97	21.53	26.22	m <sup>2</sup>	<b>47.76</b>
Extra over coverings for open valleys/mitred hips; cutting both sides	–	0.42	9.32	9.49	m <sup>2</sup>	<b>18.82</b>
ridge tiles	–	0.61	13.54	13.51	m	<b>27.05</b>
holes for pipes and the like	–	0.28	6.22	–	nr	<b>6.22</b>
<b>H64 TIMBER SHINGLING</b>						
<b>Red cedar sawn shingles preservative treated; PC £25.95/bundle; uniform length 400 mm; to 125 mm gauge; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; 125 mm gauge, 2.28 m <sup>2</sup> /bundle	–	0.97	21.53	17.47	m <sup>2</sup>	<b>39.00</b>
Wall coverings; 190 mm gauge, 3.47 m <sup>2</sup> /bundle	–	0.74	16.43	11.90	m <sup>2</sup>	<b>28.33</b>
Extra over coverings for double course at eaves	–	0.19	4.22	1.58	m	<b>5.79</b>
open valleys; cutting both sides	–	0.19	4.22	2.93	m	<b>7.15</b>
pre-formed ridge capping	–	0.28	6.22	5.25	m	<b>11.47</b>
pre-formed hip capping; cutting both sides	–	0.46	10.21	8.18	m	<b>18.39</b>
double starter course to cappings	–	0.09	2.00	0.55	m	<b>2.55</b>
holes for pipes and the like	–	0.14	3.11	–	nr	<b>3.11</b>
<b>H71 LEAD SHEET COVERINGS/FLASHINGS</b>						
<b>Milled lead; BS 1178; PC £793.00/t</b>						
1.32 mm thick (code 3) roof coverings						
flat	–	2.50	40.82	12.38	m <sup>2</sup>	<b>53.20</b>
sloping 10–50 degrees	–	2.78	45.40	12.38	m <sup>2</sup>	<b>57.77</b>
vertical or sloping over 50 degrees	–	3.05	49.80	12.38	m <sup>2</sup>	<b>62.18</b>
1.80 mm thick (code 4) roof coverings						
flat	–	2.68	43.76	16.88	m <sup>2</sup>	<b>60.65</b>
sloping 10–50 degrees	–	2.96	48.33	16.88	m <sup>2</sup>	<b>65.22</b>
vertical or sloping over 50 degrees	–	3.24	52.91	16.88	m <sup>2</sup>	<b>69.79</b>
1.80 mm thick (code 4) dormer coverings						
flat	–	3.15	51.44	16.88	m <sup>2</sup>	<b>68.32</b>
sloping 10–50 degrees	–	3.61	58.95	16.88	m <sup>2</sup>	<b>75.83</b>
vertical or sloping over 50 degrees	–	3.89	63.52	16.88	m <sup>2</sup>	<b>80.41</b>
2.24 mm thick (code 5) roof coverings						
flat	–	2.87	46.86	22.51	m <sup>2</sup>	<b>69.38</b>
sloping 10–50 degrees	–	3.15	51.44	22.51	m <sup>2</sup>	<b>73.95</b>
vertical or sloping over 50 degrees	–	3.42	55.85	22.51	m <sup>2</sup>	<b>78.36</b>
2.24 mm thick (code 5) dormer coverings						
flat	–	3.42	55.85	22.51	m <sup>2</sup>	<b>78.36</b>
sloping 10–50 degrees	–	3.79	61.89	22.51	m <sup>2</sup>	<b>84.40</b>
vertical or sloping over 50 degrees	–	4.16	67.93	22.51	m <sup>2</sup>	<b>90.44</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
2.65 mm thick (code 6) roof coverings						
flat	–	3.05	49.80	24.86	m <sup>2</sup>	<b>74.66</b>
sloping 10–50 degrees	–	3.33	54.38	24.86	m <sup>2</sup>	<b>79.23</b>
vertical or sloping over 50 degrees	–	3.61	58.95	24.86	m <sup>2</sup>	<b>83.81</b>
2.65 mm thick (code 6) dormer coverings						
flat	–	3.70	60.42	24.86	m <sup>2</sup>	<b>85.28</b>
sloping 10–50 degrees	–	3.98	64.99	24.86	m <sup>2</sup>	<b>89.85</b>
vertical or sloping over 50 degrees	–	4.35	71.03	24.86	m <sup>2</sup>	<b>95.89</b>
3.15 mm thick (code 7) roof coverings						
flat	–	3.24	52.91	29.55	m <sup>2</sup>	<b>82.45</b>
sloping 10–50 degrees	–	3.52	57.48	29.55	m <sup>2</sup>	<b>87.03</b>
vertical or sloping over 50 degrees	–	3.79	61.89	29.55	m <sup>2</sup>	<b>91.44</b>
3.15 mm thick (code 7) dormer coverings						
flat	–	3.89	63.52	29.55	m <sup>2</sup>	<b>93.07</b>
sloping 10–50 degrees	–	4.16	67.93	29.55	m <sup>2</sup>	<b>97.48</b>
vertical or sloping over 50 degrees	–	4.53	73.97	29.55	m <sup>2</sup>	<b>103.52</b>
3.55 mm thick (code 8) roof coverings						
flat	–	3.42	55.85	33.30	m <sup>2</sup>	<b>89.15</b>
sloping 10–50 degrees	–	3.70	60.42	33.30	m <sup>2</sup>	<b>93.72</b>
vertical or sloping over 50 degrees	–	3.98	64.99	33.30	m <sup>2</sup>	<b>98.29</b>
3.55 mm thick (code 8) dormer coverings						
flat	–	4.16	67.93	33.30	m <sup>2</sup>	<b>101.23</b>
sloping 10–50 degrees	–	4.44	72.50	33.30	m <sup>2</sup>	<b>105.80</b>
vertical or sloping over 50 degrees	–	4.81	78.54	33.30	m <sup>2</sup>	<b>111.84</b>
Dressing over glazing bars and glass	–	0.31	5.06	–	m	<b>5.06</b>
Soldered dot	–	0.14	2.29	–	nr	<b>2.29</b>
Copper nailing; 75 mm centres	–	0.19	3.10	0.29	m	<b>3.39</b>
<b>1.80 mm thick (code 4) lead flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	–	0.74	12.08	2.62	m	<b>14.71</b>
240 mm girth	–	0.83	13.55	4.20	m	<b>17.75</b>
Stepped flashings; wedging into grooves						
180 mm girth	–	0.83	13.55	3.13	m	<b>16.69</b>
270 mm girth	–	0.93	15.19	4.69	m	<b>19.88</b>
Linings to sloping gutters						
390 mm girth	–	1.11	18.13	6.82	m	<b>24.95</b>
450 mm girth	–	1.20	19.59	7.81	m	<b>27.41</b>
Cappings to hips or ridges						
450 mm girth	–	1.39	22.70	7.81	m	<b>30.51</b>
600 mm girth	–	1.48	24.17	10.45	m	<b>34.61</b>
Soakers						
200 mm×200 mm	–	0.14	2.29	0.68	nr	<b>2.96</b>
300 mm×300 mm	–	0.19	3.10	1.52	nr	<b>4.62</b>
Saddle flashings; at intersections of hips and ridges; dressing and bossing						
450 mm×600 mm	–	1.67	27.27	4.69	nr	<b>31.96</b>
Slates; with 150 mm high collar						
450 mm×450 mm; to suit 50 mm diameter pipe	–	1.57	25.64	4.04	nr	<b>29.68</b>
450 mm×450 mm; to suit 100 mm diameter pipe	–	1.85	30.21	4.43	nr	<b>34.64</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>2.24 mm thick (code 5) lead flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	–	0.74	12.08	3.27	m	<b>15.35</b>
240 mm girth	–	0.83	13.55	5.19	m	<b>18.75</b>
Stepped flashings; wedging into grooves						
180 mm girth	–	0.83	13.55	3.92	m	<b>17.47</b>
270 mm girth	–	0.93	15.19	5.83	m	<b>21.02</b>
Linings to sloping gutters						
390 mm girth	–	1.11	18.13	8.45	m	<b>26.58</b>
450 mm girth	–	1.20	19.59	9.74	m	<b>29.33</b>
Cappings to hips or ridges						
450 mm girth	–	1.39	22.70	9.74	m	<b>32.43</b>
600 mm girth	–	1.48	24.17	13.01	m	<b>37.17</b>
Soakers						
200 mm×200 mm	–	0.14	2.29	0.90	nr	<b>3.19</b>
300 mm×300 mm	–	0.19	3.10	2.03	nr	<b>5.13</b>
Saddle flashings; at intersections of hips and ridges; dressing and bossing						
450 mm×600 mm	–	1.67	27.27	5.84	nr	<b>33.11</b>
Slates; with 150 mm high collar						
450 mm×450 mm; to suit 50 mm diameter pipe	–	1.57	25.64	5.04	nr	<b>30.67</b>
450 mm×450 mm; to suit 100 mm diameter pipe	–	1.85	30.21	5.53	nr	<b>35.74</b>
<b>H72 ALUMINIUM SHEET COVERINGS/ FLASHINGS</b>						
<b>Aluminium roofing; commercial grade</b>						
0.90 mm thick roof coverings						
flat	5.76	2.78	45.40	6.50	m <sup>2</sup>	<b>51.90</b>
sloping 10–50 degrees	–	3.05	49.80	6.50	m <sup>2</sup>	<b>56.30</b>
vertical or sloping over 50 degrees	–	3.33	54.38	6.50	m <sup>2</sup>	<b>60.88</b>
0.90 mm thick dormer coverings						
flat	–	3.33	54.38	6.50	m <sup>2</sup>	<b>60.88</b>
sloping 10–50 degrees	–	3.70	60.42	6.50	m <sup>2</sup>	<b>66.92</b>
vertical or sloping over 50 degrees	–	4.07	66.46	6.50	m <sup>2</sup>	<b>72.96</b>
Aluminium nailing; 75 spacing	–	0.19	3.10	0.27	m	<b>3.38</b>
<b>0.90 mm commercial grade aluminium flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	–	0.74	12.08	1.01	m	<b>13.09</b>
240 mm girth	–	0.82	13.39	1.64	m	<b>15.03</b>
300 mm girth	–	0.97	15.84	2.00	m	<b>17.84</b>
Stepped flashings; wedging into grooves						
180 mm girth	–	0.83	13.55	1.19	m	<b>14.75</b>
270 mm girth	–	0.93	15.19	1.87	m	<b>17.05</b>
<b>1.20 mm commercial grade aluminium flashings; polyester powder coated</b>						
Flashings; fixed with self tapping screws						
170 mm girth	–	0.83	13.55	1.39	m	<b>14.94</b>
200 mm girth	–	0.88	14.37	1.85	m	<b>16.22</b>
280 mm girth	–	1.02	16.66	2.42	m	<b>19.07</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H73 COPPER STRIP SHEET COVERINGS/ FLASHINGS</b>						
<b>Copper roofing; BS 2870</b>						
0.56 mm thick (24 swg) roof coverings						
flat	18.14	2.96	48.33	20.48	m <sup>2</sup>	<b>68.81</b>
sloping 10–50 degrees	–	3.24	52.91	20.48	m <sup>2</sup>	<b>73.39</b>
vertical or sloping over 50 degrees	–	3.52	57.48	20.48	m <sup>2</sup>	<b>77.96</b>
0.56 mm thick (24 swg) dormer coverings						
flat	18.14	3.52	57.48	20.48	m <sup>2</sup>	<b>77.96</b>
sloping 10–50 degrees	–	3.89	63.52	20.48	m <sup>2</sup>	<b>84.00</b>
vertical or sloping over 50 degrees	–	4.26	69.56	20.48	m <sup>2</sup>	<b>90.04</b>
0.61 mm thick (23 swg) roof coverings						
flat	19.83	2.96	48.33	22.39	m <sup>2</sup>	<b>70.72</b>
sloping 10–50 degrees	–	3.24	52.91	22.39	m <sup>2</sup>	<b>75.29</b>
vertical or sloping over 50 degrees	–	3.52	57.48	22.39	m <sup>2</sup>	<b>79.87</b>
0.61 mm thick (23 swg) dormer coverings						
flat	19.83	3.52	57.48	22.39	m <sup>2</sup>	<b>79.87</b>
sloping 10–50 degrees	–	3.89	63.52	22.39	m <sup>2</sup>	<b>85.91</b>
vertical or sloping over 50 degrees	–	4.26	69.56	22.39	m <sup>2</sup>	<b>91.95</b>
Copper nailing; 75 mm spacing	–	0.19	3.10	0.29	m	<b>3.39</b>
<b>0.56 mm thick copper flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	–	0.74	12.08	3.21	m	<b>15.30</b>
240 mm girth	–	0.83	13.55	5.16	m	<b>18.72</b>
300 mm girth	–	0.97	15.84	6.48	m	<b>22.32</b>
Stepped flashings; wedging into grooves						
180 mm girth	–	0.83	13.55	3.90	m	<b>17.45</b>
270 mm girth	–	0.93	15.19	5.82	m	<b>21.00</b>
<b>0.61 mm thick copper flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	–	0.74	12.08	3.50	m	<b>15.58</b>
240 mm girth	–	0.83	13.55	5.63	m	<b>19.19</b>
300 mm girth	–	0.97	15.84	7.04	m	<b>22.88</b>
Stepped flashings; wedging into grooves						
180 mm girth	–	0.83	13.55	4.22	m	<b>17.78</b>
270 mm girth	–	0.93	15.19	6.33	m	<b>21.51</b>
<b>H74 ZINC STRIP SHEET COVERINGS/ FLASHINGS</b>						
<b>Zinc; BS 849</b>						
0.80 mm thick roof coverings						
flat	13.07	2.96	48.33	14.75	m <sup>2</sup>	<b>63.09</b>
sloping 10–50 degrees	–	3.24	52.91	14.75	m <sup>2</sup>	<b>67.66</b>
vertical or sloping over 50 degrees	–	3.52	57.48	14.75	m <sup>2</sup>	<b>72.23</b>
0.80 mm thick (23 swg) dormer coverings						
flat	–	3.52	57.48	14.75	m <sup>2</sup>	<b>72.23</b>
sloping 10–50 degrees	–	3.89	63.52	14.75	m <sup>2</sup>	<b>78.28</b>
vertical or sloping over 50 degrees	–	4.26	69.56	14.75	m <sup>2</sup>	<b>84.32</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>0.80 mm thick zinc flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	–	0.74	12.08	2.29	m	<b>14.37</b>
240 mm girth	–	0.83	13.55	3.70	m	<b>17.26</b>
300 mm girth	–	0.97	15.84	4.66	m	<b>20.50</b>
Stepped flashings; wedging into grooves						
180 mm girth	–	0.83	13.55	2.80	m	<b>16.35</b>
270 mm girth	–	0.93	15.19	4.17	m	<b>19.36</b>
<b>H75 STAINLESS STEEL SHEET COVERINGS/ FLASHINGS</b>						
<b>Terne coated stainless steel roofing; Eurocom Enterprise Ltd or other equal and approved</b>						
Roof coverings; “Uginox AME”; 0.40 mm thick flat; fixing with stainless steel screws to timber	16.66	0.93	20.64	20.23	m <sup>2</sup>	<b>40.88</b>
flat; including batten rolls; fixing with stainless steel screws to timber	–	0.93	20.64	21.73	m <sup>2</sup>	<b>42.38</b>
Roof coverings; “Uginox AE”; 0.40 mm thick flat; fixing with stainless steel screws to timber	13.98	0.93	20.64	17.35	m <sup>2</sup>	<b>37.99</b>
flat; Including batten rolls; fixing with stainless steel screws to timber	–	0.93	20.64	18.80	m <sup>2</sup>	<b>39.45</b>
Wall coverings; “Uginox AME”; 0.40 mm thick vertical; coulisseau joints; fixing with stainless steel screws; to timber	–	0.83	18.42	19.13	m <sup>2</sup>	<b>37.55</b>
Wall coverings; “Uginox AE”; 0.40 mm thick vertical; coulisseau joints; fixing with stainless steel screws; to timber	–	0.83	18.42	16.32	m <sup>2</sup>	<b>34.74</b>
Flashings						
head abutments; swiss fold and cover flashings						
150 mm girth	–	0.37	8.21	4.01	m	<b>12.22</b>
head abutments; manchester fold and cover flashings 150 mm girth	–	0.46	10.21	4.01	m	<b>14.22</b>
head abutments; soldered saddle flashings 150 mm girth	–	0.46	10.21	4.55	m	<b>14.77</b>
head abutments; into brick wall with timber infill; cover flashings 150 mm girth	–	0.74	16.43	6.28	m	<b>22.70</b>
head abutments; into brick wall with soldered apron; cover flashings 150 mm girth	–	0.88	19.53	7.03	m	<b>26.57</b>
side abutments; “Uginox” stepped flashings 170 mm girth	–	1.48	32.85	5.04	m	<b>37.90</b>
eaves flashings 140 mm girth; aproned with single lock welts	–	0.32	7.10	7.22	m	<b>14.33</b>
eaves flashings 190 mm girth; aproned with flashings and soldered strips	–	0.46	10.21	8.85	m	<b>19.07</b>
verge flashings 150 mm girth	–	0.23	5.11	7.44	m	<b>12.54</b>
Aprons						
fan aprons 250 mm girth	–	0.28	6.22	6.22	m	<b>12.44</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Ridges						
ridge with coulisseau closures	–	0.56	12.43	2.91	m	<b>15.34</b>
monoridge flanged apex (AME)	–	0.28	6.22	4.31	m	<b>10.52</b>
ridge with tapered timber infill and flat saddles	–	0.93	20.64	5.88	m	<b>26.52</b>
monoridge with timber infill and flat saddles	–	0.51	11.32	9.21	m	<b>20.53</b>
ventilated ridge with timber kerb and flat saddles	–	1.11	24.64	15.67	m	<b>40.31</b>
ventilated ridge with stainless steel brackets	–	0.83	18.42	27.18	m	<b>45.60</b>
Edges						
downstand	–	0.28	6.22	5.79	m	<b>12.00</b>
flanged	–	0.23	5.11	6.22	m	<b>11.33</b>
Gutters						
double lock welted valley gutters	–	0.97	21.53	9.57	m	<b>31.10</b>
eaves gutters; against masonry work	–	1.11	24.64	13.01	m	<b>37.65</b>
recessed valley gutters	–	0.83	18.42	18.38	m	<b>36.81</b>
recessed valley gutters with laplocks	–	1.02	22.64	21.64	m	<b>44.28</b>
secret	–	0.93	20.64	22.61	m	<b>43.25</b>
saddle expansion joints in gutters	–	0.93	20.64	7.77	m	<b>28.42</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 × 336 mm mineral finish; to external quality plywood boarding (boarding not included)</b>						
Roof coverings	9.65	0.23	5.11	11.38	m <sup>2</sup>	<b>16.48</b>
Wall coverings	–	0.37	8.21	11.38	m <sup>2</sup>	<b>19.59</b>
Extra over coverings for						
double course at eaves; felt soaker	–	0.19	4.22	7.64	m	<b>11.86</b>
verges; felt soaker	–	0.14	3.11	6.33	m	<b>9.44</b>
valley slate; cut to shape; felt soaker and cutting						
both sides	–	0.42	9.32	10.04	m	<b>19.36</b>
ridge slate; cut to shape	–	0.28	6.22	6.33	m	<b>12.55</b>
hip slate; cut to shape; felt soaker and cutting						
both sides	–	0.42	9.32	9.93	m	<b>19.25</b>
holes for pipes and the like	–	0.48	10.66	–	nr	<b>10.66</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>“Evode Flashband Original” sealing strips and flashings or other equal and approved; special grey finish</b>						
Flashings; wedging at top if required; pressure bonded; flashband primer before application; to walls						
75 mm girth	–	0.17	2.78	0.94	m	<b>3.72</b>
100 mm girth	–	0.23	3.76	1.29	m	<b>5.04</b>
150 mm girth	–	0.31	5.06	1.92	m	<b>6.98</b>
225 mm girth	–	0.37	6.04	3.01	m	<b>9.05</b>
300 mm girth	–	0.42	6.86	3.78	m	<b>10.64</b>

## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J WATERPROOFING</b>						
<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>	35.35
not exceeding 300 mm wide	-	-	-	-	m <sup>2</sup>	53.57
25 mm work to walls; three coat; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	41.78
not exceeding 300 mm wide	-	-	-	-	m <sup>2</sup>	64.27
40 mm work to walls; four coat; to concrete base over 300 mm wide not exceeding 300 mm wide	-	-	-	-	m <sup>2</sup>	61.60
	-	-	-	-	m <sup>2</sup>	96.42
<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>	8.82
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	20.93
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	23.02
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	28.71
20 mm thick two coat coverings to concrete base; flat; subsequently covered over 300 mm wide	-	-	-	-	m <sup>2</sup>	12.74
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	23.29
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	25.43
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	31.09
30 mm thick three coat coverings to concrete base; flat; subsequently covered over 300 mm wide	-	-	-	-	m <sup>2</sup>	18.23
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	26.47
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	28.71
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	34.25
13 mm thick two coat coverings to brickwork base; vertical; subsequently covered over 300 mm wide	-	-	-	-	m <sup>2</sup>	35.40
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	43.20
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	51.03
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	66.14
20 mm thick three coat coverings to brickwork base; vertical; subsequently covered over 300 mm wide	-	-	-	-	m <sup>2</sup>	55.42
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	59.63
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	63.33
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	81.88
Turning into groove 20 mm deep	-	-	-	-	m	0.69
Internal angle fillets; subsequently covered	-	-	-	-	m	4.09

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 degrees from horizontal over 300 mm wide	—	—	—	—	m <sup>2</sup>	12.57
225 mm-300 mm wide	—	—	—	—	m <sup>2</sup>	23.07
150 mm-225 mm wide	—	—	—	—	m <sup>2</sup>	25.55
not exceeding 150 mm wide	—	—	—	—	m <sup>2</sup>	30.85
Add to the above for covering with:						
10 mm thick limestone chippings in hot bitumen coverings with solar reflective paint	—	—	—	—	m <sup>2</sup>	2.48
3000 mm×300 mm×8 mm g.r.p. tiles in hot bitumen	—	—	—	—	m <sup>2</sup>	32.94
Cutting to line; jointing to old asphalt	—	—	—	—	m	5.54
13 mm thick two coat skirtings to brickwork base not exceeding 150 mm girth	—	—	—	—	m	9.87
150 mm-225 mm girth	—	—	—	—	m	11.36
225 mm-300 mm girth	—	—	—	—	m	12.74
13 mm thick three coat skirtings; expanded metal lathing reinforcement nailed to timber base not exceeding 150 mm girth	—	—	—	—	m	15.63
150 mm-225 mm girth	—	—	—	—	m	18.45
225 mm-300 mm girth	—	—	—	—	m	21.52
13 mm thick two coat fascias to concrete base not exceeding 150 mm girth	—	—	—	—	m	9.87
150 mm-225 mm girth	—	—	—	—	m	11.36
20 mm thick two coat linings to channels to concrete base not exceeding 150 mm girth	—	—	—	—	m	24.11
150 mm-225 mm girth	—	—	—	—	m	25.55
225 mm-300 mm girth	—	—	—	—	m	28.84
20 mm thick two coat lining to cesspools 250 mm×150 mm×150 mm deep	—	—	—	—	nr	23.41
Collars around pipes, standards and like members	—	—	—	—	nr	11.36
<b>Accessories</b>						
Eaves trim; extruded aluminium alloy; working asphalt into trim “Alutrim”; type A roof edging or other equal and approved extra; angle	—	—	—	—	m	10.96
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	6.11
	—	—	—	—	nr	21.22



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	2.07	2.74	m <sup>2</sup>	<b>4.81</b>
three coats	–	0.26	2.83	4.06	m <sup>2</sup>	<b>6.89</b>
“Tretolastex 202T” or other equal and approved; on vertical surfaces of concrete two coats	–	0.19	2.07	0.49	m <sup>2</sup>	<b>2.56</b>
three coats	–	0.26	2.83	0.73	m <sup>2</sup>	<b>3.56</b>
One coat Vandex “Super” 0.75 kg/m <sup>2</sup> slurry or other equal and approved; one consolidating coat of Vandex “Premix” 1 kg/m <sup>2</sup> slurry or other equal and approved; horizontal on beds over 225 mm wide	–	0.32	3.48	2.62	m <sup>2</sup>	<b>6.11</b>
<b>J40 FLEXIBLE SHEET TANKING/DAMP PROOF MEMBRANES</b>						
<b>Tanking and damp proofing</b>						
“Bituthene” sheeting or other equal and approved; lapped joints; horizontal on slabs 500 grade	–	0.09	0.98	2.38	m <sup>2</sup>	<b>3.36</b>
1000 grade	–	0.10	1.09	3.25	m <sup>2</sup>	<b>4.34</b>
heavy duty grade	–	0.12	1.31	4.72	m <sup>2</sup>	<b>6.03</b>
“Bituthene” sheeting or other equal and approved; lapped joints; dressed up vertical face of concrete 1000 grade	–	0.17	1.85	3.25	m <sup>2</sup>	<b>5.10</b>
“Servi-pak” protection board or other equal and approved; butt jointed; taped joints; to horizontal surfaces; 3 mm thick	–	0.14	1.52	4.49	m <sup>2</sup>	<b>6.01</b>
6 mm thick	–	0.14	1.52	6.21	m <sup>2</sup>	<b>7.74</b>
12 mm thick	–	0.19	2.07	9.70	m <sup>2</sup>	<b>11.77</b>
“Servi-pak” protection board or other equal and approved; butt jointed; taped joints; to vertical surfaces 3 mm thick	–	0.19	2.07	4.49	m <sup>2</sup>	<b>6.56</b>
6 mm thick	–	0.19	2.07	6.21	m <sup>2</sup>	<b>8.28</b>
12 mm thick	–	0.23	2.50	9.70	m <sup>2</sup>	<b>12.21</b>
“Bituthene” fillet or other equal and approved 40 mm×40 mm	–	0.09	0.98	4.28	m	<b>5.26</b>
“Bituthene” reinforcing strip or other equal and approved; 300 mm wide 1000 grade	–	0.09	0.98	0.97	m	<b>1.95</b>
Expandite “Famflex” hot bitumen bonded waterproof tanking or other equal and approved; 150 mm laps horizontal; over 300 mm wide	–	0.37	4.03	12.30	m <sup>2</sup>	<b>16.33</b>
vertical; over 300 mm wide	–	0.60	6.53	12.30	m <sup>2</sup>	<b>18.83</b>

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, crossfalls or to slopes not exceeding 10 degrees—but exclude any insulation etc.						
<b>Felt roofing; BS 747; 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>	7.75
Extra over felt for covering with and bedding in hot bitumen	-	-	-	-	m <sup>2</sup>	2.50
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	42.75
300 mm×300 mm×8 mm g.r.p. tiles working into outlet pipes and the like	-	-	-	-	m <sup>2</sup>	10.52
Skirtings; three layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove not exceeding 200 mm girth	-	-	-	-	m	7.82
200 mm-400 mm girth	-	-	-	-	m	9.36
Coverings to kerbs; three layer 400 mm-600 mm girth	-	-	-	-	m	19.73
Linings to gutters; three layer 400 mm-600 mm girth	-	-	-	-	m	13.40
Collars around pipes and the like; three layer mineral surface; 150 mm high not exceeding 55 mm nominal size	-	-	-	-	nr	8.78
55 mm-110 mm nominal size	-	-	-	-	nr	8.78
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 Coverings to kerbs not exceeding 200 mm girth	-	-	-	-	m <sup>2</sup>	16.33
200 mm-400 mm girth	-	-	-	-	m	10.31
Outlets and dishing to gullies 300 mm diameter	-	-	-	-	m	12.87
-	-	-	-	-	nr	10.52
<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>	11.69
Extra over for top layer mineral surfaced	-	-	-	-	m <sup>2</sup>	2.28
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	2.50
third layer of type 3B as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	2.28
working into outlet pipes and the like	-	-	-	-	nr	10.52

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove not exceeding 200 mm girth	-	-	-	-	m	8.30
200 mm-400 mm girth	-	-	-	-	m	10.00
Coverings to kerbs; two layer 400 mm-600 mm girth	-	-	-	-	m	23.28
Linings to gutters; three layer 400 mm-600 mm girth	-	-	-	-	m	17.02
Collars around pipes and the like; two layer; 150 mm high not exceeding 55 mm nominal size	-	-	-	-	nr	8.78
55 mm-110 mm nominal size	-	-	-	-	nr	8.78
<b>“Ruberglas 120 GP” high performance roofing or other equal and approved</b> Two layer coverings; first and second layers “Ruberglas 120 GP”; fully bonded to wood, fibre or cork base	-	-	-	-	m <sup>2</sup>	7.23
Extra over for top layer mineral surfaced	-	-	-	-	m <sup>2</sup>	2.28
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	2.50
third layer of “Rubervent 3G” as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	2.28
working into outlet pipes and the like	-	-	-	-	nr	10.52
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove not exceeding 200 mm girth	-	-	-	-	m	7.23
200 mm-400 mm girth	-	-	-	-	m	8.40
Coverings to kerbs; two layer 400 mm-600 mm girth	-	-	-	-	m	14.46
Linings to gutters; three layer 400 mm-600 mm girth	-	-	-	-	m	12.01
Collars around pipes and the like; two layer; 150 mm high not exceeding 55 mm nominal size	-	-	-	-	nr	8.78
55 mm-110 mm nominal size	-	-	-	-	nr	8.78
<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>	11.22
Extra over for top layer mineral surfaced	-	-	-	-	m <sup>2</sup>	2.28
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	2.50
third layer of “Rubervent 3G”; as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	2.33
working into outlet pipes and the like Skirtings; two layer; top layer mineral surface; dressed over tilting fillet; turned into groove	-	-	-	-	nr	10.52
not exceeding 200 mm girth	-	-	-	-	m	7.98
200 mm-400 mm girth	-	-	-	-	m	9.47

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Coverings to kerbs; two layer 400 mm-600 mm girth	-	-	-	-	m	22.39
Linings to gutters; three layer 400 mm-600 mm girth	-	-	-	-	m	16.17
Collars around pipes and the like; two layer; 150 mm high not exceeding 55 mm nominal size	-	-	-	-	nr	8.78
55 mm-110 mm nominal size	-	-	-	-	nr	8.78
<b>“Polybit 350” elastomeric roofing or other equal and approved</b>						
Two layer coverings; first layer “Polybit 180”; second layer “Polybit 350”; fully bonded to wood; fibre or cork base	-	-	-	-	m <sup>2</sup>	11.49
Extra over for top layer mineral surfaced	-	-	-	-	m <sup>2</sup>	2.28
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	2.50
third layer of “Rubervent 3G” as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	2.28
working into outlet pipes and the like	-	-	-	-	nr	10.52
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove not exceeding 200 mm girth	-	-	-	-	m	8.19
200 mm-400 mm girth	-	-	-	-	m	10.95
Coverings to kerbs; two layer 400 mm-600 mm girth	-	-	-	-	m	22.91
Linings to gutters; three layer 400 mm-600 mm girth	-	-	-	-	m	16.59
Collars around pipes and the like; two layer; 150 mm high not exceeding 55 mm nominal size	-	-	-	-	nr	8.78
55 mm-110 mm nominal size	-	-	-	-	nr	8.78
<b>“Hyload 150 E” elastomeric roofing or other equal and approved</b>						
Two layer coverings; first layer “Ruberglas 120 GHP”; second layer “Hyload 150 E” fully bonded to wood; fibre or cork base	-	-	-	-	m <sup>2</sup>	23.39
Extra over for 13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	2.50
third layer of “Rubervent 3G” as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	2.28
working into outlet pipes and the like	-	-	-	-	nr	10.48
Skirtings; two layer; dressed over tilting fillet; turned into groove 200 mm-400 mm girth	-	-	-	-	m	21.43
Coverings to kerbs; two layer 400 mm-600 mm girth	-	-	-	-	m	43.65
Linings to gutters; three layer 400 mm-600 mm girth	-	-	-	-	m	28.87
Collars around pipes and the like; two layer; 150 mm high not exceeding 55 mm nominal size	-	-	-	-	nr	8.78
55 mm-110 mm nominal size	-	-	-	-	nr	8.78

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Accessories</b>						
Eaves trim; extruded aluminium alloy; working felt into trim "Alutrim"; type F roof edging or other equal and approved extra over for; external angle	—	—	—	—	m	7.93
Roof screed ventilator—aluminium alloy "Extr-aqua-vent" or other equal and approved—set on screed over and including dished sinking and collar	—	—	—	—	nr	23.69
<b>Insulation board underlays</b>						
Vapour barrier reinforced; metal lined	—	—	—	—	m <sup>2</sup>	11.44
Cork boards; density 112–125 kg/m <sup>3</sup> 60 mm thick	—	—	—	—	m <sup>2</sup>	14.89
Rockwool; slab RW4 or other equal and approved 60 mm thick	—	—	—	—	m <sup>2</sup>	18.13
Perlite boards or other equal and approved; density 170–180 kg/m <sup>3</sup> 60 mm thick	—	—	—	—	m <sup>2</sup>	23.69
Polyurethane boards; density 32 kg/m <sup>3</sup> 30 mm thick	—	—	—	—	m <sup>2</sup>	9.38
35 mm thick	—	—	—	—	m <sup>2</sup>	9.99
50 mm thick	—	—	—	—	m <sup>2</sup>	10.86
Wood fibre boards; impregnated; density 220–350 kg/m <sup>3</sup> 12.70 mm thick	—	—	—	—	m <sup>2</sup>	4.17
<b>Insulation board overlays</b>						
Dow "Roofmate SL" extruded polystyrene foam boards or other equal and approved 50 mm thick	—	0.28	6.22	12.77	m <sup>2</sup>	18.98
75 mm thick	—	0.28	6.22	17.46	m <sup>2</sup>	23.68
Dow "Roofmate LG" extruded polystyrene foam boards or other equal and approved 60 mm thick	—	0.28	6.22	22.90	m <sup>2</sup>	29.12
90 mm thick	—	0.28	6.22	25.99	m <sup>2</sup>	32.21
110 mm thick	—	0.28	6.22	28.73	m <sup>2</sup>	34.95
Dow "Roofmate PR" extruded polystyrene foam boards or other equal and approved 90 mm thick	—	0.28	6.22	19.67	m <sup>2</sup>	25.88
120 mm thick	—	0.28	6.22	26.20	m <sup>2</sup>	32.42
<b>J42 SINGLE LAYER PLASTICS ROOF COVERINGS</b>						
<b>"Trocal S" PVC roofing or other equal and approved</b>						
Coverings	—	—	—	—	m <sup>2</sup>	15.50
Skirtings; dressed over metal upstands not exceeding 200 mm girth	—	—	—	—	m	12.04
200 mm-400 mm girth	—	—	—	—	m	14.80

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Coverings to kerbs						
400 mm-600 mm girth	-	-	-	-	m	27.09
Collars around pipes and the like; 150 mm high not exceeding 55 mm nominal size	-	-	-	-	nr	8.28
55 mm-110 mm nominal size	-	-	-	-	nr	8.28
<b>Accessories</b>						
“Trocal” metal upstands or other equal and approved not exceeding 200 mm girth	-	-	-	-	m	8.78
200 mm-400 mm girth	-	-	-	-	m	11.39
<b>Single layer plastics roofing; Sarnafil Ltd or equal and approved; Sarnafil G410-12ELF membrane top layer, fixing with adhesive; SarnaTherm CFC and HCFC insulation Board; vapour control layer</b>						
Roof coverings flat; to timber	-	-	-	-	m <sup>2</sup>	35.59
Extra over for Sarnatred walkway tiles	-	-	-	-	m <sup>2</sup>	15.79
<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>	33.81
46 mm deep profiled decking; 2.96 m span	-	-	-	-	m <sup>2</sup>	34.18
60 mm deep profiled decking; 3.74 m span	-	-	-	-	m <sup>2</sup>	35.24
100 mm deep profiled decking; 5.13 m span	-	-	-	-	m <sup>2</sup>	36.35
0.90 mm thick aluminium; mill finish						
35 mm deep profiled decking; 1.79 m span	-	-	-	-	m <sup>2</sup>	37.77
60 mm deep profiled decking; 2.34 m span	-	-	-	-	m <sup>2</sup>	39.30
<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>	37.74
46 mm deep profiled decking; 2.96 m span	-	-	-	-	m <sup>2</sup>	38.11
60 mm deep profiled decking; 3.74 m span	-	-	-	-	m <sup>2</sup>	39.17
100 mm deep profiled decking; 5.13 m span	-	-	-	-	m <sup>2</sup>	40.28
0.90 mm thick aluminium; mill finish						
35 mm deep profiled decking; 1.79 m span	-	-	-	-	m <sup>2</sup>	41.71
60 mm deep profiled decking; 2.34 m span	-	-	-	-	m <sup>2</sup>	43.24

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>“Plannja” flat roof construction or other equal and approved; fixing to timber; steel or concrete; flat or sloping; 3B vapour check; 32 mm thick polyurethane insulation; 3G perforated felt underlay; two layers of glass fibre bitumen felt roofing type 3B; stone chipping finish</b>						
0.72 mm thick galvanised steel						
45 mm deep profiled decking; 3.12 m span	–	–	–	–	m <sup>2</sup>	<b>36.75</b>
70 mm deep profiled decking; 4.40 m span	–	–	–	–	m <sup>2</sup>	<b>38.50</b>
<b>“Plannja” flat roof construction or other equal and approved; fixing to timber; steel or concrete; flat or sloping; 3B vapour check; 32 mm thick polyurethane insulation; 3G perforated felt underlay; one layer of “Andersons” HT 125 underlay or other equal and approved and HT 350 sanded; stone chipping finish</b>						
0.72 mm thick galvanised steel						
45 mm deep profiled decking; 3.12 m span	–	–	–	–	m <sup>2</sup>	<b>43.75</b>
70 mm deep profiled decking; 4.40 m span	–	–	–	–	m <sup>2</sup>	<b>45.50</b>

## K LININGS/SHEATHING/DRY PARTITIONING

<b>K10 PLASTERBOARD DRY LINING</b>			
<b>ALTERNATIVE SHEET LINING MATERIAL PRICES</b>			
	<b>£</b>		<b>£</b>
<b>Blockboard: Gaboon faced (£/10 m<sup>2</sup>)</b>			
16 mm	133.91	25 mm	176.77
22 mm	160.70		
<b>18 mm Decorative faced (£/10 m<sup>2</sup>)</b>			
Ash	174.09	Oak	166.05
Beech	155.34	Teak	182.13
<b>Edgings; self adhesive (£/50 m roll)</b>			
22 mm Ash	12.49	22 mm Oak	12.49
22 mm Beech	12.49		
<b>Chipboard Standard Grade (£/10 m<sup>2</sup>)</b>			
12 mm	27.85	22 mm	48.21
16 mm	34.01	25 mm	53.57
<b>Melamine Faced (£/10m<sup>2</sup>)</b>			
12 mm	48.21	18 mm	56.78
<b>Laminboard; Birch Faced (£/10 m<sup>2</sup>)</b>			
18 mm	214.26	25 mm	278.54
<b>Medium Density Fibreboard (£/10 m<sup>2</sup>)</b>			
6 mm	32.67	19 mm	74.99
9 mm	42.86	25 mm	96.42
<b>PLASTERBOARD (£/100 m<sup>2</sup>)</b>			
<b>Wallboard Plank</b>			
9½ mm	190.81	15 mm	246.93
12½ mm	216.32		
<b>Industrial Board</b>			
12½ mm	398.97		
<b>Fireline Board</b>			
12½ mm	246.93	15 mm	301.02
<b>Moisture Resistant Board</b>			
9½mm	267.34		
Discounts of 0–20% available depending on quantity / status.			



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Linings; "Gyproc GypLyner IWL" laminated wall lining 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>						
Tapered edge panels; joints filled with joint filler and joint tape to receive direct decoration; 62.50 mm thick partition; one layer of 12.50 mm thick Gyproc Wallboard or other equal and approved						
height 2.10 m-2.40 m	-	3.05	46.28	10.41	m	<b>56.69</b>
height 2.40 m-2.70 m	-	3.56	54.33	12.35	m	<b>66.68</b>
height 2.70 m-3.00 m	-	3.94	60.22	13.53	m	<b>73.75</b>
height 3.00 m-3.30 m	-	4.58	69.97	14.74	m	<b>84.71</b>
height 3.30 m-3.60 m	-	4.95	75.70	15.98	m	<b>91.68</b>
height 3.60 m-3.90 m	-	5.95	90.80	17.21	m	<b>108.02</b>
height 3.90 m-4.20 m	-	6.20	94.75	18.45	m	<b>113.21</b>
Tapered edge panels; joints filled with joint filler and joint tape to receive direct decoration; 62.50 mm thick partition; one layer of 12.50 mm thick Gyproc Wallboard or other equal and approved; filling cavity with "Isowool High Performance Slab (2405)" or equal and approved						
height 2.10 m-2.40 m	-	3.05	46.28	23.39	m	<b>69.67</b>
height 2.40 m-2.70 m	-	3.56	54.33	26.95	m	<b>81.29</b>
height 2.70 m-3.00 m	-	3.94	60.22	29.75	m	<b>89.97</b>
height 3.00 m-3.30 m	-	4.58	69.97	32.59	m	<b>102.55</b>
height 3.30 m-3.60 m	-	4.95	75.70	35.45	m	<b>111.15</b>
height 3.60 m-3.90 m	-	5.95	90.80	38.30	m	<b>129.11</b>
height 3.90 m-4.20 m	-	6.20	94.75	41.17	m	<b>135.92</b>
<b>"Gyproc" laminated proprietary partitions or other equal and approved; two skins of gypsum plasterboard bonded to a centre core of plasterboard square edge plank 19 mm thick; fixing with nails to softwood perimeter battens (not included); joints filled with filler and joint tape; to receive direct decoration</b>						
50 mm partition; two outer skins of 12.50 mm thick tapered edge wallboard						
height 2.10 m-2.40 m	-	1.85	28.44	17.00	m	<b>45.45</b>
height 2.40 m-2.70 m	-	2.41	37.24	19.44	m	<b>56.68</b>
height 2.70 m-3.00 m	-	2.68	41.48	21.14	m	<b>62.63</b>
height 3.00 m-3.30 m	-	2.96	45.88	22.85	m	<b>68.73</b>
height 3.30 m-3.60 m	-	3.24	50.28	24.63	m	<b>74.91</b>
65 mm partition; two outer skins of 19 mm thick tapered edge planks						
height 2.10 m-2.40 m	-	2.04	31.27	21.16	m	<b>52.42</b>
height 2.40 m-2.70 m	-	2.59	39.91	23.86	m	<b>63.77</b>
height 2.70 m-3.00 m	-	2.87	44.31	25.82	m	<b>70.13</b>
height 3.00 m-3.30 m	-	3.19	49.30	27.78	m	<b>77.08</b>
height 3.30 m-3.60 m	-	3.47	53.70	29.83	m	<b>83.52</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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×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	58.77	20.13	m	<b>78.90</b>
height 2.40 m-2.70 m	–	4.49	68.16	23.22	m	<b>91.38</b>
height 2.70 m-3.00 m	–	5.00	75.98	25.54	m	<b>101.51</b>
height 3.00 m-3.30 m	–	5.78	87.81	28.09	m	<b>115.90</b>
height 3.30 m-3.60 m	–	6.34	96.37	30.28	m	<b>126.64</b>
height 3.60 m-3.90 m	–	7.59	115.19	32.66	m	<b>147.84</b>
height 3.90 m-4.20 m	–	8.14	123.60	35.04	m	<b>158.64</b>
angles	–	0.19	2.94	1.25	m	<b>4.19</b>
T-junctions	–	0.09	1.34	–	m	<b>1.34</b>
fair ends	–	0.19	2.94	0.44	m	<b>3.38</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	72.45	27.90	m	<b>100.35</b>
height 2.40 m-2.70 m	–	5.53	83.62	31.98	m	<b>115.60</b>
height 2.70 m-3.00 m	–	6.15	93.07	35.26	m	<b>128.34</b>
height 3.00 m-3.30 m	–	6.13	93.01	38.79	m	<b>131.80</b>
height 3.30 m-3.60 m	–	7.72	116.88	41.93	m	<b>158.82</b>
height 3.60 m-3.90 m	–	7.59	115.19	45.34	m	<b>160.53</b>
height 3.90 m-4.20 m	–	9.76	147.68	48.63	m	<b>196.31</b>
angles	–	0.28	4.28	1.35	m	<b>5.63</b>
T-junctions	–	0.09	1.34	–	m	<b>1.34</b>
fair ends	–	0.28	4.28	0.55	m	<b>4.83</b>
<b>Gypsum plasterboard; BS 1230; plain grade tapered edge wallboard; fixing 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	4.88	1.66	m <sup>2</sup>	<b>6.54</b>
9.50 mm board to beams girth not exceeding 600 mm	–	0.28	5.94	1.01	m <sup>2</sup>	<b>6.95</b>
girth 600 mm-1200 mm	–	0.37	7.85	2.01	m <sup>2</sup>	<b>9.86</b>
12.50 mm board to ceilings over 300 mm wide	–	0.31	6.58	1.94	m <sup>2</sup>	<b>8.52</b>
12.50 mm board to beams girth not exceeding 600 mm	–	0.28	5.94	1.19	m <sup>2</sup>	<b>7.14</b>
girth 600 mm-1200 mm	–	0.37	7.85	2.33	m <sup>2</sup>	<b>10.18</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Gypsum plasterboard to BS 1230; fixing 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	14.53	5.54	m	<b>20.07</b>
wall height 2.70 m-3.00 m	-	1.06	16.58	6.16	m	<b>22.74</b>
wall height 3.00 m-3.30 m	-	1.20	18.78	6.78	m	<b>25.56</b>
wall height 3.30 m-3.60 m	-	1.39	21.72	7.44	m	<b>29.16</b>
9.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.19	2.94	1.12	m	<b>4.06</b>
300 mm-600 mm wide	-	0.37	5.74	1.60	m	<b>7.34</b>
9.50 mm board to faces of columns-4 nr						
not exceeding 600 mm total girth	-	0.46	7.13	2.27	m	<b>9.40</b>
600 mm-1200 mm total girth	-	0.93	14.47	3.25	m	<b>17.72</b>
1200 mm-1800 mm total girth	-	1.20	18.78	4.22	m	<b>23.00</b>
9.50 mm board to ceilings						
over 300 mm wide	-	0.39	6.03	2.05	m <sup>2</sup>	<b>8.09</b>
9.50 mm board to faces of beams-3 nr						
not exceeding 600 mm total girth	-	0.56	8.68	2.23	m	<b>10.91</b>
600 mm-1200 mm total girth	-	1.02	15.87	3.21	m	<b>19.08</b>
1200 mm-1800 mm total girth	-	1.30	20.32	4.18	m	<b>24.51</b>
add for "Duplex" insulating grade or other equal and approved	-	-	-	0.50	m <sup>2</sup>	<b>0.50</b>
12.50 mm board to walls						
wall height 2.40 m-2.70 m	-	0.97	15.12	6.24	m	<b>21.36</b>
wall height 2.70 m-3.00 m	-	1.11	17.32	6.93	m	<b>24.26</b>
wall height 3.00 m-3.30 m	-	1.25	19.52	7.63	m	<b>27.15</b>
wall height 3.30 m-3.60 m	-	1.43	22.31	8.36	m	<b>30.68</b>
12.50 mm board to reveals and soffits of openings and recesses not exceeding 300 mm wide	-	0.19	2.94	1.22	m	<b>4.16</b>
300 mm-600 mm wide	-	0.37	5.74	1.77	m	<b>7.50</b>
12.50 mm board to faces of columns-4 nr						
not exceeding 600 mm total girth	-	0.46	7.13	2.47	m	<b>9.61</b>
600 mm-1200 mm total girth	-	0.93	14.47	3.59	m	<b>18.06</b>
1200 mm-1800 mm total girth	-	1.20	18.78	4.71	m	<b>23.49</b>
12.50 mm board to ceilings over 300 mm wide	-	0.41	6.33	2.31	m <sup>2</sup>	<b>8.64</b>
12.50 mm board to faces of beams-3 nr						
not exceeding 600 mm total girth	-	0.56	8.68	2.42	m	<b>11.09</b>
600 mm-1200 mm total girth	-	1.02	15.87	3.53	m	<b>19.40</b>
1200 mm-1800 mm total girth	-	1.30	20.32	4.65	m	<b>24.98</b>
external angle; with joint tape bedded and covered with "Jointex" or other equal and approved	-	0.11	1.76	0.30	m	<b>2.06</b>
add for "Duplex" insulating grade or other equal and approved	-	-	-	0.50	m <sup>2</sup>	<b>0.50</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Tapered edge plank</b>						
19 mm plank to walls						
wall height 2.40 m-2.70 m	–	1.02	15.87	8.58	m	<b>24.45</b>
wall height 2.70 m-3.00 m	–	1.20	18.66	9.54	m	<b>28.20</b>
wall height 3.00 m-3.30 m	–	1.30	20.26	10.49	m	<b>30.76</b>
wall height 3.30 m-3.60 m	–	1.53	23.80	11.48	m	<b>35.29</b>
19 mm plank to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.20	3.09	1.48	m	<b>4.57</b>
300 mm-600 mm wide	–	0.42	6.48	2.29	m	<b>8.77</b>
19 mm plank to faces of columns-4 nr						
not exceeding 600 mm total girth	–	0.51	7.88	2.99	m	<b>10.87</b>
600 mm-1200 mm total girth	–	0.97	15.07	4.63	m	<b>19.70</b>
1200 mm-1800 mm total girth	–	1.25	19.52	6.27	m	<b>25.79</b>
19 mm plank to ceilings						
over 300 mm wide	–	0.43	6.63	3.18	m <sup>2</sup>	<b>9.81</b>
19 mm plank to faces of beams-3 nr						
not exceeding 600 mm total girth	–	0.60	9.27	2.94	m	<b>12.21</b>
600 mm-1200 mm total girth	–	1.06	16.46	4.58	m	<b>21.04</b>
1200 mm-1800 mm total girth	–	1.34	20.92	6.21	m	<b>27.13</b>
<b>Thermal Board</b>						
27 mm board to walls						
wall height 2.40 m-2.70 m	–	1.06	16.46	15.69	m	<b>32.16</b>
wall height 2.70 m-3.00 m	–	1.23	19.11	17.44	m	<b>36.55</b>
wall height 3.00 m-3.30 m	–	1.34	20.80	19.19	m	<b>39.99</b>
wall height 3.30 m-3.60 m	–	1.62	25.14	20.97	m	<b>46.11</b>
27 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.21	3.24	2.27	m	<b>5.51</b>
300 mm-600 mm wide	–	0.43	6.63	3.87	m	<b>10.50</b>
27 mm board to faces of columns-4 nr						
not exceeding 600 mm total girth	–	0.52	8.02	4.58	m	<b>12.60</b>
600 mm-1200 mm total girth	–	1.02	15.81	7.80	m	<b>23.60</b>
1200 mm-1800 mm total girth	–	1.30	20.26	11.02	m	<b>31.28</b>
27 mm board to ceilings						
over 300 mm wide	–	0.46	7.07	5.81	m <sup>2</sup>	<b>12.89</b>
27 mm board to faces of beams-3 nr						
not exceeding 600 mm total girth	–	0.56	8.62	4.52	m	<b>13.14</b>
600 mm-1200 mm total girth	–	1.06	16.40	7.74	m	<b>24.14</b>
1200 mm-1800 mm total girth	–	1.43	22.26	10.96	m	<b>33.21</b>
50 mm board to walls						
wall height 2.40 m-2.70 m	–	1.06	16.46	15.63	m	<b>32.09</b>
wall height 2.70 m-3.00 m	–	1.30	20.15	17.39	m	<b>37.53</b>
wall height 3.00 m-3.30 m	–	1.43	22.14	19.13	m	<b>41.26</b>
wall height 3.30 m-3.60 m	–	1.71	26.48	20.90	m	<b>47.38</b>
50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.23	3.54	2.27	m	<b>5.80</b>
300 mm-600 mm wide	–	0.46	7.07	3.87	m	<b>10.94</b>
50 mm board to faces of columns-4 nr						
not exceeding 600 mm total girth	–	0.56	8.62	4.61	m	<b>13.23</b>
600 mm-1200 mm total girth	–	1.11	17.15	7.81	m	<b>24.96</b>
1200 mm-1800 mm total girth	–	1.43	22.20	11.01	m	<b>33.21</b>
50 mm board to ceilings						
over 300 mm wide	–	0.49	7.52	5.79	m <sup>2</sup>	<b>13.31</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
50 mm board to faces of beams-3 nr not exceeding 600 mm total girth	-	0.58	8.92	4.65	m	13.57
600 mm-1200 mm total girth	-	1.17	18.04	7.89	m	25.93
1200 mm-1800 mm total girth	-	1.57	24.34	11.13	m	35.46
<b>White plastic faced gypsum plasterboard to BS 1230; industrial grade square edge wallboard; fixing with screws; butt joints; to softwood base</b>						
9.50 mm board to walls						
wall height 2.40 m-2.70 m	-	0.65	9.66	8.52	m	18.19
wall height 2.70 m-3.00 m	-	0.79	11.75	9.46	m	21.21
wall height 3.00 m-3.30 m	-	0.93	13.83	10.40	m	24.22
wall height 3.30 m-3.60 m	-	1.06	15.76	11.33	m	27.09
9.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.14	2.08	0.97	m	3.06
300 mm-600 mm wide	-	0.28	4.16	1.90	m	6.06
9.50 mm board to faces of columns-4 nr						
not exceeding 600 mm total girth	-	0.37	5.50	2.06	m	7.56
600 mm-1200 mm total girth	-	0.74	11.00	4.02	m	15.02
1200 mm-1800 mm total girth	-	0.97	14.42	5.92	m	20.34
12.50 mm board to walls						
wall height 2.40 m-2.70 m	-	0.69	10.26	9.06	m	19.32
wall height 2.70 m-3.00 m	-	0.83	12.34	10.06	m	22.40
wall height 3.00 m-3.30 m	-	0.97	14.42	11.05	m	25.47
wall height 3.30 m-3.60 m	-	1.11	16.50	12.05	m	28.55
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.15	2.23	1.04	m	3.27
300 mm-600 mm wide	-	0.30	4.46	2.01	m	6.47
12.50 mm board to faces of columns-4 nr						
not exceeding 600 mm total girth	-	0.39	5.80	2.19	m	7.99
600 mm-1200 mm total girth	-	0.78	11.60	4.28	m	15.87
1200 mm-1800 mm total girth	-	1.02	15.16	6.30	m	21.47
<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	1.34	2.14	m	3.48
<b>Angle trim; plasterboard edge support system</b>						
To ceilings						
to suit 9.50 mm or 12.50 mm thick boards	-	0.09	1.34	2.00	m	3.34

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Two layers of gypsum plasterboard to BS 1230; plain grade square and tapered edge wallboard; fixing 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	20.03	10.13	m	<b>30.16</b>
wall height 2.70 m-3.00 m	-	1.48	22.82	11.27	m	<b>34.10</b>
wall height 3.00 m-3.30m	-	1.67	25.77	12.41	m	<b>38.17</b>
wall height 3.30 m-3.60m	-	1.94	29.90	13.57	m	<b>43.47</b>
19 mm two layer board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.28	4.28	1.68	m	<b>5.96</b>
300 mm-600 mm wide	-	0.56	8.56	2.65	m	<b>11.21</b>
19 mm two layer board to faces of columns-4 nr						
not exceeding 600 mm total girth	-	0.69	10.55	3.44	m	<b>13.99</b>
600 mm-1200 mm total girth	-	1.34	20.57	5.40	m	<b>25.97</b>
1200 mm-1800 mm total girth	-	1.67	25.77	7.37	m	<b>33.14</b>
25 mm two layer board to walls						
wall height 2.40 m-2.70 m	-	1.39	21.37	11.39	m	<b>32.76</b>
wall height 2.70 m-3.00 m	-	1.57	24.16	12.67	m	<b>36.83</b>
wall height 3.00 m-3.30 m	-	1.76	27.10	13.94	m	<b>41.05</b>
wall height 3.30 m-3.60 m	-	2.04	31.38	15.24	m	<b>46.63</b>
25 mm two layer board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.28	4.28	1.84	m	<b>6.12</b>
300 mm-600 mm wide	-	0.56	8.56	2.94	m	<b>11.50</b>
25 mm two layer board to faces of columns-4 nr						
not exceeding 600 mm total girth	-	0.69	10.55	3.76	m	<b>14.32</b>
600 mm-1200 mm total girth	-	1.34	20.57	6.00	m	<b>26.57</b>
1200 mm-1800 mm total girth	-	1.67	25.77	8.24	m	<b>34.00</b>
<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	17.21	6.89	m	<b>24.10</b>
wall height 2.70 m-3.00 m	-	1.28	19.85	7.64	m	<b>27.49</b>
wall height 3.00 m-3.30 m	-	1.43	22.20	8.40	m	<b>30.60</b>
wall height 3.30 m-3.60 m	-	1.67	25.88	9.19	m	<b>35.07</b>
9.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	-	0.23	3.54	1.22	m	<b>4.76</b>
300 mm-600 mm wide	-	0.46	7.07	1.86	m	<b>8.93</b>
9.50 mm board to faces of columns-4 nr						
not exceeding 600 mm total girth	-	0.58	8.92	2.45	m	<b>11.37</b>
600 mm-1200 mm total girth	-	1.14	17.59	3.83	m	<b>21.42</b>
1200 mm-1800 mm total girth	-	1.43	22.20	4.98	m	<b>27.18</b>
Angle; with joint tape bedded and covered with "Jointex" or other equal and approved						
internal	-	0.05	0.80	0.30	m	<b>1.10</b>
external	-	0.11	1.76	0.30	m	<b>2.06</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	22.71	12.51	m	<b>35.21</b>
wall height 2.70 m-3.00 m	-	1.69	25.95	13.88	m	<b>39.83</b>
wall height 3.00 m-3.30 m	-	1.90	29.19	15.28	m	<b>44.46</b>
wall height 3.30 m-3.60 m	-	2.22	34.06	16.71	m	<b>50.77</b>
12.50 mm board to reveals and soffits of openings and recesses not exceeding 300 mm wide	-	0.23	3.54	1.10	m	<b>4.64</b>
300 mm-600 mm wide	-	0.46	7.07	1.61	m	<b>8.68</b>
add for one coat of "Drywall" top coat or other equal and approved	-	0.04	0.64	0.72	m <sup>2</sup>	<b>1.36</b>
<b>Lafarge plasterboard to BS 1230; fixing with screws; joints filled with joint filler and joint tape to receive direct decoration; to softwood Megadeco wallboard</b>						
12.50 mm board to walls						
wall height 2.40 m-2.70 m	-	0.97	15.12	10.39	m	<b>25.51</b>
wall height 2.70 m-3.00 m	-	1.11	17.32	11.55	m	<b>28.87</b>
wall height 3.00 m-3.30 m	-	1.25	19.52	12.71	m	<b>32.23</b>
wall height 3.30 m-3.60 m	-	1.43	22.31	13.86	m	<b>36.17</b>
12.50 mm board to ceilings over 300 mm wide	-	0.41	6.33	3.85	m <sup>2</sup>	<b>10.18</b>
<b>Vermiculite gypsum cladding; "Vicucad 900R" 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	-	0.69	10.26	13.10	m	<b>23.35</b>
600 mm-1200 mm girth	-	0.83	12.34	25.96	m	<b>38.30</b>
1200 mm-1800 mm girth	-	1.16	17.25	38.82	m	<b>56.07</b>
30 mm thick beam linings, faces-3; 2 hour fire protection rating not exceeding 600 mm girth	-	0.56	8.33	15.43	m	<b>23.76</b>
600 mm-1200 mm girth	-	0.69	10.26	30.64	m	<b>40.90</b>
1200 mm-1800 mm girth	-	0.83	12.34	45.84	m	<b>58.18</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Vermiculite gypsum cladding; "Vicuelad 1050R" board or other equal and approved; fixed with adhesive; joints pointed in adhesive</b>						
55 mm thick column linings, faces-4 ; 4 hour fire protection rating						
not exceeding 600 mm girth	–	0.83	12.34	34.46	m	<b>46.80</b>
600 mm-1200 mm girth	–	1.02	15.16	68.69	m	<b>83.86</b>
1200 mm-1800 mm girth	–	1.39	20.67	102.92	m	<b>123.59</b>
60 mm thick beam linings, faces-3; 4 hour fire protection rating						
not exceeding 600 mm girth	–	0.69	10.26	37.77	m	<b>48.03</b>
600 mm-1200 mm girth	–	0.83	12.34	75.31	m	<b>87.65</b>
1200 mm-1800 mm girth	–	1.02	15.16	112.84	m	<b>128.01</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 m girth	–	0.42	6.24	–	m	<b>6.24</b>
not exceeding 0.30 m girth	–	0.28	4.16	–	nr	<b>4.16</b>
0.30 m-1 m girth	–	0.37	5.50	–	nr	<b>5.50</b>
1 m-2 m girth	–	0.51	7.58	–	nr	<b>7.58</b>
<b>K11 RIGID SHEET FLOORING/SHEATHING/ LINING/CASING</b>						
<b>Blockboard (Birch faced)</b>						
Linings to walls 12 mm thick						
over 300 mm wide	–	0.43	6.39	10.33	m <sup>2</sup>	<b>16.72</b>
not exceeding 300 mm wide	–	0.29	4.31	3.11	m	<b>7.42</b>
holes for pipes and the like	–	0.03	0.45	–	nr	<b>0.45</b>
Two-sided 12 mm thick pipe casing; to softwood framing (not included)						
300 mm girth	–	0.69	10.26	3.18	m	<b>13.44</b>
600 mm girth	–	0.83	12.34	6.22	m	<b>18.56</b>
Three-sided 12 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	0.93	13.83	4.77	m	<b>18.60</b>
900 mm girth	–	1.11	16.50	9.36	m	<b>25.86</b>
extra for 400 mm×400 mm removable access panel; brass cups and screws; additional framing	–	1.00	14.87	0.84	nr	<b>15.71</b>
Lining to walls 18 mm thick						
over 300 wide	12.27	0.46	6.84	14.36	m <sup>2</sup>	<b>21.20</b>
not exceeding 300 wide	–	0.30	4.46	4.32	m	<b>8.78</b>
holes for pipes and the like	–	0.04	0.59	–	nr	<b>0.59</b>
Lining to walls 25 mm thick						
over 300 wide	15.97	0.50	7.43	18.69	m <sup>2</sup>	<b>26.13</b>
not exceeding 300 wide	–	0.32	4.76	5.61	m	<b>10.37</b>
holes for pipes and the like	–	0.05	0.74	–	nr	<b>0.74</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Chipboard (plain)</b>						
Lining to walls 12 mm thick over 300 mm wide	1.96	0.35	5.20	2.45	m <sup>2</sup>	<b>7.65</b>
not exceeding 300 mm wide	–	0.20	2.97	0.75	m	<b>3.72</b>
holes for pipes and the like	–	0.02	0.30	–	nr	<b>0.30</b>
Lining to walls 15 mm thick over 300 mm wide	2.24	0.37	5.50	2.78	m <sup>2</sup>	<b>8.28</b>
not exceeding 300 mm wide	–	0.22	3.27	0.85	m	<b>4.12</b>
holes for pipes and the like	–	0.03	0.45	–	nr	<b>0.45</b>
Two-sided 15 mm thick pipe casing; to softwood framing (not included)						
300 mm girth	–	0.56	8.33	0.92	m	<b>9.24</b>
600 mm girth	–	0.65	9.66	1.69	m	<b>11.36</b>
Three-sided 15 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	1.16	17.25	1.37	m	<b>18.62</b>
900 mm girth	–	1.39	20.67	2.56	m	<b>23.23</b>
extra for 400 mm × 400 mm removable access panel; brass cups and screws; additional framing	–	0.93	13.83	0.84	nr	<b>14.67</b>
Lining to walls 18 mm thick over 300 mm wide	2.69	0.39	5.80	3.34	m <sup>2</sup>	<b>9.14</b>
not exceeding 300 mm wide	–	0.25	3.72	1.00	m	<b>4.72</b>
holes for pipes and the like	–	0.04	0.59	–	nr	<b>0.59</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	5.20	7.53	m <sup>2</sup>	<b>12.73</b>
not exceeding 300 mm wide	–	0.20	2.97	2.27	m	<b>5.25</b>
holes for pipes and the like	–	0.02	0.30	–	nr	<b>0.30</b>
Lining to walls 18 mm thick over 300 mm wide	–	0.39	5.80	9.92	m <sup>2</sup>	<b>15.72</b>
not exceeding 300 mm wide	–	0.25	3.72	2.99	m	<b>6.71</b>
holes for pipes and the like	–	0.04	0.59	–	nr	<b>0.59</b>
Lining to walls 22 mm thick over 300 mm wide	–	0.41	6.10	12.59	m <sup>2</sup>	<b>18.69</b>
not exceeding 300 mm wide	–	0.28	4.16	3.79	m	<b>7.95</b>
holes for pipes and the like	–	0.05	0.74	–	nr	<b>0.74</b>
<b>Chipboard Melamine faced; white matt finish; laminated masking strips</b>						
Lining to walls 15 mm thick over 300 mm wide	3.62	0.97	14.42	4.54	m <sup>2</sup>	<b>18.96</b>
not exceeding 300 mm wide	–	0.63	9.37	1.44	m	<b>10.81</b>
holes for pipes and the like	–	0.06	0.89	–	nr	<b>0.89</b>
<b>Chipboard boarding and flooring</b> Boarding to floors; butt joints						
18 mm thick	2.63	0.28	4.16	3.27	m <sup>2</sup>	<b>7.43</b>
22 mm thick	3.41	0.31	4.61	4.17	m <sup>2</sup>	<b>8.78</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Boarding to floors; tongued and grooved joints						
18 mm thick	2.78	0.30	4.46	3.44	m <sup>2</sup>	7.90
22 mm thick	3.41	0.32	4.76	4.17	m <sup>2</sup>	8.93
Boarding to roofs; butt joints 18 mm thick	3.45	0.31	4.61	4.22	m <sup>2</sup>	8.83
<b>Durabella "Westbourne" flooring system or other equal and approved; comprising 19 mm thick tongued and grooved chipboard panels secret nailed to softwood MK 10X-profiled foam backed battens at 600 mm centres; on concrete floor</b>						
Flooring tongued and grooved joints						
63 mm thick overall; 44 mm × 54 mm nominal size battens	–	–	–	–	m <sup>2</sup>	19.06
75 mm thick overall; 56 mm × 54 mm nominal size battens	–	–	–	–	m <sup>2</sup>	20.92
<b>Plywood flooring</b>						
Boarding to floors; tongued and grooved joints						
15 mm thick	15.62	0.37	5.50	18.29	m <sup>2</sup>	23.79
18 mm thick	18.14	0.41	6.10	21.20	m <sup>2</sup>	27.29
<b>Plywood; external quality; 18 mm thick</b>						
Boarding to roofs; butt joints						
flat to falls	12.23	0.37	5.50	14.36	m <sup>2</sup>	19.87
sloping	12.23	0.40	5.95	14.36	m <sup>2</sup>	20.31
vertical	12.23	0.53	7.88	14.36	m <sup>2</sup>	22.24
<b>Plywood; external quality; 12 mm thick</b>						
Boarding to roofs; butt joints						
flat to falls	8.16	0.37	5.50	9.66	m <sup>2</sup>	15.16
sloping	8.16	0.40	5.95	9.66	m <sup>2</sup>	15.60
vertical	8.16	0.53	7.88	9.66	m <sup>2</sup>	17.54
<b>Glazed hardboard to BS 1142; on and including 38 mm × 38 mm sawn softwood framing</b>						
3.20 mm thick panel						
to side of bath	–	1.67	24.83	4.46	nr	29.29
to end of bath	–	0.65	9.66	1.23	nr	10.90
<b>Insulation board to BS 1142</b>						
Lining to walls 12 mm thick						
over 300 mm wide	1.49	0.22	3.27	1.91	m <sup>2</sup>	5.18
not exceeding 300 mm wide	–	0.13	1.93	0.59	m	2.52
holes for pipes and the like	–	0.01	0.15	–	nr	0.15
Lining to walls 18 mm thick						
over 300 mm wide	2.34	0.24	3.57	2.89	m <sup>2</sup>	6.46
not exceeding 300 mm wide	–	0.15	2.23	0.88	m	3.11
holes for pipes and the like	–	0.01	0.15	–	nr	0.15
<b>Laminboard (Birch Faced); 18 mm thick</b>						
Lining to walls						
over 300 mm wide	15.32	0.49	7.29	17.88	m <sup>2</sup>	25.17
not exceeding 300 mm wide	–	0.31	4.61	5.38	m	9.99
holes for pipes and the like	–	0.05	0.74	–	nr	0.74

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Non-asbestos board; "Masterboard" or other equal and approved; sanded finish</b>						
Lining to walls 6 mm thick over 300 mm wide	4.92	0.31	4.61	5.82	m <sup>2</sup>	<b>10.43</b>
not exceeding 300 mm wide	–	0.19	2.82	1.75	m	<b>4.58</b>
Lining to ceilings 6 mm thick over 300 mm wide	4.92	0.41	6.10	5.82	m <sup>2</sup>	<b>11.92</b>
not exceeding 300 mm wide	–	0.25	3.72	1.75	m	<b>5.47</b>
holes for pipes and the like	–	0.02	0.30	–	nr	<b>0.30</b>
Lining to walls 9 mm thick over 300 mm wide	10.38	0.33	4.91	12.13	m <sup>2</sup>	<b>17.04</b>
not exceeding 300 mm wide	–	0.19	2.82	3.64	m	<b>6.47</b>
Lining to ceilings 9 mm thick over 300 mm wide	10.38	0.42	6.24	12.13	m <sup>2</sup>	<b>18.38</b>
not exceeding 300 mm wide	–	0.27	4.01	3.64	m	<b>7.66</b>
holes for pipes and the like	–	0.03	0.45	–	nr	<b>0.45</b>
<b>Non-asbestos board; "Supalux" or other equal and approved; sanded finish</b>						
Lining to walls 6 mm thick over 300 mm wide	7.79	0.31	4.61	9.14	m <sup>2</sup>	<b>13.75</b>
not exceeding 300 mm wide	–	0.19	2.82	2.75	m	<b>5.57</b>
Lining to ceilings 6 mm thick over 300 mm wide	7.79	0.41	6.10	9.14	m <sup>2</sup>	<b>15.24</b>
not exceeding 300 mm wide	–	0.25	3.72	2.75	m	<b>6.46</b>
holes for pipes and the like	–	0.03	0.45	–	nr	<b>0.45</b>
Lining to walls 9 mm thick over 300 mm wide	11.59	0.33	4.91	13.54	m <sup>2</sup>	<b>18.44</b>
not exceeding 300 mm wide	–	0.19	2.82	4.07	m	<b>6.89</b>
Lining to ceilings 9 mm thick over 300 mm wide	11.59	0.42	6.24	13.54	m <sup>2</sup>	<b>19.78</b>
not exceeding 300 mm wide	–	0.27	4.01	4.07	m	<b>8.08</b>
holes for pipes and the like	–	0.03	0.45	–	nr	<b>0.45</b>
Lining to walls 12 mm thick over 300 mm wide	15.35	0.37	5.50	17.87	m <sup>2</sup>	<b>23.38</b>
not exceeding 300 mm wide	–	0.22	3.27	5.37	m	<b>8.64</b>
Lining to ceilings 12 mm thick over 300 mm wide	15.35	0.49	7.29	17.87	m <sup>2</sup>	<b>25.16</b>
not exceeding 300 mm wide	–	0.30	4.46	5.37	m	<b>9.83</b>
holes for pipes and the like	–	0.04	0.59	–	nr	<b>0.59</b>
<b>Non-asbestos board; "Monolux 40" or other equal and approved; 6 mm×50 mm "Supalux" cover fillets or other equal and approved one side</b>						
Lining to walls 19 mm thick over 300 mm wide	29.64	0.65	9.66	35.90	m <sup>2</sup>	<b>45.56</b>
not exceeding 300 mm wide	–	0.46	6.84	12.20	m	<b>19.04</b>
Lining to walls 25 mm thick over 300 mm wide	35.53	0.69	10.26	42.71	m <sup>2</sup>	<b>52.97</b>
not exceeding 300 mm wide	10.66	0.49	7.29	14.25	m	<b>21.53</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Plywood (Far Eastern); internal quality</b>						
Lining to walls 4 mm thick over 300 mm wide	1.74	0.34	5.05	2.20	m <sup>2</sup>	7.26
not exceeding 300 mm wide	–	0.22	3.27	0.67	m	3.94
Lining to ceilings 4 mm thick over 300 mm wide	1.74	0.46	6.84	2.20	m <sup>2</sup>	9.04
not exceeding 300 mm wide	–	0.30	4.46	0.67	m	5.13
holes for pipes and the like	–	0.02	0.30	–	nr	0.30
Lining to walls 6 mm thick over 300 mm wide	2.06	0.37	5.50	2.57	m <sup>2</sup>	8.07
not exceeding 300 mm wide	–	0.24	3.57	0.78	m	4.35
Lining to ceilings 6 mm thick over 300 mm wide	2.06	0.49	7.29	2.57	m <sup>2</sup>	9.86
not exceeding 300 mm wide	–	0.32	4.76	0.78	m	5.54
holes for pipes and the like	–	0.02	0.30	–	nr	0.30
Two-sided 6 mm thick pipe casings; to softwood framing (not included)						
300 mm girth	–	0.74	11.00	0.85	m	11.86
600 mm girth	–	0.93	13.83	1.57	m	15.40
Three-sided 6 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	1.06	15.76	1.28	m	17.04
900 mm girth	–	1.25	18.58	2.38	m	20.96
Lining to walls 9 mm thick over 300 mm wide	3.02	0.40	5.95	3.68	m <sup>2</sup>	9.62
not exceeding 300 mm wide	–	0.26	3.87	1.12	m	4.98
Lining to ceilings 9 mm thick over 300 mm wide	3.02	0.53	7.88	3.68	m <sup>2</sup>	11.56
not exceeding 300 mm wide	–	0.34	5.05	1.12	m	6.17
holes for pipes and the like	–	0.03	0.45	–	nr	0.45
Lining to walls 12 mm thick over 300 mm wide	3.90	0.43	6.39	4.69	m <sup>2</sup>	11.08
not exceeding 300 mm wide	–	0.28	4.16	1.42	m	5.58
Lining to ceilings 12 mm thick over 300 mm wide	3.90	0.56	8.33	4.69	m <sup>2</sup>	13.01
not exceeding 300 mm wide	–	0.37	5.50	1.42	m	6.92
holes for pipes and the like	–	0.03	0.45	–	nr	0.45
<b>Plywood (Far Eastern); external quality</b>						
Lining to walls 4 mm thick over 300 mm wide	3.14	0.34	5.05	3.82	m <sup>2</sup>	8.87
not exceeding 300 mm wide	–	0.22	3.27	1.16	m	4.43
Lining to ceilings 4 mm thick over 300 mm wide	3.14	0.46	6.84	3.82	m <sup>2</sup>	10.65
not exceeding 300 mm wide	–	0.30	4.46	1.16	m	5.62
holes for pipes and the like	–	0.02	0.30	–	nr	0.30
Lining to walls 6 mm thick over 300 mm wide	4.14	0.37	5.50	4.97	m <sup>2</sup>	10.47
not exceeding 300 mm wide	–	0.24	3.57	1.51	m	5.07
Lining to ceilings 6 mm thick over 300 mm wide	4.14	0.49	7.29	4.97	m <sup>2</sup>	12.26
not exceeding 300 mm wide	–	0.32	4.76	1.51	m	6.26
holes for pipes and the like	–	0.02	0.30	–	nr	0.30
Two-sided 6 mm thick pipe casings; to softwood framing (not included)						
300 mm girth	–	0.74	11.00	1.57	m	12.58
600 mm girth	–	0.93	13.83	3.01	m	16.84

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	15.76	2.36	m	18.12
900 mm girth	–	1.25	18.58	4.54	m	23.12
Lining to walls 9 mm thick over 300 mm wide	5.51	0.40	5.95	6.55	m <sup>2</sup>	12.50
not exceeding 300 mm wide	–	0.26	3.87	1.98	m	5.85
Lining to ceilings 9 mm thick over 300 mm wide	5.51	0.53	7.88	6.55	m <sup>2</sup>	14.43
not exceeding 300 mm wide	–	0.34	5.05	1.98	m	7.04
holes for pipes and the like	–	0.03	0.45	–	nr	0.45
Lining to walls 12 mm thick over 300 mm wide	7.32	0.43	6.39	8.64	m <sup>2</sup>	15.04
not exceeding 300 mm wide	–	0.28	4.16	2.61	m	6.77
Lining to ceilings 12 mm thick over 300 mm wide	7.32	0.56	8.33	8.64	m <sup>2</sup>	16.97
not exceeding 300 mm wide	–	0.37	5.50	2.61	m	8.11
holes for pipes and the like	–	0.03	0.45	–	nr	0.45
Extra over wall linings fixed with nails for screwing	–	–	–	–	m <sup>2</sup>	1.68
<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 × 150 mm; ref TK150	–	0.11	1.64	6.70	m	8.33
extra for stop end	–	0.04	0.59	5.59	nr	6.18
extra for external corner	–	0.09	1.34	6.88	nr	8.21
extra for internal corner	–	0.09	1.34	5.14	nr	6.48
Casing profiles						
150 mm × 150 mm; ref MX150/150; 5 mm thick	–	0.11	1.64	10.71	m	12.35
extra for stop end	–	0.04	0.59	4.36	nr	4.96
extra for external corner	–	0.09	1.34	16.22	nr	17.56
extra for internal corner	–	0.09	1.34	5.14	nr	6.48
<b>Woodwool unreinforced slabs; Torvale “Woodcemair” or other equal and approved; BS 1105 type SB; natural finish; fixing to timber or steel with galvanized nails or clips; flat or sloping</b>						
50 mm thick slabs; type 500; 600 mm maximum span						
1800 mm-2400 mm lengths	5.87	0.37	5.50	6.88	m <sup>2</sup>	12.38
2700 mm-3000 mm lengths	6.01	0.37	5.50	7.03	m <sup>2</sup>	12.53
75 mm thick slabs; type 750; 900 mm maximum span						
2100 mm lengths	6.99	0.42	6.24	8.19	m <sup>2</sup>	14.43
2400 mm-2700 mm lengths	7.10	0.42	6.24	8.31	m <sup>2</sup>	14.56
3000 mm lengths	7.11	0.42	6.24	8.32	m <sup>2</sup>	14.57
100 mm thick slabs; type 1000; 1200 mm maximum span						
3000 mm-3600 mm lengths	9.67	0.46	6.84	11.17	m <sup>2</sup>	18.01

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Internal quality American Cherry veneered plywood; 6 mm thick</b>						
Lining to walls over 300 mm wide	5.24	0.41	6.10	6.19	m <sup>2</sup>	<b>12.29</b>
not exceeding 300 mm wide	–	0.27	4.01	1.89	m	<b>5.90</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	–	0.31	4.61	8.86	m <sup>2</sup>	<b>13.47</b>
not exceeding 300 mm wide	–	0.19	2.82	2.69	m	<b>5.51</b>
Lining to walls; 9 mm thick over 300 mm wide	–	0.33	4.91	16.22	m <sup>2</sup>	<b>21.13</b>
not exceeding 300 mm wide	–	0.20	2.97	4.89	m	<b>7.87</b>
Lining to walls; 12 mm thick over 300 wide	–	0.37	5.50	21.08	m <sup>2</sup>	<b>26.58</b>
not exceeding 300 mm wide	–	0.22	3.27	6.35	m	<b>9.62</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	–	0.31	4.61	11.86	m <sup>2</sup>	<b>16.47</b>
not exceeding 300 mm wide	–	0.19	2.82	3.59	m	<b>6.41</b>
Lining to walls; 9 mm thick over 300 mm wide	–	0.33	4.91	18.10	m <sup>2</sup>	<b>23.00</b>
not exceeding 300 mm wide	–	0.20	2.97	5.46	m	<b>8.43</b>
Lining to walls; 12 mm thick over 300 mm wide	–	0.37	5.50	23.83	m <sup>2</sup>	<b>29.33</b>
not exceeding 300 mm wide	–	0.22	3.27	7.18	m	<b>10.45</b>
<b>K14 GLASS REINFORCED GYPSUM LININGS/ PANELLING/CASINGS/MOULDINGS</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	14.53	37.90	m	<b>52.43</b>
wall height 2.70 m-3.00 m	–	1.06	16.58	42.12	m	<b>58.70</b>
wall height 3.00 m-3.30 m	–	1.20	18.78	46.33	m	<b>65.11</b>
wall height 3.30 m-3.60 m	–	1.39	21.72	50.58	m	<b>72.30</b>
12.50 mm board to walls						
wall height 2.40 m-2.70 m	–	0.97	15.12	49.54	m	<b>64.66</b>
wall height 2.70 m-3.00 m	–	1.11	17.32	55.05	m	<b>72.37</b>
wall height 3.00 m-3.30 m	–	1.25	19.52	60.56	m	<b>80.08</b>
wall height 3.30 m-3.60 m	–	1.43	22.31	66.10	m	<b>88.41</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	6.24	6.16	m <sup>2</sup>	<b>12.40</b>
19 mm thick; flat; not exceeding 300 mm wide	–	0.28	4.16	1.87	m	<b>6.03</b>
19 mm thick; sloping; over 300 mm wide	–	0.46	6.84	6.16	m <sup>2</sup>	<b>13.00</b>
19 mm thick; sloping; not exceeding 300 mm wide	–	0.31	4.61	1.87	m	<b>6.48</b>
19 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.58	8.62	6.16	m <sup>2</sup>	<b>14.78</b>
19 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.37	5.50	1.87	m	<b>7.37</b>
25 mm thick; flat; over 300 mm wide	–	0.42	6.24	8.00	m <sup>2</sup>	<b>14.25</b>
25 mm thick; flat; not exceeding 300 mm wide	–	0.28	4.16	2.42	m	<b>6.59</b>
25 mm thick; sloping; over 300 mm wide	–	0.46	6.84	8.00	m <sup>2</sup>	<b>14.84</b>
25 mm thick; sloping; not exceeding 300 mm wide	–	0.31	4.61	2.42	m	<b>7.03</b>
25 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.58	8.62	8.00	m <sup>2</sup>	<b>16.62</b>
25 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.37	5.50	2.42	m	<b>7.92</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	11.00	6.16	m <sup>2</sup>	<b>17.16</b>
19 mm thick; laid diagonally; not exceeding 300 mm wide	–	0.46	6.84	1.87	m	<b>8.71</b>
19 mm thick; laid diagonally; area not exceeding 1.00 m <sup>2</sup> irrespective of width	–	0.93	13.83	5.86	nr	<b>19.68</b>
<b>Sawn softwood; “Tanalised”</b>						
Boarding to roofs; 150 wide boards; butt joints						
19 mm thick; flat; over 300 mm wide	–	0.42	6.24	6.86	m <sup>2</sup>	<b>13.10</b>
19 mm thick; flat; not exceeding 300 mm wide	–	0.28	4.16	2.08	m	<b>6.24</b>
19 mm thick; sloping; over 300 mm wide	–	0.46	6.84	6.86	m <sup>2</sup>	<b>13.69</b>
19 mm thick; sloping; not exceeding 300 mm wide	–	0.31	4.61	2.08	m	<b>6.69</b>
19 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.58	8.62	6.86	m <sup>2</sup>	<b>15.48</b>
19 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.37	5.50	2.08	m	<b>7.58</b>
25 mm thick; flat; over 300 mm wide	–	0.42	6.24	8.92	m <sup>2</sup>	<b>15.17</b>
25 mm thick; flat; not exceeding 300 mm wide	–	0.28	4.16	2.70	m	<b>6.86</b>
25 mm thick; sloping; over 300 mm wide	–	0.46	6.84	8.92	m <sup>2</sup>	<b>15.76</b>
25 mm thick; sloping; not exceeding 300 mm wide	–	0.31	4.61	2.70	m	<b>7.31</b>
25 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.58	8.62	8.92	m <sup>2</sup>	<b>17.55</b>
25 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.37	5.50	2.70	m	<b>8.20</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Boarding to tops or cheeks of dormers; 150 mm wide boards; butt joints						
19 mm thick; laid diagonally; over 300 mm wide	–	0.74	11.00	6.86	m <sup>2</sup>	17.86
19 mm thick; laid diagonally; not exceeding 300 mm wide	–	0.46	6.84	2.08	m	8.92
19 mm thick; laid diagonally; area not exceeding 1.00 m <sup>2</sup> irrespective of width	–	0.93	13.83	6.55	nr	20.38
<b>Wrought softwood</b>						
Boarding to floors; butt joints						
19 mm×75 mm boards	–	0.56	8.33	6.54	m <sup>2</sup>	14.86
19 mm×125 mm boards	–	0.51	7.58	7.17	m <sup>2</sup>	14.75
22 mm×150 mm boards	–	0.46	6.84	7.66	m <sup>2</sup>	14.50
25 mm×100 mm boards	–	0.51	7.58	8.27	m <sup>2</sup>	15.85
25 mm×150 mm boards	–	0.46	6.84	8.88	m <sup>2</sup>	15.71
Boarding to floors; tongued and grooved joints						
19 mm×75 mm boards	–	0.65	9.66	7.13	m <sup>2</sup>	16.80
19 mm×125 mm boards	–	0.60	8.92	7.76	m <sup>2</sup>	16.68
22 mm×150 mm boards	–	0.56	8.33	8.27	m <sup>2</sup>	16.59
25 mm×100 mm boards	–	0.60	8.92	8.88	m <sup>2</sup>	17.80
25 mm×150 mm boards	–	0.56	8.33	9.47	m <sup>2</sup>	17.80
Boarding to internal walls; tongued and grooved and V-jointed						
12 mm×100 mm boards	–	0.74	11.00	6.74	m <sup>2</sup>	17.75
16 mm×100 mm boards	–	0.74	11.00	9.03	m <sup>2</sup>	20.03
19 mm×100 mm boards	–	0.74	11.00	10.13	m <sup>2</sup>	21.13
19 mm×125 mm boards	–	0.69	10.26	10.64	m <sup>2</sup>	20.90
19 mm×125 mm boards; chevron pattern	–	1.11	16.50	10.64	m <sup>2</sup>	27.15
25 mm×125 mm boards	–	0.69	10.26	13.72	m <sup>2</sup>	23.97
12 mm×100 mm boards; knotty pine	–	0.74	11.00	5.56	m <sup>2</sup>	16.56
Boarding to internal ceilings						
12 mm×100 mm boards	–	0.93	13.83	6.74	m <sup>2</sup>	20.57
16 mm×100 mm boards	–	0.93	13.83	9.03	m <sup>2</sup>	22.86
19 mm×100 mm boards	–	0.93	13.83	10.13	m <sup>2</sup>	23.95
19 mm×125 mm boards	–	0.88	13.08	10.64	m <sup>2</sup>	23.73
19 mm×125 mm boards; chevron pattern	–	1.30	19.33	10.64	m <sup>2</sup>	29.97
25 mm×125 mm boards	–	0.88	13.08	13.72	m <sup>2</sup>	26.80
12 mm×100 mm boards; knotty pine	–	0.93	13.83	5.56	m <sup>2</sup>	19.39
Boarding to roofs; tongued and grooved joints						
19 mm thick; flat to falls	–	0.51	7.58	8.00	m <sup>2</sup>	15.58
19 mm thick; sloping	–	0.56	8.33	8.00	m <sup>2</sup>	16.32
19 mm thick; sloping; laid diagonally	–	0.72	10.70	8.00	m <sup>2</sup>	18.70
25 mm thick; flat to falls	–	0.51	7.58	9.60	m <sup>2</sup>	17.18
25 mm thick; sloping	–	0.56	8.33	9.60	m <sup>2</sup>	17.92
Boarding to tops or cheeks of dormers; tongued and grooved joints						
19 mm thick; laid diagonally	–	0.93	13.83	8.00	m <sup>2</sup>	21.83
<b>Wrought softwood; “Tanalised”</b>						
Boarding to roofs; tongued and grooved joints						
19 mm thick; flat to falls	–	0.51	7.58	8.70	m <sup>2</sup>	16.28
19 mm thick; sloping	–	0.56	8.33	8.70	m <sup>2</sup>	17.02
19 mm thick; sloping; laid diagonally	–	0.72	10.70	8.70	m <sup>2</sup>	19.40
25 mm thick; flat to falls	–	0.51	7.58	10.52	m <sup>2</sup>	18.10
25 mm thick; sloping	–	0.56	8.33	10.52	m <sup>2</sup>	18.84



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Boarding to tops or cheeks of dormers; tongued and grooved joints 19 mm thick; laid diagonally	-	0.93	13.83	8.70	m <sup>2</sup>	22.52
<b>Wood strip; 22 mm thick; "Junkers" pre-treated or other equal and approved; tongued and grooved joints; pre-finished boards; level fixing to resilient battens; to cement and sand base</b>						
Strip flooring; over 300 mm wide beech; prime	-	-	-	-	m <sup>2</sup>	84.74
beech; standard	-	-	-	-	m <sup>2</sup>	74.15
beech; sylvia squash	-	-	-	-	m <sup>2</sup>	79.44
oak; quality A	-	-	-	-	m <sup>2</sup>	100.63
<b>Wrought hardwood</b>						
Strip flooring to floors; 25 mm thick×75 mm wide; tongue and grooved joints; secret fixing; surface sanded after laying						
american oak	-	-	-	-	m <sup>2</sup>	53.39
canadian maple	-	-	-	-	m <sup>2</sup>	56.73
gurjun	-	-	-	-	m <sup>2</sup>	50.06
iroko	-	-	-	-	m <sup>2</sup>	46.71
<b>K32 FRAMED PANEL CUBICLE PARTITIONS</b>						
<b>Cubicle partitions; Armitage Shanks "Rapide" range or other equal and approved; standard colours; standard ironmongery; assembling; screwing to floor and wall</b>						
Cubicle sets complete with doors						
range of 1 nr open ended cubicles; 1 nr panel; 1 nr door	-	2.08	30.92	273.29	nr	304.21
range of 3 nr open ended cubicles; 3 nr panel; 3 nr door	-	6.24	92.77	735.77	nr	828.54
range of 6 nr open ended cubicles; 6 nr panel; 6 nr door	-	12.50	185.84	1418.98	nr	1604.82
<b>K33 CONCRETE/TERRAZZO PARTITIONS</b>						
<b>Terrazzo faced partitions; polished on two faces</b>						
Pre-cast reinforced terrazzo faced WC partitions						
38 mm thick; over 300 mm wide	-	-	-	-	m <sup>2</sup>	181.05
50 mm thick; over 300 mm wide	-	-	-	-	m <sup>2</sup>	196.13
Wall post; once rebated						
64 mm×102 mm	-	-	-	-	m	105.61
64 mm×152 mm	-	-	-	-	m	115.67
Centre post; twice rebated						
64 mm×102 mm	-	-	-	-	m	115.67
64 mm×152 mm	-	-	-	-	m	120.70

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Lintel; once rebated 64 mm×102 mm	-	-	-	-	m	<b>105.61</b>
Pair of brass topped plates or sockets cast into posts for fixings (not included)	-	-	-	-	nr	<b>26.66</b>
Brass indicator bolt lugs cast into posts for fixings (not included)	-	-	-	-	nr	<b>12.83</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×600 mm×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	5.08	8.29	m <sup>2</sup>	<b>13.37</b>
<b>Suspended ceilings, Gyproc M/F suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit, 900 mm× 1800 mm×12.50 mm tapered edge wallboard infill; joints filled with joint filler and taped to receive direct direction</b>						
Lining to ceilings; hangers average 400 mm long over 300 mm wide	-	1.30	19.68	11.82	m <sup>2</sup>	<b>31.50</b>
not exceeding 300 mm wide in isolated strips	-	0.52	7.87	6.15	m	<b>14.02</b>
300 mm-600 mm wide in isolated strips	-	0.82	12.40	6.95	m	<b>19.35</b>
Vertical bulkhead; including additional hangers over 300 mm wide	-	1.50	22.71	12.42	m <sup>2</sup>	<b>35.13</b>
not exceeding 300 mm wide in isolated strips	-	0.60	9.08	6.75	m	<b>15.83</b>
300 mm-600 mm wide in isolated strips	-	0.95	14.37	7.55	m	<b>21.92</b>
<b>Suspended ceilings; "Slimline" exposed suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit, 600 mm× 600 mm×19 mm Treetex "Glacier" mineral tile infill; PC £10.00/m<sup>2</sup></b>						
Lining to ceilings; hangers average 400 mm long over 300 mm wide	-	-	-	-	m <sup>2</sup>	<b>26.54</b>
not exceeding 300 mm wide in isolated strips	-	-	-	-	m	<b>11.16</b>
300 mm-600 mm wide in isolated strips	-	-	-	-	m	<b>21.00</b>
Edge detail 24 mm×19 mm white finished angle edge trim	-	-	-	-	m	<b>2.06</b>
Cutting and fitting around pipes; not exceeding 0.30 m girth	-	-	-	-	nr	<b>1.47</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Suspended ceilings; "Z" demountable suspended ceiling system or other equal and approved; hangers plugged and screwed to concrete soffit, 600 mm× 600 mm×19 mm "Echostop" glass reinforced fibrous plaster lightweight plain bevelled edge tiles; PC £14.50/m<sup>2</sup></b>						
Lining to ceilings; hangers average 400 mm long over 300 mm wide	-	-	-	-	m <sup>2</sup>	55.59
not exceeding 300 mm wide in isolated strips	-	-	-	-	m	19.14
<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×600 mm; PC £13.50/m<sup>2</sup></b>						
Lining to ceilings; hangers average 400 mm long over 300 mm wide	-	-	-	-	m <sup>2</sup>	45.14
not exceeding 300 mm wide; in isolated strips	-	-	-	-	m	15.99
<b>Suspended ceilings; concealed galvanised steel "Trulok" suspension system or other equal and approved; hangers plugged and screwed to concrete; Armstrong "Travertone" 300 mm×300 mm×18 mm mineral ceiling tiles PC £16.50/m<sup>2</sup></b>						
Linings to ceilings; hangers average 700 mm long over 300 mm wide	-	-	-	-	m <sup>2</sup>	53.68
over 300 mm wide; 3.50 m-5.00 m high	-	-	-	-	m <sup>2</sup>	54.27
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	55.59
not exceeding 300 mm wide; in isolated strips	-	-	-	-	m	18.49
300 mm-600 mm wide; in isolated strips	-	-	-	-	m	32.75
Extra for cutting and fitting around modular downlighter including yoke	-	-	-	-	nr	4.90
Vertical bulkhead; including additional hangers over 300 mm wide	-	-	-	-	m <sup>2</sup>	55.59
not exceeding 300 mm wide; in isolated strips	-	-	-	-	m	24.69
300 mm-600 mm wide; in isolated strips	-	-	-	-	m	39.43
<b>24 mm×19 mm white finished angle edge trim</b>	-	-	-	-	m	2.01
Cutting and fitting around pipes; not exceeding 0.30 m girth	-	-	-	-	nr	1.47
<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; PC £19.00/m<sup>2</sup></b>						
Linings to ceilings; hangers average 700 mm long over 300 mm wide	-	-	-	-	m <sup>2</sup>	55.59
not exceeding 300 mm wide; in isolated strips	-	-	-	-	m	19.14

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K41 RAISED ACCESS FLOORS</b>						
<b>USG (U.K.) Ltd raised flooring systems or other equal and approved; 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>	<b>40.86</b>
PSA medium grade; steel finish	-	-	-	-	m <sup>2</sup>	<b>46.69</b>
PSA heavy grade; steel finish	-	-	-	-	m <sup>2</sup>	<b>52.51</b>
Extra for						
factory applied needlepunch carpet	-	-	-	-	m <sup>2</sup>	<b>13.44</b>
factory applied anti-static vinyl	-	-	-	-	m <sup>2</sup>	<b>29.16</b>
factory applied black PVC edge strips	-	-	-	-	m	<b>3.49</b>
ramps; 3.00 m×1.40 m (no finish)	-	-	-	-	nr	<b>640.48</b>
steps (no finish)	-	-	-	-	m	<b>35.10</b>
forming cut-out for electrical boxes	-	-	-	-	nr	<b>7.88</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L WINDOWS/DOORS/STAIRS</b>						
<b>L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES</b>						
<b>Standard windows; "treated" wrought softwood; Rugby Joinery or other equal and approved</b>						
Side hung casement windows without glazing bars; with 140 mm wide softwood sills; opening casements and ventilators hung on rustproof hinges; fitted with aluminized lacquered finish casement stays and fasteners						
500 mm×750 mm; ref N07V	45.45	0.65	9.66	49.08	nr	<b>58.75</b>
500 mm×900 mm; ref N09V	46.97	0.74	11.00	50.72	nr	<b>61.72</b>
600 mm×750 mm; ref 107V	55.26	0.74	11.00	59.64	nr	<b>70.64</b>
600 mm×750 mm; ref 107C	56.39	0.74	11.00	60.84	nr	<b>71.85</b>
600 mm×900 mm; ref 109V	55.44	0.83	12.34	59.83	nr	<b>72.17</b>
600 mm×900 mm; ref 109C	59.82	0.74	11.00	64.53	nr	<b>75.54</b>
600 mm×1050 mm; ref 109V	56.75	0.74	11.00	61.31	nr	<b>72.31</b>
600 mm×1050 mm; ref 110V	60.07	0.93	13.83	64.88	nr	<b>78.71</b>
915 mm×900 mm; ref 2N09W	67.65	1.02	15.16	72.95	nr	<b>88.12</b>
915 mm×1050 mm; ref 2N10W	68.59	1.06	15.76	74.04	nr	<b>89.80</b>
915 mm×1200 mm; ref 2N12W	74.00	1.11	16.50	79.86	nr	<b>96.36</b>
915 mm×1350 mm; ref 2N13W	75.49	1.25	18.58	81.45	nr	<b>100.04</b>
915 mm×1500 mm; ref 2N15W	76.50	1.30	19.33	82.62	nr	<b>101.95</b>
1200 mm×750 mm; ref 2O7C	73.60	1.06	15.76	79.43	nr	<b>95.19</b>
1200 mm×750 mm; ref 2O7CV	92.04	1.06	15.76	99.24	nr	<b>115.00</b>
1200 mm×900 mm; ref 2O9C	75.31	1.11	16.50	81.26	nr	<b>97.77</b>
1200 mm×900 mm; ref 2O9W	80.47	1.11	16.50	86.81	nr	<b>103.32</b>
1200 mm×900 mm; ref 2O9CV	92.93	1.11	16.50	100.20	nr	<b>116.70</b>
1200 mm×1050 mm; ref 210C	75.38	1.25	18.58	81.42	nr	<b>100.00</b>
1200 mm×1050 mm; ref 210W	81.88	1.25	18.58	88.41	nr	<b>106.99</b>
1200 mm×1050 mm; ref 210T	95.42	1.25	18.58	102.96	nr	<b>121.54</b>
1200 mm×1050 mm; ref 210CV	93.04	1.25	18.58	100.40	nr	<b>118.98</b>
1200 mm×1200 mm; ref 212C	78.31	1.34	19.92	84.63	nr	<b>104.56</b>
1200 mm×1200 mm; ref 212W	83.43	1.34	19.92	90.14	nr	<b>110.07</b>
1200 mm×1200 mm; ref 212TX	103.08	1.34	19.92	111.27	nr	<b>131.19</b>
1200 mm×1200 mm; ref 212CV	96.00	1.34	19.92	103.65	nr	<b>123.57</b>
1200 mm×1350 mm; ref 213W	85.13	1.43	21.26	91.96	nr	<b>113.23</b>
1200 mm×1350 mm; ref 213CV	106.29	1.43	21.26	114.72	nr	<b>135.98</b>
1200 mm×1500 mm; ref 215W	87.13	1.57	23.34	94.19	nr	<b>117.53</b>
1770 mm×750 mm; ref 307CC	108.36	1.30	19.33	116.94	nr	<b>136.26</b>
1770 mm×900 mm; ref 309CC	110.95	1.57	23.34	119.73	nr	<b>143.07</b>
1770 mm×1050 mm; ref 310C	93.40	1.62	24.09	100.86	nr	<b>124.94</b>
1770 mm×1050 mm; ref 310T	111.17	1.57	23.34	119.96	nr	<b>143.30</b>
1770 mm×1050 mm; ref 310CC	111.38	1.30	19.33	120.19	nr	<b>139.52</b>
1770 mm×1050 mm; ref 310WW	128.47	1.30	19.33	138.56	nr	<b>157.89</b>
1770 mm×1200 mm; ref 312C	96.14	1.67	24.83	103.88	nr	<b>128.71</b>
1770 mm×1200 mm; ref 312T	114.28	1.67	24.83	123.38	nr	<b>148.21</b>
1770 mm×1200 mm; ref 312CC	115.44	1.67	24.83	124.62	nr	<b>149.45</b>
1770 mm×1200 mm; ref 312WW	131.76	1.67	24.83	142.17	nr	<b>167.00</b>
1770 mm×1200 mm; ref 312CVC	140.75	1.67	24.83	151.83	nr	<b>176.66</b>
1770 mm×1350 mm; ref 313CC	130.20	1.76	26.17	140.50	nr	<b>166.67</b>
1770 mm×1350 mm; ref 313WW	134.79	1.76	26.17	145.44	nr	<b>171.60</b>
1770 mm×1350 mm; ref 313CVC	148.98	1.76	26.17	160.68	nr	<b>186.85</b>
1770 mm×1500 mm; ref 315T	125.57	1.85	27.50	135.52	nr	<b>163.02</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
2340 mm×1050 mm; ref 410CWC	159.27	1.80	26.76	171.74	nr	<b>198.51</b>
2340 mm×1200 mm; ref 412CWC	164.37	1.90	28.25	177.30	nr	<b>205.55</b>
2340 mm×1350 mm; ref 413CWC	173.39	2.04	30.33	187.07	nr	<b>217.40</b>
Top hung casement windows; with 140 mm wide softwood sills; opening casements and ventilators hung on rustproof hinges; fitted with aluminized lacquered finish casement stays						
600 mm×750 mm; ref 107A	62.78	0.74	11.00	67.71	nr	<b>78.72</b>
600 mm×900 mm; ref 109A	64.69	0.83	12.34	69.77	nr	<b>82.11</b>
600 mm×1050 mm; ref 110A	67.13	0.93	13.83	72.47	nr	<b>86.30</b>
915 mm×750 mm; ref 2N07A	74.87	0.97	14.42	80.71	nr	<b>95.13</b>
915 mm×900 mm; ref 2N09A	80.19	1.02	15.16	86.43	nr	<b>101.60</b>
915 mm×1050 mm; ref 2N10A	83.04	1.06	15.76	89.58	nr	<b>105.33</b>
915 mm×1350 mm; ref 2N13AS	93.91	1.25	18.58	101.33	nr	<b>119.92</b>
1200 mm×750 mm; ref 207A	84.05	1.06	15.76	90.65	nr	<b>106.41</b>
1200 mm×900 mm; ref 209A	88.89	1.11	16.50	95.86	nr	<b>112.36</b>
1200 mm×1050 mm; ref 210A	91.70	1.25	18.58	98.96	nr	<b>117.54</b>
1200 mm×1200 mm; ref 212A	94.41	1.34	19.92	101.87	nr	<b>121.80</b>
1200 mm×1350 mm; ref 213AS	103.08	1.43	21.26	111.27	nr	<b>132.53</b>
1200 mm×1500 mm; ref 215AS	105.87	1.57	23.34	114.26	nr	<b>137.60</b>
1770 mm×1050 mm; ref 310AE	107.70	1.57	23.34	116.23	nr	<b>139.57</b>
1770 mm×1200 mm; ref 312A	110.89	1.67	24.83	119.66	nr	<b>144.48</b>
High performance single light with canopy sash windows; ventilators; weather stripping; opening sashes and fanlights hung on rustproof hinges; fitted with aluminized lacquered espagnolette bolts						
600 mm×900 mm; ref AL0609	128.62	0.83	12.34	138.49	nr	<b>150.83</b>
900 mm×900 mm; ref AL0909	133.43	1.02	15.16	143.66	nr	<b>158.83</b>
900 mm×1050 mm; ref AL0910	134.14	1.06	15.76	144.43	nr	<b>160.19</b>
900 mm×1200 mm; ref AL0912	136.80	1.16	17.25	147.36	nr	<b>164.61</b>
900 mm×1500 mm; ref AL0915	144.14	1.30	19.33	155.26	nr	<b>174.59</b>
1200 mm×1050 mm; ref AL1210	155.47	1.25	18.58	167.43	nr	<b>186.02</b>
1200 mm×1200 mm; ref AL1212	156.46	1.34	19.92	168.58	nr	<b>188.50</b>
1200 mm×1500 mm; ref AL1215	176.64	1.57	23.34	190.34	nr	<b>213.69</b>
1500 mm×1050 mm; ref AL1510	155.73	1.53	22.75	167.79	nr	<b>190.54</b>
1500 mm×1200 mm; ref AL1512	163.53	1.57	23.34	176.18	nr	<b>199.52</b>
1500 mm×1500 mm; ref AL1515	176.11	1.67	24.83	189.85	nr	<b>214.68</b>
1500 mm×1650 mm; ref AL1516	181.77	1.76	26.17	195.86	nr	<b>222.03</b>
High performance double hung sash windows with glazing bars; solid frames; 63 mm×175 mm softwood sills; standard flush external linings; spiral spring balances and sash catch						
635 mm×1050 mm; ref VS0610B	204.09	1.85	27.50	219.71	nr	<b>247.21</b>
635 mm×1350 mm; ref VS0613B	221.04	2.04	30.33	238.00	nr	<b>268.33</b>
635 mm×1650 mm; ref VS0616B	236.15	2.27	33.75	254.32	nr	<b>288.06</b>
860 mm×1050 mm; ref VS0810B	222.65	2.13	31.67	239.65	nr	<b>271.32</b>
860 mm×1350 mm; ref VS0813B	240.99	2.41	35.83	259.45	nr	<b>295.28</b>
860 mm×1650 mm; ref VS0816B	259.30	2.78	41.33	279.20	nr	<b>320.53</b>
1085 mm×1050 mm; ref VS1010B	242.16	2.41	35.83	260.63	nr	<b>296.46</b>
1085 mm×1350 mm; ref VS1013B	265.62	2.78	41.33	285.92	nr	<b>327.25</b>
1085 mm×1650 mm; ref VS1016B	281.01	3.42	50.85	302.54	nr	<b>353.39</b>
1725 mm×1050 mm; ref VS1710B	443.39	3.42	50.85	477.02	nr	<b>527.87</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Standard windows; Premdor Crosby; Meranti; factory applied preservative stain base coat</b>						
Side hung casement windows; 45 mm × 140 mm hardwood sills; weather stripping; opening sashes on canopy hinges; fitted with fasteners; brown finish ironmongery						
630 mm×750 mm; ref 107C	100.27	0.88	13.08	108.01	nr	121.10
630 mm×900 mm; ref 109C	104.61	1.11	16.50	112.68	nr	129.18
630 mm×900 mm; ref 109V	99.69	0.88	13.08	107.40	nr	120.48
630 mm×1050 mm; ref 1 1 0V	102.22	1.20	17.84	110.12	nr	127.96
915 mm×900 mm; ref 2N09W	124.57	1.39	20.67	134.22	nr	154.89
915 mm×1050 mm; ref 2N10W	126.58	1.48	22.00	136.45	nr	158.46
915 mm×1200 mm; ref 2N12W	129.75	1.57	23.34	139.87	nr	163.21
915 mm×1350 mm; ref 2N13W	132.69	1.67	24.83	143.02	nr	167.85
915 mm×1500 mm; ref 2N15W	135.61	1.76	26.17	146.23	nr	172.40
1200 mm×900 mm; ref 209C	135.40	1.57	23.34	145.78	nr	169.12
1200 mm×900 mm; ref 209W	142.24	1.57	23.34	153.13	nr	176.48
1200 mm×1050 mm; ref 210C	140.32	1.67	24.83	151.08	nr	175.90
1200 mm×1050 mm; ref 210W	144.98	1.67	24.83	156.08	nr	180.91
1200 mm×1200 mm; ref 212C	146.23	1.80	26.76	157.50	nr	184.26
1200 mm×1200 mm; ref 21 2W	147.89	1.80	26.76	159.28	nr	186.04
1200 mm×1350 mm; ref 21 3W	151.12	1.94	28.84	162.76	nr	191.60
1200 mm×1500 mm; ref 215W	154.00	2.04	30.33	165.85	nr	196.18
1770 mm×1050 mm; ref 31 0C	165.07	2.08	30.92	177.82	nr	208.75
1770 mm×1050 mm; ref 310CC	213.46	2.08	30.92	229.85	nr	260.78
1770 mm×1200 mm; ref 31 2C	169.80	2.22	33.01	182.92	nr	215.92
1770 mm×1200 mm ; ref 312CC	221.85	2.22	33.01	238.86	nr	271.87
2339 mm×1200 mm; ref 412CMC	276.95	2.41	35.83	298.17	nr	334.00
Top hung casement windows; 45 mm×140 mm hardwood sills; weather stripping; opening sashes on canopy hinges; fitted with fasteners; brown finish ironmongery						
630 mm×900 mm; ref 109A	94.94	0.88	13.08	102.29	nr	115.37
630 mm×1050 mm; ref 1 1 0A	100.88	1.20	17.84	108.75	nr	126.59
915 mm×900 mm; ref 2N09A	115.78	1.39	20.67	124.70	nr	145.36
915 mm×1050 mm; ref 2N10A	121.72	1.48	22.00	131.15	nr	153.16
915 mm×1200 mm; ref 2N12A	128.24	1.57	23.34	138.16	nr	161.51
915 mm×1350 mm; ref 2N13D	154.50	1.67	24.83	166.46	nr	191.29
1200 mm×900 mm; ref 209A	130.74	1.39	20.67	140.78	nr	161.44
1200 mm×1050 mm; ref 21 0A	136.71	1.57	23.34	147.27	nr	170.61
1200 mm×1200 mm; ref 212A	143.23	1.67	24.83	154.28	nr	179.11
1770 mm×1050 mm; ref 31 0AE	165.64	1.80	26.76	178.44	nr	205.20
1770 mm×1200 mm; ref 312AE	174.14	1.85	27.50	187.58	nr	215.08
<b>Purpose made window casements; “treated” wrought softwood</b>						
Casements; rebated; moulded—supply only						
38 mm thick	—	—	—	25.49	m <sup>2</sup>	25.49
50 mm thick	—	—	—	30.31	m <sup>2</sup>	30.31
Casements; rebated; moulded; in medium panes supply only						
38 mm thick	—	—	—	37.25	m <sup>2</sup>	37.25
50 mm thick	—	—	—	46.08	m <sup>2</sup>	46.08

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Casements; rebated; moulded; with semi-circular head—supply only						
38 mm thick	–	–	–	46.53	m <sup>2</sup>	<b>46.53</b>
50 mm thick	–	–	–	57.64	m <sup>2</sup>	<b>57.64</b>
Casements; rebated; moulded; to bullseye window—supply only						
38 mm thick; 600 mm diameter	–	–	–	83.68	nr	<b>83.68</b>
38 mm thick; 900 mm diameter	–	–	–	124.14	nr	<b>124.14</b>
50 mm thick; 600 mm diameter	–	–	–	96.26	nr	<b>96.26</b>
50 mm thick; 900 mm diameter	–	–	–	142.70	nr	<b>142.70</b>
Fitting and hanging casements						
square or rectangular	–	0.46	6.84	–	nr	<b>6.84</b>
semi-circular	–	1.16	17.25	–	nr	<b>17.25</b>
bullseye	–	1.85	27.50	–	nr	<b>27.50</b>
<b>Purpose made window casements; selected West African Mahogany</b>						
Casements; rebated; moulded—supply only						
38 mm thick	–	–	–	42.93	m <sup>2</sup>	<b>42.93</b>
50 mm thick	–	–	–	55.96	m <sup>2</sup>	<b>55.96</b>
Casements; rebated; moulded; in medium panes—supply only						
38 mm thick	–	–	–	52.08	m <sup>2</sup>	<b>52.08</b>
50 mm thick	–	–	–	69.68	m <sup>2</sup>	<b>69.68</b>
Casements; rebated; moulded with semi-circular head—supply only						
38 mm thick	–	–	–	65.12	m <sup>2</sup>	<b>65.12</b>
50 mm thick	–	–	–	87.18	m <sup>2</sup>	<b>87.18</b>
Casements; rebated; moulded; to bullseye window—supply only						
38 mm thick; 600 mm diameter	–	–	–	140.94	nr	<b>140.94</b>
38 mm thick; 900 mm diameter	–	–	–	210.92	nr	<b>210.92</b>
50 mm thick; 600 mm diameter	–	–	–	162.06	nr	<b>162.06</b>
50 mm thick; 900 mm diameter	–	–	–	241.64	nr	<b>241.64</b>
Fitting and hanging casements						
square or rectangular	–	0.65	9.66	–	nr	<b>9.66</b>
semi-circular	–	1.57	23.34	–	nr	<b>23.34</b>
bullseye	–	2.50	37.17	–	nr	<b>37.17</b>
<b>Purpose made window casements; American White Ash</b>						
Casements; rebated; moulded—supply only						
38 mm thick	–	–	–	50.74	m <sup>2</sup>	<b>50.74</b>
50 mm thick	–	–	–	62.30	m <sup>2</sup>	<b>62.30</b>
Casements; rebated; moulded; in medium panes—supply only						
38 mm thick	–	–	–	65.75	m <sup>2</sup>	<b>65.75</b>
50 mm thick	–	–	–	79.03	m <sup>2</sup>	<b>79.03</b>
Casements; rebated; moulded with semi-circular head—supply only						
38 mm thick	–	–	–	82.20	m <sup>2</sup>	<b>82.20</b>
50 mm thick	–	–	–	98.81	m <sup>2</sup>	<b>98.81</b>
Casements; rebated; moulded; to bullseye window—supply only						
38 mm thick; 600 mm diameter	–	–	–	166.67	nr	<b>166.67</b>
38 mm thick; 900 mm diameter	–	–	–	249.01	nr	<b>249.01</b>
50 mm thick; 600 mm diameter	–	–	–	192.24	nr	<b>192.24</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Fitting and hanging casements						
square or rectangular	–	0.65	9.66	–	nr	<b>9.66</b>
semi-circular	–	1.57	23.34	–	nr	<b>23.34</b>
bullseye	–	2.50	37.17	–	nr	<b>37.17</b>
<b>Purpose made window frames; “treated” wrought softwood; prices indicated are for supply only as part of a complete window frame; the reader is referred to the previous pages for fixing costs for frames based on the overall window size</b>						
Frames; rounded; rebated check grooved						
25 mm×120 mm	–	–	–	7.77	m	<b>7.77</b>
50 mm×75 mm	–	–	–	9.20	m	<b>9.20</b>
50 mm×100 mm	–	–	–	11.27	m	<b>11.27</b>
50 mm×125 mm	–	–	–	13.69	m	<b>13.69</b>
63 mm×100 mm	–	–	–	14.03	m	<b>14.03</b>
75 mm×150 mm	–	–	–	23.58	m	<b>23.58</b>
90 mm×140 mm	–	–	–	30.41	m	<b>30.41</b>
Mullions and transoms; twice rounded, rebated and check grooved						
50 mm×75 mm	–	–	–	11.31	m	<b>11.31</b>
50 mm×100 mm	–	–	–	13.37	m	<b>13.37</b>
63 mm×100 mm	–	–	–	16.14	m	<b>16.14</b>
75 mm×150 mm	–	–	–	25.68	m	<b>25.68</b>
Sill; sunk weathered, rebated and grooved						
75 mm×100 mm	–	–	–	23.64	m	<b>23.64</b>
75 mm×150 mm	–	–	–	30.96	m	<b>30.96</b>
Add 5% to the above material prices for “selected” softwood for staining						
<b>Purpose made window frames; selected West African Mahogany; prices given are for supply only as part of a complete window frame; the reader is referred to the previous pages for fixing costs for frames based on the overall window size</b>						
Frames; rounded; rebated check grooved						
25 mm×120 mm	–	–	–	13.40	m	<b>13.40</b>
50 mm×75 mm	–	–	–	16.01	m	<b>16.01</b>
50 mm×100 mm	–	–	–	19.82	m	<b>19.82</b>
50 mm×125 mm	–	–	–	24.17	m	<b>24.17</b>
63 mm×100 mm	–	–	–	24.73	m	<b>24.73</b>
75 mm×150 mm	–	–	–	41.87	m	<b>41.87</b>
90 mm×140 mm	–	–	–	54.30	m	<b>54.30</b>
Mullions and transoms; twice rounded, rebated and check grooved						
50 mm×75 mm	–	–	–	19.14	m	<b>19.14</b>
50 mm×100 mm	–	–	–	22.94	m	<b>22.94</b>
63 mm×100 mm	–	–	–	27.87	m	<b>27.87</b>
75 mm×150 mm	–	–	–	45.00	m	<b>45.00</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Sill; sunk weathered, rebated and grooved						
75 mm×100 mm	–	–	–	39.81	m	<b>39.81</b>
75 mm×150 mm	–	–	–	53.02	m	<b>53.02</b>
<b>Purpose made window frames; American White Ash; prices indicated are for supply only as part of a complete window frame; the reader is referred to the previous pages for fixing costs for frames based on the overall window size</b>						
Frames; rounded; rebated check grooved						
25 mm×120 mm	–	–	–	14.92	m	<b>14.92</b>
50 mm×75 mm	–	–	–	17.92	m	<b>17.92</b>
50 mm×100 mm	–	–	–	22.37	m	<b>22.37</b>
50 mm×125 mm	–	–	–	27.36	m	<b>27.36</b>
63 mm×100 mm	–	–	–	27.95	m	<b>27.95</b>
75 mm×150 mm	–	–	–	47.62	m	<b>47.62</b>
90 mm×140 mm	–	–	–	62.00	m	<b>62.00</b>
Mullions and transoms; twice rounded, rebated and check grooved						
50 mm×75 mm	–	–	–	21.04	m	<b>21.04</b>
50 mm×100 mm	–	–	–	25.50	m	<b>25.50</b>
63 mm×100 mm	–	–	–	31.10	m	<b>31.10</b>
75 mm×150 mm	–	–	–	50.75	m	<b>50.75</b>
Sill; sunk weathered, rebated and grooved						
75 mm×100 mm	–	–	–	43.64	m	<b>43.64</b>
75 mm×150 mm	–	–	–	58.78	m	<b>58.78</b>
<b>Purpose made double hung sash windows; “treated” wrought softwood</b>						
Cased frames of 100 mm×25 mm grooved inner linings; 114 mm×25 mm grooved outer linings; 125 mm×38 mm twice rebated head linings; 125 mm×32 mm twice rebated grooved pulley stiles; 150 mm×13 mm linings; 50 mm×19 mm parting slips; 25 mm×19 mm inside beads; 150 mm×75 mm Oak twice sunk weathered throated sill; 50 mm thick rebated and moulded sashes; moulded horns						
over 1.25 m <sup>2</sup> each; both sashes in medium panes; including spiral spring balances	173.64	2.08	30.92	259.04	m <sup>2</sup>	<b>289.97</b>
As above but with cased mullions	183.21	2.31	34.34	269.33	m <sup>2</sup>	<b>303.68</b>
<b>Purpose made double hung sash windows; selected West African Mahogany</b>						
Cased frames of 100 mm×25 mm grooved inner linings; 114 mm×25 mm grooved outer linings; 125 mm×38 mm twice rebated head linings; 125 mm×32 mm twice rebated grooved pulley stiles; 150 mm×13 mm linings; 50 mm×19 mm parting slips; 25 mm×19 mm inside beads; 150 mm×75 mm Oak twice sunk weathered throated sill; 50 mm thick rebated and moulded sashes; moulded horns						
over 1.25 m <sup>2</sup> each; both sashes in medium panes; including spiral sash balances	277.17	2.78	41.33	370.35	m <sup>2</sup>	<b>411.68</b>
As above but with cased mullions	292.39	3.08	45.79	386.71	m <sup>2</sup>	<b>432.50</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Purpose made double hung sash windows; American White Ash</b>						
Cased frames of 100 mm×25 mm grooved inner linings; 114 mm×25 mm grooved outer linings; 125 mm×38 mm twice rebated head linings; 125 mm×32 mm twice rebated grooved pulley stiles; 150 mm×13 mm linings; 50 mm×19 mm parting slips; 25 mm×19 mm inside beads; 150 mm×75 mm Oak twice sunk weathered throated sill; 50 mm thick rebated and moulded sashes; moulded horns						
over 1.25 m <sup>2</sup> each; both sashes in medium panes; including spiral spring balances	300.58	2.78	41.33	395.51	m <sup>2</sup>	<b>436.84</b>
As above but with cased mullions	–	3.08	45.79	413.26	m <sup>2</sup>	<b>459.06</b>
<b>Galvanised steel fixed, casement and fanlight windows; Crittal “Homelight” range or other equal and approved; site glazing not included; fixed in position including lugs plugged and screwed to brickwork or blockwork</b>						
Basic fixed lights; including easy-glaze beads						
628 mm×292 mm; ref ZNG5	17.23	1.11	16.50	18.67	nr	<b>35.17</b>
628 mm×923 mm; ref ZNC5	23.64	1.11	16.50	25.64	nr	<b>42.14</b>
628 mm×1513 mm; ref ZNDV5	33.77	1.11	16.50	36.68	nr	<b>53.18</b>
1237 mm×292 mm; ref ZNG13	27.02	1.11	16.50	29.19	nr	<b>45.70</b>
1237 mm×923 mm; ref ZNC13	33.77	1.62	24.09	36.53	nr	<b>60.61</b>
1237 mm×1218 mm; ref ZND13	40.52	1.62	24.09	43.86	nr	<b>67.95</b>
1237 mm×1513 mm; ref ZNDV1 3	43.90	1.62	24.09	47.57	nr	<b>71.66</b>
1846 mm×292 mm; ref ZNG14	33.77	1.11	16.50	36.53	nr	<b>53.03</b>
1846 mm×923 mm; ref ZNC14	40.52	1.62	24.09	43.94	nr	<b>68.03</b>
1846 mm×1513 mm; ref ZNDV14	50.65	2.04	30.33	54.98	nr	<b>85.31</b>
Basic opening lights; including easy-glaze beads and weatherstripping						
628 mm×292 mm; ref ZNG1	43.90	1.11	16.50	47.34	nr	<b>63.85</b>
1237 mm×292 mm; ref ZNG13G	64.16	1.11	16.50	69.12	nr	<b>85.62</b>
1846 mm×292 mm; ref ZNG4	108.06	1.11	16.50	116.46	nr	<b>132.97</b>
One piece composites; including easy-glaze beads and weatherstripping						
628 mm×923 mm; ref ZNC5F	60.78	1.11	16.50	65.57	nr	<b>82.07</b>
628 mm×1513 mm; ref ZNDV5F	70.92	1.11	16.50	76.61	nr	<b>93.12</b>
1237 mm×923 mm; ref ZNC2F	114.81	1.62	24.09	123.65	nr	<b>147.74</b>
1237 mm×1218 mm; ref ZND2F	135.07	1.62	24.09	145.51	nr	<b>169.59</b>
1237 mm×1513 mm; ref ZNDV2V	158.71	1.62	24.09	171.00	nr	<b>195.08</b>
1846 mm×923 mm; ref ZNC4F	175.59	1.62	24.09	189.14	nr	<b>213.23</b>
1846 mm×1218 mm; ref ZND10F	168.84	2.04	30.33	181.96	nr	<b>212.29</b>
Reversible windows; including easy-glaze beads						
997 mm×923 mm; ref NC13R	151.95	1.43	21.26	163.58	nr	<b>184.84</b>
997 mm×1067 mm; ref NCO1 3R	158.71	1.43	21.26	170.84	nr	<b>192.10</b>
1237 mm×923 mm; ref ZNC13R	165.47	2.13	31.67	178.10	nr	<b>209.77</b>
1237 mm×1218 mm; ref ZND13R	178.97	2.13	31.67	192.70	nr	<b>224.36</b>
1237 mm×1513 mm; ref ZNDV1 3RS	202.61	2.13	31.67	218.18	nr	<b>249.85</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Pressed steel sills; to suit above window widths						
628 mm long	10.47	0.32	4.76	11.26	nr	<b>16.02</b>
997 mm long	13.51	0.42	6.24	14.52	nr	<b>20.76</b>
1237 mm long	17.23	0.51	7.58	18.52	nr	<b>26.10</b>
1846 mm long	23.64	0.69	10.26	25.41	nr	<b>35.67</b>
<b>Factory finished steel fixed light; casement and fanlight windows; Crittall polyester powder coated "Homelight" range or other equal and approved; site glazing not included; fixed in position; Including lugs plugged and screwed to brickwork or blockwork</b>						
Basic fixed lights; including easy-glaze beads						
628 mm×292 mm; ref ZNG5	21.94	1.11	16.50	23.74	nr	<b>40.24</b>
628 mm×923 mm; ref ZNC5	30.39	1.11	16.50	32.90	nr	<b>49.40</b>
628 mm×1513 mm; ref ZNDV5	43.90	1.11	16.50	47.57	nr	<b>64.07</b>
1237 mm×292 mm; ref ZNG13	33.77	1.11	16.50	36.45	nr	<b>52.96</b>
1237 mm×923 mm; ref ZNC1 3	43.90	1.62	24.09	47.42	nr	<b>71.50</b>
1237 mm×1218 mm; ref ZND13	50.65	1.62	24.09	54.75	nr	<b>78.84</b>
1237 mm×1513 mm; ref ZNDV13	54.03	1.62	24.09	58.46	nr	<b>82.54</b>
1846 mm×292 mm; ref ZNG14	43.90	1.11	16.50	47.34	nr	<b>63.85</b>
1846 mm×923 mm; ref ZNC14	54.03	1.62	24.09	58.31	nr	<b>82.39</b>
1846 mm×1513 mm; ref ZNDV14	64.16	2.04	30.33	69.35	nr	<b>99.68</b>
Basic opening lights; including easy-glaze beads and weatherstripping						
628 mm×292 mm; ref ZNG1	52.34	1.11	16.50	56.41	nr	<b>72.92</b>
1237 mm×292 mm; ref ZNG13G	74.29	1.11	16.50	80.02	nr	<b>96.52</b>
1846 mm×292 mm; ref ZNG4	128.32	1.11	16.50	138.10	nr	<b>154.60</b>
One piece composites; including easy-glaze beads and weatherstripping						
628 mm×923 mm; ref ZNC5F	70.92	1.11	16.50	76.46	nr	<b>92.96</b>
628 mm×1513 mm; ref ZNDV5F	87.80	1.11	16.50	94.76	nr	<b>111.26</b>
1237 mm×923 mm; ref ZNC2F	141.83	1.62	24.09	152.69	nr	<b>176.77</b>
1237 mm×1218 mm; ref ZND2F	162.09	1.62	24.09	174.47	nr	<b>198.56</b>
1237 mm×1513 mm; ref ZNDV2V	189.10	1.62	24.09	203.66	nr	<b>227.75</b>
1846 mm×923 mm; ref ZNC4F	212.74	1.62	24.09	228.92	nr	<b>253.01</b>
1846 mm×1218 mm; ref ZND10F	202.61	2.04	30.33	218.18	nr	<b>248.51</b>
Reversible windows; including easy-glaze beads						
997 mm×923 mm; ref NC13R	195.85	1.43	21.26	210.77	nr	<b>232.03</b>
997 mm×1218 mm; ref NCO1 3R	205.99	1.43	21.26	221.66	nr	<b>242.92</b>
1237 mm×923 mm; ref ZNC13R	212.74	2.13	31.67	228.92	nr	<b>260.59</b>
1237 mm×1218 mm; ref ZND13R	233.00	2.13	31.67	250.78	nr	<b>282.44</b>
1 237 mm×1513 mm; ref ZNDV1 3RS	260.02	2.13	31.67	279.90	nr	<b>311.56</b>
Pressed steel sills; to suit above window widths						
628 mm long	13.51	0.32	4.76	14.52	nr	<b>19.28</b>
997 mm long	18.23	0.42	6.24	19.60	nr	<b>25.85</b>
1237 mm long	21.61	0.51	7.58	23.23	nr	<b>30.81</b>
1846 mm long	30.39	0.69	10.26	32.67	nr	<b>42.93</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>uPVC windows to BS 2782; reinforced where appropriate with aluminium alloy; including standard ironmongery; cills and glazing; fixed in position; including lugs plugged and screwed to brickwork or blockwork</b>						
Fixed light; including e.p.d.m. glazing gaskets and weather seals						
600 mm×900 mm; single glazed	102.56	1.39	20.67	110.55	nr	<b>131.22</b>
600 mm×900 mm; double glazed	107.62	1.39	20.67	116.00	nr	<b>136.66</b>
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
600 mm×1200 mm; single glazed	136.75	1.62	24.09	147.38	nr	<b>171.47</b>
600 mm×1200 mm; double glazed	143.50	1.62	24.09	154.64	nr	<b>178.73</b>
1200 mm×1200 mm; single glazed	205.97	1.85	27.50	221.87	nr	<b>249.37</b>
1200 mm×1200 mm; double glazed	219.47	1.85	27.50	236.39	nr	<b>263.89</b>
1800 mm×1200 mm; single glazed	308.94	1.85	27.50	332.57	nr	<b>360.07</b>
1800 mm×1200 mm; double glazed	329.20	1.85	27.50	354.35	nr	<b>381.85</b>
“Tilt & Turn” light; including e.p.d.m. glazing gaskets and weather seals						
1200 mm×1200 mm; single glazed	239.73	1.85	27.50	258.17	nr	<b>285.67</b>
1200 mm×1200 mm; double glazed	253.24	1.85	27.50	272.69	nr	<b>300.19</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×780 mm; ref GGL-3000-102	102.63	1.85	27.50	110.59	nr	<b>138.10</b>
550 mm×980 mm; ref GGL-3000-104	113.67	2.08	30.92	122.47	nr	<b>153.39</b>
660 mm×1180 mm; ref GGL-3000-206	134.46	2.31	34.34	144.86	nr	<b>179.21</b>
780 mm×980 mm; ref GGL-3000-304	130.56	2.31	34.34	140.67	nr	<b>175.01</b>
780 mm×1400 mm; ref GGL-3000-308	159.03	2.31	34.34	171.38	nr	<b>205.72</b>
940 mm×1600 mm; ref GGL-3000-410	187.08	2.78	41.33	201.59	nr	<b>242.92</b>
1140 mm×1180 mm; ref GGL-3000-606	171.49	2.78	41.33	184.83	nr	<b>226.16</b>
1340 mm×980 mm; ref GGL-3000-804	178.39	2.78	41.33	192.25	nr	<b>233.58</b>
1340 mm×1400 mm; ref GGL-3000-808	217.28	2.78	41.33	234.06	nr	<b>275.39</b>
<b>Rooflights, skylights, roof windows and frames; galvanised steel; plugged and screwed to concrete; or screwed to timber</b> Rooflight; “Coxdome TPX” or other equal and approved; dome; galvanised steel; UV protected polycarbonate glazing; GRP splayed upstand; hit and miss vent						
600 mm×600 mm	137.01	1.62	24.09	147.52	nr	<b>171.60</b>
900 mm×600 mm	190.04	1.76	26.17	204.57	nr	<b>230.73</b>
900 mm×900 mm	216.55	1.90	28.25	233.10	nr	<b>261.35</b>
1200 mm×900 mm	251.91	2.04	30.33	271.16	nr	<b>301.48</b>
1200 mm×1200 mm	300.52	2.17	32.26	323.45	nr	<b>355.71</b>
1800 mm×1200 mm	393.33	2.31	34.34	423.25	nr	<b>457.60</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Rooflights, skylights, roof windows and frames; uPVC; plugged and screwed to concrete; or screwed to timber</b>						
Rooflight; "Coxdome Universal Dome" or other equal and approved; acrylic double skin; dome						
600 mm×600 mm	88.39	1.39	20.67	95.25	nr	<b>115.92</b>
900 mm×600 mm	163.52	1.43	21.26	176.05	nr	<b>197.31</b>
900 mm×900 mm	163.52	1.67	24.83	176.09	nr	<b>200.92</b>
1200 mm×900 mm	198.88	1.80	26.76	214.14	nr	<b>240.91</b>
1200 mm×1200 mm	251.91	1.94	28.84	271.19	nr	<b>300.04</b>
1500 mm×1050 mm	371.23	2.04	30.33	399.50	nr	<b>429.83</b>
<b>Louvres and frames; polyester powder coated aluminium; fixing in position including brackets</b>						
Louvre; Gil Airvac "Plusaire 75SP" weatherlip or other equal and approved						
1250 mm×675 mm	–	–	–	–	nr	<b>501.69</b>
2000 mm×530 mm	–	–	–	–	nr	<b>501.69</b>
<b>L20 DOORS/SHUTTERS/HATCHES</b>						
<b>Doors; standard matchboarded; wrought softwood</b>						
Matchboarded, ledged and braced doors; 25 mm thick ledges and braces; 19 mm thick tongued, grooved and V-jointed boarding; one side vertical boarding						
762 mm×1981 mm	33.81	1.39	20.67	36.35	nr	<b>57.01</b>
838 mm×1981mm	33.81	1.39	20.67	36.35	nr	<b>57.01</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×1981mm	41.44	1.67	24.83	44.55	nr	<b>69.38</b>
838 mm×1981mm	41.44	1.67	24.83	44.55	nr	<b>69.38</b>
<b>Doors; standard flush; softwood composition</b>						
Flush door; internal quality; skeleton or cellular core; hardboard faced both sides; Premdor Crosby "Primaseal" or other equal and approved						
457 mm×1981 mm×35 mm	14.88	1.16	17.25	15.99	nr	<b>33.24</b>
533 mm×1981 mm×35 mm	14.88	1.16	17.25	15.99	nr	<b>33.24</b>
610 mm×1981 mm×35 mm	14.88	1.16	17.25	15.99	nr	<b>33.24</b>
686 mm×1981 mm×35 mm	14.88	1.16	17.25	15.99	nr	<b>33.24</b>
762 mm×1981 mm×35 mm	14.88	1.16	17.25	15.99	nr	<b>33.24</b>
838 mm×1981 mm×35 mm	15.63	1.16	17.25	16.81	nr	<b>34.05</b>
526 mm×2040 mm×40 mm	16.09	1.16	17.25	17.30	nr	<b>34.55</b>
626 mm×2040 mm×40 mm	16.09	1.16	17.25	17.30	nr	<b>34.55</b>
726 mm×2040 mm×40 mm	16.09	1.16	17.25	17.30	nr	<b>34.55</b>
826 mm×2040 mm×40 mm	16.09	1.16	17.25	17.30	nr	<b>34.55</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Flush door; internal quality; skeleton or cellular core; chipboard veneered; faced both sides; lipped on two long edges; Premdor Crosby "Popular" or other equal and approved						
457 mm×1981 mm×35mm	21.39	1.16	17.25	22.99	nr	<b>40.24</b>
533 mm×1981 mm×35mm	21.39	1.16	17.25	22.99	nr	<b>40.24</b>
610 mm×1981 mm×35mm	21.39	1.16	17.25	22.99	nr	<b>40.24</b>
686 mm×1981 mm×35mm	21.39	1.16	17.25	22.99	nr	<b>40.24</b>
762 mm×1981 mm×35 mm	21.39	1.16	17.25	22.99	nr	<b>40.24</b>
838 mm×1981 mm×35 mm	22.38	1.16	17.25	24.06	nr	<b>41.31</b>
526 mm×2040 mm×40 mm	23.52	1.16	17.25	25.28	nr	<b>42.53</b>
626 mm×2040 mm×40 mm	23.52	1.16	17.25	25.28	nr	<b>42.53</b>
726 mm×2040 mm×40 mm	23.52	1.16	17.25	25.28	nr	<b>42.53</b>
826 mm×2040 mm×40 mm	23.52	1.16	17.25	25.28	nr	<b>42.53</b>
Flush door; internal quality; skeleton or cellular core; Sapele faced both sides; lipped on all four edges; Premdor Crosby "Landscape Sapele" or other equal and approved						
457 mm×1981 mm×35 mm	24.27	1.25	18.58	26.09	nr	<b>44.68</b>
533 mm×1981 mm×35 mm	24.27	1.25	18.58	26.09	nr	<b>44.68</b>
610 mm×1981 mm×35 mm	24.27	1.25	18.58	26.09	nr	<b>44.68</b>
686 mm×1981 mm×35 mm	24.27	1.25	18.58	26.09	nr	<b>44.68</b>
762 mm×1981 mm×35 mm	24.27	1.25	18.58	26.09	nr	<b>44.68</b>
838 mm×1981 mm×35 mm	25.27	1.25	18.58	27.16	nr	<b>45.74</b>
526 mm×2040 mm×40 mm	26.17	1.25	18.58	28.13	nr	<b>46.71</b>
626 mm×2040 mm×40 mm	26.17	1.25	18.58	28.13	nr	<b>46.71</b>
726 mm×2040 mm×40 mm	26.17	1.25	18.58	28.13	nr	<b>46.71</b>
826 mm×2040 mm×40 mm	26.17	1.25	18.58	28.13	nr	<b>46.71</b>
Flush door; half-hour fire check (FD20); hardboard faced both sides; Premdor Crosby "Primaseal Fireshield" or other equal and approved						
762 mm×1981 mm×44 mm	35.80	1.62	24.09	38.48	nr	<b>62.57</b>
838 mm×1981 mm×44 mm	37.11	1.62	24.09	39.90	nr	<b>63.98</b>
726 mm×2040 mm×44 mm	38.01	1.62	24.09	40.86	nr	<b>64.95</b>
826 mm×2040 mm×44 mm	38.01	1.62	24.09	40.86	nr	<b>64.95</b>
Flush door; half-hour fire check (30/20); chipboard veneered; faced both sides; lipped on all four edges; Premdor Crosby "Popular Fireshield" or other equal and approved						
457 mm×1981 mm×44 mm	35.22	1.62	24.09	37.86	nr	<b>61.95</b>
533 mm×1981 mm×44 mm	35.22	1.62	24.09	37.86	nr	<b>61.95</b>
610 mm×1981 mm×44 mm	35.22	1.62	24.09	37.86	nr	<b>61.95</b>
686 mm×1981 mm×44 mm	35.22	1.62	24.09	37.86	nr	<b>61.95</b>
762 mm×1981 mm×44 mm	35.22	1.62	24.09	37.86	nr	<b>61.95</b>
838 mm×1981 mm×44 mm	36.68	1.62	24.09	39.43	nr	<b>63.51</b>
526 mm×2040 mm×44 mm	38.51	1.62	24.09	41.40	nr	<b>65.48</b>
626 mm×2040 mm×44 mm	38.51	1.62	24.09	41.40	nr	<b>65.48</b>
726 mm×2040 mm×44 mm	38.51	1.62	24.09	41.40	nr	<b>65.48</b>
826 mm×2040 mm×44 mm	38.51	1.62	24.09	41.40	nr	<b>65.48</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Flush door; half hour fire resisting "Leaderflush" (type B30) or other equal and approved; chipboard for painting; hardwood lipping two long edges						
526 mm×2040 mm×44 mm	77.42	1.71	25.42	83.23	nr	<b>108.65</b>
626 mm×2040 mm×44 mm	80.36	1.71	25.42	86.38	nr	<b>111.81</b>
726 mm×2040 mm×44 mm	80.08	1.71	25.42	86.08	nr	<b>111.51</b>
826 mm×2040 mm×44 mm	80.86	1.71	25.42	86.93	nr	<b>112.35</b>
Flush door; half-hour fire check (FD20); Sapele faced both sides; lipped on all four edges; Premdor Crosby "Landscape Sapele Fireshield" or other equal and approved						
686 mm×1981 mm×44 mm	51.09	1.71	25.42	54.92	nr	<b>80.34</b>
762 mm×1981 mm×44 mm	51.09	1.71	25.42	54.92	nr	<b>80.34</b>
838 mm×1981 mm×44 mm	52.39	1.71	25.42	56.32	nr	<b>81.74</b>
726 mm×2040 mm×44 mm	53.29	1.71	25.42	57.28	nr	<b>82.71</b>
826 mm×2040 mm×44 mm	53.29	1.71	25.42	57.28	nr	<b>82.71</b>
Flush door; half-hour fire resisting (30/30) Sapele faced both sides; lipped on all four edges						
610 mm×1981 mm×44 mm	57.16	1.71	25.42	61.45	nr	<b>86.87</b>
686 mm×1981 mm×44 mm	57.16	1.71	25.42	61.45	nr	<b>86.87</b>
762 mm×1981 mm×44 mm	57.16	1.71	25.42	61.45	nr	<b>86.87</b>
838 mm×1981 mm×44 mm	57.16	1.71	25.42	61.45	nr	<b>86.87</b>
726 mm×2040 mm×44 mm	57.16	1.71	25.42	61.45	nr	<b>86.87</b>
826 mm×2040 mm×44 mm	57.16	1.71	25.42	61.45	nr	<b>86.87</b>
Flush door; half-hour fire resisting "Leaderflush" (type B30) or other equal and approved; American light oak veneer; hardwood lipping all edges						
526 mm×2040 mm×44 mm	108.86	1.71	25.42	117.02	nr	<b>142.45</b>
626 mm×2040 mm×44 mm	113.17	1.71	25.42	121.66	nr	<b>147.08</b>
726 mm×2040 mm×44 mm	113.75	1.71	25.42	122.28	nr	<b>147.70</b>
826 mm×2040 mm×44 mm	116.02	1.71	25.42	124.72	nr	<b>150.14</b>
Flush door; one-hour fire check (60/45); plywood faced both sides; lipped on all four edges; Premdor Crosby "Popular Firemaster" or other equal and approved						
762 mm×1981 mm×54 mm	133.34	1.85	27.50	143.34	nr	<b>170.84</b>
838 mm×1981 mm×54 mm	139.80	1.85	27.50	150.28	nr	<b>177.79</b>
726 mm×2040 mm×54 mm	137.67	1.85	27.50	148.00	nr	<b>175.50</b>
826 mm×2040 mm×54 mm	137.67	1.85	27.50	148.00	nr	<b>175.50</b>
Flush door; one-hour fire check (60/45); Sapele faced both sides; lipped on all four edges						
762 mm×1981 mm×54 mm	220.42	1.94	28.84	236.95	nr	<b>265.79</b>
838 mm×1981 mm×54 mm	230.67	1.94	28.84	247.97	nr	<b>276.81</b>
Flush door; one-hour fire resisting "Leaderflush" (type B60) or other equal and approved; Afrormosia veneer; hardwood lipping all edges including groove and "Leaderseal" intumescent strip or other equal and approved						
457 mm×1981 mm×54 mm	134.70	1.94	28.84	144.80	nr	<b>173.64</b>
533 mm×1981 mm×54 mm	136.38	1.94	28.84	146.61	nr	<b>175.45</b>
610 mm×1981 mm×54 mm	140.65	1.94	28.84	151.20	nr	<b>180.05</b>
686 mm×1981 mm×54 mm	141.41	1.94	28.84	152.02	nr	<b>180.86</b>
762 mm×1981 mm×54 mm	150.98	1.94	28.84	162.30	nr	<b>191.14</b>
838 mm×1981 mm×54 mm	152.99	1.94	28.84	164.47	nr	<b>193.31</b>
526 mm×2040 mm×54 mm	136.58	1.94	28.84	146.82	nr	<b>175.66</b>
626 mm×2040 mm×54 mm	141.41	1.94	28.84	152.02	nr	<b>180.86</b>
726 mm×2040 mm×54 mm	143.45	1.94	28.84	154.21	nr	<b>183.05</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Flush door; external quality; skeleton or cellular core; plywood faced both sides; lipped on all four edges						
762 mm×1981 mm×54 mm	35.22	1.62	24.09	37.87	nr	<b>61.95</b>
838 mm×1981 mm×54 mm	36.45	1.62	24.09	39.19	nr	<b>63.27</b>
Flush door; external quality with standard glass opening; skeleton or cellular core; plywood faced both sides; lipped on all four edges; including glazing beads						
762 mm×1981 mm×54 mm	45.38	1.62	24.09	48.78	nr	<b>72.87</b>
838 mm×1981 mm×54 mm	45.38	1.62	24.09	48.78	nr	<b>72.87</b>
<b>Doors; purpose made panelled; wrought softwood</b>						
Panelled doors; one open panel for glass; including glazing beads						
686 mm×1981 mm×44 mm	58.35	1.62	24.09	62.73	nr	<b>86.82</b>
762 mm×1981 mm×44 mm	60.15	1.62	24.09	64.66	nr	<b>88.74</b>
838 mm×1981 mm×44 mm	61.92	1.62	24.09	66.56	nr	<b>90.64</b>
Panelled doors; two open panel for glass; including glazing beads						
686 mm×1981 mm×44 mm	80.70	1.62	24.09	86.76	nr	<b>110.84</b>
762 mm×1981 mm×44 mm	85.03	1.62	24.09	91.41	nr	<b>115.50</b>
838 mm×1981 mm×44 mm	89.26	1.62	24.09	95.95	nr	<b>120.04</b>
Panelled doors; four 19 mm thick plywood panels; mouldings worked on solid both sides						
686 mm×1981 mm×44 mm	111.40	1.62	24.09	119.75	nr	<b>143.84</b>
762 mm×1981 mm×44 mm	115.61	1.62	24.09	124.29	nr	<b>148.37</b>
838 mm×1981 mm×44 mm	121.89	1.62	24.09	131.03	nr	<b>155.12</b>
Panelled doors; six 25 mm thick panels raised and fielded; mouldings worked on solid both sides						
686 mm×1981 mm×44 mm	254.50	1.94	28.84	273.59	nr	<b>302.43</b>
762 mm×1981 mm×44 mm	265.09	1.94	28.84	284.97	nr	<b>313.81</b>
838 mm×1981 mm×44 mm	278.34	1.94	28.84	299.22	nr	<b>328.06</b>
rebated edges beaded	–	–	–	1.44	m	<b>1.44</b>
rounded edges or heels	–	–	–	0.73	m	<b>0.73</b>
weatherboard fixed to bottom rail	–	0.23	3.42	2.77	m	<b>6.19</b>
stopped groove for weatherboard	–	–	–	4.32	m	<b>4.32</b>
<b>Doors; purpose made panelled; selected West African Mahogany</b>						
Panelled doors; one open panel for glass; including glazing beads						
686 mm×1981 mm×50 mm	118.00	2.31	34.34	126.85	nr	<b>161.19</b>
762 mm×1981 mm×50 mm	121.89	2.31	34.34	131.03	nr	<b>165.38</b>
838 mm×1981 mm×50 mm	125.78	2.31	34.34	135.21	nr	<b>169.55</b>
686 mm×1981 mm×63 mm	143.59	2.54	37.76	154.36	nr	<b>192.12</b>
762 mm×1981 mm×63 mm	148.46	2.54	37.76	159.59	nr	<b>197.36</b>
838 mm×1981 mm×63 mm	153.29	2.54	37.76	164.79	nr	<b>202.55</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Panelled doors; 250 mm wide cross tongued intermediate rail; two open panels for glass; mouldings worked on the solid one side; 19 mm× 13 mm beads one side; fixing with brass cups and screws						
686 mm×1981 mm×50 mm	161.15	2.31	34.34	173.24	nr	<b>207.58</b>
762 mm×1981 mm×50 mm	169.10	2.31	34.34	181.78	nr	<b>216.13</b>
838 mm×1981 mm×50 mm	176.97	2.31	34.34	190.24	nr	<b>224.58</b>
686 mm×1981 mm×63 mm	193.70	2.54	37.76	208.23	nr	<b>246.00</b>
762 mm×1981 mm×63 mm	203.31	2.54	37.76	218.56	nr	<b>256.32</b>
838 mm×1981 mm×63 mm	212.91	2.54	37.76	228.88	nr	<b>266.64</b>
Panelled doors; four panels; (19 mm thick for 50 mm doors, 25 mm thick for 63 mm doors); mouldings worked on solid both sides						
686 mm×1981 mm×50 mm	205.33	2.31	34.34	220.73	nr	<b>255.07</b>
762 mm×1981 mm×50 mm	213.85	2.31	34.34	229.89	nr	<b>264.23</b>
838 mm×1981 mm×50 mm	224.56	2.31	34.34	241.40	nr	<b>275.74</b>
686 mm×1981 mm×63 mm	242.45	2.54	37.76	260.63	nr	<b>298.40</b>
762 mm×1981 mm×63 mm	252.59	2.54	37.76	271.53	nr	<b>309.29</b>
838 mm×1981 mm×63 mm	265.21	2.54	37.76	285.10	nr	<b>322.86</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 50 mm doors, 25 mm thick for 63 mm doors); mouldings worked on solid both sides						
686 mm×1981 mm×50 mm	433.17	2.31	34.34	465.66	nr	<b>500.01</b>
762 mm×1981 mm×50 mm	451.24	2.31	34.34	485.08	nr	<b>519.42</b>
838 mm×1981 mm×50 mm	473.76	2.31	34.34	509.30	nr	<b>543.64</b>
686 mm×1981 mm×63 mm	533.47	2.54	37.76	573.48	nr	<b>611.24</b>
762 mm×1981 mm×63 mm	555.73	2.54	37.76	597.41	nr	<b>635.17</b>
838 mm×1981 mm×63 mm	583.50	2.54	37.76	627.27	nr	<b>665.03</b>
rebated edges beaded	–	–	–	2.16	m	<b>2.16</b>
rounded edges or heels	–	–	–	1.08	m	<b>1.08</b>
weatherboard fixed to bottom rail	–	0.31	4.61	6.20	m	<b>10.81</b>
stopped groove for weatherboard	–	–	–	5.32	m	<b>5.32</b>
<b>Doors; purpose made panelled; American White Ash</b>						
Panelled doors; one open panel for glass; including glazing beads						
686 mm×1981 mm×50 mm	132.14	2.31	34.34	142.05	nr	<b>176.39</b>
762 mm×1981 mm×50 mm	136.55	2.31	34.34	146.80	nr	<b>181.14</b>
838 mm×1981 mm×50 mm	140.99	2.31	34.34	151.56	nr	<b>185.90</b>
686 mm×1981 mm×63 mm	161.24	2.54	37.76	173.33	nr	<b>211.09</b>
762 mm×1981 mm×63 mm	166.79	2.54	37.76	179.30	nr	<b>217.07</b>
838 mm×1981 mm×63 mm	172.32	2.54	37.76	185.24	nr	<b>223.01</b>
Panelled doors; 250 mm wide cross tongued intermediate rail; two open panels for glass; mouldings worked on the solid one side; 19 mm× 13 mm beads one side; fixing with brass cups and screws						
686 mm×1981 mm×50 mm	179.81	2.31	34.34	193.30	nr	<b>227.64</b>
762 mm×1981 mm×50 mm	188.80	2.31	34.34	202.96	nr	<b>237.31</b>
838 mm×1981 mm×50 mm	197.75	2.31	34.34	212.58	nr	<b>246.93</b>
686 mm×1981 mm×63 mm	217.01	2.54	37.76	233.29	nr	<b>271.05</b>
762 mm×1981 mm×63 mm	227.92	2.54	37.76	245.02	nr	<b>282.78</b>
838 mm×1981 mm×63 mm	238.80	2.54	37.76	256.71	nr	<b>294.47</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Panelled doors; four panels; (19 mm thick for 50 mm doors, 25 mm thick for 63 mm doors); mouldings worked on solid both sides						
686 mm×1981 mm×50 mm	228.35	2.31	34.34	245.48	nr	<b>279.82</b>
762 mm×1981 mm×50 mm	237.83	2.31	34.34	255.67	nr	<b>290.01</b>
838 mm×1981 mm×50 mm	249.74	2.31	34.34	268.47	nr	<b>302.81</b>
686 mm×1981 mm×63 mm	271.36	2.54	37.76	291.71	nr	<b>329.47</b>
762 mm×1981 mm×63 mm	282.68	2.54	37.76	303.88	nr	<b>341.65</b>
838 mm×1981 mm×63 mm	296.82	2.54	37.76	319.08	nr	<b>356.84</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 50 mm doors, 25 mm thick for 63 mm doors); mouldings worked on solid both sides						
686 mm×1981 mm×50 mm	470.61	2.31	34.34	505.91	nr	<b>540.25</b>
762 mm×1981 mm×50 mm	490.24	2.31	34.34	527.01	nr	<b>561.35</b>
838 mm×1981 mm×50 mm	514.75	2.31	34.34	553.35	nr	<b>587.70</b>
686 mm×1981 mm×63 mm	580.88	2.54	37.76	624.45	nr	<b>662.21</b>
762 mm×1981 mm×63 mm	605.08	2.54	37.76	650.46	nr	<b>688.22</b>
838 mm×1981 mm×63 mm	635.35	2.54	37.76	683.00	nr	<b>720.76</b>
rebated edges beaded	–	–	–	2.16	m	<b>2.16</b>
rounded edges or heels	–	–	–	1.08	m	<b>1.08</b>
weatherboard fixed to bottom rail	–	0.31	4.61	6.79	m	<b>11.40</b>
stopped groove for weatherboard	–	–	–	5.32	m	<b>5.32</b>
<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×1980 mm	160.14	3.70	55.01	172.47	nr	<b>227.48</b>
2135 mm×2135 mm	180.24	3.70	55.01	194.08	nr	<b>249.09</b>
2400 mm×2135 mm	218.37	3.70	55.01	235.12	nr	<b>290.13</b>
3965 mm×2135 mm	574.70	5.55	82.51	618.55	nr	<b>701.06</b>
<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×65 mm hardwood frame; polyester coated standard ronmongery; weather stripping all round; low projecting aluminium threshold; plugging; screwing for 980 mm×2100 mm structural opening; single door sets; panic bolt	–	–	–	–	nr	<b>1392.83</b>
for 1830 mm×2100 mm structural opening; double door sets; panic bolt	–	–	–	–	nr	<b>2357.10</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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×1981 mm; ref IGD01	124.23	2.78	41.33	133.85	nr	175.18
<b>Doorsets; steel door and frame units; Jandor Architectural Ltd or other equal and approved; polyester powder coated; ironmongery Single action door set; “Metset MD01” doors and “Metset MF” frames</b>						
900 mm×2100 mm	–	–	–	–	nr	1674.68
pair 1800 mm×2100 mm	–	–	–	–	nr	2313.37
<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×1000 mm	–	–	–	–	nr	976.31
4000 mm×1000 mm; in two panels	–	–	–	–	nr	1579.47
<b>Rolling shutters and collapsible gates; galvanised steel; Bolton Brady Type 474 or other equal and approved; one hour fire resisting; self-coiling; activated by fusible link; fixing with bolts</b>						
Rolling shutters and collapsible gates						
1000 mm×2750 mm	–	–	–	–	nr	1085.88
1500 mm×2750 mm	–	–	–	–	nr	1140.18
2400 mm×2750 mm	–	–	–	–	nr	1347.48
<b>Rolling shutters and collapsible gates; GRP vertically opening insulated panel shutter doors; electrically operated; Envirodoor Markus Ltd; type HT40 or other equal and approved; manual override, lock interlock, stop and return safety cage, “deadmans” down button, anti-flip device, photo-electric cell and beam deflectors; fixing by bolting</b>						
Shutter doors						
3000 mm×3000 mm; windows–2 nr	–	–	–	–	nr	7550.89
4000 mm×4000 mm; windows–2 nr	–	–	–	–	nr	9336.57
5000 mm×5000 mm; windows–2 nr	–	–	–	–	nr	11122.25
<b>Sliding/folding partitions; Alco Beldan Ltd or equal and approved</b>						
Sliding/folding partitions						
ref. NW100 Moveable Wall; 5000 mm (wide)× 2495 mm (high); comprising 4 nr. 954 mm (wide) standard panels and 1 nr. 954 mm (wide) telescopic panel; sealing; fixing	–	–	–	–	nr	8300.00

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×2100 mm; ref PF1 821	1013.04	2.31	34.34	1089.93	nr	<b>1124.27</b>
2400 m×2100 mm; ref PF2421	1215.65	2.78	41.33	1307.74	nr	<b>1349.07</b>
2700 mm×2100 mm; ref PF2721	1350.73	3.24	48.17	1452.94	nr	<b>1501.11</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×1000 mm	–	–	–	–	nr	<b>888.94</b>
4000 mm×1000 mm	–	–	–	–	nr	<b>1338.78</b>
<b>Door frames and door linings, sets; standard joinery; wrought softwood</b>						
Internal door frame or lining composite sets for 686 mm × 1981 mm door; all with loose stops unless rebated; "finished sizes"						
27 mm×94 mm lining	21.99	0.74	11.00	23.94	nr	<b>34.94</b>
27 mm×107 mm lining	23.13	0.74	11.00	25.17	nr	<b>36.17</b>
35 mm×107 mm rebated lining	24.00	0.74	11.00	26.10	nr	<b>37.11</b>
27 mm×121 mm lining	25.01	0.74	11.00	27.19	nr	<b>38.19</b>
27 mm×121 mm lining with fanlight over	35.22	0.88	13.08	38.25	nr	<b>51.33</b>
27 mm×133 mm lining	26.96	0.74	11.00	29.29	nr	<b>40.29</b>
35 mm×133 mm rebated lining	27.70	0.74	11.00	30.09	nr	<b>41.09</b>
27 mm×133 mm lining with fanlight over	37.85	0.88	13.08	41.07	nr	<b>54.15</b>
33 mm×57 mm frame	17.71	0.74	11.00	19.34	nr	<b>30.34</b>
33 mm×57 mm storey height frame	21.85	0.88	13.08	23.87	nr	<b>36.95</b>
33 mm×57 mm frame with fanlight over	26.49	0.88	13.08	28.86	nr	<b>41.94</b>
33 mm×64 mm frame	19.09	0.74	11.00	20.83	nr	<b>31.83</b>
33 mm×64 mm storey height frame	23.40	0.88	13.08	25.53	nr	<b>38.61</b>
33 mm×64 mm frame with fanlight over	27.96	0.88	13.08	30.44	nr	<b>43.52</b>
44 mm×94 mm frame	29.58	0.85	12.64	32.11	nr	<b>44.74</b>
44 mm×94 mm storey height frame	35.20	1.02	15.16	38.22	nr	<b>53.38</b>
44 mm×94 mm frame with fanlight over	41.04	1.02	15.16	44.50	nr	<b>59.66</b>
44 mm×107 mm frame	33.83	0.93	13.83	36.67	nr	<b>50.50</b>
44 mm×107 mm storey height frame	39.63	1.02	15.16	42.98	nr	<b>58.15</b>
44 mm×107 mm frame with fanlight over	45.21	1.02	15.16	48.98	nr	<b>64.15</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Internal door frame or lining composite sets for 762 mm×1981 mm door; all with loose stops unless rebated; "finished sizes"						
27 mm×94 mm lining	21.99	0.74	11.00	23.94	nr	<b>34.94</b>
27 mm×107 mm lining	23.13	0.74	11.00	25.17	nr	<b>36.17</b>
35 mm×107 mm rebated lining	24.00	0.74	11.00	26.10	nr	<b>37.11</b>
27 mm×121 mm lining	25.01	0.74	11.00	27.19	nr	<b>38.19</b>
27 mm×121 mm lining with fanlight over	35.22	0.88	13.08	38.25	nr	<b>51.33</b>
27 mm×133 mm lining	26.96	0.74	11.00	29.29	nr	<b>40.29</b>
35 mm×133 mm rebated lining	27.70	0.74	11.00	30.09	nr	<b>41.09</b>
27 mm×133 mm lining with fanlight over	37.85	0.88	13.08	41.07	nr	<b>54.15</b>
33 mm×57 mm frame	17.71	0.74	11.00	19.34	nr	<b>30.34</b>
33 mm×57 mm storey height frame	21.85	0.88	13.08	23.87	nr	<b>36.95</b>
33 mm×57 mm frame with fanlight over	26.49	0.88	13.08	28.86	nr	<b>41.94</b>
33 mm×64 mm frame	19.09	0.74	11.00	20.83	nr	<b>31.83</b>
33 mm×64 mm storey height frame	23.40	0.88	13.08	25.53	nr	<b>38.61</b>
33 mm×64 mm frame with fanlight over	27.96	0.88	13.08	30.44	nr	<b>43.52</b>
44 mm×94 mm frame	29.58	0.85	12.64	32.11	nr	<b>44.74</b>
44 mm×94 mm storey height frame	35.20	1.02	15.16	38.22	nr	<b>53.38</b>
44 mm×94 mm frame with fanlight over	41.04	1.02	15.16	44.50	nr	<b>59.66</b>
44 mm×107 mm frame	33.83	0.93	13.83	36.67	nr	<b>50.50</b>
44 mm×107 mm storey height frame	39.63	1.02	15.16	42.98	nr	<b>58.15</b>
44 mm×107 mm frame with fanlight over	45.21	1.02	15.16	48.98	nr	<b>64.15</b>
Internal door frame or lining composite sets for 726 mm×2040 mm door; with loose stops						
30 mm×94 mm lining	25.64	0.74	11.00	27.86	nr	<b>38.87</b>
30 mm×94 mm lining with fanlight over	36.54	0.88	13.08	39.66	nr	<b>52.74</b>
30 mm×107 mm lining	30.15	0.74	11.00	32.72	nr	<b>43.72</b>
30 mm×107 mm lining with fanlight over	41.18	0.88	13.08	44.64	nr	<b>57.73</b>
30 mm×133 mm lining	33.78	0.74	11.00	36.62	nr	<b>47.62</b>
30 mm×133 mm lining with fanlight over	44.41	0.88	13.08	48.12	nr	<b>61.20</b>
Internal door frame or lining composite sets for 826 mm×2040 mm door; with loose stops						
30 mm×94 mm lining	25.64	0.74	11.00	27.86	nr	<b>38.87</b>
30 mm×94 mm lining with fanlight over	36.54	0.88	13.08	39.66	nr	<b>52.74</b>
30 mm×107 mm lining	30.15	0.74	11.00	32.72	nr	<b>43.72</b>
30 mm×107 mm lining with fanlight over	41.18	0.88	13.08	44.64	nr	<b>57.73</b>
30 mm×133 mm lining	33.78	0.74	11.00	36.62	nr	<b>47.62</b>
30 mm×133 mm lining with fanlight over	44.41	0.88	13.08	48.12	nr	<b>61.20</b>
<b>Door frames and door linings, sets; purpose made; wrought softwood</b>						
Jambs and heads; as linings						
32 mm×63 mm	–	0.16	2.38	4.40	m	<b>6.78</b>
32 mm×100 mm	–	0.16	2.38	5.65	m	<b>8.03</b>
32 mm×140 mm	–	0.16	2.38	7.23	m	<b>9.61</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Jambs and heads; as frames; rebated, rounded and grooved</b>						
38 mm×75 mm	–	0.16	2.38	5.60	m	<b>7.98</b>
38 mm×100 mm	–	0.16	2.38	6.63	m	<b>9.01</b>
38 mm×115 mm	–	0.16	2.38	7.71	m	<b>10.09</b>
38 mm×140 mm	–	0.19	2.82	8.97	m	<b>11.80</b>
50 mm×100 mm	–	0.19	2.82	8.35	m	<b>11.17</b>
50 mm×125 mm	–	0.19	2.82	9.92	m	<b>12.74</b>
63 mm×88 mm	–	0.19	2.82	9.56	m	<b>12.38</b>
63 mm×100 mm	–	0.19	2.82	10.22	m	<b>13.05</b>
63 mm×125 mm	–	0.19	2.82	12.17	m	<b>14.99</b>
75 mm×100 mm	–	0.19	2.82	11.70	m	<b>14.53</b>
75 mm×125 mm	–	0.20	2.97	14.47	m	<b>17.45</b>
75 mm×150 mm	–	0.20	2.97	16.89	m	<b>19.86</b>
100 mm×100 mm	–	0.23	3.42	15.22	m	<b>18.64</b>
100 mm×150 mm	–	0.23	3.42	21.80	m	<b>25.22</b>
<b>Mullions and transoms; in linings</b>						
32 mm×63 mm	–	0.11	1.64	7.19	m	<b>8.82</b>
32 mm×100 mm	–	0.11	1.64	8.46	m	<b>10.10</b>
32 mm×140 mm	–	0.11	1.64	9.95	m	<b>11.59</b>
<b>Mullions and transoms; in frames; twice rebated, rounded and grooved</b>						
38 mm×75 mm	–	0.11	1.64	8.58	m	<b>10.22</b>
38 mm×100 mm	–	0.11	1.64	9.61	m	<b>11.25</b>
38 mm×115 mm	–	0.11	1.64	10.43	m	<b>12.06</b>
38 mm×140 mm	–	0.13	1.93	11.70	m	<b>13.63</b>
50 mm×100 mm	–	0.13	1.93	11.06	m	<b>13.00</b>
50 mm×125 mm	–	0.13	1.93	12.81	m	<b>14.74</b>
63 mm×88 mm	–	0.13	1.93	12.37	m	<b>14.30</b>
63 mm×100 mm	–	0.13	1.93	13.00	m	<b>14.93</b>
75 mm×100 mm	–	0.13	1.93	14.60	m	<b>16.53</b>
Add 5% to the above material prices for selected softwood for staining						
<b>Door frames and door linings, sets; purpose made; selected West African Mahogany</b>						
<b>Jambs and heads; as linings</b>						
32 mm×63 mm	7.53	0.21	3.12	8.17	m	<b>11.30</b>
32 mm×100 mm	9.80	0.21	3.12	10.61	m	<b>13.74</b>
32 mm×140 mm	12.44	0.21	3.12	13.53	m	<b>16.65</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Jambs and heads; as frames; rebated, rounded and grooved</b>						
38 mm×75 mm	9.51	0.21	3.12	10.29	m	<b>13.42</b>
38 mm×100 mm	11.52	0.21	3.12	12.46	m	<b>15.58</b>
38 mm×115 mm	13.25	0.21	3.12	14.39	m	<b>17.51</b>
38 mm×140 mm	15.30	0.25	3.72	16.60	m	<b>20.32</b>
50 mm×100 mm	14.56	0.25	3.72	15.80	m	<b>19.52</b>
50 mm×125 mm	17.53	0.25	3.72	19.00	m	<b>22.72</b>
63 mm×88 mm	16.29	0.25	3.72	17.58	m	<b>21.30</b>
63 mm×100 mm	18.05	0.25	3.72	19.48	m	<b>23.20</b>
63 mm×125 mm	21.70	0.25	3.72	23.48	m	<b>27.20</b>
75 mm×100 mm	20.80	0.25	3.72	22.52	m	<b>26.23</b>
75 mm×125 mm	25.87	0.28	4.16	27.96	m	<b>32.12</b>
75 mm×150 mm	30.37	0.28	4.16	32.80	m	<b>36.96</b>
100 mm×100 mm	27.24	0.28	4.16	29.44	m	<b>33.60</b>
100 mm×150 mm	39.52	0.28	4.16	42.64	m	<b>46.80</b>
<b>Mullions and transoms; in linings</b>						
32 mm×63 mm	11.55	0.15	2.23	12.42	m	<b>14.65</b>
32 mm×100 mm	13.82	0.15	2.23	14.85	m	<b>17.08</b>
32 mm×140 mm	16.47	0.15	2.23	17.70	m	<b>19.93</b>
<b>Mullions and transoms; in frames; twice rebated, rounded and grooved</b>						
38 mm×75 mm	13.74	0.15	2.23	14.77	m	<b>17.00</b>
38 mm×100 mm	15.75	0.15	2.23	16.93	m	<b>19.16</b>
38 mm×115 mm	17.27	0.15	2.23	18.56	m	<b>20.79</b>
38 mm×140 mm	19.33	0.17	2.53	20.78	m	<b>23.30</b>
50 mm×100 mm	18.55	0.17	2.53	19.94	m	<b>22.47</b>
50 mm×125 mm	21.76	0.17	2.53	23.39	m	<b>25.92</b>
63 mm×88 mm	20.31	0.17	2.53	21.83	m	<b>24.36</b>
63 mm×100 mm	22.07	0.17	2.53	23.72	m	<b>26.25</b>
75 mm×100 mm	25.04	0.17	2.53	26.92	m	<b>29.44</b>
<b>Sills; once sunk weathered; once rebated, three times grooved</b>						
63 mm×175 mm	40.59	0.31	4.61	43.63	m	<b>48.24</b>
75 mm×125 mm	36.76	0.31	4.61	39.52	m	<b>44.13</b>
75 mm×150 mm	41.33	0.31	4.61	44.42	m	<b>49.03</b>
<b>Door frames and door linings, sets; purpose made; American White Ash</b>						
<b>Jambs and heads; as linings</b>						
32 mm×63 mm	8.57	0.21	3.12	9.28	m	<b>12.41</b>
32 mm×100 mm	11.23	0.21	3.12	12.15	m	<b>15.27</b>
32 mm×140 mm	14.49	0.21	3.12	15.73	m	<b>18.85</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Jambs and heads; as frames; rebated, rounded and grooved</b>						
38 mm×75 mm	10.79	0.21	3.12	11.68	m	<b>14.80</b>
38 mm×100 mm	13.25	0.21	3.12	14.32	m	<b>17.45</b>
38 mm×115 mm	15.30	0.21	3.12	16.60	m	<b>19.73</b>
38 mm×140 mm	17.69	0.25	3.72	19.16	m	<b>22.88</b>
50 mm×100 mm	16.80	0.25	3.72	18.21	m	<b>21.93</b>
50 mm×125 mm	20.36	0.25	3.72	22.04	m	<b>25.75</b>
63 mm×88 mm	18.84	0.25	3.72	20.33	m	<b>24.04</b>
63 mm×100 mm	20.92	0.25	3.72	22.57	m	<b>26.28</b>
63 mm×125 mm	25.28	0.25	3.72	27.33	m	<b>31.04</b>
75 mm×100 mm	24.19	0.25	3.72	26.15	m	<b>29.87</b>
75 mm×125 mm	30.12	0.28	4.16	32.53	m	<b>36.69</b>
75 mm×150 mm	35.47	0.28	4.16	38.28	m	<b>42.44</b>
100 mm×100 mm	31.75	0.28	4.16	34.28	m	<b>38.45</b>
100 mm×150 mm	46.33	0.28	4.16	49.96	m	<b>54.12</b>
<b>Mullions and transoms; in linings</b>						
32 mm×63 mm	12.56	0.15	2.23	13.50	m	<b>15.73</b>
32 mm×100 mm	15.25	0.15	2.23	16.40	m	<b>18.63</b>
32 mm×140 mm	18.51	0.15	2.23	19.89	m	<b>22.12</b>
<b>Mullions and transoms; in frames; twice rebated, rounded and grooved</b>						
38 mm×75 mm	15.02	0.15	2.23	16.15	m	<b>18.38</b>
38 mm×100 mm	17.49	0.15	2.23	18.80	m	<b>21.03</b>
38 mm×115 mm	19.33	0.15	2.23	20.78	m	<b>23.01</b>
38 mm×140 mm	21.70	0.17	2.53	23.33	m	<b>25.86</b>
50 mm×100 mm	20.81	0.17	2.53	22.37	m	<b>24.90</b>
50 mm×125 mm	24.59	0.17	2.53	26.43	m	<b>28.96</b>
63 mm×88 mm	22.90	0.17	2.53	24.61	m	<b>27.14</b>
63 mm×100 mm	24.93	0.17	2.53	26.80	m	<b>29.33</b>
75 mm×100 mm	28.40	0.17	2.53	30.53	m	<b>33.06</b>
<b>Sills; once sunk weathered; once rebated, three times grooved</b>						
63 mm×175 mm	45.57	0.31	4.61	48.99	m	<b>53.60</b>
75 mm×125 mm	41.02	0.31	4.61	44.09	m	<b>48.70</b>
75 mm×150 mm	46.45	0.31	4.61	49.93	m	<b>54.54</b>
<b>Door frames and door linings, sets; European Oak</b>						
<b>Sills; once sunk weathered; once rebated, three times grooved</b>						
63 mm×175 mm	80.33	0.31	4.61	86.35	m	<b>90.96</b>
75 mm×125 mm	71.33	0.31	4.61	76.68	m	<b>81.29</b>
75 mm×150 mm	81.77	0.31	4.61	87.90	m	<b>92.51</b>
<b>Bedding and pointing frames</b>						
<b>Pointing wood frames or sills with mastic</b>						
one side	–	0.09	1.03	0.47	m	<b>1.50</b>
both sides	–	0.19	2.17	0.94	m	<b>3.11</b>
<b>Pointing wood frames or sills with polysulphide sealant</b>						
one side	–	0.09	1.03	1.42	m	<b>2.45</b>
both sides	–	0.19	2.17	2.84	m	<b>5.01</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Bedding wood frames in cement mortar (1:3) and point						
one side	–	0.07	1.43	0.07	m	<b>1.50</b>
both sides	–	0.09	1.83	0.09	m	<b>1.92</b>
one side in mortar; other side in mastic	–	0.19	3.07	0.54	m	<b>3.61</b>
<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×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	96.34	359.62	nr	<b>455.96</b>
straight flight with turn; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; three top treads winding	–	6.48	96.34	454.91	nr	<b>551.25</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	96.34	382.31	nr	<b>478.65</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	110.02	405.00	nr	<b>515.02</b>
<b>Standard balustrades; wrought softwood</b>						
Landing balustrade; 50 mm×75 mm hardwood handrail; three 32 mm×140 mm balustrade kneerails; two 32 mm×50 mm stiffeners; one end of handrail jointed to newel post; other end built into wall; (newel post and mortices both not included)						
3.00 m long	–	2.54	37.76	122.51	nr	<b>160.28</b>
Landing balustrade; 50 mm×75 mm hardwood handrail; 32 mm square plain balusters; one end of handrail jointed to newel post; other end built into wall; balusters housed in at bottom (newel post and mortices both not included)						
3.00 m long	–	3.70	55.01	77.14	nr	<b>132.15</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	206.36	1.91	nr	<b>208.27</b>
<b>The following are supply only prices for purpose made staircase components in selected West African Mahogany 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× 50 mm sawn softwood bearers						
25 mm thick	–	–	–	92.92	m <sup>2</sup>	<b>92.92</b>
32 mm thick	–	–	–	113.94	m <sup>2</sup>	<b>113.94</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Treads; cross-tongued joints and risers; rounded nosings; tongued, grooved, glued and blocked together; one 175 mm×50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	-	-	-	115.05	m <sup>2</sup>	<b>115.05</b>
ends; quadrant	-	-	-	53.27	nr	<b>53.27</b>
ends; housed to hardwood	-	-	-	0.98	nr	<b>0.98</b>
32 mm treads; 25 mm risers	-	-	-	138.07	m <sup>2</sup>	<b>138.07</b>
ends; quadrant	-	-	-	68.46	nr	<b>68.46</b>
ends; housed to hardwood	-	-	-	0.98	nr	<b>0.98</b>
Winders; cross-tongued joints and risers in one width; rounded nosings; tongued, grooved glued and blocked together; one 175 mm×50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	-	-	-	126.53	m <sup>2</sup>	<b>126.53</b>
32 mm treads; 25 mm risers	-	-	-	151.89	m <sup>2</sup>	<b>151.89</b>
wide ends; housed to hardwood	-	-	-	1.96	nr	<b>1.96</b>
narrow ends; housed to hardwood	-	-	-	1.48	nr	<b>1.48</b>
Closed strings; in one width; 230 mm wide; rounded twice						
32 mm thick	-	-	-	24.39	m	<b>24.39</b>
38 mm thick	-	-	-	29.29	m	<b>29.29</b>
50 mm thick	-	-	-	38.70	m	<b>38.70</b>
Closed strings; cross-tongued joints; 280 mm wide; once rounded						
32 mm thick	-	-	-	42.69	m	<b>42.69</b>
extra for short ramp	-	-	-	21.34	nr	<b>21.34</b>
38 mm thick	-	-	-	48.44	m	<b>48.44</b>
extra for short ramp	-	-	-	24.26	nr	<b>24.26</b>
50 mm thick	-	-	-	59.99	m	<b>59.99</b>
extra for short ramp	-	-	-	30.05	nr	<b>30.05</b>
The following labours are irrespective of timber width						
ends; fitted	-	-	-	1.27	nr	<b>1.27</b>
ends; framed	-	-	-	7.44	nr	<b>7.44</b>
extra for tongued heading joint	-	-	-	3.67	nr	<b>3.67</b>
Closed strings; ramped; crossed tongued joints 280 mm wide; once rounded; fixing with screws; plugging 450 mm centres						
32 mm thick	-	-	-	46.99	m	<b>46.99</b>
38 mm thick	-	-	-	53.33	m	<b>53.33</b>
50 mm thick	-	-	-	65.97	m	<b>65.97</b>
Apron linings; in one width 230 mm wide						
19 mm thick	-	-	-	9.67	m	<b>9.67</b>
25 mm thick	-	-	-	11.70	m	<b>11.70</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Handrails; rounded						
40 mm×50 mm	–	–	–	8.06	m	<b>8.06</b>
50 mm×75 mm	–	–	–	10.07	m	<b>10.07</b>
63 mm×87 mm	–	–	–	13.04	m	<b>13.04</b>
75 mm×100 mm	–	–	–	15.84	m	<b>15.84</b>
Handrails; moulded						
40 mm×50 mm	–	–	–	8.63	m	<b>8.63</b>
50 mm×75 mm	–	–	–	10.67	m	<b>10.67</b>
63 mm×87 mm	–	–	–	13.62	m	<b>13.62</b>
75 mm×100 mm	–	–	–	16.42	m	<b>16.42</b>
Handrails; rounded; ramped						
40 mm×50 mm	–	–	–	16.10	m	<b>16.10</b>
50 mm×75 mm	–	–	–	20.17	m	<b>20.17</b>
63 mm×87 mm	–	–	–	26.09	m	<b>26.09</b>
75 mm×100 mm	–	–	–	25.82	m	<b>25.82</b>
Handrails; moulded; ramped						
40 mm×50 mm	–	–	–	17.28	m	<b>17.28</b>
50 mm×75 mm	–	–	–	21.35	m	<b>21.35</b>
63 mm×87 mm	–	–	–	27.27	m	<b>27.27</b>
75 mm×100 mm	–	–	–	32.85	m	<b>32.85</b>
Heading joints to handrail; mitred or raked						
overall size not exceeding 50 mm×75 mm	–	–	–	27.56	nr	<b>27.56</b>
overall size not exceeding 75 mm×100 mm	–	–	–	35.10	nr	<b>35.10</b>
Balusters; stiffeners						
25 mm×25 mm	–	–	–	3.91	m	<b>3.91</b>
32 mm×32 mm	–	–	–	4.54	m	<b>4.54</b>
50 mm×50 mm	–	–	–	5.47	m	<b>5.47</b>
ends; housed	–	–	–	1.24	nr	<b>1.24</b>
Sub rails						
32 mm×63 mm	–	–	–	6.97	m	<b>6.97</b>
ends; framed joint to newel	–	–	–	5.00	nr	<b>5.00</b>
Knee rails						
32 mm×140 mm	–	–	–	10.90	m	<b>10.90</b>
ends; framed joint to newel	–	–	–	5.00	nr	<b>5.00</b>
Newel posts						
50 mm×100 mm; half newel	–	–	–	11.65	m	<b>11.65</b>
75 mm×75 mm	–	–	–	12.59	m	<b>12.59</b>
100 mm×100 mm	–	–	–	19.44	m	<b>19.44</b>
Newel caps; splayed on four sides						
62.50 mm×125 mm×50 mm	–	–	–	7.32	nr	<b>7.32</b>
100 mm×100 mm×50 mm	–	–	–	7.32	nr	<b>7.32</b>
125 mm×125 mm×50 mm	–	–	–	7.93	nr	<b>7.93</b>
<b>The following are supply only prices for purpose made staircase components in selected Oak; supplied as part of an assembled staircase</b>						
Board landings; cross-tongued joints; 100 mm× 50 mm sawn softwood bearers						
25 mm thick	–	–	–	195.43	m <sup>2</sup>	<b>195.43</b>
32 mm thick	–	–	–	240.89	m <sup>2</sup>	<b>240.89</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Treads; cross-tongued joints and risers; rounded nosings; tongued, grooved, glued and blocked together; one 175 mm×50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	-	-	-	212.81	m <sup>2</sup>	<b>212.81</b>
ends; quadrant	-	-	-	106.43	nr	<b>106.43</b>
ends; housed to hardwood	-	-	-	1.30	nr	<b>1.30</b>
32 mm treads; 25 mm risers	-	-	-	261.98	m <sup>2</sup>	<b>261.98</b>
ends; quadrant	-	-	-	131.01	nr	<b>131.01</b>
ends; housed to hardwood	-	-	-	1.30	nr	<b>1.30</b>
Winders; cross-tongued joints and risers in one width; rounded nosings; tongued, grooved glued and blocked together; one 175 mm×50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	-	-	-	234.10	m <sup>2</sup>	<b>234.10</b>
32 mm treads; 25 mm risers	-	-	-	288.19	m <sup>2</sup>	<b>288.19</b>
wide ends; housed to hardwood	-	-	-	2.63	nr	<b>2.63</b>
narrow ends; housed to hardwood	-	-	-	1.96	nr	<b>1.96</b>
Closed strings; in one width; 230 mm wide; rounded twice						
32 mm thick	-	-	-	51.42	m	<b>51.42</b>
38 mm thick	-	-	-	61.28	m	<b>61.28</b>
50 mm thick	-	-	-	81.00	m	<b>81.00</b>
Closed strings; cross-tongued joints; 280 mm wide; once rounded						
32 mm thick	-	-	-	82.17	m	<b>82.17</b>
extra for short ramp	-	-	-	41.06	nr	<b>41.06</b>
38 mm thick	-	-	-	94.24	m	<b>94.24</b>
extra for short ramp	-	-	-	47.11	nr	<b>47.11</b>
50 mm thick	-	-	-	118.58	m	<b>118.58</b>
extra for short ramp	-	-	-	59.31	nr	<b>59.31</b>
Closed strings; ramped; crossed tongued joints 280 mm wide; once rounded; fixing with screws; plugging 450 mm centres						
32 mm thick	-	-	-	90.40	m	<b>90.40</b>
38 mm thick	-	-	-	103.68	m	<b>103.68</b>
50 mm thick	-	-	-	130.45	m	<b>130.45</b>
Apron linings; in one width 230 mm wide						
19 mm thick	-	-	-	23.48	m	<b>23.48</b>
25 mm thick	-	-	-	29.52	m	<b>29.52</b>
Handrails; rounded						
40 mm×50 mm	-	-	-	16.73	m	<b>16.73</b>
50 mm×75 mm	-	-	-	22.77	m	<b>22.77</b>
63 mm×87 mm	-	-	-	31.59	m	<b>31.59</b>
75 mm×100 mm	-	-	-	39.90	m	<b>39.90</b>
Handrails; moulded						
40 mm×50 mm	-	-	-	17.51	m	<b>17.51</b>
50 mm×75 mm	-	-	-	23.55	m	<b>23.55</b>
63 mm×87 mm	-	-	-	26.54	m	<b>26.54</b>
75 mm×100 mm	-	-	-	40.69	m	<b>40.69</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Handrails; rounded; ramped						
40 mm×50 mm	-	-	-	33.44	m	<b>33.44</b>
50 mm×75 mm	-	-	-	45.55	m	<b>45.55</b>
63 mm×87 mm	-	-	-	63.19	m	<b>63.19</b>
75 mm×100 mm	-	-	-	79.83	m	<b>79.83</b>
Handrails; moulded; ramped						
40 mm×50 mm	-	-	-	35.01	m	<b>35.01</b>
50 mm×75 mm	-	-	-	47.11	m	<b>47.11</b>
63 mm×87 mm	-	-	-	64.75	m	<b>64.75</b>
75 mm×100 mm	-	-	-	81.39	m	<b>81.39</b>
Add to above for grooved once	-	-	-	0.78	m	<b>0.78</b>
ends; framed	-	-	-	7.29	nr	<b>7.29</b>
ends; framed on rake	-	-	-	8.99	nr	<b>8.99</b>
Heading joints to handrail; mitred or raked						
overall size not exceeding 50 mm×75 mm	-	-	-	42.13	nr	<b>42.13</b>
overall size not exceeding 75 mm×100 mm	-	-	-	51.31	nr	<b>51.31</b>
Balusters; stiffeners						
25 mm×25 mm	-	-	-	6.36	m	<b>6.36</b>
32 mm×32 mm	-	-	-	8.20	m	<b>8.20</b>
50 mm×50 mm	-	-	-	11.00	m	<b>11.00</b>
ends; housed	-	-	-	1.62	nr	<b>1.62</b>
Sub rails						
32 mm×63 mm	-	-	-	14.04	m	<b>14.04</b>
ends; framed joint to newel	-	-	-	6.67	nr	<b>6.67</b>
Knee rails						
32 mm×140 mm	-	-	-	25.60	m	<b>25.60</b>
ends; framed joint to newel	-	-	-	6.67	nr	<b>6.67</b>
Newel posts						
50 mm×100 mm; half newel	-	-	-	27.95	m	<b>27.95</b>
75 mm×75 mm	-	-	-	30.68	m	<b>30.68</b>
100 mm×100 mm	-	-	-	51.09	m	<b>51.09</b>
Newel caps; splayed on four sides						
62.50 mm×125 mm×50 mm	-	-	-	10.62	nr	<b>10.62</b>
100 mm×100 mm×50 mm	-	-	-	10.62	nr	<b>10.62</b>
125 mm×125 mm×50 mm	-	-	-	12.45	nr	<b>12.45</b>
<b>Spiral staircases, balustrades and handrails; mild steel; galvanised and polyester powder coated</b>						
Staircase						
2080 mm diameterx 3695 mm high; 18 nr treads 16 mm diameter intermediate balusters; 1040 mm ×1350 mm landing unit with matching balustrade both sides; fixing with 16 mm diameter resin anchors to masonry at landing and with 12 mm diameter expanding bolts to concrete at base	-	-	-	-	nr	<b>3753.58</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Aluminium alloy folding loft ladders; "Zig Zag" stairways, model B or other equal and approved; Light Alloy Ltd; 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	13.83	376.29	nr	<b>390.12</b>
ceiling height not exceeding 2800 mm; model 888802	–	0.93	13.83	412.60	nr	<b>426.42</b>
ceiling height not exceeding 3100 mm; model 888803	–	0.93	13.83	460.48	nr	<b>474.30</b>
<b>Access ladders; mild steel</b>						
Ladders						
400 mm wide; 3850 mm long (overall); 12 mm diameter rungs; 65 mm×15 mm strings; 50 mm ) 5 mm safety hoops; fixing with expanded bolts; to masonry; mortices; welded fabrication	–	–	–	–	nr	<b>909.60</b>
<b>Flooring, balustrades and handrails; mil dsteel</b>						
Chequer plate flooring; over 300 mm wide; bolted to steel supports						
6 mm thick	–	–	–	49.47	m <sup>2</sup>	<b>49.47</b>
8 mm thick	–	–	–	65.97	m <sup>2</sup>	<b>65.97</b>
Open grid steel flooring; Eurogrid Ltd; "Safeway" type D38 diamond pattern flooring or other equal and approved to steel supports at 1200 mm centres; galvanised; to BS 729 part 1	–	–	–	126.43	m <sup>2</sup>	<b>126.43</b>
30 mm×5 mm sections; in one mat; fixing to 10 mm thick channels with type F5 clamps	–	–	–	120.93	m	<b>120.93</b>
Balustrades; welded construction; 1070 mm high; galvanized; 50 mm×50 mm×3.20 mm rhs top rail; 38 mm×13 mm bottom rail, 50 mm×50 mm× 3.20 mm rhs standards at 1830 mm centres with base plate drilled and bolted to concrete; 13 mm ×13 mm balusters at 102 mm centres	–	–	–	–	m	<b>195.00</b>
Balustrades; welded construction; 1300 mm high; galvanized; 45 mm diameter stainless steel top rail; 45 mm diameter bottom rail; 50 mm×50 mm× 3.20 mm rhs standards at 1800 mm centres with fixing lugs, base plate drilled and bolted to concrete; pressed grating Type 'R' infill panels, Arco Gratings or equal and approved	–	–	–	16.49	nr	<b>16.49</b>
Balusters; isolated; one end ragged and cemented in; one 76 mm×25 mm×6 mm flange plate welded on; ground to a smooth finish; countersunk drilled and tap screwed to underside of handrail 19 mm square; 914 mm long bar	–	–	–	16.49	nr	<b>16.49</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Core-rails; joints prepared, welded and ground to a smooth finish; fixing on brackets (not included)						
38 mm×10 mm flat bar	-	-	-	21.99	m	<b>21.99</b>
50 mm×8 mm flat bar	-	-	-	21.17	m	<b>21.17</b>
Handrails; joints prepared, welded and ground to a smooth finish; fixing on brackets (not included)						
38 mm×12 mm half oval bar	-	-	-	29.13	m	<b>29.13</b>
44 mm×13 mm half oval bar	-	-	-	31.88	m	<b>31.88</b>
Handrail bracket; comprising 40 mm×5 mm plate with mitred and welded angle; one end welded to 100 mm diameter×5 mm backplate; three times holed and plugged and screwed to brickwork; other end scribed and welded to underside of handrail						
140 mm girth	-	-	-	17.59	nr	<b>17.59</b>
<b>Holes</b>						
Holes; countersunk; for screws or bolts						
6 mm diameter; 3 mm thick	-	-	-	0.87	nr	<b>0.87</b>
6 mm diameter; 6 mm thick	-	-	-	1.32	nr	<b>1.32</b>
8 mm diameter; 6 mm thick	-	-	-	1.32	nr	<b>1.32</b>
10 mm diameter; 6 mm thick	-	-	-	1.37	nr	<b>1.37</b>
12 mm diameter; 8 mm thick	-	-	-	1.76	nr	<b>1.76</b>
<b>Balustrades; stainless BS 970 grade 316; TIG welded joints; mirror polished finish</b>						
Raking balustrade; comprising 40 mm handrail on 40 mm standards at 1 m centres with two 16 mm diameter intermediate standards						
1.00 m high	-	-	-	659.64	m	<b>659.64</b>



<b>L40 GENERAL GLAZING</b>							
<b>BASIC GLASS PRICES (£/m<sup>2</sup>)</b>							
<b>Trade cut prices—all to limiting sizes</b>							
	£		£		£		£
<b>Ordinary translucent/patterned glass</b>							
2 mm	18.06	5 mm	39.49	12 mm	124.11	25 mm	265.15
3 mm	22.57	6 mm	45.13	15 mm	135.39		
4 mm	24.82	10 mm	84.62	19 mm	191.80		
<b>Obscured ground sheet glass—extra on sheet glass prices PC £10.50/m<sup>2</sup></b>							
<b>Patterned</b>							
4 mm tinted	32.72	4 mm white	18.62	6 mm	31.59		
<b>Rough cast</b>							
6 mm	24.82	10 mm	95.91				
<b>Ordinary Georgian Wired</b>							
7 mm cast	25.96	6 mm polish	67.70				
<b>Polycarbonate</b>							
2 mm	47.96	4 mm	90.26	6 mm	135.39	10 mm	203.09
3 mm	67.70	5 mm	110.00	8 mm	180.52	12 mm	265.15
<b>SPECIAL GLASSES</b>							
<b>“Anti-sun”; float; bronze grey</b>							
4 mm	50.78	6 mm	67.70	10 mm	157.96	12 mm	197.45
<b>“Cetuff” toughened</b>							
<b>-float</b>							
4 mm	37.24	5 mm	43.99	6 mm	49.08	10 mm	95.91
12 mm	141.04						
<b>-patterned</b>							
6 mm rough	93.09	10 mm rough	135.39	4 mm white	42.88	6 mm white	55.28
<b>Clear laminated</b>							
<b>-security</b>							
7½mm	112.83	9½ mm	118.47	11½mm	124.11		
<b>-safety</b>							
4.40 mm	56.41	5.40 mm	58.67	6.40 mm	62.06	6.80 mm	73.34
8.80 mm	93.09	10.80 mm	112.83				
<b>“Permawal”</b>							
<b>-reflective</b>							
6 mm	93.09	10 mm	135.39				
<b>“Permasol”</b>							
6 mm	129.75						
<b>“Silvered”</b>							
2 mm	33.85	3 mm	37.79	4 mm	41.18	6 mm	56.41
<b>“Silvered tinted”</b>							
4 mm bronze	64.87	6 mm bronze	90.26	4 mm grey	65.44	6 mm grey	90.26

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Standard plain glass; BS 952; clear float; panes area 0.15 m<sup>2</sup> - 4.00 m<sup>2</sup></b>						
3 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	24.57
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	24.57
screwed beads	-	-	-	-	m <sup>2</sup>	27.78
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	27.78
4 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	26.18
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	26.18
screwed beads	-	-	-	-	m <sup>2</sup>	29.37
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	29.37
5 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	30.99
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	30.99
screwed beads	-	-	-	-	m <sup>2</sup>	34.19
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	34.19
6 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	32.58
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	32.58
screwed beads	-	-	-	-	m <sup>2</sup>	35.80
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	35.80
<b>Standard plain glass; BS 952; white patterned; panes area 0.15 m<sup>2</sup>-4.00 m<sup>2</sup></b>						
4 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	29.37
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	29.37
screwed beads	-	-	-	-	m <sup>2</sup>	32.58
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	32.58
6 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	35.80
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	35.80
screwed beads	-	-	-	-	m <sup>2</sup>	39.00
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	39.00
<b>Standard plain glass; BS 952; rough cast; panes area 0.15 m<sup>2</sup>-4.00 m<sup>2</sup></b>						
6 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	39.00
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	39.00
screwed beads	-	-	-	-	m <sup>2</sup>	42.20
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	42.20
<b>Standard plain glass; BS 952; Georgian wired cast; panes area 0.15 m<sup>2</sup>-4.00 m<sup>2</sup></b>						
7 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	42.20
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	42.20
screwed beads	-	-	-	-	m <sup>2</sup>	45.40
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	45.40
Extra for lining up wired glass	-	-	-	-	m <sup>2</sup>	3.26

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Standard plain glass; BS 952; Georgian wired polished; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
6 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	77.45
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	77.45
screwed beads	-	-	-	-	m <sup>2</sup>	80.13
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	80.13
Extra for lining up wired glass	-	-	-	-	m <sup>2</sup>	3.26
<b>Special glass; BS 952; toughened clear float; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
4 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	29.37
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	29.37
screwed beads	-	-	-	-	m <sup>2</sup>	32.58
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	32.58
5 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	39.00
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	39.00
screwed beads	-	-	-	-	m <sup>2</sup>	42.20
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	42.20
6 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	39.00
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	39.00
screwed beads	-	-	-	-	m <sup>2</sup>	42.20
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	42.20
10 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	77.45
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	77.45
screwed beads	-	-	-	-	m <sup>2</sup>	80.13
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	80.13
<b>Special glass; BS 952; 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 putty or bradded beads	-	-	-	-	m <sup>2</sup>	64.10
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	64.10
screwed beads	-	-	-	-	m <sup>2</sup>	65.71
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	65.71
5.40 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	77.45
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	77.45
screwed beads	-	-	-	-	m <sup>2</sup>	81.19
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	81.19
6.40 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	85.46
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	85.46
screwed beads	-	-	-	-	m <sup>2</sup>	94.01
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	94.01

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Special glass; BS 952; "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 to rebated frame						
300 mm×400 mm pane	–	0.37	8.21	30.35	nr	<b>38.56</b>
400 mm×800 mm pane	–	0.46	10.21	75.88	nr	<b>86.09</b>
500 mm×1400 mm pane	–	0.74	16.43	160.85	nr	<b>177.27</b>
600 mm×1800 mm pane	–	0.93	20.64	269.70	nr	<b>290.35</b>
<b>Special glass; BS 952; "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×400 mm pane	–	1.11	24.64	66.47	nr	<b>91.11</b>
400 mm×800 mm pane	–	1.39	30.86	130.36	nr	<b>161.21</b>
500 mm×1400 mm pane	–	1.85	41.07	259.06	nr	<b>300.13</b>
600 mm×1800 mm pane	–	2.31	51.28	379.10	nr	<b>430.38</b>
<b>Special glass; BS 952; clear laminated security glass</b>						
7.50 mm thick regular panes; glazed with screwed hardwood beads and Intergens intumescent strip						
300 mm×400 mm pane	–	0.37	8.21	18.51	nr	<b>26.72</b>
400 mm×800 mm pane	–	0.46	10.21	44.76	nr	<b>54.97</b>
500 mm×1400 mm pane	–	0.74	16.43	92.91	nr	<b>109.33</b>
600 mm×1800 mm pane	–	0.93	20.64	163.96	nr	<b>184.60</b>
<b>Mirror panels; BS 952; silvered; insulation backing</b>						
4 mm thick float; fixing with adhesive						
1000 mm×1000 mm	–	–	–	–	nr	<b>151.82</b>
1000 mm×2000 mm	–	–	–	–	nr	<b>280.64</b>
1000 mm×4000mm	–	–	–	–	nr	<b>542.88</b>
<b>Glass louvres; BS 952; with long edges ground or smooth</b>						
6 mm thick float 150 mm wide						
7 mm thick Georgian wired cast 150 mm wide	–	–	–	–	m	<b>11.51</b>
6 mm thick Georgian wire polished 150 mm wide	–	–	–	–	m	<b>15.96</b>
6 mm thick Georgian wire polished 150 mm wide	–	–	–	–	m	<b>22.77</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Factory made double hermetically sealed units; to wood or metal with screwed or clipped beads</b>						
Two panes; BS 952; clear float glass; 4 mm thick; 6 mm air space						
2.00 m <sup>2</sup> -4.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	58.76
1.00 m <sup>2</sup> -2.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	58.76
0.75 m <sup>2</sup> -1.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	58.76
0.50 m <sup>2</sup> -0.75 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	58.76
0.35 m <sup>2</sup> -0.50 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	58.76
0.25 m <sup>2</sup> -0.35 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	58.76
not exceeding 0.25 m <sup>2</sup>	-	-	-	-	nr	14.16
Two panes; BS 952; clear float glass; 6 mm thick; 6 mm air space						
2.00 m <sup>2</sup> -4.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	69.44
1.00 m <sup>2</sup> -2.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	69.44
0.75 m <sup>2</sup> -1.00 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	69.44
0.50 m <sup>2</sup> -0.75 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	69.44
0.35 m <sup>2</sup> -0.50 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	69.44
0.25 m <sup>2</sup> -0.35 m <sup>2</sup>	-	-	-	-	m <sup>2</sup>	69.44
not exceeding 0.25 m <sup>2</sup>	-	-	-	-	nr	17.64

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M SURFACE FINISHES</b>						
<b>M10 CEMENT:SAND/CONCRETE SCREEDS/TOPPING</b>						
<b>Cement and sand (1:3); steel trowelled</b>						
Work to floors; one coat; level and to falls not exceeding 15 degrees from horizontal; to concrete base; over 300 mm wide						
32 mm thick	–	0.27	4.33	2.24	m <sup>2</sup>	<b>6.57</b>
40 mm thick	–	0.29	4.65	2.80	m <sup>2</sup>	<b>7.45</b>
48 mm thick	–	0.31	4.97	3.36	m <sup>2</sup>	<b>8.33</b>
50 mm thick	–	0.32	5.13	3.50	m <sup>2</sup>	<b>8.63</b>
60 mm thick	–	0.34	5.45	4.20	m <sup>2</sup>	<b>9.65</b>
65 mm thick	–	0.37	5.93	4.55	m <sup>2</sup>	<b>10.49</b>
70 mm thick	–	0.38	6.09	4.90	m <sup>2</sup>	<b>11.00</b>
75 mm thick	–	0.39	6.26	5.25	m <sup>2</sup>	<b>11.51</b>
Add to the above for work to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal						
	–	0.02	0.32	–	m <sup>2</sup>	<b>0.32</b>
over 15 degrees from horizontal						
	–	0.09	1.44	–	m <sup>2</sup>	<b>1.44</b>
water repellent additive incorporated in the mix						
	–	0.02	0.32	4.43	m <sup>2</sup>	<b>4.75</b>
oil repellent additive incorporated in the mix						
	–	0.07	1.12	3.68	m <sup>2</sup>	<b>4.81</b>
<b>Cement and sand (1:3) beds and backings</b>						
Work to floors; one coat level; to concrete base; screeded; over 300 mm wide						
25 mm thick	–	–	–	–	m <sup>2</sup>	<b>8.66</b>
50 mm thick	–	–	–	–	m <sup>2</sup>	<b>10.22</b>
75 mm thick	–	–	–	–	m <sup>2</sup>	<b>13.34</b>
100 mm thick	–	–	–	–	m <sup>2</sup>	<b>16.47</b>
Work to floors; one coat; level; to concrete base; steel trowelled; over 300 mm wide						
25 mm thick	–	–	–	–	m <sup>2</sup>	<b>8.66</b>
50 mm thick	–	–	–	–	m <sup>2</sup>	<b>10.22</b>
75 mm thick	–	–	–	–	m <sup>2</sup>	<b>13.34</b>
100 mm thick	–	–	–	–	m <sup>2</sup>	<b>16.47</b>
<b>Fine concrete (1:4) beds and backings</b>						
Work to floors; one coat; level; to concrete base; steel trowelled; over 300 mm wide						
50 mm thick	–	–	–	–	m <sup>2</sup>	<b>9.97</b>
75 mm thick	–	–	–	–	m <sup>2</sup>	<b>12.78</b>
<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; over 300 mm wide						
20 mm thick	–	–	–	–	m <sup>2</sup>	<b>15.65</b>
25 mm thick	–	–	–	–	m <sup>2</sup>	<b>16.89</b>
Work to floors; two coat; laid on hacked concrete with slurry; over 300 mm wide						
38 mm thick	–	–	–	–	m <sup>2</sup>	<b>20.15</b>
50 mm thick	–	–	–	–	m <sup>2</sup>	<b>23.16</b>
75 mm thick	–	–	–	–	m <sup>2</sup>	<b>31.30</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Work to landings; one coat; level; laid on concrete while green; over 300 mm wide						
20 mm thick	-	-	-	-	m <sup>2</sup>	<b>17.53</b>
25 mm thick	-	-	-	-	m <sup>2</sup>	<b>18.78</b>
Work to landings; two coat; laid on hacked concrete with slurry; over 300 mm wide						
38 mm thick	-	-	-	-	m <sup>2</sup>	<b>22.03</b>
50 mm thick	-	-	-	-	m <sup>2</sup>	<b>25.05</b>
75 mm thick	-	-	-	-	m <sup>2</sup>	<b>33.18</b>
Add to the above over 300 mm wide for						
liquid hardening additive incorporated in the mix	-	0.04	0.64	0.51	m <sup>2</sup>	<b>1.15</b>
oil-repellent additive incorporated in the mix	-	0.07	1.12	3.68	m <sup>2</sup>	<b>4.81</b>
25 mm work to treads; one coat; to concrete base						
225 mm wide	-	0.83	17.14	8.13	m	<b>25.27</b>
275 mm wide	-	0.83	17.14	9.11	m	<b>26.25</b>
returned end	-	0.17	3.51	-	nr	<b>3.51</b>
13 mm skirtings; rounded top edge and coved bottom junction; to brickwork or blockwork base						
75 mm wide on face	-	0.51	10.53	0.39	m	<b>10.92</b>
150 mm wide on face	-	0.69	14.25	7.16	m	<b>21.41</b>
ends; fair	-	0.04	0.83	-	nr	<b>0.83</b>
angles	-	0.06	1.24	-	nr	<b>1.24</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	17.14	3.90	m	<b>21.04</b>
angles	-	0.06	1.24	-	nr	<b>1.24</b>
13 mm wall string to stairs; fair edge and arris on top; coved bottom junction with treads and risers; to brickwork or blockwork base						
275 mm (extreme) wide	-	0.74	15.28	6.83	m	<b>22.11</b>
ends	-	0.04	0.83	-	nr	<b>0.83</b>
angles	-	0.06	1.24	-	nr	<b>1.24</b>
ramps	-	0.07	1.45	-	nr	<b>1.45</b>
ramped and wreathed corners	-	0.09	1.86	-	nr	<b>1.86</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	15.28	8.46	m	<b>23.74</b>
ends	-	0.04	0.83	-	nr	<b>0.83</b>
angles	-	0.06	1.24	-	nr	<b>1.24</b>
ramps	-	0.07	1.45	-	nr	<b>1.45</b>
ramps and wreathed corners	-	0.09	1.86	-	nr	<b>1.86</b>
19 mm thick skirtings; rounded top edge and coved bottom junction; to brickwork or blockwork base						
75 mm wide on face	-	0.51	10.53	7.16	m	<b>17.69</b>
150 mm wide on face	-	0.69	14.25	11.06	m	<b>25.31</b>
ends; fair	-	0.04	0.64	-	nr	<b>0.64</b>
angles	-	0.06	1.24	-	nr	<b>1.24</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
19 mm riser; one rounded nosing; to concrete base						
150 mm high; plain	-	0.83	17.14	6.18	m	23.32
150 mm high; undercut	-	0.83	17.14	6.18	m	23.32
180 mm high; plain	-	0.83	17.14	8.46	m	25.60
180 mm high; undercut	-	0.83	17.14	8.46	m	25.60
<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>	11.41
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	21.22
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	23.28
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	28.51
25 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat over 300 mm wide	-	-	-	-	m <sup>2</sup>	13.26
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	22.60
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	24.65
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	29.88
20 mm three coat skirtings to brickwork base not exceeding 150 mm girth	-	-	-	-	m	11.41
150 mm-225 mm girth	-	-	-	-	m	13.26
225 mm - 300 mm girth	-	-	-	-	m	14.99
<b>Mastic asphalt flooring; acid-resisting; black 20 mm thick; one coat coverings; felt isolating membrane; to concrete base flat</b>						
over 300 mm wide	-	-	-	-	m <sup>2</sup>	13.36
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	24.45
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	25.25
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	30.47
25 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat over 300 mm wide	-	-	-	-	m <sup>2</sup>	15.79
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	25.13
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	27.20
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	32.43
20 mm thick; three coat skirtings to brickwork base not exceeding 150 mm girth	-	-	-	-	m	11.78
150 mm-225 mm girth	-	-	-	-	m	13.73
225 mm-300 mm girth	-	-	-	-	m	15.58
<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>	18.70
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	30.89
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	33.37
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	39.92
20 mm thick; three coat skirtings to brickwork base not exceeding 150 mm girth	-	-	-	-	m	14.68
150 mm-225 mm girth	-	-	-	-	m	18.70



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M12 TROWELLED BITUMEN/RESIN/RUBBER LATEX FLOORING</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>	3.95
5 mm thick; two coats	-	-	-	-	m <sup>2</sup>	5.56
<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>	25.75
<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>	13.27
40 mm thick	-	-	-	-	m <sup>2</sup>	11.71
45 mm thick	-	-	-	-	m <sup>2</sup>	12.00
50 mm thick	-	-	-	-	m <sup>2</sup>	12.34
Work to floors; to falls or cross-falls; to concrete base; over 300 mm wide						
55 mm (average) thick	-	-	-	-	m <sup>2</sup>	13.60
60 mm (average) thick	-	-	-	-	m <sup>2</sup>	14.23
65 mm (average) thick	-	-	-	-	m <sup>2</sup>	14.84
75 mm (average) thick	-	-	-	-	m <sup>2</sup>	16.09
90 mm (average) thick	-	-	-	-	m <sup>2</sup>	17.98
<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>	30.00
100 mm (average) thick	-	-	-	-	m <sup>2</sup>	38.02
<b>M20 PLASTERED/RENDERED/ROUGHCAST COATINGS</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>	9.64
not exceeding 300 mm wide	-	-	-	-	m	4.80
13 mm thick; work to walls; two coats; to brickwork or blockwork base over 300 mm wide	-	-	-	-	m <sup>2</sup>	11.52
not exceeding 300 mm wide	-	-	-	-	m	5.77
15 mm thick work to walls; two coats; to brickwork or blockwork base over 300 mm wide	-	-	-	-	m <sup>2</sup>	12.44
not exceeding 300 mm wide	-	-	-	-	m	6.22

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Cement and 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>	11.19
not exceeding 300 mm wide	-	-	-	-	m	5.60
16 mm thick work to walls; two coats; to brickwork or blockwork base over 300 mm wide	-	-	-	-	m <sup>2</sup>	12.54
not exceeding 300 mm wide	-	-	-	-	m	6.27
19 mm thick work to walls; two coats; to brickwork or blockwork base over 300 mm wide	-	-	-	-	m <sup>2</sup>	13.88
not exceeding 300 mm wide	-	-	-	-	m	6.95
ADD to above						
over 300 mm wide in water repellent cement	-	-	-	-	m <sup>2</sup>	2.84
finishing coat in colour cement	-	-	-	-	m <sup>2</sup>	6.56
<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>	14.05
not exceeding 300 mm wide	-	-	-	-	m	7.03
<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>	11.37
not exceeding 300 mm wide	-	-	-	-	m	5.68
Add to the above over 300 mm wide for waterproof additive	-	-	-	-	m <sup>2</sup>	1.95
19 mm thick work to ceilings; three coats; to metal lathing base over 300 mm wide	-	-	-	-	m <sup>2</sup>	17.24
not exceeding 300 mm wide	-	-	-	-	m	8.88
<b>Sto External Render System; StoRend Cote or other equal and approved; CCS Scotseal Ltd</b>						
12 mm thick StoLevell Cote; one coat Sto primer; to brickwork or blockwork base over 300 mm wide	-	0.62	18.06	14.76	m <sup>2</sup>	32.83
<b>Sto External Render System; StoRend Fibre or other equal and approved; CCS Scotseal Ltd</b>						
12 mm thick Sto Fibrecoat; one coat Sto primer; to brickwork or blockwork base over 300 mm wide	-	0.62	18.06	20.82	m <sup>2</sup>	38.88
<b>Sto External Render System; StoRend Fibre Plus or other equal and approved; CCS Scotseal Ltd</b>						
10 mm thick Sto Fibrecoat; glassfibre reinforcing mesh; one coat Sto primer; to brickwork or blockwork base over 300 mm wide	-	0.69	20.10	20.69	m <sup>2</sup>	40.79

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Sto External Render System; StoRend Flex or other equal and approved; CCS Scotseal Ltd</b> 2 mm Sto RFP reinforcing coat; glassfibre reinforcing mesh; one coat Sto primer; to existing rendered brickwork or blockwork base over 300 mm wide	–	0.54	15.73	15.23	m <sup>2</sup>	<b>30.97</b>
<b>Sto External Render System; StoRend Flex Cote or other equal and approved; CCS Scotseal Ltd</b> 12 mm StoLevell Cote; 2 mm Sto RFP reinforcing coat; glassfibre reinforcing mesh; to brickwork or blockwork base over 300 mm wide	–	0.85	24.76	23.87	m <sup>2</sup>	<b>48.63</b>
<b>Plaster; first and finishing coats of “Carlite” pre-mixed lightweight plaster or other equal and approved; steel trowelled</b> 13 mm thick work to walls; two coats; to brickwork or blockwork base (or 10 mm thick work to concrete base) over 300 mm wide	–	–	–	–	m <sup>2</sup>	<b>8.17</b>
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m <sup>2</sup>	<b>9.43</b>
not exceeding 300 mm wide	–	–	–	–	m	<b>4.07</b>
13 mm thick work to isolated piers or columns; two coats over 300 mm wide	–	–	–	–	m <sup>2</sup>	<b>10.05</b>
not exceeding 300 mm wide	–	–	–	–	m	<b>5.02</b>
10 mm thick work to ceilings; two coats; to concrete base over 300 mm wide	–	–	–	–	m <sup>2</sup>	<b>8.74</b>
over 300 wide; 3.50 m–5.00 m high	–	–	–	–	m <sup>2</sup>	<b>9.36</b>
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m <sup>2</sup>	<b>9.99</b>
not exceeding 300 mm wide	–	–	–	–	m	<b>4.37</b>
10 mm thick work to isolated beams; two coats; to concrete base over 300 mm wide	–	–	–	–	m <sup>2</sup>	<b>10.63</b>
over 300 mm wide; 3.50 m–5.00 m high	–	–	–	–	m <sup>2</sup>	<b>11.24</b>
not exceeding 300 mm wide	–	–	–	–	m	<b>5.31</b>
<b>Plaster; first coat of “Thistle Hardwall” plaster or other equal and approved; 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>8.91</b>
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m <sup>2</sup>	<b>10.22</b>
not exceeding 300 mm wide	–	–	–	–	m	<b>4.48</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
13 mm thick work to isolated columns; two coats over 300 mm wide	-	-	-	-	m <sup>2</sup>	10.89
not exceeding 300 mm wide	-	-	-	-	m	5.44
<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>	9.50
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	10.82
not exceeding 300 mm wide	-	-	-	-	m	4.75
13 mm thick work to isolated columns; one coat over 300 mm wide	-	-	-	-	m <sup>2</sup>	11.46
not exceeding 300 mm wide	-	-	-	-	m	5.76
<b>Plaster; first coat of cement and sand (1:3); finishing coat of "Thistle" class B 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>	9.11
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	10.41
not exceeding 300 mm wide	-	-	-	-	m	4.56
13 mm thick work to isolated columns; two coats over 300 mm wide	-	-	-	-	m <sup>2</sup>	11.73
not exceeding 300 mm wide	-	-	-	-	m	5.86
<b>Plaster; first coat of cement-lime-sand (1:1:6); finishing coat of "Multi Finish" 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>	9.34
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	10.67
not exceeding 300 mm wide	-	-	-	-	m	4.48
13 mm thick work to isolated columns; two coats over 300 mm wide	-	-	-	-	m <sup>2</sup>	10.89
not exceeding 300 mm wide	-	-	-	-	m	5.44

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Plaster; first coat of "Limelite" renovating plaster or other equal and approved; finishing coat of "Limelite" renovating plaster or other equal and approved; 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>	13.14
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	14.45
not exceeding 300 mm wide	-	-	-	-	m	6.57
Dubbing out existing walls with undercoat plaster; average 6 mm thick over 300 mm wide	-	-	-	-	m <sup>2</sup>	3.95
not exceeding 300 mm wide	-	-	-	-	m	1.98
Dubbing out existing walls with undercoat plaster; average 12 mm thick over 300 mm wide	-	-	-	-	m <sup>2</sup>	7.89
not exceeding 300 mm wide	-	-	-	-	m	3.95
<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>	42.70
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	44.02
not exceeding 300 mm wide	-	-	-	-	m	17.08
17 mm thick work to isolated columns; two coats over 300 mm wide	-	-	-	-	m <sup>2</sup>	46.64
not exceeding 300 mm wide	-	-	-	-	m	18.64
<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>	9.16
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	10.47
not exceeding 300 mm wide	-	-	-	-	m	4.58
10 mm thick work to isolated columns; one coat over 300 mm wide	-	-	-	-	m <sup>2</sup>	11.14
not exceeding 300 mm wide	-	-	-	-	m	5.56

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Plaster; first, second and finishing coats of "Carlite" pre-mixed lightweight plaster or other equal and approved; steel trowelled</b>						
13 mm thick work to ceilings; three coats to metal lathing base over 300 mm wide	-	-	-	-	m <sup>2</sup>	11.84
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	13.17
not exceeding 300 mm wide	-	-	-	-	m	5.91
13 mm thick work to swept soffit of metal lathing arch former						
not exceeding 300 mm wide	-	-	-	-	m	7.89
300 mm-400 mm wide	-	-	-	-	m	10.53
13 mm thick work to vertical face of metal lathing arch former						
not exceeding 0.50 m <sup>2</sup> per side	-	-	-	-	nr	11.19
0.50 m <sup>2</sup> -1 m <sup>2</sup> per side	-	-	-	-	nr	16.78
<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>	29.88
not exceeding 300 mm wide	-	-	-	-	m	14.69
demarcation lines on battens	-	-	-	-	m	4.24
<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>	30.90
not exceeding 300 mm wide	-	-	-	-	m	18.03
<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>	21.02
not exceeding 300 mm wide	-	-	-	-	m	10.50
<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>	19.34
not exceeding 300 mm wide	-	-	-	-	m	9.67

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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>4.66</b>
over 300 mm wide; in staircase areas or plant rooms	–	–	–	–	m <sup>2</sup>	<b>5.32</b>
not exceeding 300 mm wide	–	–	–	–	m	<b>2.78</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 not exceeding 300 mm wide	–	0.97	10.37	2.56	m <sup>2</sup>	<b>12.93</b>
9.50 mm thick boards to walls; in staircase areas or plant rooms over 300 mm wide	–	0.37	4.23	0.72	m	<b>4.95</b>
not exceeding 300 mm wide	–	1.06	11.40	2.56	m <sup>2</sup>	<b>13.96</b>
9.50 mm thick boards to isolated columns over 300 mm wide	–	0.46	5.26	0.72	m	<b>5.98</b>
not exceeding 300 mm wide	–	1.06	11.40	2.56	m <sup>2</sup>	<b>13.96</b>
9.50 mm thick boards to ceilings over 300 mm wide	–	0.56	6.40	0.72	m	<b>7.12</b>
not exceeding 300 mm wide	–	0.89	9.45	2.56	m <sup>2</sup>	<b>12.01</b>
9.50 mm thick boards to ceilings over 300 mm wide; 3.50 m-5.00 m high	–	1.03	11.05	2.56	m <sup>2</sup>	<b>13.61</b>
not exceeding 300 mm wide	–	0.43	4.91	0.72	m	<b>5.64</b>
9.50 mm thick boards to ceilings; in staircase areas or plant rooms over 300 mm wide	–	0.98	10.48	2.56	m <sup>2</sup>	<b>13.04</b>
not exceeding 300 mm wide	–	0.47	5.37	0.72	m	<b>6.10</b>
9.50 mm thick boards to isolated beams over 300 mm wide	–	1.05	11.28	2.56	m <sup>2</sup>	<b>13.84</b>
not exceeding 300 mm wide	–	0.50	5.71	0.72	m	<b>6.44</b>
add for "Duplex" insulating grade 12.50 mm thick boards to walls	–	–	–	0.50	m <sup>2</sup>	<b>0.50</b>
12.50 mm thick boards to walls; in staircase areas or plant rooms over 300 mm wide	–	1.12	12.08	2.77	m <sup>2</sup>	<b>14.85</b>
not exceeding 300 mm wide	–	0.50	5.71	0.79	m	<b>6.50</b>
12.50 mm thick boards to isolated columns over 300 mm wide	–	1.12	12.08	2.77	m <sup>2</sup>	<b>14.85</b>
not exceeding 300 mm wide	–	0.59	6.74	0.79	m	<b>7.53</b>
12.50 mm thick boards to ceilings over 300 mm wide	–	0.95	10.14	2.77	m <sup>2</sup>	<b>12.91</b>
not exceeding 300 mm wide	–	1.06	11.40	2.77	m <sup>2</sup>	<b>14.16</b>
over 300 mm wide; 3.50 m–5.00 m high	–	1.06	11.40	2.77	m <sup>2</sup>	<b>14.16</b>
not exceeding 300 mm wide	–	0.45	5.14	0.79	m	<b>5.93</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
12.50 mm thick boards to ceilings; in staircase areas or plant rooms over 300 mm wide	-	1.06	11.40	2.77	m <sup>2</sup>	<b>14.16</b>
not exceeding 300 mm wide 12.50 mm thick boards to isolated beams over 300 mm wide	-	0.51	5.83	0.79	m	<b>6.61</b>
not exceeding 300 mm wide	-	1.15	12.42	2.77	m <sup>2</sup>	<b>15.19</b>
add for "Duplex" insulating grade 12.50 mm thick boards to walls	-	-	-	0.50	m <sup>2</sup>	<b>0.50</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	-	0.07	0.80	1.80	m	<b>2.60</b>
"Expamet" render beads or other equal and approved; stainless steel; to brickwork or blockwork base stop bead; ref 546	-	0.07	0.80	1.58	m	<b>2.38</b>
stop bead; ref 547	-	0.07	0.80	1.58	m	<b>2.38</b>
"Expamet" plaster beads or other equal and approved; galvanised steel; to brickwork or blockwork base angle bead; ref 550	-	0.08	0.91	0.38	m	<b>1.29</b>
architrave bead; ref 579	-	0.10	1.14	1.04	m	<b>2.18</b>
stop bead; ref 562	-	0.07	0.80	0.47	m	<b>1.27</b>
stop beads; ref 563	-	0.07	0.80	0.47	m	<b>1.27</b>
movement bead; ref 588	-	0.09	1.03	3.64	m	<b>4.67</b>
"Expamet" plaster beads or other equal and approved; stainless steel; to brickwork or blockwork base angle bead; ref 545	-	0.08	0.91	1.77	m	<b>2.69</b>
stop bead; ref 534	-	0.07	0.80	1.58	m	<b>2.38</b>
stop bead; ref 533	-	0.07	0.80	1.58	m	<b>2.38</b>
"Expamet" thin coat plaster beads or other equal and approved; galvanised steel; to timber base angle bead; ref 553	-	0.07	0.80	0.36	m	<b>1.16</b>
angle bead; ref 554	-	0.07	0.80	0.78	m	<b>1.58</b>
stop bead; ref 560	-	0.06	0.69	0.54	m	<b>1.23</b>
stop bead; ref 561	-	0.06	0.69	0.54	m	<b>1.23</b>
<b>M21 INSULATION WITH RENDERED FINISH</b>						
<b>"StoTherm" mineral external wall insulation system or other equal and approved; CCS Scotseal Ltd</b>						
70 mm thick expanded polystyrene; Sto RFP reinforcing coat; glassfibre reinforcing mesh; one coat Sto Primer; mechanical fixing using PVC intermediate tracks and T-splines; to brickwork or blockwork base over 300 mm wide	-	1.23	35.83	30.53	m <sup>2</sup>	<b>66.36</b>
70 mm thick expanded polystyrene; Sto RFP reinforcing coat; glassfibre reinforcing mesh; fixing using adhesive; to brickwork or blockwork base over 300 mm wide	-	1.00	29.13	26.95	m <sup>2</sup>	<b>56.08</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>“StoTherm” mineral external wall insulation system or other equal and approved; CCS Scotseal Ltd</b>						
70 mm thick mineral wool; Sto RFP reinforcing coat; glassfibre reinforcing mesh; one coat Sto Primer; mechanical fixing using PVC intermediate tracks and T-splines; to brickwork or blockwork base over 300 mm wide	–	1.54	44.86	39.62	m <sup>2</sup>	<b>84.48</b>
70 mm thick mineral wool; StoLevell Uni reinforcing coat; glassfibre reinforcing mesh; one coat Sto Primer; fixing using adhesive; to brickwork or blockwork base over 300 mm wide	–	1.39	40.49	34.55	m <sup>2</sup>	<b>75.05</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>8.72</b>
to ceilings and beams	–	–	–	–	m <sup>2</sup>	<b>9.62</b>
to Isolated metalwork	–	–	–	–	m <sup>2</sup>	<b>19.17</b>
22 mm thick (one and a half hour) fire protection to walls and columns	–	–	–	–	m <sup>2</sup>	<b>10.14</b>
to ceilings and beams	–	–	–	–	m <sup>2</sup>	<b>11.24</b>
to isolated metalwork	–	–	–	–	m <sup>2</sup>	<b>22.49</b>
28 mm thick (two hour) fire protection to walls and columns	–	–	–	–	m <sup>2</sup>	<b>11.89</b>
to ceilings and beams	–	–	–	–	m <sup>2</sup>	<b>12.98</b>
to isolated metalwork	–	–	–	–	m <sup>2</sup>	<b>25.96</b>
52 mm thick (four hour) fire protection to walls and columns	–	–	–	–	m <sup>2</sup>	<b>17.98</b>
to ceilings and beams	–	–	–	–	m <sup>2</sup>	<b>20.02</b>
to isolated metalwork	–	–	–	–	m <sup>2</sup>	<b>39.83</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>27.59</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M30 METAL MESH LATHING/ANCHORED REINFORCED FOR PLASTERED COATING</b>						
<b>Accessories</b>						
Pre-formed galvanised expanded steel arch-frames; "Simpson's Strong-Tie" or other equal and approved; semi-circular; to suit walls up to 230 mm thick						
375 mm radius; for 800 mm opening; ref SC 750	15.82	0.46	4.60	17.43	nr	<b>22.03</b>
425 mm radius; for 850 mm opening; ref SC 850	15.11	0.46	4.60	16.65	nr	<b>21.24</b>
450 mm radius; for 900 mm opening; ref SC 900	15.62	0.46	4.60	17.22	nr	<b>21.81</b>
600 mm radius; for 1200 mm opening; ref SC 1200	18.08	0.46	4.60	19.92	nr	<b>24.51</b>
<b>Lathing; Expamet "BB" expanded metal lathing or other equal and approved; BS 1369; 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	2.14	0.56	5.60	2.41	m <sup>2</sup>	<b>8.01</b>
ref BB264; 0.675 mm thick	2.99	0.56	5.60	3.38	m <sup>2</sup>	<b>8.97</b>
6 mm thick mesh linings to ceilings; fixing with wire; to steelwork; over 300 mm wide						
ref BB263; 0.500 mm thick	–	0.59	5.91	2.41	m <sup>2</sup>	<b>8.32</b>
ref BB264; 0.675 mm thick	–	0.59	5.91	3.38	m <sup>2</sup>	<b>9.29</b>
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	3.68	2.41	m <sup>2</sup>	<b>6.10</b>
ref BB264; 0.675 mm thick	–	0.37	3.68	3.38	m <sup>2</sup>	<b>7.06</b>
raking cutting	–	0.19	2.17	–	m	<b>2.17</b>
cutting and fitting around pipes; not exceeding 0.30 m girth	–	0.28	3.20	–	nr	<b>3.20</b>
<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	3.03	0.46	4.60	3.52	m <sup>2</sup>	<b>8.12</b>
"Riblath" ref 271; 0.50 mm thick	3.49	0.46	4.60	4.04	m <sup>2</sup>	<b>8.64</b>
"Spraylath" ref 273; 0.50 mm thick	–	0.46	4.60	5.15	m <sup>2</sup>	<b>9.74</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	–	0.28	2.80	1.09	m <sup>2</sup>	<b>3.89</b>
"Riblath" ref 271; 0.50 mm thick	–	0.28	2.80	1.25	m <sup>2</sup>	<b>4.05</b>
"Spraylath" ref 273; 0.50 mm thick	–	0.28	2.80	1.62	m <sup>2</sup>	<b>4.41</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	3.85	0.37	3.68	4.94	m <sup>2</sup>	<b>8.62</b>
stainless steel "Riblath" ref 267; 0.30 mm thick	8.14	0.37	3.68	9.78	m <sup>2</sup>	<b>13.46</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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	5.91	3.99	m2	<b>9.90</b>
“Riblath” ref 271; 0.50 mm thick	–	0.59	5.91	4.50	m2	<b>10.41</b>
“Spraylath” ref 273; 0.50 mm thick	–	0.59	5.91	5.61	m <sup>2</sup>	<b>11.52</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>109.84</b>
not exceeding 300 mm wide	–	–	–	–	m	<b>36.95</b>
Coves; not exceeding 150 mm girth per 25 mm girth				–	m	<b>5.30</b>
Coves; 150 mm - 300 mm girth per 25 mm girth	–	–	–	–	m	<b>6.49</b>
Cornices per 25 mm girth	–	–	–	–	m	<b>6.59</b>
Cornice enrichments per 25 mm girth; depending on degree of enrichments	–	–	–	–	m	<b>7.78</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>109.84</b>
not exceeding 300 mm wide	–	–	–	–	m	<b>36.95</b>
16 mm thick plain casings to stanchions per 25 mm girth	–	–	–	–	m	<b>3.29</b>
16 mm thick plain casings to beams per 25 mm girth	–	–	–	–	m	<b>3.29</b>
<b>Gyproc cove or other equal and approved; fixing with adhesive; filling and pointing joints with plaster</b>						
Cove 125 mm girth	–	0.19	2.17	0.82	m	<b>2.99</b>
Angles	–	0.03	0.34	0.52	nr	<b>0.86</b>

<b>M40 STONE/CONCRETE/QUARRY/CERAMIC TILING/MOSAIC</b>			
<b>ALTERNATIVE TILE MATERIALS</b>			
	<b>£</b>		<b>£</b>
<b>Dennis Ruabon clay floor quarries (£/1000) excl. VAT</b>			
<b>Heather Brown</b>			
150 mm×150 mm×12½ mm	437.30	194 mm×194 mm×12½ mm	505.30
194 mm×94 mm×12½ mm	777.40		
<b>Red</b>			
150 mm×150 mm×12½ mm; square	340.10	150 mm×150 mm×12½ mm; hexagonal	553.90
<b>Daniel Platt Heavy Duty Floor Tiles (£/m<sup>2</sup>)</b>			
<b>“Ferrolite” Flat</b>			
100 mm×100 mm×9 mm; black	16.71	100 mm×100 mm×9 mm; cream mingled (M29)	16.71
100 mm×100 mm×9 mm; red	16.71		
152 mm×152 mm×12 mm; black	29.09	152 mm×152 mm×12 mm; cream mingled (M29)	29.09
152 mm×152 mm×12 mm; chocolate	24.66	152 mm×152 mm×12 mm; red	23.40
<b>“Ferrundum” anti-slip</b>			
152 mm×152 mm×12 mm; black	31.34	152 mm×152 mm×12 mm; cream mingled (M29)	26.32
<b>Marley Floor Tiles (£/m<sup>2</sup>)</b>			
“Europa”; 300 mm×300 mm×2 mm	5.17		
“Europa”; 300 mm×300 mm×2½ mm	5.85		
“Heavy Duty Hi-Tech Dissipative” 300 mm×300 mm×2½ mm	14.89		
“Marleyflex”; Series 2; 300 mm×300 mm×2½ mm	5.17		
“Marleyflex”; Series 4; 300 mm×300 mm×2½ mm	5.85		
“Travertine”; 300 mm×300 mm×2½ mm	9.49		
“Vylon Plus”; 300 mm×300 mm×2 mm	5.61		

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Clay floor quarries; BS 6431; class 1; Daniel Platt "Crown" 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×150 mm×12.50 mm thick; red	–	0.74	11.87	17.76	m <sup>2</sup>	<b>29.63</b>
150 mm×150 mm×12.50 mm thick; brown	–	0.74	11.87	21.44	m <sup>2</sup>	<b>33.30</b>
200 mm×200 mm×19 mm thick; brown	–	0.60	9.62	29.76	m <sup>2</sup>	<b>39.38</b>
Works to floors; in staircase areas or plant rooms						
150 mm×150 mm×12.50 mm thick; red	–	0.83	13.31	17.76	m <sup>2</sup>	<b>31.08</b>
150 mm×150 mm×12.50 mm thick; brown	–	0.83	13.31	21.44	m <sup>2</sup>	<b>34.75</b>
200 mm×200 mm×19 mm thick; brown	–	0.69	11.07	29.76	m <sup>2</sup>	<b>40.82</b>
Work to floors; not exceeding 300 mm wide						
150 mm×150 mm×12.50 mm thick; red	–	0.37	5.93	3.93	m	<b>9.86</b>
150 mm×150 mm×12.50 mm thick; brown	–	0.37	5.93	5.03	m	<b>10.96</b>
200 mm×200 mm×19 mm thick; brown	–	0.31	4.97	7.53	m	<b>12.50</b>
fair square cutting against flush edges of existing finishes	–	0.11	1.17	0.86	m	<b>2.03</b>
raking cutting	–	0.19	2.07	0.97	m	<b>3.04</b>
cutting around pipes; not exceeding 0.30 m girth	–	0.14	1.60	–	nr	<b>1.60</b>
extra for cutting and fitting into recessed manhole cover 600 mm×600 mm	–	0.93	10.63	–	nr	<b>10.63</b>
Work to sills; 150 mm wide; rounded edge tiles						
150 mm×150 mm×12.50 mm thick; red	2.86	0.31	4.97	3.44	m	<b>8.41</b>
150 mm×150 mm×12.50 mm thick; brown	–	0.31	4.97	4.54	m	<b>9.51</b>
fitted end	–	0.14	1.60	–	nr	<b>1.60</b>
Coved skirtings; 138 mm high; rounded top edge						
150 mm×138 mm×12.50 mm thick; red	2.55	0.23	3.69	4.28	m	<b>7.97</b>
150 mm×138 mm×12.50 mm thick; brown	2.90	0.23	3.69	4.68	m	<b>8.37</b>
ends	–	0.04	0.46	–	nr	<b>0.46</b>
angles	–	0.14	1.60	1.58	nr	<b>3.18</b>
<b>Glazed ceramic wall tiles; BS 6431; 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×152 mm×5.50 mm thick; white	10.63	0.56	11.56	16.64	m <sup>2</sup>	<b>28.21</b>
152 mm×152 mm×5.50 mm thick; light colours	12.97	0.56	11.56	19.29	m <sup>2</sup>	<b>30.85</b>
152 mm×152 mm×5.50 mm thick; dark colours	14.17	0.56	11.56	20.65	m <sup>2</sup>	<b>32.21</b>
extra for RE or REX tile	–	–	–	6.15	m <sup>2</sup>	<b>6.15</b>
200 mm×100 mm×6.50 mm thick; white and light colours	10.63	0.56	11.56	16.64	m <sup>2</sup>	<b>28.21</b>
250 mm×200 mm×7 mm thick; white and light colours	11.51	0.56	11.56	17.64	m <sup>2</sup>	<b>29.21</b>
Work to walls; in staircase areas or plant rooms 152 mm×152 mm×5.50 mm thick; white	–	0.62	12.80	16.64	m <sup>2</sup>	<b>29.45</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Work to walls; not exceeding 300 mm wide						
152 mm×152 mm×5.50 mm thick; white	–	0.28	5.78	4.94	m	10.72
152 mm×152 mm×5.50 mm thick; light colours	–	0.28	5.78	7.95	m	13.73
152 mm×152 mm×5.50 mm thick; dark colours	–	0.28	5.78	8.35	m	14.14
200 mm×100 mm×6.50 mm thick; white and light colours	–	0.28	5.78	4.94	m	10.72
250 mm×200 mm×7 mm thick; white and light colours	–	0.23	4.75	5.24	m	9.99
cutting around pipes; not exceeding 0.30 m girth	–	0.09	1.03	–	nr	1.03
Work to sills; 150 mm wide; rounded edge tiles						
152 mm×152 mm×5.50 mm thick; white	–	0.23	4.75	2.47	m	7.22
fitted end	–	0.09	1.03	–	nr	1.03
<b>198 mm×64.50 mm×6 mm thick wall tiles; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base</b>						
Work to walls over 300 mm wide	21.10	1.67	34.49	28.46	m <sup>2</sup>	62.95
not exceeding 300 mm wide	–	0.65	13.42	8.48	m	21.91
<b>20 mm×20 mm×5.50 mm thick glazed mosaic wall tiles; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base</b>						
Work to walls over 300 mm wide	25.89	1.76	36.35	34.69	m <sup>2</sup>	71.04
not exceeding 300 mm wide	–	0.69	14.25	12.46	m	26.71
<b>50 mm×50 mm×5.50 mm thick slip resistant mosaic floor tiles, Series 2 or other equal and approved; Langley London Ltd; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to cement and sand base</b>						
Work to floors over 300 mm wide	25.87	1.76	28.23	35.63	m <sup>2</sup>	63.86
not exceeding 300 mm wide	–	0.69	11.07	12.45	m	23.52
<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>	255.59
20 mm×300 mm treads; plain nosings	–	–	–	–	m	125.19
raking, cutting	–	–	–	–	m	26.08
polished edges	–	–	–	–	m	41.73
birdsmouth	–	–	–	–	m	26.08
20 mm thick work to walls; to cement and sand base over 300 mm wide	–	–	–	–	m <sup>2</sup>	260.80
not exceeding 300 mm wide	–	–	–	–	m	109.53
40 mm thick work to walls; to cement and sand base over 300 mm wide	–	–	–	–	m <sup>2</sup>	432.92
not exceeding 300 mm wide	–	–	–	–	m	166.91

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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×250 mm×12 mm-15 mm thick	–	0.56	11.56	36.50	m <sup>2</sup>	<b>48.07</b>
Work to floors; not exceeding 300 mm wide						
250 mm×250 mm×12 mm-15 mm thick	–	0.28	5.78	11.03	m	<b>16.81</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>166.91</b>
20 mm×300 mm treads; plain nosings	–	–	–	–	m	<b>88.67</b>
raking cutting	–	–	–	–	m	<b>17.74</b>
polished edges	–	–	–	–	m	<b>17.74</b>
birdsmouth	–	–	–	–	m	<b>29.74</b>
20 mm thick work to walls; to cement and sand base						
over 300 mm wide	–	–	–	–	m <sup>2</sup>	<b>166.91</b>
not exceeding 300 mm wide	–	–	–	–	m	<b>73.02</b>
40 mm thick work to walls; to cement and sand base						
over 300 mm wide	–	–	–	–	m <sup>2</sup>	<b>260.80</b>
not exceeding 300 mm wide	–	–	–	–	m	<b>114.76</b>
<b>M41 TERRAZZO TILING/IN SITU TERRAZZO</b>						
<b>Terrazzo tiles; BS 4131; 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×300 mm×28 mm (nominal), "Quil-Terra Terrazzo" tile units or other equal and approved; Quiligotti Contracts Ltd; hydraulically pressed, mechanically vibrated, steam cured; to floors on concrete base (not included); sealed with "Quil-Shield" penetrating case hardener or other equal and approved; 2 coats applied immediately after final polishing						
plain; laid level	–	–	–	–	m <sup>2</sup>	<b>33.22</b>
plain; to slopes exceeding 15 degrees from horizontal	–	–	–	–	m <sup>2</sup>	<b>37.93</b>
to small areas/toilets	–	–	–	–	m <sup>2</sup>	<b>73.75</b>
Accessories						
plastic division strips; 6 mm×38 mm; set into floor tiling above crack inducing joints, to the nearest full tile module	–	–	–	–	m	<b>2.25</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Specially made terrazzo precast units; BS 4387; aggregate size random; standard colour range; 3 mm joints; grouting with neat matching cement</b>						
Standard size Quiligotti 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. OT/D 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	144.34
Standard size Quiligotti 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. OT/D 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	84.28
Standard size Quiligotti 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	63.22
Standard size Quiligotti 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 extra over for special internal/external angle pieces to match extra over for special polished ends	-	-	-	-	m	42.15
	-	-	-	-	m	16.86
	-	-	-	-	nr	5.57
<b>M42 WOOD BLOCK/COMPOSITION BLOCK/ PARQUET</b>						
<b>Wood block; Vigers, Stevens &amp; Adams "Vigerflex" or other equal and approved; 7.50 mm thick; level; fixing with adhesive; to cement:sand base</b>						
Work to floors; over 300 mm wide "Maple 7"	-	0.46	7.38	16.86	m <sup>2</sup>	24.24



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Wood blocks 25 mm thick; tongued and grooved joints; herringbone pattern; level; fixing with adhesive; to cement:sand base</b>						
Work to floors; over 300 mm wide						
iroko	-	-	-	-	m <sup>2</sup>	49.39
“Maple 7”	-	-	-	-	m <sup>2</sup>	53.39
french Oak	-	-	-	-	m <sup>2</sup>	73.41
american oak	-	-	-	-	m <sup>2</sup>	66.73
fair square cutting against flush edges of existing finishings	-	-	-	-	m	6.35
extra for cutting and fitting into recessed duct covers 450 mm wide; lining up with adjoining work	-	-	-	-	nr	16.28
cutting around pipes; not exceeding 0.30 m girth extra for cutting and fitting into recessed manhole covers 600 mm×00 mm; lining up with adjoining work	-	-	-	-	nr	2.67
with adjoining work	-	-	-	-	nr	12.01
Add to wood block flooring over 300 wide for sanding; one coat sealer; one coat wax polish	-	-	-	-	m <sup>2</sup>	5.34
sanding; two coats sealer; buffing with steel wool	-	-	-	-	m <sup>2</sup>	5.20
sanding; three coats polyurethane lacquer; buffing down between coats	-	-	-	-	m <sup>2</sup>	8.01
<b>M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING</b>						
<b>Linoleum sheet; BS 6826; Forbo-Nairn Floors 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; plain	-	0.37	5.93	11.45	m <sup>2</sup>	17.38
3.20 mm thick; marbled	-	0.37	5.93	12.12	m <sup>2</sup>	18.06
<b>Linoleum sheet; “Marmoleum Real” 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	7.38	9.80	m <sup>2</sup>	17.18
<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 T20”	-	0.56	8.98	13.56	m <sup>2</sup>	22.54
2.50 mm thick; “Classic D25”	-	0.65	10.43	15.24	m <sup>2</sup>	25.67
3.50 mm thick; “Stronghold”	-	0.74	11.87	20.19	m <sup>2</sup>	32.06

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	7.38	12.08	m <sup>2</sup>	<b>19.46</b>
<b>Vinyl sheet; heavy duty; Marley "HD" 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	6.74	7.31	m <sup>2</sup>	<b>14.04</b>
2.50 mm thick	–	0.46	7.38	8.19	m <sup>2</sup>	<b>15.57</b>
2.00 mm thick skirtings 100 mm high	–	0.11	1.76	1.30	m	<b>3.07</b>
<b>Vinyl sheet; "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	7.38	6.03	m <sup>2</sup>	<b>13.41</b>
<b>Vinyl sheet; "Armstrong Rhino Contract" 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	7.38	7.10	m <sup>2</sup>	<b>14.48</b>
<b>Vinyl tiles; "Accoflex" 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×300 mm×2.00 mm thick	–	0.23	3.69	4.29	m <sup>2</sup>	<b>7.98</b>
<b>Vinyl semi-flexible tiles; "Arlon" 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×250 mm×2.00 mm thick	–	0.23	3.69	4.37	m <sup>2</sup>	<b>8.06</b>
<b>Vinyl semi-flexible tiles; Marley "Marleyflex" 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×300 mm×2.00 mm thick	–	0.23	3.69	4.19	m <sup>2</sup>	<b>7.87</b>
300 mm×300 mm×2.50 mm thick	–	0.23	3.69	5.04	m <sup>2</sup>	<b>8.73</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Vinyl semi-flexible tiles; “Vylon” 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×250 mm×2.00 mm thick	–	0.26	4.17	4.22	m <sup>2</sup>	<b>8.39</b>
<b>Vinyl tiles; anti-static; level; fixing with adhesive; butt joints; straight both ways; to cement and sand base</b> Work to floors; over 300 mm wide 457 mm×457 mm×2.00 mm thick	–	0.42	6.74	7.80	m <sup>2</sup>	<b>14.54</b>
<b>Vinyl tiles; “Polyflex” 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×300 mm×1.50 mm thick	–	0.23	3.69	3.37	m <sup>2</sup>	<b>7.06</b>
300 mm×300 mm×2.00 mm thick	–	0.23	3.69	3.72	m <sup>2</sup>	<b>7.41</b>
<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×300 mm×2.00 mm thick	–	0.32	5.13	4.64	m <sup>2</sup>	<b>9.77</b>
<b>Vinyl tiles; Marley “HD” 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×300 mm×2.00 mm thick	–	0.32	5.13	7.31	m <sup>2</sup>	<b>12.44</b>
<b>Thermoplastic tiles; Marley “Marleyflex” 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×300 mm×2.00 mm thick; series 2	–	0.21	3.37	3.44	m <sup>2</sup>	<b>6.80</b>
300 mm×300 mm×2.00 mm thick; series 4	–	0.21	3.37	3.96	m <sup>2</sup>	<b>7.33</b>
<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	4.49	12.04	m <sup>2</sup>	<b>16.53</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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×300 mm×4.00 mm thick	–	0.37	5.93	19.85	m <sup>2</sup>	<b>25.78</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×500 mm×2.50 mm thick; type MRB; black	–	0.56	8.98	23.93	m <sup>2</sup>	<b>32.91</b>
500 mm×500 mm×4.00 mm thick; type MRB; black	–	0.56	8.98	22.91	m <sup>2</sup>	<b>31.89</b>
Work to landings; over 300 mm wide 500 mm×500 mm×4.00 mm thick; type MRB; black	–	0.74	11.87	22.91	m <sup>2</sup>	<b>34.78</b>
4.00 mm thick to tread 275 mm wide	–	0.46	7.38	6.81	m	<b>14.19</b>
4.00 mm thick to riser 180 mm wide	–	0.56	8.98	4.84	m	<b>13.83</b>
<b>Sundry floor sheeting underlays</b> For floor finishings; over 300 mm wide building paper to BS1521 ; class A; 75 mm lap (laying only)	–	0.05	0.43	–	m <sup>2</sup>	<b>0.43</b>
3.20 mm thick hardboard	–	0.19	3.92	1.22	m <sup>2</sup>	<b>5.14</b>
6.00 mm thick plywood	–	0.28	5.78	6.29	m <sup>2</sup>	<b>12.07</b>
<b>Stair nosings</b> Light duty hard aluminium alloy stair tread nosings; plugged and screwed in concrete 57 mm×32 mm	6.51	0.23	2.63	7.28	m	<b>9.91</b>
84 mm×32 mm	9.00	0.28	3.20	10.03	m	<b>13.23</b>
Heavy duty aluminium alloy stair tread nosings; plugged and screwed to concrete 60 mm×32 mm	7.74	0.28	3.20	8.64	m	<b>11.84</b>
92 mm×32 mm	10.60	0.32	3.66	11.79	m	<b>15.45</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	16.35	0.28	4.49	18.45	m <sup>2</sup>	<b>22.94</b>
<b>Nylon needlepunch carpet; “Marleytex” or other equal and approved; fixing; with adhesive; level; to cement</b> Work to floors over 300 mm wide	–	0.23	3.69	5.03	m <sup>2</sup>	<b>8.72</b>

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	35.70	0.37	4.03	42.21	m <sup>2</sup>	<b>46.24</b>
Work to treads and risers over 300 mm wide	–	0.74	8.06	42.21	m <sup>2</sup>	<b>50.27</b>
<b>Underlay to carpeting</b>						
Work to floors over 300 mm wide	3.38	0.07	0.76	3.82	m <sup>2</sup>	<b>4.58</b>
raking cutting	–	0.07	0.60	–	m	<b>0.60</b>
<b>Sundries</b>						
Carpet gripper fixed to floor; standard edging 22 mm wide	–	0.04	0.34	0.25	m	<b>0.60</b>
<b>M52 DECORATIVE PAPERS/FABRICS</b>						
<b>Lining paper; PC £2.07/roll; and hanging</b>						
Plaster walls or columns over 300 mm girth	–	0.19	2.17	0.35	m <sup>2</sup>	<b>2.52</b>
Plaster ceilings or beams over 300 mm girth	–	0.23	2.63	0.35	m <sup>2</sup>	<b>2.98</b>
<b>Decorative paper-backed vinyl wallpaper; PC £11.12/roll; and hanging</b>						
Plaster walls or columns over 300 mm girth	–	0.23	2.63	1.97	m <sup>2</sup>	<b>4.60</b>

<b>M60 PAINTING/CLEAR FINISHING</b>			
<b>BASIC PAINT PRICES (£/5 LITRE TIN)</b>			
	£		£
<b>Paints</b>			
"Dulux"			
-matt emulsion	18.75	-oil based undercoat	27.30
-gloss	20.06	-"Weathershield" gloss	41.36
-eggshell	38.50	-"Weathershield" undercoat	41.36
"Santex" masonry paint			
-brilliant white	16.15		
-coloured	18.38		
<b>Primer/undercoats</b>			
Acrylic	16.45	Red oxide	20.01
Knotting solution	41.43	Water based	21.41
Masonry sealer	18.50	Zinc phosphate	33.53
<b>Special paints</b>			
Anti-graffiti	131.30	"Hammerite"	43.52
Bituminous emulsion	10.07	Solar reflective aluminium	39.21
Fire retardant			
-undercoat	53.58		
-top coat	71.36		
<b>Stains and Preservatives</b>			
Cuprinol		Sadolin	
-"Clear"	20.98	-"Extra"	66.02
-"Boiled linseed oil"	18.62	-"New base"	36.91
Sikkens		Protim Solignum	
-"Cetol HLS"	43.68	-"Architectural"	58.04
-"Cetol TS"	64.64	-"Brown"	17.82
-"Cetol Filter 7"	66.47	-"Cedar"	27.62
<b>Varnishes</b>			
Polyurethane	29.93		

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
NOTE: The following prices include for preparing surfaces. Painting woodwork also includes for knotting prior to applying the priming coat and for all stopping of nail holes etc.						
<b>PAINTING/CLEAR FINISHING INTERNALLY</b>						
<b>One coat primer; on wood surfaces before fixing</b>						
General surfaces						
over 300 mm girth	–	0.08	0.91	0.50	m <sup>2</sup>	<b>1.41</b>
isolated surfaces not exceeding 300 mm girth	–	0.02	0.23	0.18	m	<b>0.41</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.06	0.69	0.20	nr	<b>0.89</b>
<b>One coat polyurethane sealer; on wood surfaces before fixing</b>						
General surfaces						
over 300 mm girth	–	0.10	1.14	0.71	m <sup>2</sup>	<b>1.85</b>
isolated surfaces not exceeding 300 mm girth	–	0.03	0.34	0.25	m	<b>0.59</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.08	0.91	0.34	nr	<b>1.26</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	1.26	0.67	m <sup>2</sup>	<b>1.92</b>
isolated surfaces not exceeding 300 mm girth	–	0.03	0.34	0.26	m	<b>0.60</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.08	0.91	0.32	nr	<b>1.23</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	–	0.11	1.26	1.06	m <sup>2</sup>	<b>2.32</b>
isolated surfaces not exceeding 300 mm girth	–	0.03	0.34	0.41	m	<b>0.75</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.08	0.91	0.52	nr	<b>1.43</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	0.91	0.46	m <sup>2</sup>	<b>1.37</b>
isolated surfaces not exceeding 300 mm girth	–	0.02	0.23	0.17	m	<b>0.39</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.05	0.57	0.21	nr	<b>0.79</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	–	0.06	0.69	1.47	m <sup>2</sup>	<b>2.16</b>
<b>Two coats emulsion paint</b>						
Brick or block walls over 300 mm girth	–	0.21	2.40	0.84	m <sup>2</sup>	<b>3.24</b>
Cement render or concrete over 300 mm girth	–	0.20	2.29	0.74	m <sup>2</sup>	<b>3.03</b>
isolated surfaces not exceeding 300 mm girth	–	0.10	1.14	0.23	m	<b>1.38</b>
Plaster walls or plaster/plasterboard ceilings over 300 mm girth	–	0.18	2.06	0.71	m <sup>2</sup>	<b>2.77</b>
over 300 mm girth; in multi colours	–	0.24	2.74	0.87	m <sup>2</sup>	<b>3.61</b>
over 300 mm girth; in staircase areas	–	0.21	2.40	0.83	m <sup>2</sup>	<b>3.22</b>
cutting in edges on flush surfaces	–	0.08	0.91	–	m	<b>0.91</b>
Plaster/plasterboard ceilings over 300 mm girth; 3.50 m - 5.00 m high	–	0.21	2.40	0.72	m <sup>2</sup>	<b>3.12</b>
<b>One mist and two coats emulsion paint</b>						
Brick or block walls over 300 mm girth	–	0.19	2.17	1.09	m <sup>2</sup>	<b>3.26</b>
Cement render or concrete over 300 mm girth	–	0.19	2.17	1.01	m <sup>2</sup>	<b>3.18</b>
Plaster walls or plaster/plasterboard ceilings over 300 mm girth	–	0.18	2.06	1.01	m <sup>2</sup>	<b>3.07</b>
over 300 mm girth; in multi colours	–	0.25	2.86	1.03	m <sup>2</sup>	<b>3.88</b>
over 300 mm girth; in staircase areas	–	0.21	2.40	1.01	m <sup>2</sup>	<b>3.41</b>
cutting in edges on flush surfaces	–	0.09	1.03	–	m	<b>1.03</b>
Plaster/plasterboard ceilings over 300 mm girth; 3.50 m-5.00 m high	–	0.21	2.40	1.01	m <sup>2</sup>	<b>3.41</b>
<b>One coat "Tretol No 10 Sealer" or other equal and approved; two coats "Tretol sprayed Supercoverspraytone" emulsion paint or other equal and approved</b>						
Plaster walls or plaster/plasterboard ceilings over 300 mm girth	–	–	–	–	m <sup>2</sup>	<b>4.54</b>
<b>Textured plastic; "Artex" or other equal and approved finish</b>						
Plasterboard ceilings over 300 mm girth	–	0.19	2.17	1.79	m <sup>2</sup>	<b>3.96</b>
Concrete walls or ceilings over 300 mm girth	–	0.23	2.63	1.72	m <sup>2</sup>	<b>4.35</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>One coat "Portabond" or other equal and approved; one coat "Portaflek" or other equal and approved; on plaster surfaces; spray applied, masking adjacent surfaces</b>						
General surfaces						
over 300 mm girth	-	-	-	-	m <sup>2</sup>	<b>9.29</b>
extra for one coat standard HD glaze	-	-	-	-	m <sup>2</sup>	<b>1.90</b>
not exceeding 300 mm girth	-	-	-	-	m	<b>4.09</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	-	0.23	2.63	1.32	m <sup>2</sup>	<b>3.95</b>
isolated surfaces not exceeding 300 mm girth	-	0.09	1.03	0.44	m	<b>1.47</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.18	2.06	0.69	nr	<b>2.74</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.38	4.34	0.97	m <sup>2</sup>	<b>5.31</b>
panes; area 0.10 m <sup>2</sup> -0.50 m <sup>2</sup>	-	0.31	3.54	0.76	m <sup>2</sup>	<b>4.30</b>
panes; area 0.50 m <sup>2</sup> -1.00 m <sup>2</sup>	-	0.26	2.97	0.60	m <sup>2</sup>	<b>3.57</b>
panes; area over 1.00 m <sup>2</sup>	-	0.23	2.63	0.51	m <sup>2</sup>	<b>3.14</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	-	0.32	3.66	1.23	m <sup>2</sup>	<b>4.89</b>
isolated surfaces not exceeding 300 mm girth	-	0.13	1.49	0.50	m	<b>1.99</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.24	2.74	0.70	nr	<b>3.44</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.54	6.17	1.33	m <sup>2</sup>	<b>7.50</b>
panes; area 0.10 m <sup>2</sup> -0.50 m <sup>2</sup>	-	0.43	4.91	1.05	m <sup>2</sup>	<b>5.96</b>
panes; area 0.50 m <sup>2</sup> -1.00 m <sup>2</sup>	-	0.37	4.23	0.86	m <sup>2</sup>	<b>5.09</b>
panes; area over 1.00 m <sup>2</sup>	-	0.32	3.66	0.72	m <sup>2</sup>	<b>4.38</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	3.77	1.20	m <sup>2</sup>	<b>4.97</b>
isolated surfaces not exceeding 300 mm girth	-	0.13	1.49	0.40	m	<b>1.88</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	0.25	2.86	0.78	nr	<b>3.64</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	-	0.56	6.40	1.20	m <sup>2</sup>	<b>7.60</b>
panes; area 0.10 m <sup>2</sup> -0.50 m <sup>2</sup>	-	0.45	5.14	1.01	m <sup>2</sup>	<b>6.15</b>
panes; area 0.50 m <sup>2</sup> -1.00 m <sup>2</sup>	-	0.40	4.57	1.01	m <sup>2</sup>	<b>5.58</b>
panes; area over 1.00 m <sup>2</sup>	-	0.33	3.77	0.74	m <sup>2</sup>	<b>4.51</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Knot; one coat primer; stop; two undercoats and one finishing coat of gloss oil paint; on wood surfaces</b>						
General surfaces						
over 300 mm girth	–	0.43	4.91	1.68	m <sup>2</sup>	<b>6.60</b>
isolated surfaces not exceeding 300 mm girth	–	0.18	2.06	0.58	m	<b>2.64</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.32	3.66	0.95	nr	<b>4.60</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.71	8.11	1.60	m <sup>2</sup>	<b>9.71</b>
panes; area 0.10 m <sup>2</sup> -0.50 m <sup>2</sup>	–	0.56	6.40	1.46	m <sup>2</sup>	<b>7.86</b>
panes; area 0.50 m <sup>2</sup> -1.00 m <sup>2</sup>	–	0.50	5.71	1.32	m <sup>2</sup>	<b>7.04</b>
panes; area over 1.00 m <sup>2</sup>	–	0.43	4.91	0.98	m <sup>2</sup>	<b>5.90</b>
<b>One coat primer; one undercoat and one finishing coat of gloss oil paint</b>						
Plaster surfaces						
over 300 mm girth	–	0.30	3.43	1.54	m <sup>2</sup>	<b>4.97</b>
<b>One coat primer; two undercoats and one finishing coat of gloss oil paint</b>						
Plaster surfaces						
over 300 mm girth	–	0.40	4.57	1.99	m <sup>2</sup>	<b>6.56</b>
<b>One coat primer; two undercoats and one finishing coat of eggshell paint</b>						
Plaster surfaces						
over 300 mm girth	–	0.40	4.57	1.93	m <sup>2</sup>	<b>6.50</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	2.63	0.93	m <sup>2</sup>	<b>3.56</b>
isolated surfaces not exceeding 300 mm girth	–	0.09	1.03	0.32	m	<b>1.34</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.18	2.06	0.51	nr	<b>2.57</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.38	4.34	0.96	m <sup>2</sup>	<b>5.30</b>
panes; area 0.10 m <sup>2</sup> -0.50 m <sup>2</sup>	–	0.31	3.54	0.76	m <sup>2</sup>	<b>4.31</b>
panes; area 0.50 m <sup>2</sup> -1.00 m <sup>2</sup>	–	0.26	2.97	0.58	m <sup>2</sup>	<b>3.55</b>
panes; area over 1.00 m <sup>2</sup>	–	0.23	2.63	0.49	m <sup>2</sup>	<b>3.12</b>
Structural steelwork						
over 300 mm girth	–	0.25	2.86	0.97	m <sup>2</sup>	<b>3.83</b>
Members of roof trusses						
over 300 mm girth	–	0.34	3.89	1.10	m <sup>2</sup>	<b>4.99</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.40	4.57	1.22	m <sup>2</sup>	<b>5.79</b>
Iron or steel radiators						
over 300 mm girth	–	0.23	2.63	1.01	m <sup>2</sup>	<b>3.64</b>
Pipes or conduits						
over 300 mm girth	–	0.34	3.89	1.06	m <sup>2</sup>	<b>4.94</b>
not exceeding 300 mm girth	–	0.13	1.49	0.35	m	<b>1.83</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	–	0.32	3.66	1.28	m <sup>2</sup>	<b>4.93</b>
isolated surfaces not exceeding 300 mm girth	–	0.13	1.49	0.47	m	<b>1.96</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.24	2.74	0.74	nr	<b>3.49</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.54	6.17	1.35	m <sup>2</sup>	<b>7.52</b>
panes; area 0.10 m <sup>2</sup> -0.50 m <sup>2</sup>	–	0.43	4.91	1.11	m <sup>2</sup>	<b>6.02</b>
panes; area 0.50 m <sup>2</sup> -1.00 m <sup>2</sup>	–	0.37	4.23	0.96	m <sup>2</sup>	<b>5.19</b>
panes; area over 1.00 m <sup>2</sup>	–	0.32	3.66	0.75	m <sup>2</sup>	<b>4.41</b>
Structural steelwork						
over 300 mm girth	–	0.36	4.11	1.30	m <sup>2</sup>	<b>5.42</b>
Members of roof trusses						
over 300 mm girth	–	0.48	5.49	1.56	m <sup>2</sup>	<b>7.05</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.55	6.29	1.68	m <sup>2</sup>	<b>7.96</b>
Iron or steel radiators						
over 300 mm girth	–	0.32	3.66	1.43	m <sup>2</sup>	<b>5.08</b>
Pipes or conduits						
over 300 mm girth	–	0.48	5.49	1.59	m <sup>2</sup>	<b>7.07</b>
not exceeding 300 mm girth	–	0.19	2.17	0.51	m	<b>2.69</b>
<b>One coat primer; one undercoat and one finishing coat of gloss oil paint; on iron or steel surfaces General surfaces</b>						
over 300 mm girth	–	0.23	2.63	0.93	m <sup>2</sup>	<b>3.56</b>
isolated surfaces not exceeding 300 mm girth	–	0.12	1.37	0.51	m	<b>1.88</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.23	2.63	0.88	nr	<b>3.51</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.50	5.71	1.44	m <sup>2</sup>	<b>7.15</b>
panes; area 0.10 m <sup>2</sup> -0.50 m <sup>2</sup>	–	0.40	4.57	1.14	m <sup>2</sup>	<b>5.71</b>
panes; area 0.50 m <sup>2</sup> -1.00 m <sup>2</sup>	–	0.34	3.89	0.98	m <sup>2</sup>	<b>4.86</b>
panes; area over 1.00 m <sup>2</sup>	–	0.30	3.43	0.88	m <sup>2</sup>	<b>4.31</b>
Structural steelwork						
over 300 mm girth	–	0.33	3.77	1.39	m <sup>2</sup>	<b>5.16</b>
Members of roof trusses						
over 300 mm girth	–	0.45	5.14	1.49	m <sup>2</sup>	<b>6.63</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.51	5.83	1.77	m <sup>2</sup>	<b>7.59</b>
Iron or steel radiators						
over 300 mm girth	–	0.30	3.43	1.49	m <sup>2</sup>	<b>4.92</b>
Pipes or conduits						
over 300 mm girth	–	0.45	5.14	1.49	m <sup>2</sup>	<b>6.63</b>
not exceeding 300 mm girth	–	0.18	2.06	0.49	m	<b>2.55</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	–	0.40	4.57	1.73	m <sup>2</sup>	<b>6.30</b>
isolated surfaces not exceeding 300 mm girth	–	0.16	1.83	0.69	m	<b>2.52</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.29	3.31	0.98	nr	<b>4.29</b>
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	–	0.64	7.31	1.77	m <sup>2</sup>	<b>9.09</b>
panes; area 0.10 m <sup>2</sup> -0.50 m <sup>2</sup>	–	0.54	6.17	0.99	m <sup>2</sup>	<b>7.16</b>
panes; area 0.50 m <sup>2</sup> -1.00 m <sup>2</sup>	–	0.45	5.14	1.22	m <sup>2</sup>	<b>6.36</b>
panes; area over 1.00 m <sup>2</sup>	–	0.40	4.57	1.03	m <sup>2</sup>	<b>5.60</b>
Structural steelwork over 300 mm girth	–	0.44	5.03	1.77	m <sup>2</sup>	<b>6.80</b>
Members of roof trusses over 300 mm girth	–	0.58	6.63	2.12	m <sup>2</sup>	<b>8.75</b>
Ornamental railings and the like; each side measured overall over 300 mm girth	–	0.66	7.54	2.33	m <sup>2</sup>	<b>9.87</b>
Iron or steel radiators over 300 mm girth	–	0.40	4.57	1.91	m <sup>2</sup>	<b>6.48</b>
Pipes or conduits over 300 mm girth	–	0.59	6.74	2.15	m <sup>2</sup>	<b>8.89</b>
not exceeding 300 mm girth	–	0.24	2.74	0.68	m	<b>3.43</b>
<b>Two coats of bituminous paint; on iron or steel surfaces</b>						
General surfaces over 300 mm girth	–	0.23	2.63	0.46	m <sup>2</sup>	<b>3.08</b>
Inside of galvanized steel cistern over 300 mm girth	–	0.34	3.89	0.54	m <sup>2</sup>	<b>4.43</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	9.03	1.36	m <sup>2</sup>	<b>10.38</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	5.03	2.55	m <sup>2</sup>	<b>7.58</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	7.20	4.60	m <sup>2</sup>	<b>11.80</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	11.31	1.57	m <sup>2</sup>	<b>12.88</b>
<b>Two coats epoxy resin sealer; HCC Protective Coatings Ltd “Betonol” or other equal and approved; on concrete surfaces</b>						
General surfaces over 300 mm girth	–	0.19	2.17	3.55	m <sup>2</sup>	<b>5.72</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	2.05	0.46	m <sup>2</sup>	<b>2.51</b>
<b>Two coats of boiled linseed oil; on hardwood surfaces</b>						
General surfaces over 300 mm girth	–	0.18	2.06	1.25	m <sup>2</sup>	<b>3.31</b>
isolated surfaces not exceeding 300 mm girth	–	0.07	0.80	0.41	m	<b>1.21</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.13	1.49	0.73	nr	<b>2.21</b>
<b>Two coats polyurethane varnish; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.18	2.06	1.26	m <sup>2</sup>	<b>3.31</b>
isolated surfaces not exceeding 300 mm girth	–	0.07	0.80	0.46	m	<b>1.26</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.13	1.49	0.15	nr	<b>1.63</b>
<b>Three coats polyurethane varnish; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.26	2.97	1.92	m <sup>2</sup>	<b>4.89</b>
isolated surfaces not exceeding 300 mm girth	–	0.10	1.14	0.59	m	<b>1.73</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.19	2.17	1.07	nr	<b>3.24</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	3.89	2.81	m <sup>2</sup>	<b>6.70</b>
Isolated surfaces not exceeding 300 mm girth	–	0.14	1.60	0.98	m	<b>2.58</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.19	2.17	2.14	nr	<b>4.32</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	4.57	4.13	m <sup>2</sup>	<b>8.70</b>
isolated surfaces not exceeding 300 mm girth	–	0.20	2.29	1.43	m	<b>3.72</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.33	3.77	2.29	nr	<b>6.06</b>
<b>Seal and wax polish; dull gloss finish on wood surfaces</b>						
General surfaces						
over 300 mm girth	–	–	–	–	m <sup>2</sup>	<b>8.58</b>
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	<b>3.89</b>
isolated areas not exceeding 0.50m <sup>2</sup> ; irrespective of girth	–	–	–	–	nr	<b>5.99</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	2.86	3.48	m <sup>2</sup>	<b>6.34</b>
Isolated surfaces not exceeding 300 mm girth	–	0.10	1.14	1.63	m	<b>2.77</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.20	2.29	1.69	nr	<b>3.98</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.42	4.80	1.99	m <sup>2</sup>	<b>6.79</b>
panes; area 0.10 m <sup>2</sup> - 0.50 m <sup>2</sup>	–	0.33	3.77	1.85	m <sup>2</sup>	<b>5.62</b>
panes; area 0.50 m <sup>2</sup> - 1.00 m <sup>2</sup>	–	0.29	3.31	1.72	m <sup>2</sup>	<b>5.03</b>
panes; area over 1.00 m <sup>2</sup>	–	0.25	2.86	1.63	m <sup>2</sup>	<b>4.49</b>
<b>Two coats of “Sadolin Extra” or other equal and approved; clear or pigmented; two further coats of “Holdex” clear interior silk matt lacquer or similar</b>						
General surfaces						
over 300 mm girth	–	0.40	4.57	6.41	m <sup>2</sup>	<b>10.98</b>
isolated surfaces not exceeding 300 mm girth	–	0.16	1.83	3.21	m	<b>5.04</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.30	3.43	3.66	nr	<b>7.09</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.66	7.54	3.93	m <sup>2</sup>	<b>11.47</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.52	5.94	3.66	m <sup>2</sup>	<b>9.60</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.45	5.14	3.39	m <sup>2</sup>	<b>8.53</b>
panes; area over 1.00 m <sup>2</sup>	–	0.40	4.57	3.21	m <sup>2</sup>	<b>7.78</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	2.17	1.92	m <sup>2</sup>	<b>4.09</b>
isolated surfaces not exceeding 300 mm girth	–	0.08	0.91	0.67	m	<b>1.59</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.13	1.49	1.05	nr	<b>2.53</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Body in and wax polish; dull gloss finish; on hardwood surfaces</b>						
General surfaces over 300 mm girth	-	-	-	-	m <sup>2</sup>	9.87
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	4.48
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	-	-	-	nr	6.90
<b>Stain; body in and wax polish; dull gloss finish; on hardwood surfaces</b>						
General surfaces over 300 mm girth	-	-	-	-	m <sup>2</sup>	13.65
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	6.15
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	-	-	-	nr	9.60
<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>	16.40
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	7.39
isolated areas not exceeding 0.50 m <sup>2</sup> ; Irrespective of girth	-	-	-	-	nr	11.50
<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>	18.88
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	8.52
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	-	-	-	nr	13.22
<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>	25.90
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	11.65
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	-	-	-	nr	18.13
<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>	32.37
isolated surfaces not exceeding 300 mm girth	-	-	-	-	m	13.49
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	-	-	-	-	nr	22.66

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>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	2.97	1.73	m <sup>2</sup>	<b>4.70</b>
Cement render or concrete walls over 300 mm girth	–	0.23	2.63	1.14	m <sup>2</sup>	<b>3.77</b>
Roughcast walls over 300 mm girth	–	0.40	4.57	1.14	m <sup>2</sup>	<b>5.71</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	4.91	6.36	m <sup>2</sup>	<b>11.28</b>
Cement render or concrete walls over 300 mm girth	–	0.35	4.00	4.24	m <sup>2</sup>	<b>8.24</b>
Concrete soffits over 300 mm girth	–	0.40	4.57	4.24	m <sup>2</sup>	<b>8.81</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	3.31	8.59	m <sup>2</sup>	<b>11.90</b>
<b>Two coat sealer and one coat of Anti-Graffiti paint (spray applied)</b>						
Roughcast over 300 mm girth	–	0.29	3.31	36.63	m <sup>2</sup>	<b>39.94</b>
<b>Two coats solar reflective aluminium paint; on bituminous roofing</b>						
General surfaces over 300 mm girth	–	0.44	5.03	11.06	m <sup>2</sup>	<b>16.09</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	–	0.25	2.86	0.92	m <sup>2</sup>	<b>3.78</b>
isolated surfaces not exceeding 300 mm girth	–	0.11	1.26	0.28	m	<b>1.54</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.19	2.17	0.56	nr	<b>2.73</b>
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	–	0.43	4.91	1.01	m <sup>2</sup>	<b>5.92</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.34	3.89	0.85	m <sup>2</sup>	<b>4.73</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.30	3.43	0.67	m <sup>2</sup>	<b>4.10</b>
panes; area over 1.00 m <sup>2</sup>	–	0.25	2.86	0.56	m <sup>2</sup>	<b>3.41</b>
Glazed windows and screens; multi-coloured work panes; area not exceeding 0.10 m <sup>2</sup>	–	0.46	5.26	1.01	m <sup>2</sup>	<b>6.27</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.38	4.34	0.87	m <sup>2</sup>	<b>5.21</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.32	3.66	0.67	m <sup>2</sup>	<b>4.33</b>
panes; area over 1.00 m <sup>2</sup>	–	0.29	3.31	0.56	m <sup>2</sup>	<b>3.87</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	4.00	1.21	m <sup>2</sup>	<b>5.21</b>
Isolated surfaces not exceeding 300 mm girth isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.15	1.71	0.33	m	<b>2.04</b>
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	–	0.27	3.09	0.66	nr	<b>3.74</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.59	6.74	1.07	m <sup>2</sup>	<b>7.81</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.59	6.74	0.90	m <sup>2</sup>	<b>7.64</b>
panes; area over 1.00 m <sup>2</sup>	–	0.47	5.37	0.79	m <sup>2</sup>	<b>6.16</b>
Glazed windows and screens; multi-coloured work panes; area not exceeding 0.10 m <sup>2</sup>	–	0.35	4.00	0.66	m <sup>2</sup>	<b>4.65</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.68	7.77	1.07	m <sup>2</sup>	<b>8.84</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.55	6.29	0.93	m <sup>2</sup>	<b>7.22</b>
panes; area over 1.00 m <sup>2</sup>	–	0.47	5.37	0.79	m <sup>2</sup>	<b>6.16</b>
<b>Knot; one coat primer; one undercoat and one finishing coat of gloss oil paint; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.41	4.69	0.66	m <sup>2</sup>	<b>5.34</b>
isolated surfaces not exceeding 300 mm girth isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.38	4.34	1.28	m <sup>2</sup>	<b>5.62</b>
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	–	0.16	1.83	0.41	m	<b>2.24</b>
panes; area 0.10 m <sup>2</sup> –0.50m <sup>2</sup>	–	0.29	3.31	0.70	nr	<b>4.01</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.62	7.08	1.32	m <sup>2</sup>	<b>8.41</b>
panes; area over 1.00 m <sup>2</sup>	–	0.50	5.71	1.19	m <sup>2</sup>	<b>6.90</b>
Glazed windows and screens; multi-coloured work panes; area not exceeding 0.10 m <sup>2</sup>	–	0.44	5.03	0.92	m <sup>2</sup>	<b>5.95</b>
panes; area 0.10 m <sup>2</sup> –0.50m <sup>2</sup>	–	0.38	4.34	0.65	m <sup>2</sup>	<b>5.00</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.68	7.77	1.32	m <sup>2</sup>	<b>9.09</b>
panes; area over 1.00 m <sup>2</sup>	–	0.55	6.29	1.19	m <sup>2</sup>	<b>7.47</b>
Glazed windows and screens; multi-coloured work panes; area not exceeding 0.10 m <sup>2</sup>	–	0.48	5.49	0.91	m <sup>2</sup>	<b>6.39</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.41	4.69	0.64	m <sup>2</sup>	<b>5.32</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	5.26	1.52	m <sup>2</sup>	<b>6.78</b>
isolated surfaces not exceeding 300 mm girth isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.19	2.17	0.54	m	<b>2.72</b>
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	–	0.35	4.00	0.91	nr	<b>4.91</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.78	8.91	1.70	m <sup>2</sup>	<b>10.61</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.62	7.08	1.51	m <sup>2</sup>	<b>8.60</b>
panes; area over 1.00 m <sup>2</sup>	–	0.55	6.29	1.16	m <sup>2</sup>	<b>7.44</b>
		0.46	5.26	0.81	m <sup>2</sup>	<b>6.06</b>

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>	–	0.89	10.17	1.70	m <sup>2</sup>	11.87
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.72	8.23	1.52	m <sup>2</sup>	9.75
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.64	7.31	1.16	m <sup>2</sup>	8.47
panes; area over 1.00 m <sup>2</sup>	–	0.54	6.17	0.81	m <sup>2</sup>	6.98
<b>Touch up primer; one undercoat and one finishing coat of gloss oil paint; on iron or steel surfaces</b>						
General surfaces						
over 300 mm girth	–	0.25	2.86	0.91	m <sup>2</sup>	3.77
isolated surfaces not exceeding 300 mm girth	–	0.11	1.26	0.52	m	1.78
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.19	2.17	0.48	nr	2.65
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.43	4.91	0.96	m <sup>2</sup>	5.87
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.34	3.89	0.83	m <sup>2</sup>	4.72
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.30	3.43	0.70	m <sup>2</sup>	4.13
panes; area over 1.00 m <sup>2</sup>	–	0.25	2.86	0.52	m <sup>2</sup>	3.38
Structural steelwork						
over 300 mm girth	–	0.29	3.31	0.96	m <sup>2</sup>	4.28
Members of roof trusses						
over 300 mm girth	–	0.38	4.34	1.09	m <sup>2</sup>	5.43
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.43	4.91	1.13	m <sup>2</sup>	6.05
Eaves gutters						
over 300 mm girth	–	0.45	5.14	1.31	m <sup>2</sup>	6.45
not exceeding 300 mm girth	–	0.19	2.17	0.43	m	2.60
Pipes or conduits						
over 300 mm girth	–	0.38	4.34	1.31	m <sup>2</sup>	5.65
not exceeding 300 mm girth	–	0.15	1.71	0.43	m	2.15
<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	–	0.35	4.00	1.25	m <sup>2</sup>	5.25
isolated surfaces not exceeding 300 mm girth	–	0.14	1.60	0.34	m	1.94
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.26	2.97	0.69	nr	3.66
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.59	6.74	1.26	m <sup>2</sup>	8.00
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.47	5.37	1.08	m <sup>2</sup>	6.46
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.41	4.69	0.91	m <sup>2</sup>	5.60
panes; area over 1.00 m <sup>2</sup>	–	0.35	4.00	0.74	m <sup>2</sup>	4.74
Structural steelwork						
over 300 mm girth	–	0.40	4.57	1.30	m <sup>2</sup>	5.87
Members of roof trusses						
over 300 mm girth	–	0.54	6.17	1.47	m <sup>2</sup>	7.64
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.60	6.86	1.51	m <sup>2</sup>	8.37
Eaves gutters						
over 300 mm girth	–	0.64	7.31	1.68	m <sup>2</sup>	9.00
not exceeding 300 mm girth	–	0.25	2.86	0.71	m	3.56

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Pipes or conduits over 300 mm girth	–	0.54	6.17	1.68	m <sup>2</sup>	<b>7.86</b>
not exceeding 300 mm girth	–	0.21	2.40	0.58	m	<b>2.98</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	–	0.32	3.66	1.08	m <sup>2</sup>	<b>4.74</b>
isolated surfaces not exceeding 300 mm girth	–	0.13	1.49	0.28	m	<b>1.77</b>
Isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.25	2.86	0.57	nr	<b>3.42</b>
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	–	0.55	6.29	1.00	m <sup>2</sup>	<b>7.29</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.44	5.03	0.87	m <sup>2</sup>	<b>5.90</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.38	4.34	0.75	m <sup>2</sup>	<b>5.09</b>
panes; area over 1.00 m <sup>2</sup>	–	0.32	3.66	0.57	m <sup>2</sup>	<b>4.22</b>
Structural steelwork over 300 mm girth	–	0.37	4.23	1.13	m <sup>2</sup>	<b>5.36</b>
Members of roof trusses over 300 mm girth	–	0.48	5.49	1.26	m <sup>2</sup>	<b>6.75</b>
Ornamental railings and the like; each side measured overall over 300 mm girth	–	0.56	6.40	1.26	m <sup>2</sup>	<b>7.66</b>
Eaves gutters over 300 mm girth	–	0.58	6.63	1.52	m <sup>2</sup>	<b>8.15</b>
not exceeding 300 mm girth	–	0.24	2.74	0.52	m	<b>3.27</b>
Pipes or conduits over 300 mm girth	–	0.48	5.49	1.52	m <sup>2</sup>	<b>7.01</b>
not exceeding 300 mm girth	–	0.19	2.17	0.50	m	<b>2.67</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	4.91	1.42	m <sup>2</sup>	<b>6.33</b>
isolated surfaces not exceeding 300 mm girth	–	0.18	2.06	0.37	m	<b>2.42</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.32	3.66	0.73	nr	<b>4.39</b>
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	–	0.71	8.11	1.30	m <sup>2</sup>	<b>9.41</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.56	6.40	1.13	m <sup>2</sup>	<b>7.53</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.50	5.71	0.96	m <sup>2</sup>	<b>6.67</b>
panes; area over 1.00 m <sup>2</sup>	–	0.43	4.91	0.73	m <sup>2</sup>	<b>5.65</b>
Structural steelwork over 300 mm girth	–	0.48	5.49	1.47	m <sup>2</sup>	<b>6.95</b>
Members of roof trusses over 300 mm girth	–	0.64	7.31	1.64	m <sup>2</sup>	<b>8.95</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Ornamental railings and the like; each side measured overall over 300 mm girth	–	0.72	8.23	1.64	m <sup>2</sup>	9.87
Eaves gutters over 300 mm girth	–	0.76	8.68	1.90	m <sup>2</sup>	10.58
not exceeding 300 mm girth	–	0.31	3.54	0.65	m	4.19
Pipes or conduits over 300 mm girth	–	0.64	7.31	1.90	m <sup>2</sup>	9.21
not exceeding 300 mm girth	–	0.25	2.86	0.63	m	3.49
<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	1.71	1.16	m <sup>2</sup>	2.87
isolated surfaces not exceeding 300 mm girth	–	0.08	0.91	0.36	m	1.27
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.11	1.26	0.67	nr	1.92
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	–	0.25	2.86	0.87	m <sup>2</sup>	3.73
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.19	2.17	0.96	m <sup>2</sup>	3.14
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.18	2.06	0.87	m <sup>2</sup>	2.93
panes; area over 1.00 m <sup>2</sup>	–	0.15	1.71	0.87	m <sup>2</sup>	2.58
Structural steelwork over 300 mm girth	–	0.17	1.94	1.06	m <sup>2</sup>	3.00
Members of roof trusses over 300 mm girth	–	0.23	2.63	1.16	m <sup>2</sup>	3.79
Ornamental railings and the like; each side measured overall over 300 mm girth		0.26	2.97	1.16	m <sup>2</sup>	4.13
Eaves gutters over 300 mm girth	–	0.27	3.09	1.25	m <sup>2</sup>	4.34
not exceeding 300 mm girth	–	0.08	0.91	0.58	m	1.50
Pipes or conduits over 300 mm girth	–	0.26	2.97	1.06	m <sup>2</sup>	4.03
not exceeding 300 mm girth	–	0.08	0.91	0.48	m	1.40
<b>Two coats of creosote; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.16	1.83	0.19	m <sup>2</sup>	2.02
isolated surfaces not exceeding 300 mm girth	–	0.05	0.57	0.12	m	0.70
<b>Two coats of “Solignum” wood preservative or other equal and approved; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.14	1.60	0.90	m <sup>2</sup>	2.50
isolated surfaces not exceeding 300 mm girth	–	0.05	0.57	0.28	m	0.85
<b>Three coats of polyurethane; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.29	3.31	2.12	m <sup>2</sup>	5.43
isolated surfaces not exceeding 300 mm girth	–	0.11	1.26	1.04	m	2.30
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.21	2.40	1.21	nr	3.61

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	4.91	3.32	m <sup>2</sup>	<b>8.24</b>
isolated surfaces not exceeding 300 mm girth	–	0.26	2.97	1.14	m	<b>4.11</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.71	8.11	2.37	m <sup>2</sup>	<b>10.48</b>
panes; area 0.10 m <sup>2</sup> –0.50 m <sup>2</sup>	–	0.57	6.51	2.23	m <sup>2</sup>	<b>8.74</b>
panes; area 0.50 m <sup>2</sup> –1.00 m <sup>2</sup>	–	0.50	5.71	2.10	m <sup>2</sup>	<b>7.81</b>
panes; area over 1.00 m <sup>2</sup>	–	0.43	4.91	1.69	m <sup>2</sup>	<b>6.60</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	2.29	2.87	m <sup>2</sup>	<b>5.15</b>
isolated surfaces not exceeding 300 mm girth	–	0.09	1.03	0.99	m	<b>2.02</b>
isolated areas not exceeding 0.50 m <sup>2</sup> ; irrespective of girth	–	0.14	1.60	1.46	nr	<b>3.06</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N FURNITURE/EQUIPMENT</b>						
<b>N10/11 GENERAL FIXTURES/KITCHEN FITTINGS</b>						
<b>Fixing general fixtures</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; blockboard</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	–	–	–	36.13	m <sup>2</sup>	<b>36.13</b>
19 mm thick	–	–	–	46.62	m <sup>2</sup>	<b>46.62</b>
25 mm thick	–	–	–	61.24	m <sup>2</sup>	<b>61.24</b>
Shelves or worktops; over 300 mm wide						
19 mm thick	–	–	–	46.62	m <sup>2</sup>	<b>46.62</b>
25 mm thick	–	–	–	61.24	m <sup>2</sup>	<b>61.24</b>
Flush doors; lipped on four edges						
450 mm×750 mm×19 mm	–	–	–	25.31	nr	<b>25.31</b>
450 mm×750 mm×25 mm	–	–	–	31.01	nr	<b>31.01</b>
600 mm×900 mm×19 mm	–	–	–	37.63	nr	<b>37.63</b>
600 mm×900 mm×25 mm	–	–	–	45.95	nr	<b>45.95</b>
<b>Fitting components; chipboard</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
6 mm thick	–	–	–	10.70	m <sup>2</sup>	<b>10.70</b>
9 mm thick	–	–	–	15.21	m <sup>2</sup>	<b>15.21</b>
12 mm thick	–	–	–	18.76	m <sup>2</sup>	<b>18.76</b>
19 mm thick	–	–	–	27.05	m <sup>2</sup>	<b>27.05</b>
25 mm thick	–	–	–	36.51	m <sup>2</sup>	<b>36.51</b>
Shelves or worktops; over 300 mm wide						
19 mm thick	–	–	–	27.05	m <sup>2</sup>	<b>27.05</b>
25 mm thick	–	–	–	36.51	m <sup>2</sup>	<b>36.51</b>
Flush doors; lipped on four edges						
450 mm×750 mm×19 mm	–	–	–	19.33	nr	<b>19.33</b>
450 mm×750 mm×25 mm	–	–	–	23.49	nr	<b>23.49</b>
600 mm×900 mm×19 mm	–	–	–	28.32	nr	<b>28.32</b>
600 mm×900 mm×25 mm	–	–	–	34.22	nr	<b>34.22</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Fitting components; Melamine faced chipboard</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	–	–	–	25.78	m <sup>2</sup>	<b>25.78</b>
19 mm thick	–	–	–	34.94	m <sup>2</sup>	<b>34.94</b>
Shelves or worktops; over 300 mm wide						
19 mm thick	–	–	–	34.94	m <sup>2</sup>	<b>34.94</b>
Flush doors; lipped on four edges						
450 mm×750 mm×19 mm	–	–	–	23.99	nr	<b>23.99</b>
600 mm×900 mm×25 mm	–	–	–	35.28	nr	<b>35.28</b>
<b>Fitting components; “Warerite Xcel” standard colour laminated chipboard type LD2 or other equal and approved</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
13.20 mm thick	–	–	–	69.15	m <sup>2</sup>	<b>69.15</b>
Shelves or worktops; over 300 mm wide						
13.20 mm thick	–	–	–	69.15	m <sup>2</sup>	<b>69.15</b>
Flush doors; lipped on four edges						
450 mm×750 mm×13.20 mm	–	–	–	33.95	m <sup>2</sup>	<b>33.95</b>
600 mm×900 mm×13.20 mm	–	–	–	51.04	m <sup>2</sup>	<b>51.04</b>
<b>Fitting components; plywood</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
6 mm thick	–	–	–	17.73	m <sup>2</sup>	<b>17.73</b>
9 mm thick	–	–	–	24.08	m <sup>2</sup>	<b>24.08</b>
12 mm thick	–	–	–	30.34	m <sup>2</sup>	<b>30.34</b>
19 mm thick	–	–	–	44.26	m <sup>2</sup>	<b>44.26</b>
25 mm thick	–	–	–	59.72	m <sup>2</sup>	<b>59.72</b>
Shelves or worktops; over 300 mm wide						
19 mm thick	–	–	–	44.26	m <sup>2</sup>	<b>44.26</b>
25 mm thick	–	–	–	59.72	m <sup>2</sup>	<b>59.72</b>
Flush doors; lipped on four edges						
450 mm×750 mm×19 mm	–	–	–	24.21	nr	<b>24.21</b>
450 mm×750 mm×25 mm	–	–	–	30.10	nr	<b>30.10</b>
600 mm×900 mm×19 mm	–	–	–	36.06	nr	<b>36.06</b>
600 mm×900 mm×25 mm	–	–	–	44.66	nr	<b>44.66</b>
<b>Fitting components; wrought softwood</b>						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	42.57	m <sup>2</sup>	<b>42.57</b>
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	42.57	m <sup>2</sup>	<b>42.57</b>
Bearers						
19 mm×38 mm	–	–	–	2.41	m	<b>2.41</b>
25 mm×50 mm	–	–	–	3.03	m	<b>3.03</b>
50 mm×50 mm	–	–	–	4.42	m	<b>4.42</b>
50 mm×75 mm	–	–	–	5.91	m	<b>5.91</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Bearers; framed						
19 mm×38 mm	–	–	–	4.73	m	4.73
25 mm×50 mm	–	–	–	5.34	m	5.34
50 mm×50 mm	–	–	–	6.74	m	6.74
50 mm×75 mm	–	–	–	8.23	m	8.23
Framing to backs, fronts or sides						
19 mm×38 mm	–	–	–	4.73	m	4.73
25 mm×50 mm	–	–	–	5.34	m	5.34
50 mm×50 mm	–	–	–	6.74	m	6.74
50 mm×75 mm	–	–	–	8.23	m	8.23
Flush doors, softwood skeleton or cellular core; plywood facing both sides; lipped on four edges						
450 mm×750 mm×35 mm	–	–	–	23.91	nr	23.91
600 mm×900 mm×35 mm	–	–	–	38.08	nr	38.08
Add 5% to the above material prices for selected softwood staining						
<b>Fitting components; selected West African Mahogany</b>						
Bearers						
19 mm×38 mm	–	–	–	4.04	m	4.04
25 mm×50 mm	–	–	–	5.32	m	5.32
50 mm×50 mm	–	–	–	8.18	m	8.18
50 mm×75 mm	–	–	–	11.19	m	11.19
Bearers; framed						
19 mm×38 mm	–	–	–	7.52	m	7.52
25 mm×50 mm	–	–	–	8.81	m	8.81
50 mm×50 mm	–	–	–	11.67	m	11.67
50 mm×75 mm	–	–	–	14.65	m	14.65
Framing to backs, fronts or sides						
19 mm×38 mm	–	–	–	7.52	m	7.52
25 mm×50 mm	–	–	–	8.81	m	8.81
50 mm×50 mm	–	–	–	11.67	m	11.67
50 mm×75 mm	–	–	–	14.65	m	14.65
<b>Fitting components; Iroko</b>						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	95.63	m <sup>2</sup>	95.63
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	95.63	m <sup>2</sup>	95.63
Draining boards; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	101.07	m <sup>2</sup>	101.07
stopped flutes	–	–	–	3.05	m	3.05
grooves; cross-grain	–	–	–	0.72	m	
Bearers						
19 mm × 38 mm	–	–	–	4.91	m	4.91
25 mm×50 mm	–	–	–	6.36	m	6.36
50 mm×50 mm	–	–	–	9.69	m	9.69
50 mm×75 mm	–	–	–	13.20	m	13.20
Bearers; framed						
19 mm×38 mm	–	–	–	9.57	m	9.57
25 mm×50 mm	–	–	–	11.01	m	11.01
50 mm×50 mm	–	–	–	14.33	m	14.33
50 mm×75 mm	–	–	–	17.85	m	17.85



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Framing to backs, fronts or sides						
19 mm×38 mm	–	–	–	9.57	m	<b>9.57</b>
25 mm×50 mm	–	–	–	11.01	m	<b>11.01</b>
50 mm×50 mm	–	–	–	14.33	m	<b>14.33</b>
50 mm×75 mm	–	–	–	17.85	m	<b>17.85</b>
<b>Fitting components; Teak</b>						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	194.09	m <sup>2</sup>	<b>194.09</b>
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	194.09	m <sup>2</sup>	<b>194.09</b>
Draining boards; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	198.16	m <sup>2</sup>	<b>198.16</b>
stopped flutes	–	–	–	3.05	m	<b>3.05</b>
grooves; cross-grain	–	–	–	0.72	m	<b>0.72</b>
<b>Fixing kitchen fittings</b>						
<b>NOTE:</b> Kitchen fittings vary considerably. PC supply prices for reasonable quantities for a moderately priced range of kitchen fittings (Rugby Joinery "Lambeth" range) have been shown but not extended.						
<b>Fixing to backgrounds requiring plugging; including any pre-assembly Wall units</b>						
300 mm×580 mm×300 mm	–	1.11	12.68	0.21	nr	<b>12.89</b>
300 mm×720 mm×300 mm	–	1.16	13.26	0.21	nr	<b>13.46</b>
600 mm×580 mm×300 mm	–	1.30	14.86	0.21	nr	<b>15.06</b>
600 mm×720 mm×300 mm	–	1.48	16.91	0.21	nr	<b>17.12</b>
Floor units with drawers						
600 mm×900 mm×500 mm	–	1.16	13.26	0.21	nr	<b>13.46</b>
600 mm×900 mm×600 mm	–	1.30	14.86	0.21	nr	<b>15.06</b>
1200 mm×900 mm×600 mm	–	1.57	17.94	0.21	nr	<b>18.15</b>
Sink units (excluding sink top)						
1000 mm×900 mm×600 mm	–	1.48	16.91	0.21	nr	<b>17.12</b>
1200 mm×900 mm×600 mm	–	1.67	19.08	0.21	nr	<b>19.29</b>
Laminated plastics worktops; single rolled edge;						
prices include for fixing						
28 mm thick; 600 mm wide	–	0.37	4.23	13.78	m	<b>18.00</b>
38 mm thick; 600 mm wide	–	0.37	4.23	21.86	m	<b>26.08</b>
extra for forming hole for inset sink	–	0.69	7.88	–	nr	<b>7.88</b>
extra for jointing strip at corner intersection of worktops	–	0.14	1.60	9.17	nr	<b>10.77</b>
extra for butt and scribe joint at corner intersection of worktops	–	4.16	47.54	–	nr	<b>47.54</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Lockers; The Welconstruct Company 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						
305 mm×305 mm×1 830 mm	–	0.23	1.97	54.42	nr	<b>56.39</b>
305 mm×460 mm×1830 mm	–	0.23	1.97	66.11	nr	<b>68.08</b>
460 mm×460 mm×1830 mm	–	0.28	2.40	83.17	nr	<b>85.56</b>
610 mm×460 mm×1830 mm	–	0.28	2.40	100.21	nr	<b>102.61</b>
Compartment lockers; steel body and door within reinforced 19G frame, powder coated finish, cam locks						
2 compartments; placing in position						
305 mm×305 mm×1830 mm	–	0.23	1.97	71.07	nr	<b>73.04</b>
305 mm×460 mm×1830 mm	–	0.23	1.97	74.44	nr	<b>76.41</b>
460 mm×460 mm×1830 mm	–	0.28	2.40	88.41	nr	<b>90.81</b>
4 compartments; placing in position						
305 mm × 305 mm × 1 830 mm	–	0.23	1.97	89.90	nr	<b>91.87</b>
305 mm×460 mm×1830 mm	–	0.23	1.97	96.05	nr	<b>98.02</b>
460 mm×460 mm×1830 mm	–	0.28	2.40	100.80	nr	<b>103.20</b>
Wet area lockers; galvanised steel 18/22G etched primed coating body, galvanised steel 18/20G reinforced door on non-ferrous hinges, powder coated finish, cam locks						
1 compartment; placing in position						
305 mm×305 mm×1830 mm	–	0.23	1.97	79.13	nr	<b>81.10</b>
2 compartments; placing in position						
305 mm×305 mm×1830 mm	–	0.23	1.97	102.54	nr	<b>104.51</b>
305 mm×460 mm×1830 mm	–	0.23	1.97	107.41	nr	<b>109.38</b>
4 compartments; placing in position						
305 mm×305 mm×1830 mm	–	0.23	1.97	129.77	nr	<b>131.74</b>
305 mm×460 mm×1830 mm	–	0.23	1.97	138.85	nr	<b>140.82</b>
Extra for						
coin operated lock; coin returned	–	–	–	57.99	nr	<b>57.99</b>
coin operated lock; coin retained	–	–	–	81.38	nr	<b>81.38</b>
Timber clothes lockers; veneered MDF finish, routed door, cam locks						
1 compartment; placing in position						
380 mm×380 mm×1830 mm	–	0.28	2.40	213.61	nr	<b>216.01</b>
4 compartments; placing in position						
380 mm×380 mm×1830 mm	–	0.28	2.40	334.05	nr	<b>336.44</b>

Item	PC	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Shelving support systems; The Welconstruct Company or other equal and approved</b>						
Rolled front shelving support systems; steel body; stove enamelled finish; assembling						
open initial bay; 5 shelves; placing in position						
915 mm×305 mm×1905 mm	–	0.69	7.51	71.86	nr	79.37
915 mm×460 mm×1905 mm	–	0.69	7.51	92.88	nr	100.39
open extension bay; 5 shelves; placing in position						
915 mm×305 mm×1905 mm	–	0.83	9.04	58.20	nr	67.24
915 mm×460 mm×1905 mm	–	0.83	9.04	75.01	nr	84.05
closed initial bay; 5 shelves; placing in position						
915 mm×305 mm×1905 mm	–	0.69	7.51	90.01	nr	97.53
915 mm×460 mm×1905 mm	–	0.69	7.51	111.71	nr	119.23
closed extension bay; 5 shelves; placing in position						
915 mm×305 mm×1905 mm	–	0.83	9.04	80.56	nr	89.60
915 mm×460 mm×1905 mm	–	0.83	9.04	97.28	nr	106.32
<b>Cloakroom racks; The Welconstruct Company or other equal and approved</b>						
Cloakroom racks; 40 mm×40 mm square tube framing, polyester powder coated finish; beech slatted seats and rails to one side only; placing in position						
1675 mm×325 mm×1500 mm; 5 nr coat hooks	–	0.30	3.27	263.75	nr	267.01
1825 mm×325 mm×1500 mm; 15 nr coat hangers	–	0.30	3.27	302.93	nr	306.19
Extra for shoe baskets	–	–	–	47.49	nr	47.49
mesh bottom shelf	–	–	–	34.35	nr	34.35
Cloakroom racks; 40 mm×40 mm square tube framing, polyester powder coated finish; beech slatted seats and rails to both sides; placing in position						
1675 mm×600 mm×1500 mm; 10 nr coat hooks	–	0.40	4.36	302.93	nr	307.28
1825 mm×600 mm×1500 mm; 30 nr coat hangers	–	0.40	4.36	347.84	nr	352.19
Extra for shoe baskets	–	–	–	81.89	nr	81.89
mesh bottom shelf	–	–	–	42.43	nr	42.43
<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×254 mm	4.86	0.74	8.46	6.21	nr	14.66
400 mm×300 mm	6.34	0.74	8.46	8.04	nr	16.49
560 mm×380 mm	10.97	0.83	9.48	13.77	nr	23.26
640 mm×460 mm	14.35	0.93	10.63	17.95	nr	28.57

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Mirror with bevelled edges						
365 mm×254 mm	8.65	0.74	8.46	10.90	nr	<b>19.35</b>
400 mm×300 mm	10.13	0.74	8.46	12.73	nr	<b>21.18</b>
560 mm×380 mm	16.88	0.83	9.48	21.08	nr	<b>30.56</b>
640 mm×460 mm	21.11	0.93	10.63	26.29	nr	<b>36.92</b>
<b>Door mats</b>						
Entrance mats; "Tuftiguard type C" or other equal and approved; laying in position; 12 mm thick						
900 mm×550 mm	85.08	0.46	3.94	91.46	nr	<b>95.40</b>
1200 mm×750 mm	153.15	0.46	3.94	164.63	nr	<b>168.57</b>
2400 mm×1200 mm	490.07	0.93	7.96	526.82	nr	<b>534.78</b>
<b>Matwells</b>						
Polished aluminium matwell; comprising 34 mm×26 mm×6 mm angle rim; with brazed angles and lugs brazed on; to suit mat size						
914 mm×560 mm	31.59	0.93	7.96	33.96	nr	<b>41.92</b>
1067 mm×610 mm	34.71	0.93	7.96	37.32	nr	<b>45.28</b>
1219 mm×762 mm	41.03	0.93	7.96	44.11	nr	<b>52.07</b>
Polished brass matwell; comprising 38 mm×38 mm×6 mm angle rim; with brazed angles and lugs welded on; to suit mat size						
914 mm×560 mm	93.56	0.93	7.96	100.58	nr	<b>108.54</b>
1067 mm×610 mm	102.77	0.93	7.96	110.47	nr	<b>118.43</b>
1219 mm×762 mm	121.48	0.93	7.96	130.59	nr	<b>138.55</b>
<b>Internal blinds; Luxaflex Ltd or other equal and approved</b>						
Roller blinds; Luxaflex "Safeweave RB"; fire resisting material; 1200 mm drop; fixing with screws						
1000 mm wide	45.41	0.93	7.96	48.81	nr	<b>56.77</b>
2000 mm wide	88.43	1.45	12.41	95.06	nr	<b>107.47</b>
3000 mm wide	133.84	1.97	16.86	143.88	nr	<b>160.73</b>
Roller blinds; Luxaflex "Plain RB"; plain type material; 1200 mm drop; fixing with screws						
1000 mm wide	28.68	0.93	7.96	30.84	nr	<b>38.79</b>
2000 mm wide	54.97	1.45	12.41	59.10	nr	<b>71.50</b>
3000 mm wide	81.26	1.97	16.86	87.36	nr	<b>104.21</b>
Roller blinds; Luxaflex "Dimout plain RB"; blackout material; 1200 mm drop; fixing with screws						
1000 mm wide	45.41	0.93	7.96	48.81	nr	<b>56.77</b>
2000 mm wide	88.43	1.45	12.41	95.06	nr	<b>107.47</b>
3000 mm wide	133.84	1.97	16.86	143.88	nr	<b>160.73</b>
Roller blinds; Luxaflex "Lite-master Crank Op"; 100% blackout; 1200 mm drop; fixing with screws						
1000 mm wide	206.73	1.96	16.77	222.23	nr	<b>239.00</b>
2000 mm wide	293.96	2.75	23.53	316.01	nr	<b>339.54</b>
3000 mm wide	369.25	3.53	30.21	396.94	nr	<b>427.15</b>
Vertical louvre blinds; 89 mm wide louvres; Luxaflex "Finessa 3430" Group 0; 1200 mm drop; fixing with screws						
1000 mm wide	64.53	0.82	7.02	69.37	nr	<b>76.38</b>
2000 mm wide	111.13	1.30	11.12	119.46	nr	<b>130.59</b>
3000 mm wide	157.74	1.77	15.15	169.57	nr	<b>184.72</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Vertical louvre blinds; 127 mm wide louvres; "Finessa 3430" Group 0; 1200 mm drop; fixing with screws						
1000 mm wide	57.36	0.88	7.53	61.66	nr	<b>69.19</b>
2000 mm wide	95.60	1.35	11.55	102.77	nr	<b>114.32</b>
3000 mm wide	137.43	1.81	15.49	147.73	nr	<b>163.22</b>
<b>N13 SANITARY APPLIANCES/FITTINGS</b>						
<b>Sinks; Armitage Shanks or equal and approved</b>						
Sinks; white glazed fireclay; BS 1206; pointing all round with Dow Corning Hansil silicone sealant ref 785						
Belfast sink; 455 mm×380 mm×205 mm ref 350016S; Nimbus ½" inclined bib taps ref 6610400; ½" wall mounts ref 81460PR; 1½" slotted waste, chain and plug, screw stay ref 70668M8; aluminium alloy build-in fixing brackets ref 7931WDO	–	2.78	45.40	123.46	nr	<b>168.86</b>
Belfast sink; 610 mm×455 mm×255 mm ref 350086S; Nimbus ½" inclined bib taps ref 6610400; ½" wall mounts ref 81460PR; 1½" slotted waste, chain and plug, screw stay ref 70668M8; aluminium alloy build-in fixing brackets ref 7931VEO	–	2.78	45.40	155.58	nr	<b>200.97</b>
Belfast sink; 760 mm×455 mm×255 mm ref 3500A6S; Nimbus ½" inclined bib taps ref 6610400; ½" wall mounts ref 81460PR; 1½" slotted waste, chain and plug, screw stay ref 70668M8; aluminium alloy build-in fixing brackets ref 7931VEO	–	2.78	45.40	226.99	nr	<b>272.39</b>
<b>Lavatory basins; Armitage Shanks or equal and approved</b>						
Basins; white vitreous china; BS 5506 Part 3; pointing all round with Dow Corning Hansil silicone sealant ref 785						
Portman basin 400 mm×365 mm ref 117913J; Nuastyle 2 ½" pillar taps with anti-vandal indices ref 6973400; 1¼" bead chain waste and plug, 80 mm slotted tail, bolt stay ref 90547N1; 1¼" plastics bottle trap with 75 mm seal ref 70237Q4; concealed fixing bracket ref 790002Z; Isovalve servicing valve ref 9060400; screwing	–	2.13	34.78	96.40	nr	<b>131.18</b>
Portman basin 500 mm×420 mm ref 117923S; Nuastyle 2 ½" pillar taps with anti-vandal indices ref 6973400; 1¼" bead chain waste and plug, 80 mm slotted tail, bolt stay ref 90547N1 ; 1 ¼" plastics bottle trap with 75 mm seal ref 70237Q4; concealed fixing bracket ref 790002Z; Isovalve servicing valve ref 9060400; screwing	–	2.13	34.78	117.11	nr	<b>151.89</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Tiffany basin 560 mm×455 mm ref 121614A; Tiffany pedestal ref 132408S; Millenia ½" monobloc mixer tap with non-return valves and 1¼" pop-up waste ref 6104XXX; Universal Porcelain handwheels ref 63614XXX; Isovalve servicing valve ref 9060400; screwing	–	2.13	34.78	130.74	nr	<b>165.52</b>
Montana basin 510 mm×410 mm ref 120814E; Montana pedestal ref 132408S; Millenia ½" monobloc mixer tap with non-return valves and 1¼" pop-up waste ref 6104XXX; Millenia metal handwheels ref 63664XX; Isovalve servicing valve ref 9060400; screwing	–	2.31	37.72	136.03	nr	<b>173.75</b>
Montana basin 580 mm×475 mm ref 120824E; Montana pedestal ref 132408S; Millenia ½" monobloc mixer tap with non-return valves and 1¼" pop-up waste ref 6104XXX; Millenia metal handwheels ref 63664XX; Isovalve servicing valve ref 9060400; screwing	–	2.31	37.72	139.36	nr	<b>177.08</b>
Portman basin 600 mm×480 mm ref 117933S; Nuastyle 2 ½" pillar taps with anti-vandal indices ref 6973400; 1¼" bead chain waste and plug, 80 mm slotted tail, bolt stay ref 90547N1; 1¼" plastics bottle trap with 75 mm seal ref 70237Q4; concealed fixing bracket ref 790002Z; Isovalve servicing valve ref 9060400; screwing	–	2.13	34.78	153.14	nr	<b>187.92</b>
Cottage basin 560 mm×430 mm ref 121013S; Cottage pedestal ref 132008S; Cottage ½" pillar taps ref 9290400; 1¼" bead chain waste and plug, 80 mm slotted tail, bolt stay ref 90547N1' Isovalve servicing valve ref 9060400; screwing	–	2.31	37.72	216.90	nr	<b>254.62</b>
Cottage basin 625 mm×500 mm ref 121023S; Cottage pedestal ref 132008S; Cottage ½" pillar taps ref 9290400; 1¼" bead chain waste and plug, 80 mm slotted tail, bolt stay ref 90547NV Isovalve servicing valve ref 9060400; screwing	–	2.31	37.72	256.51	nr	<b>294.23</b>
Cliveden basin 620 mm×525 mm ref 121223S; Cliveden pedestal ref 132308S; Cliveden ½" mixer tap with 1¼" pop-up waste ref 9456400; Isovalve servicing vale ref 9060400; screwing	–	2.31	37.72	560.09	nr	<b>597.82</b>
<b>Drinking fountains; Armitage Shanks or equal and approved</b>						
White vitreous china fountains; pointing all round with Dow Corning Hansil silicone sealant ref 785 Aqualon drinking fountain ref 200100; ½" self closing non-conclusive valve with flow control, ½" self closing strainer waste, concealed hanger ref 0275A00; 1¼" plastics bottle trap with 75 mm seal; screwing	–	2.31	37.72	182.11	nr	<b>219.83</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Stainless steel fountains; pointing all round with Dow Corning Hansil silicone selant ref 785 Purita drinking fountain, self closing non-concluslive valve with push button operation, flow control and 1¼" strainer waste ref 53400Z5; screwing	–	2.31	37.72	163.12	nr	<b>200.84</b>
Purita drinking fountain, self closing non-concluslive valve with push button operation, flow control and 1¼" strainer waste ref 53400Z5; pedestal shroud ref 5341000; screwing	–	2.78	45.40	361.61	nr	<b>407.00</b>
<b>Baths; Armitage Shanks or equal and approved</b>						
Bath; reinforced acrylic rectangular pattern; chromium plated overflow chain and plug; 40 mm diameter chromium plated waste; cast brass "P" trap with plain outlet and overflow connection; pair 20 mm diameter chromium plated easy clean pillar taps to BS 1010						
1700 mm long; white	–	3.50	57.15	194.46	nr	<b>251.61</b>
1700 mm long; coloured	–	3.50	57.15	215.48	nr	<b>272.63</b>
Bath; enamelled steel; medium gauge rectangular pattern; 40 mm diameter chromium plated overflow chain and plug; 40 mm diameter chromium plated waste; cast brass "P" trap with plain outlet and overflow connection; pair 20 mm diameter chromium plated easy clean pillar taps to BS 1010						
1700 mm long; white	–	3.50	57.15	299.57	nr	<b>356.72</b>
1700 mm long; coloured	–	3.50	57.15	315.33	nr	<b>372.48</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 ref 785						
Seville close coupled washdown pan ref 147001A; Seville plastics seat and cover ref 68780B1 ; Panekta WC pan P trap connector ref 9013000; Seville 6 litres capacity cistern and cover, bottom supply ball valve, bottom overflow and close coupling fitment ref 17156FR; Seville modern lever ref 7959STR	–	3.05	49.80	164.94	nr	<b>214.74</b>
Extra over for; Panekta WC S trap connector ref 901 4000	–	–	–	1.55	nr	<b>1.55</b>
Wentworth close coupled washdown pan ref 150601A; Orion III plastics seat and cover; Panekta WC pan P trap connector ref 9013000; Group 7½ litres capacity cistern and cover, bottom supply ballvalve, bottom overflow, close coupling fitment and lever ref 17650FB	–	3.05	49.80	194.34	nr	<b>244.14</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Tiffany back to wall washdown pan ref 154601 A; Saturn plastics seat and cover ref 68980B1; Panekta WC pan P trap connector ref 9013000; Conceala 7½ litres capacity cistern and cover, side supply ball valve, side overflow, flushbend and extended lever ref 42350JE	–	3.05	49.80	210.79	nr	<b>260.59</b>
Extra over for; Panekta WC pan S trap connector ref 9014000	–	–	–	1.55	nr	<b>1.55</b>
Tiffany close coupled washdown pan ref 154301A; Saturn plastics seat and cover ref 68980B1 ; Panekta WC pan P trap connector ref 9013000; Tiffany 7½ litres capacity cistern and cover, bottom supply ball valve, bottom overflow, close coupling fitment and side lever ref 17751FN	–	3.05	49.80	224.68	nr	<b>274.48</b>
Extra over for Panekta WC pan S trap connecto ref 901 4000	–	–	–	1.55	nr	<b>1.55</b>
Cameo close coupled washdown pan ref 154301A; Cameo plastics seat and cover ref 6879NB2; Panekta WC pan P trap connector ref 9013000; Cameo 7½ litres capacity cistern and cover, bottom supply ball valve, bottom overflow and close coupling fitment ref 17831KR; luxury metal lever ref 7968000	–	3.05	49.80	289.79	nr	<b>339.59</b>
Extra over for; Panekta WC pan S trap connector ref 9014000	–	–	–	1.55	nr	<b>1.55</b>
Cottage close coupled washdown pan ref 152301A; mahogany seat and cover ref 68970B2; Panekta WC pan P trap connector ref 9013000; 7½ litres capacity cistern and cover, bottom supply ball valve, bottom overflow and close coupling fitment ref 17700FR; mahogany lever assembly ref S03SN23	–	3.05	49.80	453.77	nr	<b>503.57</b>
Extra over for; Panekta WC pan S trap connector ref 9014000	–	–	–	1.55	nr	<b>1.55</b>
Cliveden close coupled washdown pan ref 153201A; mahogany seat and cover ref 68970B2; Panekta WC pan P trap connector ref 9013000; 7½ litres capacity cistern and cover, bottom supply ball valve, bottom overflow and close coupling fitment ref 17720FR; brass level assembly ref S03SN01	–	3.05	49.80	504.23	nr	<b>554.04</b>
Extra over for; Panekta WC pan S trap connector ref 9014000	–	–	–	1.55	nr	<b>1.55</b>
Concept back to wall washdown pan ref 153301A; Concept plastics seat and cover ref 6896AB2; Panekta WC pan P trap connector ref 9013000; Conceala 7½ litres capacity cistern and cover, side supply ball valve, side overflow, flushbend and extended lever ref 42350JE	–	3.05	49.80	596.34	nr	<b>646.15</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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 ref 785 single Sanura 400 mm bowls ref 261119E; top inlet spreader ref 74344A1; concealed steel hangers ref 7220000; 1½" plastics domed strainer waste ref 90568NO; 1½" plastics bottle trap with 75 mm seal ref 70238Q4; Conceala 4½ litres capacity cistern and cover ref 4225100; polished stainless steel exposed flushpipes ref 74450A1 PO; screwing	–	3.70	60.42	219.15	nr	<b>279.56</b>
single Sanura 500 mm bowls ref 261129E; top inlet spreader ref 74344A1; concealed steel hangers ref 7220000; 1½" plastics domed strainer waste ref 90568NO; 1½" plastics bottle trap with 75 mm seal ref 70238Q4; Conceala 4½ litres capacity cistern and cover ref 4225100; polished stainless steel exposed flushpipes ref 74450A1 PO; screwing	–	3.70	60.42	283.94	nr	<b>344.36</b>
range of 2 nr Sanura 400 mm bowls ref 261119E top inlet spreaders ref 74344A1; concealed steel hangers ref 7220000; 1½" plastics domed strainer wastes ref 90568NO; 1½" plastics bottle traps with 75 mm seal ref 70238Q4; Conceala 9 litres capacity cistern and cover ref 4225200; polished stainless steel exposed flushpipes ref 74450B1PO; screwing	–	6.94	113.32	355.79	nr	<b>469.11</b>
range of 2 nr Sanura 500 mm bowls ref 261129E top inlet spreaders ref 74344A1; concealed steel hangers ref 7220000; 1½" plastics domed strainer wastes ref 90568NO; 1½" plastics bottle traps with 75 mm seal ref 70238Q4; Conceala 9 litres capacity cistern and cover ref 4225200; polished stainless steel exposed flushpipes ref 74450B1PO; screwing	–	6.94	113.32	485.37	nr	<b>598.70</b>
range of 3 nr Sanura 400 mm bowls ref 261119E top inlet spreaders ref 74344A1 ; concealed steel hangers ref 7220000; 1½" plastics domed straine wastes ref 90568NO; 1 ½" plastics bottle traps with 75 mm seal ref 70238Q4; Conceala 9 litres capacity cistern and cover ref 4225200; polished stainless steel flushpipes ref 74450C1PO; screwing	–	10.18	166.23	480.33	nr	<b>646.56</b>
range of 3 nr Sanura 500 mm bowls ref 261129E top inlet spreaders ref 74344A1 ; concealed steel hangers ref 7220000; 1½" plastics domed strainer wastes ref 90568NO; 1½" plastics bottle traps with 75 mm seal ref 70238Q4; Conceala 9 litres capacity cistern and cover ref 4225200; polished stainless steel flushpipes ref 74450C1PO; screwing	–	10.18	166.23	674.49	nr	<b>840.72</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
range of 4 nr Sanura 400 mm bowls ref 261119E top inlet spreaders ref 74344A1; concealed steel hangers ref 7220000; 1½" plastics domed strainer wastes ref 90568NO; 1½" plastics bottle traps with 75 mm seal ref 70238Q4; Conceala 13.60 litres capacity cistern and cover ref 4225300; polished stainless steel flushpipes ref 74450D1PO; screwing	–	13.41	218.97	623.65	nr	<b>842.63</b>
range of 4 nr Sanura 500 mm bowls ref 261129E top inlet spreaders ref 74344A1 ; concealed steel hangers ref 7220000; 1½" plastics domed strainer wastes ref 90568NO; 1½" plastics bottle traps with 75 mm seal ref 70238Q4; Conceala 13.60 litres capacity cistern and cover ref 4225300; polished stainless steel flushpipes ref 74450D1PO; screwing	–	13.41	218.97	882.82	nr	<b>1101.80</b>
range of 5 nr Sanura 400 mm bowls ref 2691119E; top inlet spreaders ref 74344A1 ; concealed steel hangers ref 7220000; 1½" plastics domed strainer wastes ref 90568NO; 1½" plastics bottle traps with 75 mm seal ref 70238Q4, Conceala 13.60 litres capacity cistern and cover ref 4225300; polished stainless steel flushpipes ref 74450E1PO; screwing	–	16.65	271.88	748.19	nr	<b>1020.08</b>
range of 5 nr Sanura 500 mm bowls ref 2691129E; top inlet spreaders ref 74344A1 ; concealed steel hangers ref 7220000; 1¼" plastics domed strainer wastes ref 90568NO; 1½" plastics bottle traps with 75 mm seal ref 70238Q4, Conceala 13.60 litres capacity cistern and cover ref 4225300; polished stainless steel flushpipes ref 74450E1PO; screwing	–	16.65	271.88	1072.16	nr	<b>1344.04</b>
White vitreous china division panels; pointing all round with Dow Corning Hansill silicone sealant 625 mm long ref 2605000; screwing	–	0.69	11.27	56.27	nr	<b>67.53</b>
<b>Bidets; Armitage Shanks or equal and approved</b>						
Bidet; vitreous china; chromium plated waste; mixer tap with hand wheels 600 mm×400×400 mm; white	–	3.50	57.15	194.46	nr	<b>251.61</b>
<b>Shower tray and fittings; Armitage Shanks or equal and approved</b>						
Shower tray; glazed fireday with outlet and grated waste; chain and plug; bedding and pointing in waterproof cement mortar						
760 mm×760 mm×180 mm; white	–	3.00	48.99	120.87	nr	<b>169.86</b>
760 mm×760 mm×180 mm; coloured	–	3.00	48.99	183.94	nr	<b>232.93</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	–	5.00	81.65	236.50	nr	<b>318.14</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Miscellaneous fittings; Magrini Ltd or equal and approved</b>						
Vertical nappy changing unit ref KBCS; screwing	–	0.60	6.86	297.05	nr	<b>303.91</b>
Horizontal nappy changing unit ref KBHS; screwing	–	0.60	6.86	297.05	nr	<b>303.91</b>
Stay Safe baby seat ref KBPS; screwing	–	0.55	6.29	66.87	nr	<b>73.16</b>
<b>Miscellaneous fittings; Pressalit Ltd or equal and approved</b>						
Grab rails						
300 mm long ref RT1 00000; screwing	–	0.50	5.71	37.51	nr	<b>43.23</b>
450 mm long ref RT101000; screwing	–	0.50	5.71	43.86	nr	<b>49.57</b>
600 mm long ref RT 102000; screwing	–	0.50	5.71	50.36	nr	<b>56.07</b>
800 mm long ref RT 103000; screwing	–	0.50	5.71	56.36	nr	<b>62.08</b>
1000 mm long ref RT 104000; screwing	–	0.50	5.71	64.87	nr	<b>70.58</b>
Angled grab rails						
900 mm long, angled 135° ref RT 110000; screwing	–	0.50	5.71	81.39	nr	<b>87.10</b>
1300 mm long, angled 90° ref RT 119000; screwing	–	0.75	8.57	127.59	nr	<b>136.16</b>
Hinged grab rails						
600 mm long ref R3016000 ; screwing	–	0.35	4.00	132.00	nr	<b>136.00</b>
600 mm long with spring counter balance ref RF016000 ; screwing	–	0.35	4.00	183.05	nr	<b>187.05</b>
800 mm long ref R3010000 ; screwing	–	0.35	4.00	158.02	nr	<b>162.02</b>
800 mm long with spring counter balance ref RF010000 ; screwing	–	0.35	4.00	194.56	nr	<b>198.56</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	1.03	–	nr	<b>1.03</b>
Stops per coat	–	0.02	0.23	–	nr	<b>0.23</b>

## P BUILDING FABRIC SUNDRIES

<b>P10 SUNDRY INSULATION/PROOFING WORK/FIRESTOPS</b>			
<b>ALTERNATIVE INSULATION PRICES</b>			
	<b>£</b>		<b>£</b>
<b>EXPANDED POLYSTYRENE</b>			
<b>“Crown Wallmate”</b>			
25 mm	4.73	40 mm	5.70
30 mm	5.29	50 mm	8.65
<b>“Crown Wool”</b>			
60 mm	2.25	80 mm	2.95
100 mm	3.52		
<b>“Crown Dritherm”—part fill</b>			
30 mm	2.42	50 mm	3.82
75 mm	5.07		
<b>“Crown Sound Deadening Quilt”</b>			
13 mm	2.61	25 mm	5.01
<b>“Crown Factoryclad”</b>			
80 mm	3.36	90 mm	3.67
100 mm	3.96		

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	1.34	0.90	m <sup>2</sup>	<b>2.24</b>
Vapour barrier/reflective insulation 150 mm laps; fixed to softwood						
“Insulex” grade 714; single sided	–	0.09	1.34	1.12	m <sup>2</sup>	<b>2.45</b>
“Insulex” grade 714; double sided	–	0.09	1.34	1.60	m <sup>2</sup>	<b>2.94</b>
<b>Mat or quilt insulation</b>						
Glass fibre quilt; “Isowool 1000” or other equal and approved; laid loose between members at 600 mm centres						
60 mm thick	2.01	0.19	2.82	2.16	m <sup>2</sup>	<b>4.99</b>
80 mm thick	2.62	0.21	3.12	2.82	m <sup>2</sup>	<b>5.94</b>
100 mm thick	3.12	0.23	3.42	3.36	m <sup>2</sup>	<b>6.78</b>
150 mm thick	4.73	0.28	4.16	5.08	m <sup>2</sup>	<b>9.24</b>
Mineral fibre quilt; “Isowool 1200” or other equal and approved; pinned vertically to softwood						
25 mm thick	1.71	0.13	1.93	1.84	m <sup>2</sup>	<b>3.77</b>
50 mm thick	2.71	0.14	2.08	2.92	m <sup>2</sup>	<b>5.00</b>
Glass fibre building roll; pinned vertically to softwood						
60 mm thick	1.47	0.14	2.08	1.66	m <sup>2</sup>	<b>3.74</b>
80 mm thick	1.93	0.15	2.23	2.18	m <sup>2</sup>	<b>4.41</b>
100 mm thick	2.30	0.16	2.38	2.60	m <sup>2</sup>	<b>4.98</b>
Glass fibre flanged building roll; paper faces; pinned vertically or to slope between timber framing						
60 mm thick	3.25	0.17	2.53	3.66	m <sup>2</sup>	<b>6.19</b>
80 mm thick	4.04	0.18	2.68	4.56	m <sup>2</sup>	<b>7.24</b>
100 mm thick	4.72	0.19	2.82	5.33	m <sup>2</sup>	<b>8.16</b>
Glass fibre aluminium foil faced roll; pinned to softwood						
80 mm thick	–	0.17	2.53	3.85	m <sup>2</sup>	<b>6.38</b>
<b>Board or slab insulation</b> Jablite expanded polystyrene board standard grade RD/N or other equal and approved; fixed with adhesive						
25 mm thick	–	0.39	5.80	2.36	m <sup>2</sup>	<b>8.15</b>
40 mm thick	–	0.42	6.24	3.28	m <sup>2</sup>	<b>9.52</b>
50 mm thick	–	0.46	6.84	3.90	m <sup>2</sup>	<b>10.74</b>
Jablite expanded polystyrene board; grade EHD(N) or other equal and approved						
100 mm thick	–	0.46	6.84	1.23	m <sup>2</sup>	<b>8.06</b>
“Styrofoam Floormate 350” extruded polystyrene foam or other equal and approved						
50 mm thick	–	0.46	6.84	11.80	m <sup>2</sup>	<b>18.63</b>

item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Fire stops</b>						
Cape "Firecheck" channel; intumescent coatings on cut mitres; fixing with brass cups and screws 19 mm×44 mm or 19 mm×50 mm	8.49	0.56	8.33	9.96	m	<b>18.28</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	5.06	0.28	4.16	5.71	m	<b>9.87</b>
type N60; for single leaf one hour door	7.70	0.31	4.61	8.69	m	<b>13.30</b>
type IMN or IMP; for meeting or pivot stiles of pair of one hour doors; per stile	7.70	0.31	4.61	8.69	m	<b>13.30</b>
intumescent plugs in timber; including boring	–	0.09	1.34	0.27	nr	<b>1.60</b>
Rockwool fire stops or other equal and approved; between top of brick/block wall and concrete soffit 25 mm deep×112 mm wide	–	0.07	1.04	0.77	m	<b>1.81</b>
25 mm deep×150 mm wide	–	0.09	1.34	1.03	m	<b>2.37</b>
50 mm deep×225 mm wide	–	0.14	2.08	3.65	m	<b>5.73</b>
<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×300 mm×250 mm; pipes–2	–	0.93	12.80	10.24	nr	<b>23.03</b>
500 mm×500 mm×250 mm; pipes–2	–	1.16	15.22	30.71	nr	<b>45.93</b>
<b>Fire barriers</b>						
Rockwool fire barrier or other equal and approved; between top of suspended ceiling and concrete soffit one 50 mm layer×900 mm wide; half hour	–	0.56	8.33	5.27	m <sup>2</sup>	<b>13.60</b>
two 50 mm layers×900 mm wide; one hour	–	0.83	12.34	10.33	m <sup>2</sup>	<b>22.67</b>
Lamatherm fire barrier or other equal and approved; to void below raised access floors 75 mm thick×300 mm high; half hour	–	0.17	2.53	13.65	m	<b>16.18</b>
75 mm thick×600 mm high; half hour	–	0.17	2.53	30.78	m	<b>33.31</b>
90 mm thick×300 mm high; half hour	–	0.17	2.53	17.37	m	<b>19.90</b>
90 mm thick×600 mm high; half hour	–	0.17	2.53	41.70	m	<b>44.23</b>
<b>Dow Chemicals "Styrofoam 1B" or other equal and approved; cold bridging insulation fixed with adhesive to brick, block or concrete base</b>						
Insulation to walls						
25 mm thick	–	0.31	4.61	5.61	m <sup>2</sup>	<b>10.22</b>
50 mm thick	–	0.33	4.91	10.32	m <sup>2</sup>	<b>15.22</b>
75 mm thick	–	0.35	5.20	15.38	m <sup>2</sup>	<b>20.58</b>
Insulation to isolated columns						
25 mm thick	–	0.38	5.65	5.61	m <sup>2</sup>	<b>11.26</b>
50 mm thick	–	0.41	6.10	10.32	m <sup>2</sup>	<b>16.41</b>
75 mm thick	–	0.43	6.39	15.38	m <sup>2</sup>	<b>21.77</b>
Insulation to ceilings						
25 mm thick	–	0.33	4.91	5.61	m <sup>2</sup>	<b>10.51</b>
50 mm thick	–	0.36	5.35	10.32	m <sup>2</sup>	<b>15.67</b>
75 mm thick	–	0.39	5.80	15.38	m <sup>2</sup>	<b>21.18</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Insulation to isolated beams						
25 mm thick	–	0.41	6.10	5.61	m <sup>2</sup>	<b>11.70</b>
50 mm thick	–	0.43	6.39	10.32	m <sup>2</sup>	<b>16.71</b>
75 mm thick	–	0.46	6.84	15.38	m <sup>2</sup>	<b>22.22</b>
<b>P11 FOAMED/FIBRE/BEAD CAVITY WALL INSULATION</b>						
<b>Injected insulation</b>						
Cavity wall insulation; injecting 65 mm cavity with						
blown EPS granules	–	–	–	–	m <sup>2</sup>	<b>2.42</b>
blown mineral wool	–	–	–	–	m <sup>2</sup>	<b>2.52</b>
<b>P20 UNFRAMED ISOLATED TRIMS/ SKIRTINGS/SUNDRY ITEMS</b>						
<b>Blockboard (Birch faced); 18 mm thick</b> Window boards and the like; rebated; hardwood lipped on one edge						
18 mm×200 mm	–	0.23	3.42	4.07	m	<b>7.49</b>
18 mm×250 mm	–	0.26	3.87	4.78	m	<b>8.64</b>
18 mm×300 mm	–	0.29	4.31	5.48	m	<b>9.80</b>
18 mm×350 mm	–	0.31	4.61	6.19	m	<b>10.80</b>
returned and fitted ends	–	0.20	2.97	0.41	nr	<b>3.38</b>
<b>Blockboard (Sapele veneered one side); 18 mm thick</b>						
Window boards and the like; rebated; hardwood lipped on one edge						
18 mm×200 mm	–	0.25	3.72	3.63	m	<b>7.34</b>
18 mm×250 mm	–	0.28	4.16	4.23	m	<b>8.39</b>
18 mm×300 mm	–	0.31	4.61	4.83	m	<b>9.43</b>
18 mm×350 mm	–	0.33	4.91	5.43	m	<b>10.33</b>
returned and fitted ends	–	0.20	2.97	0.41	nr	<b>3.38</b>
<b>Blockboard (American White Ash veneered one side); 18 mm thick</b>						
Window boards and the like; rebated; hardwood lipped on one edge						
18 mm×200 mm	–	0.25	3.72	4.15	m	<b>7.86</b>
18 mm×250 mm	–	0.28	4.16	4.88	m	<b>9.04</b>
18 mm×300 mm	–	0.31	4.61	5.60	m	<b>10.21</b>
18 mm ×350 mm	–	0.33	4.91	6.33	m	<b>11.24</b>
returned and fitted ends	–	0.20	2.97	0.41	nr	<b>3.38</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Wrought softwood</b>						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm×50 mm; splayed	–	0.09	1.34	1.57	m	<b>2.91</b>
19 mm×50 mm; moulded	–	0.09	1.34	1.72	m	<b>3.06</b>
19 mm×75 mm; splayed	–	0.09	1.34	1.86	m	<b>3.19</b>
19 mm×75 mm; moulded	–	0.09	1.34	1.99	m	<b>3.33</b>
19 mm×100 mm; splayed	–	0.09	1.34	2.16	m	<b>3.49</b>
19 mm×100 mm; moulded	–	0.09	1.34	2.29	m	<b>3.63</b>
19 mm×150 mm; moulded	–	0.11	1.64	2.92	m	<b>4.55</b>
19 mm×175 mm; moulded	–	0.11	1.64	3.20	m	<b>4.83</b>
22 mm×100 mm; splayed	–	0.09	1.34	2.36	m	<b>3.70</b>
25 mm×50 mm; moulded	–	0.09	1.34	1.90	m	<b>3.24</b>
25 mm×75 mm; splayed	–	0.09	1.34	2.16	m	<b>3.49</b>
25 mm×100 mm; splayed	–	0.09	1.34	2.53	m	<b>3.87</b>
25 mm×150 mm; splayed	–	0.11	1.64	3.32	m	<b>4.96</b>
25 mm×150 mm; moulded	–	0.11	1.64	3.46	m	<b>5.09</b>
25 mm×175 mm; moulded	–	0.11	1.64	3.86	m	<b>5.50</b>
25 mm×225 mm; moulded	–	0.13	1.93	4.64	m	<b>6.58</b>
returned ends	–	0.14	2.08	–	nr	<b>2.08</b>
mitres	–	0.09	1.34	–	nr	<b>1.34</b>
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm×25 mm; half round	–	0.11	1.64	1.21	m	<b>2.85</b>
13 mm×50 mm; moulded	–	0.11	1.64	1.55	m	<b>3.18</b>
16 mm ×32 mm; half round	–	0.11	1.64	1.31	m	<b>2.94</b>
16 mm×38 mm; moulded	–	0.11	1.64	1.50	m	<b>3.14</b>
16 mm×50 mm; moulded	–	0.11	1.64	1.63	m	<b>3.27</b>
19 mm×50 mm; splayed	–	0.11	1.64	1.57	m	<b>3.20</b>
19 mm×63 mm; splayed	–	0.11	1.64	1.73	m	<b>3.37</b>
19 mm×75 mm; splayed	–	0.11	1.64	1.86	m	<b>3.49</b>
25 mm×44 mm; splayed	–	0.11	1.64	1.77	m	<b>3.41</b>
25 mm×50 mm; moulded	–	0.11	1.64	1.90	m	<b>3.54</b>
25 mm×63 mm; splayed	–	0.11	1.64	1.95	m	<b>3.59</b>
25 mm×75 mm; splayed	–	0.11	1.64	2.16	m	<b>3.79</b>
32 mm×88 mm; moulded	–	0.11	1.64	2.97	m	<b>4.61</b>
38 mm×38 mm; moulded	–	0.11	1.64	1.90	m	<b>3.53</b>
50 mm×50 mm; moulded	–	0.11	1.64	2.53	m	<b>4.17</b>
returned ends	–	0.14	2.08	–	nr	<b>2.08</b>
mitres	–	0.09	1.34	–	nr	<b>1.34</b>
Stops; screwed on						
16 mm×38 mm	–	0.09	1.34	1.18	m	<b>2.52</b>
16 mm×50 mm	–	0.09	1.34	1.29	m	<b>2.62</b>
19 mm×38 mm	–	0.09	1.34	1.25	m	<b>2.59</b>
25 mm×38 mm	–	0.09	1.34	1.38	m	<b>2.72</b>
25 mm×50 mm	–	0.09	1.34	1.60	m	<b>2.93</b>
Glazing beads and the like						
13 mm×16 mm	–	0.04	0.59	0.87	m	<b>1.46</b>
13 mm×19 mm	–	0.04	0.59	0.90	m	<b>1.49</b>
13 mm×25 mm	–	0.04	0.59	0.96	m	<b>1.56</b>
13 mm×25 mm; screwed	–	0.04	0.59	1.02	m	<b>1.62</b>
13 mm×25 mm; fixing with brass cups and	–	0.09	1.34	1.29	m	<b>2.63</b>
screws	–	0.09	1.34	1.29	m	<b>2.63</b>
16 mm×25 mm; screwed	–	0.04	0.59	1.07	m	<b>1.67</b>
16 mm quadrant	–	0.04	0.59	1.04	m	<b>1.64</b>
19 mm quadrant or scotia	–	0.04	0.59	1.14	m	<b>1.73</b>
19 mm×36 mm; screwed	–	0.04	0.59	1.26	m	<b>1.86</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
25 mm×38 mm; screwed	–	0.04	0.59	1.40	m	<b>1.99</b>
25 mm quadrant or scotia	–	0.04	0.59	1.26	m	<b>1.86</b>
38 mm scotia	–	0.04	0.59	1.80	m	<b>2.40</b>
50 mm scotia	–	0.04	0.59	2.44	m	<b>3.03</b>
Isolated shelves, worktops, seats and the like						
19 mm ×150 mm	–	0.15	2.23	2.76	m	<b>4.99</b>
19 mm ×200 mm	–	0.20	2.97	3.30	m	<b>6.27</b>
25 mm×150 mm	–	0.15	2.23	3.30	m	<b>5.53</b>
25 mm×200 mm	–	0.20	2.97	4.04	m	<b>7.01</b>
32 mm×150 mm	–	0.15	2.23	3.91	m	<b>6.14</b>
32 mm×200 mm	–	0.20	2.97	4.91	m	<b>7.88</b>
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm ×300 mm	–	0.26	3.87	12.83	m	<b>16.70</b>
19 mm ×450 mm	–	0.31	4.61	14.67	m	<b>19.28</b>
19 mm×600 mm	–	0.37	5.50	21.34	m	<b>26.84</b>
25 mm×300 mm	–	0.26	3.87	14.23	m	<b>18.09</b>
25 mm×450 mm	–	0.31	4.61	16.54	m	<b>21.15</b>
25 mm×600 mm	–	0.37	5.50	23.88	m	<b>29.38</b>
32 mm×300 mm	–	0.26	3.87	15.60	m	<b>19.46</b>
32 mm×450 mm	–	0.31	4.61	18.59	m	<b>23.19</b>
32 mm×600 mm	–	0.37	5.50	26.66	m	<b>32.16</b>
Isolated shelves, worktops, seats and the like; slatted with 50 wide slats at 75 mm centres						
19 mm thick	–	1.23	18.29	9.93	m	<b>28.22</b>
25 mm thick	–	1.23	18.29	11.38	m	<b>29.67</b>
32 mm thick	–	1.23	18.29	12.65	m	<b>30.94</b>
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm×75 mm	–	0.17	2.53	2.16	m	<b>4.69</b>
19 mm×150 mm	–	0.19	2.82	3.11	m	<b>5.94</b>
19 mm×225 mm; in one width	–	0.24	3.57	3.99	m	<b>7.58</b>
19 mm×300 mm; cross-tongued joints	–	0.28	4.16	13.24	m	<b>17.40</b>
25 mm ×75 mm	–	0.17	2.53	2.46	m	<b>4.99</b>
25 mm×150 mm	–	0.19	2.82	3.68	m	<b>6.51</b>
25 mm×225 mm; in one width	–	0.24	3.57	4.87	m	<b>8.43</b>
25 mm×300 mm; cross-tongued joints	–	0.28	4.16	14.59	m	<b>18.75</b>
32 mm×75 mm	–	0.17	2.53	2.80	m	<b>5.33</b>
32 mm×150 mm	–	0.19	2.82	4.33	m	<b>7.16</b>
32 mm×225 mm; in one width	–	0.24	3.57	5.83	m	<b>9.40</b>
32 mm×300 mm; cross-tongued joints	–	0.28	4.16	16.01	m	<b>20.17</b>
38 mm×75 mm	–	0.17	2.53	3.10	m	<b>5.63</b>
38 mm×150 mm	–	0.19	2.82	4.91	m	<b>7.73</b>
38 mm×225 mm; in one width	–	0.24	3.57	6.71	m	<b>10.28</b>
38 mm×300 mm; cross-tongued joints	–	0.28	4.16	17.27	m	<b>21.43</b>
returned and fitted ends	–	0.14	2.08	–	nr	<b>2.08</b>
Handrails; mopstick						
50 mm diameter	–	0.23	3.42	3.73	m	<b>7.15</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Handrails; rounded						
44 mm×50 mm	–	0.23	3.42	3.73	m	7.15
50 mm×75 mm	–	0.25	3.72	4.57	m	8.29
63 mm×87 mm	–	0.28	4.16	6.17	m	10.33
75 mm×100 mm	–	0.32	4.76	6.92	m	11.68
Handrails; moulded						
44 mm×50 mm	–	0.23	3.42	4.14	m	7.56
50 mm×75 mm	–	0.25	3.72	5.00	m	8.72
63 mm×87 mm	–	0.28	4.16	6.60	m	10.77
75 mm×100 mm	–	0.32	4.76	7.33	m	12.09
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						
19 mm×50 mm; splayed	–	0.09	1.34	1.53	m	2.87
19 mm×50 mm; moulded	–	0.09	1.34	1.68	m	3.02
19 mm×75 mm; splayed	–	0.09	1.34	1.81	m	3.15
19 mm×75 mm; moulded	–	0.09	1.34	1.94	m	3.28
19 mm×100 mm; splayed	–	0.09	1.34	2.10	m	3.44
19 mm×100 mm; moulded	–	0.09	1.34	2.24	m	3.57
19 mm×150 mm; moulded	–	0.11	1.64	2.85	m	4.48
19 mm×175 mm; moulded	–	0.11	1.64	3.12	m	4.75
22 mm×100 mm; splayed	–	0.09	1.34	5.90	m	7.23
25 mm×50 mm; moulded	–	0.09	1.34	1.86	m	3.20
25 mm×75 mm; splayed	–	0.09	1.34	2.10	m	3.44
25 mm×100 mm; splayed	–	0.09	.34	2.47	m	3.81
25 mm×150 mm; splayed	–	0.11	1.64	3.24	m	4.88
25 mm×150 mm; moulded	–	0.11	1.64	3.37	m	5.01
25 mm×175 mm; moulded	–	0.11	1.64	3.77	m	5.40
25 mm×225 mm; moulded	–	0.13	1.93	4.53	m	6.46
returned ends	–	0.14	2.08	–	nr	2.08
mitres	–	0.09	1.34	–	nr	1.34
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm×25 mm; half round	–	0.11	1.64	1.18	m	2.82
13 mm×50 mm; moulded	–	0.11	1.64	1.51	m	3.15
16 mm×32 mm; half round	–	0.11	1.64	1.31	m	2.94
16 mm×38 mm; moulded	–	0.11	1.64	1.46	m	3.10
16 mm×50 mm; moulded	–	0.11	1.64	1.60	m	3.23
19 mm×50 mm; splayed	–	0.11	1.64	1.53	m	3.17
19 mm×63 mm; splayed	–	0.11	1.64	1.69	m	3.33
19 mm×75 mm; splayed	–	0.11	1.64	1.81	m	3.45
25 mm×44 mm; splayed	–	0.11	1.64	1.73	m	3.36
25 mm×50 mm; moulded	–	0.11	1.64	1.86	m	3.49
25 mm×63 mm; splayed	–	0.11	1.64	1.91	m	3.54
25 mm×75 mm; splayed	–	0.11	1.64	2.10	m	3.74
32 mm×88 mm; moulded	–	0.11	1.64	2.90	m	4.54
38 mm×38 mm; moulded	–	0.11	1.64	1.85	m	3.49
50 mm×50 mm; moulded	–	0.11	1.64	2.47	m	4.11
returned ends	–	0.14	2.08	–	nr	2.08
mitres	–	0.09	1.34	–	nr	1.34
Stops; screwed on						
16 mm×38 mm	–	0.09	1.34	1.15	m	2.49
16 mm×50 mm	–	0.09	1.34	1.26	m	2.59
19 mm×38 mm	–	0.09	1.34	1.22	m	2.56

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
25 mm×38 mm	–	0.09	1.34	1.35	m	<b>2.69</b>
25 mm×50 mm	–	0.09	1.34	1.56	m	<b>2.89</b>
Glazing beads and the like						
13 mm×16 mm	–	0.04	0.59	0.85	m	<b>1.44</b>
13 mm×19 mm	–	0.04	0.59	0.87	m	<b>1.47</b>
13 mm×25 mm	–	0.04	0.59	0.94	m	<b>1.53</b>
13 mm×25 mm; screwed	–	0.04	0.59	1.00	m	<b>1.59</b>
13 mm×25 mm; fixing with brass cups and screws	–	0.09	1.34	1.26	m	<b>2.60</b>
16 mm×25 mm; screwed	–	0.04	0.59	1.05	m	<b>1.64</b>
16 mm quadrant	–	0.04	0.59	1.01	m	<b>1.61</b>
19 mm quadrant or scotia	–	0.04	0.59	1.11	m	<b>1.70</b>
19 mm×36 mm; screwed	–	0.04	0.59	1.23	m	<b>1.83</b>
25 mm×38 mm; screwed	–	0.04	0.59	1.36	m	<b>1.96</b>
25 mm quadrant or scotia	–	0.04	0.59	1.23	m	<b>1.83</b>
38 mm scotia	–	0.04	0.59	1.76	m	<b>2.35</b>
50 mm scotia	–	0.04	0.59	2.38	m	<b>2.97</b>
Isolated shelves, worktops, seats and the like						
19 mm×150 mm	–	0.15	2.23	2.69	m	<b>4.92</b>
19 mm×200 mm	–	0.20	2.97	3.21	m	<b>6.19</b>
25 mm×150 mm	–	0.15	2.23	3.21	m	<b>5.44</b>
25 mm×200 mm	–	0.20	2.97	3.94	m	<b>6.91</b>
32 mm×150 mm	–	0.15	2.23	3.82	m	<b>6.05</b>
32 mm×200 mm	–	0.20	2.97	4.78	m	<b>7.76</b>
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm×300 mm	–	0.26	3.87	12.51	m	<b>16.38</b>
19 mm×450 mm	–	0.31	4.61	14.30	m	<b>18.91</b>
19 mm×600 mm	–	0.37	5.50	20.81	m	<b>26.31</b>
25 mm×300 mm	–	0.26	3.87	13.87	m	<b>17.74</b>
25 mm×450 mm	–	0.31	4.61	16.13	m	<b>20.74</b>
25 mm×600 mm	–	0.37	5.50	23.28	m	<b>28.78</b>
32 mm×300 mm	–	0.26	3.87	15.21	m	<b>19.07</b>
32 mm×450 mm	–	0.31	4.61	18.12	m	<b>22.73</b>
32 mm×600 mm	–	0.37	5.50	26.00	m	<b>31.50</b>
Isolated shelves, worktops, seats and the like; slatted with 50 wide slats at 75 mm centres						
19 mm thick	–	1.23	18.29	9.69	m	<b>27.98</b>
25 mm thick	–	1.23	18.29	11.10	m	<b>29.39</b>
32 mm thick	–	1.23	18.29	12.35	m	<b>30.63</b>
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm×75 mm	–	0.17	2.53	2.11	m	<b>4.64</b>
19 mm×150 mm	–	0.19	2.82	3.11	m	<b>5.94</b>
19 mm×225 mm; in one width	–	0.24	3.57	3.89	m	<b>7.46</b>
19 mm×300 mm; cross-tongued joints	–	0.28	4.16	12.91	m	<b>17.07</b>
25 mm×75 mm	–	0.17	2.53	2.40	m	<b>4.93</b>
25 mm×150 mm	–	0.19	2.82	3.60	m	<b>6.42</b>
25 mm×225 mm; in one width	–	0.24	3.57	4.75	m	<b>8.32</b>
25 mm×300 mm; cross-tongued joints	–	0.28	4.16	14.23	m	<b>18.39</b>
32 mm×75 mm	–	0.17	2.53	2.74	m	<b>5.27</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
32 mm ×150 mm	–	0.19	2.82	4.23	m	7.06
32 mm×225 mm; in one width	–	0.24	3.57	5.69	m	9.26
32 mm×300 mm; cross-tongued joints	–	0.28	4.16	15.61	m	19.78
38 mm×75 mm	–	0.17	2.53	3.03	m	5.55
38 mm×150 mm	–	0.19	2.82	4.79	m	7.62
38 mm×225 mm; in one width	–	0.24	3.57	6.55	m	10.12
38 mm×300 mm; cross-tongued joints	–	0.28	4.16	16.85	m	21.01
returned and fitted ends	–	0.14	2.08	–	nr	2.08
Handrails; mopstick						
50 mm diameter	–	0.23	3.42	3.64	m	7.06
Handrails; rounded						
44 mm×50 mm	–	0.23	3.42	3.64	m	7.06
50 mm×75 mm	–	0.25	3.72	4.46	m	8.17
63 mm×87 mm	–	0.28	4.16	6.01	m	10.18
75 mm×100 mm	–	0.32	4.76	6.75	m	11.50
Handrails; moulded						
44 mm×50 mm	–	0.23	3.42	4.04	m	7.46
50 mm×75 mm	–	0.25	3.72	4.88	m	8.60
63 mm ×87 mm	–	0.28	4.16	6.44	m	10.60
75 mm×100 mm	–	0.32	4.76	7.15	m	11.91
Add 5% to the above material prices for selected staining						
<b>Selected West African Mahogany</b>						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm×50 mm; splayed	3.36	0.13	1.93	3.88	m	5.81
19 mm×50 mm; moulded	3.55	0.13	1.93	4.10	m	6.04
19 mm×75 mm; splayed	4.03	0.13	1.93	4.64	m	6.58
19 mm×75 mm; moulded	4.23	0.13	1.93	4.86	m	6.80
19 mm×100 mm; splayed	4.72	0.13	1.93	5.42	m	7.36
19 mm×100 mm; moulded	4.92	0.13	1.93	5.64	m	7.58
19 mm×150 mm; moulded	6.30	0.15	2.23	7.21	m	9.44
19 mm×175 mm; moulded	7.23	0.15	2.23	8.26	m	10.49
22 mm×100 mm; splayed	5.14	0.13	1.93	5.90	m	7.83
25 mm×50 mm; moulded	3.98	0.13	1.93	4.58	m	6.52
25 mm×75 mm; splayed	4.71	0.13	1.93	5.40	m	7.34
25 mm×100 mm; splayed	5.59	0.13	1.93	6.41	m	8.34
25 mm×150 mm; splayed	7.69	0.15	2.23	8.78	m	11.01
25 mm×150 mm; moulded	7.88	0.15	2.23	8.99	m	11.22
25 mm×175 mm; moulded	8.78	0.15	2.23	10.00	m	12.23
25 mm×225 mm; moulded	10.57	0.17	2.53	12.03	m	14.55
returned ends	–	0.20	2.97	–	nr	2.97
mitres	–	0.14	2.08	–	nr	2.08
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm×25 mm; half round	2.47	0.15	2.23	2.88	m	5.11
13 mm×50 mm; moulded	3.09	0.15	2.23	3.58	m	5.81
16 mm×32 mm; half round	2.73	0.15	2.23	3.18	m	5.41
16 mm×38 mm; moulded	3.03	0.15	2.23	3.51	m	5.74
16 mm×50 mm; moulded	3.32	0.15	2.23	3.84	m	6.07
19 mm×50 mm; splayed	3.36	0.15	2.23	3.88	m	6.11
19 mm×63 mm; splayed	3.72	0.15	2.23	4.30	m	6.53
19 mm× 5 mm; splayed	4.03	0.15	2.23	4.64	m	6.87
25 mm×44 mm; splayed	3.80	0.15	2.23	4.38	m	6.61

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
25 mm×50 mm; moulded	3.98	0.15	2.23	4.58	m	<b>6.81</b>
25 mm×63 mm; splayed	4.26	0.15	2.23	4.90	m	<b>7.13</b>
25 mm×75 mm; splayed	4.71	0.15	2.23	5.40	m	<b>7.63</b>
32 mm×88 mm; moulded	6.62	0.15	2.23	7.56	m	<b>9.79</b>
38 mm×38 mm; moulded	4.07	0.15	2.23	4.68	m	<b>6.91</b>
50 mm×50 mm; moulded	5.59	0.15	2.23	6.41	m	<b>8.64</b>
returned ends	–	0.20	2.97	–	nr	<b>2.97</b>
mitres	–	0.14	2.08	–	nr	<b>2.08</b>
Stops; screwed on						
16 mm×38 mm	2.66	0.14	2.08	3.01	m	<b>5.09</b>
16 mm×50 mm	2.95	0.14	2.08	3.34	m	<b>5.42</b>
19 mm×38 mm	2.86	0.14	2.08	3.23	m	<b>5.31</b>
25 mm×38 mm	3.19	0.14	2.08	3.60	m	<b>5.68</b>
25 mm×50 mm	3.62	0.14	2.08	4.09	m	<b>6.17</b>
Glazing beads and the like						
13 mm×16 mm	2.09	0.04	0.59	2.36	m	<b>2.96</b>
13 mm×19 mm	2.14	0.04	0.59	2.42	m	<b>3.01</b>
13 mm×25 mm	2.28	0.04	0.59	2.57	m	<b>3.17</b>
13 mm×25 mm; screwed	2.09	0.07	1.04	2.52	m	<b>3.57</b>
13 mm×25 mm; fixing with brass cups and screws	2.28	0.14	2.08	2.83	m	<b>4.91</b>
16 mm×25 mm; screwed	2.37	0.07	1.04	2.84	m	<b>3.88</b>
16 mm quadrant	2.37	0.06	0.89	2.67	m	<b>3.56</b>
19 mm quadrant or scotia	2.50	0.06	0.89	2.82	m	<b>3.72</b>
19 mm×36 mm; screwed	2.86	0.06	0.89	3.39	m	<b>4.28</b>
25 mm×38 mm; screwed	3.19	0.06	0.89	3.76	m	<b>4.65</b>
25 mm quadrant or scotia	2.88	0.06	0.89	3.25	m	<b>4.14</b>
38 mm scotia	4.07	0.06	0.89	4.59	m	<b>5.48</b>
50 mm scotia	5.59	0.06	0.89	6.31	m	<b>7.21</b>
Isolated shelves; worktops, seats and the like						
19 mm×150 mm	6.51	0.20	2.97	7.35	m	<b>10.32</b>
19 mm×200 mm	7.83	0.28	4.16	8.84	m	<b>13.00</b>
25 mm×150 mm	7.83	0.20	2.97	8.84	m	<b>11.81</b>
25 mm×200 mm	9.55	0.28	4.16	10.78	m	<b>14.94</b>
32 mm×150 mm	9.28	0.20	2.97	10.48	m	<b>13.45</b>
32 mm×200 mm	11.58	0.28	4.16	13.07	m	<b>17.23</b>
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm×300 mm	21.84	0.35	5.20	24.65	m	<b>29.85</b>
19 mm×450 mm	26.03	0.42	6.24	29.38	m	<b>35.63</b>
19 mm×600 mm	37.75	0.51	7.58	42.61	m	<b>50.19</b>
25 mm×300 mm	24.89	0.35	5.20	28.09	m	<b>33.29</b>
25 mm×450 mm	30.39	0.42	6.24	34.31	m	<b>40.55</b>
25 mm×600 mm	43.56	0.51	7.58	49.17	m	<b>56.75</b>
32 mm×300 mm	27.93	0.35	5.20	31.52	m	<b>36.72</b>
32 mm×450 mm	34.85	0.42	6.24	39.34	m	<b>45.58</b>
32 mm×600 mm	49.76	0.51	7.58	56.17	m	<b>63.75</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Isolated shelves, worktops, seats and the like; slatted with 50 wide slats at 75 mm centres						
19 mm thick	24.42	1.62	24.09	28.56	m <sup>2</sup>	<b>52.65</b>
25 mm thick	27.55	1.62	24.09	32.18	m <sup>2</sup>	<b>56.27</b>
32 mm thick	30.45	1.62	24.09	35.54	m <sup>2</sup>	<b>59.62</b>
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm×75 mm	4.48	0.22	3.27	5.27	m	<b>8.54</b>
19 mm×150 mm	6.58	0.25	3.72	7.64	m	<b>11.36</b>
19 mm×225 mm; in one width	8.63	0.33	4.91	9.95	m	<b>14.86</b>
19 mm×300 mm; cross-tongued joints	21.72	0.37	5.50	24.72	m	<b>30.22</b>
25 mm×75 mm	5.16	0.22	3.27	6.03	m	<b>9.30</b>
25 mm×150 mm	7.95	0.25	3.72	9.18	m	<b>12.90</b>
25 mm×225 mm; in one width	10.57	0.33	4.91	12.14	m	<b>17.05</b>
25 mm×300 mm; cross-tongued joints	24.64	0.37	5.50	28.02	m	<b>33.52</b>
32 mm×75 mm	5.93	0.22	3.27	6.90	m	<b>10.17</b>
32 mm×150 mm	9.39	0.25	3.72	10.80	m	<b>14.52</b>
32 mm×225 mm; in one width	12.88	0.33	4.91	14.74	m	<b>19.65</b>
32 mm×300 mm; cross-tongued joints	27.69	0.37	5.50	31.46	m	<b>36.96</b>
38 mm×75 mm	6.58	0.22	3.27	7.64	m	<b>10.91</b>
38 mm×150 mm	10.70	0.25	3.72	12.29	m	<b>16.00</b>
38 mm×225 mm ; in one width	14.83	0.33	4.91	16.95	m	<b>21.86</b>
38 mm×300 mm; cross-tongued joints	30.44	0.37	5.50	34.56	m	<b>40.06</b>
returned and fitted ends	–	0.21	3.12	–	nr	3.12
Handrails; rounded						
44 mm×50 mm	7.50	0.31	4.61	8.46	m	<b>13.07</b>
50 mm×75 mm	9.37	0.33	4.91	10.57	m	<b>15.48</b>
63 mm×87 mm	12.13	0.37	5.50	13.69	m	<b>19.19</b>
75 mm×100 mm	14.73	0.42	6.24	16.63	m	<b>22.87</b>
Handrails; moulded						
44 mm×50 mm	8.03	0.31	4.61	9.06	m	<b>13.67</b>
50 mm×75 mm	9.92	0.33	4.91	11.20	m	<b>16.11</b>
63 mm×87 mm	12.67	0.37	5.50	14.31	m	<b>19.81</b>
75 mm×100 mm	15.28	0.42	6.24	17.25	m	<b>23.49</b>
<b>American White Ash</b>						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm×50 mm; splayed	3.77	0.13	1.93	4.34	m	<b>6.28</b>
19 mm×50 mm; moulded	3.95	0.13	1.93	4.56	m	<b>6.49</b>
19 mm×75 mm; splayed	4.71	0.13	1.93	5.40	m	<b>7.34</b>
19 mm×75 mm; moulded	4.87	0.13	1.93	5.59	m	<b>7.52</b>
19 mm×100 mm; splayed	5.59	0.13	1.93	6.41	m	<b>8.34</b>
19 mm×100 mm; moulded	5.78	0.13	1.93	6.62	m	<b>8.55</b>
19 mm×150 mm; moulded	7.58	0.15	2.23	8.64	m	<b>10.87</b>
19 mm×175 mm; moulded	8.75	0.15	2.23	9.97	m	<b>12.20</b>
22 mm×100 mm; splayed	6.17	0.13	1.93	7.05	m	<b>8.98</b>
25 mm×50 mm; moulded	4.55	0.13	1.93	5.23	m	<b>7.16</b>
25 mm×75 mm; splayed	5.54	0.13	1.93	6.35	m	<b>8.28</b>
25 mm×100 mm; splayed	6.74	0.13	1.93	7.70	m	<b>9.63</b>
25 mm×150 mm; splayed	9.39	0.15	2.23	10.69	m	<b>12.92</b>
25 mm×150 mm; moulded	9.56	0.15	2.23	10.89	m	<b>13.12</b>
25 mm×175 mm; moulded	10.74	0.15	2.23	12.22	m	<b>14.45</b>
25 mm×225 mm; moulded	13.13	0.17	2.53	14.91	m	<b>17.44</b>
returned end	–	0.20	2.97	–	nr	<b>2.97</b>
mitres	–	0.14	2.08	–	nr	<b>2.08</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm×25 mm; half round	2.62	0.15	2.23	3.05	m	<b>5.28</b>
13 mm×50 mm; moulded	3.38	0.15	2.23	3.91	m	<b>6.14</b>
16 mm×32 mm; half round	2.93	0.15	2.23	3.40	m	<b>5.63</b>
16 mm×38 mm; moulded	3.34	0.15	2.23	3.86	m	<b>6.09</b>
16 mm×50 mm; moulded	3.71	0.15	2.23	4.28	m	<b>6.51</b>
19 mm×50 mm; splayed	3.77	0.15	2.23	4.34	m	<b>6.57</b>
19 mm×63 mm; splayed	4.27	0.15	2.23	4.91	m	<b>7.14</b>
19 mm×75 mm; splayed	4.71	0.15	2.23	5.40	m	<b>7.63</b>
25 mm×44 mm; splayed	4.36	0.15	2.23	5.02	m	<b>7.25</b>
25 mm×50 mm; moulded	4.55	0.15	2.23	5.23	m	<b>7.46</b>
25 mm×63 mm; splayed	4.96	0.15	2.23	5.69	m	<b>7.92</b>
25 mm×75 mm; splayed	5.54	0.15	2.23	6.35	m	<b>8.58</b>
32 mm×88 mm; moulded	8.05	0.15	2.23	9.18	m	<b>11.41</b>
38 mm×38 mm; moulded	4.72	0.15	2.23	5.42	m	<b>7.65</b>
50 mm×50 mm; moulded	6.74	0.15	2.23	7.70	m	<b>9.93</b>
returned end	–	0.20	2.97	–	nr	<b>2.97</b>
mitres	–	0.14	2.08	–	nr	<b>2.08</b>
Stops; screwed on						
16 mm×38 mm	2.97	0.14	2.08	3.35	m	<b>5.44</b>
16 mm×50 mm	3.34	0.14	2.08	3.77	m	<b>5.85</b>
19 mm×38 mm	3.17	0.14	2.08	3.58	m	<b>5.66</b>
25 mm×38 mm	3.59	0.14	2.08	4.05	m	<b>6.13</b>
25 mm×50 mm	4.18	0.14	2.08	4.72	m	<b>6.80</b>
Glazing beads and the like						
13 mm×16 mm	2.19	0.04	0.59	2.48	m	<b>3.07</b>
13 mm×19 mm	2.27	0.04	0.59	2.56	m	<b>3.16</b>
13 mm×25 mm	2.44	0.04	0.59	2.76	m	<b>3.35</b>
13 mm×25 mm; screwed	2.44	0.07	1.04	2.92	m	<b>3.96</b>
13 mm×25 mm; fixing with brass cups and screws	2.44	0.14	2.08	3.01	m	<b>5.09</b>
16 mm×25 mm; screwed	2.55	0.07	1.04	3.05	m	<b>4.09</b>
16 mm quadrant	2.48	0.06	0.89	2.80	m	<b>3.69</b>
19 mm quadrant or scotia	2.67	0.06	0.89	3.02	m	<b>3.91</b>
19 mm×36 mm; screwed	3.17	0.06	0.89	3.74	m	<b>4.63</b>
25 mm ×38 mm; screwed	3.59	0.06	0.89	4.21	m	<b>5.10</b>
25 mm quadrant or scotia	3.19	0.06	0.89	3.60	m	<b>4.49</b>
38 mm scotia	4.72	0.06	0.89	5.33	m	<b>6.22</b>
50 mm scotia	6.74	0.06	0.89	7.61	m	<b>8.50</b>
Isolated shelves, worktops, seats and the like						
19 mm×150 mm	7.85	0.20	2.97	8.86	m	<b>11.83</b>
19 mm×200 mm	9.55	0.28	4.16	10.78	m	<b>14.94</b>
25 mm×150 mm	9.55	0.20	2.97	10.78	m	<b>13.75</b>
25 mm×200 mm	11.81	0.28	4.16	13.33	m	<b>17.49</b>
32 mm ×150 mm	11.45	0.20	2.97	12.93	m	<b>15.90</b>
32 mm×200 mm	14.48	0.28	4.16	16.34	m	<b>20.50</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm×300 mm	24.69	0.35	5.20	27.87	m	<b>33.07</b>
19 mm×450 mm	30.20	0.42	6.24	34.09	m	<b>40.33</b>
19 mm×600 mm	43.43	0.51	7.58	49.03	m	<b>56.61</b>
25 mm×300 mm	28.68	0.35	5.20	32.37	m	<b>37.57</b>
25 mm×450 mm	35.89	0.42	6.24	40.51	m	<b>46.75</b>
25 mm×600 mm	51.06	0.51	7.58	57.63	m	<b>65.22</b>
32 mm×300 mm	32.66	0.35	5.20	36.86	m	<b>42.07</b>
32 mm×450 mm	41.79	0.42	6.24	47.17	m	<b>53.41</b>
32 mm×600 mm	59.21	0.51	7.58	68.42	m	<b>76.00</b>
Isolated shelves, worktops, seats and the like; slatted with 50 wide slats at 75 mm centres						
19 mm thick	27.56	1.62	24.09	32.19	m <sup>2</sup>	<b>56.28</b>
25 mm thick	31.51	1.62	24.09	36.76	m <sup>2</sup>	<b>60.85</b>
32 mm thick	35.71	1.62	24.09	41.61	m <sup>2</sup>	<b>65.69</b>
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm×75 mm	5.13	0.22	3.27	6.00	m	<b>9.27</b>
19 mm×150 mm	7.86	0.25	3.72	9.08	m	<b>12.79</b>
19 mm×225 mm; in one width	10.55	0.33	4.91	12.11	m	<b>17.02</b>
19 mm×300 mm; cross-tongued joints	24.61	0.37	5.50	27.99	m	<b>33.49</b>
25 mm×75 mm	6.03	0.22	3.27	7.01	m	<b>10.28</b>
25 mm×150 mm	9.68	0.25	3.72	11.13	m	<b>14.85</b>
25 mm×225 mm; in one width	13.10	0.33	4.91	15.00	m	<b>19.90</b>
25 mm×300 mm; cross-tongued joints	28.42	0.37	5.50	32.29	m	<b>37.79</b>
32 mm×75 mm	7.00	0.22	3.27	8.11	m	<b>11.38</b>
32 mm×150 mm	11.56	0.25	3.72	13.26	m	<b>16.98</b>
32 mm×225 mm; in one width	–	0.33	4.91	18.44	m	<b>23.34</b>
32 mm × 300 mm; cross-tongued joints	32.42	0.37	5.50	36.80	m	<b>42.30</b>
38 mm×75 mm	7.96	0.22	3.27	9.41	m	<b>12.68</b>
38 mm×150 mm	13.31	0.25	3.72	15.23	m	<b>18.94</b>
38 mm×225 mm; in one width	18.71	0.33	4.91	21.33	m	<b>26.23</b>
38 mm×300 mm; cross-tongued joints	36.03	0.37	5.50	40.88	m	<b>46.38</b>
returned and fitted ends	–	0.21	3.12	–	nr	<b>3.12</b>
Handrails; rounded						
44 mm×50 mm	8.61	0.31	4.61	9.72	m	<b>14.33</b>
50 mm×75 mm	11.00	0.33	4.91	12.42	m	<b>17.32</b>
63 mm×87 mm	15.86	0.37	5.50	17.90	m	<b>23.40</b>
75 mm×100 mm	18.11	0.42	6.24	20.45	m	<b>26.69</b>
Handrails; moulded						
44 mm×50 mm	9.16	0.31	4.61	10.34	m	<b>14.95</b>
50 mm×75 mm	11.55	0.33	4.91	13.04	m	<b>17.95</b>
63 mm×87 mm	16.40	0.37	5.50	18.51	m	<b>24.01</b>
75 mm×100 mm	18.65	0.42	6.24	21.05	m	<b>27.30</b>
<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	8.33	12.98	m <sup>2</sup>	<b>21.31</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Sundries on softwood/hardwood</b>						
Extra over fixing with nails for gluing and pinning	–	0.01	0.15	0.06	m	0.21
masonry nails	–	–	–	–	m	0.29
steel screws	–	–	–	–	m	0.27
self-tapping screws	–	–	–	–	m	0.28
steel screws; gluing	–	–	–	–	m	0.48
steel screws; sinking; filling heads	–	–	–	–	m	0.60
steel screws; sinking; pelling over	–	–	–	–	m	1.31
brass cups and screws	–	–	–	–	m	1.62
Extra over for countersinking	–	–	–	–	m	0.24
pelling	–	–	–	–	m	1.15
Head or nut in softwood let in flush	–	–	–	–	nr	0.60
Head or nut; in hardwood let in flush	–	–	–	–	nr	0.89
let in over; pelled	–	–	–	–	nr	2.10
<b>Metalwork; mild steel</b>						
Angle section bearers; for building in 150 mm×100 mm×6 mm	–	0.31	4.97	11.70	m	16.67
150 mm×150 mm×8 mm	–	0.32	5.13	18.71	m	23.85
200 mm×200 mm×12 mm	–	0.37	5.93	35.09	m	41.02
<b>Metalwork; mild steel; galvanized</b>						
Waterbars; groove in timber 6 mm×30 mm	–	0.46	6.84	5.01	m	11.85
6 mm×40 mm	–	0.46	6.84	5.85	m	12.69
6 mm×50 mm	–	0.46	6.84	7.81	m	14.65
Angle section bearers; for building in 150 mm×100 mm×6 mm	–	0.31	4.97	15.44	m	20.41
150 mm×150 mm×8 mm	–	0.32	5.13	24.56	m	29.70
200 mm×200 mm×12 mm	–	0.37	5.93	49.13	m	55.06
Dowels; mortice in timber 8 mm diameter×100 mm long	–	0.04	0.59	0.09	nr	0.69
10 mm diameter×50 mm long	–	0.04	0.59	0.23	nr	0.83
Cramps 25 mm×3 mm×230 mm girth; one end bent, holed and screwed to softwood; other end holed and screwed to softwood; other end fishtailed for building in	–	0.06	0.89	0.56	nr	1.45
<b>Metalwork; stainless steel</b>						
Angle section bearers; for building in 150 mm×100 mm×6 mm	–	0.31	4.97	43.51	m	48.48
150 mm×150 mm×8 mm	–	0.32	5.13	70.18	m	75.31
200 mm×200 mm×12 mm	–	0.37	5.93	145.04	m	150.97

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P21 IRONMONGERY</b>						
<b>NOTE:</b> Ironmongery is largely a matter of selection and prices vary considerably; indicative prices for reasonable quantities of "standard quality" ironmongery are given below.						
<b>Ironmongery; NT Laidlaw Ltd or other equal and approved; standard ranges; to softwood</b>						
<b>Bolts</b>						
barrel; 100 mm×32 mm; PAA	–	0.31	4.61	5.57	nr	<b>10.18</b>
barrel; 150 mm×32 mm; PAA	–	0.39	5.80	6.36	nr	<b>12.16</b>
flush; 152 mm×25 mm; SCP	–	0.56	8.33	12.93	nr	<b>21.26</b>
flush; 203 mm×25 mm; SCP	–	0.56	8.33	14.24	nr	<b>22.56</b>
flush; 305 mm×25 mm; SCP	–	0.56	8.33	19.28	nr	<b>27.61</b>
indicating; 76 mm×41 mm; SAA	–	0.62	9.22	9.45	nr	<b>18.66</b>
indicating; coin operated; SAA	–	0.62	9.22	12.93	nr	<b>22.15</b>
panic; single; SVE	–	2.31	34.34	59.63	nr	<b>93.97</b>
panic; double; SVE	–	3.24	48.17	81.22	nr	<b>129.39</b>
necked tower; 152 mm; BJ	–	0.31	4.61	2.63	nr	<b>7.24</b>
necked tower; 203 mm; BJ	–	0.31	4.61	3.53	nr	<b>8.14</b>
mortice security; SCP	–	0.56	8.33	17.15	nr	<b>25.47</b>
garage door bolt; 305 mm	–	0.56	8.33	6.38	nr	<b>14.70</b>
monkey tail with knob; 305 mm×19 mm; BJ	–	0.62	9.22	7.81	nr	<b>17.03</b>
monkey tail with bow; 305 mm×19 mm; BJ	–	0.62	9.22	9.84	nr	<b>19.05</b>
<b>Butts</b>						
63 mm; light steel	–	0.23	3.42	0.64	pr	<b>4.06</b>
100 mm; light steel	–	0.23	3.42	1.12	pr	<b>4.54</b>
102 mm; SC	–	0.23	3.42	3.61	pr	<b>7.03</b>
102 mm double flap extra strong; SC	–	0.23	3.42	2.26	pr	<b>5.68</b>
76 mm×51 mm; SC	–	0.23	3.42	2.61	pr	<b>6.03</b>
51 mm×22 mm narrow suite S/D	–	0.23	3.42	2.17	pr	<b>5.59</b>
76 mm×35 mm narrow suite S/D	–	0.23	3.42	3.03	pr	<b>6.45</b>
51 mm×29 mm broad suite S/D	–	0.23	3.42	2.17	pr	<b>5.59</b>
76 mm×41 mm broad suite S/D	–	0.23	3.42	2.93	pr	<b>6.35</b>
102 mm×60 mm broad suite S/D	–	0.23	3.42	6.15	pr	<b>9.56</b>
102 mm×69 mm lift-off (R/L hand)	–	0.23	3.42	3.27	pr	<b>6.69</b>
high security heavy butts F/pin; 100 mm×94 mm; ball bearing; SSS	–	0.37	5.50	19.30	pr	<b>24.80</b>
"Hi-load" butts; 125 mm×102 mm	–	0.28	4.16	44.23	pr	<b>48.40</b>
S/D rising butts (R/L hand); 102 mm×67 mm;						
BRS	–	0.23	3.42	36.96	pr	<b>40.38</b>
ball bearing butts; 102 mm×67 mm; SSS	–	0.23	3.42	8.64	pr	<b>12.06</b>
<b>Catches</b>						
ball catch; 13 mm diameter; BRS	–	0.31	4.61	0.53	nr	<b>5.14</b>
double ball catch; 50 mm; BRS	–	0.37	5.50	0.69	nr	<b>6.19</b>
57 mm×38 mm cupboard catch; SCP	–	0.28	4.16	6.01	nr	<b>10.17</b>
14 mm×35 mm magnetic catch; WHT	–	0.16	2.38	0.61	nr	<b>2.98</b>
adjustable nylon roller catch; WNY	–	0.23	3.42	1.60	nr	<b>5.02</b>
"Bales" catch; Nr 4; 41 mm×16 mm; self colour brass; mortice	–	0.31	4.61	0.94	nr	<b>5.55</b>
"Bales" catch; Nr 8; 66 mm×25 mm; self colour brass; mortice	–	0.32	4.76	2.08	nr	<b>6.84</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Door closers and furniture						
standard concealed overhead door closer (L/R hand); SIL	–	1.16	17.25	154.31	nr	<b>171.56</b>
light duty surface fixed door closer (L/R hand); SIL		0.93	13.83	65.61	nr	<b>79.44</b>
“Perkomatic” concealed door closer; BRS	–	0.62	9.22	75.89	nr	<b>85.11</b>
“Softline” adjustable size 2–4 overhead door closer; SIL	–	1.39	20.67	72.74	nr	<b>93.41</b>
“Centurion II” size 3 overhead door closer; SIL	–	1.16	17.25	33.83	nr	<b>51.07</b>
“Centurion II” size 4 overhead door closer; SIL	–	1.39	20.67	41.75	nr	<b>62.41</b>
backcheck door closer size 3; SAA	–	1.16	17.25	86.64	nr	<b>103.88</b>
backcheck door closer size 4; SAA	–	1.39	20.67	90.58	nr	<b>111.24</b>
door selector; face fixing; SAA	–	0.56	8.33	64.94	nr	<b>73.27</b>
finger plate; 300 mm×75 mm×3 mm	–	0.16	2.38	3.75	nr	<b>6.13</b>
kicking plate; 1000 mm×150 mm×30 mm; PAA	–	0.23	3.42	10.88	nr	<b>14.30</b>
floor spring; single and double action; ZP	–	2.31	34.34	159.50	nr	<b>193.84</b>
lever furniture; 280 mm×40 mm	–	0.23	3.42	21.43	pr	<b>24.85</b>
pull handle; 225 mm; back fixing; PAA	–	0.16	2.38	5.73	nr	<b>8.11</b>
pull handle; f/fix with cover rose; PAA	–	0.31	4.61	30.74	nr	<b>35.35</b>
letter plate; 330 mm×76 mm; aluminium finish	–	1.23	18.29	7.79	nr	<b>26.07</b>
Latches						
102 mm mortice latch; SCP		1.16	17.25	6.53	nr	<b>23.78</b>
cylinder rim night latch; SC7	–	0.69	10.26	18.54	nr	<b>28.80</b>
Locks						
drawer or cupboard lock; 63 mm×32 mm; SC	–	0.39	5.80	8.16	nr	<b>13.96</b>
mortice dead lock; 63 mm×108 mm; SSS	–	0.69	10.26	10.51	nr	<b>20.77</b>
12 mm rebate conversion set to mortice dead lock	–	0.46	6.84	10.41	nr	<b>17.25</b>
rim lock; 140 mm×73 mm; GYE	–	0.39	5.80	7.99	nr	<b>13.79</b>
rim dead lock; 92 mm×74.5 mm; SCP	–	0.39	5.80	21.12	nr	<b>26.92</b>
upright mortice lock; 103 mm×82 mm; 3 lever	–	0.77	11.45	10.83	nr	<b>22.28</b>
upright mortice lock; 103 mm×82 mm; 5 lever	–	0.77	11.45	33.84	nr	<b>45.29</b>
Window furniture						
casement stay; 305 mm long; 2 pin; SAA	–	0.16	2.38	7.09	nr	<b>9.47</b>
casement fastener; standard; 113 mm; SAA	–	0.16	2.38	4.59	nr	<b>6.97</b>
cockspur fastener; ASV	–	0.31	4.61	7.74	nr	<b>12.35</b>
sash fastener; 65 mm; SAA	–	0.23	3.42	2.61	nr	<b>6.03</b>
Sundries						
numerals; SAA	–	0.07	1.04	0.73	nr	<b>1.77</b>
rubber door stop; SAA	–	0.07	1.04	1.10	nr	<b>2.14</b>
medium hot pressed cabin hook; 102 mm; CP	–	0.16	2.38	8.95	nr	<b>11.32</b>
medium hot pressed cabin hook; 203 mm; CP	–	0.16	2.38	11.82	nr	<b>14.20</b>
coat hook; SAA	–	0.07	1.04	1.20	nr	<b>2.24</b>
toilet roll holder; CP	–	0.16	2.38	15.68	nr	<b>18.06</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Ironmongery; NT Laidlaw Ltd or similar; standard ranges; to hardwood</b>						
<b>Bolts</b>						
barrel; 100 mm×32 mm; PAA	–	0.41	6.10	5.57	nr	<b>11.66</b>
barrel; 150 mm×32 mm; PAA	–	0.52	7.73	6.36	nr	<b>14.09</b>
flush; 152 mm×25 mm; SCP	–	0.74	11.00	12.93	nr	<b>23.93</b>
flush; 203 mm×25 mm; SCP	–	0.74	11.00	14.24	nr	<b>25.24</b>
flush; 305 mm×25 mm; SCP	–	0.74	11.00	19.28	nr	<b>30.28</b>
indicating; 76 mm×41 mm; SAA	–	0.82	12.19	9.45	nr	<b>21.64</b>
indicating; coin operated; SAA	–	0.82	12.19	12.93	nr	<b>25.12</b>
panic; single	–	3.08	45.79	59.63	nr	<b>105.42</b>
panic; double	–	4.32	64.23	81.22	nr	<b>145.45</b>
necked tower; 152 mm; BJ	–	0.41	6.10	2.63	nr	<b>8.72</b>
necked tower; 203 mm; BJ	–	0.41	6.10	3.53	nr	<b>9.62</b>
mortice security; SCP	–	0.74	11.00	17.15	nr	<b>28.15</b>
garage door bolt; 305 mm	–	0.74	11.00	6.38	nr	<b>17.38</b>
monkey tail with knob; 305 mm×19 mm; BJ	–	0.79	11.75	7.81	nr	<b>19.56</b>
monkey tail with bow; 305 mm×19 mm; BJ	–	0.79	11.75	9.84	nr	<b>21.58</b>
<b>Butts</b>						
63 mm; light steel	–	0.32	4.76	0.64	pr	<b>5.40</b>
100 mm; light steel	–	0.32	4.76	1.12	pr	<b>5.88</b>
102 mm; SC	–	0.32	4.76	3.61	pr	<b>8.37</b>
102 mm double flap extra strong; SC	–	0.32	4.76	2.26	pr	<b>7.01</b>
76 mm×51 mm; SC	–	0.32	4.76	2.61	pr	<b>7.37</b>
51 mm×22 mm narrow suite S/D	–	0.32	4.76	2.17	pr	<b>6.93</b>
76 mm×35 mm narrow suite S/D	–	0.32	4.76	3.03	pr	<b>7.79</b>
51 mm×29 mm broad suite S/D	–	0.32	4.76	2.17	pr	<b>6.93</b>
76 mm×41 mm broad suite S/D	–	0.32	4.76	2.93	pr	<b>7.69</b>
102 mm×60 mm broad suite S/D	–	0.32	4.76	6.15	pr	<b>10.90</b>
102 mm×69 mm lift-off (R/L hand)	–	0.32	4.76	3.27	pr	<b>8.02</b>
high security heavy butts F/pin; 100 mm×94 mm; ball bearing; SSS	–	0.42	6.24	19.30	pr	<b>25.54</b>
"Hi-load" butts; 125 mm×102 mm	–	0.37	5.50	44.23	pr	<b>49.74</b>
S/D rising butts (R/L hand); 102 mm×67 mm;						
BRS	–	0.32	4.76	36.96	pr	<b>41.72</b>
ball bearing butts; 102 mm×67 mm; SSS	–	0.32	4.76	8.64	pr	<b>13.40</b>
<b>Catches</b>						
ball catch; 13 mm diameter; BRS	–	0.42	6.24	0.53	nr	<b>6.77</b>
double ball catch; 50 mm; BRS	–	0.43	6.39	0.69	nr	<b>7.08</b>
57 mm×38 mm cupboard catch; SCP	–	0.37	5.50	6.01	nr	<b>11.51</b>
14 mm×35 mm magnetic catch; WHT	–	0.21	3.12	0.61	nr	<b>3.73</b>
adjustable nylon roller catch; WNY	–	0.31	4.61	1.60	nr	<b>6.21</b>
"Bales" catch; Nr 4; 41 mm×16 mm; self colour						
brass; mortice	–	0.41	6.10	0.94	nr	<b>7.04</b>
"Bales" catch; Nr 8; 66 mm×25 mm; self colour						
brass; mortice	–	0.43	6.39	2.08	nr	<b>8.48</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Door closers and furniture						
standard concealed overhead door closer (L/R hand); SIL	–	1.54	22.90	154.31	nr	<b>177.21</b>
light duty surface fixed door closer (L/R hand); SIL	–	1.20	17.84	65.61	nr	<b>83.45</b>
“Perkomatic” concealed door closer; BRS	–	0.82	12.19	75.89	nr	<b>88.09</b>
“Softline” adjustable size 2–4 overhead door closer; SIL	–	1.85	27.50	72.74	nr	<b>100.24</b>
“Centurion II” size 3 overhead door closer; SIL	–	1.62	24.09	33.83	nr	<b>57.91</b>
“Centurion II” size 4 overhead door closer; SIL	–	1.85	27.50	41.75	nr	<b>69.25</b>
backcheck door closer size 3; SAA	–	1.62	24.09	86.64	nr	<b>110.72</b>
backcheck door closer size 4; SAA	–	1.85	27.50	90.58	nr	<b>118.08</b>
door selector; soffit fixing; SSS	–	0.62	9.22	29.89	nr	<b>39.11</b>
door selector; face fixing; SAA	–	0.74	11.00	64.94	nr	<b>75.95</b>
finger plate; 300 mm×75 mm×3 mm	–	0.21	3.12	3.75	nr	<b>6.87</b>
kicking plate; 1000 mm×150 mm×30 mm; PAA	–	0.41	6.10	10.88	nr	<b>16.98</b>
floor spring; single and double action; ZP	–	3.08	45.79	159.50	nr	<b>205.29</b>
lever furniture; 280 mm×40 mm	–	0.31	4.61	21.43	pr	<b>26.03</b>
pull handle; 225 mm; back fixing; PAA	–	0.21	3.12	5.73	nr	<b>8.85</b>
pull handle; f/fix with cover rose; PAA	–	0.41	6.10	30.74	nr	<b>36.84</b>
letter plate; 330 mm×76 mm; Aluminium finish	–	1.64	24.38	7.79	nr	<b>32.17</b>
Latches						
102 mm mortice latch; SCP	–	1.62	24.09	6.53	nr	<b>30.62</b>
cylinder rim night latch; SC7	–	0.93	13.83	18.54	nr	<b>32.37</b>
Locks						
drawer or cupboard lock; 63 mm×32 mm; SC	–	0.52	7.73	8.16	nr	<b>15.89</b>
mortice dead lock; 63 mm×108 mm; SSS	–	0.93	13.83	10.51	nr	<b>24.34</b>
12 mm rebate conversion set to mortice dead lock	–	0.69	10.26	10.41	nr	<b>20.67</b>
rim lock; 140 mm×73 mm; GYE	–	0.52	7.73	7.99	nr	<b>15.73</b>
rim dead lock; 92 mm×74.50 mm; SCP	–	0.52	7.73	21.12	nr	<b>28.85</b>
upright mortice lock; 103 mm×82 mm; 3 lever	–	1.03	15.31	10.83	nr	<b>26.14</b>
upright mortice lock; 103 mm×82 mm; 5 lever	–	1.03	15.31	33.84	nr	<b>49.15</b>
Window furniture						
casement stay; 305 mm long; 2 pin; SAA	–	0.21	3.12	7.09	nr	<b>10.21</b>
casement fastener; standard; 113 mm; SAA	–	0.21	3.12	4.59	nr	<b>7.71</b>
cockspur fastener; ASV	–	0.41	6.10	7.74	nr	<b>13.84</b>
sash fastener; 65 mm; SAA	–	0.31	4.61	2.61	nr	<b>7.22</b>
Sundries						
numerals; SAA	–	0.10	1.49	0.73	nr	<b>2.21</b>
rubber door stop; SAA	–	0.10	1.49	1.10	nr	<b>2.58</b>
medium hot pressed cabin hook; 102 mm; CP	–	0.21	3.12	8.95	nr	<b>12.07</b>
medium hot pressed cabin hook; 203 mm; CP	–	0.21	3.12	11.82	nr	<b>14.95</b>
coat hook; SAA	–	0.10	1.49	1.20	nr	<b>2.69</b>
toilet roll holder; CP	–	0.23	3.42	15.68	nr	<b>19.10</b>

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	12.84	0.46	6.84	13.80	m	<b>20.64</b>
top track	17.98	0.23	3.42	19.33	m	<b>22.75</b>
detachable locking bar and padlock	30.81	0.31	4.61	33.13	nr	<b>37.73</b>
hangers; timber doors	33.26	0.46	6.84	35.76	nr	<b>42.60</b>
hangers; metal doors	23.71	0.46	6.84	25.49	nr	<b>32.33</b>
head brackets; open, side fixing; bolting to masonry	3.56	0.46	6.84	6.04	nr	<b>12.87</b>
head brackets; open, soffit fixing; screwing to timber	2.68	0.32	4.76	2.94	nr	<b>7.69</b>
door guide to timber door	6.67	0.23	3.42	7.17	nr	<b>10.59</b>
door stop; rubber buffers; to masonry	18.28	0.69	10.26	19.65	nr	<b>29.80</b>
drop bolt; screwing to timber	34.23	0.46	6.84	36.80	nr	<b>43.63</b>
bow handle; to timber	7.40	0.23	3.42	7.95	nr	<b>11.37</b>
Sundries						
rubber door stop; plugged and screwed to concrete	4.95	0.09	1.34	5.33	nr	<b>6.66</b>
<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>						
<b>Services not exceeding 200 mm nominal size</b>						
average depth of run not exceeding 0.50 m	–	0.28	2.61	1.28	m	<b>3.89</b>
average depth of run not exceeding 0.75 m	–	0.37	3.45	2.12	m	<b>5.57</b>
average depth of run not exceeding 1.00 m	–	0.79	7.36	4.11	m	<b>11.47</b>
average depth of run not exceeding 1.25 m	–	1.16	10.81	5.66	m	<b>16.48</b>
average depth of run not exceeding 1.50 m	–	1.48	13.79	7.39	m	<b>21.18</b>
average depth of run not exceeding 1.75 m	–	1.85	17.24	9.41	m	<b>26.65</b>
average depth of run not exceeding 2.00 m	–	2.13	19.85	10.77	m	<b>30.63</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</b>						
<b>Services not exceeding 200 mm nominal size</b>						
average depth of run not exceeding 0.50 m	–	0.93	8.67	–	m	<b>8.67</b>
average depth of run not exceeding 0.75 m	–	1.39	12.96	–	m	<b>12.96</b>
average depth of run not exceeding 1.00 m	–	2.04	19.01	1.46	m	<b>20.47</b>
average depth of run not exceeding 1.25 m	–	2.87	26.75	2.00	m	<b>28.75</b>
average depth of run not exceeding 1.50 m	–	3.93	36.63	2.44	m	<b>39.07</b>
average depth of run not exceeding 1.75 m	–	5.18	48.28	2.95	m	<b>51.23</b>
average depth of run not exceeding 2.00 m	–	5.92	55.18	3.24	m	<b>58.42</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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×100 mm×750 mm deep; internal holes for one small pipe; polypropylene hinged box cover; bedding in cement mortar (1:3)	–	3.89	79.24	26.09	nr	<b>105.33</b>
<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	3.14	–	nr	<b>3.14</b>
socket outlet points	–	0.46	5.43	–	nr	<b>5.43</b>
fitting outlet points	–	0.46	5.43	–	nr	<b>5.43</b>
equipment points or control gear points	–	0.65	7.81	–	nr	<b>7.81</b>
Concealed installation						
lighting points	–	0.37	4.29	–	nr	<b>4.29</b>
socket outlet points	–	0.65	7.81	–	nr	<b>7.81</b>
fitting outlet points	–	0.65	7.81	–	nr	<b>7.81</b>
equipment points or control gear points	–	0.93	10.95	–	nr	<b>10.95</b>
Builders' work for other services installations						
Cutting chases in brickwork						
for one pipe; not exceeding 55 mm nominal size; vertical	–	0.37	3.17	–	m	<b>3.17</b>
for one pipe; 55 mm–110 mm nominal size; vertical	–	0.65	5.56	–	m	<b>5.56</b>
Cutting and pinning to brickwork or blockwork; ends of supports						
for pipes not exceeding 55 mm nominal size	–	0.19	3.87	–	nr	<b>3.87</b>
for cast iron pipes 55 mm–110 mm nominal size	–	0.31	6.32	–	nr	<b>6.32</b>
Cutting holes for pipes or the like; not exceeding 55 mm nominal size						
half brick thick	–	0.31	3.38	–	nr	<b>3.38</b>
one brick thick	–	0.51	5.55	–	nr	<b>5.55</b>
one and a half brick thick	–	0.83	9.04	–	nr	<b>9.04</b>
100 mm blockwork	–	0.28	3.05	–	nr	<b>3.05</b>
140 mm blockwork	–	0.37	4.03	–	nr	<b>4.03</b>
215 mm blockwork	–	0.46	5.01	–	nr	<b>5.01</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cutting holes for pipes or the like; 55 mm–110 mm nominal size						
half brick thick	–	0.37	4.03	–	nr	<b>4.03</b>
one brick thick	–	0.65	7.08	–	nr	<b>7.08</b>
one and a half brick thick	–	1.02	11.11	–	nr	<b>11.11</b>
100 mm blockwork	–	0.32	3.48	–	nr	<b>3.48</b>
140 mm blockwork	–	0.46	5.01	–	nr	<b>5.01</b>
215 mm blockwork	–	0.56	6.10	–	nr	<b>6.10</b>
Cutting holes for pipes or the like; over 110 mm nominal size						
half brick thick	–	0.46	5.01	–	nr	<b>5.01</b>
one brick thick	–	0.79	8.60	–	nr	<b>8.60</b>
one and a half brick thick	–	1.25	13.61	–	nr	<b>13.61</b>
100 mm blockwork	–	0.42	4.57	–	nr	<b>4.57</b>
140 mm blockwork	–	0.56	6.10	–	nr	<b>6.10</b>
215 mm blockwork	–	0.69	7.51	–	nr	<b>7.51</b>
Add for making good fair face or facings one side						
pipe; not exceeding 55 mm nominal size	–	0.07	1.43	–	nr	<b>1.43</b>
pipe; 55 mm–110 mm nominal size	–	0.09	1.83	–	nr	<b>1.83</b>
pipe; over 110 mm nominal size	–	0.11	2.24	–	nr	<b>2.24</b>
Add for fixing sleeve (supply not included)						
for pipe; small	–	0.14	2.85	–	nr	<b>2.85</b>
for pipe; large	–	0.19	3.87	–	nr	<b>3.87</b>
for pipe; extra large	–	0.28	5.70	–	nr	<b>5.70</b>
Cutting or forming holes for ducts; girth not exceeding 1.00 m						
half brick thick	–	0.56	6.10	–	nr	<b>6.10</b>
one brick thick	–	0.93	10.13	–	nr	<b>10.13</b>
one and a half brick thick	–	1.48	16.12	–	nr	<b>16.12</b>
100 mm blockwork	–	0.46	5.01	–	nr	<b>5.01</b>
140 mm blockwork	–	0.65	7.08	–	nr	<b>7.08</b>
215 mm blockwork	–	0.83	9.04	–	nr	<b>9.04</b>
Cutting or forming holes for ducts; girth 1.00 m– 2.00 m						
half brick thick	–	0.65	7.08	–	nr	<b>7.08</b>
one brick thick	–	1.11	12.09	–	nr	<b>12.09</b>
one and a half brick thick	–	1.76	19.17	–	nr	<b>19.17</b>
100 mm blockwork	–	0.56	6.10	–	nr	<b>6.10</b>
140 mm blockwork	–	0.74	8.06	–	nr	<b>8.06</b>
215 mm blockwork	–	0.93	10.13	–	nr	<b>10.13</b>
Cutting or forming holes for ducts; girth 2.00 m– 3.00 m						
half brick thick	–	1.02	11.11	–	nr	<b>11.11</b>
one brick thick	–	1.76	19.17	–	nr	<b>19.17</b>
one and a half brick thick	–	2.78	30.27	–	nr	<b>30.27</b>
100 mm blockwork	–	0.88	9.58	–	nr	<b>9.58</b>
140 mm blockwork	–	1.20	13.07	–	nr	<b>13.07</b>
215 mm blockwork	–	1.53	16.66	–	nr	<b>16.66</b>
Cutting or forming holes for ducts; girth 3.00 m– 4.00 m						
half brick thick	–	1.39	15.14	–	nr	<b>15.14</b>
one brick thick	–	2.31	25.16	–	nr	<b>25.16</b>
one and a half brick thick	–	3.70	40.29	–	nr	<b>40.29</b>
100 mm blockwork	–	1.02	11.11	–	nr	<b>11.11</b>
140 mm blockwork	–	1.39	15.14	–	nr	<b>15.14</b>
215 mm blockwork	–	1.76	19.17	–	nr	<b>19.17</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Builders' work for other services</b>						
Mortices in brickwork						
for expansion bolt	–	0.19	2.07	–	nr	<b>2.07</b>
for 20 mm diameter bolt; 75 mm deep	–	0.14	1.52	–	nr	1.52
for 20 mm diameter bolt; 150 mm deep	–	0.23	2.50	–	nr	<b>2.50</b>
Mortices in brickwork; grouting with cement mortar (1:1)						
75 mm×75 mm×200 mm deep	–	0.28	3.05	0.13	nr	<b>3.18</b>
75 mm×75 mm×300 mm deep	–	0.37	4.03	0.20	nr	<b>4.23</b>
Holes in softwood for pipes, bars, cables and the like						
12 mm thick	–	0.03	0.45	–	nr	<b>0.45</b>
25 mm thick	–	0.05	0.74	–	nr	<b>0.74</b>
50 mm thick	–	0.09	1.34	–	nr	<b>1.34</b>
100 mm thick	–	0.14	2.08	–	nr	<b>2.08</b>
Holes in hardwood for pipes, bars, cables and the like						
12 mm thick	–	0.05	0.74	–	nr	<b>0.74</b>
25 mm thick	–	0.08	1.19	–	nr	<b>1.19</b>
50 mm thick	–	0.14	2.08	–	nr	<b>2.08</b>
100 mm thick	–	0.20	2.97	–	nr	<b>2.97</b>
<b>“SFD Screeduct” or other equal and approved; MDT Ducting Ltd; laid within floor screed; galvanised mild steel</b>						
Floor ducting						
100 mm wide; 40 mm deep; ref SFD40/1 00/00	5.20	0.19	2.82	5.87	m	<b>8.70</b>
extra for	–	–	–	–	–	–
45 degree bend	5.66	0.09	1.34	6.39	nr	<b>7.73</b>
90 degree bend	4.53	0.09	1.34	5.11	nr	<b>6.45</b>
tee section	4.53	0.09	1.34	5.11	nr	<b>6.45</b>
cross over	5.88	0.09	1.34	6.64	nr	<b>7.98</b>
reducer; 100 mm–50 mm	10.64	0.09	1.34	12.01	nr	<b>13.35</b>
connector/stop end	0.45	0.09	1.34	0.51	nr	<b>1.85</b>
divider	1.36	0.09	1.34	1.53	nr	<b>2.87</b>
ply cover 15 mm/16 mm thick WBP exterior grade	0.53	0.09	1.34	0.59	m	<b>1.93</b>
200 mm wide; 65 mm deep; ref SFD65/200/00	6.11	0.19	2.82	6.90	m	<b>9.73</b>
extra for	–	–	–	–	–	–
45 degree bend	7.93	0.09	1.34	8.95	nr	<b>10.28</b>
90 degree bend	6.11	0.09	1.34	6.90	nr	<b>8.24</b>
tee section	6.11	0.09	1.34	6.90	nr	<b>8.24</b>
cross over	8.37	0.09	1.34	9.45	nr	<b>10.78</b>
reducer; 200 mm–100 mm	10.64	0.09	1.34	12.01	nr	<b>13.35</b>
connector/stop end	0.59	0.09	1.34	0.67	nr	<b>2.00</b>
divider	1.36	0.09	1.34	1.53	nr	<b>2.87</b>
ply cover 15 mm/16 mm thick WBP exterior grade	0.89	0.09	1.34	1.00	m	<b>2.34</b>

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q PAVING/PLANTING/FENCING/SITE FURNITURE</b>						
<b>Q10 KERBS/EDGINGS/CHANNELS/PAVING ACCESSORIES</b>						
<b>Excavating; by machine</b>						
Excavating trenches; to receive kerb foundations; average size						
300 mm×100 mm	–	0.02	0.19	0.32	m	<b>0.51</b>
450 mm×150 mm	–	0.02	0.19	0.64	m	<b>0.83</b>
600 mm×200 mm	–	0.03	0.30	0.90	m	<b>1.20</b>
Excavating curved trenches; to receive kerb foundations; average size						
300 mm×100 mm	–	0.01	0.09	0.51	m	<b>0.61</b>
450 mm×150 mm	–	0.03	0.28	0.77	m	<b>1.05</b>
600 mm×200 mm	–	0.04	0.37	0.96	m	<b>1.34</b>
<b>Excavating; by hand</b>						
Excavating trenches; to receive kerb foundations; average size						
150 mm×50 mm	–	0.02	0.19	–	m	<b>0.19</b>
200 mm×75 mm	–	0.06	0.56	–	m	<b>0.56</b>
250 mm×100 mm	–	0.10	0.93	–	m	<b>0.93</b>
300 mm×100 mm	–	0.13	1.21	–	m	<b>1.21</b>
Excavating curved trenches; to receive kerb foundations; average size						
150 mm×50 mm	–	0.03	0.28	–	m	<b>0.28</b>
200 mm×75 mm	–	0.07	0.65	–	m	<b>0.65</b>
250 mm×100 mm	–	0.11	1.03	–	m	<b>1.03</b>
300 mm×100 mm	–	0.14	1.30	–	m	<b>1.30</b>
<b>Plain in situ ready mixed designated concrete; C7.5–40 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	63.40	1.16	12.63	73.27	m <sup>3</sup>	<b>85.90</b>
Blinding beds thickness not exceeding 150 mm	63.40	1.71	18.62	73.27	m <sup>3</sup>	<b>91.89</b>
<b>Plain in situ ready mixed designated concrete; C10–40 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	63.79	1.16	12.63	73.72	m <sup>3</sup>	<b>86.35</b>
Blinding beds thickness not exceeding 150 mm	63.79	1.71	18.62	73.72	m <sup>3</sup>	<b>92.34</b>
<b>Plain in situ ready mixed designated concrete; C20–20 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	65.77	1.16	12.63	76.01	m <sup>3</sup>	<b>88.65</b>
Blinding beds thickness not exceeding 150 mm	65.77	1.71	18.62	76.01	m <sup>3</sup>	<b>94.63</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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×150 mm	–	0.23	3.69	2.84	m	<b>6.53</b>
50 mm×200 mm	–	0.23	3.69	3.47	m	<b>7.16</b>
50 mm×255 mm	–	0.23	3.69	3.70	m	<b>7.39</b>
Kerbs; straight						
125 mm×255 mm; fig 7	–	0.31	4.97	5.37	m	<b>10.35</b>
150 mm×305 mm; fig 6	–	0.31	4.97	7.83	m	<b>12.80</b>
Kerbs; curved						
125 mm×255 mm; fig 7	–	0.46	7.38	6.98	m	<b>14.35</b>
150 mm×305 mm; fig 6	–	0.46	7.38	12.44	m	<b>19.82</b>
Channels; 255×125 mm; fig 8						
straight	–	0.31	4.97	4.81	m	<b>9.78</b>
curved	–	0.46	7.38	6.34	m	<b>13.72</b>
Quadrants; fig 14						
305 mm×305 mm×1 50 mm	–	0.32	5.13	7.62	nr	<b>12.75</b>
305 mm×305 mm×255 mm	–	0.32	5.13	8.19	nr	<b>13.33</b>
457 mm×457 mm×1 50 mm	–	0.37	5.93	8.99	nr	<b>14.92</b>
457 mm×457 mm×255 mm	–	0.37	5.93	9.57	nr	<b>15.51</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	2.61	27.87	m <sup>3</sup>	<b>30.48</b>
obtained off site; granular fill type one	–	0.28	2.61	29.09	m <sup>3</sup>	<b>31.70</b>
obtained off site; granular fill type two	–	0.28	2.61	29.09	m <sup>3</sup>	<b>31.70</b>
Average thickness exceeding 0.25 m						
obtained off site; hardcore	–	0.24	2.24	23.90	m <sup>3</sup>	<b>26.14</b>
obtained off site; granular fill type one	–	0.24	2.24	28.90	m <sup>3</sup>	<b>31.13</b>
obtained off site; granular fill type two	–	0.24	2.24	28.90	m <sup>3</sup>	<b>31.13</b>
<b>Filling to make up levels; by hand</b>						
Average thickness not exceeding 0.25 m						
obtained off site; hardcore	–	0.61	5.69	28.32	m <sup>3</sup>	<b>34.00</b>
obtained off site; sand	–	0.71	6.62	30.17	m <sup>3</sup>	<b>36.79</b>
Average thickness exceeding 0.25 m						
obtained off site; hardcore	–	0.51	4.75	24.22	m <sup>3</sup>	<b>28.98</b>
obtained off site; sand	–	0.60	5.59	29.82	m <sup>3</sup>	<b>35.41</b>
<b>Surface treatments</b>						
Compacting						
filling; blinding with sand	–	0.04	0.37	1.42	m <sup>2</sup>	<b>1.80</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	60.75	1.85	20.15	70.20	m <sup>3</sup>	<b>90.35</b>
thickness 150 mm–450 mm	60.75	1.30	14.16	70.20	m <sup>3</sup>	<b>84.36</b>
<b>Reinforced in situ ready mixed designated concrete; C20–20 mm aggregate</b>						
Roads; to hardcore base						
thickness not exceeding 150 mm	62.64	1.85	20.15	72.39	m <sup>3</sup>	<b>92.54</b>
thickness 150 mm–450 mm	62.64	1.30	14.16	72.39	m <sup>3</sup>	<b>86.55</b>
<b>Reinforced in situ ready mixed designated concrete; C25–20 mm aggregate</b>						
Roads; to hardcore base						
thickness not exceeding 150 mm	63.08	1.85	20.15	72.89	m <sup>3</sup>	<b>93.04</b>
thickness 150 mm–450 mm	63.08	1.30	14.16	72.89	m <sup>3</sup>	<b>87.05</b>
<b>Formwork; sides of foundations; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	–	0.39	5.78	1.52	m	<b>7.30</b>
height 250 mm–500 mm	–	0.57	8.44	2.65	m	<b>11.09</b>
height 500 mm–1.00 m	–	0.83	12.30	5.27	m	<b>17.57</b>
add to above for curved radius 6m	–	0.03	0.44	0.21	m	<b>0.66</b>
<b>Reinforcement; fabric; BS 4483; lapped; in roads, footpaths or pavings</b>						
Ref A142 (2.22kg/m <sup>2</sup> )						
400 mm minimum laps	0.79	0.14	1.80	0.93	m <sup>2</sup>	<b>2.73</b>
Ref A193 (3.02kg/m <sup>2</sup> )						
400 mm minimum laps	–	0.14	1.80	1.26	m <sup>2</sup>	<b>3.06</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	2.07	1.79	m	<b>3.87</b>
25 mm thick	–	0.19	2.81	2.68	m	<b>5.49</b>
Width 150–300 mm						
12.50 mm thick	–	0.19	2.81	2.97	m	<b>5.78</b>
25 mm thick	–	0.19	2.81	4.38	m	<b>7.19</b>
Width 300–450 mm						
12.50 mm thick	–	0.23	3.41	4.45	m	<b>7.86</b>
25 mm thick	–	0.23	3.41	6.57	m	<b>9.98</b>
<b>Sealants; Fosroc Expandite “Plastic N2” hot poured rubberized bituminous compound or other equal and approved</b>						
Width 25 mm						
25 mm depth	–	0.20	2.96	1.58	m	<b>4.54</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Concrete sundries</b> Treating surfaces of unset concrete; grading to cambers; tamping with a 75 mm thick steel shod tamper	-	0.23	2.50	-	m <sup>2</sup>	<b>2.50</b>
<b>Q22 COATED MACADAM/ASPHALT ROADS/ PAVINGS</b>						
<b>In situ finishings; Associated Asphalt or other equal and approved</b>						
<b>NOTE:</b> The prices for all in situ finishings to roads and footpaths include for work to falls, crossfalls or slopes not exceeding 15 degrees 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, except where stated. Red bitumen macadam rates are approximately 50% dearer.						
<b>Fine graded wearing course; BS 4987; clause 2.7.7, tables 34–36; 14 mm nominal size pre-coated igneous rock chippings; tack coat of bitumen emulsion</b>						
19 mm work to roads; one coat igneous aggregate	-	-	-	-	m <sup>2</sup>	<b>12.70</b>
<b>Close graded bitumen macadam; BS 4987; 10 mm nominal size graded aggregate to clause 2.7.4 tables 34–36; tack coat of bitumen emulsion</b>						
30 mm work to roads; one coat limestone aggregate	-	-	-	-	m <sup>2</sup>	<b>12.16</b>
igneous aggregate	-	-	-	-	m <sup>2</sup>	<b>12.25</b>
<b>Bitumen macadam; BS 4987; 45 thick base course of 20 mm open graded aggregate to clause 2.6.1 tables 5–7; 20 mm thick wearing course of 6 mm nominal size medium graded aggregate to clause 2.7.6 tables 32–33</b>						
65 mm work to pavements/footpaths; two coats limestone aggregate	-	-	-	-	m <sup>2</sup>	<b>14.19</b>
igneous aggregate	-	-	-	-	m <sup>2</sup>	<b>14.35</b>
add to last for 10 nominal size chippings; sprinkled into wearing course	-	-	-	-	m <sup>2</sup>	<b>0.33</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Bitumen macadam; BS 4987; 50 mm nominal size graded aggregate to clause 2.6.2 tables 8–10</b>						
75 mm work to roads; one coat						
limestone aggregate	–	–	–	–	m <sup>2</sup>	15.01
igneous aggregate	–	–	–	–	m <sup>2</sup>	15.29
<b>Dense bitumen macadam; BS 4987; 50 mm thick base course of 20 mm graded aggregate to clause 2.6.5 tables 15–16; 200 pen. binder; 30 mm wearing course of 10 mm nominal size graded aggregate to clause 2.7.4 tables 26–28</b>						
80 mm work to roads; two coats						
limestone aggregate	–	–	–	–	m <sup>2</sup>	15.11
igneous aggregate	–	–	–	–	m <sup>2</sup>	15.29
<b>Bitumen macadam; BS 4987; 50 mm thick base course of 20 mm nominal size graded aggregate to clause 2.6.1 tables 5–7; 25 mm thick wearing course of 10 mm nominal size graded aggregate to clause 2.7.2 tables 20–22</b>						
75 mm work to roads; two coats						
limestone aggregate	–	–	–	–	m <sup>2</sup>	15.72
igneous aggregate	–	–	–	–	m <sup>2</sup>	15.89
<b>Dense bitumen macadam; BS 4987; 70 mm thick base course of 20 mm nominal size graded aggregate to clause 2.6.5 tables 15–16; 200 pen. binder; 30 mm wearing course of 10 mm nominal size graded aggregate to clause 2.7.4 tables 26–28</b>						
100 mm work to roads; two coats						
limestone aggregate	–	–	–	–	m <sup>2</sup>	17.05
igneous aggregate	–	–	–	–	m <sup>2</sup>	17.32
<b>Dense bitumen macadam; BS 4987; 70 mm thick road base of 28 mm nominal size graded aggregate to clause 2.5.2 tables 3–4; 50 mm thick base course of 20 mm nominal size graded aggregate to clause 2.6.5 tables 15–16; 30 mm wearing course of 10 mm nominal size graded aggregate to clause 2.7.4 tables 26–28</b>						
150 mm work to roads; three coats						
limestone aggregate	–	–	–	–	m <sup>2</sup>	27.60
igneous aggregate	–	–	–	–	m <sup>2</sup>	28.05

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Red bitumen macadam; BS 4987; 70 mm thick base course of 20 mm nominal size graded aggregate to clause 2.6.5 tables 15–16; 30 mm wearing course of 10 mm nominal size graded aggregate to clause 2.7.4 tables 26—28</b>						
100 mm work to roads; two coats	–	–	–	–	m <sup>2</sup>	<b>20.34</b>
limestone base; igneous wearing course	–	–	–	–	m <sup>2</sup>	<b>20.62</b>
igneous aggregate	–	–	–	–	m <sup>2</sup>	<b>20.62</b>
<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	1.12	1.62	m <sup>2</sup>	<b>2.74</b>
63 mm thick	–	0.09	1.44	2.12	m <sup>2</sup>	<b>3.56</b>
<b>Q25 SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS</b>						
<b>Artificial stone paving; Redland Aggregates “Textitone” 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						
450 mm×600 mm×50 mm thick; grey or coloured	10.83	0.42	6.74	15.11	m <sup>2</sup>	<b>21.85</b>
600 mm×600 mm×50 mm thick; grey or coloured	9.42	0.39	6.26	13.52	m <sup>2</sup>	<b>19.78</b>
750 mm×600 mm×50 mm thick; grey or coloured	8.79	0.36	5.77	12.81	m <sup>2</sup>	<b>18.58</b>
900 mm×600 mm×50 mm thick; grey or coloured	8.37	0.33	5.29	12.33	m <sup>2</sup>	<b>17.63</b>
<b>Brick paviors; 215 mm×103 mm×65 mm rough stock bricks; PC £448.00/1000; 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	–	0.74	15.07	21.36	m <sup>2</sup>	<b>36.44</b>
bricks laid on edge	–	1.04	21.19	31.70	m <sup>2</sup>	<b>52.88</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Pavings; over 300 mm wide; laid to herringbone pattern						
bricks laid flat	–	0.93	18.95	21.36	m <sup>2</sup>	<b>40.31</b>
bricks laid on edge	–	1.30	26.48	31.70	m <sup>2</sup>	<b>58.18</b>
Add or deduct for variation of £1 0.00/1 000 in PC of brick paviments						
bricks laid flat	–	–	–	0.45	m <sup>2</sup>	<b>0.45</b>
bricks laid on edge	–	–	–	0.68	m <sup>2</sup>	<b>0.68</b>
<b>River washed cobble paving; 50 mm–75 mm; PC £92.71/t; 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	–	3.70	59.34	21.35	m <sup>2</sup>	<b>80.70</b>
laid to pattern	–	4.63	74.26	21.35	m <sup>2</sup>	<b>95.62</b>
<b>Concrete paving flags; BS 7263; 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×600 mm×50 mm thick; grey	5.68	0.42	6.74	7.81	m <sup>2</sup>	<b>14.55</b>
450 mm×600 mm×60 mm thick; coloured	6.54	0.42	6.74	8.79	m <sup>2</sup>	<b>15.52</b>
600 mm×600 mm×50 mm thick; grey	4.87	0.39	6.26	6.89	m <sup>2</sup>	<b>13.15</b>
600 mm×600 mm×50 mm thick; coloured	5.63	0.39	6.26	7.75	m <sup>2</sup>	<b>14.01</b>
750 mm×600 mm×50 mm thick; grey	4.57	0.36	5.77	6.56	m <sup>2</sup>	<b>12.34</b>
750 mm×600 mm×50 mm thick; coloured	5.27	0.36	5.77	7.35	m <sup>2</sup>	<b>13.12</b>
900 mm×600 mm×50 mm thick; grey	4.21	0.33	5.29	6.16	m <sup>2</sup>	<b>11.45</b>
900 mm×600 mm×50 mm thick; coloured	4.93	0.33	5.29	6.96	m <sup>2</sup>	<b>12.26</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×100 mm×60 mm thick; grey	6.83	0.69	11.07	10.45	m <sup>2</sup>	<b>21.52</b>
200 mm×100 mm×60 mm thick; coloured	7.49	0.69	11.07	11.20	m <sup>2</sup>	<b>22.27</b>
200 mm×100 mm×80 mm thick; grey	7.47	0.74	11.87	11.40	m <sup>2</sup>	<b>23.26</b>
200 mm×100 mm×80 mm thick; coloured	8.68	0.74	11.87	12.76	m <sup>2</sup>	<b>24.63</b>
Pavings; “Keyblock” or other equal and approved; over 300 mm wide; laid to herringbone pattern						
200 mm×100 mm×60 mm thick; grey	–	0.88	14.11	10.45	m <sup>2</sup>	<b>24.57</b>
200 mm×100 mm×60 mm thick; coloured	–	0.88	14.11	11.20	m <sup>2</sup>	<b>25.31</b>
200 mm×100 mm×80 mm thick; grey	–	0.93	14.92	11.40	m <sup>2</sup>	<b>26.31</b>
200 mm×100 mm×80 mm thick; coloured	–	0.93	14.92	12.76	m <sup>2</sup>	<b>27.68</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra for two row boundary edging to herringbone pavings; 200 mm wide; including a 150 mm high in situ concrete mix C10-40 mm aggregate haunching to one side; blocks laid breaking joint						
200 mm×100 mm×60 mm; coloured	–	0.28	4.49	2.00	m	<b>6.49</b>
200 mm×100 mm×80 mm; coloured	–	0.28	4.49	2.09	m	<b>6.58</b>
Pavings; “Mount Sorrel” or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm×100 mm×60 mm thick; grey	6.09	0.69	11.07	9.61	m <sup>2</sup>	<b>20.68</b>
200 mm×100 mm×60 mm thick; coloured	7.01	0.69	11.07	10.65	m <sup>2</sup>	<b>21.72</b>
200 mm×100 mm×80 mm thick; grey	7.24	0.74	11.87	11.14	m <sup>2</sup>	<b>23.01</b>
200 mm×100 mm×80 mm thick; coloured	8.32	0.74	11.87	12.36	m <sup>2</sup>	<b>24.23</b>
Pavings; “Pedesta” or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm×100 mm×60 mm thick; grey	6.72	0.69	11.07	10.33	m <sup>2</sup>	<b>21.39</b>
200 mm×100 mm×60 mm thick; coloured	6.80	0.69	11.07	10.42	m <sup>2</sup>	<b>21.48</b>
200 mm×100 mm×80 mm thick; grey	7.77	0.74	11.87	11.74	m <sup>2</sup>	<b>23.61</b>
200 mm×100 mm×80 mm thick; coloured	8.23	0.74	11.87	12.26	m <sup>2</sup>	<b>24.13</b>
Pavings; “Interset” or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm×100 mm×60 mm thick; grey	9.17	0.69	11.07	13.09	m <sup>2</sup>	<b>24.15</b>
200 mm×100 mm×60 mm thick; coloured	10.18	0.69	11.07	14.23	m <sup>2</sup>	<b>25.30</b>
200 mm×100 mm×80 mm thick; grey	10.97	0.74	11.87	15.34	m <sup>2</sup>	<b>27.21</b>
200 mm×100 mm×80 mm thick; coloured	12.18	0.74	11.87	16.71	m <sup>2</sup>	<b>28.58</b>
<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×400 mm×65 mm; Standard; natural	7.96	0.44	7.06	10.25	m <sup>2</sup>	<b>17.31</b>
400 mm×400 mm×65 mm; Standard; buff	11.47	0.44	7.06	14.21	m <sup>2</sup>	<b>21.27</b>
400 mm×400 mm×65 mm; Saxon textured; natural	15.64	0.44	7.06	18.92	m <sup>2</sup>	<b>25.98</b>
400 mm×400 mm×65 mm; Saxon textured; buff	18.48	0.44	7.06	22.13	m <sup>2</sup>	<b>29.18</b>
400 mm×400 mm×65 mm; Perfecta; natural	18.70	0.44	7.06	22.38	m <sup>2</sup>	<b>29.43</b>
400 mm×400 mm×65 mm; Perfecta; buff	22.21	0.44	7.06	26.34	m <sup>2</sup>	<b>33.39</b>
450 mm×450 mm×70 mm; Standard; natural	9.16	0.43	6.90	11.61	m <sup>2</sup>	<b>18.51</b>
450 mm×450 mm×70 mm; Standard; buff	12.16	0.43	6.90	14.99	m <sup>2</sup>	<b>21.89</b>
450 mm×450 mm×70 mm; Saxon textured; natural	15.37	0.43	6.90	18.62	m <sup>2</sup>	<b>25.52</b>
450 mm×450 mm×70 mm; Saxon textured; buff	18.19	0.43	6.90	21.80	m <sup>2</sup>	<b>28.70</b>
450 mm×450 mm×70 mm; Perfecta; natural	18.37	0.43	6.90	22.00	m <sup>2</sup>	<b>28.90</b>
450 mm×450 mm×70 mm; Perfecta; buff	21.63	0.43	6.90	25.68	m <sup>2</sup>	<b>32.58</b>
450 mm×450 mm×100 mm; Standard; natural	24.41	0.44	7.06	28.82	m <sup>2</sup>	<b>35.87</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
450 mm×450 mm×100 mm; Standard; buff	30.22	0.44	7.06	35.38	m <sup>2</sup>	<b>42.44</b>
450 mm×450 mm×100 mm; Saxon textured; natural	27.53	0.44	7.06	32.35	m <sup>2</sup>	<b>39.40</b>
450 mm×450 mm×100 mm; Saxon textured; buff	32.51	0.44	7.06	37.96	m <sup>2</sup>	<b>45.02</b>
450 mm×450 mm×100 mm; Perfecta; natural	29.51	0.44	7.06	34.58	m <sup>2</sup>	<b>41.64</b>
450 mm×450 mm×100 mm; Perfecta; buff	34.54	0.44	7.06	40.25	m <sup>2</sup>	<b>47.31</b>
<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	67.08	0.69	14.06	75.61	m <sup>2</sup>	<b>89.67</b>
600 mm×600 mm×50 mm thick	81.45	0.39	7.94	91.45	m <sup>2</sup>	<b>99.40</b>
600 mm×900 mm×50 mm thick	83.85	0.33	6.72	94.09	m <sup>2</sup>	<b>100.81</b>
<b>Granite setts; BS 435; 200 mm×100 mm ×100 mm; PC £145.77/t; 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	–	1.48	23.74	46.02	m <sup>2</sup>	<b>69.76</b>
laid to pattern	–	1.85	29.67	46.02	m <sup>2</sup>	<b>75.69</b>
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	10.43	10.54	m	<b>20.96</b>
<b>Q26 SPECIAL SURFACINGS/PAVINGS FOR SPORT/GENERAL AMENITY</b>						
<b>Sundries</b>						
Line marking						
width not exceeding 300 mm	–	0.04	0.46	0.34	m	<b>0.80</b>
<b>Q30 SEEDING/TURFING</b>						
<b>Vegetable soil</b>						
Selected from spoil heaps; grading; prepared for turfing or seeding; to general surfaces						
average 75 mm thick	–	0.21	1.96	–	m <sup>2</sup>	<b>1.96</b>
average 100 mm thick	–	0.23	2.14	–	m <sup>2</sup>	<b>2.14</b>
average 125 mm thick	–	0.25	2.33	–	m <sup>2</sup>	<b>2.33</b>
average 150 mm thick	–	0.26	2.42	–	m <sup>2</sup>	<b>2.42</b>
average 175 mm thick	–	0.27	2.52	–	m <sup>2</sup>	<b>2.52</b>
average 200 mm thick	–	0.29	2.70	–	m <sup>2</sup>	<b>2.70</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Selected from spoil heaps; grading; prepared for turfing or seeding; to cuttings or embankments						
average 75 mm thick	–	0.24	2.24	–	m <sup>2</sup>	<b>2.24</b>
average 100 mm thick	–	0.26	2.42	–	m <sup>2</sup>	<b>2.42</b>
average 125 mm thick	–	0.28	2.61	–	m <sup>2</sup>	<b>2.61</b>
average 150 mm thick	–	0.30	2.80	–	m <sup>2</sup>	<b>2.80</b>
average 175 mm thick	–	0.31	2.89	–	m <sup>2</sup>	<b>2.89</b>
average 200 mm thick	–	0.32	2.98	–	m <sup>2</sup>	<b>2.98</b>
<b>Imported vegetable soil</b>						
Grading; prepared for turfing or seeding; to general surfaces						
average 75 mm thick	–	0.19	1.77	0.81	m <sup>2</sup>	<b>2.58</b>
average 100 mm thick	–	0.20	1.86	1.05	m <sup>2</sup>	<b>2.91</b>
average 125 mm thick	–	0.22	2.05	1.53	m <sup>2</sup>	<b>3.58</b>
average 150 mm thick	–	0.23	2.14	2.01	m <sup>2</sup>	<b>4.16</b>
average 175 mm thick	–	0.25	2.33	2.26	m <sup>2</sup>	<b>4.59</b>
average 200 mm thick	–	0.26	2.42	2.50	m <sup>2</sup>	<b>4.92</b>
Grading; preparing for turfing or seeding; to cuttings or embankments						
average 75 mm thick	–	0.21	1.96	0.81	m <sup>2</sup>	<b>2.76</b>
average 100 mm thick	–	0.23	2.14	1.05	m <sup>2</sup>	<b>3.19</b>
average 125 mm thick	–	0.25	2.33	1.53	m <sup>2</sup>	<b>3.86</b>
average 150 mm thick	–	0.26	2.42	2.01	m <sup>2</sup>	<b>4.44</b>
average 175 mm thick	–	0.27	2.52	2.26	m <sup>2</sup>	<b>4.77</b>
average 200 mm thick	–	0.29	2.70	2.50	m <sup>2</sup>	<b>5.20</b>
<b>Fertilizer; PC £8.25/25 kg</b>						
Fertilizer 0.07 kg/m <sup>2</sup> ; raking in general surfaces	–	0.03	0.28	0.02	m <sup>2</sup>	<b>0.30</b>
<b>Selected grass seed; PC £72.89/25kg</b>						
Grass seed; sowing at a rate of 0.042 kg/m <sup>2</sup> two applications; raking in general surfaces	–	0.06	0.56	0.26	m <sup>2</sup>	<b>0.82</b>
cuttings or embankments	–	0.07	0.65	0.26	m <sup>2</sup>	<b>0.91</b>
<b>Preserved turf from stack on site</b>						
Turfing						
general surfaces	–	0.19	1.77	–	m <sup>2</sup>	<b>1.77</b>
cuttings or embankments; shallow	–	0.20	1.86	–	m <sup>2</sup>	<b>1.86</b>
cuttings or embankments; steep; pegged	–	0.28	2.61	–	m <sup>2</sup>	<b>2.61</b>
<b>Imported turf; selected meadow turf</b>						
Turfing						
general surfaces	1.50	0.19	1.77	1.62	m <sup>2</sup>	<b>3.39</b>
cuttings or embankments; shallow	1.50	0.20	1.86	1.62	m <sup>2</sup>	<b>3.48</b>
cuttings or embankments; steep; pegged	1.50	0.28	2.61	1.62	m <sup>2</sup>	<b>4.23</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q31 PLANTING</b>						
<b>Planting only</b>						
Hedge plants						
height not exceeding 750 mm	-	0.23	2.14	-	nr	<b>2.14</b>
height 750 mm-1.50 m	-	0.56	5.22	-	nr	<b>5.22</b>
Saplings						
height not exceeding 3.00 m	-	1.57	14.63	-	nr	<b>14.63</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.						
Strained wire fencing; BS 1722 Part 3; 4 mm diameter galvanized mild steel plain wire threaded through posts and strained with eye bolts						
Fencing; height 900 mm; three line; concrete posts at 2750 mm centres	-	-	-	-	m	<b>8.62</b>
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	<b>43.09</b>
angle concrete straining post; two struts	-	-	-	-	nr	<b>63.21</b>
Fencing; height 1.07 m; five line; concrete posts at 2750 mm centres	-	-	-	-	m	<b>12.42</b>
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	<b>63.21</b>
angle concrete straining post; two struts	-	-	-	-	nr	<b>81.37</b>
Fencing; height 1.20 m; six line; concrete posts at 2750 mm centres	-	-	-	-	m	<b>12.74</b>
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	<b>66.89</b>
angle concrete straining post; two struts	-	-	-	-	nr	<b>91.13</b>
Fencing; height 1.40 m; seven line; concrete posts at 2750 mm centres	-	-	-	-	m	<b>13.66</b>
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	<b>71.50</b>
angle concrete straining post; two struts	-	-	-	-	nr	<b>98.01</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Chain link fencing; BS 1 722 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	<b>11.82</b>
Extra for						
end steel straining post; one strut	-	-	-	-	nr	<b>55.02</b>
angle steel straining post; two struts	-	-	-	-	nr	<b>73.99</b>
Fencing; height 900 mm; concrete posts at 3.00 m centres	-	-	-	-	m	<b>11.50</b>
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	<b>50.37</b>
angle concrete straining post; two struts	-	-	-	-	nr	<b>69.22</b>
Fencing; height 1.20 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	<b>15.39</b>
Extra for						
end steel straining post; one strut	-	-	-	-	nr	<b>66.89</b>
angle steel straining post; two struts	-	-	-	-	nr	<b>88.47</b>
Fencing; height 1.20 m; concrete posts at 3.00 m centres	-	-	-	-	m	<b>13.94</b>
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	<b>62.18</b>
angle concrete straining post; two struts	-	-	-	-	nr	<b>81.26</b>
Fencing; height 1.80 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	<b>19.51</b>
Extra for						
end steel straining post; one strut	-	-	-	-	nr	<b>88.47</b>
angle steel straining post; two struts	-	-	-	-	nr	<b>120.67</b>
Fencing; height 1.80 m; concrete posts at 3.00 m centres	-	-	-	-	m	<b>17.56</b>
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	<b>81.26</b>
angle concrete straining post; two struts	-	-	-	-	nr	<b>112.64</b>
Pair of gates and gate posts; gates to match galvanized chain link fencing, with angle framing, braces, etc., complete with hinges, locking bar, lock and bolts; two 100 mm×100 mm angle section gate posts; each with one strut						
2.44 m×0.90 m	-	-	-	-	nr	<b>748.09</b>
2.44 m×1.20 m	-	-	-	-	nr	<b>775.20</b>
2.44 m×1.80 m	-	-	-	-	nr	<b>883.61</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	12.42
Extra for						
end steel straining post; one strut	-	-	-	-	nr	55.02
angle steel straining post; two struts	-	-	-	-	nr	73.99
Fencing; height 900 mm; concrete posts at 3.00 m centres	-	-	-	-	m	12.09
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	50.52
angle concrete straining post; two struts	-	-	-	-	nr	70.47
Fencing; height 1.20 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	18.44
Extra for						
end steel straining post; one strut	-	-	-	-	nr	66.89
angle steel straining post; two struts	-	-	-	-	nr	88.90
Fencing; height 1.20 m; concrete posts at 3.00 m centres	-	-	-	-	m	14.47
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	62.08
angle concrete straining post; two struts	-	-	-	-	nr	81.59
Fencing; height 1.80 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	21.25
Extra for						
end steel straining post; one strut	-	-	-	-	nr	88.90
angle steel straining post; two struts	-	-	-	-	nr	124.68
Fencing; height 1.80 m; concrete posts at 3.00 m centres	-	-	-	-	m	20.71
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	80.45
angle concrete straining post; two struts	-	-	-	-	nr	114.93
Pair of gates and gate posts; gates to match plastic chain link fencing; with angle framing, braces, etc. complete with hinges, locking bar, lock and bolts; two 100 mm×100 mm angle section gate posts; each with one strut						
2.44 m×0.90 m	-	-	-	-	nr	758.94
2.44 m×1.20 m	-	-	-	-	nr	786.04
2.44 m×1.80 m	-	-	-	-	nr	894.45

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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×45 mm× 5 mm galvanised mild steel angle standards, posts and struts; 60 mm×60 mm×6 mm straining posts and gate posts; straining posts and struts strained with eye bolts and winding brackets</b>						
Fencing to tennis court 36.00 m ×18.00 m; including gate 1.07 m×1.98 m; complete with hinges, locking bar, lock and bolts						
height 2745 mm fencing; standards at 3.00 m centres	-	-	-	-	nr	2317.71
height 3660 mm fencing; standards at 2.50 m centres	-	-	-	-	nr	3107.84
<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×51 mm struts</b>						
Fencing; height 900 mm; posts at 2.50 m centres	-	-	-	-	m	7.22
Extra for						
straining post; one strut	-	-	-	-	nr	13.11
corner straining post; two struts	-	-	-	-	nr	17.49
Fencing; height 1.05 m; posts at 2.50 m centres	-	-	-	-	m	7.96
Extra for						
straining post; one strut	-	-	-	-	nr	14.38
corner straining post; two struts	-	-	-	-	nr	19.38
Fencing; height 1.20 m; posts at 2.25 m centres	-	-	-	-	m	8.33
Extra for						
straining post; one strut	-	-	-	-	nr	16.02
corner straining post; two struts	-	-	-	-	nr	21.02
Fencing; height 1.35 m; posts at 2.25 m centres	-	-	-	-	m	9.01
Extra for						
straining post; one strut	-	-	-	-	nr	17.70
corner straining post; two struts	-	-	-	-	nr	23.76
<b>Close boarded fencing; BS 1722 Part 5; 76 mm×38 mm softwood rails; 89 mm× 19 mm softwood pales lapped 13 mm; 152 mm×25 mm softwood gravel boards; all softwood "treated"; posts at 3.00 m centres</b>						
Fencing; two rail; concrete posts						
height 1.00 m	-	-	-	-	m	29.86
height 1.20 m	-	-	-	-	m	32.66
Fencing; three rail; concrete posts						
height 1.40 m	-	-	-	-	m	35.40
height 1.60 m	-	-	-	-	m	38.44
height 1.80 m	-	-	-	-	m	42.04
Fencing; two rail; oak posts						
height 1.00 m	-	-	-	-	m	22.13
height 1.20 m	-	-	-	-	m	24.92

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Fencing; three rail; oak posts						
height 1.40 m	-	-	-	-	m	27.66
height 1.60 m	-	-	-	-	m	31.82
height 1.80 m	-	-	-	-	m	35.40
<b>Precast concrete slab fencing; 305 mm×38 mm×1753 mm slabs; fitted into twice grooved concrete posts at 1830 mm centres</b>						
Fencing						
height 1.20 m	-	-	-	-	m	44.25
height 1.50 m	-	-	-	-	m	55.31
height 1.80 m	-	-	-	-	m	66.37
<b>Mild steel unclimbable fencing; in rivetted panels 2440 mm long; 44 mm×13 mm flat section top and bottom rails; two 44 mm×19 mm flat section standards; one with foot plate; and 38 mm×13 mm raking stay with foot plate; 20 mm diameter pointed verticals at 120 mm centres; two 44 mm×19 mm supports 760 mm long with ragged ends to bottom rail; the whole bolted together; coated with red oxide primer; setting standards and stays in ground at 2440 mm centres and supports at 815 mm centres</b>						
Fencing						
height 1.67 m	-	-	-	-	m	110.62
height 2.13 m	-	-	-	-	m	127.21
Pair of gates and gate posts, to match mild steel unclimbable fencing; with flat section framing, braces, etc., complete with locking bar, lock, handles, drop bolt, gate stop and holding back catches; two 102 mm×102 mm hollow section gate posts with cap and foot plates						
2.44 m×1.67 m	-	-	-	-	nr	958.69
2.44 m×2.13 m	-	-	-	-	nr	1106.18
4.88 m×1.67 m	-	-	-	-	nr	1501.25
4.88 m×2.13 m	-	-	-	-	nr	1880.50
<b>PVC coated, galvanised mild steel high security fencing; "Sentinal Sterling" fencing or other equal and approved; Twil Wire Products Ltd; 50 mm×50 mm mesh; 3/3.50 mm gauge wire; barbed edge-1; "Sentinal Bi-steel" colour coated posts or other equal and approved at 2440 mm centres</b>						
Fencing						
1.80 m	-	0.93	8.67	30.67	m	39.34
2.10 m	-	1.16	10.81	33.88	m	44.69



## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R DISPOSAL SYSTEMS</b>						
<b>R10 RAINWATER PIPEWORK/GUTTERS</b>						
<b>Aluminium pipes and fittings; BS 2997; ears cast on; powder coated finish</b>						
63.50 mm diameter pipes; plugged and screwed	8.37	0.34	4.82	10.03	m	<b>14.86</b>
Extra for						
fittings with one end	–	0.20	2.84	5.20	nr	<b>8.04</b>
fittings with two ends	–	0.39	5.53	5.36	nr	<b>10.90</b>
fittings with three ends	–	0.56	7.95	7.13	nr	<b>15.08</b>
shoe	5.12	0.20	2.84	5.20	nr	<b>8.04</b>
bend	5.46	0.39	5.53	5.36	nr	<b>10.90</b>
single branch	7.13	0.56	7.95	7.13	nr	<b>15.08</b>
offset 228 projection	12.60	0.39	5.80	12.59	nr	<b>18.39</b>
offset 304 projection	14.05	0.39	5.53	14.19	nr	<b>19.73</b>
access pipe	15.56	–	–	14.84	nr	<b>14.84</b>
connection to clay pipes; cement and sand (1:2) joint	–	0.14	1.99	0.09	nr	<b>2.08</b>
76.50 mm diameter pipes; plugged and screwed	9.75	0.37	5.25	11.59	m	<b>16.84</b>
Extra for						
shoe	7.03	0.23	3.26	7.19	nr	<b>10.46</b>
bend	6.90	0.42	5.96	6.85	nr	<b>12.80</b>
single branch	8.58	0.60	8.51	8.57	nr	<b>17.09</b>
offset 228 projection	13.93	0.42	5.96	13.80	nr	<b>19.76</b>
offset 304 projection	15.42	0.42	5.96	15.44	nr	<b>21.40</b>
access pipe	17.01	–	–	16.05	nr	<b>16.05</b>
connection to clay pipes; cement and sand (1:2) joint	–	0.16	2.27	0.09	nr	<b>2.37</b>
100 mm diameter pipes; plugged and screwed	16.61	0.42	5.96	19.36	m	<b>25.32</b>
Extra for						
shoe	8.47	0.26	3.69	8.18	nr	<b>11.87</b>
bend	9.62	0.46	6.53	9.25	nr	<b>15.78</b>
single branch	11.49	0.69	9.79	10.91	nr	<b>20.70</b>
offset 228 projection	16.11	0.46	6.53	14.65	nr	<b>21.17</b>
offset 304 projection	17.90	0.46	6.53	16.61	nr	<b>23.14</b>
access pipe	20.16	–	–	17.60	nr	<b>17.60</b>
connection to clay pipes; cement and sand (1:2) joint	–	0.19	2.70	0.09	nr	<b>2.79</b>
Roof outlets; circular aluminium; with flat or domed grating; joint to pipe						
50 mm diameter	46.64	0.56	12.43	50.14	nr	<b>62.57</b>
75 mm diameter	61.89	0.60	13.32	66.53	nr	<b>79.85</b>
100 mm diameter	86.80	0.65	14.43	93.31	nr	<b>107.74</b>
150 mm diameter	107.98	0.69	15.32	116.08	nr	<b>131.39</b>
Roof outlets; d-shaped; balcony; with flat or domed grating; joint to pipe						
50 mm diameter	55.24	0.56	12.43	59.39	nr	<b>71.82</b>
75 mm diameter	63.50	0.60	13.32	68.26	nr	<b>81.58</b>
100 mm diameter	77.99	0.65	14.43	83.84	nr	<b>98.27</b>
Galvanized wire balloon grating; BS 416 for pipes or outlets						
50 mm diameter	1.33	0.06	1.33	1.43	nr	<b>2.76</b>
63 mm diameter	1.35	0.06	1.33	1.45	nr	<b>2.78</b>
75 mm diameter	1.43	0.06	1.33	1.54	nr	<b>2.87</b>
100 mm diameter	1.58	0.07	1.55	1.70	nr	<b>3.25</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Aluminium gutters and fittings; BS 2997; powder coated finish</b>						
100 mm half round gutters; on brackets; screwed						
to timber	7.95	0.32	4.76	11.33	m	<b>16.08</b>
Extra for						
stop end	2.15	0.15	2.23	4.60	nr	<b>6.83</b>
running outlet	4.77	0.31	4.61	5.25	nr	<b>9.86</b>
stop end outlet	4.24	0.15	2.23	6.19	nr	<b>8.42</b>
angle	4.41	0.31	4.61	4.08	nr	<b>8.69</b>
113 mm half round gutters; on brackets; screwed						
to timber	8.32	0.32	4.76	11.78	m	<b>16.53</b>
Extra for						
stop end	2.26	0.15	2.23	4.74	nr	<b>6.97</b>
running outlet	5.21	0.31	4.61	5.69	nr	<b>10.30</b>
stop end outlet	4.87	0.15	2.23	6.85	nr	<b>9.08</b>
angle	4.97	0.31	4.61	4.59	nr	<b>9.20</b>
125 mm half round gutters; on brackets; screwed						
to timber	9.35	0.37	5.50	14.13	m	<b>19.63</b>
Extra for						
stop end	2.76	0.17	2.53	6.37	nr	<b>8.90</b>
running outlet	5.63	0.32	4.76	6.07	nr	<b>10.83</b>
stop end outlet	5.18	0.17	2.53	8.19	nr	<b>10.72</b>
angle	5.52	0.32	4.76	6.06	nr	<b>10.81</b>
100 mm ogee gutters; on brackets; screwed to						
timber	9.51	0.34	5.05	13.90	m	<b>18.96</b>
Extra for						
stop end	2.18	0.16	2.38	2.93	nr	<b>5.30</b>
running outlet	5.37	0.32	4.76	5.32	nr	<b>10.07</b>
stop end outlet	4.16	0.16	2.38	6.65	nr	<b>9.03</b>
angle	4.52	0.32	4.76	3.46	nr	<b>8.21</b>
112 mm ogee gutters; on brackets; screwed to						
timber	10.58	0.39	5.80	15.30	m	<b>21.10</b>
Extra for						
stop end	2.33	0.16	2.38	3.10	nr	<b>5.48</b>
running outlet	5.43	0.32	4.76	5.30	nr	<b>10.05</b>
stop end outlet	4.66	0.16	2.38	7.28	nr	<b>9.66</b>
angle	5.39	0.32	4.76	4.22	nr	<b>8.97</b>
125 mm ogee gutters; on brackets; screwed to						
timber	11.68	0.39	5.80	16.80	m	<b>22.60</b>
Extra for						
stop end	2.55	0.18	2.68	3.34	nr	<b>6.02</b>
running outlet	5.95	0.34	5.05	5.77	nr	<b>10.82</b>
stop end outlet	5.30	0.18	2.68	8.12	nr	<b>10.80</b>
angle	6.29	0.34	5.05	5.01	nr	<b>10.06</b>
<b>Cast iron pipes and fittings; EN 1462; ears cast on; joints</b>						
65 mm pipes; primed; nailed to masonry	14.65	0.48	6.81	16.86	m	<b>23.67</b>
Extra for						
shoe	12.73	0.30	4.26	12.99	nr	<b>17.24</b>
bend	7.79	0.53	7.52	7.55	nr	<b>15.07</b>
single branch	15.03	0.67	9.51	15.02	nr	<b>24.53</b>
offset 225 mm projection	13.89	0.53	7.52	13.27	nr	<b>20.79</b>
offset 305 mm projection	16.26	0.53	7.52	15.55	nr	<b>23.07</b>
connection to clay pipes; cement and sand (1:2)						
joint	–	0.14	1.99	0.11	nr	<b>2.09</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
75 mm pipes; primed; nailed to masonry	14.65	0.51	7.24	17.05	m	<b>24.28</b>
Extra for						
shoe	12.73	0.32	4.54	13.05	nr	<b>17.59</b>
bend	9.46	1.11	16.16	9.45	nr	<b>25.61</b>
single branch	16.56	0.69	9.79	16.84	nr	<b>26.63</b>
offset 225 mm projection	13.89	0.56	7.95	13.33	nr	<b>21.28</b>
offset 305 mm projection	17.07	0.56	7.95	16.51	nr	<b>24.46</b>
connection to clay pipes; cement and sand (1:2) joint	–	0.16	2.27	0.11	nr	<b>2.38</b>
100 mm pipes; primed; nailed to masonry	19.66	0.56	7.95	22.92	m	<b>30.87</b>
Extra for						
shoe	16.59	0.37	5.25	16.97	nr	<b>22.22</b>
bend	13.37	0.60	8.51	13.43	nr	<b>21.94</b>
single branch	19.68	0.74	10.50	19.84	nr	<b>30.34</b>
offset 225 mm projection	27.25	0.60	8.51	27.38	nr	<b>35.90</b>
offset 305 mm projection	27.25	0.60	8.51	26.94	nr	<b>35.45</b>
connection to clay pipes; cement and sand (1:2) joint	–	0.19	2.70	0.09	nr	<b>2.79</b>
100 mm×75 mm rectangular pipes; primed; nailing to masonry	56.28	0.56	7.95	64.25	m	<b>72.19</b>
Extra for						
shoe	47.68	0.37	5.25	47.92	nr	<b>53.17</b>
bend	45.40	0.60	8.51	45.41	nr	<b>53.93</b>
offset 225 mm projection	63.92	0.37	5.25	62.00	nr	<b>67.26</b>
offset 305 mm projection	68.32	0.37	5.25	65.59	nr	<b>70.84</b>
connection to clay pipes; cement and sand (1:2) joint	–	0.19	2.70	0.09	nr	<b>2.79</b>
Rainwater head; rectangular; for pipes						
65 mm diameter	17.37	0.53	7.52	19.43	nr	<b>26.95</b>
75 mm diameter	17.37	0.56	7.95	19.49	nr	<b>27.44</b>
100 mm diameter	23.99	0.60	8.51	26.90	nr	<b>35.42</b>
Rainwater head; octagonal; for pipes						
65 mm diameter	9.95	0.53	7.52	11.24	nr	<b>18.76</b>
75 mm diameter	11.30	0.56	7.95	12.79	nr	<b>20.74</b>
100 mm diameter	25.03	0.60	8.51	28.05	nr	<b>36.56</b>
Copper wire balloon grating; BS 416 for pipes or outlets						
50 mm diameter	1.62	0.06	0.85	1.74	nr	<b>2.59</b>
63 mm diameter	1.64	0.06	0.85	1.76	nr	<b>2.61</b>
75 mm diameter	1.84	0.06	0.85	1.98	nr	<b>2.83</b>
100 mm diameter	2.10	0.07	0.99	2.25	nr	<b>3.25</b>
Cast iron gutters and fittings; EN 1462						
100 mm half round gutters; primed; on brackets; screwed to timber	8.73	0.37	5.50	12.47	m	<b>17.97</b>
Extra for						
stop end	2.21	0.16	2.38	3.63	nr	<b>6.01</b>
running outlet	6.38	0.32	4.76	6.22	nr	<b>10.98</b>
angle	6.55	0.32	4.76	7.62	nr	<b>12.38</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
115 mm half round gutters; primed; on brackets; screwed to timber	9.10	0.37	5.50	12.91	m	<b>18.42</b>
Extra for						
stop end	2.86	0.16	2.38	4.33	nr	<b>6.71</b>
running outlet	6.96	0.32	4.76	6.82	nr	<b>11.57</b>
angle	6.73	0.32	4.76	7.76	nr	<b>12.51</b>
125 mm half round gutters; primed; on brackets; screwed to timber	10.65	0.42	6.24	14.67	m	<b>20.91</b>
Extra for						
stop end	2.86	0.19	2.82	4.34	nr	<b>7.16</b>
running outlet	7.96	0.37	5.50	7.76	nr	<b>13.26</b>
angle	7.96	0.37	5.50	8.78	nr	<b>14.28</b>
150 mm half round gutters; primed; on brackets; screwed to timber	18.20	0.46	6.84	22.83	m	<b>29.66</b>
Extra for						
stop end	3.80	0.20	2.97	6.88	nr	<b>9.85</b>
running outlet	13.76	0.42	6.24	13.39	nr	<b>19.63</b>
angle	14.53	0.42	6.24	15.09	nr	<b>21.33</b>
100 mm ogee gutters; primed; on brackets; screwed to timber	9.73	0.39	5.80	13.87	m	<b>19.67</b>
Extra for						
stop end	2.03	0.17	2.53	4.71	nr	<b>7.23</b>
running outlet	6.97	0.34	5.05	6.77	nr	<b>11.83</b>
angle	6.84	0.34	5.05	8.01	nr	<b>13.06</b>
115 mm ogee gutters; primed; on brackets; screwed to timber	10.71	0.39	5.80	14.99	m	<b>20.79</b>
Extra for						
stop end	2.69	0.17	2.53	5.42	nr	<b>7.95</b>
running outlet	7.41	0.34	5.05	7.16	nr	<b>12.21</b>
angle	7.41	0.34	5.05	8.43	nr	<b>13.49</b>
125 mm ogee gutters; primed; on brackets; screwed to timber	11.23	0.43	6.39	15.94	m	<b>22.33</b>
Extra for						
stop end	2.69	0.19	2.82	5.74	nr	<b>8.56</b>
running outlet	8.08	0.39	5.80	7.84	nr	<b>13.64</b>
angle	8.08	0.39	5.80	9.37	nr	<b>15.17</b>
<b>3 mm thick galvanised heavy pressed steel gutters and fittings; joggle joints; BS 1091</b>						
200 mm×100 mm (400 mm girth) box gutter; screwed to timber	–	0.60	8.51	15.86	m	<b>24.37</b>
Extra for						
stop end	–	0.32	4.54	8.84	nr	<b>13.38</b>
running outlet	–	0.65	9.22	14.62	nr	<b>23.85</b>
stop end outlet	–	0.32	4.54	20.34	nr	<b>24.88</b>
angle	–	0.65	9.22	16.23	nr	<b>25.46</b>
381 mm boundary wall gutters (900 mm girth); bent twice; screwed to timber	–	0.60	8.51	25.96	m	<b>34.48</b>
Extra for						
stop end	–	0.37	5.25	15.01	nr	<b>20.26</b>
running outlet	–	0.65	9.22	20.11	nr	<b>29.34</b>
stop end outlet	–	0.32	4.54	28.33	nr	<b>32.87</b>
angle	–	0.65	9.22	23.82	nr	<b>33.04</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R10 RAINWATER PIPEWORK/GUTTERS - cont'd</b>						
457 mm boundary wall gutters (1200 mm girth); bent twice; screwed to timber	–	0.69	9.79	34.62	m	<b>44.41</b>
Extra for						
stop end	–	0.37	5.25	19.24	nr	<b>24.49</b>
running outlet	–	0.74	10.50	29.02	nr	<b>39.52</b>
stop end outlet	–	0.37	5.25	30.78	nr	<b>36.03</b>
angle	–	0.74	10.50	32.09	nr	<b>42.59</b>
<b>uPVC external rainwater pipes and fittings; BS 4576; slip-in joints</b>						
50 mm pipes; fixing with pipe or socket brackets; plugged and screwed	2.08	0.28	3.97	3.17	m	<b>7.14</b>
Extra for						
shoe	1.23	0.19	2.70	1.70	nr	<b>4.39</b>
bend	1.44	0.28	3.97	1.92	nr	<b>5.90</b>
two bends to form offset 229 mm projection	2.87	0.28	3.97	3.11	nr	<b>7.08</b>
connection to clay pipes; cement and sand (1:2) joint	–	0.12	1.70	0.11	nr	<b>1.81</b>
68 mm pipes; fixing with pipe or socket brackets; plugged and screwed	1.67	0.31	4.40	2.89	m	<b>7.29</b>
Extra for						
shoe	1.23	0.20	2.84	1.87	nr	<b>4.71</b>
bend	2.17	0.31	4.40	2.90	nr	<b>7.30</b>
single branch	3.78	0.41	5.82	4.69	nr	<b>10.50</b>
two bends to form offset 229 mm projection loose drain connector; cement and sand (1:2)	4.33	0.31	4.40	4.97	nr	<b>9.37</b>
joint	–	0.14	1.99	1.77	nr	<b>3.75</b>
110 mm pipes; fixing with pipe or socket brackets; plugged and screwed	3.59	0.33	4.68	5.96	m	<b>10.64</b>
Extra for						
shoe	3.93	0.22	3.12	4.87	nr	<b>7.99</b>
bend	5.54	0.33	4.68	6.65	nr	<b>11.33</b>
single branch	8.19	0.44	6.24	9.57	nr	<b>15.81</b>
two bends to form offset 229 mm projection	11.09	0.33	4.68	12.19	nr	<b>16.87</b>
loose drain connector; cement and sand (1:2)						
joint	–	0.32	4.54	6.87	nr	<b>11.41</b>
65 mm square pipes; fixing with pipe or socket brackets; plugged and screwed	1.84	0.31	4.40	3.14	m	<b>7.53</b>
Extra for						
shoe	1.34	0.20	2.84	1.99	nr	<b>4.83</b>
bend	1.48	0.31	4.40	2.15	nr	<b>6.55</b>
single branch	4.14	0.41	5.82	5.08	nr	<b>10.89</b>
two bends to form offset 229 mm projection	2.96	0.31	4.40	3.53	nr	<b>7.93</b>
drain connector; square to round; cement and sand (1:2) joint		0.32	4.54	2.30	nr	<b>6.84</b>
Rainwater head; rectangular; for pipes						
50 mm diameter	6.70	0.42	5.96	8.14	nr	<b>14.10</b>
68 mm diameter	5.41	0.43	6.10	7.07	nr	<b>13.17</b>
110 mm diameter	11.28	0.51	7.24	13.59	nr	<b>20.82</b>
65 mm square	5.41	0.43	6.10	7.06	nr	<b>13.16</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>uPVC gutters and fittings; BS 4576</b>						
76 mm half round gutters; on brackets screwed to timber	1.67	0.28	4.16	2.72	m	<b>6.88</b>
Extra for						
stop end	0.57	0.12	1.78	0.85	nr	<b>2.63</b>
running outlet	1.60	0.23	3.42	1.61	nr	<b>5.03</b>
stop end outlet	1.59	0.12	1.78	1.82	nr	<b>3.60</b>
angle	1.60	0.23	3.42	2.00	nr	<b>5.42</b>
112 mm half round gutters; on brackets screwed to timber	1.71	0.31	4.61	3.32	m	<b>7.93</b>
Extra for						
stop end	0.88	0.12	1.78	1.29	nr	<b>3.08</b>
running outlet	1.73	0.26	3.87	1.75	nr	<b>5.62</b>
stop end outlet	1.73	0.12	1.78	2.07	nr	<b>3.86</b>
angle	1.94	0.26	3.87	2.63	nr	<b>6.49</b>
170 mm half round gutters; on brackets; screwed to timber	3.32	0.31	4.61	6.02	m	<b>10.63</b>
Extra for						
stop end	1.50	0.15	2.23	2.25	nr	<b>4.48</b>
running outlet	3.33	0.29	4.31	3.37	nr	<b>7.68</b>
stop end outlet	3.17	0.15	2.23	3.78	nr	<b>6.01</b>
angle	4.34	0.29	4.31	5.68	nr	<b>9.99</b>
114 mm rectangular gutters; on brackets; screwed to timber	1.88	0.31	4.61	3.75	m	<b>8.36</b>
Extra for						
stop end	0.98	0.12	1.78	1.42	nr	<b>3.21</b>
running outlet	1.90	0.29	4.31	1.92	nr	<b>6.24</b>
stop end outlet	1.90	0.12	1.78	2.27	nr	<b>4.05</b>
angle	2.14	0.26	3.87	2.87	nr	<b>6.73</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 m lengths; fixing with expanding bolts; to masonry	11.57	0.51	7.24	19.63	m	<b>26.86</b>
Extra for						
fittings with two ends	–	0.51	7.25	13.77	nr	<b>21.03</b>
fittings with three ends	–	0.69	9.79	23.36	nr	<b>33.15</b>
bends; short radius	9.11	0.51	7.24	13.77	nr	<b>21.01</b>
access bends; short radius	22.44	0.51	7.24	28.46	nr	<b>35.70</b>
boss; 38 BSP	20.35	0.51	7.24	25.83	nr	<b>33.07</b>
single branch	13.71	0.69	9.79	23.95	nr	<b>33.74</b>
access pipe	23.28	0.51	7.24	27.95	nr	<b>35.18</b>
roof connector; for asphalt	25.98	0.51	7.24	32.56	nr	<b>39.79</b>
isolated "Timesaver" coupling joint	5.17	0.28	3.97	5.70	nr	<b>9.67</b>
connection to clay pipes; cement and sand (1:2) joint	–	0.12	1.70	0.09	nr	<b>1.80</b>
75 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	11.28	0.51	7.24	19.99	m	<b>27.22</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
75 mm pipes; primed; 2 m lengths; fixing with standard brackets; plugged and screwed to masonry	11.57	0.55	7.80	20.32	m	<b>28.12</b>
Extra for						
bends; short radius	9.11	0.55	7.80	14.37	nr	<b>22.17</b>
access bends; short radius	22.44	0.51	7.24	29.06	nr	<b>36.29</b>
boss; 38 BSP	20.35	0.55	7.80	26.75	nr	<b>34.56</b>
single branch	13.71	0.79	11.21	25.01	nr	<b>36.22</b>
double branch	23.03	1.02	14.47	41.57	nr	<b>56.05</b>
offset 115 mm projection	13.00	0.55	7.80	17.15	nr	<b>24.96</b>
offset 150 mm projection	13.00	0.55	7.80	16.76	nr	<b>24.57</b>
access pipe	23.28	0.55	7.80	28.28	nr	<b>36.08</b>
roof connector; for asphalt	29.57	0.55	7.80	36.78	nr	<b>44.59</b>
isolated "Timesaver" coupling joint	5.71	0.32	4.54	6.29	nr	<b>10.83</b>
connection to clay pipes; cement:sand (1:2) joint	-	0.14	1.99	0.09	nr	<b>2.08</b>
100 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	13.63	0.55	7.80	27.96	m	<b>35.77</b>
100 mm pipes; primed; 2 m lengths; fixing with standard brackets; plugged and screwed to masonry	13.96	0.62	8.80	28.33	m	<b>37.13</b>
Extra for						
WC bent connector; 450 mm long tail	16.00	0.55	7.80	20.25	nr	<b>28.05</b>
bends; short radius	12.61	0.62	8.80	19.74	nr	<b>28.54</b>
access bends; short radius	26.67	0.62	8.80	35.23	nr	<b>44.03</b>
boss; 38 BSP	23.87	0.62	8.80	32.15	nr	<b>40.95</b>
single branch	19.48	0.93	13.20	34.19	nr	<b>47.38</b>
double branch	24.10	1.20	17.03	47.49	nr	<b>64.52</b>
offset 225 mm projection	19.63	0.62	8.80	25.44	nr	<b>34.23</b>
offset 300 mm projection	21.84	0.62	8.80	27.40	nr	<b>36.20</b>
access pipe	24.36	0.62	8.80	30.33	nr	<b>39.13</b>
roof connector; for roofing felt	69.33	0.62	8.80	81.69	nr	<b>90.49</b>
isolated "Timesaver" coupling joint	7.45	0.39	5.53	8.21	nr	<b>13.75</b>
transitional clayware socket; cement and sand (1:2) joint	14.83	0.37	5.25	24.64	nr	<b>29.89</b>
150 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	28.47	0.69	9.79	56.55	m	<b>66.34</b>
150 mm pipes; primed; 2 m lengths; fixing with standard brackets; plugged and screwed to masonry	28.67	0.77	10.93	56.78	m	<b>67.70</b>
Extra for						
bends; short radius	22.53	0.77	10.93	36.38	nr	<b>47.30</b>
access bends; short radius	37.88	0.77	10.93	53.29	nr	<b>64.21</b>
boss; 38 BSP	35.13	0.77	10.93	49.46	nr	<b>60.38</b>
single branch	48.32	1.11	15.75	77.32	nr	<b>93.07</b>
double branch	67.90	1.48	21.00	113.84	nr	<b>134.84</b>
access pipe	39.06	0.77	10.93	47.99	nr	<b>58.92</b>
roof connector; for asphalt	55.47	0.77	10.93	70.08	nr	<b>81.01</b>
isolated "Timesaver" coupling joint	-	0.46	6.53	16.41	nr	<b>22.93</b>
transitional clayware socket; cement and sand (1:2) joint	25.97	0.48	6.81	45.12	nr	<b>51.93</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Cast iron "Ensign" lightweight pipes and fittings or other equal and approved; EN 877</b>						
50 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	–	0.31	4.46	12.05	m	<b>16.51</b>
Extra for						
bends; short radius	–	0.27	3.89	9.80	nr	<b>13.70</b>
single branch	–	0.33	4.75	17.14	nr	<b>21.88</b>
access pipe	–	0.27	3.77	20.13	nr	<b>23.90</b>
70 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	–	0.34	4.91	13.47	m	<b>18.38</b>
Extra for						
bends; short radius	–	0.30	4.30	10.94	nr	<b>15.24</b>
single branch	–	0.37	5.31	18.42	nr	<b>23.73</b>
access pipe	–	0.30	4.30	21.46	nr	<b>25.76</b>
100 mm pipes; primed; 3 m lengths; fixing with standard brackets; plugged and screwed to masonry	–	0.37	5.31	15.90	m	<b>21.21</b>
Extra for						
bends; short radius	–	0.32	4.62	13.43	nr	<b>18.06</b>
single branch	–	0.39	5.60	23.71	nr	<b>29.30</b>
double branch	–	0.46	6.61	34.73	nr	<b>41.34</b>
access pipe	–	0.32	4.62	24.40	nr	<b>29.02</b>
connector	–	0.21	3.00	28.48	nr	<b>31.48</b>
reducer	–	0.32	4.62	16.39	nr	<b>21.01</b>
<b>Polypropylene (PP) waste pipes and fittings; BS 5254; push fit "O"-ring joints</b>						
32 mm pipes; fixing with pipe clips; plugged and screwed	0.40	0.20	2.84	0.78	m	<b>3.61</b>
Extra for						
fittings with one end	–	0.15	2.13	0.40	nr	<b>2.52</b>
fittings with two ends	–	0.20	2.84	0.40	nr	<b>3.23</b>
fittings with three ends	–	0.28	3.97	0.40	nr	<b>4.37</b>
access plug	0.36	0.15	2.13	0.40	nr	<b>2.52</b>
double socket	0.36	0.14	1.99	0.40	nr	<b>2.38</b>
male iron to PP coupling	0.94	0.26	3.69	1.03	nr	<b>4.72</b>
sweep bend	0.36	0.20	2.84	0.40	nr	<b>3.23</b>
spigot bend	0.36	0.23	3.26	0.40	nr	<b>3.66</b>
40 mm pipes; fixing with pipe clips; plugged and screwed	0.48	0.20	2.84	0.87	m	<b>3.71</b>
Extra for						
fittings with one end	–	0.18	2.55	0.40	nr	<b>2.95</b>
fittings with two ends	–	0.28	3.97	0.40	nr	<b>4.37</b>
fittings with three ends	–	0.37	5.25	0.40	nr	<b>5.65</b>
access plug	0.36	0.18	2.55	0.40	nr	<b>2.95</b>
double socket	0.36	0.19	2.70	0.40	nr	<b>3.09</b>
universal connector	0.36	0.23	3.26	0.40	nr	<b>3.66</b>
sweep bend	0.36	0.28	3.97	0.40	nr	<b>4.37</b>
spigot bend	0.36	0.28	3.97	0.40	nr	<b>4.37</b>
reducer 40 mm–32 mm	0.36	0.28	3.97	0.40	nr	<b>4.37</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Polypropylene (PP) waste pipes and fittings; BS 5254; push fit "O" - ring joints—cont'd						
50 mm pipes; fixing with pipe clips; plugged and screwed	0.81	0.32	4.54	1.45	m	5.99
Extra for						
fittings with one end	–	0.19	2.70	0.71	nr	3.41
fittings with two ends	–	0.32	4.54	0.71	nr	5.25
fittings with three ends	–	0.43	6.10	0.71	nr	6.81
access plug	0.65	0.19	2.70	0.71	nr	3.41
double socket	0.65	0.21	2.98	0.71	nr	3.69
sweep bend	0.65	0.32	4.54	0.71	nr	5.25
spigot bend	0.65	0.32	4.54	0.71	nr	5.25
reducer 50 mm–40 mm	0.65	0.32	4.54	0.71	nr	5.25
<b>muPVC waste pipes and fittings; BS 5255; solvent welded joints</b>						
32 mm pipes; fixing with pipe clips; plugged and screwed	0.86	0.23	3.26	1.41	m	4.67
Extra for						
fittings with one end	–	0.16	2.27	1.01	nr	3.28
fittings with two ends	–	0.23	3.26	1.04	nr	4.30
fittings with three ends	–	0.31	4.40	1.44	nr	5.84
access plug	0.79	0.16	2.27	1.01	nr	3.28
straight coupling	0.52	0.16	2.27	0.72	nr	2.99
expansion coupling	0.91	0.23	3.26	1.15	nr	4.41
male iron to muPVC coupling	0.79	0.35	4.97	0.94	nr	5.90
union coupling	2.17	0.23	3.26	2.54	nr	5.80
sweep bend	0.81	0.23	3.26	1.04	nr	4.30
spigot/socket bend	–	0.23	3.26	1.16	nr	4.43
sweep tee	1.15	0.31	4.40	1.44	nr	5.84
40 mm pipes; fixing with pipe clips; plugged and screwed	1.06	0.28	3.97	1.72	m	5.69
Extra for						
fittings with one end	–	0.18	2.55	1.07	nr	3.62
fittings with two ends	–	0.28	3.97	1.14	nr	5.11
fittings with three ends	–	0.37	5.25	1.78	nr	7.03
fittings with four ends	4.09	0.49	6.95	4.77	nr	11.72
access plug	0.84	0.18	2.55	1.07	nr	3.62
straight coupling	0.61	0.19	2.70	0.82	nr	3.51
expansion coupling	1.10	0.28	3.97	1.36	nr	5.33
male iron to muPVC coupling	0.92	0.35	4.97	1.09	nr	6.06
union coupling	2.85	0.28	3.97	3.28	nr	7.26
level invert taper	0.89	0.28	3.97	1.12	nr	5.10
sweep bend	0.90	0.28	3.97	1.14	nr	5.11
spigot/socket bend	1.03	0.28	3.97	1.28	nr	5.25
sweep tee	1.45	0.37	5.25	1.78	nr	7.03
sweep cross	4.09	0.49	6.95	4.77	nr	11.72

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
50 mm pipes; fixing with pipe clips; plugged and screwed	1.60	0.32	4.54	2.63	m	7.17
Extra for						
fittings with one end	–	0.19	2.70	1.65	nr	4.35
fittings with two ends	–	0.32	4.54	1.80	nr	6.34
fittings with three ends	–	0.43	6.10	3.09	nr	9.19
fittings with four ends	–	0.57	8.09	5.45	nr	13.53
access plug	1.36	0.19	2.70	1.65	nr	4.35
straight coupling	0.95	0.21	2.98	1.19	nr	4.17
expansion coupling	1.49	0.32	4.54	1.79	nr	6.33
male iron to muPVC coupling	1.33	0.42	5.96	1.54	nr	7.50
union coupling	4.45	0.32	4.54	5.05	nr	9.59
level invert taper	1.24	0.32	4.54	1.51	nr	6.05
sweep bend	1.50	0.32	4.54	1.80	nr	6.34
spigot/socket bend	2.43	0.32	4.54	2.82	nr	7.36
sweep tee	1.45	0.37	5.25	1.78	nr	7.03
sweep cross	4.71	0.57	8.09	5.45	nr	13.53
<b>uPVC overflow pipes and fittings; solvent welded joints</b>						
19 mm pipes; fixing with pipe clips; plugged and screwed	0.45	0.20	2.84	0.88	m	3.72
Extra for						
splay cut end	–	0.01	0.14	–	nr	0.14
fittings with one end	–	0.16	2.27	0.60	nr	2.87
fittings with two ends	–	0.16	2.27	0.70	nr	2.98
fittings with three ends	–	0.20	2.84	0.79	nr	3.63
straight connector	0.49	0.16	2.27	0.60	nr	2.87
female iron to uPVC coupling	–	0.19	2.70	0.95	nr	3.64
bend	0.59	0.16	2.27	0.70	nr	2.98
bent tank connector	0.91	0.19	2.70	1.01	nr	3.71
<b>uPVC pipes and fittings; BS 4514; with solvent welded joints (unless otherwise described)</b>						
82 mm pipes; fixing with holderbats; plugged and screwed	3.13	0.37	5.25	5.07	m	10.32
Extra for						
socket plug	2.47	0.19	2.70	3.10	nr	5.79
slip coupling; push fit	5.40	0.34	4.82	5.95	nr	10.78
expansion coupling	2.60	0.37	5.25	3.24	nr	8.49
sweep bend	4.36	0.37	5.25	5.18	nr	10.43
boss connector	2.38	0.25	3.55	3.00	nr	6.54
single branch	6.10	0.49	6.95	7.32	nr	14.27
access door	5.80	0.56	7.95	6.58	nr	14.53
connection to clay pipes; caulking ring and cement and sand (1:2) joint	4.08	0.34	4.82	4.77	nr	9.60
110 mm pipes; fixing with holderbats; plugged and screwed	3.18	0.41	5.82	5.29	m	11.11
Extra for						
socket plug	2.99	0.20	2.84	3.79	nr	6.62
slip coupling; push fit	6.76	0.37	5.25	7.45	nr	12.70
expansion coupling	2.66	0.41	5.82	3.41	nr	9.23
W.C. connector	4.83	0.27	3.83	5.58	nr	9.41
sweep bend	5.10	0.41	5.82	6.11	nr	11.92
W.C. connecting bend	7.92	0.27	3.83	8.99	nr	12.82
access bend	14.16	0.43	6.10	16.09	nr	22.19
boss connector	2.38	0.27	3.83	3.11	nr	6.94

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
single branch	8.19	0.54	7.66	9.77	nr	17.43
single branch with access	11.55	0.56	7.95	13.48	nr	21.42
double branch	17.44	0.68	9.65	20.22	nr	29.87
W.C. manifold	30.74	0.27	3.83	34.62	nr	38.45
access door	–	0.56	7.95	6.58	nr	14.53
access pipe connector	10.85	0.46	6.53	12.44	nr	18.96
connection to clay pipes; caulking ring and cement and sand (1:2) joint	–	0.39	5.53	1.75	nr	7.28
160 mm pipes; fixing with holderbats; plugged and screwed	8.26	0.46	6.53	13.59	m	20.12
Extra for						
socket plug	5.51	0.23	3.26	7.15	nr	10.42
slip coupling; push fit	17.30	0.42	5.96	19.06	nr	25.02
expansion coupling	8.00	0.46	6.53	9.90	nr	16.43
sweep bend	12.71	0.46	6.53	15.09	nr	21.62
boss connector	3.37	0.31	4.40	4.80	nr	9.20
single branch	29.95	0.61	8.66	34.61	nr	43.26
double branch	70.01	0.77	10.93	79.28	nr	90.20
access door	10.37	0.56	7.95	11.61	nr	19.56
access pipe connector	10.85	0.46	6.53	12.44	nr	18.96
connection to clay pipes; caulking ring and cement and sand (1:2) joint	–	0.46	6.53	2.89	nr	9.42
Weathering apron; for pipe						
82 mm diameter	1.23	0.31	4.40	1.54	nr	5.94
110 mm diameter	1.41	0.35	4.97	1.81	nr	6.78
160 mm diameter	4.24	0.39	5.53	5.19	nr	10.73
Weathering slate; for pipe						
110 mm diameter	20.25	0.83	11.78	22.58	nr	34.36
Vent cowl; for pipe						
82 mm diameter	1.23	0.31	4.40	1.54	nr	5.94
110 mm diameter	1.24	0.31	4.40	1.63	nr	6.03
160 mm diameter	3.25	0.31	4.40	4.10	nr	8.50
<b>Polypropylene ancillaries; screwed joint to waste fitting</b>						
Tubular “S” trap; bath; shallow seal						
40 mm diameter	2.96	0.51	7.24	3.27	nr	10.50
Trap; “P”; two piece; 76 mm seal						
32 mm diameter	1.99	0.35	4.97	2.20	nr	7.16
40 mm diameter	2.31	0.42	5.96	2.54	nr	8.50
Trap; “S”; two piece; 76 mm seal						
32 mm diameter	2.54	0.35	4.97	2.79	nr	7.76
40 mm diameter	2.96	0.42	5.96	3.27	nr	9.23
Bottle trap; “P”; 76 mm seal						
32 diameter	2.23	0.35	4.97	2.45	nr	7.42
40 diameter	2.66	0.42	5.96	2.93	nr	8.89
Bottle trap; “S”; 76 mm seal						
32 diameter	2.68	0.35	4.97	2.95	nr	7.92
40 diameter	3.26	0.42	5.96	3.59	nr	9.55

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; spreading on site average 50 m</b>						
Pipes not exceeding 200 mm nominal size						
average depth of trench 0.50 m	–	0.28	2.61	1.73	m	<b>4.34</b>
average depth of trench 0.75 m	–	0.37	3.45	2.57	m	<b>6.02</b>
average depth of trench 1.00 m	–	0.79	7.36	5.12	m	<b>12.48</b>
average depth of trench 1.25 m	–	1.16	10.81	5.86	m	<b>16.67</b>
average depth of trench 1.50 m	–	1.48	13.79	6.67	m	<b>20.46</b>
average depth of trench 1.75 m	–	1.85	17.24	7.41	m	<b>24.65</b>
average depth of trench 2.00 m	–	2.13	19.85	8.42	m	<b>28.27</b>
average depth of trench 2.25 m	–	2.64	24.61	10.60	m	<b>35.21</b>
average depth of trench 2.50 m	–	3.10	28.89	12.36	m	<b>41.25</b>
average depth of trench 2.75 m	–	3.42	31.88	13.80	m	<b>45.68</b>
average depth of trench 3.00 m	–	3.75	34.95	15.18	m	<b>50.13</b>
average depth of trench 3.25 m	–	4.07	37.93	16.18	m	<b>54.11</b>
average depth of trench 3.50 m	–	4.35	40.54	17.11	m	<b>57.65</b>
Pipes exceeding 200 mm nominal size; 225 mm nominal size						
average depth of trench 0.50 m	–	0.28	2.61	1.73	m	<b>4.34</b>
average depth of trench 0.75 m	–	0.37	3.45	2.57	m	<b>6.02</b>
average depth of trench 1.00 m	–	0.79	7.36	5.12	m	<b>12.48</b>
average depth of trench 1.25 m	–	1.16	10.81	5.86	m	<b>16.67</b>
average depth of trench 1.50 m	–	1.48	13.79	6.67	m	<b>20.46</b>
average depth of trench 1.75 m	–	1.85	17.24	7.41	m	<b>24.65</b>
average depth of trench 2.00 m	–	2.13	19.85	8.42	m	<b>28.27</b>
average depth of trench 2.25 m	–	2.64	24.61	10.60	m	<b>35.21</b>
average depth of trench 2.50 m	–	3.10	28.89	12.36	m	<b>41.25</b>
average depth of trench 2.75 m	–	3.42	31.88	13.80	m	<b>45.68</b>
average depth of trench 3.00 m	–	3.75	34.95	15.18	m	<b>50.13</b>
average depth of trench 3.25 m	–	4.07	37.93	16.18	m	<b>54.11</b>
average depth of trench 3.50 m	–	4.35	40.54	17.11	m	<b>57.65</b>
Pipes exceeding 200 mm nominal size; 300 mm nominal size						
average depth of trench 0.75 m	–	0.44	4.10	3.21	m	<b>7.31</b>
average depth of trench 1.00 m	–	0.93	8.67	5.12	m	<b>13.79</b>
average depth of trench 1.25 m	–	1.25	11.65	6.05	m	<b>17.70</b>
average depth of trench 1.50 m	–	1.62	15.10	6.86	m	<b>21.96</b>
average depth of trench 1.75 m	–	1.85	17.24	7.60	m	<b>24.84</b>
average depth of trench 2.00 m	–	2.13	19.85	9.06	m	<b>28.91</b>
average depth of trench 2.25 m	–	2.64	24.61	10.99	m	<b>35.59</b>
average depth of trench 2.50 m	–	3.10	28.89	12.61	m	<b>41.51</b>
average depth of trench 2.75 m	–	3.42	31.88	14.00	m	<b>50.33</b>
average depth of trench 3.00 m	–	3.75	34.95	15.38	m	<b>50.33</b>
average depth of trench 3.25 m	–	4.07	37.93	16.82	m	<b>54.76</b>
average depth of trench 3.50 m	–	4.35	40.54	17.56	m	<b>58.10</b>

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	–	0.46	4.29	3.85	m	<b>8.14</b>
average depth of trench 1.00 m	–	0.97	9.04	5.76	m	<b>14.80</b>
average depth of trench 1.25 m	–	1.34	12.49	7.14	m	<b>19.63</b>
average depth of trench 1.50 m	–	1.71	15.94	7.70	m	<b>23.64</b>
average depth of trench 1.75 m	–	1.99	18.55	8.69	m	<b>27.24</b>
average depth of trench 2.00 m	–	2.27	21.16	9.25	m	<b>30.41</b>
average depth of trench 2.25 m	–	2.82	26.28	11.63	m	<b>37.91</b>
average depth of trench 2.50 m	–	3.38	31.50	13.45	m	<b>44.95</b>
average depth of trench 2.75 m	–	3.70	34.48	14.64	m	<b>49.12</b>
average depth of trench 3.00 m	–	4.02	37.47	15.83	m	<b>53.29</b>
average depth of trench 3.25 m	–	4.35	40.54	17.21	m	<b>57.75</b>
average depth of trench 3.50 m	–	4.67	43.53	18.40	m	<b>61.92</b>
Pipes exceeding 200 mm nominal size; 450 mm nominal size						
average depth of trench 0.75 m	–	0.51	4.75	3.85	m	<b>8.61</b>
average depth of trench 1.00 m	–	1.02	9.51	6.14	m	<b>15.65</b>
average depth of trench 1.25 m	–	1.48	13.79	7.59	m	<b>21.38</b>
average depth of trench 1.50 m	–	1.85	17.24	8.34	m	<b>25.58</b>
average depth of trench 1.75 m	–	2.13	19.85	9.14	m	<b>29.00</b>
average depth of trench 2.00 m	–	2.45	22.83	9.89	m	<b>32.73</b>
average depth of trench 2.25 m	–	3.05	28.43	12.08	m	<b>40.50</b>
average depth of trench 2.50 m	–	3.61	33.65	14.09	m	<b>47.74</b>
average depth of trench 2.75 m	–	3.98	37.09	15.47	m	<b>52.57</b>
average depth of trench 3.00 m	–	4.26	39.70	16.92	m	<b>56.62</b>
average depth of trench 3.25 m	–	4.63	43.15	18.49	m	<b>61.64</b>
average depth of trench 3.50 m	–	5.00	46.60	20.13	m	<b>66.73</b>
Pipes exceeding 200 mm nominal size; 600 mm nominal size						
average depth of trench 1.00 m	–	1.11	10.35	6.59	m	<b>16.94</b>
average depth of trench 1.25 m	–	1.57	14.63	7.98	m	<b>22.61</b>
average depth of trench 1.50 m	–	2.04	19.01	9.24	m	<b>28.25</b>
average depth of trench 1.75 m	–	2.31	21.53	9.79	m	<b>31.32</b>
average depth of trench 2.00 m	–	2.73	25.44	10.79	m	<b>36.24</b>
average depth of trench 2.25 m	–	3.28	30.57	13.36	m	<b>43.93</b>
average depth of trench 2.50 m	–	3.89	36.26	15.57	m	<b>51.82</b>
average depth of trench 2.75 m	–	4.30	40.08	17.40	m	<b>57.48</b>
average depth of trench 3.00 m	–	4.72	43.99	19.04	m	<b>63.03</b>
average depth of trench 3.25 m	–	5.09	47.44	20.42	m	<b>67.86</b>
average depth of trench 3.50 m	–	5.46	50.89	21.61	m	<b>72.49</b>
Pipes exceeding 200 mm nominal size; 900 mm nominal size						
average depth of trench 1.25 m	–	1.90	17.71	9.26	m	<b>26.97</b>
average depth of trench 1.50 m	–	2.41	22.46	10.52	m	<b>32.98</b>
average depth of trench 1.75 m	–	2.78	25.91	11.26	m	<b>37.17</b>
average depth of trench 2.00 m	–	3.10	28.89	12.91	m	<b>41.80</b>
average depth of trench 2.25 m	–	3.84	35.79	15.74	m	<b>51.53</b>
average depth of trench 2.50 m	–	4.53	42.22	18.14	m	<b>60.36</b>
average depth of trench 2.75 m	–	5.00	46.60	19.97	m	<b>66.57</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
average depth of trench 3.00 m	-	5.46	50.89	21.80	m	<b>72.69</b>
average depth of trench 3.25 m	-	5.92	55.18	23.63	m	<b>78.80</b>
average depth of trench 3.50 m	-	6.38	59.46	25.27	m	<b>84.73</b>
Pipes exceeding 200 mm nominal size; 1200 mm nominal size						
average depth of trench 1.50 m	-	2.73	25.44	11.17	m	<b>36.61</b>
average depth of trench 1.75 m	-	3.19	29.73	13.00	m	<b>42.73</b>
average depth of trench 2.00 m	-	3.56	33.18	14.84	m	<b>48.02</b>
average depth of trench 2.25 m	-	4.35	40.54	18.05	m	<b>58.59</b>
average depth of trench 2.50 m	-	5.18	48.28	20.70	m	<b>68.98</b>
average depth of trench 2.75 m	-	5.69	53.03	22.98	m	<b>76.02</b>
average depth of trench 3.00 m	-	6.20	57.79	25.01	m	<b>82.79</b>
average depth of trench 3.25 m	-	6.75	62.91	27.10	m	<b>90.01</b>
average depth of trench 3.50 m	-	7.26	67.66	29.12	m	<b>96.78</b>
Extra over excavating trenches; irrespective of depth; breaking out existing materials						
brick	-	1.80	16.78	7.43	m <sup>3</sup>	<b>24.21</b>
concrete	-	2.54	23.67	10.22	m <sup>3</sup>	<b>33.89</b>
reinforced concrete	-	3.61	33.65	14.79	m <sup>3</sup>	<b>48.44</b>
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 75 mm thick						
tarmacadam	-	0.19	1.77	0.80	m <sup>2</sup>	<b>2.57</b>
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 150 mm thick						
concrete	-	0.37	3.45	1.71	m <sup>2</sup>	<b>5.16</b>
tarmacadam and hardcore	-	0.28	2.61	0.90	m <sup>2</sup>	<b>3.51</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</b>						
Pipes not exceeding 200 mm nominal size						
average depth of trench 0.50 m	-	0.93	8.67	-	m	<b>8.67</b>
average depth of trench 0.75 m	-	1.39	12.96	-	m	<b>12.96</b>
average depth of trench 1.00 m	-	2.04	19.01	1.46	m	<b>20.47</b>
average depth of trench 1.25 m	-	2.87	26.75	2.00	m	<b>28.75</b>
average depth of trench 1.50 m	-	3.93	36.63	2.44	m	<b>39.07</b>
average depth of trench 1.75 m	-	5.18	48.28	2.92	m	<b>51.19</b>
average depth of trench 2.00 m	-	5.92	55.18	3.28	m	<b>58.46</b>
average depth of trench 2.25 m	-	7.40	68.97	4.37	m	<b>73.34</b>
average depth of trench 2.50 m	-	8.88	82.76	5.10	m	<b>87.87</b>
average depth of trench 2.75 m	-	9.76	90.97	5.65	m	<b>96.61</b>
average depth of trench 3.00 m	-	10.64	99.17	6.19	m	<b>105.36</b>
average depth of trench 3.25 m	-	11.52	107.37	6.74	m	<b>114.11</b>
average depth of trench 3.50 m	-	12.40	115.57	7.29	m	<b>122.86</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Pipes exceeding 200 mm nominal size; 225 mm nominal size						
average depth of trench 0.50 m	–	0.93	8.67	–	m	<b>8.67</b>
average depth of trench 0.75 m	–	1.39	12.96	–	m	<b>12.96</b>
average depth of trench 1.00 m	–	2.04	19.01	1.46	m	<b>20.47</b>
average depth of trench 1.25 m	–	2.87	26.75	2.00	m	<b>28.75</b>
average depth of trench 1.50 m	–	3.93	36.63	2.44	m	<b>39.07</b>
average depth of trench 1.75 m	–	5.18	48.28	2.92	m	<b>51.19</b>
average depth of trench 2.00 m	–	5.92	55.18	3.28	m	<b>58.46</b>
average depth of trench 2.25 m	–	7.40	68.97	4.37	m	<b>73.34</b>
average depth of trench 2.50 m	–	8.88	82.76	5.10	m	<b>87.87</b>
average depth of trench 2.75 m	–	9.76	90.97	5.65	m	<b>96.61</b>
average depth of trench 3.00 m	–	10.64	99.17	6.19	m	<b>105.36</b>
average depth of trench 3.25 m	–	11.52	107.37	6.74	m	<b>114.11</b>
average depth of trench 3.50 m	–	12.40	115.57	7.29	m	<b>122.86</b>
Pipes exceeding 200 mm nominal size; 300 mm nominal size						
average depth of trench 0.75 m	–	1.62	15.10	–	m	<b>15.10</b>
average depth of trench 1.00 m	–	2.36	22.00	1.46	m	<b>23.45</b>
average depth of trench 1.25 m	–	3.33	31.04	2.00	m	<b>33.04</b>
average depth of trench 1.50 m	–	4.44	41.38	2.44	m	<b>43.82</b>
average depth of trench 1.75 m	–	5.18	48.28	2.92	m	<b>51.19</b>
average depth of trench 2.00 m	–	5.92	55.18	3.28	m	<b>58.46</b>
average depth of trench 2.25 m	–	7.40	68.97	4.37	m	<b>73.34</b>
average depth of trench 2.50 m	–	8.88	82.76	5.10	m	<b>87.87</b>
average depth of trench 2.75 m	–	9.76	90.97	5.65	m	<b>96.61</b>
average depth of trench 3.00 m	–	10.64	99.17	6.19	m	<b>105.36</b>
average depth of trench 3.25 m	–	11.52	107.37	6.74	m	<b>114.11</b>
average depth of trench 3.50 m	–	12.40	115.57	7.29	m	<b>122.86</b>
Pipes exceeding 200 mm nominal size; 375 mm nominal size						
average depth of trench 0.75 m	–	1.80	16.78	–	m	<b>16.78</b>
average depth of trench 1.00 m	–	2.64	24.61	1.46	m	<b>26.06</b>
average depth of trench 1.25 m	–	3.70	34.48	2.00	m	<b>36.49</b>
average depth of trench 1.50 m	–	4.93	45.95	2.44	m	<b>48.39</b>
average depth of trench 1.75 m	–	5.74	53.50	2.92	m	<b>56.41</b>
average depth of trench 2.00 m	–	6.57	61.23	3.28	m	<b>64.51</b>
average depth of trench 2.25 m	–	8.23	76.71	4.37	m	<b>81.08</b>
average depth of trench 2.50 m	–	9.90	92.27	5.10	m	<b>97.37</b>
average depth of trench 2.75 m	–	10.87	101.31	5.65	m	<b>106.96</b>
average depth of trench 3.00 m	–	11.84	110.35	6.19	m	<b>116.55</b>
average depth of trench 3.25 m	–	12.86	119.86	6.74	m	<b>126.60</b>
average depth of trench 3.50 m	–	13.88	129.36	7.29	m	<b>136.65</b>

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	-	2.04	19.01	-	m	<b>19.01</b>
average depth of trench 1.00 m	-	2.94	27.40	1.46	m	<b>28.86</b>
average depth of trench 1.25 m	-	4.13	38.49	2.00	m	<b>40.50</b>
average depth of trench 1.50 m	-	5.41	50.42	2.44	m	<b>52.86</b>
average depth of trench 1.75 m	-	6.31	58.81	2.92	m	<b>61.73</b>
average depth of trench 2.00 m	-	7.22	67.29	3.28	m	<b>70.57</b>
average depth of trench 2.25 m	-	9.05	84.35	4.37	m	<b>88.72</b>
average depth of trench 2.50 m	-	10.87	101.31	5.10	m	<b>106.41</b>
average depth of trench 2.75 m	-	11.96	111.47	5.65	m	<b>117.12</b>
average depth of trench 3.00 m	-	13.04	121.54	6.19	m	<b>127.73</b>
average depth of trench 3.25 m	-	14.11	131.51	6.74	m	<b>138.25</b>
average depth of trench 3.50 m	-	15.17	141.39	7.29	m	<b>148.68</b>
Pipes exceeding 200 mm nominal size; 600 mm nominal size						
average depth of trench 1.00 m	-	3.24	30.20	1.46	m	<b>31.66</b>
average depth of trench 1.25 m	-	4.63	43.15	2.00	m	<b>45.16</b>
average depth of trench 1.50 m	-	6.20	57.79	2.44	m	<b>60.23</b>
average depth of trench 1.75 m	-	7.17	66.83	2.92	m	<b>69.74</b>
average depth of trench 2.00 m	-	8.19	76.33	3.28	m	<b>79.61</b>
average depth of trench 2.25 m	-	9.20	85.75	4.37	m	<b>90.12</b>
average depth of trench 2.50 m	-	11.56	107.74	5.10	m	<b>112.84</b>
average depth of trench 2.75 m	-	12.35	115.10	5.65	m	<b>120.75</b>
average depth of trench 3.00 m	-	14.80	137.94	6.19	m	<b>144.13</b>
average depth of trench 3.25 m	-	16.03	149.40	6.74	m	<b>156.14</b>
average depth of trench 3.50 m	-	17.25	160.77	7.29	m	<b>168.06</b>
Pipes exceeding 200 mm nominal size; 900 mm nominal size						
average depth of trench 1.25 m	-	5.78	53.87	2.00	m	<b>55.88</b>
average depth of trench 1.50 m	-	7.63	71.11	2.44	m	<b>73.55</b>
average depth of trench 1.75 m	-	8.88	82.76	2.92	m	<b>85.68</b>
average depth of trench 2.00 m	-	10.13	94.41	3.28	m	<b>97.69</b>
average depth of trench 2.25 m	-	12.72	118.55	4.37	m	<b>122.93</b>
average depth of trench 2.50 m	-	15.31	142.69	5.10	m	<b>147.79</b>
average depth of trench 2.75 m	-	16.84	156.95	5.65	m	<b>162.60</b>
average depth of trench 3.00 m	-	18.32	170.75	6.19	m	<b>176.94</b>
average depth of trench 3.25 m	-	19.84	184.91	6.74	m	<b>191.65</b>
average depth of trench 3.50 m	-	21.37	199.17	7.29	m	<b>206.46</b>
Pipes exceeding 200 mm nominal size; 1200 mm nominal size						
average depth of trench 1.50 m	-	9.11	84.91	2.44	m	<b>87.35</b>
average depth of trench 1.75 m	-	10.59	98.70	2.92	m	<b>101.62</b>
average depth of trench 2.00 m	-	12.12	112.96	3.28	m	<b>116.24</b>
average depth of trench 2.25 m	-	15.20	141.67	4.37	m	<b>146.04</b>
average depth of trench 2.50 m	-	18.27	170.28	5.10	m	<b>175.38</b>
average depth of trench 2.75 m	-	20.07	187.06	5.65	m	<b>192.70</b>
average depth of trench 3.00 m	-	21.88	203.93	6.19	m	<b>210.12</b>
average depth of trench 3.25 m	-	23.66	220.52	6.74	m	<b>227.26</b>
average depth of trench 3.50 m	-	25.44	237.11	7.29	m	<b>244.39</b>
Extra over excavating trenches irrespective of depth; breaking out existing materials						
brick	-	2.78	25.91	5.29	m <sup>3</sup>	<b>31.20</b>
concrete	-	4.16	38.77	8.82	m <sup>3</sup>	<b>47.59</b>
reinforced concrete	-	5.55	51.73	12.36	m <sup>3</sup>	<b>64.08</b>
concrete; 150 mm thick	-	0.65	6.06	1.24	m <sup>2</sup>	<b>7.30</b>
tarmacadam and hardcore; 150 mm thick	-	0.46	4.29	0.88	m <sup>2</sup>	<b>5.17</b>



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	-	0.37	3.45	0.71	m <sup>2</sup>	<b>4.16</b>
Extra over excavating trenches irrespective of depth; breaking out existing hard pavings, 150 mm thick concrete	-	0.65	6.06	1.24	m <sup>2</sup>	<b>7.30</b>
tarmacadam and hardcore	-	0.46	4.29	0.88	m <sup>2</sup>	<b>5.17</b>
<b>Sand filling</b>						
Beds; to receive pitch fibre pipes						
600 mm×50 mm thick	-	0.07	0.65	0.86	m	<b>1.51</b>
700 mm×50 mm thick	-	0.09	0.84	1.00	m	<b>1.84</b>
800 mm×50 mm thick	-	0.11	1.03	1.14	m	<b>2.17</b>
<b>Granular (shingle) filling</b>						
Beds; 100 mm thick; to pipes						
100 mm nominal size	-	0.09	0.84	1.37	m	<b>2.21</b>
150 mm nominal size	-	0.09	0.84	1.60	m	<b>2.44</b>
225 mm nominal size	-	0.11	1.03	1.83	m	<b>2.85</b>
300 mm nominal size	-	0.13	1.21	2.06	m	<b>3.27</b>
375 mm nominal size	-	0.15	1.40	2.28	m	<b>3.68</b>
450 mm nominal size	-	0.17	1.58	2.51	m	<b>4.10</b>
600 mm nominal size	-	0.19	1.77	2.74	m	<b>4.51</b>
Beds; 150 mm thick; to pipes						
100 mm nominal size	-	0.13	1.21	2.06	m	<b>3.27</b>
150 mm nominal size	-	0.15	1.40	2.28	m	<b>3.68</b>
225 mm nominal size	-	0.17	1.58	2.51	m	<b>4.10</b>
300 mm nominal size	-	0.19	1.77	2.74	m	<b>4.51</b>
375 mm nominal size	-	0.22	2.05	3.43	m	<b>5.48</b>
450 mm nominal size	-	0.24	2.24	3.66	m	<b>5.89</b>
600 mm nominal size	-	0.28	2.61	4.34	m	<b>6.95</b>
Beds and benchings; beds 100 mm thick; to pipes						
100 nominal size	-	0.21	1.96	2.51	m	<b>4.47</b>
150 nominal size	-	0.23	2.14	2.51	m	<b>4.66</b>
225 nominal size	-	0.28	2.61	3.43	m	<b>6.04</b>
300 nominal size	-	0.32	2.98	3.88	m	<b>6.87</b>
375 nominal size	-	0.42	3.91	5.25	m	<b>9.17</b>
450 nominal size	-	0.48	4.47	5.94	m	<b>10.41</b>
600 nominal size	-	0.62	5.78	7.77	m	<b>13.55</b>
Beds and benchings; beds 150 mm thick; to pipes						
100 nominal size	-	0.23	2.14	2.74	m	<b>4.89</b>
150 nominal size	-	0.26	2.42	2.97	m	<b>5.39</b>
225 nominal size	-	0.32	2.98	4.11	m	<b>7.10</b>
300 nominal size	-	0.42	3.91	5.03	m	<b>8.94</b>
375 nominal size	-	0.48	4.47	5.94	m	<b>10.41</b>
450 nominal size	-	0.57	5.31	7.08	m	<b>12.39</b>
600 nominal size	-	0.68	6.34	9.14	m	<b>15.48</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Beds and coverings; 100 mm thick; to pipes</b>						
100 nominal size	–	0.33	3.08	3.43	m	<b>6.50</b>
150 nominal size	–	0.42	3.91	4.11	m	<b>8.03</b>
225 nominal size	–	0.56	5.22	5.71	m	<b>10.93</b>
300 nominal size	–	0.67	6.24	6.85	m	<b>13.10</b>
375 nominal size	–	0.80	7.46	8.22	m	<b>15.68</b>
450 nominal size	–	0.94	8.76	9.82	m	<b>18.58</b>
600 nominal size	–	1.22	11.37	12.57	m	<b>23.94</b>
<b>Beds and coverings; 150 mm thick; to pipes</b>						
100 nominal size	–	0.50	4.66	5.03	m	<b>9.69</b>
150 nominal size	–	0.56	5.22	5.71	m	<b>10.93</b>
225 nominal size	–	0.72	6.71	7.31	m	<b>14.02</b>
300 nominal size	–	0.86	8.02	8.68	m	<b>16.70</b>
375 nominal size	–	1.00	9.32	10.28	m	<b>19.60</b>
450 nominal size	–	1.19	11.09	12.34	m	<b>23.43</b>
600 nominal size	–	1.44	13.42	14.85	m	<b>28.27</b>
<b>Plain in situ ready mixed designated concrete; C10–40 mm aggregate</b>						
<b>Beds; 100 mm thick; to pipes</b>						
100 mm nominal size	–	0.17	1.85	3.51	m	<b>5.36</b>
150 mm nominal size	–	0.17	1.85	3.51	m	<b>5.36</b>
225 mm nominal size	–	0.20	2.18	4.21	m	<b>6.39</b>
300 mm nominal size	–	0.23	2.50	4.92	m	<b>7.42</b>
375 mm nominal size	–	0.27	2.94	5.62	m	<b>8.56</b>
450 mm nominal size	–	0.30	3.27	6.32	m	<b>9.59</b>
600 mm nominal size	–	0.33	3.59	7.02	m	<b>10.61</b>
900 mm nominal size	–	0.40	4.36	8.42	m	<b>12.78</b>
1200 mm nominal size	–	0.54	5.88	11.23	m	<b>17.11</b>
<b>Beds; 150 mm thick; to pipes</b>						
100 mm nominal size	–	0.23	2.50	4.92	m	<b>7.42</b>
150 mm nominal size	–	0.27	2.94	5.62	m	<b>8.56</b>
225 mm nominal size	–	0.30	3.27	6.32	m	<b>9.59</b>
300 mm nominal size	–	0.33	3.59	7.02	m	<b>10.61</b>
375 mm nominal size	–	0.40	4.36	8.42	m	<b>12.78</b>
450 mm nominal size	–	0.43	4.68	9.13	m	<b>13.81</b>
600 mm nominal size	–	0.50	5.44	10.53	m	<b>15.98</b>
900 mm nominal size	–	0.63	6.86	13.34	m	<b>20.20</b>
1200 mm nominal size	–	0.77	8.39	16.15	m	<b>24.53</b>
<b>Beds and benchings; beds 100 mm thick; to pipes</b>						
100 mm nominal size	–	0.33	3.59	6.32	m	<b>9.92</b>
150 mm nominal size	–	0.38	4.14	7.02	m	<b>11.16</b>
225 mm nominal size	–	0.45	4.90	8.42	m	<b>13.32</b>
300 mm nominal size	–	0.53	5.77	9.83	m	<b>15.60</b>
375 mm nominal size	–	0.68	7.41	12.64	m	<b>20.04</b>
450 mm nominal size	–	0.80	8.71	14.75	m	<b>23.46</b>
600 mm nominal size	–	1.02	11.11	18.96	m	<b>30.07</b>
900 mm nominal size	–	1.65	17.97	30.89	m	<b>48.86</b>
1200 mm nominal size	–	2.44	26.57	45.63	m	<b>72.21</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	–	0.38	4.14	7.02	m	<b>11.16</b>
150 mm nominal size	–	0.42	4.57	7.73	m	<b>12.30</b>
225 mm nominal size	–	0.53	5.77	9.83	m	<b>15.60</b>
300 mm nominal size	–	0.68	7.41	12.64	m	<b>20.04</b>
375 mm nominal size	–	0.80	8.71	14.75	m	<b>23.46</b>
450 mm nominal size	–	0.94	10.24	17.55	m	<b>27.79</b>
600 mm nominal size	–	1.20	13.07	22.46	m	<b>35.53</b>
900 mm nominal size	–	1.91	20.80	35.81	m	<b>56.61</b>
1200 mm nominal size	–	2.70	29.40	50.55	m	<b>79.95</b>
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	–	0.50	5.44	8.42	m	<b>13.87</b>
150 mm nominal size	–	0.58	6.32	9.83	m	<b>16.14</b>
225 mm nominal size	–	0.83	9.04	14.04	m	<b>23.08</b>
300 mm nominal size	–	1.00	10.89	16.85	m	<b>27.74</b>
375 mm nominal size	–	1.21	13.18	20.36	m	<b>33.53</b>
450 mm nominal size	–	1.42	15.46	23.87	m	<b>39.33</b>
600 mm nominal size	–	1.83	19.93	30.89	m	<b>50.82</b>
900 mm nominal size	–	2.79	30.38	47.04	m	<b>77.42</b>
1200 mm nominal size	–	3.83	41.71	64.59	m	<b>106.29</b>
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	–	0.75	8.17	12.64	m	<b>20.80</b>
150 mm nominal size	–	0.83	9.04	14.04	m	<b>23.08</b>
225 mm nominal size	–	1.08	11.76	18.25	m	<b>30.01</b>
300 mm nominal size	–	1.30	14.16	21.77	m	<b>35.92</b>
375 mm nominal size	–	1.50	16.33	25.27	m	<b>41.61</b>
450 mm nominal size	–	1.79	19.49	30.19	m	<b>49.68</b>
600 mm nominal size	–	2.16	23.52	36.51	m	<b>60.03</b>
900 mm nominal size	–	3.54	38.55	59.68	m	<b>98.23</b>
1200 mm nominal size	–	5.00	54.45	84.24	m	<b>138.69</b>
<b>Plain in situ ready mixed designated concrete; C20–40 mm aggregate</b>						
Beds; 100 mm thick; to pipes						
100 mm nominal size	–	0.17	1.85	3.62	m	<b>5.47</b>
150 mm nominal size	–	0.17	1.85	3.62	m	<b>5.47</b>
225 mm nominal size	–	0.20	2.18	4.34	m	<b>6.52</b>
300 mm nominal size	–	0.23	2.50	5.07	m	<b>7.58</b>
375 mm nominal size	–	0.27	2.94	5.79	m	<b>8.73</b>
450 mm nominal size	–	0.30	3.27	6.52	m	<b>9.79</b>
600 mm nominal size	–	0.33	3.59	7.24	m	<b>10.83</b>
900 mm nominal size	–	0.40	4.36	8.69	m	<b>13.04</b>
1200 mm nominal size	–	0.54	5.88	11.58	m	<b>17.46</b>
Beds; 150 mm thick; to pipes						
100 mm nominal size	–	0.23	2.50	5.07	m	<b>7.58</b>
150 mm nominal size	–	0.27	2.94	5.79	m	<b>8.73</b>
225 mm nominal size	–	0.30	3.27	6.52	m	<b>9.79</b>
300 mm nominal size	–	0.33	3.59	7.24	m	<b>10.83</b>
375 mm nominal size	–	0.40	4.36	8.69	m	<b>13.04</b>
450 mm nominal size	–	0.43	4.68	9.41	m	<b>14.10</b>
600 mm nominal size	–	0.50	5.44	10.86	m	<b>16.31</b>
900 mm nominal size	–	0.63	6.86	13.76	m	<b>20.62</b>
1200 mm nominal size	–	0.77	8.39	16.65	m	<b>25.04</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Beds and benchings; beds 100 mm thick; to pipes						
100 mm nominal size	–	0.33	3.59	6.52	m	<b>10.11</b>
150 mm nominal size	–	0.38	4.14	7.24	m	<b>11.38</b>
225 mm nominal size	–	0.45	4.90	8.69	m	<b>13.59</b>
300 mm nominal size	–	0.53	5.77	10.13	m	<b>15.91</b>
375 mm nominal size	–	0.68	7.41	13.03	m	<b>20.44</b>
450 mm nominal size	–	0.80	8.71	15.21	m	<b>23.92</b>
600 mm nominal size	–	1.02	11.11	19.55	m	<b>30.66</b>
900 mm nominal size	–	1.65	17.97	31.85	m	<b>49.82</b>
1200 mm nominal size	–	2.44	26.57	47.06	m	<b>73.63</b>
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	–	0.38	4.14	7.24	m	<b>11.38</b>
150 mm nominal size	–	0.42	4.57	7.97	m	<b>12.54</b>
225 mm nominal size	–	0.53	5.77	10.13	m	<b>15.91</b>
300 mm nominal size	–	0.68	7.41	13.03	m	<b>20.44</b>
375 mm nominal size	–	0.80	8.71	15.21	m	<b>23.92</b>
450 mm nominal size	–	0.94	10.24	18.10	m	<b>28.34</b>
600 mm nominal size	–	1.20	13.07	23.16	m	<b>36.23</b>
900 mm nominal size	–	1.91	20.80	36.92	m	<b>57.72</b>
1200 mm nominal size	–	2.70	29.40	52.12	m	<b>81.52</b>
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	–	0.50	5.44	8.69	m	<b>14.13</b>
150 mm nominal size	–	0.58	6.32	10.13	m	<b>16.45</b>
225 mm nominal size	–	0.83	9.04	14.48	m	<b>23.52</b>
300 mm nominal size	–	1.00	10.89	17.37	m	<b>28.26</b>
375 mm nominal size	–	1.21	13.18	20.99	m	<b>34.17</b>
450 mm nominal size	–	1.42	15.46	24.61	m	<b>40.08</b>
600 mm nominal size	–	1.83	19.93	31.85	m	<b>51.78</b>
900 mm nominal size	–	2.79	30.38	48.50	m	<b>78.89</b>
1200 mm nominal size	–	3.83	41.71	66.60	m	<b>108.31</b>
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	–	0.75	8.17	13.03	m	<b>21.20</b>
150 mm nominal size	–	0.83	9.04	14.48	m	<b>23.52</b>
225 mm nominal size	–	1.08	11.76	18.82	m	<b>30.58</b>
300 mm nominal size	–	1.30	14.16	22.44	m	<b>36.60</b>
375 mm nominal size	–	1.50	16.33	26.06	m	<b>42.40</b>
450 mm nominal size	–	1.79	19.49	31.13	m	<b>50.62</b>
600 mm nominal size	–	2.16	23.52	37.64	m	<b>61.17</b>
900 mm nominal size	–	3.54	38.55	61.54	m	<b>100.09</b>
1200 mm nominal size	–	5.00	54.45	86.87	m	<b>141.32</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).						

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Cast iron "Timesaver" drain pipes and fittings or other equal and approved; BS 437; coated; with mechanical coupling joints</b>						
75 mm pipes; laid straight	17.14	0.42	3.87	22.95	m	<b>26.82</b>
75 mm pipes; in runs not exceeding 3 m long	16.64	0.56	5.17	29.40	m	<b>34.56</b>
Extra for						
bend; medium radius	17.33	0.46	4.24	26.80	nr	<b>31.05</b>
single branch	24.02	0.65	6.00	42.86	nr	<b>48.86</b>
isolated "Timesaver" joint	9.63	0.28	2.58	10.61	nr	<b>13.20</b>
100 mm pipes; laid straight	18.10	0.46	4.24	24.74	m	<b>28.98</b>
100 mm pipes; in runs not exceeding 3 m long	17.17	0.63	5.81	32.05	m	<b>37.86</b>
Extra for						
bend; medium radius	21.49	0.56	5.17	33.28	nr	<b>38.45</b>
bend; medium radius with access	59.71	0.56	5.17	75.40	nr	<b>80.57</b>
bend; long radius	33.89	0.56	5.17	45.92	nr	<b>51.09</b>
rest bend	24.65	0.56	5.17	35.74	nr	<b>40.91</b>
diminishing pipe	18.36	0.56	5.17	28.82	nr	<b>33.98</b>
single branch	28.52	0.69	6.36	51.75	nr	<b>58.12</b>
single branch; with access	65.78	0.79	7.29	92.81	nr	<b>100.09</b>
double branch	48.47	0.88	8.12	84.77	nr	<b>92.89</b>
double branch; with access	79.46	0.88	8.12	118.92	nr	<b>127.03</b>
isolated "Timesaver" joint	11.50	0.32	2.95	12.67	nr	<b>15.62</b>
transitional pipe; for WC	16.36	0.46	4.24	30.70	nr	<b>34.94</b>
150 mm pipes; laid straight	33.51	0.56	5.17	43.04	m	<b>48.21</b>
150 mm pipes; in runs not exceeding 3 m long	32.00	0.76	7.01	51.45	m	<b>58.46</b>
Extra for						
bend; medium radius	49.45	0.65	6.00	64.14	nr	<b>70.14</b>
bend; medium radius with access	104.87	0.65	6.00	125.21	nr	<b>131.21</b>
bend; long radius	66.23	0.65	6.00	80.74	nr	<b>86.74</b>
diminishing pipe	28.02	0.65	6.00	38.64	nr	<b>44.64</b>
single branch	61.58	0.79	7.29	69.19	nr	<b>76.48</b>
isolated "Timesaver" joint	13.92	0.39	3.60	15.34	nr	<b>18.93</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						
75 mm outlet	19.10	0.83	7.66	35.29	nr	<b>42.94</b>
100 mm outlet	30.31	0.88	8.12	49.69	nr	<b>57.81</b>
150 mm outlet	75.39	1.20	11.07	102.75	nr	<b>113.82</b>
Add to above for bellmouth 300 mm high; circular plain grating						
100 mm nominal size; 200 mm grating	31.56	0.42	3.87	51.36	nr	<b>55.24</b>
100 mm nominal size; 100 mm horizontal inlet;						
200 mm grating	38.58	0.42	3.87	59.11	nr	<b>62.98</b>
100 mm nominal size; 100 mm horizontal inlet;						
200 mm grating	39.56	0.42	3.87	60.19	nr	<b>64.06</b>
Yard gully (Deans); trapped; galvanized sediment pan; 267 mm round heavy grating						
100 mm outlet	204.78	2.68	24.72	258.94	nr	<b>283.66</b>
Yard gully (garage); trapless; galvanized sediment pan; 267 mm round heavy grating						
100 mm outlet	200.02	2.50	23.06	237.41	nr	<b>260.47</b>

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	388.48	2.50	23.06	486.61	nr	<b>509.67</b>
Grease trap; internal access; galvanized perforated bucket; lid and frame						
100 mm outlet; 20 gallon capacity	355.91	3.70	34.13	428.37	nr	<b>462.50</b>
<b>Cast iron “Ensign” lightweight drain pipes and fittings or other equal and approved; EN 877; ductile iron couplings</b>						
100 mm pipes; laid straight	–	0.19	2.72	17.20	m	<b>19.91</b>
Extra for						
bend; long radius	–	0.19	2.72	29.82	nr	<b>32.53</b>
single branch	–	0.23	3.33	30.12	nr	<b>33.45</b>
150 mm pipes; laid straight	–	0.22	3.16	34.39	m	<b>37.55</b>
Extra for						
bend; long radius	–	0.22	3.16	82.46	nr	<b>85.63</b>
single branch	–	0.28	4.01	66.32	nr	<b>70.33</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	4.22	0.19	1.75	4.77	m	<b>6.52</b>
Extra for						
bend	3.91	0.19	1.75	8.25	nr	<b>10.00</b>
access bend	25.72	0.19	1.75	32.86	nr	<b>34.62</b>
rest bend	8.95	0.19	1.75	13.94	nr	<b>15.69</b>
access pipe	22.34	0.19	1.75	28.72	nr	<b>30.48</b>
socket adaptor	4.14	0.16	1.48	6.75	nr	<b>8.23</b>
adaptor to “HepSeal” pipe	3.37	0.16	1.48	5.89	nr	<b>7.36</b>
saddle	8.29	0.69	6.36	11.76	nr	<b>18.12</b>
single junction	8.44	0.23	2.12	15.44	nr	<b>17.57</b>
single access junction	29.74	0.23	2.12	39.48	nr	<b>41.60</b>
150 mm pipes; laid straight	8.07	0.23	2.12	9.11	m	<b>11.23</b>
Extra for						
bend	8.05	0.22	2.03	15.84	nr	<b>17.87</b>
access bend	4.27	0.22	2.03	41.17	nr	<b>43.20</b>
rest bend	10.34	0.22	2.03	18.43	nr	<b>20.46</b>
taper pipe	11.92	0.22	2.03	18.25	nr	<b>20.28</b>
access pipe	29.02	0.22	2.03	38.85	nr	<b>40.88</b>
socket adaptor	7.80	0.19	1.75	12.51	nr	<b>14.27</b>
adaptor to “HepSeal” pipe	5.54	0.19	1.75	9.96	nr	<b>11.72</b>
saddle	11.79	0.83	7.66	17.68	nr	<b>25.34</b>
single junction	11.82	0.28	2.58	23.81	nr	<b>26.39</b>
single access junction	42.25	0.28	2.58	58.16	nr	<b>60.75</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Extra strength vitrified clay pipes and fittings; Hepworth "HepSeal" or equivalent; socketted; with push-fit flexible joints</b>						
100 mm pipes; laid straight	7.74	0.25	2.31	8.73	m	<b>11.04</b>
Extra for						
bend	11.18	0.20	1.84	10.00	nr	<b>11.84</b>
rest bend	13.28	0.20	1.84	12.37	nr	<b>14.21</b>
stopper	4.21	0.13	1.20	4.75	nr	<b>5.95</b>
access pipe	23.53	0.22	2.03	23.07	nr	<b>25.10</b>
single junction	15.52	0.25	2.31	14.02	nr	<b>16.33</b>
double collar	9.95	0.17	1.57	11.23	nr	<b>12.80</b>
150 mm pipes; laid straight	10.03	0.30	2.77	11.32	m	<b>14.09</b>
Extra for						
bend	18.42	0.23	2.12	17.40	nr	<b>19.52</b>
rest bend	21.99	0.20	1.84	21.43	nr	<b>23.27</b>
stopper	6.28	0.15	1.38	7.09	nr	<b>8.47</b>
taper reducer	27.62	0.23	2.12	27.78	nr	<b>29.90</b>
access pipe	37.69	0.23	2.12	38.02	nr	<b>40.14</b>
saddle	9.05	0.75	6.92	10.22	nr	<b>17.14</b>
single junction	-4.01	0.30	2.77	22.64	nr	<b>25.41</b>
single access junction	46.04	0.30	2.77	48.48	nr	<b>51.24</b>
double junction	46.44	0.44	4.06	46.75	nr	<b>50.81</b>
double collar	16.40	0.19	1.75	18.52	nr	<b>20.27</b>
225 mm pipes; laid straight	19.87	0.38	3.50	22.42	m	<b>25.93</b>
Extra for						
bend	41.20	0.30	2.77	39.77	nr	<b>42.54</b>
rest bend	49.98	0.30	2.77	49.69	nr	<b>52.46</b>
stopper	12.92	0.19	1.75	14.58	nr	<b>16.33</b>
taper reducer	38.34	0.30	2.77	36.55	nr	<b>39.32</b>
access pipe	95.34	0.30	2.77	98.64	nr	<b>101.41</b>
saddle	17.54	1.00	9.22	19.79	nr	<b>29.02</b>
single junction	73.18	0.38	3.50	73.63	nr	<b>77.14</b>
single access junction	104.34	0.38	3.50	108.80	nr	<b>112.31</b>
double junction	104.40	0.56	5.17	106.62	nr	<b>111.79</b>
double collar	35.98	0.25	2.31	40.61	nr	<b>42.92</b>
300 mm pipes; laid straight	30.45	0.50	4.61	34.38	m	<b>38.99</b>
Extra for						
bend	78.24	0.40	3.69	78.00	nr	<b>81.69</b>
rest bend	111.50	0.40	3.69	115.54	nr	<b>119.23</b>
stopper	29.96	0.25	2.31	33.81	nr	<b>36.12</b>
taper reducer	84.88	0.40	3.69	85.50	nr	<b>89.19</b>
saddle	89.25	1.33	12.27	100.74	nr	<b>113.00</b>
single junction	153.22	0.50	4.61	159.20	nr	<b>163.81</b>
double junction	221.74	0.75	6.92	233.10	nr	<b>240.02</b>
double collar	58.48	0.33	3.04	66.01	nr	<b>69.05</b>
400 mm pipes; laid straight	62.29	0.67	6.18	70.31	m	<b>76.49</b>
Extra for						
bend	234.05	0.54	4.98	243.09	nr	<b>248.07</b>
single unequal junction	219.30	0.67	6.18	219.41	nr	<b>225.59</b>
450 mm pipes; laid straight	80.91	0.83	7.66	91.33	m	<b>98.98</b>
Extra for						
bend	308.20	0.67	6.18	320.48	nr	<b>326.66</b>
single unequal junction	262.34	0.83	7.66	259.58	nr	<b>267.24</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>British Standard quality vitrified clay pipes and fittings; socketted; cement and sand (1:2) joints</b>						
100 mm pipes; laid straight	5.41	0.37	3.41	6.20	m	<b>9.61</b>
Extra for						
bend (short/medium/knuckle)	3.78	0.30	2.77	4.37	nr	<b>7.13</b>
bend (long/rest/elbow)	8.88	0.30	2.77	8.29	nr	<b>11.06</b>
single junction	9.94	0.37	3.41	8.90	nr	<b>12.31</b>
double junction	16.54	0.56	5.17	15.75	nr	<b>20.92</b>
double collar	6.53	0.25	2.31	7.46	nr	<b>9.77</b>
150 mm pipes; laid straight	8.32	0.42	3.87	9.49	m	<b>13.36</b>
Extra for						
bend (short/medium/knuckle)	8.32	0.33	3.04	6.67	nr	<b>9.71</b>
bend (long/rest/elbow)	15.03	0.33	3.04	14.24	nr	<b>17.29</b>
taper	19.63	0.33	3.04	19.16	nr	<b>22.20</b>
single junction	16.45	0.42	3.87	14.92	nr	<b>18.80</b>
double junction	39.35	0.63	5.81	39.86	nr	<b>45.67</b>
double collar	10.86	0.28	2.58	12.36	nr	<b>14.94</b>
225 mm pipes; laid straight	16.49	0.51	4.70	18.84	m	<b>23.54</b>
Extra for						
bend (short/medium/knuckle)	26.07	0.41	3.78	23.96	nr	<b>27.74</b>
taper	42.65	0.33	3.04	42.12	nr	<b>45.16</b>
double collar	25.42	0.33	3.04	28.79	nr	<b>31.83</b>
300 mm pipes; laid straight	27.79	0.69	6.36	31.59	m	<b>37.95</b>
Extra for						
bend (short/medium/knuckle)	45.34	0.56	5.17	41.89	nr	<b>47.06</b>
double collar	51.58	0.37	3.41	58.39	nr	<b>61.80</b>
400 mm pipes; laid straight	50.89	0.93	8.58	57.76	m	<b>66.34</b>
450 mm pipes; laid straight	65.77	1.16	10.70	74.56	m	<b>85.26</b>
500 mm pipes; laid straight	82.45	1.34	12.36	93.40	m	<b>105.76</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	20.08	0.46	4.24	26.48	nr	<b>30.72</b>
Gully fittings; comprising low back trap and square hopper; 150 mm×150 mm square gully grid						
100 mm nominal size	21.59	0.79	7.29	30.59	nr	<b>37.88</b>
Access gully; trapped with rodding eye and integral vertical back inlet; stopper; 150 mm× 150 mm square gully grid						
100 mm nominal size	27.98	0.60	5.53	35.39	nr	<b>40.92</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	82.50	1.85	17.06	98.01	nr	<b>115.07</b>
single junction; 3 nr inlets	88.94	2.04	18.82	107.69	nr	<b>126.51</b>
double junction; 4 nr inlets	96.43	2.22	20.48	118.54	nr	<b>139.02</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×585 mm deep	137.91	2.13	19.65	161.98	nr	<b>181.63</b>
475 mm diameter×930 mm deep	168.73	2.31	21.31	196.77	nr	<b>218.08</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Accessories in vitrified clay; set in concrete; with cement and sand (1:2) joints to pipes</b>						
Gully fittings; comprising low back trap and square hopper; square gully grid						
100 mm outlet; 150 mm×150 mm grid	29.55	0.93	8.58	33.71	nr	<b>42.29</b>
150 mm outlet; 225 mm×225 mm grid	52.19	0.93	8.58	59.27	nr	<b>67.85</b>
Yard gully (mud); trapped with rodding eye; galvanized square bucket; stopper; square hinged grate and frame						
100 mm outlet; 225 mm×225 mm grid	73.57	2.78	25.64	83.46	nr	<b>109.11</b>
150 mm outlet; 300 mm×300 mm grid	131.02	3.70	34.13	148.67	nr	<b>182.79</b>
Yard gully (garage); trapped with rodding eye; galvanized perforated round bucket; stopper; round hinged grate and frame						
100 mm outlet; 273 mm grid	73.31	2.78	25.64	105.13	nr	<b>130.77</b>
150 mm outlet; 368 mm grid	134.51	3.70	34.13	152.25	nr	<b>186.38</b>
Road gully; trapped with rodding eye and stopper (grate not included)						
300 mm×600 mm×100 mm outlet	51.21	3.05	28.13	74.05	nr	<b>102.18</b>
300 mm×600 mm×150 mm outlet	52.43	3.05	28.13	75.43	nr	<b>103.56</b>
400 mm×750 mm×150 mm outlet	60.81	3.70	34.13	93.31	nr	<b>127.44</b>
450 mm×900 mm×150 mm outlet	82.28	4.65	42.89	122.45	nr	<b>165.34</b>
Grease trap; with internal access; galvanized perforated bucket; lid and frame						
450 mm×300 mm×525 mm deep; 100 mm outlet	363.95	3.24	29.88	428.69	nr	<b>458.58</b>
600 mm×450 mm×600 mm deep; 100 mm outlet	459.37	3.89	35.88	542.76	nr	<b>578.64</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	65.98	3.70	34.13	74.88	nr	<b>109.01</b>
150 mm outlet; 150 mm inlet	93.63	4.16	38.37	106.09	nr	<b>144.46</b>
225 mm outlet; 225 mm inlet	254.86	4.63	42.70	288.12	nr	<b>330.82</b>
<b>Accessories; grates and covers</b>						
Aluminium alloy gully grids; set in position						
120 mm×120 mm	2.22	0.09	0.83	2.51	nr	<b>3.34</b>
150 mm×150 mm	2.22	0.09	0.83	2.51	nr	<b>3.34</b>
225 mm×225 mm	6.60	0.09	0.83	7.45	nr	<b>8.28</b>
100 mm diameter	2.22	0.09	0.83	2.51	nr	<b>3.34</b>
150 mm diameter	3.39	0.09	0.83	3.83	nr	<b>4.66</b>
225 mm diameter	7.39	0.09	0.83	8.34	nr	<b>9.17</b>
Aluminium alloy sealing plates and frames; set in cement and sand (1:3)						
150 mm×150 mm	8.52	0.23	2.12	9.71	nr	<b>11.83</b>
225 mm×225 mm	15.60	0.23	2.12	17.70	nr	<b>19.82</b>
140 mm diameter (for 100 mm)	6.95	0.23	2.12	7.94	nr	<b>10.06</b>
197 mm diameter (for 150 mm)	9.99	0.23	2.12	11.37	nr	<b>13.49</b>
273 mm diameter (for 225 mm)	15.99	0.23	2.12	18.15	nr	<b>20.27</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Coated cast iron heavy duty road gratings and frame; BS 497 Tables 6 and 7; bedding and pointing in cement and sand (1:3); one course half brick thick wall in semi-engineering bricks in cement mortar (1:3)						
445 mm×400 mm; Grade A1, ref GA1-450 (90 kg)	100.34	2.31	21.31	112.97	nr	134.27
400 mm×310 mm; Grade A2, ref GA2-325 (35 kg)	79.44	2.31	21.31	89.93	nr	111.24
500 mm×310 mm; Grade A2, ref GA2-325 (65 kg)	108.70	2.31	21.31	122.18	nr	143.48
<b>Vibrated concrete pipes and fittings; with flexible joints; BS 5911 Part 1</b>						
300 mm pipes Class M; laid straight	12.37	0.65	6.00	13.97	m	19.96
Extra for						
bend; 22.5 degree	–	0.65	6.00	52.37	nr	58.37
bend; 45 degree	–	0.65	6.00	87.29	nr	93.28
junction; 300 mm×100 mm	25.50	0.46	4.24	27.41	nr	31.66
450 mm pipes Class H; laid straight	26.66	1.02	9.41	30.09	m	39.50
Extra for						
bend; 22.5 degree	–	1.02	9.41	112.85	nr	122.26
bend; 45 degree	–	1.02	9.41	188.09	nr	197.50
junction; 450 mm×150 mm	28.16	0.65	6.00	30.27	nr	36.27
600 mm pipes Class H; laid straight	36.00	1.48	13.65	40.63	m	54.28
Extra for						
bend; 22.5 degree	–	1.48	13.65	152.36	nr	166.02
bend; 45 degree	–	1.48	13.65	253.94	nr	267.59
junction; 600 mm×150 mm	28.83	0.83	7.66	31.00	nr	38.65
900 mm pipes Class H; laid straight	91.66	2.59	23.89	103.46	m	127.35
Extra for						
bend; 22.5 degree	–	2.59	23.89	387.96	nr	411.85
bend; 45 degree	–	2.59	23.89	646.61	nr	670.50
junction; 900 mm×225 mm	49.16	1.02	9.41	52.85	nr	62.26
1200 mm pipes Class H; laid straight	116.65	3.70	34.13	131.67	m	165.80
Extra for						
bend; 22.5 degree	–	3.70	34.13	493.76	nr	527.89
bend; 45 degree	–	3.70	34.13	822.94	nr	857.07
junction; 300 mm×100 mm	59.99	1.48	13.65	64.49	nr	78.14
<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×1050 mm deep; 100 mm or						
150 mm outlet	28.33	4.39	40.49	49.18	nr	89.67

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>“Osmadrain” uPVC pipes and fittings or other equal and approved; BS 4660; with ring seal joints</b>						
82 mm pipes; laid straight	3.25	0.15	1.38	3.67	m	<b>5.05</b>
Extra for						
bend; short radius	5.72	0.13	1.20	6.31	nr	<b>7.51</b>
spigot/socket bend	4.81	0.13	1.20	5.30	nr	<b>6.50</b>
adaptor	2.51	0.07	0.65	2.76	nr	<b>3.41</b>
single junction	7.44	0.18	1.66	8.20	nr	<b>9.86</b>
slip coupler	3.54	0.07	0.65	3.90	nr	<b>4.54</b>
100 mm pipes; laid straight	2.88	0.17	1.57	3.63	m	<b>5.20</b>
Extra for						
bend; short radius	7.63	0.15	1.38	8.21	nr	<b>9.59</b>
bend; long radius	12.35	0.15	1.38	12.64	nr	<b>14.02</b>
spigot/socket bend	6.45	0.15	1.38	8.91	nr	<b>10.29</b>
socket plug	3.09	0.04	0.37	3.41	nr	<b>3.77</b>
adjustable double socket bend	8.44	0.15	1.38	10.96	nr	<b>12.35</b>
adaptor to clay	6.59	0.09	0.83	7.16	nr	<b>7.99</b>
single junction	9.10	0.21	1.94	9.06	nr	<b>10.99</b>
sealed access junction	16.68	0.19	1.75	17.40	nr	<b>19.15</b>
slip coupler	3.54	0.09	0.83	3.90	nr	<b>4.73</b>
160 mm pipes; laid straight	6.55	0.21	1.94	8.09	m	<b>10.03</b>
Extra for						
bend; short radius	16.78	0.18	1.66	18.05	nr	<b>19.71</b>
spigot/socket bend	15.22	0.18	1.66	19.98	nr	<b>21.64</b>
socket plug	5.50	0.07	0.65	6.06	nr	<b>6.70</b>
adaptor to clay	13.25	0.12	1.11	14.25	nr	<b>15.35</b>
level invert taper	22.75	0.18	1.66	27.83	nr	<b>29.49</b>
single junction	27.48	0.24	2.21	30.28	nr	<b>32.49</b>
sealed access junction	45.83	0.22	2.03	50.50	nr	<b>52.53</b>
slip coupler	9.91	0.11	1.01	10.92	nr	<b>11.93</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	1.75	3.23	m	<b>4.98</b>
Extra for						
bend; short radius	8.78	0.17	1.57	9.48	nr	<b>11.05</b>
adaptor to 160 mm diameter upvc	10.28	0.10	0.92	10.94	nr	<b>11.86</b>
adaptor to clay	21.10	0.10	0.92	23.05	nr	<b>23.97</b>
level invert taper	3.83	0.18	1.66	3.64	nr	<b>5.30</b>
single junction	15.79	0.22	2.03	16.43	nr	<b>18.46</b>
225 mm pipes; laid straight	6.57	0.22	2.03	7.41	m	<b>9.44</b>
Extra for						
bend; short radius	31.64	0.20	1.84	34.42	nr	<b>36.26</b>
adaptor to clay	26.29	0.13	1.20	28.08	nr	<b>29.28</b>
level invert taper	5.50	0.20	1.84	4.73	nr	<b>6.57</b>
single junction	46.97	0.27	2.49	49.53	nr	<b>52.02</b>
300 mm pipes; laid straight	9.85	0.32	2.95	11.11	m	<b>14.06</b>
Extra for						
bend; short radius	49.83	0.29	2.67	54.24	nr	<b>56.92</b>
adaptor to clay	69.14	0.14	1.29	74.86	nr	<b>76.15</b>
level invert taper	16.50	0.29	2.67	16.18	nr	<b>18.86</b>
single junction	100.17	0.37	3.41	107.04	nr	<b>110.46</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Interconnecting drainage channel 100 wide; ACO Polymer Products Ltd or other equal and approved; reinforced slotted galvanised steel grating ref 423/4; bedding and haunching in in situ concrete (not included)</b>						
100 mm wide						
laid level or to falls	–	0.46	4.24	64.32	m	<b>68.56</b>
extra for sump unit	–	1.39	12.82	110.76	nr	<b>123.58</b>
extra for end caps	–	0.09	0.83	6.31	nr	<b>7.14</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	4.24	34.07	m	<b>38.31</b>
extra for 100 mm diameter trapped outlet unit	–	1.39	12.82	58.87	nr	<b>71.69</b>
extra for end caps	–	0.09	0.83	4.25	nr	<b>5.08</b>
<b>Accessories in uPVC; with ring seal joints to pipes (unless otherwise described)</b>						
Cast iron access point 110 mm diameter	14.48	0.75	6.92	15.95	nr	<b>22.87</b>
Rodding eye 110 mm diameter	15.60	0.43	3.97	20.71	nr	<b>24.67</b>
Universal gulley fitting; comprising gulley trap, plain hopper						
150 mm×150 mm grate	13.58	0.93	8.58	19.88	nr	<b>28.46</b>
Bottle gulley; comprising gulley with bosses closed; sealed access covers						
217 mm×217 mm grate	24.25	0.78	7.19	31.64	nr	<b>38.83</b>
Shallow access pipe; light duty screw down access door assembly						
110 mm diameter	24.51	0.78	7.19	31.93	nr	<b>39.12</b>
Shallow access junction; 3 nr 110 mm inlets; light duty screw down access door assembly						
110 mm diameter	36.76	1.11	10.24	42.61	nr	<b>52.85</b>
Shallow inspection chamber; 250 mm diameter; 600 mm deep; sealed cover and frame						
4 nr 110 mm outlets/inlets	48.97	1.28	11.81	71.51	nr	<b>83.32</b>
Universal inspection chamber; 450 mm diameter; single seal cast iron cover and frame; 4 nr 110 mm outlets/inlets						
500 mm deep	92.93	1.35	12.45	119.95	nr	<b>132.41</b>
730 mm deep	104.44	1.60	14.76	136.14	nr	<b>150.90</b>
960 mm deep	115.95	1.85	17.06	152.34	nr	<b>169.40</b>
Equal manhole base; 750 mm diameter 6 nr 160 mm outlets/inlets	99.55	1.21	11.16	120.22	nr	<b>131.39</b>
Unequal manhole base; 750 mm diameter 2 nr 160 mm, 4 nr 110 mm outlets/inlets	92.62	1.21	11.16	112.59	nr	<b>123.75</b>

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×230 mm internally	–	1.39	12.82	1.26	nr	<b>14.08</b>
<b>Excavating; by machine</b>						
Manholes						
maximum depth not exceeding 1.00 m	–	0.19	1.77	4.49	m <sup>3</sup>	<b>6.27</b>
maximum depth not exceeding 2.00 m	–	0.21	1.96	4.94	m <sup>3</sup>	<b>6.90</b>
maximum depth not exceeding 4.00 m	–	0.25	2.33	5.78	m <sup>3</sup>	<b>8.11</b>
<b>Excavating; by hand</b>						
Manholes						
maximum depth not exceeding 1.00 m	–	3.05	28.43	–	m <sup>3</sup>	<b>28.43</b>
maximum depth not exceeding 2.00 m	–	3.61	33.65	–	m <sup>3</sup>	<b>33.65</b>
maximum depth not exceeding 4.00 m	–	4.63	43.15	–	m <sup>3</sup>	<b>43.15</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	1.30	3.66	m <sup>2</sup>	<b>4.96</b>
Maximum depth not exceeding 2.00 m distance between opposing faces not exceeding 2.00 m	–	0.18	1.68	6.95	m <sup>2</sup>	<b>8.63</b>
Maximum depth not exceeding 4.00 m distance between opposing faces not exceeding 2.00 m	–	0.22	2.05	10.24	m <sup>2</sup>	<b>12.29</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	–	–	–	15.74	m <sup>3</sup>	<b>15.74</b>
on site; depositing on site in spoil heaps; average 50 m distance	–	0.14	1.30	2.93	m <sup>3</sup>	<b>4.24</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	6.90	25.45	m <sup>3</sup>	<b>32.35</b>
on site; depositing on site in spoil heaps; average 50 m distance	–	1.20	11.18	–	m <sup>3</sup>	<b>11.18</b>
<b>Filling to excavations; by machine</b>						
Average thickness not exceeding 0.25 m arising excavations	–	0.14	1.30	2.12	m <sup>3</sup>	<b>3.42</b>
<b>Filling to excavations; by hand</b>						
Average thickness not exceeding 0.25 m arising from excavations	–	0.93	8.67	–	m <sup>3</sup>	<b>8.67</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Plain in situ ready mixed designated concrete; C10–40 mm aggregate</b>						
Beds						
thickness not exceeding 150 mm	63.79	2.78	30.27	73.72	m <sup>3</sup>	<b>103.99</b>
thickness 150 mm–450 mm	63.79	2.08	22.65	73.72	m <sup>3</sup>	<b>96.37</b>
thickness exceeding 450 mm	63.79	1.76	19.17	73.72	m <sup>3</sup>	<b>92.88</b>
<b>Plain in situ ready mixed designated concrete; C20–20 mm aggregate</b>						
Beds						
thickness not exceeding 150 mm	65.77	2.78	30.27	76.01	m <sup>3</sup>	<b>106.29</b>
thickness 150 mm–450 mm	65.77	2.08	22.65	76.01	m <sup>3</sup>	<b>98.66</b>
thickness exceeding 450 mm	65.77	1.76	19.17	76.01	m <sup>3</sup>	<b>95.18</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	63.08	8.33	109.67	72.89	m <sup>3</sup>	<b>182.57</b>
<b>Reinforced in situ ready mixed designated concrete; C20–20 mm aggregate; (small quantities)</b>						
Isolated cover slabs						
thickness not exceeding 150 mm	62.64	6.48	70.57	72.39	m <sup>3</sup>	<b>142.96</b>
<b>Reinforcement; fabric to BS 4483; lapped; in beds or suspended slabs</b>						
Ref A98(1.54kg/m <sup>2</sup> )						
400 mm minimum laps	0.74	0.11	1.41	0.88	m <sup>2</sup>	<b>2.29</b>
Ref A142 (2.22kg/m <sup>2</sup> )						
400 mm minimum laps	0.79	0.11	1.41	0.93	m <sup>2</sup>	<b>2.34</b>
Ref A193 (3.02kg/m <sup>2</sup> )						
400 mm minimum laps	1.07	0.11	1.41	1.26	m <sup>2</sup>	<b>2.67</b>
<b>Formwork; basic finish</b>						
Soffits of isolated cover slabs						
horizontal	–	2.64	39.11	7.93	m <sup>2</sup>	<b>47.04</b>
Edges of isolated cover slabs						
height not exceeding 250 mm	–	0.78	11.55	2.23	m	<b>13.79</b>
<b>Precast concrete rectangular access and inspection chambers; “Hepworth” chambers or other equal and approved; comprising cover frame to receive manhole cover (not included) intermediate wall sections and base section with cut outs; bedding; jointing and pointing in cement mortar (1:3) on prepared bed</b>						
Drainage chamber; size 600 mm×450 mm internally; depth to invert						
600 mm deep	–	4.16	38.37	94.34	nr	<b>132.71</b>
900 mm deep	–	5.55	51.19	118.55	nr	<b>169.74</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Drainage chamber; 1200 mm×750 mm reducing to 600 mm×600 mm; no base unit; depth of invert						
1050 mm deep	–	6.94	64.01	176.79	nr	<b>240.80</b>
1650 mm deep	–	8.33	76.83	299.02	nr	<b>375.85</b>
2250 mm deep	–	10.18	93.90	420.55	nr	<b>514.45</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	38.74	5.09	46.95	42.35	m	<b>89.29</b>
1050 mm diameter	42.61	6.01	55.43	47.20	m	<b>102.64</b>
1200 mm diameter	54.23	6.94	64.01	60.40	m	<b>124.41</b>
Chamber or shaft rings; reinforced						
1350 mm diameter	77.47	7.86	72.50	86.08	m	<b>158.58</b>
1500 mm diameter	92.97	8.79	81.07	104.14	m	<b>185.22</b>
1800 mm diameter	116.21	11.10	102.38	131.23	m	<b>233.61</b>
2100 mm diameter	162.70	13.88	128.02	183.30	m	<b>311.32</b>
extra for step irons built in	3.10	0.14	1.29	3.33	nr	<b>4.62</b>
Reducing slabs						
1200 mm diameter	61.98	5.55	51.19	68.03	nr	<b>124.41</b>
1350 mm diameter	81.35	8.79	81.07	90.25	nr	<b>171.33</b>
1500 mm diameter	100.71	10.18	93.90	111.77	nr	<b>205.66</b>
1800 mm diameter	139.45	12.95	119.44	155.51	nr	<b>274.96</b>
Heavy duty cover slabs; to suit rings						
900 mm diameter	34.87	2.78	25.64	38.18	nr	<b>63.82</b>
1050 mm diameter	42.61	3.24	29.88	46.64	nr	<b>76.53</b>
1200 mm diameter	54.23	3.70	34.13	59.70	nr	<b>93.82</b>
1350 mm diameter	77.47	4.16	38.37	85.38	nr	<b>123.75</b>
1500 mm diameter	92.97	4.63	42.70	102.74	nr	<b>145.45</b>
1800 mm diameter	127.83	5.55	51.19	141.31	nr	<b>192.50</b>
2100 mm diameter	259.53	6.48	59.77	284.25	nr	<b>344.02</b>
<b>Common bricks; in cement mortar (1:3)</b>						
Walls to manholes						
one brick thick	26.53	2.22	45.22	34.87	m <sup>2</sup>	<b>80.09</b>
one and a half brick thick	39.80	3.24	66.00	52.30	m <sup>2</sup>	<b>118.30</b>
Projections of footings two brick thick	53.06	4.53	92.28	69.73	m <sup>2</sup>	<b>162.01</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Class A engineering bricks; in cement mortar (1:3)</b>						
Walls to manholes						
one brick thick	36.42	2.50	50.93	46.29	m <sup>2</sup>	97.22
one and a half brick thick	36.42	3.61	73.54	48.39	m <sup>2</sup>	121.93
Projections of footings						
two brick thick	72.84	5.09	103.69	92.58	m <sup>2</sup>	196.27
<b>Class B engineering bricks; in cement mortar (1:3)</b>						
Walls to manholes						
one brick thick	25.95	2.50	50.93	34.19	m <sup>2</sup>	85.11
one and a half brick thick	38.93	3.61	73.54	51.28	m <sup>2</sup>	124.82
Projections of footings						
two brick thick	51.90	5.09	103.69	68.37	m <sup>2</sup>	172.06
<b>Brickwork sundries</b>						
Extra over for fair face; flush smooth pointing						
manhole walls	–	0.19	3.87	–	m <sup>2</sup>	3.87
Building ends of pipes into brickwork; making good fair face or rendering						
not exceeding 55 mm nominal size	–	0.09	1.83	–	nr	1.83
55 mm–110 mm nominal size	–	0.14	2.85	–	nr	2.85
over 110 mm nominal size	–	0.19	3.87	–	nr	3.87
Step irons; BS 1247; malleable; galvanized; building into joints						
general purpose pattern	–	0.14	2.85	4.87	nr	7.72
<b>Cement and sand (1:3) in situ finishings; steel trowelled</b>						
13 mm work to manhole walls; one coat; to						
brickwork base over 300 wide	–	0.65	13.24	1.40	m <sup>2</sup>	14.64
<b>Cast iron inspection chambers; with bolted flat covers; BS 437; bedded in cement mortar (1:3); with mechanical coupling joints</b>						
100 mm×100 mm						
one branch	105.87	0.97	8.95	117.36	nr	126.30
one branch either side	141.25	1.43	13.19	156.35	nr	169.53
150 mm×100 mm						
one branch	149.75	1.16	10.70	165.71	nr	176.41
one branch either side	175.23	1.67	15.40	194.48	nr	209.89
150 mm×150 mm						
one branch	187.02	1.25	11.53	207.47	nr	219.00
one branch either side	217.29	1.76	16.23	240.83	nr	257.06



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Access covers and frames; Drainage Systems or other equal and approved; coated; bedding frame in cement and sand (1:3); cover in grease and sand</b>						
Grade A; light duty; rectangular single seal solid top						
450 mm×450 mm; ref MC1-45/45	43.39	1.39	12.82	49.38	nr	<b>62.20</b>
600 mm×450 mm; ref MC1-60/45	43.63	1.39	12.82	49.79	nr	<b>62.61</b>
600 mm×600 mm; ref MC1-60/60	92.79	1.39	12.82	104.11	nr	<b>116.93</b>
Grade A; light duty; rectangular single seal recessed						
600 mm×450 mm; ref MC1R-60/45	88.98	1.39	12.82	99.76	nr	<b>112.58</b>
600 mm×600 mm; ref MC1R-60/60	122.91	1.39	12.82	137.30	nr	<b>150.12</b>
Grade A; light duty; rectangular double seal solid top						
450 mm×450 mm; ref MC2-45/45	66.74	1.39	12.82	75.11	nr	<b>87.93</b>
600 mm×450 mm; ref MC2-60/45	87.44	1.39	12.82	98.07	nr	<b>110.89</b>
600 mm×600 mm; ref MC2-60/60	123.31	1.39	12.82	137.74	nr	<b>150.56</b>
Grade A; light duty; rectangular double seal recessed						
450 mm×450 mm; ref MC2R-45/45	110.89	1.39	12.82	123.76	nr	<b>136.58</b>
600 mm×450 mm; ref MC2R-60/45	132.15	1.39	12.82	147.34	nr	<b>160.16</b>
600 mm×600 mm; ref MC2R-60/60	148.56	1.39	12.82	165.56	nr	<b>178.38</b>
Grade B; medium duty; circular single seal solid top						
300 mm diameter; ref MB2-50	128.46	1.85	17.06	143.10	nr	<b>160.16</b>
550 mm diameter; ref MB2-55	98.10	1.85	17.06	109.65	nr	<b>126.71</b>
600 mm diameter; ref MB2-60	85.72	1.85	17.06	96.00	nr	<b>113.07</b>
Grade B; medium duty; rectangular single seal solid top						
600 mm×450 mm; ref MB2-60/45	76.95	1.85	17.06	86.51	nr	<b>103.58</b>
600 mm×600 mm; ref MB2-60/60	98.58	1.85	17.06	110.49	nr	<b>127.55</b>
Grade B; medium duty; rectangular singular seal recessed						
600 mm×450 mm; ref MB2R-60/45	131.27	1.85	17.06	146.37	nr	<b>163.43</b>
600 mm×600 mm; ref MB2R-60/60	149.37	1.85	17.06	166.45	nr	<b>183.51</b>
Grade B; "Chevron"; medium duty; double triangular solid top						
600 mm×600 mm; ref MB1-60/60	94.32	1.85	17.06	105.80	nr	<b>122.86</b>
Grade C; "Vulcan" heavy duty; single triangular solid top						
550 mm×495 mm; ref MA-T	150.73	2.31	21.31	167.81	nr	<b>189.11</b>
Grade C; "Chevron"; heavy duty double triangular solid top						
550 mm×550 mm; ref MA-55	135.86	2.78	25.64	151.47	nr	<b>177.11</b>
600 mm×600 mm; ref MA-60	155.11	2.78	25.64	172.78	nr	<b>198.42</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>British Standard best quality vitrified clay channels; bedding and jointing in cement and sand (1:2)</b>						
Half section straight						
100 mm diameter×1 m long	4.37	0.74	6.83	4.93	nr	<b>11.75</b>
150 mm diameter×1 m long	7.27	0.93	8.58	8.20	nr	<b>16.78</b>
225 mm diameter×1 m long	16.33	1.20	11.07	18.43	nr	<b>29.50</b>
300 mm diameter×1 m long	33.49	1.48	13.65	37.81	nr	<b>51.46</b>
Half section bend						
100 mm diameter	4.69	0.56	5.17	5.30	nr	<b>10.46</b>
150 mm diameter	7.76	0.69	6.36	8.75	nr	<b>15.12</b>
225 mm diameter	25.85	0.93	8.58	29.18	nr	<b>37.76</b>
300 mm diameter	52.72	1.11	10.24	59.51	nr	<b>69.75</b>
Half section taper straight						
150 mm–100 mm diameter	19.54	0.65	6.00	22.05	nr	<b>28.05</b>
225 mm–150 mm diameter	43.61	0.83	7.66	49.22	nr	<b>56.88</b>
300 mm–225 mm diameter	172.96	1.02	9.41	195.23	nr	<b>204.64</b>
Half section taper bend						
150 mm–100 mm diameter	29.74	0.83	7.66	33.57	nr	<b>41.23</b>
225 mm–150 mm diameter	85.21	1.06	9.78	96.18	nr	<b>105.96</b>
300 mm–225 mm diameter	172.96	1.30	11.99	195.23	nr	<b>207.22</b>
Three quarter section branch bend						
100 mm diameter	10.59	0.46	4.24	11.96	nr	<b>16.20</b>
150 mm diameter	18.42	0.69	6.36	20.80	nr	<b>27.16</b>
225 mm diameter	64.85	0.93	8.58	73.20	nr	<b>81.78</b>
300 mm diameter	135.73	1.23	11.34	153.20	nr	<b>164.55</b>
<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	18.00	0.28	2.58	24.64	nr	<b>27.22</b>
160 mm diameter	31.05	0.37	3.41	45.88	nr	<b>49.29</b>
Half section cut away long radius bend; with coupling either end						
110 mm diameter	18.43	0.28	2.58	25.12	nr	<b>27.70</b>
160 mm diameter	45.57	0.37	3.41	62.27	nr	<b>65.69</b>
Channel adaptor to clay; with one coupling						
110 mm diameter	5.16	0.23	2.12	7.98	nr	<b>10.11</b>
160 mm diameter	11.12	0.31	2.86	17.97	nr	<b>20.83</b>
Half section bend						
110 mm diameter	6.70	0.31	2.86	7.78	nr	<b>10.64</b>
160 mm diameter	9.98	0.46	4.24	11.79	nr	<b>16.03</b>
Half section channel connector						
110 mm diameter	2.65	0.07	0.65	3.44	nr	<b>4.09</b>
160 mm diameter	6.59	0.09	0.83	8.49	nr	<b>9.32</b>
Half section channel junction						
110 mm diameter	7.51	0.46	4.24	8.70	nr	<b>12.94</b>
160 mm diameter	22.64	0.56	5.17	26.08	nr	<b>31.24</b>
Polypropylene slipper bend						
110 mm diameter	10.09	0.37	3.41	11.61	nr	<b>15.02</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	714.61	2.27	20.94	847.51	nr	<b>868.44</b>
1500 mm deep; heavy duty grade	899.03	2.54	23.43	1045.75	nr	<b>1069.18</b>
6000 litre capacity; 2300 mm diameter; depth to invert						
1000 mm deep; standard grade	1152.60	2.45	22.60	1338.17	nr	<b>1360.77</b>
1500 mm deep; heavy duty grade	1521.43	2.73	25.18	1734.66	nr	<b>1759.84</b>
9000 litre capacity; 2660 mm diameter; depth to invert						
1000 mm deep; standard grade	1751.95	2.64	24.35	1982.47	nr	<b>2006.82</b>
1500 mm deep; heavy duty grade	2305.20	2.91	26.84	2577.21	nr	<b>2604.05</b>
<b>Glass fibre petrol interceptors; "Klargester" or other equal and approved; placing in position</b>						
2000 litre capacity; 2370 mm×1300 mm diameter; depth to invert						
1000 mm deep	806.82	2.50	23.06	867.33	nr	<b>890.39</b>
4000 litre capacity; 4370 mm×1300 mm diameter; depth to invert						
1000 mm deep	1383.12	2.68	24.72	1486.85	nr	<b>1511.57</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	14.63	8.16	m	<b>22.79</b>
average depth of trench 1.00 m	–	2.08	19.39	12.83	m	<b>32.21</b>
average depth of trench 1.25 m	–	2.91	27.12	16.06	m	<b>43.18</b>
average depth of trench 1.50 m	–	5.00	46.60	19.53	m	<b>66.13</b>
average depth of trench 1.75 m	–	5.92	55.18	22.76	m	<b>77.94</b>
average depth of trench 2.00 m	–	6.85	63.84	26.23	m	<b>90.08</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	–	–	–	15.74	m <sup>3</sup>	<b>15.74</b>
hand loaded	–	–	–	25.45	m <sup>3</sup>	<b>25.45</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	6.90	25.45	m <sup>3</sup>	<b>32.35</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Vitrified clay perforated sub-soil pipes; BS 65; Hepworth "Hepline" or other equal and approved</b>						
Pipes; laid straight						
100 mm diameter	4.85	0.20	1.84	5.48	m	7.32
150 mm diameter	8.83	0.25	2.31	9.96	m	12.27
225 mm diameter	16.23	0.33	3.04	18.32	m	21.36

## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>S PIPED SUPPLY SYSTEMS</b>						
<b>S10/S11 HOT AND COLD WATER</b>						
<b>Copper pipes; EN1 057:1 996; capillary fittings</b>						
15 mm pipes; fixing with pipe clips and screwed	0.92	0.34	4.82	1.12	m	<b>5.94</b>
Extra for						
made bend	–	0.14	1.99	–	nr	<b>1.99</b>
stop end	0.71	0.10	1.42	0.79	nr	<b>2.20</b>
straight coupling	0.13	0.16	2.27	0.14	nr	<b>2.41</b>
union coupling	3.83	0.16	2.27	4.22	nr	<b>6.49</b>
reducing coupling	1.31	0.16	2.27	1.44	nr	<b>3.71</b>
copper to lead connector	1.22	0.20	2.84	1.35	nr	<b>4.19</b>
imperial to metric adaptor	1.56	0.20	2.84	1.72	nr	<b>4.56</b>
elbow	0.23	0.16	2.27	0.26	nr	<b>2.53</b>
backplate elbow	2.93	0.32	4.54	3.23	nr	<b>7.77</b>
return bend	4.30	0.16	2.27	4.74	nr	<b>7.01</b>
tee; equal	0.42	0.23	3.26	0.47	nr	<b>3.73</b>
tee; reducing	3.14	0.23	3.26	3.46	nr	<b>6.72</b>
straight tap connector	1.09	0.47	6.67	1.20	nr	<b>7.87</b>
bent tap connector	1.11	0.63	8.94	1.22	nr	<b>10.16</b>
tank connector	3.42	0.23	3.26	3.77	nr	<b>7.03</b>
overflow bend	7.12	0.20	2.84	7.85	nr	<b>10.68</b>
22 mm pipes; fixing with pipe clips and screwed	1.85	0.40	5.68	2.16	m	<b>7.84</b>
Extra for						
made bend	–	0.19	2.70	–	nr	<b>2.70</b>
stop end	1.34	0.12	1.70	1.48	nr	<b>3.18</b>
straight coupling	0.33	0.20	2.84	0.36	nr	<b>3.20</b>
union coupling	6.14	0.20	2.84	6.76	nr	<b>9.60</b>
reducing coupling	1.31	0.20	2.84	1.44	nr	<b>4.28</b>
copper to lead connector	1.85	0.29	4.12	2.04	nr	<b>6.15</b>
elbow	0.57	0.20	2.84	0.63	nr	<b>3.47</b>
backplate elbow	6.17	0.41	5.82	6.80	nr	<b>12.62</b>
return bend	8.46	0.20	2.84	9.33	nr	<b>12.16</b>
tee; equal	1.36	0.31	4.40	1.50	nr	<b>5.89</b>
tee; reducing	1.08	0.31	4.40	1.19	nr	<b>5.59</b>
straight tap connector	1.12	0.16	2.27	1.23	nr	<b>3.50</b>
28 mm pipes; fixing with pipe clips and screwed	2.39	0.43	6.10	2.77	m	<b>8.87</b>
Extra for						
made bend	–	0.23	3.26	–	nr	<b>3.26</b>
stop end	2.36	0.14	1.99	2.60	nr	<b>4.59</b>
straight coupling	0.68	0.26	3.69	0.74	nr	<b>4.43</b>
reducing coupling	1.79	0.26	3.69	1.98	nr	<b>5.66</b>
union coupling	6.14	0.26	3.69	6.76	nr	<b>10.45</b>
copper to lead connector	2.46	0.36	5.11	2.71	nr	<b>7.82</b>
imperial to metric adaptor	2.70	0.36	5.11	2.98	nr	<b>8.09</b>
elbow	1.07	0.26	3.69	1.18	nr	<b>4.86</b>
return bend	10.82	0.26	3.69	11.92	nr	<b>15.61</b>
tee; equal	2.97	0.38	5.39	3.27	nr	<b>8.66</b>
tank connector	6.86	0.38	5.39	7.56	nr	<b>12.95</b>
35 mm pipes; fixing with pipe clips and screwed	5.99	0.50	7.10	6.84	m	<b>13.93</b>
Extra for						
made bend	–	0.28	3.97	–	nr	<b>3.97</b>
stop end	5.21	0.16	2.27	5.74	nr	<b>8.01</b>
straight coupling	2.17	0.31	4.40	2.39	nr	<b>6.79</b>
reducing coupling	4.22	0.31	4.40	4.65	nr	<b>9.05</b>
union coupling	11.73	0.31	4.40	12.93	nr	<b>17.33</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
flanged connector	32.35	0.41	5.82	35.64	nr	41.46
elbow	4.65	0.31	4.40	5.13	nr	9.52
obtuse elbow	6.88	0.31	4.40	7.58	nr	11.98
tee; equal	7.42	0.43	6.10	8.17	nr	14.27
tank connector	8.79	0.43	6.10	9.69	nr	15.79
42 mm pipes; fixing with pipe clips; plugged and screwed	7.35	0.56	7.95	8.37	m	16.32
Extra for						
made bend	–	0.37	5.25	–	nr	5.25
stop end	8.96	0.18	2.55	9.88	nr	12.43
straight coupling	3.55	0.36	5.11	3.91	nr	9.02
reducing coupling	7.06	0.36	5.11	7.78	nr	12.88
union coupling	17.15	0.36	5.11	18.90	nr	24.00
flanged connector	38.67	0.46	6.53	42.61	nr	49.13
elbow	7.68	0.36	5.11	8.46	nr	13.57
obtuse elbow	12.24	0.36	5.11	13.49	nr	18.60
tee; equal	11.91	0.48	6.81	13.12	nr	19.93
tank connector	11.53	0.48	6.81	12.71	nr	19.52
54 mm pipes; fixing with pipe clips; plugged and screwed	9.44	0.62	8.80	10.73	m	19.53
Extra for						
made bend	–	0.51	7.24	–	nr	7.24
stop end	12.51	0.19	2.70	13.78	nr	16.48
straight coupling	6.55	0.41	5.82	7.21	nr	13.03
reducing coupling	11.84	0.41	5.82	13.05	nr	18.87
union coupling	32.62	0.41	5.82	35.94	nr	41.76
flanged connector	58.45	0.46	6.53	64.40	nr	70.93
elbow	15.86	0.41	5.82	17.47	nr	23.29
obtuse elbow	22.15	0.41	5.82	24.40	nr	30.22
tee; equal	24.00	0.53	7.52	26.45	nr	33.97
tank connector	17.61	0.53	7.52	19.40	nr	26.92
<b>Copper pipes; EN1057:1996; compression fittings</b>						
15 mm pipes; fixing with pipe clips; plugged and screwed	0.92	0.39	5.53	1.12	m	6.65
Extra for						
made bend	–	0.14	1.99	–	nr	1.99
stop end	1.43	0.09	1.28	1.57	nr	2.85
straight coupling	1.15	0.14	1.99	1.27	nr	3.25
reducing set	1.22	0.16	2.27	1.35	nr	3.62
male coupling	1.02	0.19	2.70	1.12	nr	3.82
female coupling	1.23	0.19	2.70	1.36	nr	4.05
90 degree bend	1.38	0.14	1.99	1.52	nr	3.51
90 degree backplate bend	3.41	0.28	3.97	3.76	nr	7.74
tee; equal	1.94	0.20	2.84	2.14	nr	4.97
tee; backplate	5.62	0.20	2.84	6.19	nr	9.03
tank coupling	3.38	0.20	2.84	3.72	nr	6.56
22 mm pipes; fixing with pipe clips; plugged and screwed	1.85	0.44	6.24	2.16	m	8.41
Extra for						
made bend	–	0.19	2.70	–	nr	2.70
stop end	2.07	0.11	1.56	2.28	nr	3.84
straight coupling	1.87	0.19	2.70	2.07	nr	4.76
reducing set	1.32	0.05	0.71	1.45	nr	2.16
male coupling	2.20	0.26	3.69	2.43	nr	6.12

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
female coupling	1.81	0.26	3.69	1.99	nr	<b>5.68</b>
90 degree bend	2.21	0.19	2.70	2.43	nr	<b>5.13</b>
tee; equal	3.21	0.28	3.97	3.54	nr	<b>7.51</b>
tee; reducing	4.70	0.28	3.97	5.17	nr	<b>9.15</b>
tank coupling	3.60	0.28	3.97	3.97	nr	<b>7.94</b>
28 mm pipes; fixing with pipe clips; plugged and screwed	2.39	0.48	6.81	2.77	m	<b>9.58</b>
Extra for						
made bend	–	0.23	3.26	–	nr	<b>3.26</b>
stop end	4.05	0.13	1.84	4.47	nr	<b>6.31</b>
straight coupling	3.88	0.23	3.26	4.27	nr	<b>7.53</b>
male coupling	2.75	0.32	4.54	3.03	nr	<b>7.57</b>
female coupling	3.56	0.32	4.54	3.92	nr	<b>8.46</b>
90 degree bend	5.02	0.23	3.26	5.53	nr	<b>8.79</b>
tee; equal	7.99	0.34	4.82	8.80	nr	<b>13.63</b>
tee; reducing	7.71	0.34	4.82	8.50	nr	<b>13.32</b>
tank coupling	6.20	0.34	4.82	6.83	nr	<b>11.65</b>
35 mm pipes; fixing with pipe clips; plugged and screwed	5.99	0.55	7.80	6.84	m	<b>14.64</b>
Extra for						
made bend	–	0.28	3.97	–	nr	<b>3.97</b>
stop end	6.24	0.15	2.13	6.88	nr	<b>9.01</b>
straight coupling	8.05	0.28	3.97	8.87	nr	<b>12.85</b>
male coupling	6.12	0.37	5.25	6.75	nr	<b>12.00</b>
female coupling	7.35	0.37	5.25	8.10	nr	<b>13.35</b>
tee; equal	14.16	0.39	5.53	15.60	nr	<b>21.13</b>
tee; reducing	13.83	0.39	5.53	15.24	nr	<b>20.77</b>
tank coupling	7.38	0.39	5.53	8.13	nr	<b>13.66</b>
42 mm pipes; fixing with pipe clips; plugged and screwed	7.35	0.61	8.66	8.37	m	<b>17.03</b>
Extra for						
made bend	–	0.37	5.25	–	nr	<b>5.25</b>
stop end	10.39	0.17	2.41	11.45	nr	<b>13.86</b>
straight coupling	10.60	0.32	4.54	11.68	nr	<b>16.22</b>
male coupling	9.18	0.42	5.96	10.12	nr	<b>16.08</b>
female coupling	9.89	0.42	5.96	10.90	nr	<b>16.86</b>
tee; equal	22.24	0.43	6.10	24.51	nr	<b>30.61</b>
tee; reducing	21.37	0.43	6.10	23.54	nr	<b>29.64</b>
54 mm pipes; fixing with pipe clips; plugged and screwed	9.44	0.67	9.51	10.73	m	<b>20.24</b>
Extra for						
made bend	–	0.51	7.24	–	nr	<b>7.24</b>
straight coupling	15.85	0.37	5.25	17.46	nr	<b>22.71</b>
male coupling	13.57	0.46	6.53	14.95	nr	<b>21.48</b>
female coupling	14.51	0.46	6.53	15.99	nr	<b>22.52</b>
tee; equal	35.73	0.48	6.81	39.37	nr	<b>46.18</b>
tee; reducing	35.73	0.48	6.81	39.37	nr	<b>46.18</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Copper, brass and gunmetal ancillaries; screwed joints to fittings</b>						
Stopcock; brass/gunmetal capillary joints to copper						
15 mm nominal size	2.69	0.19	2.70	2.97	nr	<b>5.66</b>
22 mm nominal size	5.03	0.25	3.55	5.54	nr	<b>9.09</b>
28 mm nominal size	14.30	0.31	4.40	15.76	nr	<b>20.16</b>
Stopcock; brass/gunmetal compression joints to copper						
15 mm nominal size	3.70	0.17	2.41	4.07	nr	<b>6.49</b>
22 mm nominal size	6.49	0.22	3.12	7.16	nr	<b>10.28</b>
28 mm nominal size	16.94	0.28	3.97	18.67	nr	<b>22.64</b>
Stopcock; brass/gunmetal compression joints to polyethylene						
15 mm nominal size	9.96	0.24	3.41	10.97	nr	<b>14.38</b>
22 mm nominal size	10.24	0.31	4.40	11.28	nr	<b>15.68</b>
28 mm nominal size	15.21	0.37	5.25	16.76	nr	<b>22.01</b>
Gunmetal "Fullway" gate valve; capillary joints to copper						
15 mm nominal size	8.39	0.19	2.70	9.25	nr	<b>11.94</b>
22 mm nominal size	9.72	0.25	3.55	10.71	nr	<b>14.26</b>
28 mm nominal size	13.54	0.31	4.40	14.92	nr	<b>19.32</b>
35 mm nominal size	30.20	0.38	5.39	33.27	nr	<b>38.67</b>
42 mm nominal size	37.76	0.43	6.10	41.61	nr	<b>47.71</b>
54 mm nominal size	54.77	0.49	6.95	60.35	nr	<b>67.30</b>
Brass gate valve; compression joints to copper						
15 mm nominal size	6.00	0.28	3.97	6.61	nr	<b>10.59</b>
22 mm nominal size	7.00	0.37	5.25	7.71	nr	<b>12.96</b>
28 mm nominal size	12.22	0.46	6.53	13.47	nr	<b>19.99</b>
Chromium plated; lockshield radiator valve; union outlet						
15 mm nominal size	4.30	0.20	2.84	4.74	nr	<b>7.58</b>
<b>Water tanks/cisterns</b>						
Polyethylene cold water feed and expansion cistern; BS 4213; with covers						
ref SC15; 68 litres	30.95	1.16	16.46	33.27	nr	<b>49.73</b>
ref SC25; 114 litres	36.42	1.34	19.01	39.15	nr	<b>58.17</b>
ref SC40; 182 litres	42.78	1.34	19.01	45.98	nr	<b>65.00</b>
ref SC50; 227 litres	58.99	1.80	25.54	63.41	nr	<b>88.96</b>
GRP cold water storage cistern; with covers						
ref 899.10; 30litres	62.94	1.02	14.47	67.66	nr	<b>82.13</b>
ref 899.25; 68 litres	79.25	1.16	16.46	85.20	nr	<b>101.66</b>
ref 899.40; 114 litres	98.45	1.34	19.01	105.83	nr	<b>124.84</b>
ref 899.70; 227 litres	123.51	1.80	25.54	132.77	nr	<b>158.31</b>
<b>Storage cylinders/calorifiers</b>						
Copper cylinders; single feed coil indirect; BS 1566 Part 2; grade 3						
ref 2; 96 litres	141.13	1.85	26.25	151.71	nr	<b>177.96</b>
ref 3; 114 litres	89.79	2.08	29.52	96.53	nr	<b>126.04</b>
ref 7; 117 litres	88.61	2.31	32.78	95.25	nr	<b>128.03</b>
ref 8; 140 litres	100.32	2.78	39.45	107.84	nr	<b>147.29</b>
ref 9; 162 litres	128.13	3.24	45.98	137.74	nr	<b>183.72</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Combination copper hot water storage units; coil direct; BS 3198; (hot/cold)						
400 mm×900 mm; 65/20 litres	104.29	2.59	36.75	112.11	nr	<b>148.86</b>
450 mm×900 mm; 85/25 litres	107.40	3.61	51.23	115.45	nr	<b>166.68</b>
450 mm×1075 mm; 115/25 litres	118.14	4.53	64.28	127.00	nr	<b>191.28</b>
450 mm×1200 mm; 115/45 litres	125.77	5.09	72.23	135.20	nr	<b>207.43</b>
Combination copper hot water storage						
450 mm×900 mm; 85/25 litres	134.69	4.07	57.75	144.79	nr	<b>202.54</b>
450 mm×1200 mm; 115/45 litres	154.01	5.55	78.75	165.57	nr	<b>244.32</b>
<b>Thermal insulation</b>						
19 mm thick rigid mineral glass fibre sectional pipe lagging; plain finish; fixed with aluminium bands to steel or copper pipework; including working over pipe fittings						
around 15/15 pipes	4.62	0.06	0.85	5.22	m	<b>6.07</b>
around 20/22 pipes	4.97	0.09	1.28	5.61	m	<b>6.89</b>
around 25/28 pipes	5.38	0.10	1.42	6.08	m	<b>7.49</b>
around 32/35 pipes	5.93	0.11	1.56	6.70	m	<b>8.26</b>
around 40/42 pipes	6.33	0.12	1.70	7.14	m	<b>8.84</b>
around 50/54 pipes	7.29	0.14	1.99	8.23	m	<b>10.22</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 15/15pipes	6.30	0.06	0.85	7.11	m	<b>7.96</b>
around 20/22 pipes	6.86	0.09	1.28	7.74	m	<b>9.02</b>
around 25/28 pipes	7.52	0.10	1.42	8.49	m	<b>9.91</b>
around 32/35 pipes	8.20	0.11	1.56	9.25	m	<b>10.81</b>
around 40/42 pipes	8.81	0.12	1.70	9.94	m	<b>11.65</b>
around 50/54 pipes	10.22	0.14	1.99	11.53	m	<b>13.52</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×300 mm×300 mm (45 litres)	–	0.37	5.25	–	nr	<b>5.25</b>
650 mm×500 mm×400 mm (91 litres)	–	0.56	7.95	–	nr	<b>7.95</b>
675 mm×525 mm×500 mm (136 litres)	–	0.65	9.22	–	nr	<b>9.22</b>
675 mm×575 mm×525 mm (182 litres)	–	0.74	10.50	–	nr	<b>10.50</b>
1000 mm×625 mm×525 mm (273 litres)	–	0.79	11.21	–	nr	<b>11.21</b>
1125 mm×650 mm×575 mm (341 litres)	–	0.79	11.21	–	nr	<b>11.21</b>
80 mm thick glass-fibre filled insulating jackets in flame retardant PVC to BS 1763; type 1B; segmental type for hot water cylinders; complete with fixing bands; for cylinders size (supply not included)						
400 mm×900 mm; ref 2	–	0.31	4.40	–	nr	<b>4.40</b>
450 mm×900 mm; ref 7	–	0.31	4.40	–	nr	<b>4.40</b>
450 mm×1050 mm; ref 8	–	0.37	5.25	–	nr	<b>5.25</b>
450 mm×1200 mm	–	0.46	6.53	–	nr	<b>6.53</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	0.40	0.10	1.42	0.44	m	<b>1.86</b>
25 mm nominal size	0.48	0.11	1.56	0.53	m	<b>2.09</b>
32 mm nominal size	0.79	0.12	1.70	0.87	m	<b>2.57</b>
50 mm nominal size	1.84	0.14	1.99	2.03	m	<b>4.02</b>
63 mm nominal size	2.87	0.15	2.13	3.17	m	<b>5.30</b>
<b>Ductile iron bitumen coated pipes and fittings; BS 4772; class K9; Stanton's "Tyton" water main pipes or other equal and approved; flexible joints</b>						
100 mm pipes; laid straight	14.05	0.56	5.17	21.06	m	<b>26.23</b>
Extra for						
bend; 45 degrees	32.27	0.56	5.17	46.84	nr	<b>52.00</b>
branch; 45 degrees; socketted	231.98	0.83	7.66	277.46	nr	<b>285.12</b>
tee	50.27	0.83	7.66	72.36	nr	<b>80.02</b>
flanged spigot	34.26	0.56	5.17	43.87	nr	<b>49.04</b>
flanged socket	33.54	0.56	5.17	43.06	nr	<b>48.23</b>
150 mm pipes; laid straight	21.15	0.65	6.00	29.55	m	<b>35.54</b>
Extra for						
bend; 45 degrees	55.12	0.65	6.00	73.57	nr	<b>79.56</b>
branch; 45 degrees; socketted	296.10	0.97	8.95	351.24	nr	<b>360.19</b>
tee	104.47	0.97	8.95	134.95	nr	<b>143.89</b>
flanged spigot	40.87	0.65	6.00	51.80	nr	<b>57.80</b>
flanged socket	53.37	0.65	6.00	65.92	nr	<b>71.91</b>
200 mm pipes; laid straight	28.58	0.93	8.58	40.21	m	<b>48.79</b>
Extra for						
bend; 45 degrees	99.48	0.93	8.58	128.18	nr	<b>136.75</b>
branch; 45 degrees; socketted	336.26	1.39	12.82	403.39	nr	<b>416.21</b>
tee	143.48	1.39	12.82	185.79	nr	<b>198.62</b>
flanged spigot	89.11	0.93	8.58	108.53	nr	<b>117.11</b>
flanged socket	84.42	0.93	8.58	103.24	nr	<b>111.82</b>
<b>S32 NATURAL GAS</b>						
<b>Ductile iron bitumen coated pipes and fittings; BS 4772; class K9; Stanton's "Stanlock" gas main pipes or other equal and approved; bolted gland joints</b>						
100 mm pipes; laid straight	28.17	0.65	6.00	44.58	m	<b>50.57</b>
Extra for						
bend; 45 degrees	42.56	0.65	6.00	67.22	nr	<b>73.22</b>
tee	64.94	0.97	8.95	105.26	nr	<b>114.21</b>
flanged spigot	35.25	0.65	6.00	52.57	nr	<b>58.57</b>
flanged socket	34.78	0.65	6.00	52.05	nr	<b>58.04</b>
isolated "Stanlock" joint	11.33	0.32	2.95	12.79	nr	<b>15.74</b>
150 mm pipes; laid straight	42.89	0.83	7.66	66.64	m	<b>74.30</b>
Extra for						
bend; 45 degrees	61.45	0.83	7.66	96.71	nr	<b>104.36</b>
tee	108.72	1.25	11.53	168.29	nr	<b>179.82</b>
flanged spigot	40.87	0.83	7.66	64.36	nr	<b>72.01</b>
flanged socket	51.29	0.83	7.66	76.13	nr	<b>83.78</b>
isolated "Stanlock" joint	16.15	0.42	3.87	18.23	nr	<b>22.10</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
200 mm pipes; laid straight	57.10	1.20	11.07	88.85	m	<b>99.92</b>
Extra for bend; 45 degrees	100.09	1.20	11.07	137.38	nr	<b>148.45</b>
tee	151.06	1.80	16.60	243.72	nr	<b>260.32</b>
flanged spigot	89.11	1.20	11.07	124.99	nr	<b>136.06</b>
flanged socket	79.36	1.20	11.07	113.98	nr	<b>125.05</b>
isolated "Stanlock" joint	21.62	0.60	5.53	24.40	nr	<b>29.94</b>

## T MECHANICAL HEATING/COOLING ETC. SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>T MECHANICAL HEATING/COOLING ETC. SYSTEMS</b>						
<b>T10 GAS/OIL FIRED BOILERS</b>						
<b>Boilers</b>						
Gas fired floor standing domestic boilers; 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						
13.19 kW output (45,000 Btu/Hr)	–	4.63	75.60	467.01	nr	<b>542.61</b>
23.45 kW output (80,000 Btu/Hr)	–	4.63	75.60	597.10	nr	<b>672.71</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 <i>Spon's Mechanical and Electrical Services Price Book</i> .						
<b>Radiators; Myson Heat Emitters or other equal and approved</b>						
“Premier HE” single panel type; steel; 690 mm high; wheelhead and lockshield valves						
540 mm long	21.70	1.85	30.21	32.95	nr	<b>63.16</b>
1149 mm long	43.40	2.08	33.96	56.28	nr	<b>90.25</b>
2165 mm long	83.18	2.31	37.72	99.05	nr	<b>136.77</b>
2978 mm long	127.31	2.54	41.48	146.56	nr	<b>188.04</b>

## V ELECTRICAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>V ELECTRICAL SYSTEMS</b>						
<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 <i>Spon's Mechanical and Electrical Services Price Book</i> .						
<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	161.73
extra for current operated ELCB of 30 mA tripping current	–	–	–	–	nr	67.82
As above but 100 amp metal cased consumer unit and 25 mm <sup>2</sup> PVC cables	–	–	–	–	nr	<b>177.39</b>
extra for current operated ELCB of 30 mA tripping current	–	–	–	–	nr	151.31
<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>57.39</b>
as above but in commercial property	–	–	–	–	nr	<b>73.04</b>
wired in PVC insulated cable in screwed welded conduit in flats and houses	–	–	–	–	nr	<b>119.99</b>
as above but in commercial property	–	–	–	–	nr	<b>151.31</b>
as above but in industrial property	–	–	–	–	nr	<b>172.17</b>
wired in MICC cable in flats and houses	–	–	–	–	nr	<b>104.34</b>
as above but in commercial property	–	–	–	–	nr	<b>119.99</b>
as above but in industrial property with PVC sheathed cable	–	–	–	–	nr	<b>140.86</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>52.18</b>
as above but in commercial property	–	–	–	–	nr	<b>67.82</b>
wired In PVC insulated cable in screwed welded conduit throughout on a ring main circuit in flats and houses	–	–	–	–	nr	<b>93.91</b>
as above but in commercial property	–	–	–	–	nr	<b>104.34</b>
as above but in industrial property	–	–	–	–	nr	<b>119.99</b>
wired in MICC cable on a ring main circuit in flats and houses	–	–	–	–	nr	<b>93.91</b>
as above but in commercial property	–	–	–	–	nr	<b>109.56</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
as above but in industrial property with PVC sheathed cable	-	-	-	-	nr	<b>140.86</b>
Cooker control units						
45 amp circuit including unit wired in PVC insulated and PVC sheathed cable; protected where buried by heavy gauge PVC conduit	-	-	-	-	nr	<b>125.22</b>
as above but wired in PVC insulated cable in screwed welded conduit	-	-	-	-	nr	<b>182.61</b>
as above but wired in MICC cable	-	-	-	-	nr	<b>203.48</b>

## W SECURITY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>W SECURITY SYSTEMS</b>						
<b>W20 LIGHTNING PROTECTION</b>						
<b>Lightning protection equipment</b>						
Copper strip roof or down conductors fixed with bracket or saddle clips						
20 mm×3 mm flat section	–	–	–	–	m	<b>15.76</b>
25 mm×3 mm flat section	–	–	–	–	m	<b>18.39</b>
Aluminium strip roof or down conductors fixed with bracket or saddle clips						
20 mm×3 mm flat section	–	–	–	–	m	<b>11.56</b>
25 mm×3 mm flat section	–	–	–	–	m	<b>12.61</b>
Joints in tapes	–	–	–	–	nr	<b>8.94</b>
Bonding connections to roof and structural metalwork	–	–	–	–	nr	<b>52.55</b>
Testing points	–	–	–	–	nr	<b>26.28</b>
Earth electrodes						
16 mm diameter driven copper electrodes in 1220 mm long sectional lengths (minimum 2440 mm long overall)	–	–	–	–	nr	<b>136.63</b>
first 2440 mm length driven and tested 25 mm ×3 mm copper strip electrode in 457 mm deep prepared trench	–	–	–	–	m	<b>10.51</b>

# PRICES FOR MEASURED WORK—MINOR WORKS

## INTRODUCTION

The “Prices for Measured Works—Minor Works” are intended to apply to a small project in the outer London about £65,000 (excluding 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 97.

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 percentage factor for overhead and profit. All rates include an allowance of 7½% for profit and 5½% for overheads.

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 Sub-Contractor’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 can be substituted directly in place of “PC” figures given. 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 119), the current trend is for Preliminaries to be priced at approximately 11 to 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 Clause 22 Perils

Clause 22C will apply whereby the Employer and not the Contractor ~~effects~~ the insurance.

(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~~ 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>C DEMOLITION/ALTERATION/RENOVATION</b>						
<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>	<b>8.68</b>
200 m <sup>3</sup>	-	-	-	-	m <sup>3</sup>	<b>6.38</b>
500 m <sup>3</sup>	-	-	-	-	m <sup>3</sup>	<b>3.24</b>
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>	<b>4.87</b>
<b>Demolishing parts of structures</b>						
Breaking up concrete bed						
100 mm thick	-	0.50	5.70	2.26	m <sup>2</sup>	<b>7.95</b>
150 mm thick	-	0.74	8.43	4.53	m <sup>2</sup>	<b>12.96</b>
200 mm thick	-	1.00	11.40	4.51	m <sup>2</sup>	<b>15.91</b>
300 mm thick	-	1.48	16.87	6.62	m <sup>2</sup>	<b>23.49</b>
Breaking up reinforced concrete bed						
100 mm thick	-	0.56	6.38	2.58	m <sup>2</sup>	<b>8.96</b>
150 mm thick	-	0.83	9.46	3.80	m <sup>2</sup>	<b>13.26</b>
200 mm thick	-	1.11	12.65	5.15	m <sup>2</sup>	<b>17.80</b>
300 mm thick	-	1.67	19.03	7.73	m <sup>2</sup>	<b>26.76</b>
Demolishing reinforced concrete column or cutting away casing to steel column						
	-	11.10	126.50	34.53	m <sup>3</sup>	<b>161.03</b>
Demolishing reinforced concrete beam or cutting away casing to steel beam						
	-	12.75	145.30	37.69	m <sup>3</sup>	<b>183.00</b>
Demolishing reinforced concrete wall						
100 mm thick	-	1.11	12.65	3.43	m <sup>2</sup>	<b>16.08</b>
150 mm thick	-	1.67	19.03	5.12	m <sup>2</sup>	<b>24.15</b>
225 mm thick	-	2.50	28.49	7.71	m <sup>2</sup>	<b>36.20</b>
300 mm thick	-	3.33	37.95	10.33	m <sup>2</sup>	<b>48.28</b>
Demolishing reinforced concrete suspended slabs						
100 mm thick	-	0.93	10.60	3.18	m <sup>2</sup>	<b>13.78</b>
150 mm thick	-	1.39	15.84	4.66	m <sup>2</sup>	<b>20.50</b>
225 mm thick	-	2.08	23.70	6.98	m <sup>2</sup>	<b>30.69</b>
300 mm thick	-	2.78	31.68	9.43	m <sup>2</sup>	<b>41.11</b>
Breaking up concrete plinth; making good structures						
	-	4.26	48.55	21.56	m <sup>3</sup>	<b>70.10</b>
Breaking up precast concrete kerb						
	-	0.46	5.24	0.74	m	<b>5.98</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Removing precast concrete window sill; materials for re-use	-	1.48	16.87	-	m	<b>16.87</b>
Breaking up concrete hearth	-	1.67	19.03	1.23	nr	<b>20.26</b>
Demolishing external brick walls; in gauged mortar						
half brick thick	-	0.65	7.41	1.85	m <sup>2</sup>	<b>9.25</b>
two half brick thick skins	-	1.11	12.65	3.94	m <sup>2</sup>	<b>16.59</b>
one brick thick	-	1.11	12.65	3.94	m <sup>2</sup>	<b>16.59</b>
one and a half brick thick	-	1.57	17.89	6.15	m <sup>2</sup>	<b>24.04</b>
two brick thick	-	2.04	23.25	7.87	m <sup>2</sup>	<b>31.12</b>
add for plaster, render or pebbledash per side	-	0.09	1.03	0.37	m <sup>2</sup>	<b>1.39</b>
Demolishing external brick walls; in cement mortar						
half brick thick	-	0.97	11.05	1.85	m <sup>2</sup>	<b>12.90</b>
two half brick thick skins	-	1.62	18.46	3.94	m <sup>2</sup>	<b>22.40</b>
one brick thick	-	1.67	19.03	3.94	m <sup>2</sup>	<b>22.97</b>
one and a half brick thick	-	2.27	25.87	6.15	m <sup>2</sup>	<b>32.02</b>
two brick thick	-	2.91	33.16	7.87	m <sup>2</sup>	<b>41.04</b>
add for plaster, render or pebbledash per side	-	0.09	1.03	0.37	m <sup>2</sup>	<b>1.39</b>
Demolishing internal partitions; gauged mortar						
half brick thick	-	0.97	11.05	1.85	m <sup>2</sup>	<b>12.90</b>
one brick thick	-	1.67	19.03	3.94	m <sup>2</sup>	<b>22.97</b>
one and a half brick thick	-	2.36	26.90	6.15	m <sup>2</sup>	<b>33.05</b>
75 mm blockwork	-	0.65	7.41	1.35	m <sup>2</sup>	<b>8.76</b>
90 mm blockwork	-	0.69	7.86	1.60	m <sup>2</sup>	<b>9.46</b>
100 mm blockwork	-	0.74	8.43	1.85	m <sup>2</sup>	<b>10.28</b>
115 mm blockwork	-	0.79	9.00	1.85	m <sup>2</sup>	<b>10.85</b>
125 mm blockwork	-	0.83	9.46	1.97	m <sup>2</sup>	<b>11.43</b>
140 mm blockwork	-	0.88	10.03	2.09	m <sup>2</sup>	<b>12.12</b>
150 mm blockwork	-	0.93	10.60	2.34	m <sup>2</sup>	<b>12.94</b>
190 mm blockwork	-	1.09	12.42	2.95	m <sup>2</sup>	<b>15.37</b>
215 mm blockwork	-	1.20	13.68	3.20	m <sup>2</sup>	<b>16.87</b>
255 mm blockwork	-	1.39	15.84	3.81	m <sup>2</sup>	<b>19.65</b>
add for plaster per side	-	0.09	1.03	0.37	m <sup>2</sup>	<b>1.39</b>
Demolishing internal partitions; cement mortar						
half brick thick	-	1.48	16.87	1.85	m <sup>2</sup>	<b>18.71</b>
one brick thick	-	2.45	27.92	3.94	m <sup>2</sup>	<b>31.86</b>
one and a half brick thick	-	3.42	38.98	6.15	m <sup>2</sup>	<b>45.13</b>
add for plaster per side	-	0.09	1.03	0.37	m <sup>2</sup>	<b>1.39</b>
Breaking up brick plinths	-	3.70	42.17	12.30	m <sup>3</sup>	<b>54.47</b>
Demolishing bund walls or piers in cement mortar						
one brick thick	-	1.30	14.82	3.94	m <sup>2</sup>	<b>18.75</b>
Demolishing walls to roof ventilator housing						
one brick thick	-	1.48	16.87	3.94	m <sup>2</sup>	<b>20.80</b>
Demolishing brick chimney to 300 mm below roof level; sealing off flues with slates						
680 mm×680 mm×900 mm high above roof	-	11.56	139.18	19.85	nr	<b>159.04</b>
add for each additional 300 height	-	2.31	27.81	3.73	nr	<b>31.55</b>
680 mm×1030 mm×900 mm high above roof	-	17.40	209.51	29.00	nr	<b>238.51</b>
add for each additional 300 height	-	3.46	41.61	5.95	nr	<b>47.56</b>
1030 mm×1030 mm×900 mm high above roof	-	26.69	321.53	44.75	nr	<b>366.28</b>
add for each additional 300 height	-	5.23	63.08	9.42	nr	<b>72.50</b>

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×680 mm×900 mm high above roof	–	–	–	–	nr	<b>178.97</b>
add for each additional 300 mm height	–	–	–	–	nr	<b>29.64</b>
680 mm×1030 mm×900 mm high above roof	–	–	–	–	nr	<b>262.85</b>
add for each additional 300 mm height	–	–	–	–	nr	<b>53.14</b>
1030 mm×1030 mm×900 mm high above roof	–	–	–	–	nr	<b>391.49</b>
add for each additional 300 mm height	–	–	–	–	nr	<b>128.63</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×680 mm×900 mm high above roof	–	–	–	–	nr	<b>402.68</b>
add for each additional 300 mm height	–	–	–	–	nr	<b>67.11</b>
680 mm×1030 mm×900 mm high above roof	–	–	–	–	nr	<b>609.61</b>
add for each additional 300 mm height	–	–	–	–	nr	<b>89.49</b>
1030 mm×1030 mm×900 mm high above roof	–	–	–	–	nr	<b>894.85</b>
add for each additional 300 mm height	–	–	–	–	nr	<b>134.22</b>
Removing fireplace surround and hearth						
interior tiled	–	1.71	19.49	2.83	nr	<b>22.32</b>
cast iron; materials for re-use	–	2.87	32.71	–	nr	<b>32.71</b>
stone iron; materials for re-use	–	7.49	85.36	–	nr	<b>85.36</b>
Removing fireplace; filling in opening; plastering and extending skirtings; fixing air brick; breaking up hearth and re-screeding						
tiled	–	–	–	–	nr	<b>151.00</b>
cast iron; set aside	–	–	–	–	nr	<b>139.83</b>
stone; set aside	–	–	–	–	nr	<b>229.30</b>
Removing brick-on-edge coping; prepare walls for raising						
one brick thick	–	0.42	8.95	0.25	m	<b>9.20</b>
one and a half brick thick	–	0.56	11.94	0.37	m	<b>12.31</b>
Demolishing external stone walls in lime mortar						
300 mm thick	–	1.11	12.65	3.69	m <sup>2</sup>	<b>16.34</b>
400 mm thick	–	1.48	16.87	4.92	m <sup>2</sup>	<b>21.79</b>
600 mm thick	–	2.22	25.30	7.38	m <sup>2</sup>	<b>32.68</b>
Demolishing stone walls in lime mortar; clean off; set aside for re-use						
300 mm thick	–	1.67	19.03	1.23	m <sup>2</sup>	<b>20.26</b>
400 mm thick	–	2.22	25.30	1.60	m <sup>2</sup>	<b>26.90</b>
600 mm thick	–	3.33	37.95	2.46	m <sup>2</sup>	<b>40.41</b>
Demolishing metal partitions						
corrugated metal partition	–	0.32	3.65	0.37	m <sup>2</sup>	<b>4.02</b>
lightweight steel mesh security screen	–	0.46	5.24	0.62	m <sup>2</sup>	<b>5.86</b>
solid steel demountable partition	–	0.69	7.86	0.86	m <sup>2</sup>	<b>8.72</b>
glazed sheet demountable partition; including removal of glass	–	0.93	10.60	1.23	m <sup>2</sup>	<b>11.83</b>
Removing metal shutter door and track						
6.20 m×4.60 m (12.60 m long track)	–	11.10	126.50	18.45	nr	<b>144.95</b>
12.40 m×4.60 m (16.40 m long track)	–	13.88	158.18	36.90	nr	<b>195.08</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Removing roof timbers complete; including rafters, purlins, ceiling joists, plates, etc., (measured flat on plan)	-	0.31	3.87	1.35	m <sup>2</sup>	<b>5.22</b>
Removing softwood floor construction						
100 mm deep joists at ground level	-	0.23	2.62	0.25	m <sup>2</sup>	<b>2.87</b>
175 mm deep joists at first floor level	-	0.46	5.24	0.49	m <sup>2</sup>	<b>5.73</b>
125 mm deep joists at roof level	-	0.65	7.41	0.37	m <sup>2</sup>	<b>7.78</b>
Removing individual floor or roof members	-	0.25	3.14	0.25	m	<b>3.39</b>
Removing infected or decayed floor plates	-	0.34	4.29	0.25	m	<b>4.54</b>
Removing boarding; withdrawing nails						
25 mm thick softwood flooring; at ground floor level	-	0.34	4.17	0.37	m <sup>2</sup>	<b>4.53</b>
25 mm thick softwood flooring; at first floor level	-	0.58	7.23	0.37	m <sup>2</sup>	<b>7.60</b>
25 mm thick softwood roof boarding	-	0.68	8.50	0.37	m <sup>2</sup>	<b>8.87</b>
25 mm thick softwood gutter boarding	-	0.74	9.27	0.37	m <sup>2</sup>	<b>9.63</b>
22 mm thick chipboard flooring; at first floor level	-	0.34	4.17	0.37	m <sup>2</sup>	<b>4.53</b>
Removing tilting fillet or roll	-	0.14	1.76	0.12	m	<b>1.89</b>
Removing fascia or barge boards	-	0.56	7.01	0.12	m	<b>7.13</b>
Demolishing softwood stud partitions; including finishings both sides etc						
solid	-	0.42	4.79	1.23	m <sup>2</sup>	<b>6.02</b>
glazed; including removal of glass	-	0.56	6.38	1.23	m <sup>2</sup>	<b>7.61</b>
Removing windows and doors; and set aside or clear away						
single door	-	0.37	8.00	0.37	nr	<b>8.36</b>
single door and frame or lining	-	0.74	15.99	0.62	nr	<b>16.61</b>
pair of doors	-	0.65	14.05	0.74	nr	<b>14.79</b>
pair of doors and frame or lining	-	1.11	23.99	1.23	nr	<b>25.22</b>
extra for taking out floor spring box	-	0.70	15.13	0.25	nr	<b>15.37</b>
casement window and frame	-	1.11	23.99	0.62	nr	<b>24.60</b>
double hung sash window and frame	-	1.57	33.93	1.23	nr	<b>35.16</b>
pair of french windows and frame	-	3.70	79.96	1.85	nr	<b>81.81</b>
Removing double hung sash window and frame; remove and store for re-use elsewhere	-	2.22	47.98	-	nr	<b>47.98</b>
Demolishing staircase; including balustrades						
single straight flight	-	3.24	70.02	12.30	m	<b>82.32</b>
dogleg flight	-	4.63	100.06	18.45	m	<b>118.51</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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 bedemolished</b>						
Strutting to window openings over proposed new openings	–	0.56	8.71	5.89	nr	<b>14.60</b>
Plates, struts, braces and hardwood wedges in supports to floors and roof of opening	–	1.11	17.27	17.27	nr	<b>34.54</b>
Dead shore and needle using die square timber with sole plates, braces, hardwood wedges and steel dogs	–	27.75	431.75	71.30	nr	<b>503.06</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	518.10	72.03	nr	<b>590.13</b>
Cut holes through one brick wall for die square needle and make good; including facings externally and plaster internally	–	5.56	118.59	1.23	nr	<b>119.82</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	5.75	8.32	m <sup>2</sup>	<b>14.07</b>
150 mm thick	–	0.72	8.94	12.48	m <sup>2</sup>	<b>21.43</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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	8.26	10.73	m <sup>2</sup>	<b>18.99</b>
150 mm thick	—	0.91	11.11	14.89	m <sup>2</sup>	<b>26.00</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	38.25	18.54	m <sup>2</sup>	<b>56.79</b>
225 mm thick	—	3.47	39.55	24.99	m <sup>2</sup>	<b>64.53</b>
300 mm thick	—	3.84	43.76	32.36	m <sup>2</sup>	<b>76.13</b>
Reinstating 150 mm×150 mm×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	9.69	0.12	nr	<b>9.81</b>
Cleaning surfaces of concrete to receive new damp proof membrane	—	0.14	1.60	—	m <sup>2</sup>	<b>1.60</b>
Cleaning out existing minor crack and fill in with cement mortar mixed with bonding agent	—	0.31	3.53	0.69	m	<b>4.22</b>
Cleaning out existing crack to form 20 mm×20 mm groove and fill in with fine cement mixed with bonding agent	—	0.61	6.95	3.43	m	<b>10.38</b>
Making good hole where existing pipe removed; 150 mm deep						
50 mm diameter	—	0.39	4.44	0.45	nr	<b>4.89</b>
100 mm diameter	—	0.51	5.81	0.55	nr	<b>6.36</b>
150 mm diameter	—	0.65	7.41	0.73	nr	<b>8.13</b>
Add for each additional 25 mm thick up to 300 mm thick						
50 mm diameter	—	0.08	0.91	0.07	nr	<b>0.99</b>
100 mm diameter	—	0.11	1.25	0.11	nr	<b>1.36</b>
150 mm diameter	—	0.14	1.60	0.15	nr	<b>1.74</b>
<b>Repairing/renovating brick/blockwork</b>						
Cutting out decayed, defective or cracked work and replacing with new common bricks PC £204.00/1000; in gauged mortar (1:1:6)						
half brick thick	—	4.56	97.21	16.54	m <sup>2</sup>	<b>113.76</b>
one brick thick	21.73	8.88	189.31	34.40	m <sup>2</sup>	<b>223.71</b>
one and a half brick thick	32.59	12.58	268.19	52.25	m <sup>2</sup>	<b>320.44</b>
two brick thick	43.46	16.10	343.23	70.11	m <sup>2</sup>	<b>413.34</b>
individual bricks; half brick thick	—	0.28	5.97	0.28	nr	<b>6.25</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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 £330.00/1000	20.79	6.75	143.90	25.75	m <sup>2</sup>	<b>169.65</b>
small areas; hand made facings PC £540.00/1000	34.02	6.75	143.90	39.98	m <sup>2</sup>	<b>183.88</b>
individual bricks; machine made facings PC £330.00/1000	0.33	0.42	8.95	0.42	nr	<b>9.37</b>
individual bricks; hand made facings PC £540.00/1000	0.54	0.42	8.95	0.65	nr	<b>9.60</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks; in flemish bond half brick thick	–	–	–	0.65	m <sup>2</sup>	<b>0.65</b>
Cutting out decayed, defective or cracked soldier arch and replacing with new; repointing to match existing						
machine made facings PC £330.00/1000	5.28	1.80	38.37	6.19	m	<b>44.57</b>
hand made facings PC £540.00/1000	8.64	1.80	38.37	9.81	m	<b>48.18</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	110.43	12.46	m <sup>2</sup>	<b>122.89</b>
small areas; 400 mm thick wall	–	6.48	138.15	16.85	m <sup>2</sup>	<b>155.00</b>
small areas; 600 mm thick wall	–	9.25	197.20	25.64	m <sup>2</sup>	<b>222.84</b>
Cutting out staggered cracks and repointing to match existing along brick joints	–	0.37	7.89	–	m	<b>7.89</b>
Cutting out raking cracks in brickwork; stitching in new common bricks and repointing to match existing						
half brick thick	4.89	2.96	63.10	7.63	m <sup>2</sup>	<b>70.73</b>
one brick thick	9.78	5.41	115.33	15.87	m <sup>2</sup>	<b>131.20</b>
one and a half brick thick	14.67	8.09	172.47	23.50	m <sup>2</sup>	<b>195.96</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 £330.00/1000	8.91	4.44	94.66	11.22	m <sup>2</sup>	<b>105.87</b>
hand made facings PC £540.00/1000	14.58	4.44	94.66	17.31	m <sup>2</sup>	<b>111.97</b>
Cutting out raking cracks in cavity brickwork; stitching in new common bricks PC £204.00/1000 one side; facing bricks the other side; both skins half brick thick; facing and pointing one side to match existing						
machine made facings PC £330.00/1000	8.91	7.59	161.81	18.77	m <sup>2</sup>	<b>180.58</b>
hand made facings PC £540.00/1000	14.58	7.59	161.81	24.87	m <sup>2</sup>	<b>186.68</b>
Cutting away and replacing with new cement mortar (1:3); angle fillets; 50 mm face width	–	0.23	4.90	1.97	m	<b>6.87</b>
Cutting out ends of joists and plates from walls; making good in common bricks PC £204.00/1000; in cement mortar (1:3)						
175 mm deep joists; 400 mm centres	–	0.60	12.79	5.55	m	<b>18.34</b>
225 mm deep joists; 400 mm centres	–	0.74	15.78	6.43	m	<b>22.20</b>
Cutting and pinning to existing brickwork ends of joists	–	0.37	7.89	–	nr	<b>7.89</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Repairing/renovating brick/blockwork Making good adjacent work; where intersecting wall removed						
half brick thick	–	0.28	5.97	0.66	m	<b>6.63</b>
one brick thick	–	0.37	7.89	1.31	m	<b>9.20</b>
100 blockwork	–	0.23	4.90	0.66	m	<b>5.56</b>
150 blockwork	–	0.27	5.76	0.66	m	<b>6.41</b>
215 blockwork	–	0.32	6.82	1.31	m	<b>8.13</b>
255 blockwork	–	0.36	7.67	1.31	m	<b>8.99</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	131.32	47.06	m	<b>178.38</b>
Removing defective capping stones and haunching; replacing stones and re-haunching in cement:mortar to match existing						
300 mm thick wall	–	1.25	26.65	3.66	m <sup>2</sup>	<b>30.31</b>
400 mm thick wall	–	1.39	29.63	4.40	m <sup>2</sup>	<b>34.03</b>
600 mm thick wall	–	1.62	34.54	6.59	m <sup>2</sup>	<b>41.13</b>
Cleaning surfaces; moss and lichen from walls	–	0.28	3.19	–	m <sup>2</sup>	<b>3.19</b>
Cleaning surfaces; lime mortar off brickwork; sort and stack for re-use	–	9.25	105.42	–	t	<b>105.42</b>
Repointing in cement mortar (1:1:6); to match existing						
raking out existing decayed joints in brickwork walls	–	0.69	14.71	0.66	m <sup>2</sup>	<b>15.37</b>
raking out existing decayed joints in chimney stacks	–	1.11	23.66	0.66	m <sup>2</sup>	<b>24.32</b>
raking out existing decayed joints in brickwork; re-wedging horizontal flashing	–	0.23	4.90	0.33	m	<b>5.23</b>
raking out existing decayed joints in brickwork; re-wedging stepped flashing	–	0.34	7.25	0.33	m	<b>7.58</b>
Repointing in cement:mortar (1:3); to match existing						
raking out existing decayed joints in uncoursed stonework	–	1.11	23.66	0.73	m <sup>2</sup>	<b>24.40</b>
Making good hole where small pipe removed						
102 mm brickwork	–	0.19	2.17	0.07	nr	<b>2.24</b>
215 mm brickwork	–	0.19	2.17	0.07	nr	<b>2.24</b>
327 mm brickwork	–	0.19	2.17	0.07	nr	<b>2.24</b>
440 mm brickwork	–	0.19	2.17	0.07	nr	<b>2.24</b>
100 mm blockwork	–	0.19	2.17	0.07	nr	<b>2.24</b>
150 mm blockwork	–	0.19	2.17	0.07	nr	<b>2.24</b>
215 mm blockwork	–	0.19	2.17	0.07	nr	<b>2.24</b>
255 mm blockwork	–	0.19	2.17	0.07	nr	<b>2.24</b>
Making good hole and facings one side where small pipe removed						
102 mm brickwork	–	0.19	4.05	0.73	nr	<b>4.78</b>
215 mm brickwork	–	0.19	4.05	0.73	nr	<b>4.78</b>
327 mm brickwork	–	0.19	4.05	0.73	nr	<b>4.78</b>
440 mm brickwork	–	0.19	4.05	0.73	nr	<b>4.78</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Making good hole where large pipe removed						
102 mm brickwork	–	0.28	3.19	0.07	nr	3.26
215 mm brickwork	–	0.42	4.79	0.26	nr	5.04
327 mm brickwork	–	0.56	6.38	0.44	nr	6.82
440 mm brickwork	–	0.69	7.86	0.55	nr	8.41
100 mm blockwork	–	0.28	3.19	0.07	nr	3.26
150 mm blockwork	–	0.32	3.65	0.15	nr	3.79
215 mm blockwork	–	0.37	4.22	0.18	nr	4.40
255 mm blockwork	–	0.42	4.79	0.26	nr	5.04
Making good hole and facings one side where large pipe removed						
half brick thick	–	0.25	5.33	0.73	nr	6.06
one brick thick	–	0.33	7.04	0.81	nr	7.84
one and a half brick thick	–	0.42	8.95	0.88	nr	9.83
two brick thick	–	0.50	10.66	1.17	nr	11.83
Making good hole where extra large pipe removed						
half brick thick	–	0.37	4.22	0.29	nr	4.51
one brick thick	–	0.56	6.38	0.62	nr	7.00
one and a half brick thick	–	0.74	8.43	1.10	nr	9.53
two brick thick	–	0.93	10.60	1.32	nr	11.92
100 mm blockwork	–	0.37	4.22	0.29	nr	4.51
150 mm blockwork	–	0.43	4.90	0.44	nr	5.34
215 mm blockwork	–	0.46	5.24	0.62	nr	5.87
255 mm blockwork	–	0.51	5.81	0.76	nr	6.57
Making good hole and facings one side where extra large pipe removed						
half brick thick	–	0.33	7.04	1.14	nr	8.17
one brick thick	–	0.44	9.38	1.39	nr	10.77
one and a half brick thick	–	0.56	11.94	1.76	nr	13.70
two brick thick	–	0.67	14.28	2.38	nr	16.66
<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	15.84	3.32	nr	19.16
<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	2.18	–	m <sup>2</sup>	2.18
floorboards previously set aside	–	0.74	11.51	0.41	m <sup>2</sup>	11.92
Removing damaged softwood flooring; providing and fixing new 25 mm thick plain edge softwood boarding						
small areas	–	1.06	16.49	18.74	m <sup>2</sup>	35.23
individual boards 150 mm wide	–	0.28	4.36	1.86	m	6.22
Sanding down and resurfacing existing flooring; preparing, bodying in with shellac and wax polish						
softwood	–	–	–	–	m <sup>2</sup>	10.33
hardwood	–	–	–	–	m <sup>2</sup>	9.71

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Fitting existing softwood skirting to new frames or architraves						
75 mm high	–	0.09	1.40	–	m	<b>1.40</b>
150 mm high	–	0.12	1.87	–	m	<b>1.87</b>
225 mm high	–	0.15	2.33	–	m	<b>2.33</b>
Piecing in new 25 mm×150 mm moulded softwood skirtings to match existing where old removed; bringing forward for redecoration	–	0.35	4.83	4.03	m	<b>8.86</b>
Piecing in new 25 mm×150 mm moulded softwood skirtings to match existing where socket outlet removed; bringing forward for redecoration	–	0.20	2.75	2.27	nr	<b>5.02</b>
Easing and adjusting softwood doors, oiling ironmongery; bringing forward affected parts for redecoration	–	0.71	10.61	0.69	nr	<b>11.30</b>
Removing softwood doors, easing and adjusting; re-hanging; oiling ironmongery; bringing forward affected parts for redecoration	–	1.11	16.73	0.92	nr	<b>17.65</b>
Removing mortice lock, piecing in softwood doors; bringing forward affected parts for redecoration	–	1.02	15.51	0.57	nr	<b>16.08</b>
Fixing only salvaged softwood door	–	1.42	22.09	–	nr	<b>22.09</b>
Removing softwood doors; planing 12 mm from bottom edge; re-hanging	–	1.11	17.27	–	nr	<b>17.27</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	37.22	1.14	nr	<b>38.36</b>
Removing softwood doors to prepare for fire upgrading; removing ironmongery; replacing existing beads with 25 mm×38 mm hardwood screwed beads; repairing minor damaged areas; 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	74.20	21.08	nr	<b>95.28</b>
Upgrading and facing up one side of flush doors with 9 mm thick “Supalux”; screwing	–	1.16	18.05	37.61	nr	<b>55.66</b>
Upgrading and facing up one side of softwood panelled doors with 9 mm thick “Supalux”; screwing; plasterboard infilling to recesses	–	2.50	38.90	40.02	nr	<b>78.91</b>
Taking off existing softwood doorstops; providing and screwing on new 25 mm×38 mm doorstop; bringing forward for redecoration	–	0.20	2.75	1.94	nr	<b>4.70</b>
Cutting away defective 75 mm×100 mm softwood external door frames; providing and splicing in new piece 300 mm long; bedding in cement mortar (1:3); pointing one side; bringing forward for redecoration	–	1.30	19.51	7.99	nr	<b>27.50</b>
Sealing roof trap flush with ceiling	–	0.56	8.71	3.17	nr	<b>11.88</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Forming opening 762 mm×762 mm in existing ceiling for new standard roof trap comprising softwood linings, architraves and 6 mm thick plywood trap doors; trimming ceiling joists (making good to ceiling plaster not included)	–	2.50	38.90	54.92	nr	<b>93.81</b>
Easing and adjusting softwood casement windows, oiling ironmongery; bringing forward affected parts for redecoration	–	0.48	7.04	0.46	nr	<b>7.50</b>
Removing softwood casement windows; easing and adjusting; re-hanging; oiling ironmongery; bringing forward affected parts for redecoration	–	0.71	10.61	0.46	nr	<b>11.07</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	39.22	15.85	nr	<b>55.07</b>
Temporary linings 6 mm thick plywood infill to window while casement under repair	–	0.74	11.51	5.83	nr	<b>17.34</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	37.58	4.71	nr	<b>42.29</b>
Cutting away defective parts of softwood window sills; providing and splicing in new 75 mm×100 mm weathered and throated pieces 300 mm long; bringing forward affected parts for redecoration	–	1.90	29.02	8.73	nr	<b>37.75</b>
Renewing broken stair nosings to treads or landings	–	1.67	25.98	3.35	nr	<b>29.33</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×125mm	–	0.37	5.76	2.33	m	<b>8.09</b>
50 mm×150 mm	–	0.41	6.38	2.86	m	<b>9.24</b>
50 mm×175 mm	–	0.44	6.85	3.30	m	<b>10.14</b>
Pitched roofs						
38 mm×100 mm	–	0.33	5.13	1.42	m	<b>6.55</b>
50 mm×100 mm	–	0.42	6.53	1.83	m	<b>8.36</b>
50 mm×125 mm	–	0.46	7.16	2.24	m	<b>9.40</b>
50 mm×150 mm	–	0.51	7.93	2.72	m	<b>10.65</b>
Kerbs bearers and the like						
50 mm×75 mm	–	0.42	6.53	1.41	m	<b>7.94</b>
50 mm×100 mm	–	0.52	8.09	1.83	m	<b>9.92</b>
75 mm×100 mm	–	0.63	9.80	2.57	m	<b>12.37</b>
Scarfed joint; new to existing; over 450 mm <sup>2</sup>	–	0.93	14.47	–	nr	<b>14.47</b>
Scarfed and bolted joint; new to existing; including bolt let in flush; over 450 mm <sup>2</sup>	–	1.34	20.85	1.38	nr	<b>22.23</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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>8.43</b>
Treating boarding with two coats of proprietary insecticide and fungicide; by spray application	–	–	–	–	m <sup>2</sup>	<b>3.68</b>
Treating individual timbers with two coats proprietary insecticide and fungicide; by brush application	–	–	–	–	m <sup>2</sup>	<b>4.07</b>
boarding	–	–	–	–	m <sup>2</sup>	<b>4.07</b>
structural members	–	–	–	–	m <sup>2</sup>	<b>4.07</b>
skirtings	–	–	–	–	m	<b>4.07</b>
Lifting necessary floorboards; treating floors with two coats proprietary insecticide and fungicide; by spray application; re-fixing boards	–	–	–	–	m <sup>2</sup>	<b>6.74</b>
Treating surfaces of adjoining concrete or brickwork with two coats of dry rot fluid; by spray application	–	–	–	–	m <sup>2</sup>	<b>3.56</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	3.53	0.12	m	<b>3.66</b>
Removing handrails and balustrades	–	0.28	3.19	0.12	m	<b>3.31</b>
tubular handrailing and brackets	–	0.46	5.24	0.37	m	<b>5.61</b>
metal balustrades	–	0.09	1.95	0.37	m	<b>2.31</b>
Removing handrails and brackets	–	1.85	39.98	1.85	nr	<b>41.83</b>
Removing sloping timber ramps in corridors; at changes of levels	–	0.37	8.00	0.62	nr	<b>8.61</b>
Removing bath panels and bearers	–	0.42	9.08	1.85	nr	<b>10.92</b>
Removing kitchen fittings	–	0.28	6.05	2.71	nr	<b>8.76</b>
wall units	–	0.37	8.00	6.15	nr	<b>14.15</b>
floor units	–	1.39	30.04	12.30	nr	<b>42.34</b>
larder units	–	0.28	3.19	–	nr	<b>3.19</b>
built-in cupboards	–	0.56	6.38	–	nr	<b>6.38</b>
Removing bathroom fittings; making good works disturbed	–	0.60	6.84	–	nr	<b>6.84</b>
toilet roll holder or soap dispenser	–	0.28	3.19	–	nr	<b>3.19</b>
towel holder	–	0.56	6.38	–	nr	<b>6.38</b>
mirror	–	0.60	6.84	–	nr	<b>6.84</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Removing pipe casings	-	0.28	6.05	0.49	m	<b>6.54</b>
Removing ironmongery; in preparation for re-decoration; and subsequently re-fixing; including providing any new screws necessary	-	0.23	4.97	0.12	nr	<b>5.09</b>
Removing, withdrawing nails, etc; making good holes						
carpet fixing strip from floors	-	0.04	0.46	-	m	<b>0.46</b>
curtain track from head of window	-	0.23	2.62	-	m	<b>2.62</b>
nameplates or numerals from face of door	-	0.46	5.24	-	nr	<b>5.24</b>
fly screen and frame from window	-	0.83	9.46	-	nr	<b>9.46</b>
small notice board and frame from walls	-	0.82	9.35	-	nr	<b>9.35</b>
fire extinguisher and bracket from walls	-	1.16	13.22	-	nr	<b>13.22</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	12.33	7.38	nr	<b>19.71</b>
bath	-	1.85	24.54	11.07	nr	<b>35.61</b>
WC suite	-	1.39	18.43	7.38	nr	<b>25.81</b>
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	49.07	9.99	nr	<b>59.07</b>
range of three lavatory basins	-	7.40	98.15	17.71	nr	<b>115.86</b>
bath	-	5.55	73.61	13.56	nr	<b>87.17</b>
WC suite	-	7.40	98.15	20.45	nr	<b>118.59</b>
2 stall urinal	-	14.80	196.29	19.02	nr	<b>215.31</b>
3 stall urinal	-	22.20	294.44	37.11	nr	<b>331.55</b>
4 stall urinal	-	29.60	392.59	54.93	nr	<b>447.52</b>
Removing taps	-	0.09	1.34	-	nr	<b>1.34</b>
Clearing blocked wastes without dismantling						
sinks	-	0.46	7.86	-	nr	<b>7.86</b>
WC traps	-	0.56	9.57	-	nr	<b>9.57</b>
Removing gutterwork and supports						
uPVC or asbestos	-	0.28	3.19	0.12	m	<b>3.31</b>
cast iron	-	0.32	3.65	0.25	m	<b>3.89</b>
Overhauling sections of rainwater gutterings; cutting out existing joints; adjusting brackets to correct falls; re-making joints						
100 mm diameter uPVC	-	0.23	3.58	0.03	m	<b>3.61</b>
100 mm diameter cast iron including bolt	-	0.83	12.91	0.10	m	<b>13.01</b>
Removing rainwater heads and supports						
uPVC or asbestos	-	0.27	3.08	0.12	nr	<b>3.20</b>
cast iron	-	0.37	4.22	0.25	nr	<b>4.46</b>
Removing pipework and supports						
uPVC or asbestos rainwater stack	-	0.28	3.19	0.12	m	<b>3.31</b>
cast iron rainwater stack	-	0.32	3.65	0.25	m	<b>3.89</b>
cast iron jointed soil stack	-	0.56	6.38	0.25	m	<b>6.63</b>
copper or steel water or gas pipework	-	0.14	1.60	0.12	m	<b>1.72</b>
cast iron rainwater shoe	-	0.07	0.80	0.12	m	<b>0.92</b>
Overhauling and re-making leaking pipework joints						
100 mm diameter upvc	-	0.19	2.17	0.06	nr	<b>2.23</b>
100 mm diameter cast iron including bolt	-	0.74	8.43	0.19	nr	<b>8.63</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cleaning out existing rainwater installations						
rainwater gutters	–	0.07	0.80	–	m	<b>0.80</b>
rainwater gully	–	0.19	2.17	–	nr	<b>2.17</b>
rainwater stack; including head, swan-neck and shoe (not exceeding 10 m long)	–	0.69	7.86	–	nr	<b>7.86</b>
Removing the following equipment and ancillaries; capping off services; making good works disturbed (excluding any draining down of system)						
expansion tank; 900 mm×450 mm×900 mm	–	1.67	22.14	4.92	nr	<b>27.06</b>
hot water cylinder; 450 mm diameter×1050 mm high	–	1.11	14.72	2.09	nr	<b>16.81</b>
cold water tank; 1540 mm×900 mm×900 mm	–	2.22	29.44	15.13	nr	<b>44.57</b>
cast iron radiator	–	1.85	24.54	3.94	nr	<b>28.47</b>
gas water heater	–	3.70	49.07	2.46	nr	<b>51.53</b>
gas fire	–	1.85	24.54	3.20	nr	<b>27.74</b>
Removing cold water tanks and housing on roof; stripping out and capping off all associated piping; making good works disturbed and roof finishing						
1540 mm×900 mm×900 mm	–	11.10	147.22	18.82	nr	<b>166.04</b>
Turning off supplies; dismantling the following; replacing washers; re-assembling and testing						
15 mm diameter	–	0.23	3.93	–	nr	<b>3.93</b>
15 mm diameter ball valve	–	0.32	5.47	–	nr	<b>5.47</b>
Turning off supplies; removing the following fittings; testing and replacing						
15 mm diameter ball valve	–	0.46	7.86	6.79	nr	<b>14.65</b>
Removing lagging from pipes						
up to 42 mm diameter	–	0.09	1.03	0.12	nr	<b>1.15</b>
<b>Removing finishings</b>						
Removing plasterboard wall finishings	–	0.37	4.22	–	m <sup>2</sup>	<b>4.22</b>
Removing wall finishings; cutting out; making good						
plasterboard wall finishing	–	0.37	4.22	–	m <sup>2</sup>	<b>4.22</b>
decorative wallpaper and lining	–	0.19	2.17	0.18	m <sup>2</sup>	<b>2.35</b>
heavy wallpaper and lining	–	0.32	3.65	0.18	m <sup>2</sup>	<b>3.83</b>
Hacking off wall finishings						
plaster	–	0.19	2.17	0.62	m <sup>2</sup>	<b>2.78</b>
cement rendering or pebbledash	–	0.37	4.22	0.62	m <sup>2</sup>	<b>4.83</b>
wall tiling and screed	–	0.46	5.24	0.98	m <sup>2</sup>	<b>6.23</b>
Removing wall linings; including battening behind						
plain sheeting	–	0.28	3.19	0.49	m <sup>2</sup>	<b>3.68</b>
matchboarding	–	0.37	4.22	0.74	m <sup>2</sup>	<b>4.95</b>
Removing oak dado wall panel finishings; cleaning off and setting aside for re-use	–	0.60	12.97	–	m <sup>2</sup>	<b>12.97</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	24.84	5.43	m <sup>2</sup>	<b>30.27</b>
isolated areas not exceeding 0.50 m <sup>2</sup>	–	1.06	17.79	2.73	nr	<b>20.52</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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	10.07	0.82	m	<b>10.89</b>
225 mm wide	–	0.74	12.42	1.22	m	<b>13.64</b>
300 mm wide	–	0.88	14.77	1.64	m	<b>16.41</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	25.68	4.80	m <sup>2</sup>	<b>30.48</b>
isolated areas not exceeding 0.50 m <sup>2</sup>	–	1.13	18.97	2.41	m <sup>2</sup>	<b>21.38</b>
Dubbing out in cement and sand; average 13 mm thick over 300 mm wide	–	0.46	7.72	0.95	m <sup>2</sup>	<b>8.67</b>
Making good plaster wall finishings with plaster-board and skim where wall or partition removed; trimming back existing and fair joint to new work						
150 mm wide	–	0.69	11.58	1.61	m	<b>13.19</b>
225 mm wide	–	0.83	13.93	1.88	m	<b>15.81</b>
300 mm wide	–	0.93	15.61	2.15	m	<b>17.76</b>
Cutting out; making good cracks in plaster wall finishings						
walls	–	0.23	3.86	0.18	m	<b>4.05</b>
ceilings	–	0.31	5.20	0.18	m	<b>5.39</b>
Making good plaster wall finishings where items removed or holes left						
small pipe or conduit	–	0.06	1.01	0.09	nr	<b>1.10</b>
large pipe	–	0.09	1.51	0.18	nr	<b>1.70</b>
extra large pipe	–	0.14	2.35	0.69	nr	<b>3.04</b>
small recess; eg. electrical switch point	–	0.07	1.18	0.16	nr	<b>1.34</b>
Making good plasterboard and skim wall finishings where items removed or holes left						
small pipe or conduit	–	0.06	1.01	0.09	nr	<b>1.10</b>
large pipe	–	0.21	3.52	0.60	nr	<b>4.12</b>
extra large pipe	–	0.28	4.70	0.77	nr	<b>5.47</b>
Removing floor finishings						
carpet and underfelt	–	0.11	1.25	–	m <sup>2</sup>	<b>1.25</b>
linoleum sheet flooring	–	0.09	1.03	–	m <sup>2</sup>	<b>1.03</b>
carpet gripper	–	0.02	0.23	–	m	<b>0.23</b>
Removing floor finishings; preparing screed to receive new carpet and underfelt						
vinyl or thermoplastic tiles	–	0.61	6.95	–	m <sup>2</sup>	<b>6.95</b>
Removing woodblock floor finishings; cleaning off and setting aside for re-use						
vinyl or thermoplastic tiles	–	0.79	9.00	–	m <sup>2</sup>	<b>9.00</b>
Breaking up floor finishings						
carpet and underfelt	–	0.69	7.86	–	m <sup>2</sup>	<b>7.86</b>
floor screed	–	0.60	6.84	–	m <sup>2</sup>	<b>6.84</b>
granolithic flooring and screed	–	0.79	9.00	–	m <sup>2</sup>	<b>9.00</b>
terrazzo or ceramic floor tiles and screed	–	0.97	11.05	–	m <sup>2</sup>	<b>11.05</b>
Levelling and repairing floor finishings screed; 5 mm thick						
screed; 5 mm thick; in small areas	–	0.46	7.72	9.58	m <sup>2</sup>	<b>17.30</b>
screed; 5 mm thick; in isolated areas not exceeding 0.50 m <sup>2</sup>	–	0.32	5.37	4.79	m <sup>2</sup>	<b>10.16</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Removing softwood skirtings, picture rails, dado rails, architraves and the like	-	0.09	1.03	-	m	<b>1.03</b>
Removing softwood skirtings; cleaning off and setting aside for re-use in making good	-	0.23	2.62	-	m	<b>2.62</b>
Breaking up paving asphalt	-	0.56	6.38	-	m <sup>2</sup>	<b>6.38</b>
Removing ceiling finishing plasterboard and skim; withdrawing nails	-	0.28	3.19	0.37	m <sup>2</sup>	<b>3.56</b>
wood lath and plaster; withdrawing nails	-	0.46	5.24	0.62	m <sup>2</sup>	<b>5.86</b>
suspended ceilings	-	0.69	7.86	0.62	m <sup>2</sup>	<b>8.48</b>
plaster moulded cornice; 25 mm girth	-	0.14	1.60	0.12	m	<b>1.72</b>
Removing part of plasterboard ceiling finishings to facilitate insertion of new steel beam Removing ceiling linings; including battening behind	-	1.02	11.62	0.74	m	<b>12.36</b>
plain sheeting	-	0.42	4.79	0.49	m <sup>2</sup>	<b>5.28</b>
matchboarding	-	0.56	6.38	0.74	m <sup>2</sup>	<b>7.12</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	26.35	4.71	m <sup>2</sup>	<b>31.06</b>
isolated areas not exceeding 0.50m <sup>2</sup>	-	1.13	18.97	2.60	m <sup>2</sup>	<b>21.57</b>
Removing coverings						
Removing roof coverings						
slates	-	0.46	5.24	0.25	m <sup>2</sup>	<b>5.49</b>
slates; set aside for re-use	-	0.56	6.38	-	m <sup>2</sup>	<b>6.38</b>
nibbed tiles	-	0.37	4.22	0.25	m <sup>2</sup>	<b>4.46</b>
nibbed tiles; set aside for re-use	-	0.46	5.24	-	m <sup>2</sup>	<b>5.24</b>
corrugated asbestos sheeting	-	0.37	4.22	0.25	m <sup>2</sup>	<b>4.46</b>
corrugated metal sheeting	-	0.37	4.22	0.25	m <sup>2</sup>	<b>4.46</b>
underfelt and nails	-	0.04	0.46	0.12	m <sup>2</sup>	<b>0.58</b>
three layer felt roofing; cleaning base off for new coverings	-	0.23	2.62	0.25	m <sup>2</sup>	<b>2.87</b>
sheet metal coverings	-	0.46	5.24	0.25	m <sup>2</sup>	<b>5.49</b>
Removing roof coverings; selecting and re-fixing; including providing 25% new; including nails, etc.						
asbestos-free artificial blue/black slates; 500 mm×250 mm; PC £775.00/1000	-	1.02	23.70	6.31	m <sup>2</sup>	<b>30.01</b>
asbestos-free artificial blue/black slates; 600 mm×300 mm; PC £964.00/1000	-	0.93	21.61	4.99	m <sup>2</sup>	<b>26.59</b>
natural slates; Welsh blue 510 mm×255 mm; PC £2372.00/1000	-	1.11	25.79	12.63	m <sup>2</sup>	<b>38.42</b>
natural slates; Welsh blue 600 mm×300 mm; PC £4636.00/1000	-	0.97	22.53	16.00	m <sup>2</sup>	<b>38.53</b>
clay plain tiles "Dreadnought" machine made; 265 mm×165 mm; PC £290.00/1000	-	1.02	23.70	5.99	m <sup>2</sup>	<b>29.68</b>
concrete interlocking tiles; Marley "Ludlow Major" or other equal and approved; 413 mm×300 mm; PC £805.00/1000	-	0.65	15.10	2.61	m <sup>2</sup>	<b>17.71</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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×250 mm; PC £775.00/1000	–	1.25	29.04	17.91	m <sup>2</sup>	<b>46.95</b>
asbestos-free artificial blue/black slates; 600 mm×300 mm; PC £964.00/1000	–	1.16	26.95	14.72	m <sup>2</sup>	<b>41.67</b>
natural slates; Welsh blue 510 mm×255 mm; PC £2372.00/1000	–	1.34	31.13	46.37	m <sup>2</sup>	<b>77.50</b>
natural slates; Welsh blue 600 mm×300 mm; PC £4636.00/1000	–	1.20	27.88	60.78	m <sup>2</sup>	<b>88.66</b>
clay plain tiles "Dreadnought" machine made or other equal and approved; 265 mm×165 mm; PC £290.00/1000	–	1.25	29.04	19.80	m <sup>2</sup>	<b>48.84</b>
concrete interlocking tiles; Marley "LudlowMajor" or other equal and approved; 413 mm×330mm; PC £805.00/1000	–	0.83	19.28	8.76	m <sup>2</sup>	<b>28.04</b>
concrete interlocking tiles; Redland "Renown" or other equal and approved; 417 mm×330 mm; PC £693.00/1000	–	0.83	19.28	7.71	m <sup>2</sup>	<b>26.99</b>
Removing individual damaged roof coverings; providing and fixing new; including nails, etc.						
asbestos-free artificial blue/black slates; 500 mm×250 mm; PC £775.00/1000	–	0.23	5.34	1.23	nr	<b>6.58</b>
asbestos-free artificial blue/black slates; 600 mm×300 mm; PC £964.00/1000	–	0.23	5.34	1.08	nr	<b>6.42</b>
natural slates; Welsh blue 510 mm×255 mm; PC £2372.00/1000	–	0.28	6.50	2.56	nr	<b>9.06</b>
natural slates; Welsh blue 600 mm×300 mm; PC £4636.00/1000	–	0.28	6.50	4.90	nr	<b>11.41</b>
clay plain tiles "Dreadnought" machine made or other equal and approved; 265 mm×165 mm; PC £290.00/1000	–	0.14	3.25	0.33	nr	<b>3.58</b>
concrete interlocking tiles; Marley "Ludlow Major" or other equal and approved; 413 mm×330 mm; PC £805.00/1000	–	0.19	4.41	0.87	nr	<b>5.28</b>
concrete interlocking tiles; Redland "Renown" or other equal and approved; 417 mm×330 mm; PC £693.00/1000	–	0.19	4.41	0.75	nr	<b>5.16</b>
Breaking up roof coverings						
asphalt	–	0.93	10.60	–	m <sup>2</sup>	<b>10.60</b>
Removing half round ridge or hip tile 300 mm long; providing and fixing new	–	0.46	10.69	2.97	nr	<b>13.66</b>
Removing defective metal flashings						
horizontal	–	0.19	2.17	0.25	m	<b>2.41</b>
stepped	–	0.23	2.62	0.12	m	<b>2.74</b>
Turning back bitumen felt and later dressing up face of new brickwork as skirtings; not exceeding 150 mm girth	–	0.93	15.69	0.12	m	<b>15.80</b>
Cutting out crack in asphalt roof coverings; making good to match existing						
20 mm thick two coat	–	1.53	18.30	–	m	<b>18.30</b>
Removing bitumen felt roof coverings and boarding to allow access for work to top of walls or beams beneath	–	0.74	8.43	–	m	<b>8.43</b>
Removing tiling battens; withdrawing nails	–	0.07	0.80	0.12	m <sup>2</sup>	<b>0.92</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Examining roof battens; re-nailing where loose; providing and fixing 25% new						
25 mm×50 mm slating battens at 262 mm centres	–	0.07	1.63	0.67	m <sup>2</sup>	<b>2.30</b>
25 mm×38 mm tiling battens at 100 mm centres	–	0.19	4.41	1.71	m <sup>2</sup>	<b>6.13</b>
Removing roof battens and nails; providing and fixing new “treated” softwood battens throughout						
25 mm×50 mm slating battens at 262 mm centres	–	0.11	2.56	2.35	m <sup>2</sup>	<b>4.91</b>
25 mm×38 mm tiling battens at 100 mm centres	–	0.23	5.34	5.19	m <sup>2</sup>	<b>10.54</b>
Removing underfelt and nails; providing and fixing new						
unreinforced felt	0.61	0.09	2.09	0.95	m <sup>2</sup>	<b>3.04</b>
reinforced felt	1.13	0.09	2.09	1.57	m <sup>2</sup>	<b>3.66</b>
<b>Cutting openings or recesses</b>						
Cutting openings or recesses through reinforced concrete walls						
150 mm thick	–	5.18	68.48	9.32	m <sup>2</sup>	<b>77.80</b>
225 mm thick	–	7.08	92.18	13.92	m <sup>2</sup>	<b>106.11</b>
300 mm thick	–	9.02	116.14	18.77	m <sup>2</sup>	<b>134.91</b>
Cutting openings or recesses through reinforced concrete suspended slabs						
150 mm thick	–	3.93	50.95	16.81	m <sup>2</sup>	<b>67.76</b>
225 mm thick	–	5.83	75.68	16.22	m <sup>2</sup>	<b>91.90</b>
300 mm thick	–	7.26	93.21	19.87	m <sup>2</sup>	<b>113.07</b>
Cutting openings or recesses through slated, boarded and timbered roof; 700 mm×1100 mm; for new rooflight; including cutting structure and finishings; trimming timbers in rafters and making good roof coverings (kerb and rooflight not included)	–	–	–	–	nr	<b>335.57</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	52.23	2.09	m <sup>2</sup>	<b>54.32</b>
one brick thick	–	4.07	86.77	4.18	m <sup>2</sup>	<b>90.95</b>
one and a half brick thick	–	5.69	121.30	6.27	m <sup>2</sup>	<b>127.58</b>
two brick thick	–	7.31	155.84	8.36	m <sup>2</sup>	<b>164.20</b>
75 mm blockwork	–	1.48	31.55	1.35	m <sup>2</sup>	<b>32.90</b>
90 mm blockwork	–	1.67	35.60	1.60	m <sup>2</sup>	<b>37.20</b>
100 mm blockwork	–	1.80	38.37	1.85	m <sup>2</sup>	<b>40.22</b>
115 mm blockwork	–	1.84	39.23	2.09	m <sup>2</sup>	<b>41.32</b>
125 mm blockwork	–	2.04	43.49	2.34	m <sup>2</sup>	<b>45.83</b>
140 mm blockwork	–	2.17	46.26	2.58	m <sup>2</sup>	<b>48.84</b>
150 mm blockwork	–	2.27	48.39	2.83	m <sup>2</sup>	<b>51.22</b>
190 mm blockwork	–	2.53	53.94	3.57	m <sup>2</sup>	<b>57.50</b>
215 mm blockwork	–	2.68	57.13	3.94	m <sup>2</sup>	<b>61.07</b>
255 mm blockwork	–	2.94	62.68	4.67	m <sup>2</sup>	<b>67.35</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cutting openings or recesses through brick walls or partitions; for lintels or beams above openings; in cement mortar						
half brick thick	–	3.52	75.04	2.09	m <sup>2</sup>	<b>77.13</b>
one brick thick	–	5.83	124.29	4.18	m <sup>2</sup>	<b>128.47</b>
one and a half brick thick	–	8.14	173.53	6.27	m <sup>2</sup>	<b>179.81</b>
two brick thick	–	10.45	222.78	8.36	m <sup>2</sup>	<b>231.14</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	26.65	2.09	m <sup>2</sup>	<b>28.74</b>
one brick thick	–	2.04	43.49	4.18	m <sup>2</sup>	<b>47.67</b>
one and a half brick thick	–	2.82	60.12	6.27	m <sup>2</sup>	<b>66.39</b>
two brick thick	–	3.65	77.81	8.36	m <sup>2</sup>	<b>86.18</b>
75 mm blockwork	–	0.74	15.78	1.35	m <sup>2</sup>	<b>17.13</b>
90 mm blockwork	–	0.85	18.12	1.60	m <sup>2</sup>	<b>19.72</b>
100 mm blockwork	–	0.93	19.83	1.85	m <sup>2</sup>	<b>21.67</b>
115 mm blockwork	–	0.98	20.89	2.09	m <sup>2</sup>	<b>22.98</b>
125 mm blockwork	–	1.02	21.75	2.34	m <sup>2</sup>	<b>24.08</b>
140 mm blockwork	–	1.07	22.81	2.58	m <sup>2</sup>	<b>25.39</b>
150 mm blockwork	–	1.11	23.66	2.83	m <sup>2</sup>	<b>26.49</b>
190 mm blockwork	–	1.22	26.01	3.57	m <sup>2</sup>	<b>29.58</b>
215 mm blockwork	–	1.34	28.57	3.94	m <sup>2</sup>	<b>32.50</b>
255 mm blockwork	–	1.48	31.55	4.67	m <sup>2</sup>	<b>36.23</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	37.52	2.09	m <sup>2</sup>	<b>39.61</b>
one brick thick	–	2.91	62.04	4.18	m <sup>2</sup>	<b>66.22</b>
one and a half brick thick	–	4.02	85.70	6.27	m <sup>2</sup>	<b>91.97</b>
two brick thick	–	5.23	111.50	8.36	m <sup>2</sup>	<b>119.86</b>
Cutting openings or recesses through faced wall 1200 mm×1200 mm(1.44 m <sup>2</sup> ) for new window; including cutting structure, quoining up amb, 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	<b>453.02</b>
one and a half brick thick wall	–	–	–	–	nr	<b>475.40</b>
two brick thick wall	–	–	–	–	nr	<b>514.54</b>
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	<b>234.90</b>
pair of doors and frame	–	–	–	–	nr	<b>307.61</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
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	<b>268.46</b>
225 mm reinforced concrete wall	-	-	-	-	nr	<b>369.12</b>
half brick thick wall	-	-	-	-	nr	<b>251.68</b>
one brick thick wall or two half brick thick skins	-	-	-	-	nr	<b>329.97</b>
one and a half brick thick wall	-	-	-	-	nr	<b>402.68</b>
two brick thick wall	-	-	-	-	nr	<b>486.56</b>
100 mm block wall	-	-	-	-	nr	<b>234.90</b>
215 mm block wall	-	-	-	-	nr	<b>307.61</b>
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	<b>385.90</b>
225 mm reinforced concrete wall	-	-	-	-	nr	<b>492.17</b>
half brick thick wall	-	-	-	-	nr	<b>296.43</b>
one brick thick wall or two half brick thick skins	-	-	-	-	nr	<b>408.28</b>
one and a half brick thick wall	-	-	-	-	nr	<b>525.73</b>
two brick thick wall	-	-	-	-	nr	<b>626.39</b>
100 mm block wall	-	-	-	-	nr	<b>279.64</b>
215 mm block wall	-	-	-	-	nr	<b>380.31</b>
<b>Cutting back projections</b>						
Cutting back brick projections flush with adjacent wall						
225 mm×112 mm	-	0.28	5.97	0.12	m	<b>6.09</b>
225 mm×225 mm	-	0.46	9.81	0.25	m	<b>10.05</b>
337 mm×112 mm	-	0.65	13.86	0.37	m	<b>14.23</b>
450 mm×225 mm	-	0.83	17.69	0.49	m	<b>18.19</b>
Cutting back chimney breasts flush with adjacent wall						
half brick thick	-	1.62	34.54	3.94	m <sup>2</sup>	<b>38.47</b>
one brick thick	-	2.17	46.26	6.15	m <sup>2</sup>	<b>52.41</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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>100.67</b>
pair of doors	–	–	–	–	nr	<b>117.44</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>156.60</b>
pair of doors	–	–	–	–	nr	<b>206.93</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>173.37</b>
one brick thick	–	–	–	–	nr	<b>240.50</b>
one and a half brick thick	–	–	–	–	nr	<b>302.01</b>
two brick thick	–	–	–	–	nr	<b>380.31</b>
100 mm blockwork	–	–	–	–	nr	<b>139.83</b>
215 mm blockwork	–	–	–	–	nr	<b>206.93</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>279.64</b>
one brick thick	–	–	–	–	nr	<b>391.49</b>
one and a half brick thick	–	–	–	–	nr	<b>503.35</b>
two brick thick	–	–	–	–	nr	<b>609.61</b>
100 mm blockwork	–	–	–	–	nr	<b>240.50</b>
215 mm blockwork	–	–	–	–	nr	<b>318.79</b>
Removing 825 mm×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>229.30</b>
one and a half brick thick	–	–	–	–	nr	<b>257.27</b>
two brick thick	–	–	–	–	nr	<b>296.43</b>
Removing 825 mm×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>257.27</b>
one and a half brick thick	–	–	–	–	nr	<b>296.43</b>
two brick thick	–	–	–	–	nr	<b>369.12</b>
Removing 825 mm×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>671.14</b>
500 mm wall	–	–	–	–	nr	<b>732.67</b>
600 mm wall	–	–	–	–	nr	<b>805.36</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Quoining up jambs in common bricks; PC £204.00/1000; in gauged mortar (1:1:6); as the work proceeds						
half brick thick or skin of hollow wall	–	0.93	19.83	3.72	m	<b>23.55</b>
one brick thick	–	1.39	29.63	7.44	m	<b>37.08</b>
one and a half brick thick	–	1.80	38.37	11.17	m	<b>49.54</b>
two brick thick	–	2.22	47.33	13.58	m	<b>60.90</b>
75 mm blockwork	–	0.58	12.36	3.75	m	<b>16.12</b>
90 mm blockwork	–	0.62	13.22	4.49	m	<b>17.71</b>
100 mm blockwork	–	0.65	13.86	5.11	m	<b>18.97</b>
115 mm blockwork	–	0.70	14.92	5.78	m	<b>20.70</b>
125 mm blockwork	–	0.74	15.78	6.56	m	<b>22.34</b>
140 mm blockwork	–	0.80	17.06	7.56	m	<b>24.61</b>
150 mm blockwork	–	0.83	17.69	8.33	m	<b>26.02</b>
190 mm blockwork	–	0.93	19.83	10.11	m	<b>29.94</b>
215 mm blockwork	–	1.00	21.32	11.22	m	<b>32.54</b>
225 mm blockwork	–	1.10	23.45	13.78	m	<b>37.23</b>
Closing at jambs with common brickwork half brick thick						
50 mm cavity; including lead-lined hessian based vertical damp proof course	–	0.37	7.89	7.11	m	<b>15.00</b>
Quoining up jambs in sand faced facings; PC £223.00/1000; in gauged mortar (1:1:6); facing and pointing						
one side to match existing						
half brick thick or skin of hollow wall	–	1.16	24.73	4.65	m	<b>29.38</b>
one brick thick	–	1.39	29.63	9.52	m	<b>39.15</b>
one and a half brick thick	–	2.13	45.41	14.12	m	<b>59.53</b>
two brick thick	–	2.59	55.22	18.82	m	<b>74.04</b>
Quoining up jambs in machine made facings; PC £330.00/1000; in gauged mortar (1:1:6); facing and pointing						
one side to match existing						
half brick thick or skin of hollow wall	–	1.16	24.73	7.30	m	<b>32.03</b>
one brick thick	–	1.39	29.63	13.28	m	<b>42.91</b>
one and a half brick thick	–	2.13	45.41	19.73	m	<b>65.14</b>
two brick thick	–	2.59	55.22	26.05	m	<b>81.26</b>
Quoining up jambs in hand made facings; PC £540.00/1000; in gauged mortar (1:1:6); facing and pointing						
one side to match existing						
half brick thick or skin of hollow wall	–	1.16	24.73	10.69	m	<b>35.42</b>
one brick thick	–	1.39	29.63	20.05	m	<b>49.68</b>
one and a half brick thick	–	2.13	45.41	29.89	m	<b>75.30</b>
two brick thick	–	2.59	55.22	39.59	m	<b>94.81</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Filling existing openings with common brickwork or blockwork in gauged mortar (1:1:6) (cutting and bonding not included)						
half brick thick	–	1.71	36.46	14.45	m <sup>2</sup>	<b>50.91</b>
one brick thick	–	2.82	60.12	30.22	m <sup>2</sup>	<b>90.33</b>
one and a half brick thick	–	3.89	82.93	45.32	m <sup>2</sup>	<b>128.25</b>
two brick thick	–	4.86	103.61	60.43	m <sup>2</sup>	<b>164.04</b>
75 mm blockwork	5.48	0.85	18.12	8.02	m <sup>2</sup>	<b>26.15</b>
90 mm blockwork	6.57	0.93	19.83	9.38	m <sup>2</sup>	<b>29.20</b>
100 mm blockwork	7.57	0.97	20.68	10.61	m <sup>2</sup>	<b>31.29</b>
115 mm blockwork	8.69	1.05	22.38	12.01	m <sup>2</sup>	<b>34.39</b>
125 mm blockwork	9.46	1.09	23.24	12.96	m <sup>2</sup>	<b>36.20</b>
140 mm blockwork	10.59	1.16	24.73	14.36	m <sup>2</sup>	<b>39.09</b>
150 mm blockwork	11.34	1.20	25.58	15.28	m <sup>2</sup>	<b>40.87</b>
190 mm blockwork	14.37	1.37	29.21	19.69	m <sup>2</sup>	<b>48.89</b>
215 mm blockwork	16.26	1.48	31.55	22.03	m <sup>2</sup>	<b>53.58</b>
255 mm blockwork	20.04	1.65	35.18	26.70	m <sup>2</sup>	<b>61.88</b>
Cutting and bonding ends to existing						
half brick thick	–	0.37	7.89	1.20	m	<b>9.09</b>
one brick thick	–	0.54	11.51	2.34	m	<b>13.85</b>
one and a half brick thick	–	0.80	17.06	2.85	m	<b>19.90</b>
two brick thick	–	1.16	24.73	4.38	m	<b>29.11</b>
75 mm blockwork	–	0.16	3.41	0.58	m	<b>3.99</b>
90 mm blockwork	–	0.19	4.05	0.72	m	<b>4.77</b>
100 mm blockwork	–	0.21	4.48	0.81	m	<b>5.29</b>
115 mm blockwork	–	0.23	4.90	0.94	m	<b>5.85</b>
125 mm blockwork	–	0.24	5.12	1.02	m	<b>6.13</b>
140 mm blockwork	–	0.26	5.54	1.12	m	<b>6.67</b>
150 mm blockwork	0.86	0.27	5.76	1.19	m	<b>6.95</b>
190 mm blockwork	1.09	0.33	7.04	1.58	m	<b>8.62</b>
215 mm blockwork	1.24	0.38	8.10	1.76	m	<b>9.86</b>
255 mm blockwork	1.53	0.44	9.38	2.12	m	<b>11.50</b>
half brick thick in facings; to match existing	2.31	0.56	11.94	3.27	m <sup>2</sup>	<b>15.21</b>
Extra over common brickwork for fair face; flush pointing walls and the like	–	0.19	4.05	–	m <sup>2</sup>	<b>4.05</b>
Extra over common bricks; PC £175.00/1000 for facing bricks in flemish bond; facing and pointing one side						
machine made facings; PC £330.00/1000	24.75	0.97	20.68	10.18	m <sup>2</sup>	<b>30.86</b>
hand made facings; PC £540.00/1000	40.50	0.97	20.68	27.11	m <sup>2</sup>	<b>47.79</b>
ADD or DEDUCT for variation of £10.00/1000 in PC for facing bricks; in flemish bond						
half brick thick	–	–	–	0.65	m <sup>2</sup>	<b>0.65</b>
Filling in openings to hollow walls with inner skin of common bricks PC £175.00/1000; 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 sand faced facings	–	4.26	90.82	32.31	m <sup>2</sup>	<b>123.12</b>
two half brick thick skins; outer skin machine made facings	–	4.26	90.82	39.59	m <sup>2</sup>	<b>130.40</b>
two half brick thick skins; outer skin hand made facings	–	4.26	90.82	53.81	m <sup>2</sup>	<b>144.63</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Temporary screens</b>						
Providing and erecting; maintaining; temporary dust proof screens; with 50 mm×75 mm sawn softwood framing; covering one side with 12 mm thick plywood over 300 mm wide	–	0.74	11.51	9.70	m <sup>2</sup>	<b>21.21</b>
Providing and erecting; maintaining; temporary screen; with 50 mm×100 mm sawn softwood framing; covering one side with 13 mm thick insulating board and other side with single layer of polythene sheet over 300 mm wide	–	0.93	14.47	15.57	m <sup>2</sup>	<b>30.04</b>
Providing and erecting; maintaining; temporary screen; with 50 mm×100 mm sawn softwood framing; covering one side with 19 mm thick exterior quality plywood; softwood cappings; including three coats of gloss paint; clearing away over 300 mm wide	–	1.85	25.72	22.86	m <sup>2</sup>	<b>48.59</b>

## D GROUNDWORKS

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<b>D GROUNDWORKS</b>						
<b>D20 EXCAVATING AND FILLING</b>						
<b>NOTE:</b> Prices are applicable to excavation in firm soil. Multiplying factors for other soils are as follows:						
	<b>Mechanical</b>	<b>Hand</b>				
Clay	x 2.00	x 1.20				
Compact gravel	x 3.00	x 1.50				
Soft chalk	x 4.00	x 2.00				
Hard rock	x 5.00	x 6.00				
Running sand or silt	x 6.00	x 2.00				
<b>Site preparation</b>						
Removing trees						
girth 600 mm–1.50 m	–	20.35	198.49	–	nr	<b>198.49</b>
girth 1.50–3.00 m	–	35.61	347.33	–	nr	<b>347.33</b>
girth exceeding 3.00 m	–	50.88	496.27	–	nr	<b>496.27</b>
Removing tree stumps						
girth 600 mm–1.50 m	–	1.02	9.95	47.96	nr	<b>57.91</b>
girth 1.50 m–3.00 m	–	1.02	9.95	69.94	nr	<b>79.89</b>
girth exceeding 3.00 m	–	1.02	9.95	96.04	nr	<b>105.99</b>
Clearing site vegetation bushes, scrub, undergrowth, hedges and trees and tree stumps not exceeding 600 mm girth						
	–	0.03	0.29	–	m <sup>2</sup>	<b>0.29</b>
Lifting turf for preservation stacking						
	–	0.36	3.51	–	m <sup>2</sup>	<b>3.51</b>
<b>Excavating; by machine</b>						
Topsoil for preservation average depth 150 mm						
	–	0.02	0.20	1.32	m <sup>2</sup>	<b>1.52</b>
add or deduct for each 25 mm variation in average depth						
	–	0.01	0.10	0.31	m <sup>2</sup>	<b>0.40</b>
To reduce levels						
maximum depth not exceeding 0.25 m	–	0.06	0.59	1.73	m <sup>3</sup>	<b>2.31</b>
maximum depth not exceeding 1.00 m	–	0.04	0.39	1.22	m <sup>3</sup>	<b>1.61</b>
maximum depth not exceeding 2.00 m	–	0.06	0.59	1.73	m <sup>3</sup>	<b>2.31</b>
maximum depth not exceeding 4.00 m	–	0.08	0.78	2.13	m <sup>3</sup>	<b>2.92</b>
Basements and the like; commencing level exceeding 0.25 m below existing ground level						
maximum depth not exceeding 1.00 m	–	0.09	0.88	1.57	m <sup>3</sup>	<b>2.45</b>
maximum depth not exceeding 2.00 m	–	0.06	0.59	1.21	m <sup>3</sup>	<b>1.80</b>
maximum depth not exceeding 4.00 m	–	0.09	0.88	1.57	m <sup>3</sup>	<b>2.45</b>
maximum depth not exceeding 6.00 m	–	0.10	0.98	2.06	m <sup>3</sup>	<b>3.03</b>
maximum depth not exceeding 8.00 m	–	0.13	1.27	2.42	m <sup>3</sup>	<b>3.69</b>
Pits						
maximum depth not exceeding 0.25m	–	0.36	3.51	6.41	m <sup>3</sup>	<b>9.92</b>
maximum depth not exceeding 1.00 m	–	0.38	3.71	5.69	m <sup>3</sup>	<b>9.39</b>
maximum depth not exceeding 2.00 m	–	0.44	4.29	6.41	m <sup>3</sup>	<b>10.70</b>
maximum depth not exceeding 4.00 m	–	0.53	5.17	7.26	m <sup>3</sup>	<b>12.43</b>
maximum depth not exceeding 6.00 m	–	0.55	5.36	7.62	m <sup>3</sup>	<b>12.99</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
Extra over pit excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.03	0.29	0.85	m <sup>3</sup>	<b>1.14</b>
2.00 m below	–	0.06	0.59	1.21	m <sup>3</sup>	<b>1.80</b>
3.00 m below	–	0.07	0.68	1.57	m <sup>3</sup>	<b>2.26</b>
4.00 m below	–	0.10	0.98	2.06	m <sup>3</sup>	<b>3.03</b>
Trenches, width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	0.30	2.93	5.20	m <sup>3</sup>	<b>8.13</b>
maximum depth not exceeding 1.00 m	–	0.32	3.12	4.48	m <sup>3</sup>	<b>7.60</b>
maximum depth not exceeding 2.00 m	–	0.37	3.61	5.20	m <sup>3</sup>	<b>8.81</b>
maximum depth not exceeding 4.00 m	–	0.45	4.39	6.41	m <sup>3</sup>	<b>10.80</b>
maximum depth not exceeding 6.00 m	–	0.52	5.07	7.62	m <sup>3</sup>	<b>12.69</b>
Trenches, width exceeding 0.30 m						
maximum depth 0.25 m	–	0.27	2.63	4.84	m <sup>3</sup>	<b>7.47</b>
maximum depth 1.00 m	–	0.28	2.73	3.99	m <sup>3</sup>	<b>6.72</b>
maximum depth 2.00 m	–	0.34	3.32	4.84	m <sup>3</sup>	<b>8.16</b>
maximum depth 4.00 m	–	0.40	3.90	5.69	m <sup>3</sup>	<b>9.59</b>
maximum depth 6.00 m	–	0.49	4.78	7.26	m <sup>3</sup>	<b>12.04</b>
Extra over trench excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.03	0.29	0.85	m <sup>3</sup>	<b>1.14</b>
2.00 m below	–	0.06	0.59	1.21	m <sup>3</sup>	<b>1.80</b>
3.00 m below	–	0.07	0.68	1.57	m <sup>3</sup>	<b>2.26</b>
4.00 m below	–	0.10	0.98	2.06	m <sup>3</sup>	<b>3.03</b>
For pile caps and ground beams between piles						
maximum depth not exceeding 0.25 m	–	0.45	4.39	8.47	m <sup>3</sup>	<b>12.86</b>
maximum depth not exceeding 1.00 m	–	0.40	3.90	7.62	m <sup>3</sup>	<b>11.52</b>
maximum depth not exceeding 2.00 m	–	0.45	4.39	8.47	m <sup>3</sup>	<b>12.86</b>
To bench sloping ground to receive filling						
maximum depth not exceeding 0.25 m	–	0.10	0.98	2.06	m <sup>3</sup>	<b>3.03</b>
maximum depth not exceeding 1.00 m	–	0.07	0.68	2.42	m <sup>3</sup>	<b>3.10</b>
maximum depth not exceeding 2.00 m	–	0.10	0.98	2.06	m <sup>3</sup>	<b>3.03</b>
Extra over any types of excavating irrespective of depth						
excavating below ground water level	–	0.16	1.56	2.78	m <sup>3</sup>	<b>4.34</b>
next existing services	–	2.90	28.29	1.57	m <sup>3</sup>	<b>29.86</b>
around existing services crossing excavation	–	6.70	65.35	4.48	m <sup>3</sup>	<b>69.83</b>
Extra over any types of excavating irrespective of depth for breaking out existing materials						
rock	–	3.42	33.36	16.77	m <sup>3</sup>	<b>50.12</b>
concrete	–	2.90	28.29	12.09	m <sup>3</sup>	<b>40.37</b>
reinforced concrete	–	4.17	40.67	17.98	m <sup>3</sup>	<b>58.65</b>
brickwork; blockwork or stonework	–	2.08	20.29	9.15	m <sup>3</sup>	<b>29.43</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 75 mm thick						
coated macadam or asphalt	–	0.22	2.15	0.62	m <sup>2</sup>	<b>2.76</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings; 150 mm thick						
concrete	–	0.45	4.39	1.93	m <sup>2</sup>	<b>6.32</b>
reinforced concrete	–	0.68	6.63	2.58	m <sup>2</sup>	<b>9.22</b>
coated macadam or asphalt and hardcore	–	0.30	2.93	0.67	m <sup>2</sup>	<b>3.60</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
Working space allowance to excavations						
reduce levels; basements and the like	–	0.09	0.88	1.57	m <sup>2</sup>	2.45
pits	–	0.22	2.15	4.48	m <sup>2</sup>	6.62
trenches	–	0.20	1.95	3.99	m <sup>2</sup>	5.94
pile caps and ground beams between piles	–	0.23	2.24	4.48	m <sup>2</sup>	6.72
Extra over excavating for working space for backfilling with special materials						
hardcore	–	0.16	1.56	20.62	m <sup>2</sup>	22.18
sand	–	0.16	1.56	22.38	m <sup>2</sup>	23.94
40 mm–20 mm gravel	–	0.16	1.56	26.42	m <sup>2</sup>	27.98
plain in situ ready mixed designated concrete C7.5–40 mm aggregate	–	1.07	12.19	53.42	m <sup>2</sup>	65.62
<b>Excavating; by hand</b>						
Topsoil for preservation						
average depth 150 mm	–	0.26	2.54	–	m <sup>2</sup>	2.54
add or deduct for each 25 mm variation in average depth	–	0.03	0.29	–	m <sup>2</sup>	0.29
To reduce levels						
maximum depth not exceeding 0.25 m	–	1.59	15.51	–	m <sup>3</sup>	15.51
maximum depth not exceeding 1.00 m	–	1.80	17.56	–	m <sup>3</sup>	17.56
maximum depth not exceeding 2.00 m	–	1.99	19.41	–	m <sup>3</sup>	19.41
maximum depth not exceeding 4.00 m	–	2.19	21.36	–	m <sup>3</sup>	21.36
Basements and the like; commencing level exceeding 0.25 m below existing ground level						
maximum depth not exceeding 1.00 m	–	2.09	20.39	–	m <sup>3</sup>	20.39
maximum depth not exceeding 2.00 m	–	2.24	21.85	–	m <sup>3</sup>	21.85
maximum depth not exceeding 4.00 m	–	3.01	29.36	–	m <sup>3</sup>	29.36
maximum depth not exceeding 6.00 m	–	3.66	35.70	–	m <sup>3</sup>	35.70
maximum depth not exceeding 8.00 m	–	4.35	42.43	–	m <sup>3</sup>	42.43
Pits						
maximum depth not exceeding 0.25 m	–	2.34	22.82	–	m <sup>3</sup>	22.82
maximum depth not exceeding 1.00 m	–	2.90	28.29	–	m <sup>3</sup>	28.29
maximum depth not exceeding 2.00 m	–	3.60	35.11	–	m <sup>3</sup>	35.11
maximum depth not exceeding 4.00 m	–	4.56	44.48	–	m <sup>3</sup>	44.48
maximum depth not exceeding 6.00 m	–	5.64	55.01	–	m <sup>3</sup>	55.01
Extra over pit excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.45	4.39	–	m <sup>3</sup>	4.39
2.00 m below	–	0.97	9.46	–	m <sup>3</sup>	9.46
3.00 m below	–	1.43	13.95	–	m <sup>3</sup>	13.95
4.00 m below	–	1.88	18.34	–	m <sup>3</sup>	18.34
Trenches, width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	2.03	19.80	–	m <sup>3</sup>	19.80
maximum depth not exceeding 1.00 m	–	2.99	29.16	–	m <sup>3</sup>	29.16
maximum depth not exceeding 2.00 m	–	3.51	34.24	–	m <sup>3</sup>	34.24
maximum depth not exceeding 4.00 m	–	4.29	41.84	–	m <sup>3</sup>	41.84
maximum depth not exceeding 6.00 m	–	5.53	53.94	–	m <sup>3</sup>	53.94
Trenches, width exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	1.99	19.41	–	m <sup>3</sup>	19.41
maximum depth not exceeding 1.00 m	–	2.67	26.04	–	m <sup>3</sup>	26.04
maximum depth not exceeding 2.00 m	–	3.12	30.43	–	m <sup>3</sup>	30.43
maximum depth not exceeding 4.00 m	–	3.97	38.72	–	m <sup>3</sup>	38.72
maximum depth not exceeding 6.00 m	–	5.07	49.45	–	m <sup>3</sup>	49.45

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
Extra over trench excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.45	4.39	–	m <sup>3</sup>	<b>4.39</b>
2.00 m below	–	0.97	9.46	–	m <sup>3</sup>	<b>9.46</b>
3.00 m below	–	1.46	14.24	–	m <sup>3</sup>	<b>14.24</b>
4.00 m below	–	1.88	18.34	–	m <sup>3</sup>	<b>18.34</b>
For pile caps and ground beams between piles						
maximum depth not exceeding 0.25 m	–	3.05	29.75	–	m <sup>3</sup>	<b>29.75</b>
maximum depth not exceeding 1.00 m	–	3.26	31.80	–	m <sup>3</sup>	<b>31.80</b>
maximum depth not exceeding 2.00 m	–	3.87	37.75	–	m <sup>3</sup>	<b>37.75</b>
To bench sloping ground to receive filling						
maximum depth not exceeding 0.25 m	–	1.43	13.95	–	m <sup>3</sup>	<b>13.95</b>
maximum depth not exceeding 1.00 m	–	1.63	15.90	–	m <sup>3</sup>	<b>15.90</b>
maximum depth not exceeding 2.00 m	–	1.83	17.85	–	m <sup>3</sup>	<b>17.85</b>
Extra over any types of excavating irrespective of depth						
excavating below ground water level	–	0.36	3.51	–	m <sup>3</sup>	<b>3.51</b>
next existing services	–	1.02	9.95	–	m <sup>3</sup>	<b>9.95</b>
around existing services crossing excavation	–	2.04	19.90	–	m <sup>3</sup>	<b>19.90</b>
Extra over any types of excavating irrespective of depth for breaking out existing materials						
rock	–	5.09	49.65	7.31	m <sup>3</sup>	<b>56.95</b>
concrete	–	4.58	44.67	6.09	m <sup>3</sup>	<b>50.76</b>
reinforced concrete	–	6.11	59.60	8.53	m <sup>3</sup>	<b>68.12</b>
brickwork; blockwork or stonework	–	3.05	29.75	3.65	m <sup>3</sup>	<b>33.40</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	3.02	–	m <sup>2</sup>	<b>3.02</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	4.29	1.00	m <sup>2</sup>	<b>5.29</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 150 mm thick						
concrete	–	0.71	6.93	0.85	m <sup>2</sup>	<b>7.78</b>
reinforced concrete	–	0.92	8.97	1.22	m <sup>2</sup>	<b>10.19</b>
coated macadam or asphalt and hardcore	–	0.51	4.97	0.61	m <sup>2</sup>	<b>5.58</b>
Working space allowance to excavations						
reduce levels; basements and the like	–	2.34	22.82	–	m <sup>2</sup>	<b>22.82</b>
pits	–	2.44	23.80	–	m <sup>2</sup>	<b>23.80</b>
trenches	–	2.14	20.87	–	m <sup>2</sup>	<b>20.87</b>
pile caps and ground beams between piles	–	2.54	24.77	–	m <sup>2</sup>	<b>24.77</b>
Extra over excavation for working space for backfilling with special materials						
hardcore	–	0.81	7.90	18.28	m <sup>2</sup>	<b>26.18</b>
sand	–	0.81	7.90	20.04	m <sup>2</sup>	<b>27.94</b>
40 mm–20 mm gravel	–	0.81	7.90	24.09	m <sup>2</sup>	<b>31.99</b>
plain in situ ready mixed designated concrete, C7.5–40 mm aggregate	–	1.12	12.76	51.09	m <sup>2</sup>	<b>63.85</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<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	30.63	–	m <sup>3</sup>	<b>30.63</b>
maximum depth not exceeding 2.00 m	–	3.36	32.77	–	m <sup>3</sup>	<b>32.77</b>
maximum depth not exceeding 4.00 m	–	4.51	43.99	–	m <sup>3</sup>	<b>43.99</b>
maximum depth not exceeding 6.00m	–	5.50	53.65	–	m <sup>3</sup>	<b>53.65</b>
maximum depth not exceeding 8.00 m	–	6.65	64.86	–	m <sup>3</sup>	<b>64.86</b>
Pits						
maximum depth not exceeding 0.25 m	–	3.51	34.24	–	m <sup>3</sup>	<b>34.24</b>
maximum depth not exceeding 1.00 m	–	3.82	37.26	–	m <sup>3</sup>	<b>37.26</b>
maximum depth not exceeding 2.00 m	–	4.58	44.67	–	m <sup>3</sup>	<b>44.67</b>
maximum depth not exceeding 4.00 m	–	5.80	56.57	–	m <sup>3</sup>	<b>56.57</b>
maximum depth not exceeding 6.00 m	–	7.17	69.93	–	m <sup>3</sup>	<b>69.93</b>
Extra over pit excavating for commencing level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.68	6.63	–	m <sup>3</sup>	<b>6.63</b>
2.00 m below	–	1.45	14.14	–	m <sup>3</sup>	<b>14.14</b>
3.00 m below	–	2.14	20.87	–	m <sup>3</sup>	<b>20.87</b>
4.00 m below	–	2.81	27.41	–	m <sup>3</sup>	<b>27.41</b>
Trenches, width not exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	3.05	29.75	–	m <sup>3</sup>	<b>29.75</b>
maximum depth not exceeding 1.00 m	–	3.51	34.24	–	m <sup>3</sup>	<b>34.24</b>
maximum depth not exceeding 2.00 m	–	4.13	40.28	–	m <sup>3</sup>	<b>40.28</b>
maximum depth not exceeding 4.00 m	–	5.04	49.16	–	m <sup>3</sup>	<b>49.16</b>
maximum depth not exceeding 6.00 m	–	6.49	63.30	–	m <sup>3</sup>	<b>63.30</b>
Trenches, width exceeding 0.30 m						
maximum depth not exceeding 0.25 m	–	2.99	29.16	–	m <sup>3</sup>	<b>29.16</b>
maximum depth not exceeding 1.00 m	–	3.14	30.63	–	m <sup>3</sup>	<b>30.63</b>
maximum depth not exceeding 2.00 m	–	3.66	35.70	–	m <sup>3</sup>	<b>35.70</b>
maximum depth not exceeding 4.00 m	–	4.66	45.45	–	m <sup>3</sup>	<b>45.45</b>
maximum depth not exceeding 6.00 m	–	5.96	58.13	–	m <sup>3</sup>	<b>58.13</b>
Extra over trench excavating for common level exceeding 0.25 m below existing ground level						
1.00 m below	–	0.68	6.63	–	m <sup>3</sup>	<b>6.63</b>
2.00 m below	–	1.45	14.14	–	m <sup>3</sup>	<b>14.14</b>
3.00 m below	–	2.14	20.87	–	m <sup>3</sup>	<b>20.87</b>
4.00 m below	–	2.81	27.41	–	m <sup>3</sup>	<b>27.41</b>
Extra over any types of excavating irrespective of depth						
excavating below ground water level	–	0.55	5.36	–	m <sup>3</sup>	<b>5.36</b>
Extra over any types of excavating irrespective of depth for breaking out existing materials						
concrete	–	6.86	66.91	6.09	m <sup>3</sup>	<b>73.00</b>
reinforced concrete	–	9.16	89.34	8.53	m <sup>3</sup>	<b>97.87</b>
brickwork; blockwork or stonework	–	4.58	44.67	3.65	m <sup>3</sup>	<b>48.33</b>
Extra over any types of excavating irrespective of depth for breaking out existing hard pavings, 150 mm thick						
concrete	–	1.07	10.44	0.85	m <sup>2</sup>	<b>11.29</b>
reinforced concrete	–	1.38	13.46	1.22	m <sup>2</sup>	<b>14.68</b>
Working space allowance to excavations						
pits	–	3.60	35.11	–	m <sup>2</sup>	<b>35.11</b>
trenches	–	3.21	31.31	–	m <sup>2</sup>	<b>31.31</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<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	1.07	0.39	m <sup>2</sup>	<b>1.46</b>
distance between opposing faces 2.00–4.00 m	–	0.12	1.17	0.46	m <sup>2</sup>	<b>1.63</b>
distance between opposing faces exceeding 4.00 m	–	0.13	1.27	0.58	m <sup>2</sup>	<b>1.85</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.13	1.27	0.46	m <sup>2</sup>	<b>1.72</b>
distance between opposing faces 2.00–4.00 m	–	0.14	1.37	0.58	m <sup>2</sup>	<b>1.94</b>
distance between opposing faces exceeding 4.00 m	–	0.16	1.56	0.72	m <sup>2</sup>	<b>2.29</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.16	1.56	0.58	m <sup>2</sup>	<b>2.14</b>
distance between opposing faces 2.00–4.00 m	–	0.18	1.76	0.72	m <sup>2</sup>	<b>2.48</b>
distance between opposing faces exceeding 4.00 m	–	0.19	1.85	0.91	m <sup>2</sup>	<b>2.77</b>
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.19	1.85	0.68	m <sup>2</sup>	<b>2.54</b>
distance between opposing faces 2.00–4.00 m	–	0.21	2.05	0.91	m <sup>2</sup>	<b>2.96</b>
distance between opposing faces exceeding 4.00 m	–	0.24	2.34	1.14	m <sup>2</sup>	<b>3.48</b>
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.26	2.54	0.91	m <sup>2</sup>	<b>3.45</b>
distance between opposing faces 2.00–4.00 m	–	0.31	3.02	1.14	m <sup>2</sup>	<b>4.16</b>
distance between opposing faces exceeding 4.00 m	–	0.37	3.61	1.37	m <sup>2</sup>	<b>4.98</b>
<b>Earthwork support (open boarded)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.31	3.02	0.81	m <sup>2</sup>	<b>3.83</b>
distance between opposing faces 2.00–4.00 m	–	0.34	3.32	0.91	m <sup>2</sup>	<b>4.23</b>
distance between opposing faces exceeding 4.00 m	–	0.39	3.80	1.14	m <sup>2</sup>	<b>4.95</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.39	3.80	0.91	m <sup>2</sup>	<b>4.72</b>
distance between opposing faces 2.00–4.00 m	–	0.43	4.19	1.10	m <sup>2</sup>	<b>5.29</b>
distance between opposing faces exceeding 4.00 m	–	0.49	4.78	1.37	m <sup>2</sup>	<b>6.15</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.49	4.78	1.03	m <sup>2</sup>	<b>5.81</b>
distance between opposing faces 2.00–4.00 m	–	0.55	5.36	1.28	m <sup>2</sup>	<b>6.64</b>
distance between opposing faces exceeding 4.00 m	–	0.61	5.95	1.60	m <sup>2</sup>	<b>7.55</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.61	5.95	1.14	m <sup>2</sup>	<b>7.09</b>
distance between opposing faces 2.00–4.00 m	–	0.68	6.63	1.44	m <sup>2</sup>	<b>8.07</b>
distance between opposing faces exceeding 4.00 m	–	0.78	7.61	1.83	m <sup>2</sup>	<b>9.43</b>
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.81	7.90	1.49	m <sup>2</sup>	<b>9.39</b>
distance between opposing faces 2.00–4.00 m	–	0.92	8.97	1.72	m <sup>2</sup>	<b>10.69</b>
distance between opposing faces exceeding 4.00 m	–	1.06	10.34	2.28	m <sup>2</sup>	<b>12.62</b>
<b>Earthwork support(close boarded)</b>						
Maximum depth not exceeding 1.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.81	7.90	1.60	m <sup>2</sup>	<b>9.50</b>
distance between opposing faces 2.00–4.00 m	–	0.90	8.78	1.83	m <sup>2</sup>	<b>10.60</b>
distance between opposing faces exceeding 4.00 m	–	0.99	9.66	2.28	m <sup>2</sup>	<b>11.94</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.02	9.95	1.83	m <sup>2</sup>	<b>11.77</b>
distance between opposing faces 2.00–4.00 m	–	1.12	10.92	2.19	m <sup>2</sup>	<b>13.11</b>
distance between opposing faces exceeding 4.00 m	–	1.22	11.90	2.74	m <sup>2</sup>	<b>14.64</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.28	12.48	2.05	m <sup>2</sup>	<b>14.54</b>
distance between opposing faces 2.00–4.00 m	–	1.43	13.95	2.55	m <sup>2</sup>	<b>16.50</b>
distance between opposing faces exceeding 4.00 m	–	1.58	15.41	3.19	m <sup>2</sup>	<b>18.61</b>
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.59	15.51	2.28	m <sup>2</sup>	<b>17.79</b>
distance between opposing faces 2.00–4.00 m	–	1.73	16.87	2.87	m <sup>2</sup>	<b>19.75</b>
distance between opposing faces exceeding 4.00 m	–	1.93	18.82	3.65	m <sup>2</sup>	<b>22.48</b>
Maximum depth not exceeding 8.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.93	18.82	2.97	m <sup>2</sup>	<b>21.79</b>
distance between opposing faces 2.00–4.00 m	–	2.14	20.87	3.42	m <sup>2</sup>	<b>24.30</b>
distance between opposing faces exceeding 4.00 m	–	2.44	23.80	4.11	m <sup>2</sup>	<b>27.91</b>
<b>Extra over earthwork support for</b>						
Curved	–	0.02	0.20	0.39	m <sup>2</sup>	<b>0.58</b>
Below ground water level	–	0.31	3.02	0.35	m <sup>2</sup>	<b>3.37</b>
Unstable ground	–	0.51	4.97	0.68	m <sup>2</sup>	<b>5.66</b>
Next to roadways	–	0.41	4.00	0.58	m <sup>2</sup>	<b>4.58</b>
Left in	–	0.67	6.54	15.97	m <sup>2</sup>	<b>22.51</b>



Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<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	–	0.19	1.85	0.58	m <sup>2</sup>	<b>2.43</b>
distance between opposing faces 2.00–4.00 m	–	0.21	2.05	0.66	m <sup>2</sup>	<b>2.71</b>
distance between opposing faces exceeding 4.00 m	–	0.24	2.34	0.81	m <sup>2</sup>	<b>3.15</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.24	2.34	0.66	m <sup>2</sup>	<b>3.00</b>
distance between opposing faces 2.00–4.00 m	–	0.27	2.63	0.87	m <sup>2</sup>	<b>3.51</b>
distance between opposing faces exceeding 4.00 m	–	0.32	3.12	0.99	m <sup>2</sup>	<b>4.11</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.31	3.02	0.87	m <sup>2</sup>	<b>3.90</b>
distance between opposing faces 2.00–4.00 m	–	0.34	3.32	1.03	m <sup>2</sup>	<b>4.35</b>
distance between opposing faces exceeding 4.00 m	–	0.38	3.71	1.21	m <sup>2</sup>	<b>4.91</b>
Maximum depth not exceeding 6.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.38	3.71	0.98	m <sup>2</sup>	<b>4.69</b>
distance between opposing faces 2.00–4.00 m	–	0.42	4.10	1.21	m <sup>2</sup>	<b>5.30</b>
distance between opposing faces exceeding 6.00 m	–	0.48	4.68	1.44	m <sup>2</sup>	<b>6.12</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	–	–	–	19.77	m <sup>3</sup>	<b>19.77</b>
on site; depositing in spoil heaps; average 25 m distance	–	–	–	1.02	m <sup>3</sup>	<b>1.02</b>
on site; spreading; average 25 m distance	–	0.23	2.24	0.71	m <sup>3</sup>	<b>2.96</b>
on site; depositing in spoil heaps; average 50 m distance	–	–	–	1.73	m <sup>3</sup>	<b>1.73</b>
on site; spreading; average 50 m distance	–	0.23	2.24	1.32	m <sup>3</sup>	<b>3.57</b>
on site; depositing in spoil heaps; average 100 m distance	–	–	–	3.05	m <sup>3</sup>	<b>3.05</b>
on site; spreading; average 100 m distance	–	0.23	2.24	2.03	m <sup>3</sup>	<b>4.28</b>
on site; depositing in spoil heaps; average 200 m distance	–	–	–	4.37	m <sup>3</sup>	<b>4.37</b>
on site; spreading; average 200 m distance	–	0.23	2.24	2.74	m <sup>3</sup>	<b>4.99</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	–	0.81	7.90	29.38	m <sup>3</sup>	<b>37.28</b>
on site; depositing in spoil heaps; average 25 m distance	–	1.12	10.92	–	m <sup>3</sup>	<b>10.92</b>
on site; spreading; average 25 m distance	–	1.48	14.44	–	m <sup>3</sup>	<b>14.44</b>
on site; depositing in spoil heaps; average 50 m distance	–	1.48	14.44	–	m <sup>3</sup>	<b>14.44</b>
on site; spreading; average 50 m distance	–	1.79	17.46	–	m <sup>3</sup>	<b>17.46</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
on site; depositing in spoil heaps; average 100 m	–	2.14	20.87	–	m <sup>3</sup>	<b>20.87</b>
on site; spreading; average 100 m distance	–	2.44	23.80	–	m <sup>3</sup>	<b>23.80</b>
on site; depositing in spoil heaps; average 200 m distance	–	3.15	30.72	–	m <sup>3</sup>	<b>30.72</b>
on site; spreading; average 200 m distance	–	3.46	33.75	–	m <sup>3</sup>	<b>33.75</b>
<b>Filling to excavations; by machine</b>						
Average thickness not exceeding 0.25 m						
arising from the excavations	–	0.19	1.85	2.74	m <sup>3</sup>	<b>4.60</b>
obtained off site; hardcore	30.10	0.21	2.05	39.15	m <sup>3</sup>	<b>41.20</b>
obtained off site; granular fill type one	30.69	0.21	2.05	42.20	m <sup>3</sup>	<b>44.24</b>
obtained off site; granular fill type two	30.69	0.21	2.05	42.20	m <sup>3</sup>	<b>44.24</b>
Average thickness exceeding 0.25 m						
arising from the excavations	–	0.16	1.56	2.03	m <sup>3</sup>	<b>3.59</b>
obtained off site; hardcore	25.80	0.18	1.76	33.24	m <sup>3</sup>	<b>34.99</b>
obtained off site; granular fill type one	30.69	0.18	1.76	41.18	m <sup>3</sup>	<b>42.93</b>
obtained off site; granular fill type two	30.69	0.18	1.76	41.18	m <sup>3</sup>	<b>42.93</b>
<b>Filling to make up levels; by machine</b>						
Average thickness not exceeding 0.25 m						
arising from the excavations	–	0.27	2.63	3.07	m <sup>3</sup>	<b>5.70</b>
obtained off site; imported topsoil	10.37	0.27	2.63	15.45	m <sup>3</sup>	<b>18.08</b>
obtained off site; hardcore	30.10	0.31	3.02	39.31	m <sup>3</sup>	<b>42.33</b>
obtained off site; granular fill type one	30.69	0.31	3.02	42.35	m <sup>3</sup>	<b>45.38</b>
obtained off site; granular fill type two	30.69	0.31	3.02	42.35	m <sup>3</sup>	<b>45.38</b>
obtained off site; sand	28.70	0.31	3.02	39.95	m <sup>3</sup>	<b>42.97</b>
Average thickness exceeding 0.25 m						
arising from the excavations	–	0.22	2.15	2.18	m <sup>3</sup>	<b>4.32</b>
obtained off site; imported topsoil	10.37	0.22	2.15	14.56	m <sup>3</sup>	<b>16.70</b>
obtained off site; hardcore	25.80	0.27	2.63	33.26	m <sup>3</sup>	<b>35.89</b>
obtained off site; granular fill type one	30.69	0.27	2.63	41.20	m <sup>3</sup>	<b>43.83</b>
obtained off site; granular fill type two	30.69	0.27	2.63	41.20	m <sup>3</sup>	<b>43.83</b>
obtained off site; sand	28.70	0.27	2.63	38.79	m <sup>3</sup>	<b>41.43</b>
Filling to excavations; by hand						
Average thickness not exceeding 0.25 m						
arising from the excavations	–	1.25	12.19	–	m <sup>3</sup>	<b>12.19</b>
obtained off site; hardcore	30.10	1.35	13.17	36.40	m <sup>3</sup>	<b>49.57</b>
obtained off site; granular fill type one	30.69	1.60	15.61	37.11	m <sup>3</sup>	<b>52.72</b>
obtained off site; granular fill; type	30.69	1.60	15.61	37.11	m <sup>3</sup>	<b>52.72</b>
obtained off site; sand	28.70	1.60	15.61	34.71	m <sup>3</sup>	<b>50.31</b>
Average thickness exceeding 0.25 m						
arising from the excavations	–	1.02	9.95	–	m <sup>3</sup>	<b>9.95</b>
obtained off site; hardcore	25.80	1.19	11.61	31.20	m <sup>3</sup>	<b>42.81</b>
obtained off site; granular fill type one	30.69	1.32	12.88	37.11	m <sup>3</sup>	<b>49.99</b>
obtained off site; granular fill; type two	30.69	1.32	12.88	37.11	m <sup>3</sup>	<b>49.99</b>
obtained off site; sand	28.70	1.32	12.88	34.71	m <sup>3</sup>	<b>47.58</b>
<b>Filling to make up levels; by hand</b>						
Average thickness not exceeding 0.25 m						
arising from the excavations	–	1.38	13.46	5.31	m <sup>3</sup>	<b>18.77</b>
obtained off site; imported soil	10.37	1.38	13.46	16.97	m <sup>3</sup>	<b>30.43</b>
obtained off site; hardcore	30.10	1.71	16.68	42.99	m <sup>3</sup>	<b>59.67</b>
obtained off site; granular fill type one	30.69	1.82	17.75	44.13	m <sup>3</sup>	<b>61.88</b>
obtained off site; granular fill type two	30.69	1.82	17.75	44.13	m <sup>3</sup>	<b>61.88</b>
obtained off site; sand	28.70	1.82	17.75	41.72	m <sup>3</sup>	<b>59.47</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
Average thickness exceeding 0.25 m arising from the excavations	–	1.19	11.61	4.30	m <sup>3</sup>	<b>15.91</b>
arising from on site spoil heaps; average 25 m distance; multiple handling	–	2.44	23.80	9.40	m <sup>3</sup>	<b>33.20</b>
obtained off site; imported soil	10.37	1.19	11.61	15.97	m <sup>3</sup>	<b>27.58</b>
obtained off site; hardcore	25.80	1.57	15.31	37.26	m <sup>3</sup>	<b>52.57</b>
obtained off site; granular fill type one	30.69	1.68	16.39	43.59	m <sup>3</sup>	<b>59.98</b>
obtained off site; granular fill type two	30.69	1.68	16.39	43.59	m <sup>3</sup>	<b>59.98</b>
obtained off site; sand	28.70	1.68	16.39	41.19	m <sup>3</sup>	<b>57.57</b>
<b>Surface packing to filling</b>						
To vertical or battered faces	–	0.19	1.85	0.23	m <sup>2</sup>	<b>2.09</b>
<b>Surface treatments</b>						
Compacting						
filling; blinding with sand	–	0.05	0.49	1.91	m <sup>2</sup>	<b>2.40</b>
bottoms of excavations	–	0.05	0.49	0.04	m <sup>2</sup>	<b>0.53</b>
Trimming						
sloping surfaces	–	0.19	1.85	–	m <sup>2</sup>	<b>1.85</b>
sloping surfaces; in rock	–	1.02	9.13	1.70	m <sup>2</sup>	<b>10.84</b>
Filter membrane; one layer; laid on earth to receive granular material						
“Terram 500” filter membrane; one layer; laid on earth	–	0.05	0.49	0.54	m <sup>2</sup>	<b>1.03</b>
“Terram 700” filter membrane; one layer; laid on earth	–	0.05	0.49	0.58	m <sup>2</sup>	<b>1.06</b>
“Terram 1000” filter membrane; one layer; laid on earth	–	0.05	0.49	0.61	m <sup>2</sup>	<b>1.09</b>
“Terram 2000” filter membrane; one layer; laid on earth	–	0.05	0.49	1.29	m <sup>2</sup>	<b>1.78</b>
<b>D50 UNDERPINNING</b>						
<b>Excavating; by machine</b>						
Preliminary trenches						
maximum depth not exceeding 1.00 m	–	0.23	2.24	7.66	m <sup>3</sup>	<b>9.91</b>
maximum depth not exceeding 2.00 m	–	0.28	2.73	9.23	m <sup>3</sup>	<b>11.97</b>
maximum depth not exceeding 4.00 m	–	0.32	3.12	10.80	m <sup>3</sup>	<b>13.93</b>
Extra over preliminary trench excavating for breaking out existing hard pavings, 150 mm thick concrete	–	0.65	6.34	0.85	m <sup>2</sup>	<b>7.19</b>
<b>Excavating; by hand</b>						
Preliminary trenches						
maximum depth not exceeding 1.00 m	–	2.68	26.14	–	m <sup>3</sup>	<b>26.14</b>
maximum depth not exceeding 2.00 m	–	3.05	29.75	–	m <sup>3</sup>	<b>29.75</b>
maximum depth not exceeding 4.00 m	–	3.93	38.33	–	m <sup>3</sup>	<b>38.33</b>
Extra over preliminary trench excavating for breaking out existing hard pavings, 150 mm thick concrete	–	0.28	2.73	2.18	m <sup>2</sup>	<b>4.91</b>
Underpinning pits; commencing from 1.00 m below existing ground level						
maximum depth not exceeding 0.25 m	–	4.07	39.70	–	m <sup>3</sup>	<b>39.70</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
maximum depth not exceeding 1.00 m	–	4.44	43.31	–	m <sup>3</sup>	<b>43.31</b>
maximum depth not exceeding 2.00 m	–	5.32	51.89	–	m <sup>3</sup>	<b>51.89</b>
Underpinning pits; commencing from 2.00 m below existing ground level						
maximum depth not exceeding 0.25 m	–	5.00	48.77	–	m <sup>3</sup>	<b>48.77</b>
maximum depth not exceeding 1.00 m	–	5.37	52.38	–	m <sup>3</sup>	<b>52.38</b>
maximum depth not exceeding 2.00 m	–	6.24	60.86	–	m <sup>3</sup>	<b>60.86</b>
Underpinning pits; commencing from 4.00 m below existing ground level						
maximum depth not exceeding 0.25 m	–	5.92	57.74	–	m <sup>3</sup>	<b>57.74</b>
maximum depth not exceeding 1.00 m	–	6.29	61.35	–	m <sup>3</sup>	<b>61.35</b>
maximum depth not exceeding 2.00 m	–	7.17	69.93	–	m <sup>3</sup>	<b>69.93</b>
Extra over any types of excavating irrespective of depth excavating below ground water level	–	0.32	3.12	–	m <sup>3</sup>	<b>3.12</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	3.61	1.49	m <sup>2</sup>	<b>5.10</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.46	4.49	1.83	m <sup>2</sup>	<b>6.31</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.59	5.75	2.28	m <sup>2</sup>	<b>8.04</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	4.00	1.60	m <sup>2</sup>	<b>5.60</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.51	4.97	2.05	m <sup>2</sup>	<b>7.03</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	0.65	6.34	2.51	m <sup>2</sup>	<b>8.85</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	9.07	2.51	m <sup>2</sup>	<b>11.58</b>
Maximum depth not exceeding 2.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.16	11.31	3.19	m <sup>2</sup>	<b>14.51</b>
Maximum depth not exceeding 4.00 m						
distance between opposing faces not exceeding 2.00 m	–	1.43	13.95	3.88	m <sup>2</sup>	<b>17.83</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<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	9.95	2.74	m <sup>2</sup>	<b>12.69</b>
Maximum depth not exceeding 2.00 m distance between opposing faces not exceeding 2.00 m	–	1.28	12.48	3.42	m <sup>2</sup>	<b>15.91</b>
Maximum depth not exceeding 4.00 m distance between opposing faces not exceeding 2.00 m	–	1.57	15.31	4.34	m <sup>2</sup>	<b>19.65</b>
<b>Extra over earthwork support for</b>						
Left in	–	0.69	6.73	15.97	m <sup>2</sup>	<b>22.70</b>
<b>Cutting away existing projecting foundations</b>						
Concrete						
maximum width 150 mm; maximum depth 150	–	0.15	1.46	0.17	m	<b>1.63</b>
maximum width 150 mm; maximum depth 225	–	0.22	2.15	0.25	m	<b>2.40</b>
maximum width 150 mm; maximum depth 300	–	0.30	2.93	0.34	m	<b>3.26</b>
maximum width 300 mm; maximum depth 300	–	0.58	5.66	0.66	m	<b>6.32</b>
Masonry						
maximum width one brick thick; maximum depth one course high	–	0.04	0.39	0.05	m	<b>0.44</b>
maximum width one brick thick; maximum depth two courses high	–	0.13	1.27	0.15	m	<b>1.42</b>
maximum width one brick thick; maximum depth three courses high	–	0.25	2.44	0.28	m	<b>2.72</b>
maximum width one brick thick; maximum depth four courses high	–	0.42	4.10	0.47	m	<b>4.57</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	5.46	–	m	<b>5.46</b>
600 mm	–	0.74	7.22	–	m	<b>7.22</b>
900 mm	–	0.93	9.07	–	m	<b>9.07</b>
1200 mm	–	1.11	10.83	–	m	<b>10.83</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	7.22	36.73	m <sup>3</sup>	<b>43.94</b>
<b>Filling to excavations; by hand</b>						
Average thickness exceeding 0.25 m						
arising from the excavations	–	0.93	9.07	–	m <sup>3</sup>	<b>9.07</b>
<b>Surface treatments</b>						
Compacting						
bottoms of excavations	–	0.05	0.49	0.04	m <sup>2</sup>	<b>0.53</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<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	38.98	94.23	m <sup>3</sup>	<b>133.20</b>
thickness 150–450 mm	—	2.87	32.71	94.23	m <sup>3</sup>	<b>126.93</b>
thickness exceeding 450 mm	—	2.50	28.49	94.23	m <sup>3</sup>	<b>122.72</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	38.98	97.16	m <sup>3</sup>	<b>136.14</b>
thickness 150–450 mm	—	2.87	32.71	97.16	m <sup>3</sup>	<b>129.87</b>
thickness exceeding 450 mm	—	2.50	28.49	97.16	m <sup>3</sup>	<b>125.65</b>
Extra for working around reinforcement	—	0.28	3.19	—	m <sup>3</sup>	<b>3.19</b>
<b>Sawn formwork; sides of foundations in underpinning</b>						
Plain vertical						
height exceeding 1.00 m	—	1.48	22.94	5.71	m <sup>2</sup>	<b>28.65</b>
height not exceeding 250 mm	—	0.51	7.91	1.64	m <sup>2</sup>	<b>9.54</b>
height 250–500 mm	—	0.79	12.25	3.05	m <sup>2</sup>	<b>15.29</b>
height 500 mm–1.00 m	—	1.20	18.60	5.71	m <sup>2</sup>	<b>24.31</b>
<b>Reinforcement bar; BS4449; hot rolled plain round mild steel bars</b>						
20 mm diameter nominal size						
bent	314.95	28.80	380.42	408.12	t	<b>788.54</b>
16 mm diameter nominal size						
bent	314.95	30.70	405.97	412.63	t	<b>818.60</b>
12 mm diameter nominal size						
bent	319.20	32.65	432.18	422.17	t	<b>854.35</b>
10 mm diameter nominal size						
bent	324.52	34.60	458.40	436.15	t	<b>894.54</b>
8 mm diameter nominal size						
bent	324.52	36.50	481.69	440.66	t	<b>922.34</b>
<b>Reinforcement bar; BS4461; cold worked deformed high yield steel bars</b>						
20 mm diameter nominal size						
bent	314.95	28.80	380.42	408.12	t	<b>788.54</b>
16 mm diameter nominal size						
bent	314.95	30.70	405.97	412.63	t	<b>818.60</b>
12 mm diameter nominal size						
bent	319.20	32.65	432.18	422.17	t	<b>854.35</b>
10 mm diameter nominal size						
bent	324.52	34.60	458.40	436.15	t	<b>894.54</b>
8 mm diameter nominal size						
bent	324.52	36.50	481.69	440.66	t	<b>922.34</b>
<b>Common bricks; PC £204.00/1000; in cement mortar(1:3)</b>						
Walls in underpinning						
one brick thick	—	2.22	47.33	30.09	m <sup>2</sup>	<b>77.41</b>
one and a half brick thick	—	3.05	65.02	44.76	m <sup>2</sup>	<b>109.79</b>
two brick thick	—	3.79	80.80	62.45	m <sup>2</sup>	<b>143.25</b>

Item	PC £	Labour hours	Labour £	Material/ Plant £	Unit	Total rate £
<b>Class A engineering bricks; PC £299.00/1000; in cement mortar (1:3)</b>						
Walls in underpinning						
one brick thick	–	2.22	47.33	41.45	m <sup>2</sup>	<b>88.77</b>
one and a half brick thick	–	3.05	65.02	61.80	m <sup>2</sup>	<b>126.82</b>
two brick thick	–	3.79	80.80	85.17	m <sup>2</sup>	<b>165.97</b>
<b>Class B engineering bricks; PC £213.00/1000; in cement mortar (1:3)</b>						
Walls in underpinning						
one brick thick	–	2.22	47.33	30.64	m <sup>2</sup>	<b>77.96</b>
one and a half brick thick	–	3.05	65.02	45.59	m <sup>2</sup>	<b>110.61</b>
two brick thick	–	3.79	80.80	63.55	m <sup>2</sup>	<b>144.35</b>
Add or deduct for variation of £10.00/1000 in PC of bricks						
one brick thick	–	–	–	1.29	m <sup>2</sup>	<b>1.29</b>
one and a half brick thick	–	–	–	1.94	m <sup>2</sup>	<b>1.94</b>
two brick thick	–	–	–	2.58	m <sup>2</sup>	<b>2.58</b>
<b>“Pluvex” (hessian based) damp proof course or equal and approved; 200 mm laps; in cement mortar (1:3)</b>						
Horizontal						
width exceeding 225 mm	7.80	0.23	4.90	9.44	m <sup>2</sup>	<b>14.34</b>
width not exceeding 225 mm	7.99	0.45	9.59	9.66	m <sup>2</sup>	<b>19.25</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	6.88	0.23	4.90	8.32	m <sup>2</sup>	<b>13.22</b>
width not exceeding 225 mm	7.04	0.46	9.81	8.51	m <sup>2</sup>	<b>18.32</b>
<b>“Ledkor” grade A(bitumen based lead cored) damp proof course or other equal and approved; 200 mm laps; in cement mortar (1:3)</b>						
Horizontal						
width exceeding 225 mm	21.56	0.31	6.61	26.08	m <sup>2</sup>	<b>32.69</b>
width not exceeding 225 mm	22.07	0.61	13.00	26.69	m <sup>2</sup>	<b>39.69</b>
<b>Two courses of slates in cement mortar (1:3)</b>						
Horizontal						
width exceeding 225 mm	–	1.39	29.63	27.61	m <sup>2</sup>	<b>57.25</b>
width not exceeding 225 mm	–	2.31	49.25	28.23	m <sup>2</sup>	<b>77.48</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	21.75	6.45	m	<b>28.19</b>
width of wall—one brick thick	–	1.20	25.58	12.89	m	<b>38.47</b>
width of wall—one and a half brick thick	–	1.39	29.63	19.34	m	<b>48.97</b>

## E IN SITU CONCRETE/LARGE PRECAST CONCRETE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E IN SITU CONCRETE/LARGE PRECAST CONCRETE</b>						
<b>E05 IN SITU CONCRETE CONSTRUCTING GENERALLY</b>						
<b>Plain in situ ready mixed designated concrete; C10—40 mm aggregate</b>						
Foundations	—	1.39	15.84	87.80	m <sup>3</sup>	<b>103.64</b>
Isolated foundations	—	1.62	18.46	87.80	m <sup>3</sup>	<b>106.27</b>
Beds						
thickness not exceeding 150 mm	—	1.90	21.65	87.80	m <sup>3</sup>	<b>109.46</b>
thickness 150–450 mm	—	1.30	14.82	87.80	m <sup>3</sup>	<b>102.62</b>
thickness exceeding 450 mm	—	1.06	12.08	87.80	m <sup>3</sup>	<b>99.88</b>
Filling hollow walls						
thickness not exceeding 150 mm	—	3.61	41.14	87.80	m <sup>3</sup>	<b>128.94</b>
<b>Plain in situ ready mixed designated concrete; C10—40 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	—	1.43	16.30	89.95	m <sup>3</sup>	<b>106.24</b>
Isolated foundations	—	1.71	19.49	89.95	m <sup>3</sup>	<b>109.43</b>
Beds						
thickness not exceeding 150 mm	—	1.99	22.68	89.95	m <sup>3</sup>	<b>112.63</b>
thickness 150–450 mm	—	1.43	16.30	89.95	m <sup>3</sup>	<b>106.24</b>
thickness exceeding 450 mm	—	1.11	12.65	89.95	m <sup>3</sup>	<b>102.60</b>
<b>Plain in situ ready mixed designated concrete; C20—20 mm aggregate</b>						
Foundations	—	1.39	15.84	90.54	m <sup>3</sup>	<b>106.38</b>
Isolated foundations	—	1.62	18.46	90.54	m <sup>3</sup>	<b>109.00</b>
Beds						
thickness not exceeding 150 mm	—	2.04	23.25	90.54	m <sup>3</sup>	<b>113.79</b>
thickness 150–450 mm	—	1.39	15.84	90.54	m <sup>3</sup>	<b>106.38</b>
thickness exceeding 450 mm	—	1.06	12.08	90.54	m <sup>3</sup>	<b>102.62</b>
Filling hollow walls						
thickness not exceeding 150 mm	—	3.61	41.14	90.54	m <sup>3</sup>	<b>131.68</b>
<b>Plain in situ ready mixed concrete; C20—20 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	—	1.43	16.30	92.75	m <sup>3</sup>	<b>109.05</b>
Isolated foundations	—	1.71	19.49	92.75	m <sup>3</sup>	<b>112.24</b>
Beds						
thickness not exceeding 150 mm	—	2.13	24.27	92.75	m <sup>3</sup>	<b>117.02</b>
thickness 150–450 mm	—	1.48	16.87	92.75	m <sup>3</sup>	<b>109.62</b>
thickness exceeding 450 mm	—	1.11	12.65	92.75	m <sup>3</sup>	<b>105.40</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Reinforced in situ ready mixed designated concrete; C20—20 mm aggregate</b>						
Foundations	—	1.48	16.87	90.54	m <sup>3</sup>	<b>107.41</b>
Ground beams	—	2.96	33.73	90.54	m <sup>3</sup>	<b>124.27</b>
Isolated foundations	—	1.80	20.51	90.54	m <sup>3</sup>	<b>111.05</b>
Beds						
thickness not exceeding 150 mm	—	2.36	26.90	90.54	m <sup>3</sup>	<b>117.43</b>
thickness 150–450 mm	—	1.71	19.49	90.54	m <sup>3</sup>	<b>110.03</b>
thickness exceeding 450 mm	—	1.39	15.84	90.54	m <sup>3</sup>	<b>106.38</b>
Slabs						
thickness not exceeding 150 mm	—	3.75	42.74	90.54	m <sup>3</sup>	<b>133.28</b>
thickness 150–450 mm	—	2.96	33.73	90.54	m <sup>3</sup>	<b>124.27</b>
thickness exceeding 450 mm	—	2.68	30.54	90.54	m <sup>3</sup>	<b>121.08</b>
Coffer and troughed slabs						
thickness 150–450 mm	—	3.42	38.98	90.54	m <sup>3</sup>	<b>129.51</b>
thickness exceeding 450 mm	—	2.96	33.73	90.54	m <sup>3</sup>	<b>124.27</b>
Extra over for sloping						
not exceeding 15 degrees	—	0.28	3.19	—	m <sup>3</sup>	<b>3.19</b>
over 15 degrees	—	0.56	6.38	—	m <sup>3</sup>	<b>6.38</b>
Walls						
thickness not exceeding 150 mm	—	3.93	44.79	90.54	m <sup>3</sup>	<b>135.33</b>
thickness 150–450 mm	—	3.15	35.90	90.54	m <sup>3</sup>	<b>126.44</b>
thickness exceeding 450 mm	—	2.75	31.34	90.54	m <sup>3</sup>	<b>121.88</b>
Beams						
isolated	—	4.26	48.55	90.54	m <sup>3</sup>	<b>139.09</b>
isolated deep	—	4.67	53.22	90.54	m <sup>3</sup>	<b>143.76</b>
attached deep	—	4.26	48.55	90.54	m <sup>3</sup>	<b>139.09</b>
Beam casings						
isolated	—	4.67	53.22	90.54	m <sup>3</sup>	<b>143.76</b>
isolated deep	—	4.67	53.22	90.54	m <sup>3</sup>	<b>143.76</b>
attached deep	—	4.67	53.22	90.54	m <sup>3</sup>	<b>143.76</b>
Columns	—	5.09	58.01	90.54	m <sup>3</sup>	<b>148.55</b>
Column casings	—	5.64	64.28	90.54	m <sup>3</sup>	<b>154.81</b>
Staircases	—	6.38	72.71	90.54	m <sup>3</sup>	<b>163.25</b>
Upstands	—	4.12	46.95	90.54	m <sup>3</sup>	<b>137.49</b>
<b>Reinforced in situ ready mixed designated concrete; C25—20 mm aggregate</b>						
Foundations	—	1.48	16.87	91.17	m <sup>3</sup>	<b>108.03</b>
Ground beams	—	2.96	33.73	91.17	m <sup>3</sup>	<b>124.90</b>
Isolated foundations	—	1.80	20.51	91.17	m <sup>3</sup>	<b>111.68</b>
Beds						
thickness not exceeding 150 mm	—	2.17	24.73	91.17	m <sup>3</sup>	<b>115.90</b>
thickness 150–450 mm	—	1.62	18.46	91.17	m <sup>3</sup>	<b>109.63</b>
thickness exceeding 450 mm	—	1.39	15.84	91.17	m <sup>3</sup>	<b>107.01</b>
Slabs						
thickness not exceeding 150 mm	—	3.56	40.57	91.17	m <sup>3</sup>	<b>131.74</b>
thickness 150–450 mm	—	2.91	33.16	91.17	m <sup>3</sup>	<b>124.33</b>
thickness exceeding 450 mm	—	2.68	30.54	91.17	m <sup>3</sup>	<b>121.71</b>
Coffer and troughed slabs						
thickness 150–450 mm	—	3.33	37.95	91.17	m <sup>3</sup>	<b>129.12</b>
thickness exceeding 450 mm	—	2.96	33.73	91.17	m <sup>3</sup>	<b>124.90</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra over for sloping						
not exceeding 15 degrees	–	0.28	3.19	–	m <sup>3</sup>	<b>3.19</b>
over 15 degrees	–	0.56	6.38	–	m <sup>3</sup>	<b>6.38</b>
Walls						
thickness not exceeding 150 mm	–	3.84	43.76	91.17	m <sup>3</sup>	<b>134.93</b>
thickness 150–450 mm	–	3.10	35.33	91.17	m <sup>3</sup>	<b>126.49</b>
thickness exceeding 450 mm	–	2.78	31.68	91.17	m <sup>3</sup>	<b>122.85</b>
Beams						
isolated	–	4.26	48.55	91.17	m <sup>3</sup>	<b>139.71</b>
isolated deep	–	4.67	53.22	91.17	m <sup>3</sup>	<b>144.39</b>
attached deep	–	4.26	48.55	91.17	m <sup>3</sup>	<b>139.71</b>
Beam casings						
isolated	–	4.67	53.22	91.17	m <sup>3</sup>	<b>144.39</b>
isolated deep	–	5.09	58.01	91.17	m <sup>3</sup>	<b>149.17</b>
attached deep	–	4.67	53.22	91.17	m <sup>3</sup>	<b>144.39</b>
Columns	–	5.09	58.01	91.17	m <sup>3</sup>	<b>149.17</b>
Column casings	–	5.64	64.28	91.17	m <sup>3</sup>	<b>155.44</b>
Staircases	–	6.38	72.71	91.17	m <sup>3</sup>	<b>163.87</b>
Upstands	–	4.12	46.95	91.17	m <sup>3</sup>	<b>138.12</b>
<b>Reinforced in situ ready mixed designated concrete; C30–20 mm aggregate</b>						
Foundations	–	1.48	16.87	91.79	m <sup>3</sup>	<b>108.66</b>
Ground beams	–	2.96	33.73	91.79	m <sup>3</sup>	<b>125.53</b>
Isolated foundations	–	1.80	20.51	91.79	m <sup>3</sup>	<b>112.31</b>
Beds						
thickness not exceeding 150 mm	–	2.36	26.90	91.79	m <sup>3</sup>	<b>118.69</b>
thickness 150–450 mm	–	1.71	19.49	91.79	m <sup>3</sup>	<b>111.28</b>
thickness exceeding 450 mm	–	1.39	15.84	91.79	m <sup>3</sup>	<b>107.63</b>
Slabs						
thickness not exceeding 150 mm	–	3.75	42.74	91.79	m <sup>3</sup>	<b>134.53</b>
thickness 150–450 mm	–	2.96	33.73	91.79	m <sup>3</sup>	<b>125.53</b>
thickness exceeding 450 mm	–	2.68	30.54	91.79	m <sup>3</sup>	<b>122.34</b>
Coffered and troughed slabs						
thickness 150–450 mm	–	3.42	38.98	91.79	m <sup>3</sup>	<b>130.77</b>
thickness exceeding 450 mm	–	2.96	33.73	91.79	m <sup>3</sup>	<b>125.53</b>
Extra over for sloping						
not exceeding 15 degrees	–	0.28	3.19	–	m <sup>3</sup>	<b>3.19</b>
over 15 degrees	–	0.56	6.38	–	m <sup>3</sup>	<b>6.38</b>
Walls						
thickness not exceeding 150 mm	–	3.93	44.79	91.79	m <sup>3</sup>	<b>136.58</b>
thickness 150–450 mm	–	3.15	35.90	91.79	m <sup>3</sup>	<b>127.69</b>
thickness exceeding 450 mm	–	2.78	31.68	91.79	m <sup>3</sup>	<b>123.47</b>
Beams						
isolated	–	4.26	48.55	91.79	m <sup>3</sup>	<b>140.34</b>
isolated deep	–	4.67	53.22	91.79	m <sup>3</sup>	<b>145.01</b>
attached deep	–	4.26	48.55	91.79	m <sup>3</sup>	<b>140.34</b>
Beam casings						
isolated	–	4.67	53.22	91.79	m <sup>3</sup>	<b>145.01</b>
isolated deep	–	5.09	58.01	91.79	m <sup>3</sup>	<b>149.80</b>
attached deep	–	4.67	53.22	91.79	m <sup>3</sup>	<b>145.01</b>
Columns	–	5.09	58.01	91.79	m <sup>3</sup>	<b>149.80</b>
Column casings	–	5.64	64.28	91.79	m <sup>3</sup>	<b>156.07</b>
Staircases	–	6.38	72.71	91.79	m <sup>3</sup>	<b>164.50</b>
Upstands	–	4.12	46.95	91.79	m <sup>3</sup>	<b>138.75</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Extra over vibrated concrete for</b>						
Reinforcement content over 5%	–	0.58	6.61	–	m <sup>3</sup>	<b>6.61</b>
<b>Grouting with cement mortar (1:1)</b>						
Stanchion bases						
10 mm thick	–	1.06	12.08	0.14	nr	<b>12.22</b>
25 mm thick	–	1.33	15.16	0.36	nr	<b>15.52</b>
<b>Grouting with epoxy resin</b>						
Stanchion bases						
10 mm thick	–	1.33	15.16	9.99	nr	<b>25.14</b>
25 mm thick	–	1.60	18.23	25.52	nr	<b>43.75</b>
<b>Grouting with “Conbextra GP” cementitious grout or other equal and approved</b>						
Stanchion bases						
10 mm thick	–	1.33	15.16	1.51	nr	<b>16.67</b>
25 mm thick	–	1.60	18.23	3.86	nr	<b>22.09</b>
<b>Filling; plain ready mixed designated concrete; C20–20 mm aggregate</b>						
Mortices	–	0.11	1.25	0.48	nr	<b>1.74</b>
Holes	–	0.27	3.08	100.48	m <sup>3</sup>	<b>103.55</b>
Chases exceeding 0.01 m <sup>2</sup>	–	0.21	2.39	100.48	m <sup>3</sup>	<b>102.87</b>
Chases not exceeding 0.01 m <sup>2</sup>	–	0.16	1.82	1.01	m	<b>2.83</b>
<b>Sheeting to prevent moisture loss</b>						
Building paper; lapped joints						
subsoil grade; horizontal on foundations	–	0.02	0.23	0.70	m <sup>2</sup>	<b>0.93</b>
standard grade; horizontal on slabs	–	0.05	0.57	0.99	m <sup>2</sup>	<b>1.56</b>
Polythene sheeting; lapped joints; horizontal on slabs						
250 microns; 0.25 mm thick	–	0.05	0.57	0.47	m <sup>2</sup>	<b>1.04</b>
“Visqueen” sheeting or other equal and approved; lapped joints; horizontal on slabs						
250 microns; 0.25 mm thick	–	0.05	0.57	0.39	m <sup>2</sup>	<b>0.96</b>
300 microns; 0.30 mm thick	–	0.06	0.68	0.48	m <sup>2</sup>	<b>1.16</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	–	1.70	26.35	9.23	m <sup>2</sup>	<b>35.58</b>
height exceeding 1.00 m; left in	–	1.49	23.10	22.21	m <sup>2</sup>	<b>45.31</b>
height not exceeding 250 mm	–	0.48	7.44	3.65	m	<b>11.09</b>
height not exceeding 250 mm; left in	–	0.48	7.44	6.45	m	<b>13.89</b>
height 250–500 mm	–	0.91	14.11	7.19	m	<b>21.30</b>
height 250–500 mm; left in	–	0.80	12.40	14.46	m	<b>26.86</b>
height 500 mm–1.00 m	–	1.28	19.84	9.23	m	<b>29.07</b>
height 500 mm–1.00 m; left in	–	1.22	18.91	22.21	m	<b>41.12</b>

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	–	0.34	5.27	10.44	m <sup>2</sup>	15.71
height not exceeding 250 mm; left in	–	0.11	1.71	2.61	m	4.32
height 250–500 mm; left in	–	0.19	2.95	5.22	m	8.17
height 500 mm–1.00 m; left in	–	0.28	4.34	10.44	m	14.78
<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	5.74	20.84	m <sup>2</sup>	26.57
height not exceeding 250 mm; left in	–	0.12	1.86	5.21	m	7.07
height 250–500 mm; left in	–	0.20	3.10	10.42	m	13.52
height 500 mm–1.00 m; left in	–	0.31	4.81	20.84	m	25.64
<b>Sides of ground beams and edges of beds; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	–	1.76	27.28	9.17	m <sup>2</sup>	36.45
height not exceeding 250 mm	–	0.53	8.22	3.59	m	11.81
height 250–500 mm	–	0.95	14.73	7.13	m	21.86
height 500 mm–1.00 m	–	1.33	20.62	9.17	m	29.79
<b>Edges of suspended slabs; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	–	0.80	12.40	3.71	m	16.11
height 250–500 mm	–	1.17	18.14	5.99	m	24.13
height 500 mm–1.00 m	–	1.86	28.83	9.29	m	38.12
<b>Sides of upstands; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	–	2.13	33.02	11.09	m <sup>2</sup>	44.11
height not exceeding 250 mm	–	0.67	10.39	3.83	m	14.22
height 250–500 mm	–	1.06	16.43	7.37	m	23.80
height 500 mm–1.00 m	–	1.86	28.83	11.09	m	39.92
<b>Steps in top surfaces; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	–	0.53	8.22	3.89	m	12.11
height 250–500 mm	–	0.85	13.18	7.43	m	20.61
<b>Steps in soffits; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	–	0.58	8.99	3.05	m	12.05
height 250–500 mm	–	0.93	14.42	5.51	m	19.93
<b>Machine bases and plinths; basic finish</b>						
Plain vertical						
height exceeding 1.00 m	–	1.70	26.35	9.17	m <sup>2</sup>	35.52
height not exceeding 250 mm	–	0.53	8.22	3.59	m	11.81
height 250–500 mm	–	0.91	14.11	7.13	m	21.24
height 500 mm–1.00 m	–	1.33	20.62	9.17	m	29.79

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Soffits of slabs; basic finish</b>						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit not exceeding 1.50 m	–	1.92	29.76	8.51	m <sup>2</sup>	<b>38.28</b>
horizontal; height to soffit 1.50–3.00 m	–	1.86	28.83	8.63	m <sup>2</sup>	<b>37.47</b>
horizontal; height to soffit 1.50–00 m (based on 5 uses)	–	1.76	27.28	7.14	m <sup>2</sup>	<b>34.43</b>
horizontal; height to soffit 1.50–3.00 m (based on 6 uses)	–	1.70	26.35	6.15	m <sup>2</sup>	<b>32.51</b>
horizontal; height to soffit 3.00–4.50 m	–	1.81	28.06	8.93	m <sup>2</sup>	<b>36.99</b>
horizontal; height to soffit 4.50–6.00 m	–	1.92	29.76	9.23	m <sup>2</sup>	<b>38.99</b>
Slab thickness 200–300 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.92	29.76	10.91	m <sup>2</sup>	<b>40.67</b>
Slab thickness 300–400 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.97	30.54	12.05	m <sup>2</sup>	<b>42.58</b>
Slab thickness 400–500 mm						
horizontal; height to soffit 1.50–3.00 m	–	2.07	32.09	13.18	m <sup>2</sup>	<b>45.27</b>
Slab thickness 500–600 mm						
horizontal; height to soffit 1.50–3.00 m	–	2.23	34.57	13.18	m <sup>2</sup>	<b>47.75</b>
Extra over soffits of slabs for						
sloping not exceeding 15 degrees	–	0.21	3.26	–	m <sup>2</sup>	<b>3.26</b>
sloping exceeding 15 degrees	–	0.43	6.67	–	m <sup>2</sup>	<b>6.67</b>
<b>Soffits of slabs; Expamet “Hy-rib” permanent shuttering and reinforcement or other equal and approved; ref. 2411</b>						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit 1.50–3.00 m	–	1.60	24.80	20.18	m <sup>2</sup>	<b>44.98</b>
<b>Soffits of slabs; Richard Lees “Ribdeck AL” steel deck permanent shuttering or other equal and approved; 0.90 mm gauge; shot-fired to frame(not included)</b>						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit 1.50–3.00 m	–	0.74	11.47	18.83	m <sup>2</sup>	<b>30.31</b>
horizontal; height to soffit 3.00–4.50 m	–	0.85	13.18	18.91	m <sup>2</sup>	<b>32.09</b>
horizontal; height to soffit 4.50–6.00 m	–	0.95	14.73	18.98	m <sup>2</sup>	<b>33.71</b>
<b>Soffits of slabs; Richard Lees “Ribdeck AL” steel deck permanent shuttering or other equal and approved; 1.20 mm gauge; shot-fired to frame(not included)</b>						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit 1.50–3.00 m	–	0.85	13.18	22.22	m <sup>2</sup>	<b>35.40</b>
horizontal; height to soffit 3.00–4.50 m	–	0.95	14.73	21.95	m <sup>2</sup>	<b>36.67</b>
horizontal; height to soffit 4.50–6.00 m	–	1.12	17.36	22.06	m <sup>2</sup>	<b>39.42</b>
<b>Soffits of slabs; Richard Lees “Super Holorib” steel deck permanent shuttering or other equal and approved; 0.90 mm gauge</b>						
Slab thickness not exceeding 200 mm						
horizontal; height to soffit 1.50–3.00 m	–	0.74	11.47	26.56	m <sup>2</sup>	<b>38.03</b>
horizontal; height to soffit 3.00–4.50 m	–	0.82	12.71	27.16	m <sup>2</sup>	<b>39.87</b>
horizontal; height to soffit 4.50–6.00 m	–	0.95	14.73	27.75	m <sup>2</sup>	<b>42.48</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Soffits of slabs; Richard Lees "Super Holorib" steel deck permanent shuttering or other equal and approved; 1.20 mm gauge</b>						
Slab thickness not exceeding 200 mm horizontal; height to soffit 1.50–3.00 m	–	0.85	13.18	31.58	m <sup>2</sup>	44.76
horizontal; height to soffit 3.00–4.50 m	–	0.85	13.18	32.48	m <sup>2</sup>	45.65
horizontal; height to soffit 4.50–6.00 m	–	1.12	17.36	33.07	m <sup>2</sup>	50.44
<b>Soffits of landings; basic finish</b>						
Slab thickness not exceeding 200 mm horizontal; height to soffit 1.50–3.00 m	–	1.92	29.76	9.09	m <sup>2</sup>	38.85
Slab thickness 200–300 mm horizontal; height to soffit 1.50–3.00 m	–	2.02	31.32	11.63	m <sup>2</sup>	42.95
Slab thickness 300–400 mm horizontal; height to soffit 1.50–3.00 m	–	2.07	32.09	12.84	m <sup>2</sup>	44.93
Slab thickness 400–500 mm horizontal; height to soffit 1.50–3.00 m	–	2.18	33.80	14.09	m <sup>2</sup>	47.89
Slab thickness 500–600 mm horizontal; height to soffit 1.50–3.00 m	–	2.34	36.28	14.09	m <sup>2</sup>	50.37
Extra over soffits of landings for sloping not exceeding 15 degrees	–	0.21	3.26	–	m <sup>2</sup>	3.26
sloping exceeding 15 degrees	–	0.43	6.67	–	m <sup>2</sup>	6.67
<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	41.24	14.43	m <sup>2</sup>	55.67
horizontal; height to soffit 3.00–4.50 m	–	2.77	42.94	14.73	m <sup>2</sup>	57.67
horizontal; height to soffit 4.50–6.00 m	–	2.88	44.65	14.91	m <sup>2</sup>	59.56
<b>Top formwork; basic finish</b>						
Sloping exceeding 15 degrees	–	1.60	24.80	6.66	m <sup>2</sup>	31.46
<b>Walls; basic finish</b>						
Vertical	–	1.92	29.76	10.91	m <sup>2</sup>	40.67
Vertical; height exceeding 3.00 m above floor level	–	2.34	36.28	11.21	m <sup>2</sup>	47.48
Vertical; interrupted	–	2.23	34.57	11.21	m <sup>2</sup>	45.78
Vertical; to one side only	–	3.73	57.82	13.78	m <sup>2</sup>	71.60
Vertical; exceeding 3.00 m high; inside stairwell	–	2.34	36.28	11.21	m <sup>2</sup>	47.48
Battered	–	2.98	46.20	11.74	m <sup>2</sup>	57.94
<b>Beams; basic finish</b>						
Attached to slabs regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.34	36.28	10.55	m <sup>2</sup>	46.82
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.44	37.83	10.91	m <sup>2</sup>	48.73
regular shaped; square or rectangular; height to soffit 4.50–6.00 m	–	2.55	39.53	11.21	m <sup>2</sup>	50.74
Attached to walls regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.44	37.83	10.55	m <sup>2</sup>	48.37

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.55	39.53	10.55	m <sup>2</sup>	<b>50.08</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.66	41.24	10.91	m <sup>2</sup>	<b>52.14</b>
regular shaped; square or rectangular; height to soffit 4.50–6.00 m	–	2.77	42.94	11.21	m <sup>2</sup>	<b>54.15</b>
Extra over beams for						
regular shaped; sloping not exceeding 15 degrees	–	0.32	4.96	1.08	m <sup>2</sup>	<b>6.04</b>
regular shaped; sloping exceeding 15 degrees	–	0.64	9.92	2.16	m <sup>2</sup>	<b>12.08</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	37.83	10.55	m <sup>2</sup>	<b>48.37</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.55	39.53	10.91	m <sup>2</sup>	<b>50.44</b>
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.55	39.53	10.55	m <sup>2</sup>	<b>50.08</b>
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.66	41.24	10.55	m <sup>2</sup>	<b>51.79</b>
regular shaped; square or rectangular; height to soffit 3.00–4.50 m	–	2.77	42.94	10.91	m <sup>2</sup>	<b>53.85</b>
Extra over beam casings for						
regular shaped; sloping not exceeding 15 degrees	–	0.32	4.96	1.08	m <sup>2</sup>	<b>6.04</b>
regular shaped; sloping exceeding 15 degrees	–	0.64	9.92	2.16	m <sup>2</sup>	<b>12.08</b>
<b>Columns; basic finish</b>						
Attached to walls						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.34	36.28	9.23	m <sup>2</sup>	<b>45.51</b>
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.44	37.83	9.23	m <sup>2</sup>	<b>47.06</b>
regular shaped; circular; not exceeding 300 mm diameter; height to soffit 1.50–3.00 m	–	4.26	66.04	14.86	m <sup>2</sup>	<b>80.90</b>
regular shaped; circular; 300–600 mm diameter; height to soffit 1.50–3.00 m	–	3.99	61.85	13.18	m <sup>2</sup>	<b>75.04</b>
regular shaped; circular; 600–900 mm diameter; height to soffit 1.50–3.00 m	–	3.73	57.82	12.88	m <sup>2</sup>	<b>70.71</b>
<b>Column casings; basic finish</b>						
Attached to walls						
regular shaped; square or rectangular; height to soffit; 1.50–3.00 m	–	2.44	37.83	9.23	m <sup>2</sup>	<b>47.06</b>
Isolated						
regular shaped; square or rectangular; height to soffit 1.50–3.00 m	–	2.55	39.53	9.23	m <sup>2</sup>	<b>48.76</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Recesses or rebates</b>						
12×12 mm	–	0.07	1.09	0.09	m	<b>1.18</b>
25×25 mm	–	0.07	1.09	0.14	m	<b>1.23</b>
25×50 mm	–	0.07	1.09	0.18	m	<b>1.27</b>
50×50 mm	–	0.07	1.09	0.32	m	<b>1.40</b>
<b>Nibs</b>						
50×50 mm	–	0.58	8.99	1.13	m	<b>10.12</b>
100×100 mm	–	0.83	12.87	1.50	m	<b>14.37</b>
100×200 mm	–	1.11	17.21	2.73	m	<b>19.94</b>
<b>Extra over a basic finish for fine formed finishes</b>						
Slabs	–	0.35	5.43	–	m <sup>2</sup>	<b>5.43</b>
Walls	–	0.35	5.43	–	m <sup>2</sup>	<b>5.43</b>
Beams	–	0.35	5.43	–	m <sup>2</sup>	<b>5.43</b>
Columns	–	0.35	5.43	–	m <sup>2</sup>	<b>5.43</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	0.32	m <sup>2</sup>	<b>0.48</b>
<b>Wall kickers; basic finish</b>						
Height 150 mm	–	0.53	8.22	2.66	m	<b>10.88</b>
Height 225 mm	–	0.69	10.70	3.27	m	<b>13.97</b>
<b>Suspended wall kickers; basic finish</b>						
Height 150 mm	–	0.67	10.39	2.17	m	<b>12.56</b>
<b>Wall ends, soffits and steps in walls; basic finish</b>						
Plain						
width exceeding 1.00 m	–	2.02	31.32	10.91	m <sup>2</sup>	<b>42.22</b>
width not exceeding 250 mm	–	0.64	9.92	2.76	m	<b>12.68</b>
width 250–500 mm	–	1.01	15.66	6.05	m	<b>21.71</b>
width 500 mm–1.00 m	–	1.60	24.80	10.91	m	<b>35.71</b>
<b>Openings in walls</b>						
Plain						
width exceeding 1.00 m	–	2.23	34.57	10.91	m <sup>2</sup>	<b>45.48</b>
width not exceeding 250 mm	–	0.69	10.70	2.76	m	<b>13.45</b>
width 250–500 mm	–	1.17	18.14	6.05	m	<b>24.19</b>
width 500 mm–1.00 m	–	1.81	28.06	10.91	m	<b>38.97</b>
<b>Stairflights</b>						
Width 1.00 m; 150 mm waist; 150 mm undercut risers						
string, width 300 mm	–	5.32	82.47	23.98	m	<b>106.46</b>
Width 2.00 m; 300 mm waist; 150 mm undercut risers						
string, width 350 mm	–	9.57	148.36	41.93	m	<b>190.29</b>
<b>Mortices</b>						
Girth not exceeding 500 mm						
depth not exceeding 250 mm; circular	–	0.16	2.48	0.91	nr	<b>3.39</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Holes</b>						
Girth not exceeding 500 mm depth not exceeding 250 mm; circular	–	0.21	3.26	1.20	nr	<b>4.45</b>
depth 250–500 mm; circular	–	0.33	5.12	2.90	nr	<b>8.02</b>
Girth 500 mm–1.00 m depth not exceeding 250 mm; circular	–	0.27	4.19	2.01	nr	<b>6.20</b>
depth 250–500 mm; circular	–	0.41	6.36	5.37	nr	<b>11.73</b>
Girth 1.00–2.00 m depth not exceeding 250 mm; circular	–	0.48	7.44	5.37	nr	<b>12.81</b>
depth 250–500 mm; circular	–	0.71	11.01	11.24	nr	<b>22.24</b>
Girth 2.00–3.00 m depth not exceeding 250 mm; circular	–	0.64	9.92	10.80	nr	<b>20.73</b>
depth 250–500 mm; circular	–	0.95	14.73	19.29	nr	<b>34.02</b>
<b>E30 REINFORCEMENT FOR IN SITU CONCRETE</b>						
<b>Bar; BS 4449; hot rolled plain round mild steel bars</b>						
40 mm diameter nominal size						
straight or bent	353.25	22.00	289.62	448.86	t	<b>738.48</b>
curved	385.36	22.00	289.62	486.79	t	<b>776.41</b>
32 mm diameter nominal size						
straight or bent	325.59	23.00	303.06	417.51	t	<b>720.57</b>
curved	355.19	23.00	303.06	452.47	t	<b>755.54</b>
25 mm diameter nominal size						
straight or bent	320.27	25.00	329.95	411.20	t	<b>741.15</b>
curved	349.38	25.00	329.95	445.59	t	<b>775.54</b>
20 mm diameter nominal size						
straight or bent	317.07	27.00	356.84	410.63	t	<b>767.47</b>
curved	345.90	27.00	356.84	444.68	t	<b>801.52</b>
16 mm diameter nominal size						
straight or bent	317.07	29.00	383.73	415.15	t	<b>798.87</b>
curved	345.90	29.00	383.73	449.20	t	<b>832.92</b>
12 mm diameter nominal size						
straight or bent	322.39	31.00	410.61	425.94	t	<b>836.55</b>
curved	351.70	31.00	410.61	460.56	t	<b>871.17</b>
10 mm diameter nominal size						
straight or bent	329.84	33.00	437.50	442.43	t	<b>879.93</b>
curved	359.83	33.00	437.50	477.85	t	<b>915.35</b>
8 mm diameter nominal size						
straight or bent	340.48	35.00	462.34	459.51	t	<b>921.85</b>
links	340.48	38.00	502.67	462.17	t	<b>964.85</b>
curved	371.44	35.00	462.34	496.07	t	<b>958.41</b>
6 mm diameter nominal size						
straight or bent	371.34	40.00	529.56	495.96	t	<b>1025.52</b>
links	371.34	44.00	583.33	495.96	t	<b>1079.29</b>
curved	405.10	40.00	529.56	535.84	t	<b>1065.39</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Bar; BS 4449; hot rolled deformed high steel bars grade 460</b>						
40 mm diameter nominal size straight or bent	324.52	22.00	289.62	414.92	t	<b>704.54</b>
curved	354.02	22.00	289.62	449.77	t	<b>739.39</b>
32 mm diameter nominal size straight or bent	319.20	23.00	303.06	409.97	t	<b>713.03</b>
curved	348.22	23.00	303.06	444.25	t	<b>747.31</b>
25 mm diameter nominal size straight or bent	313.88	25.00	329.95	403.65	t	<b>733.61</b>
curved	342.42	25.00	329.95	437.36	t	<b>767.31</b>
20 mm diameter nominal size straight or bent	314.95	27.00	356.84	408.12	t	<b>764.96</b>
curved	343.58	27.00	356.84	441.94	t	<b>798.78</b>
16 mm diameter nominal size straight or bent	314.95	29.00	383.73	412.63	t	<b>796.36</b>
curved	343.58	29.00	383.73	446.45	t	<b>830.18</b>
12 mm diameter nominal size straight or bent	319.20	31.00	410.61	422.17	t	<b>832.78</b>
curved	348.22	31.00	410.61	456.45	t	<b>867.06</b>
10 mm diameter nominal size straight or bent	324.52	33.00	437.50	436.15	t	<b>873.65</b>
curved	354.02	33.00	437.50	470.99	t	<b>908.49</b>
8 mm diameter nominal size straight or bent	335.16	35.00	462.34	453.23	t	<b>915.57</b>
links	335.16	38.00	502.67	455.89	t	<b>958.56</b>
curved	365.63	35.00	462.34	489.22	t	<b>951.56</b>
<b>Bar; stainless steel</b>						
32 mm diameter nominal size straight or bent	2727.17	23.00	303.06	3100.98	t	<b>3404.04</b>
curved	2829.63	23.00	303.06	3216.24	t	<b>3519.30</b>
25 mm diameter nominal size straight or bent	2727.17	25.00	329.95	3100.95	t	<b>3430.90</b>
curved	2829.63	25.00	329.95	3216.21	t	<b>3546.16</b>
20 mm diameter nominal size straight or bent	2727.17	27.00	356.84	3104.16	t	<b>3461.00</b>
curved	2829.63	27.00	356.84	3219.42	t	<b>3576.26</b>
16 mm diameter nominal size straight or bent	2224.67	29.00	383.73	2543.36	t	<b>2927.08</b>
curved	2332.00	29.00	383.73	2664.10	t	<b>3047.83</b>
12 mm diameter nominal size straight or bent	2224.67	31.00	410.61	2547.87	t	<b>2958.48</b>
curved	2366.15	31.00	410.61	2707.03	t	<b>3117.65</b>
10 mm diameter nominal size straight or bent	2224.67	33.00	437.50	2555.56	t	<b>2993.06</b>
curved	2380.79	33.00	437.50	2731.19	t	<b>3168.69</b>
8 mm diameter nominal size straight or bent	2224.67	35.00	462.34	2560.07	t	<b>3022.41</b>
curved	2419.82	35.00	462.34	2779.61	t	<b>3241.95</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Fabric; BS 4483</b>						
Ref A98(1.54 kg/m <sup>2</sup> )						
400 mm minimum laps	0.82	0.13	1.75	1.01	m <sup>2</sup>	2.76
strips in one width; 600 mm width	0.82	0.16	2.15	1.01	m <sup>2</sup>	3.16
strips in one width; 900 mm width	0.82	0.15	2.02	1.01	m <sup>2</sup>	3.03
strips in one width; 1200 mm width	0.82	0.14	1.88	1.01	m <sup>2</sup>	2.89
Ref A142(2.22 kg/m <sup>2</sup> )						
400 mm minimum laps	0.87	0.13	1.75	1.07	m <sup>2</sup>	2.82
strips in one width; 600 mm width	0.87	0.16	2.15	1.07	m <sup>2</sup>	3.22
strips in one width; 900 mm width	0.87	0.15	2.02	1.07	m <sup>2</sup>	3.09
strips in one width; 1200 mm width	0.87	0.14	1.88	1.07	m <sup>2</sup>	2.95
Ref A193(3.02 kg/m <sup>2</sup> )						
400 mm minimum laps	1.17	0.13	1.75	1.45	m <sup>2</sup>	3.20
strips in one width; 600 mm width	1.17	0.16	2.15	1.45	m <sup>2</sup>	3.60
strips in one width; 900 mm width	1.17	0.15	2.02	1.45	m <sup>2</sup>	3.47
strips in one width; 1200 mm width	1.17	0.14	1.88	1.45	m <sup>2</sup>	3.33
Ref A252(3.95 kg/m <sup>2</sup> )						
400 mm minimum laps	1.53	0.14	1.88	1.90	m <sup>2</sup>	3.78
strips in one width; 600 mm width	1.53	0.17	2.29	1.90	m <sup>2</sup>	4.18
strips in one width; 900 mm width	1.53	0.16	2.15	1.90	m <sup>2</sup>	4.05
strips in one width; 1200 mm width	1.53	0.15	2.02	1.90	m <sup>2</sup>	3.91
Ref A393(6.16 kg/m <sup>2</sup> )						
400 mm minimum laps	2.34	0.16	2.15	2.89	m <sup>2</sup>	5.04
strips in one width; 600 mm width	2.34	0.19	2.55	2.89	m <sup>2</sup>	5.45
strips in one width; 900 mm width	2.34	0.18	2.42	2.89	m <sup>2</sup>	5.31
strips in one width; 1200 mm width	2.34	0.17	2.29	2.89	m <sup>2</sup>	5.18
Ref B196(3.05 kg/m <sup>2</sup> )						
400 mm minimum laps	1.21	0.13	1.75	1.50	m <sup>2</sup>	3.25
strips in one width; 600 mm width	1.21	0.16	2.15	1.50	m <sup>2</sup>	3.65
strips in one width; 900 mm width	1.21	0.15	2.02	1.50	m <sup>2</sup>	3.52
strips in one width; 1200 mm width	1.21	0.14	1.88	1.50	m <sup>2</sup>	3.38
Ref B283(3.73 kg/m <sup>2</sup> )						
400 mm minimum laps	1.47	0.13	1.75	1.82	m <sup>2</sup>	3.57
strips in one width; 600 mm width	1.47	0.16	2.15	1.82	m <sup>2</sup>	3.97
strips in one width; 900 mm width	1.47	0.15	2.02	1.82	m <sup>2</sup>	3.84
strips in one width; 1200 mm width	1.47	0.14	1.88	1.82	m <sup>2</sup>	3.70
Ref B385(4.53 kg/m <sup>2</sup> )						
400 mm minimum laps	1.80	0.14	1.88	2.23	m <sup>2</sup>	4.11
strips in one width; 600 mm width	1.80	0.17	2.29	2.23	m <sup>2</sup>	4.51
strips in one width; 900 mm width	1.80	0.16	2.15	2.23	m <sup>2</sup>	4.38
strips in one width; 1200 mm width	1.80	0.15	2.02	2.23	m <sup>2</sup>	4.24
Ref B503(5.93 kg/m <sup>2</sup> )						
400 mm minimum laps	2.34	0.16	2.15	2.89	m <sup>2</sup>	5.04
strips in one width; 600 mm width	2.34	0.19	2.55	2.89	m <sup>2</sup>	5.45
strips in one width; 900 mm width	2.34	0.18	2.42	2.89	m <sup>2</sup>	5.31
strips in one width; 1200 mm width	2.34	0.17	2.29	2.89	m <sup>2</sup>	5.18
Ref B785(8.14 kg/m <sup>2</sup> )						
400 mm minimum laps	3.21	0.19	2.55	3.97	m <sup>2</sup>	6.53
strips in one width; 600 mm width	3.21	0.22	2.96	3.97	m <sup>2</sup>	6.93
strips in one width; 900 mm width	3.21	0.21	2.82	3.97	m <sup>2</sup>	6.80
strips in one width; 1200 mm width	3.21	0.20	2.69	3.97	m <sup>2</sup>	6.66

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Ref B1131(10.90 kg/m <sup>2</sup> )						
400 mm minimum laps	4.19	0.20	2.69	5.18	m <sup>2</sup>	7.87
strips in one width; 600 mm width	4.19	0.26	3.50	5.18	m <sup>2</sup>	8.68
strips in one width; 900 mm width	4.19	0.24	3.23	5.18	m <sup>2</sup>	8.41
strips in one width; 1200 mm width	4.19	0.22	2.96	5.18	m <sup>2</sup>	8.14
Ref C385(3.41 kg/m <sup>2</sup> )						
400 mm minimum laps	1.38	0.13	1.75	1.71	m <sup>2</sup>	3.46
strips in one width; 600 mm width	1.38	0.16	2.15	1.71	m <sup>2</sup>	3.86
strips in one width; 900 mm width	1.38	0.15	2.02	1.71	m <sup>2</sup>	3.73
strips in one width; 1200 mm width	1.38	0.14	1.88	1.71	m <sup>2</sup>	3.59
Ref C503(4.34 kg/m <sup>2</sup> )						
400 mm minimum laps	1.77	0.14	1.88	2.19	m <sup>2</sup>	4.07
strips in one width; 600 mm width	1.77	0.17	2.29	2.19	m <sup>2</sup>	4.48
strips in one width; 900 mm width	1.77	0.16	2.15	2.19	m <sup>2</sup>	4.34
strips in one width; 1200 mm width	1.77	0.15	2.02	2.19	m <sup>2</sup>	4.21
Ref C636(5.55 kg/m <sup>2</sup> )						
400 mm minimum laps	2.26	0.15	2.02	2.79	m <sup>2</sup>	4.81
strips in one width; 600 mm width	2.26	0.18	2.42	2.79	m <sup>2</sup>	5.21
strips in one width; 900 mm width	2.26	0.17	2.29	2.79	m <sup>2</sup>	5.08
strips in one width; 1200 mm width	2.26	0.16	2.15	2.79	m <sup>2</sup>	4.94
Ref C785(6.72 kg/m <sup>2</sup> )						
400 mm minimum laps	2.74	0.15	2.02	3.40	m <sup>2</sup>	5.41
strips in one width; 600 mm width	2.74	0.18	2.42	3.40	m <sup>2</sup>	5.82
strips in one width; 900 mm width	2.74	0.17	2.29	3.40	m <sup>2</sup>	5.68
strips in one width; 1200 mm width	2.74	0.16	2.15	3.40	m <sup>2</sup>	5.55
Ref D49(0.77 kg/m <sup>2</sup> )						
100 mm minimum laps; bent	0.95	0.26	3.50	1.18	m <sup>2</sup>	4.68
Ref D98(1.54 kg/m <sup>2</sup> )						
200 mm minimum laps; bent	0.73	0.26	3.50	0.90	m <sup>2</sup>	4.39
<b>E40 DESIGNED JOINTS IN IN SITU CONCRETE</b>						
<b>Formed; Fosroc Expandite "Flexcell" impregnated fibreboard joint filler or other equal and approved</b>						
Width not exceeding 150 mm						
12.50 mm thick	–	0.16	2.48	1.53	m	4.01
20 mm thick	–	0.20	3.10	2.24	m	5.34
25 mm thick	–	0.20	3.10	2.55	m	5.65
Width 150–300 mm						
12.50 mm thick	–	0.20	3.10	2.34	m	5.44
20 mm thick	–	0.26	4.03	3.42	m	7.45
25 mm thick	–	0.26	4.03	3.97	m	8.00
Width 300–450 mm						
12.50 mm thick	–	0.26	4.03	3.51	m	7.54
20 mm thick	–	0.31	4.81	5.13	m	9.93
25 mm thick	–	0.31	4.81	5.95	m	10.75
<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	2.48	3.32	m	5.80
13 mm thick	–	0.16	2.48	3.36	m	5.84
19 mm thick	–	0.16	2.48	4.37	m	6.85
25 mm thick	–	0.16	2.48	4.98	m	7.46

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Width 150–300 mm						
10 mm thick	–	0.20	3.1	6.23	m	<b>9.33</b>
13 mm thick	–	0.20	3.10	6.31	m	<b>9.41</b>
19 mm thick	–	0.20	3.10	8.33	m	<b>11.43</b>
25 mm thick	–	0.20	3.10	9.54	m	<b>12.64</b>
Width 300–450 mm						
10 mm thick	–	0.26	4.03	9.46	m	<b>13.49</b>
13 mm thick	–	0.26	4.03	9.59	m	<b>13.62</b>
19 mm thick	–	0.26	4.03	12.62	m	<b>16.65</b>
25 mm thick	–	0.26	4.03	14.44	m	<b>18.47</b>
<b>Sealants; Fosroc Expandite “Pliastic 77” hot poured rubberized bituminous compound or other equal and approved</b>						
Width 10 mm						
25 mm depth	–	0.19	2.95	0.98	m	<b>3.93</b>
Width 12.50 mm						
25 mm depth	–	0.20	3.10	1.21	m	<b>4.31</b>
Width 20 mm						
25 mm depth	–	0.21	3.26	1.96	m	<b>5.22</b>
Width 25 mm						
25 mm depth	–	0.22	3.41	2.41	m	<b>5.82</b>
<b>Sealants; Fosroc Expandite “Thioflex 600” gun grade two part polysulphide or other equal and approved</b>						
Width 10 mm						
25 mm depth	–	0.06	0.93	3.73	m	<b>4.66</b>
Width 12.50 mm						
25 mm depth	–	0.07	1.09	4.67	m	<b>5.75</b>
Width 20 mm						
25 mm depth	–	0.08	1.24	7.46	m	<b>8.70</b>
Width 25 mm						
25 mm depth	–	0.09	1.40	9.33	m	<b>10.72</b>
<b>Sealants; Grace Serviced “Paraseal” polysulphide compound or other equal and approved; priming with Grace Serviced “Servicised P” or other equal and approved</b>						
Width 10 mm						
25 mm depth	–	0.20	2.28	2.40	m	<b>4.68</b>
Width 13 mm						
25 mm depth	–	0.20	2.28	3.07	m	<b>5.35</b>
Width 19 mm						
25 mm depth	–	0.26	2.96	4.42	m	<b>7.38</b>
Width 25 mm						
25 mm depth	–	0.26	2.96	5.76	m	<b>8.72</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Waterstops</b>						
PVC water stop; flat dumbbell type; heat welded joints; cast into concrete						
100 mm wide	2.07	0.20	2.69	2.57	m	5.26
flat angle	7.16	0.26	3.50	8.34	nr	11.84
vertical angle	11.52	0.26	3.50	13.37	nr	16.86
flat three way intersection	10.01	0.36	4.84	11.67	nr	16.51
vertical three way intersection	14.17	0.36	4.84	16.47	nr	21.31
four way intersection	10.70	0.43	5.78	12.50	nr	18.28
170 mm wide	3.10	0.26	3.50	3.80	m	7.29
flat angle	8.02	0.31	4.17	9.35	nr	13.52
vertical angle	12.35	0.31	4.17	14.34	nr	18.51
flat three way intersection	11.36	0.41	5.51	13.25	nr	18.77
vertical three way intersection	16.57	0.41	5.51	19.26	nr	24.78
four way intersection	13.14	0.51	6.86	15.36	nr	22.21
210 mm wide	4.04	0.26	3.50	4.91	m	8.41
flat angle	10.24	0.31	4.17	11.93	nr	16.09
vertical angle	11.50	0.31	4.17	13.38	nr	17.55
flat three way intersection	14.99	0.41	5.51	17.47	nr	22.98
vertical three way intersection	11.92	0.41	5.51	13.94	nr	19.45
four way intersection	17.52	0.51	6.86	20.45	nr	27.30
250 mm wide	5.36	0.31	4.17	6.46	m	10.63
flat angle	12.59	0.36	4.84	14.68	nr	19.52
vertical angle	13.06	0.36	4.84	15.22	nr	20.05
flat three way intersection	18.52	0.45	6.05	21.60	nr	27.65
vertical three way intersection	13.97	0.45	6.05	16.35	nr	22.40
four way intersection	22.22	0.56	7.53	25.94	nr	33.46
PVC water stop; centre bulb type; heat welded joints; cast into concrete						
160 mm wide	3.35	0.26	3.50	4.09	m	7.59
flat angle	8.17	0.31	4.17	9.53	nr	13.70
vertical angle	12.71	0.31	4.17	14.76	nr	18.92
flat three way intersection	11.56	0.41	5.51	13.49	nr	19.00
vertical three way intersection	12.76	0.41	5.51	14.88	nr	20.39
four way intersection	13.43	0.51	6.86	15.70	nr	22.55
210 mm wide	4.80	0.26	3.50	5.81	m	9.30
flat angle	10.54	0.31	4.17	12.28	nr	16.45
vertical angle	13.97	0.31	4.17	16.24	nr	20.41
flat three way intersection	15.37	0.41	5.51	17.94	nr	23.45
vertical three way intersection	14.46	0.41	5.51	16.88	nr	22.39
four way intersection	18.11	0.51	6.86	21.15	nr	28.00
260 mm wide	5.61	0.31	4.17	6.76	m	10.92
flat angle	12.83	0.36	4.84	14.96	nr	19.80
vertical angle	13.17	0.36	4.84	15.35	nr	20.19
flat three way intersection	18.87	0.45	6.05	22.01	nr	28.06
vertical three way intersection	14.24	0.45	6.05	16.66	nr	22.71
four way intersection	22.64	0.56	7.53	26.43	nr	33.96
325 mm wide	12.45	0.36	4.84	14.84	m	19.68
flat angle	28.31	0.41	5.51	32.99	nr	38.50
vertical angle	20.36	0.41	5.51	23.82	nr	29.34
flat three way intersection	37.27	0.51	6.86	43.51	nr	50.36
vertical three way intersection	24.64	0.51	6.86	28.94	nr	35.80
four way intersection	45.87	0.61	8.20	53.59	nr	61.79

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>E41 WORKED FINISHES/CUTTING TO IN SITU CONCRETE</b>						
<b>Worked finishes</b>						
Tamping by mechanical means	–	0.02	0.23	0.11	m <sup>2</sup>	<b>0.34</b>
Power floating	–	0.18	2.05	0.38	m <sup>2</sup>	<b>2.43</b>
Trowelling	–	0.33	3.76	–	m <sup>2</sup>	<b>3.76</b>
Hacking by mechanical means	0.23	0.33	3.76	0.35	m <sup>2</sup>	<b>4.11</b>
by hand	–	0.71	8.09	–	m <sup>2</sup>	<b>8.09</b>
Lightly shot blasting surface of concrete	–	0.41	4.67	–	m <sup>2</sup>	<b>4.67</b>
Blasting surface of concrete to produce textured finish	–	0.71	8.09	0.73	m <sup>2</sup>	<b>8.82</b>
Wood float finish	–	0.13	1.48	–	m <sup>2</sup>	<b>1.48</b>
Tamped finish level or to falls	–	0.07	0.80	–	m <sup>2</sup>	<b>0.80</b>
to falls	–	0.10	1.14	–	m <sup>2</sup>	<b>1.14</b>
Spade finish	–	0.16	1.82	–	m <sup>2</sup>	<b>1.82</b>
<b>Cutting chases</b>						
Depth not exceeding 50 mm						
width 10 mm	–	0.33	3.76	0.96	m	<b>4.72</b>
width 50 mm	–	0.51	5.81	1.14	m	<b>6.95</b>
width 75 mm	–	0.68	7.75	1.30	m	<b>9.05</b>
Depth 50–100 mm						
width 75 mm	–	0.92	10.48	2.06	m	<b>12.54</b>
width 100 mm	–	1.02	11.62	2.16	m	<b>13.79</b>
width 100 mm; in reinforced concrete	–	1.53	17.44	3.35	m	<b>20.79</b>
Depth 100–150 mm						
width 100 mm	–	1.32	15.04	2.60	m	<b>17.65</b>
width 100 mm; in reinforced concrete	–	2.04	23.25	4.25	m	<b>27.50</b>
width 150 mm	–	1.63	18.58	2.92	m	<b>21.49</b>
width 150 mm; in reinforced concrete	–	2.44	27.81	4.74	m	<b>32.55</b>
<b>Cutting rebates</b>						
Depth not exceeding 50 mm						
width 50 mm	–	0.51	5.81	1.14	m	<b>6.95</b>
Depth 50–100 mm						
width 100 mm	–	1.02	11.62	2.16	m	<b>13.79</b>
<b>NOTE:</b> The following rates for cutting mortices and holes in reinforced concrete allow for diamond drilling.						
<b>Cutting mortices</b>						
Depth not exceeding 100 mm						
cross sectional size 20 mm diameter; making good	–	0.16	1.82	0.11	nr	<b>1.93</b>
cross sectional size 50 mm diameter; making good	–	0.18	2.05	0.15	nr	<b>2.20</b>
cross sectional size 150×150 mm; making good	–	0.36	4.10	0.38	nr	<b>4.48</b>
cross sectional size 300×300 mm; making good	–	0.71	8.09	0.81	nr	<b>8.90</b>
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>10.54</b>
cross sectional size 50–75 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	<b>12.25</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
cross sectional size 75–100 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	12.76
cross sectional size 100–125 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	14.01
cross sectional size 125–150 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	15.79
cross sectional size 150×150 mm; in reinforced concrete; making good	–	0.56	6.38	0.59	nr	6.98
cross sectional size 300×300 mm; in reinforced concrete; making good	–	1.06	12.08	1.14	nr	13.22
Depth 100–200 mm						
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	14.69
cross sectional size 50–75 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	18.16
cross sectional size 75–100 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	18.43
cross sectional size 100–125 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	21.06
cross sectional size 125–150 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	23.69
Depth 200–300 mm						
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	29.43
cross sectional size 50–75 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	33.69
cross sectional size 75–100 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	36.86
cross sectional size; 100–125 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	42.06
cross sectional size; 125–150 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	47.33
Depth exceeding 300 mm; 400 mm depth						
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	39.23
cross sectional size 50–75 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	44.89
cross sectional size 75–100 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	49.04
cross sectional size 100–125 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	56.10
cross sectional size 125–150 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	63.13
Depth exceeding 300 mm; 500 mm depth						
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	49.04
cross sectional size 50–75 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	56.10
cross sectional size 75–100 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	61.36
cross sectional size 100–125 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	70.10
cross sectional size 125–150 mm diameter; in reinforced concrete; making good	–	–	–	–	nr	78.85



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Depth exceeding 300 mm; 600 mm depth cross sectional size 50 mm diameter; in reinforced concrete; making good	-	-	-	-	nr	<b>58.91</b>
cross sectional size 50–75 mm diameter; in reinforced concrete; making good	-	-	-	-	nr	<b>67.27</b>
cross sectional size 75–100 mm diameter; in reinforced concrete; making good	-	-	-	-	nr	<b>73.61</b>
cross sectional size 100–125 mm diameter; in reinforced concrete; making good	-	-	-	-	nr	<b>84.12</b>
cross sectional size 125–150 mm diameter; in reinforced concrete; making good	-	-	-	-	nr	<b>94.67</b>
<b>Cutting holes</b>						
Depth not exceeding 100 mm cross sectional size 50 mm diameter; making good	-	0.36	4.10	0.39	nr	<b>4.50</b>
cross sectional size 50 mm diameter; in reinforced concrete; making good	-	0.56	6.38	0.62	nr	<b>7.00</b>
cross sectional size 100 mm diameter; making good	-	0.41	4.67	0.45	nr	<b>5.12</b>
cross sectional size 100 mm diameter; in reinforced concrete; making good	-	0.61	6.95	0.67	nr	<b>7.63</b>
cross sectional size 150×150 mm; making good	-	0.45	5.13	0.51	nr	<b>5.63</b>
cross sectional size 150×150 mm; in reinforced concrete; making good	-	0.71	8.09	0.79	nr	<b>8.88</b>
cross sectional size 300×300 mm; making good	-	0.56	6.38	0.62	nr	<b>7.00</b>
cross sectional size 300×300 mm; in reinforced concrete; making good	-	0.87	9.91	0.95	nr	<b>10.87</b>
Depth 100–200 mm cross sectional size 50 mm diameter; making good	-	0.51	5.81	0.56	nr	<b>6.38</b>
cross sectional size 50 mm diameter; in reinforced concrete; making good	-	0.77	8.78	0.84	nr	<b>9.62</b>
cross sectional size 100 mm diameter; making good	-	0.61	6.95	0.67	nr	<b>7.63</b>
cross sectional size 100 mm diameter; in reinforced concrete; making good	-	0.92	10.48	1.01	nr	<b>11.50</b>
cross sectional size 150×150 mm; making good	-	0.77	8.78	0.84	nr	<b>9.62</b>
cross sectional size 150×150 mm; in reinforced concrete; making good	-	1.17	13.33	1.29	nr	<b>14.62</b>
cross sectional size 300×300 mm; making good	-	0.97	11.05	1.07	nr	<b>12.12</b>
cross sectional size 300×300 mm; in reinforced concrete; making good	-	1.48	16.87	1.63	nr	<b>18.49</b>
cross sectional size not exceeding 0.10 m <sup>2</sup> ; in reinforced concrete; making good	-	-	-	-	nr	<b>122.71</b>
cross sectional size 0.10 m <sup>2</sup> –0.20 m <sup>2</sup> ; in reinforced concrete; making good	-	-	-	-	nr	<b>245.34</b>
cross sectional size 0.20–0.30 m <sup>2</sup> ; in reinforced concrete; making good	-	-	-	-	nr	<b>276.86</b>
cross sectional size 0.30–0.40 m <sup>2</sup> ; in reinforced concrete; making good	-	-	-	-	nr	<b>322.48</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
cross sectional size 0.40–0.50 m <sup>2</sup> ; in reinforced concrete; making good	–	–	–	–	nr	<b>369.74</b>
cross sectional size 0.50–0.60 m <sup>2</sup> ; in reinforced concrete; making good	–	–	–	–	nr	<b>431.09</b>
cross sectional size 0.60–0.70 m <sup>2</sup> ; in reinforced concrete; making good	–	–	–	–	nr	<b>493.70</b>
cross sectional size 0.70–0.80 m <sup>2</sup> ; in reinforced concrete; making good	–	–	–	–	nr	<b>566.09</b>
Depth 200–300 mm						
cross sectional size 50 mm diameter; making good	–	0.77	8.78	0.84	nr	<b>9.62</b>
cross sectional size 50 mm diameter; in reinforced concrete; making good	–	1.17	13.33	1.29	nr	<b>14.62</b>
cross sectional size 100 mm diameter; making good	–	0.92	10.48	1.01	nr	<b>11.50</b>
cross sectional size 100 mm diameter; in reinforced concrete; making good	–	1.38	15.73	1.52	nr	<b>17.24</b>
cross sectional size 150×150 mm; making good	–	1.12	12.76	1.24	nr	<b>14.00</b>
cross sectional size 150×150 mm; in reinforced concrete; making good	–	1.68	19.15	1.85	nr	<b>21.00</b>
cross sectional size 300×300 mm; making good	–	1.43	16.30	1.57	nr	<b>17.87</b>
cross sectional size 300×300 mm; in reinforced concrete; making good	–	2.14	24.39	2.36	nr	<b>26.75</b>
<b>E42 ACCESSORIES CAST INTO IN SITU CONCRETE</b>						
<b>Foundation bolt boxes</b>						
Temporary plywood; for group of 4 nr bolts						
75×75×150 mm	–	0.45	6.98	1.13	nr	<b>8.11</b>
75×75×250 mm	–	0.45	6.98	1.41	nr	<b>8.39</b>
Expanded metal; Examet Building Products Ltd or other equal and approved						
75 mm diameter×150 mm long	–	0.31	4.81	1.18	nr	<b>5.98</b>
75 mm diameter×300 mm long	–	0.31	4.81	1.45	nr	<b>6.26</b>
100 mm diameter×450 mm long	–	0.31	4.81	2.67	nr	<b>7.48</b>
<b>Foundation bolts and nuts</b>						
Black hexagon						
10 mm diameter×100 mm long	–	0.26	4.03	0.59	nr	<b>4.62</b>
12 mm diameter×120 mm long	–	0.26	4.03	0.90	nr	<b>4.93</b>
16 mm diameter×160 mm long	–	0.31	4.81	2.49	nr	<b>7.30</b>
20 mm diameter×180 mm long	–	0.31	4.81	2.91	nr	<b>7.72</b>
<b>Masonry slots</b>						
Galvanised steel; dovetail slots; 1.20 mm thick; 18G						
75 mm long	–	0.08	1.24	0.23	nr	<b>1.47</b>
100 mm long	–	0.08	1.24	0.25	nr	<b>1.49</b>
150 mm long	–	0.09	1.40	0.30	nr	<b>1.70</b>
225 mm long	–	0.10	1.55	0.43	nr	<b>1.98</b>
Galvanised steel; metal insert slots; Halfen Ltd or other equal and approved; 2.50 mm thick; end caps and foam filling						
41 mm×41 mm; ref P3270	–	0.41	6.36	9.87	m	<b>16.23</b>
41 mm×41 mm×75 mm; ref P3249	–	0.10	1.55	1.97	nr	<b>3.52</b>
41 mm×41 mm×100 mm; ref P3250	–	0.10	1.55	2.43	nr	<b>3.98</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	2.49	0.57	nr	<b>3.06</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						
75×75×1000 mm Galvanised steel; “Rigifix”; Huntley and Sparks Ltd or other equal and approved; 3 mm thick	–	0.81	12.56	18.38	nr	<b>30.94</b>
75×75×1000 mm Galvanised steel; “Rigifix”; Huntley and Sparks Ltd or other equal and approved; 4.50 mm thick	–	0.61	9.46	12.92	nr	<b>22.37</b>
75×75×1000 mm Stainless steel; “HKW”; Halfen Ltd or other equal and approved; 5 mm thick	–	0.61	9.46	17.35	nr	<b>26.81</b>
50×50×1500 mm	–	1.02	15.81	74.67	nr	<b>90.48</b>
50×50×2000 mm	–	1.22	18.91	98.34	nr	<b>117.25</b>
<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>40.93</b>
1200 mm wide planks	–	–	–	–	m <sup>2</sup>	<b>38.82</b>
150 mm thick suspended slabs; horizontal 1200 mm wide planks	–	–	–	–	m <sup>2</sup>	<b>40.47</b>

## F MASONRY

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>F MASONRY</b>						
<b>F10 BRICK/BLOCK WALLING</b>						
<b>Common bricks; PC £204.00/1000; in cement mortar (1:3)</b>						
Walls						
half brick thick	-	1.06	22.60	15.34	m <sup>2</sup>	<b>37.93</b>
half brick thick; building against other work; concrete	-	1.16	24.73	16.80	m <sup>2</sup>	<b>41.53</b>
half brick thick; building overhand	-	1.34	28.57	15.34	m <sup>2</sup>	<b>43.90</b>
half brick thick; curved; 6.00 m radii	-	1.39	29.63	15.34	m <sup>2</sup>	<b>44.97</b>
half brick thick; curved; 1.50 m radii	-	1.80	38.37	17.53	m <sup>2</sup>	<b>55.90</b>
one brick thick	-	1.80	38.37	30.67	m <sup>2</sup>	<b>69.05</b>
one brick thick; curved; 6.00 m radii	-	2.36	50.31	32.86	m <sup>2</sup>	<b>83.18</b>
one brick thick; curved; 1.50 m radii	-	2.91	62.04	33.60	m <sup>2</sup>	<b>95.63</b>
one and a half brick thick	-	2.45	52.23	46.01	m <sup>2</sup>	<b>98.24</b>
one and a half brick thick; battering	-	2.82	60.12	46.01	m <sup>2</sup>	<b>106.13</b>
two brick thick	-	2.96	63.10	61.35	m <sup>2</sup>	<b>124.45</b>
two brick thick; battering	-	3.52	75.04	61.35	m <sup>2</sup>	<b>136.39</b>
337 mm average thick; tapering, one side	-	3.10	66.09	46.01	m <sup>2</sup>	<b>112.10</b>
450 mm average thick; tapering, one side	-	4.30	91.67	9.66	m <sup>2</sup>	<b>101.33</b>
337 mm average thick; tapering, both sides	-	3.56	75.89	46.01	m <sup>2</sup>	<b>121.90</b>
450 mm average thick; tapering, both sides	-	4.49	95.72	62.08	m <sup>2</sup>	<b>157.80</b>
facework one side, half brick thick	-	1.16	24.73	15.34	m <sup>2</sup>	<b>40.07</b>
facework one side, one brick thick	-	1.90	40.51	30.67	m <sup>2</sup>	<b>71.18</b>
facework one side, one and a half brick thick	-	2.54	54.15	46.01	m <sup>2</sup>	<b>100.16</b>
facework one side, two brick thick	-	3.10	66.09	61.35	m <sup>2</sup>	<b>127.43</b>
facework both sides, half brick thick	-	1.30	27.71	15.34	m <sup>2</sup>	<b>43.05</b>
facework both sides, one brick thick	-	2.04	43.49	30.67	m <sup>2</sup>	<b>74.16</b>
facework both sides, one and a half brick thick	-	2.68	57.13	46.01	m <sup>2</sup>	<b>103.14</b>
facework both sides, two brick thick	-	3.19	68.01	61.35	m <sup>2</sup>	<b>129.35</b>
Isolated piers						
one brick thick	-	2.73	58.20	30.67	m <sup>2</sup>	<b>88.87</b>
two brick thick	-	4.26	90.82	62.08	m <sup>2</sup>	<b>152.90</b>
three brick thick	-	5.37	114.48	93.48	m <sup>2</sup>	<b>207.97</b>
Isolated casings						
half brick thick	-	1.39	29.63	15.34	m <sup>2</sup>	<b>44.97</b>
one brick thick	-	2.36	50.31	30.67	m <sup>2</sup>	<b>80.99</b>
Chimney stacks						
one brick thick	-	2.73	58.20	30.67	m <sup>2</sup>	<b>88.87</b>
two brick thick	-	4.26	90.82	62.08	m <sup>2</sup>	<b>152.90</b>
three brick thick	-	5.37	114.48	93.48	m <sup>2</sup>	<b>207.97</b>
Projections						
225 mm width; 112 mm depth; vertical	-	0.32	6.82	3.18	m	<b>10.00</b>
225 mm width; 225 mm depth; vertical	-	0.65	13.86	6.35	m	<b>20.21</b>
327 mm width; 225 mm depth; vertical	-	0.97	20.68	9.53	m	<b>30.21</b>
440 mm width; 225 mm depth; vertical	-	1.06	22.60	12.70	m	<b>35.30</b>
Closing cavities						
with of 50 mm, closing with common brickwork half brick thick; vertical	-	0.32	6.82	0.78	m	<b>7.60</b>
with of 50 mm, closing with common brickwork half brick thick; horizontal	-	0.32	6.82	2.34	m	<b>9.17</b>
with of 50 mm, closing with common brickwork half brick thick; including damp proof course; vertical	-	0.43	9.17	1.75	m	<b>10.91</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
with of 50 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	–	0.37	7.89	3.05	m	<b>10.93</b>
with of 75 mm, closing with common brickwork half brick thick; vertical	–	0.32	6.82	1.14	m	<b>7.96</b>
with of 75 mm, closing with common brickwork half brick thick; horizontal	–	0.32	6.82	3.44	m	<b>10.26</b>
with of 75 mm, closing with common brickwork half brick thick; including damp proof course	–	0.43	9.17	2.11	m	<b>11.27</b>
with of 50 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	–	0.37	7.89	4.14	m	<b>12.03</b>
Bonding to existing						
half brick thick	–	0.32	6.82	0.84	m	<b>7.66</b>
one brick thick	–	0.46	9.81	1.68	m	<b>11.49</b>
one and a half brick thick	–	0.74	15.78	2.52	m	<b>18.30</b>
two brick thick	–	1.02	21.75	3.36	m	<b>25.10</b>
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of common bricks						
half brick thick	–	–	–	0.65	m <sup>2</sup>	<b>0.65</b>
one brick thick	–	–	–	1.29	m <sup>2</sup>	<b>1.29</b>
one and a half brick thick	–	–	–	1.94	m <sup>2</sup>	<b>1.94</b>
two brick thick	–	–	–	2.58	m <sup>2</sup>	<b>2.58</b>
<b>Common bricks; PC £204.00/1000; in gauged mortar (1:1:6)</b>						
Walls						
half brick thick	–	1.06	22.60	15.11	m <sup>2</sup>	<b>37.71</b>
half brick thick; building against other work; concrete	–	1.16	24.73	16.42	m <sup>2</sup>	<b>41.15</b>
half brick thick; building overhand	–	1.34	28.57	15.11	m <sup>2</sup>	<b>43.67</b>
half brick thick; curved; 6.00 m radii	–	1.39	29.63	15.11	m <sup>2</sup>	<b>44.74</b>
half brick thick; curved; 1.50 m radii	–	1.80	38.37	17.30	m <sup>2</sup>	<b>55.67</b>
one brick thick	–	1.80	38.37	30.22	m <sup>2</sup>	<b>68.59</b>
one brick thick; curved; 6.00 m radii	–	2.36	50.31	32.41	m <sup>2</sup>	<b>82.72</b>
one brick thick; curved; 1.50 m radii	–	2.91	62.04	33.06	m <sup>2</sup>	<b>95.10</b>
one and a half brick thick	–	2.45	52.23	45.32	m <sup>2</sup>	<b>97.55</b>
one and a half brick thick; battering	–	2.82	60.12	45.32	m <sup>2</sup>	<b>105.44</b>
two brick thick	–	2.96	63.10	60.43	m <sup>2</sup>	<b>123.53</b>
two brick thick; battering	–	3.52	75.04	60.43	m <sup>2</sup>	<b>135.47</b>
337 mm average thick; tapering, one side	–	3.10	66.09	45.32	m <sup>2</sup>	<b>111.41</b>
450 mm average thick; tapering, one side	–	3.98	84.85	60.43	m <sup>2</sup>	<b>145.28</b>
337 mm average thick; tapering both sides	–	3.56	75.89	45.32	m <sup>2</sup>	<b>121.22</b>
450 mm average thick; tapering both sides	–	4.49	95.72	61.09	m <sup>2</sup>	<b>156.81</b>
facework one side, half brick thick	–	1.16	24.73	15.11	m <sup>2</sup>	<b>39.84</b>
facework one side, one brick thick	–	1.90	40.51	30.22	m <sup>2</sup>	<b>70.72</b>
facework one side, one and a half brick thick	–	2.54	54.15	45.32	m <sup>2</sup>	<b>99.47</b>
facework one side, two brick thick	–	3.10	66.09	60.43	m <sup>2</sup>	<b>126.52</b>
facework both sides, half brick thick	–	1.30	27.71	15.11	m <sup>2</sup>	<b>42.82</b>
facework both sides, one brick thick	–	2.04	43.49	30.22	m <sup>2</sup>	<b>73.71</b>
facework both sides, one and a half brick thick	–	2.68	57.13	45.32	m <sup>2</sup>	<b>102.46</b>
facework both sides, two brick thick	–	3.19	68.01	60.43	m <sup>2</sup>	<b>128.44</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Isolated piers						
one brick thick	–	2.73	58.20	30.22	m <sup>2</sup>	<b>88.42</b>
two brick thick	–	4.26	90.82	61.09	m <sup>2</sup>	<b>151.91</b>
three brick thick	–	5.37	114.48	91.96	m <sup>2</sup>	<b>206.44</b>
Isolated casings						
half brick thick	–	1.39	29.63	15.11	m <sup>2</sup>	<b>44.74</b>
one brick thick	–	2.36	50.31	30.22	m <sup>2</sup>	<b>80.53</b>
Chimney stacks						
one brick thick	–	2.73	58.20	30.22	m <sup>2</sup>	<b>88.42</b>
two brick thick	–	4.26	90.82	61.09	m <sup>2</sup>	<b>151.91</b>
three brick thick	–	5.37	114.48	91.96	m <sup>2</sup>	<b>206.44</b>
Projections						
225 mm width; 112 mm depth; vertical	–	0.32	6.82	3.15	m	<b>9.97</b>
225 mm width; 225 mm depth; vertical	–	0.65	13.86	6.30	m	<b>20.16</b>
337 mm width; 225 mm depth; vertical	–	0.97	20.68	9.45	m	<b>30.13</b>
440 mm width; 225 mm depth; vertical	–	1.06	22.60	12.60	m	<b>35.20</b>
Closing cavities						
with of 50 mm, closing with common brickwork half brick thick; vertical	–	0.32	6.82	0.77	m	<b>7.59</b>
with of 50 mm, closing with common brickwork half brick thick; horizontal	–	0.32	6.82	2.33	m	<b>9.15</b>
with of 50 mm, closing with common brickwork half brick thick; including damp proof course	–	0.43	9.17	1.73	m	<b>10.90</b>
with of 50 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	–	0.37	7.89	3.03	m	<b>10.92</b>
with of 75 mm, closing with common brickwork half brick thick; vertical	–	0.32	6.82	1.12	m	<b>7.95</b>
with of 75 mm, closing with common brickwork half brick thick; horizontal	–	0.32	6.82	3.42	m	<b>10.24</b>
with of 75 mm, closing with common brickwork half brick thick; including damp proof course; vertical	–	0.43	9.17	2.09	m	<b>11.26</b>
with of 50 mm, closing with common brickwork half brick thick; including damp proof course; horizontal	–	0.37	7.89	4.12	m	<b>12.01</b>
Bonding to existing						
half brick thick	–	0.32	6.82	0.83	m	<b>7.65</b>
one brick thick	–	0.46	9.81	1.66	m	<b>11.46</b>
one and a half brick thick	–	0.74	15.78	2.49	m	<b>18.26</b>
two brick thick	–	1.02	21.75	3.31	m	<b>25.06</b>
Arches						
height on face 102 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	–	1.80	29.95	8.75	m	<b>38.70</b>
height on face 102 mm, width of exposed soffit 215 mm, shape of arch—segmental, segmental, one ring	–	2.36	42.26	10.60	m	<b>52.86</b>
height on face 102 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	–	2.31	41.20	8.75	m	<b>49.94</b>
height on face 102 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, one ring	–	2.87	53.51	10.60	m	<b>64.11</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, two ring	–	2.31	41.20	10.34	m	<b>51.53</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, two ring	–	2.82	52.44	13.78	m	<b>66.23</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch semi-circular, two ring	–	3.10	58.60	10.34	m	<b>68.94</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, two ring	–	3.52	67.83	13.78	m	<b>81.62</b>
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of common bricks						
half brick thick	–	–	–	0.65	m <sup>2</sup>	<b>0.65</b>
one brick thick	–	–	–	1.29	m <sup>2</sup>	<b>1.29</b>
one and a half brick thick	–	–	–	1.94	m <sup>2</sup>	<b>1.94</b>
two brick thick	–	–	–	2.58	m <sup>2</sup>	<b>2.58</b>
<b>Class A engineering bricks; PC £299.00/1000; in cement mortar (1:3)</b>						
Walls						
half brick thick	–	1.16	24.73	21.02	m <sup>2</sup>	<b>45.75</b>
one brick thick	–	1.90	40.51	42.03	m <sup>2</sup>	<b>82.54</b>
one brick thick; building against other work	–	2.27	48.39	44.23	m <sup>2</sup>	<b>92.62</b>
one brick thick; curved; 6.00 m radii	–	2.54	54.15	42.03	m <sup>2</sup>	<b>96.18</b>
one and a half brick thick	–	2.54	54.15	63.05	m <sup>2</sup>	<b>117.20</b>
one and a half brick thick; building against other work	–	3.10	66.09	63.05	m <sup>2</sup>	<b>129.14</b>
two brick thick	–	3.19	68.01	84.06	m <sup>2</sup>	<b>152.07</b>
337 mm average thick; tapering, one side	–	3.28	69.93	63.05	m <sup>2</sup>	<b>132.97</b>
450 mm average thick; tapering, one side	–	4.26	90.82	84.06	m <sup>2</sup>	<b>174.88</b>
337 mm average thick; tapering, both sides	–	3.84	81.86	63.05	m <sup>2</sup>	<b>144.91</b>
450 mm average thick; tapering, both sides	–	4.86	103.61	84.80	m <sup>2</sup>	<b>188.41</b>
facework one side, half brick thick	–	1.30	27.71	21.02	m <sup>2</sup>	<b>48.73</b>
facework one side, one brick thick	–	2.04	43.49	42.03	m <sup>2</sup>	<b>85.52</b>
facework one side, one and a half brick thick	–	2.68	57.13	63.05	m <sup>2</sup>	<b>120.18</b>
facework one side, two brick thick	–	3.28	69.93	84.06	m <sup>2</sup>	<b>153.99</b>
facework both sides, half brick thick	–	1.39	29.63	21.02	m <sup>2</sup>	<b>50.65</b>
facework both sides, one brick thick	–	2.13	45.41	42.03	m <sup>2</sup>	<b>87.44</b>
facework both sides, one and a half brick thick	–	2.78	59.27	63.05	m <sup>2</sup>	<b>122.31</b>
facework both sides, two brick thick	–	3.42	72.91	84.06	m <sup>2</sup>	<b>156.97</b>
Isolated piers						
one brick thick	–	2.96	63.10	42.03	m <sup>2</sup>	<b>105.14</b>
two brick thick	–	4.67	99.56	84.80	m <sup>2</sup>	<b>184.36</b>
three brick thick	–	5.73	122.16	127.56	m <sup>2</sup>	<b>249.72</b>
Isolated casings						
half brick thick	–	1.48	31.55	21.02	m <sup>2</sup>	<b>52.57</b>
one brick thick	–	2.54	54.15	42.03	m <sup>2</sup>	<b>96.18</b>
Projections						
225 mm width; 112 mm depth; vertical	–	0.37	7.89	4.44	m	<b>12.33</b>
225 mm width; 225 mm depth; vertical	–	0.69	14.71	8.88	m	<b>23.59</b>
337 mm width; 225 mm depth; vertical	–	1.02	21.75	13.31	m	<b>35.06</b>
440 mm width; 225 mm depth; vertical	–	1.16	24.73	17.75	m	<b>42.48</b>
Bonding to existing						
half brick thick	–	0.37	7.89	1.16	m	<b>9.04</b>
one brick thick	–	0.56	11.94	2.31	m	<b>14.25</b>
one and a half brick thick	–	0.74	15.78	3.47	m	<b>19.24</b>
two brick thick	–	1.11	23.66	4.62	m	<b>28.29</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of bricks						
half brick thick	–	–	–	0.65	m <sup>2</sup>	<b>0.65</b>
one brick thick	–	–	–	1.29	m <sup>2</sup>	<b>1.29</b>
one and a half brick thick	–	–	–	1.94	m <sup>2</sup>	<b>1.94</b>
two brick thick	–	–	–	2.58	m <sup>2</sup>	<b>2.58</b>
<b>Class B engineering bricks; PC £213.00/1000; in cement mortar (1:3)</b>						
Walls						
half brick thick	–	1.16	24.73	15.61	m <sup>2</sup>	<b>40.34</b>
one brick thick	–	1.90	40.51	31.22	m <sup>2</sup>	<b>71.73</b>
one brick thick; building against other work	–	2.27	48.39	33.42	m <sup>2</sup>	<b>81.81</b>
one brick thick; curved; 6.00 m radii	–	2.54	54.15	31.22	m <sup>2</sup>	<b>85.37</b>
one and a half brick thick	–	2.54	54.15	46.83	m <sup>2</sup>	<b>100.98</b>
one and a half brick thick; building against other work	–	3.10	66.09	46.83	m <sup>2</sup>	<b>112.92</b>
two brick thick	–	3.27	69.71	62.44	m <sup>2</sup>	<b>132.15</b>
337 mm average thick; tapering, one side	–	3.28	69.93	46.83	m <sup>2</sup>	<b>116.76</b>
450 mm average thick; tapering, one side	–	4.26	90.82	62.44	m <sup>2</sup>	<b>153.26</b>
337 mm average thick; tapering, both sides	–	3.84	81.86	46.83	m <sup>2</sup>	<b>128.70</b>
450 mm average thick; tapering, both sides	–	4.86	103.61	63.18	m <sup>2</sup>	<b>166.78</b>
facework one side, half brick thick	–	1.30	27.71	15.61	m <sup>2</sup>	<b>43.32</b>
facework one side, one brick thick	–	2.04	43.49	31.22	m <sup>2</sup>	<b>74.71</b>
facework one side, one and a half brick thick	–	2.68	57.13	46.83	m <sup>2</sup>	<b>103.97</b>
facework one side, two brick thick	–	3.28	69.93	62.44	m <sup>2</sup>	<b>132.37</b>
facework both sides, half brick thick	–	1.39	29.63	15.61	m <sup>2</sup>	<b>45.24</b>
facework both sides, one brick thick	–	2.13	45.41	31.22	m <sup>2</sup>	<b>76.63</b>
facework both sides, one and a half brick thick	–	2.78	59.27	46.83	m <sup>2</sup>	<b>106.10</b>
facework both sides, two brick thick	–	3.42	72.91	62.44	m <sup>2</sup>	<b>135.35</b>
Isolated piers						
one brick thick	–	2.96	63.10	31.22	m <sup>2</sup>	<b>94.32</b>
two brick thick	–	4.67	99.56	63.18	m <sup>2</sup>	<b>162.73</b>
three brick thick	–	5.74	122.37	95.13	m <sup>2</sup>	<b>217.50</b>
Isolated casings						
half brick thick	–	1.48	31.55	15.61	m <sup>2</sup>	<b>47.16</b>
one brick thick	–	2.54	54.15	31.22	m <sup>2</sup>	<b>85.37</b>
Projections						
225 mm width; 112 mm depth; vertical	–	0.37	7.89	3.24	m	<b>11.12</b>
225 mm width; 225 mm depth; vertical	–	0.69	14.71	6.47	m	<b>21.18</b>
337 mm width; 225 mm depth; vertical	–	1.02	21.75	9.71	m	<b>31.46</b>
440 mm width; 225 mm depth; vertical	–	1.16	24.73	12.95	m	<b>37.68</b>
Bonding to existing						
half brick thick	–	0.37	7.89	0.86	m	<b>8.74</b>
one brick thick	–	0.56	11.94	1.71	m	<b>13.65</b>
one and a half brick thick	–	0.74	15.78	2.57	m	<b>18.34</b>
two brick thick	–	1.11	23.66	3.42	m	<b>27.08</b>
ADD or DEDUCT to walls for variation of £10.00/1000 in PC of bricks						
half brick thick	–	–	–	0.65	m <sup>2</sup>	<b>0.65</b>
one brick thick	–	–	–	1.29	m <sup>2</sup>	<b>1.29</b>
one and a half brick thick	–	–	–	1.94	m <sup>2</sup>	<b>1.94</b>
two brick thick	–	–	–	2.58	m <sup>2</sup>	<b>2.58</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Facing bricks; sand faced; PC £155.00/1000 (unless otherwise stated); in gauged mortar (1:1:6)</b>						
<b>Walls</b>						
facework one side, half brick thick; stretcher bond	–	1.39	29.63	11.32	m <sup>2</sup>	<b>40.95</b>
facework one side, half brick thick; flemish bond with snapped headers	–	1.62	34.54	11.32	m <sup>2</sup>	<b>45.86</b>
facework one side, half brick thick; stretcher bond; building against other work; concrete	–	1.48	31.55	12.63	m <sup>2</sup>	<b>44.19</b>
facework one side, half brick thick; flemish bond with snapped headers; building against other work; concrete	–	1.71	36.46	12.63	m <sup>2</sup>	<b>49.09</b>
facework one side, half brick thick; stretcher bond; building overhand	–	1.71	36.46	11.32	m <sup>2</sup>	<b>47.78</b>
facework one side, half brick thick; flemish bond with snapped headers; building overhand	–	1.90	40.51	11.32	m <sup>2</sup>	<b>51.83</b>
facework one side, half brick thick; stretcher bond; curved; 6.00 m radii	–	2.04	43.49	11.32	m <sup>2</sup>	<b>54.81</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m	–	2.27	48.39	11.32	m <sup>2</sup>	<b>59.72</b>
facework one side, half brick thick; stretcher bond; curved; 1.50 m radii	–	2.54	54.15	11.32	m <sup>2</sup>	<b>65.47</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 1.50 m radii	–	2.96	63.10	11.32	m <sup>2</sup>	<b>74.43</b>
facework both sides, one brick thick; two stretcher skins tied together	–	2.41	51.38	24.09	m <sup>2</sup>	<b>75.47</b>
facework both sides, one brick thick; flemish bond	–	2.45	52.23	22.64	m <sup>2</sup>	<b>74.87</b>
facework both sides, one brick thick; two stretcher skins tied together; curved; 6.00 m radii	–	3.28	69.93	25.65	m <sup>2</sup>	<b>95.57</b>
facework both sides, one brick thick; flemish bond; curved; 6.00 m radii	–	3.42	72.91	24.20	m <sup>2</sup>	<b>97.11</b>
facework both sides, one brick thick; two stretcher skins tied together; curved; 1.50 m radii	–	4.12	87.83	27.86	m <sup>2</sup>	<b>115.70</b>
facework both sides, one brick thick; flemish bond; curved; 1.50 m radii	–	4.26	90.82	26.42	m <sup>2</sup>	<b>117.23</b>
<b>Isolated piers</b>						
facework both sides, one brick thick; two stretcher skins tied together	–	2.82	60.12	24.92	m <sup>2</sup>	<b>85.03</b>
facework both sides, one brick thick; flemish bond	–	2.87	61.18	24.92	m <sup>2</sup>	<b>86.10</b>
<b>Isolated casings</b>						
isolated casings; facework one side, half brick thick; stretcher bond	–	2.13	45.41	11.32	m <sup>2</sup>	<b>56.73</b>
isolated casings; facework one side, half brick thick; flemish bond with snapped headers	–	2.36	50.31	11.32	m <sup>2</sup>	<b>61.63</b>
<b>Projections</b>						
225 mm width; 112 mm depth; stretcher bond; vertical	–	0.32	6.82	2.31	m	<b>9.13</b>
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.42	8.95	2.31	m	<b>11.26</b>
225 mm width; 225 mm depth; flemish bond; vertical	–	0.69	14.71	4.62	m	<b>19.33</b>
328 mm width; 112 mm depth; stretcher bond; vertical	–	0.65	13.86	3.47	m	<b>17.32</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	0.74	15.78	3.47	m	<b>19.24</b>
328 mm width; 225 mm depth; flemish bond; vertical	–	1.30	27.71	6.89	m	<b>34.61</b>
440 mm width; 112 mm depth; stretcher bond; vertical	–	0.97	20.68	4.62	m	<b>25.30</b>
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	–	1.02	21.75	4.62	m	<b>26.36</b>
440 mm width; 225 mm depth; flemish bond; vertical	–	1.85	39.44	9.23	m	<b>48.67</b>
<b>Arches</b>						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—flat	–	1.06	19.23	4.14	m	<b>23.37</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—flat	–	1.57	30.48	6.57	m	<b>37.04</b>
height one face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	–	2.06	34.46	9.50	m	<b>43.96</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, one ring	–	2.45	43.34	11.84	m	<b>55.18</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	–	3.10	57.66	9.50	m	<b>67.16</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, one ring	–	4.16	81.10	11.84	m	<b>92.94</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, two ring	–	2.50	44.40	9.50	m	<b>53.90</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, two ring	–	3.24	60.74	11.84	m	<b>72.58</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, two ring	–	4.16	81.10	9.50	m	<b>90.60</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, two ring	–	5.73	115.79	11.84	m	<b>127.63</b>
<b>Arches; cut voussoirs; PC £213.00/100</b>						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	–	2.08	35.17	36.47	m	<b>71.64</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, one ring	–	2.59	46.42	65.78	m	<b>112.20</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	–	2.12	38.46	36.47	m	<b>74.92</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, one ring	–	3.20	57.46	65.78	m	<b>123.23</b>
height on face 320 mm, width of exposed soffit 102 mm, shape of arch—segmental, one and a half ring	–	2.78	50.56	65.65	m	<b>116.21</b>
height on face 320 mm, width of exposed soffit 215 mm, shape of arch—segmental, one and a half ring	–	3.61	68.91	131.49	m	<b>200.40</b>
<b>Arches; bullnosed specials; PC £1342.00/1000</b>						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—flat	–	1.11	20.29	21.30	m	<b>41.60</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—flat	–	1.62	31.54	41.32	m	<b>72.86</b>
<b>Bullseye windows; 600 mm diameter</b>						
height on face 215 mm, width of exposed soffit 102 mm, two rings	–	5.32	106.68	7.63	nr	<b>114.31</b>
height on face 215 mm, width of exposed soffit 215 mm, two rings	–	7.55	154.87	12.82	nr	<b>167.69</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Bullseye windows; 600 mm diameter; cut voussoirs; PC £213.00/100						
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	4.49	88.33	79.52	nr	<b>167.85</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	6.15	125.03	156.60	nr	<b>281.62</b>
Bullseye windows; 1200 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	–	8.38	173.22	19.57	nr	<b>192.79</b>
height on face 215 mm, width of exposed soffit 215 mm, two rings	–	11.93	252.65	30.53	nr	<b>283.18</b>
Bullseye windows; 1200 mm diameter; cut voussoirs; PC £213.00/1000						
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	7.03	144.44	142.22	nr	<b>286.66</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	9.99	209.79	274.51	nr	<b>484.30</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in 102 mm high arches with 215 mm soffit	–	–	–	0.29	m	<b>0.29</b>
Facework sills						
150 mm×102 mm; headers on edge; pointing top and one side; set weathering; horizontal	–	0.60	12.79	2.31	m	<b>15.10</b>
150 mm×102 mm; cant headers on edge; PC £1342.00/1000; pointing top and one side; set weathering; horizontal	–	0.65	13.86	19.47	m	<b>33.33</b>
150 mm×102 mm; bullnosed specials; PC £1342.00/1000; headers on flat; pointing top and one side; horizontal	–	0.56	11.94	19.47	m	<b>31.41</b>
Facework copings						
215 mm×102 mm; headers on edge; pointing top and both sides; horizontal	–	0.46	9.81	2.41	m	<b>12.21</b>
260 mm×102 mm; headers on edge; pointing top and both sides; horizontal	–	0.74	15.78	3.53	m	<b>19.31</b>
215 mm×102 mm; double bullnose specials; PC £1415.00/1000; headers on edge; pointing top and both sides; horizontal	–	0.56	11.94	20.61	m	<b>32.55</b>
260 mm×102 mm; single bullnose specials; PC £1342.00/1000; headers on edge; pointing top and both sides; horizontal	–	0.74	15.78	38.90	m	<b>54.67</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in copings 215 mm wide, 102 mm high	–	–	–	0.14	m	<b>0.14</b>
Extra over facing bricks for; facework and ornamental bands and the like, plain bands; PC £165/1000						
flush; horizontal; 225 mm width; entirely of stretchers	–	0.23	4.90	0.29	m	<b>5.19</b>
Extra over facing bricks for; facework quoins; PC £165.00/1000						
flush; mean girth 320 mm	–	0.32	6.82	0.29	m	<b>7.11</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Bonding to existing facework one side, half brick thick; stretcher bond	–	0.56	11.94	0.62	m	12.56
facework one side, half brick thick, flemish bond with snapped headers	–	0.56	11.94	0.62	m	12.56
facework both sides, one brick thick; two stretcher skins tied together	–	0.74	15.78	1.24	m	17.01
facework both sides, one brick thick; flemish bond	–	0.74	15.78	1.24	m	17.01
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks; in walls built entirely of facings; in stretcher or flemish bond						
half brick thick	–	–	–	0.65	m <sup>2</sup>	0.65
one brick thick	–	–	–	1.29	m <sup>2</sup>	1.29
<b>Facing bricks; white sandlime; PC £180.00/1000 in gauged mortar (1:1:6)</b>						
Walls						
facework one side, half brick thick; stretcher bond	–	1.39	29.63	13.58	m <sup>2</sup>	43.21
facework both sides, one brick thick; flemish bond	–	2.25	47.97	27.16	m <sup>2</sup>	75.13
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks; in walls built entirely of facings; in stretcher or flemish bond						
half brick thick	–	–	–	0.65	m <sup>2</sup>	0.65
one brick thick	–	–	–	1.29	m <sup>2</sup>	1.29
<b>Facing bricks; machine made facings; PC £330.00/1000(unless otherwise stated); in gauged mortar(1:1:6)</b>						
Walls						
facework one side, half brick thick; stretcher bond	–	1.39	29.63	23.25	m <sup>2</sup>	52.89
facework one side, half brick thick, flemish bond with snapped headers	–	1.62	34.54	23.25	m <sup>2</sup>	57.79
facework one side, half brick thick; stretcher bond; building against other work; concrete	–	1.48	31.55	24.57	m <sup>2</sup>	56.12
facework one side, half brick thick; flemish bond with snapped headers; building against other work; concrete	–	1.71	36.46	24.57	m <sup>2</sup>	61.02
facework one side, half brick thick, stretcher bond; building overhand	–	1.71	36.46	23.25	m <sup>2</sup>	59.71
facework one side, half brick thick; flemish bond with snapped headers; building overhand	–	1.90	40.51	23.25	m <sup>2</sup>	63.76
facework one side, half brick thick; stretcher bond; curved; 6.00 m radii	–	2.04	43.49	23.25	m <sup>2</sup>	66.74
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m radii	–	2.27	48.39	23.25	m <sup>2</sup>	71.65
facework one side, half brick thick; stretcher bond; curved; 1.50 m radii	–	2.54	54.15	26.80	m <sup>2</sup>	80.95
facework one side; half brick thick; stretcher bond; curved; 1.50 m radii	–	2.96	63.10	26.80	m <sup>2</sup>	89.91
facework both sides, one brick thick; two stretcher skins tied together	–	2.41	51.38	47.95	m <sup>2</sup>	99.33
facework both sides, one brick thick; flemish bond	–	3.28	69.93	46.51	m <sup>2</sup>	116.43

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
facework both sides, one brick thick; two stretcher skins tied together; curved; 6.00 m radii	—	3.42	72.91	51.50	m <sup>2</sup>	<b>124.41</b>
facework both sides, one brick thick; flemish bond; curved; 6.00 m radii	—	3.42	72.91	50.06	m <sup>2</sup>	<b>122.97</b>
facework both sides, one brick thick; two stretcher skins tied together; curved; 1.50 m radii	—	4.12	87.83	55.71	m <sup>2</sup>	<b>143.54</b>
facework both sides, one brick thick; flemish bond; curved; 1.50 m radii	—	2.26	48.18	54.26	m <sup>2</sup>	<b>102.44</b>
<b>Isolated piers</b>						
facework both sides, one brick thick; two stretcher skins tied together	—	2.82	60.12	48.78	m <sup>2</sup>	<b>108.90</b>
facework both sides, one brick thick; flemish bond	—	2.87	61.18	48.78	m <sup>2</sup>	<b>109.97</b>
<b>Isolated casings</b>						
facework one side, half brick thick; stretcher bond	—	2.13	45.41	23.25	m <sup>2</sup>	<b>68.66</b>
facework one side, half brick thick; flemish bond with snapped headers	—	2.36	50.31	23.25	m <sup>2</sup>	<b>73.57</b>
<b>Projections</b>						
225 mm width; 112 mm depth; stretcher bond; vertical	—	0.32	6.82	4.96	m	<b>11.78</b>
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	—	0.42	8.95	4.96	m	<b>13.91</b>
225 mm width; 225 mm depth; flemish bond; vertical	—	0.69	14.71	9.92	m	<b>24.63</b>
328 mm width; 112 mm depth; stretcher bond; vertical	—	0.65	13.86	7.44	m	<b>21.30</b>
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	—	0.74	15.78	7.44	m	<b>23.22</b>
328 mm width; 225 mm depth; flemish bond; vertical	—	1.30	27.71	14.85	m	<b>42.56</b>
440 mm width; 112 mm depth; stretcher bond; vertical	—	0.97	20.68	9.92	m	<b>30.60</b>
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	—	1.02	21.75	9.92	m	<b>31.66</b>
440 mm width; 225 mm depth; flemish bond; vertical	—	1.85	39.44	19.84	m	<b>59.28</b>
<b>Arches</b>						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—flat	—	1.06	19.23	6.79	m	<b>26.02</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—flat	—	1.57	30.48	11.94	m	<b>42.41</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	—	2.04	34.22	12.15	m	<b>46.37</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, one ring	—	2.45	43.34	17.14	m	<b>60.48</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	—	3.10	57.66	12.15	m	<b>69.81</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, one ring	—	4.16	81.10	17.14	m	<b>98.25</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, two ring	—	2.50	44.40	12.15	m	<b>56.55</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, two ring	—	3.24	60.74	17.14	m	<b>77.88</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, two ring	—	4.16	81.10	12.15	m	<b>93.25</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, two ring	—	5.74	115.91	17.14	m	<b>133.05</b>
Arches; cut voussoirs; PC £2570.00/1000						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	—	2.08	35.17	44.25	m	<b>79.42</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, one ring	—	2.49	45.22	81.35	m	<b>126.58</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	—	2.36	41.33	44.25	m	<b>85.58</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, one ring	—	2.96	54.59	81.35	m	<b>135.94</b>
height on face 320 mm, width of exposed soffit 102 mm, shape of arch—segmental, one and a half ring	—	2.78	50.56	81.22	m	<b>131.78</b>
height on face 320 mm, width of exposed soffit 215 mm, shape of arch—segmental, one and a half ring	—	3.61	68.91	162.64	m	<b>231.55</b>
Arches; bullnosed specials; PC £1186.00/1000						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—flat	—	1.11	20.29	19.06	m	<b>39.36</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—flat	—	1.62	31.54	36.78	m	<b>68.32</b>
Bullseye windows; 600 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	—	5.32	106.68	13.20	nr	<b>119.88</b>
height on face 215 mm, width of exposed soffit 215 mm, two rings	—	7.55	154.87	23.96	nr	<b>178.83</b>
Bullseye windows; 600 mm diameter; cut voussoirs; PC £2570.00/1000						
height on face 215 mm, width of exposed soffit 102 mm, one ring	—	4.49	88.33	99.97	nr	<b>188.29</b>
height on face 215 mm, width of exposed soffit, 215 mm, one ring	—	6.15	125.03	197.48	nr	<b>322.51</b>
Bullseye windows; 1200 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two rings	—	8.28	172.03	30.71	nr	<b>202.73</b>
height on face 215 mm, width of exposed soffit 215 mm, two rings	—	11.93	252.65	52.81	nr	<b>305.46</b>
Bullseye windows; 1200 mm diameter; cut voussoirs; PC £2570.00/1000						
height on face 215 mm, width of exposed soffit 102 mm, one ring	—	7.03	144.44	177.26	nr	<b>321.71</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	—	9.99	209.79	344.61	nr	<b>554.40</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in 102 mm high arches with 215 mm soffit	—	—	—	0.29	m	<b>0.29</b>
Facework sills						
150 mm×102 mm; headers on edge; pointing top and one side; set weathering; horizontal	—	0.60	12.79	4.96	m	<b>17.75</b>
150 mm×102 mm; cant headers on edge; PC £1186.00/1000; pointing top and one side	—	0.65	13.86	17.23	m	<b>31.09</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
150 mm×102 mm; bullnosed specials; PC £1186.00/1000; headers on flat; pointing top and one side; horizontal	–	0.56	11.94	17.23	m	<b>29.17</b>
Facework copings						
215 mm×102 mm; headers on edge; pointing top and both sides; horizontal	–	0.46	9.81	5.06	m	<b>14.86</b>
260 mm×102 mm; headers on edge; pointing top and both sides; horizontal	–	0.74	15.78	7.51	m	<b>23.28</b>
215 mm×102 mm; double bullnose specials; PC £1186.00/1000; headers on edge; pointing top and both sides; horizontal	–	0.56	11.94	17.33	m	<b>29.27</b>
260 mm×102 mm; single bullnose specials; PC £1342.00/1000; headers on edge; pointing top and both sides; horizontal	–	0.74	15.78	42.26	m	<b>58.04</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in copings 215 mm wide, 102 mm high	–	–	–	0.14	m	<b>0.14</b>
Extra over facing bricks for; facework ornamental bands and the like, plain bands; PC £360.00/1000						
flush; horizontal; 225 mm width; entirely of stretchers	–	0.23	4.90	0.44	m	<b>5.34</b>
Extra over facing bricks for; facework quoins; PC £360.00/1000						
flush; mean girth 320 mm	–	0.32	6.82	0.43	m	<b>7.25</b>
Bonding to existing						
facework one side, half brick thick; stretcher bond	–	0.56	11.94	1.28	m	<b>13.22</b>
facework one side, half brick thick; flemish bond with snapped headers	–	0.56	11.94	1.28	m	<b>13.22</b>
facework both sides, one brick thick; two stretcher skins tied together	–	0.74	15.78	2.56	m	<b>18.34</b>
facework both sides, one brick thick; flemish bond	–	0.74	15.78	2.56	m	<b>18.34</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	–	–	–	0.65	m <sup>2</sup>	<b>0.65</b>
one brick thick	–	–	–	1.29	m <sup>2</sup>	<b>1.29</b>
<b>Facing bricks; hand made; PC £540.00/1000 (unless otherwise stated); in gauged mortar(1:1:6)</b>						
Walls						
facework one side, half brick thick; stretcher bond	–	1.39	29.63	36.80	m <sup>2</sup>	<b>66.43</b>
facework one side, half brick thick; flemish bond with snapped headers	–	1.62	34.54	36.80	m <sup>2</sup>	<b>71.34</b>
facework one side, half brick thick; stretcher bond; building against other work; concrete	–	1.48	31.55	38.11	m <sup>2</sup>	<b>69.66</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
facework one side, half brick thick; flemish bond with snapped headers; building against other work; concrete	-	1.71	36.46	38.11	m <sup>2</sup>	<b>74.57</b>
facework one side, half brick thick; stretcher bond; building overhand	-	1.71	36.46	36.80	m <sup>2</sup>	<b>73.25</b>
facework one side, half brick thick; flemish bond with snapped headers; building overhand	-	1.90	40.51	36.80	m <sup>2</sup>	<b>77.30</b>
facework one side, half brick thick; stretcher bond; curved; 6.00 m radii	-	2.04	43.49	36.80	m <sup>2</sup>	<b>80.29</b>
facework one side, half brick thick; flemish bond with snapped headers; curved; 6.00 m radii	-	2.27	48.39	41.15	m <sup>2</sup>	<b>89.55</b>
facework one side; half brick thick; stretcher bond; curved; 1.50 m radii	-	2.54	54.15	36.80	m <sup>2</sup>	<b>90.95</b>
facework one side; half brick thick; flemish bond with snapped headers; curved; 1.50 m radii	-	2.96	63.10	44.06	m <sup>2</sup>	<b>107.16</b>
facework both sides, one brick thick; two stretcher skins tied together	-	2.41	51.38	75.04	m <sup>2</sup>	<b>126.42</b>
facework both sides; one brick thick; flemish bond	-	2.45	52.23	73.60	m <sup>2</sup>	<b>125.83</b>
facework both sides; one brick thick; two stretcher skins tied together; curved; 6.00 m radii	-	3.28	69.93	80.85	m <sup>2</sup>	<b>150.77</b>
facework both sides; one brick thick; flemish bond; curved; 6.00 m radii	-	3.42	72.91	79.40	m <sup>2</sup>	<b>152.31</b>
facework both sides; one brick thick; two stretcher skins tied together; curved; 1.50 m radii	-	4.12	87.83	87.31	m <sup>2</sup>	<b>175.14</b>
facework both sides; one brick thick; flemish bond; curved; 1.50 m radii	-	4.26	90.82	85.86	m <sup>2</sup>	<b>176.68</b>
Isolated piers						
facework both sides, one brick thick; two stretcher skins tied together	-	2.82	60.12	75.87	m <sup>2</sup>	<b>135.99</b>
facework both sides, one brick thick; flemish bond	-	2.87	61.18	75.87	m <sup>2</sup>	<b>137.06</b>
Isolated casings						
facework one side, half brick thick; stretcher bond	-	2.13	45.41	36.80	m <sup>2</sup>	<b>82.21</b>
facework one side, half brick thick; flemish bond with snapped headers	-	2.36	50.31	36.80	m <sup>2</sup>	<b>87.11</b>
Projections						
225 mm width; 112 mm depth; stretcher bond; vertical	-	0.32	6.82	7.97	m	<b>14.79</b>
225 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	0.42	8.95	7.97	m	<b>16.92</b>
225 mm width; 225 mm depth; flemish bond; vertical	-	0.69	14.71	15.94	m	<b>30.65</b>
328 mm width; 112 mm depth; stretcher bond; vertical	-	0.65	13.86	11.96	m	<b>25.82</b>
328 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	0.74	15.78	11.96	m	<b>27.74</b>
328 mm width; 225 mm depth; flemish bond; vertical	-	1.30	27.71	23.88	m	<b>51.59</b>
440 mm width; 112 mm depth; stretcher bond; vertical	-	0.97	20.68	15.94	m	<b>36.62</b>
440 mm width; 112 mm depth; flemish bond with snapped headers; vertical	-	1.02	21.75	15.94	m	<b>37.68</b>
440 mm width; 225 mm depth; flemish bond; vertical	-	1.85	39.44	31.88	m	<b>71.32</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Arches						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—flat	–	1.06	19.23	9.80	m	<b>29.03</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—flat	–	1.57	30.48	18.03	m	<b>48.51</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	–	2.04	34.22	15.16	m	<b>49.38</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, one ring	–	2.45	43.34	23.16	m	<b>66.50</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	–	2.50	44.40	15.16	m	<b>59.56</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, one ring	–	3.24	60.74	23.16	m	<b>83.90</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, two ring	–	2.50	44.40	15.16	m	<b>59.56</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, two ring	–	3.24	60.74	23.16	m	<b>83.90</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, two ring	–	4.16	81.10	15.16	m	<b>96.26</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, two ring	–	5.74	115.91	23.16	m	<b>139.07</b>
Arches; cut voussoirs; PC £2520.00/1000						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—segmental, one ring	–	2.08	35.17	43.54	m	<b>78.71</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—segmental, one ring	–	2.59	46.42	79.92	m	<b>126.34</b>
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—semi-circular, one ring	–	2.36	41.33	43.54	m	<b>84.86</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—semi-circular, one ring	–	2.96	54.59	79.92	m	<b>134.51</b>
height on face 320 mm, width of exposed soffit 102 mm, shape of arch—segmental, one and a half ring	–	2.78	50.56	79.79	m	<b>130.35</b>
height on face 320 mm, width of exposed soffit 215 mm, shape of arch—segmental, one and a half ring	–	3.61	68.91	159.78	m	<b>228.69</b>
Arches; bullnosed specials; PC £1160.00/1000						
height on face 215 mm, width of exposed soffit 102 mm, shape of arch—flat	–	1.11	20.29	18.69	m	<b>38.98</b>
height on face 215 mm, width of exposed soffit 215 mm, shape of arch—flat	–	1.62	31.54	36.03	m	<b>67.57</b>
Bullseye windows; 600 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two ring	–	5.32	106.68	19.52	nr	<b>126.20</b>
height on face 215 mm, width of exposed soffit 215 mm, two ring	–	7.45	153.68	48.41	nr	<b>202.09</b>
Bullseye windows; 1200 mm diameter						
height on face 215 mm, width of exposed soffit 102 mm, two ring	–	8.28	172.03	43.35	nr	<b>215.38</b>
height on face 215 mm, width of exposed soffit 215 mm, two ring	–	11.93	252.65	78.09	nr	<b>330.74</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Bullseye windows; 600 mm diameter; cut voussoirs; PC £2520.00/1000						
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	4.49	88.33	98.08	nr	<b>186.41</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	6.15	125.03	193.72	nr	<b>318.75</b>
Bullseye windows; 1200 mm diameter; cut voussoirs; PC £2520.00/1000						
height on face 215 mm, width of exposed soffit 102 mm, one ring	–	7.03	144.44	174.04	nr	<b>318.48</b>
height on face 215 mm, width of exposed soffit 215 mm, one ring	–	9.99	209.79	338.16	nr	<b>547.95</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in 102 high arches with 215 mm soffit	–	–	–	0.29	m	<b>0.29</b>
Facework sills						
150 mm×102 mm; headers on edge; pointing top and one side; set weathering; horizontal	–	0.60	12.79	7.97	m	<b>20.76</b>
150 mm×102 mm; cant headers on edge; PC £1160.00/1000; pointing top and one side; set weathering; horizontal	–	0.65	13.86	16.86	m	<b>30.71</b>
150 mm×102 mm; bullnosed specials; PC £1160.00/1000; headers on flat; pointing top and one side; horizontal	–	0.56	11.94	16.86	m	<b>28.79</b>
Facework copings						
215 mm×102 mm; headers on edge; pointing top and both sides; horizontal	–	0.46	9.81	8.07	m	<b>17.87</b>
260 mm×102 mm; headers on edge; pointing top and both sides; horizontal	–	0.74	15.78	12.02	m	<b>27.80</b>
215 mm×102 mm; double bullnose specials; PC £1160.00/1000; headers on edge; pointing top and both sides	–	0.56	11.94	16.95	m	<b>28.89</b>
260 mm×102 mm; single bullnose specials; PC £1160.00/1000; headers on edge; pointing top and both sides	–	0.74	15.78	33.67	m	<b>49.44</b>
ADD or DEDUCT for variation of £10.00/1000 in PC of facing bricks in copings 215 mm wide, 102 mm high	–	–	–	0.14	m	<b>0.14</b>
Extra over facing bricks for; facework ornamental bands and the like, plain bands; PC £580.00/1000						
flush; horizontal; 225 mm width; entirely of stretchers	–	0.23	4.90	0.57	m	<b>5.48</b>
Extra over facing bricks for; facework quoins; PC £580.00/1000						
flush; mean girth 320 mm	–	0.32	6.82	0.57	m	<b>7.40</b>
Bonding ends to existing						
facework one side, half brick thick; stretcher bond	–	0.56	11.94	2.03	m	<b>13.97</b>
facework one side, half brick thick; flemish bond with snapped headers	–	0.56	11.94	2.03	m	<b>13.97</b>
facework both sides, one brick thick; two stretcher skins tied together	–	0.74	15.78	4.07	m	<b>19.84</b>
facework both sides, one brick thick; flemish bond	–	0.74	15.78	4.07	m	<b>19.84</b>

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	–	–	–	0.65	m <sup>2</sup>	<b>0.65</b>
one brick thick	–	–	–	1.29	m <sup>2</sup>	<b>1.29</b>
<b>Facing bricks slips 50 mm thick; PC £1050.00/100; in gauged mortar(1:1:6) built up against concrete including flushing up at back(ties not included)</b>						
Walls	–	2.13	45.41	69.65	m <sup>2</sup>	<b>115.06</b>
Edges of suspended slabs; 200 mm wide	–	0.65	13.86	13.93	m	<b>27.79</b>
Columns; 400 mm wide	–	1.30	27.71	27.86	m	<b>55.57</b>
<b>Engineering bricks; PC £353.00/1000; and specials at PC £1186.00/100; in cement mortar(1:3)</b>						
Facework steps						
215 mm×102 mm; all headers-on-edge; edges set with bullnosed specials; pointing top and one side; set weathering; horizontal	–	0.60	12.79	17.26	m	<b>30.05</b>
returned ends pointed	–	0.14	2.98	10.32	nr	<b>13.30</b>
430 mm×102 mm; all headers-on-edge; edges set with bullnosed specials; pointing top and one side; set weathering; horizontal	–	0.83	17.69	21.69	m	<b>39.39</b>
returned ends pointed	–	0.23	4.90	11.49	nr	<b>16.40</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	7.20	0.56	11.94	9.34	m <sup>2</sup>	<b>21.28</b>
115 mm thick	8.28	0.56	11.94	10.73	m <sup>2</sup>	<b>22.67</b>
125 mm thick	9.01	0.56	11.94	11.68	m <sup>2</sup>	<b>23.62</b>
130 mm thick	9.37	0.56	11.94	12.14	m <sup>2</sup>	<b>24.07</b>
140 mm thick	10.09	0.60	12.79	13.08	m <sup>2</sup>	<b>25.87</b>
150 mm thick	10.80	0.60	12.79	14.00	m <sup>2</sup>	<b>26.80</b>
190 mm thick	13.69	0.65	13.86	17.74	m <sup>2</sup>	<b>31.59</b>
200 mm thick	14.41	0.65	13.86	18.68	m <sup>2</sup>	<b>32.53</b>
215 mm thick	15.49	0.65	13.86	20.07	m <sup>2</sup>	<b>33.93</b>
Isolated piers or chimney stacks						
190 mm thick	–	0.97	20.68	17.74	m <sup>2</sup>	<b>38.42</b>
215 mm thick	–	0.97	20.68	20.07	m <sup>2</sup>	<b>40.75</b>
Isolated casings						
100 mm thick	–	0.60	12.79	9.34	m <sup>2</sup>	<b>22.13</b>
115 mm thick	–	0.60	12.79	10.73	m <sup>2</sup>	<b>23.52</b>
125 mm thick	–	0.60	12.79	11.68	m <sup>2</sup>	<b>24.47</b>
140 mm thick	–	0.65	13.86	13.08	m <sup>2</sup>	<b>26.93</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>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Closing cavities						
width of cavity 50 mm, closing with lightweight blockwork 100 mm; thick	–	0.27	5.76	0.52	m	<b>6.28</b>
width of cavity 50 mm, closing with lightweight blockwork 100 mm; thick; including damp proof course; vertical	–	0.32	6.82	1.49	m	<b>8.31</b>
width of cavity 75 mm, closing with lightweight blockwork 100 mm; thick	–	0.27	5.76	0.75	m	<b>6.51</b>
width of cavity 75 mm, closing with lightweight blockwork 100 mm; thick; including damp proof course; vertical	–	0.32	6.82	1.72	m	<b>8.54</b>
Bonding ends to common brickwork						
100 mm thick	–	0.14	2.98	1.07	m	<b>4.06</b>
115 mm thick	–	0.14	2.98	1.23	m	<b>4.22</b>
125 mm thick	–	0.28	5.97	1.35	m	<b>7.32</b>
130 mm thick	–	0.28	5.97	1.40	m	<b>7.37</b>
140 mm thick	–	0.28	5.97	1.51	m	<b>7.48</b>
150 mm thick	–	0.28	5.97	1.61	m	<b>7.58</b>
190 mm thick	–	0.32	6.82	2.04	m	<b>8.86</b>
200 mm thick	–	0.32	6.82	2.15	m	<b>8.97</b>
215 mm thick	–	0.37	7.89	2.32	m	<b>10.21</b>
<b>Lightweight aerated concrete blocks; Thermalite “Shield 2000” blocks or other equal and approved; in gauged mortar (1:2:9)</b>						
Walls						
75 mm thick	5.22	0.46	9.81	6.77	m <sup>2</sup>	<b>16.58</b>
90 mm thick	6.26	0.46	9.81	8.12	m <sup>2</sup>	<b>17.93</b>
100 mm thick	7.07	0.56	11.94	8.38	m <sup>2</sup>	<b>20.32</b>
140 mm thick	9.91	0.60	12.79	11.74	m <sup>2</sup>	<b>24.53</b>
150 mm thick	10.60	0.60	12.79	12.56	m <sup>2</sup>	<b>25.36</b>
190 mm thick	13.44	0.60	12.79	15.92	m <sup>2</sup>	<b>28.71</b>
200 mm thick	14.15	0.65	13.86	16.76	m <sup>2</sup>	<b>30.62</b>
Isolated piers or chimney stacks						
190 mm thick	–	0.97	20.68	15.92	m <sup>2</sup>	<b>36.60</b>
Isolated casings						
75 mm thick	–	0.60	12.79	6.77	m <sup>2</sup>	<b>19.56</b>
90 mm thick	–	0.60	12.79	8.12	m <sup>2</sup>	<b>20.91</b>
100 mm thick	–	0.60	12.79	8.38	m <sup>2</sup>	<b>21.17</b>
140 mm thick	–	0.65	13.86	11.74	m <sup>2</sup>	<b>25.59</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	–	0.27	5.76	0.47	m	<b>6.23</b>
width of cavity 50 mm, closing with lightweight blockwork 100 mm; thick; including damp proof course; vertical	–	0.32	6.82	1.44	m	<b>8.26</b>
width of cavity 75 mm, closing with lightweight blockwork 100 mm; thick	–	0.27	5.76	0.68	m	<b>6.44</b>
width of cavity 75 mm, closing with lightweight blockwork 100 mm; thick; including damp proof course; vertical	–	0.32	6.82	1.65	m	<b>8.47</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Bonding ends to common brickwork						
75 mm thick	–	0.09	1.92	0.78	m	<b>2.70</b>
90 mm thick	–	0.09	1.92	0.94	m	<b>2.85</b>
100 mm thick	–	0.14	2.98	0.97	m	<b>3.95</b>
140 mm thick	–	0.28	5.97	1.37	m	<b>7.33</b>
150 mm thick	–	0.28	5.97	1.45	m	<b>7.42</b>
190 mm thick	–	0.32	6.82	1.84	m	<b>8.66</b>
200 mm thick	–	0.32	6.82	1.94	m	<b>8.76</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</b>						
Walls						
100 mm thick	11.94	0.65	13.86	15.20	m <sup>2</sup>	<b>29.06</b>
140 mm thick	16.71	0.74	15.78	21.26	m <sup>2</sup>	<b>37.04</b>
150 mm thick	17.91	0.74	15.78	22.80	m <sup>2</sup>	<b>38.57</b>
190 mm thick	22.68	0.83	17.69	28.87	m <sup>2</sup>	<b>46.56</b>
200 mm thick	23.87	0.83	17.69	30.39	m <sup>2</sup>	<b>48.08</b>
215 mm thick	25.66	0.83	17.69	32.67	m <sup>2</sup>	<b>50.36</b>
Isolated piers or chimney stacks						
190 mm thick	–	1.06	22.60	28.87	m <sup>2</sup>	<b>51.47</b>
200 mm thick	–	1.06	22.60	30.39	m <sup>2</sup>	<b>52.99</b>
215 mm thick	–	1.06	22.60	32.67	m <sup>2</sup>	<b>55.27</b>
Isolated casings						
100 mm thick	–	0.79	16.84	15.20	m <sup>2</sup>	<b>32.05</b>
140 mm thick	–	0.83	17.69	21.26	m <sup>2</sup>	<b>38.96</b>
Extra over for 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	–	0.28	5.97	1.72	m	<b>7.69</b>
140 mm thick	–	0.28	5.97	2.42	m	<b>8.39</b>
150 mm thick	–	0.32	6.82	2.59	m	<b>9.41</b>
190 mm thick	–	0.37	7.89	3.28	m	<b>11.16</b>
200 mm thick	–	0.37	7.89	3.45	m	<b>11.34</b>
215 mm thick	–	0.37	7.89	3.72	m	<b>11.61</b>
<b>Lightweight smooth face aerated concrete blocks; Thermalite “Party Wall” blocks(650 kg/m<sup>3</sup>) or other equal and approved; in gauged mortar(1:2:9); flush pointing one side</b>						
Walls						
100 mm thick	7.06	0.65	13.86	8.37	m <sup>2</sup>	<b>22.23</b>
215 mm thick	15.17	0.83	17.69	17.97	m <sup>2</sup>	<b>35.67</b>
Isolated piers or chimney stacks						
215 mm thick	–	1.06	22.60	17.97	m <sup>2</sup>	<b>40.57</b>
Isolated casings						
100 mm thick	–	0.79	16.84	8.37	m <sup>2</sup>	<b>25.21</b>
Extra over for flush pointing walls; both sides	–	0.04	0.85	–	m <sup>2</sup>	<b>0.85</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Bonding ends to common brickwork						
100 mm thick	–	0.28	5.97	0.97	m	<b>6.93</b>
215 mm thick	–	0.37	7.89	2.09	m	<b>9.97</b>
<b>Lightweight smooth face aerated concrete blocks; Thermalite “Party Wall” blocks (880 kg/m<sup>3</sup>) or other equal and approved; in gauged mortar (1:2:9); flush pointing one side</b>						
Walls						
255 mm thick	17.99	1.02	21.75	21.15	m <sup>2</sup>	<b>42.89</b>
Isolated piers or chimney stacks						
215 mm thick	–	1.34	28.57	24.28	m <sup>2</sup>	<b>52.85</b>
Extra over for flush pointing walls; both sides	–	0.04	0.85	–	m <sup>2</sup>	<b>0.85</b>
Bonding ends to common brickwork						
215 mm thick	–	0.46	9.81	4.68	m	<b>14.49</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	8.73	0.56	11.94	11.30	m <sup>2</sup>	<b>23.24</b>
140 mm thick	12.22	0.60	12.79	15.81	m <sup>2</sup>	<b>28.60</b>
150 mm thick	13.10	0.60	12.79	16.94	m <sup>2</sup>	<b>29.73</b>
190 mm thick	16.59	0.65	13.86	21.45	m <sup>2</sup>	<b>35.31</b>
200 mm thick	17.47	0.65	13.86	22.59	m <sup>2</sup>	<b>36.44</b>
215 mm thick	18.78	0.65	13.86	24.28	m <sup>2</sup>	<b>38.14</b>
Isolated piers or chimney stacks						
190 mm thick	–	0.97	20.68	21.45	m <sup>2</sup>	<b>42.13</b>
200 mm thick	–	0.97	20.68	22.59	m <sup>2</sup>	<b>43.27</b>
215 mm thick	–	0.97	20.68	24.28	m <sup>2</sup>	<b>44.96</b>
Isolated casings						
100 mm thick	–	0.60	12.79	11.30	m <sup>2</sup>	<b>24.09</b>
140 mm thick	–	0.65	13.86	15.81	m <sup>2</sup>	<b>29.66</b>
150 mm thick	–	0.65	13.86	16.94	m <sup>2</sup>	<b>30.80</b>
190 mm thick	–	0.79	16.84	21.45	m <sup>2</sup>	<b>38.29</b>
200 mm thick	–	0.79	16.84	22.59	m <sup>2</sup>	<b>39.43</b>
215 mm thick	–	0.79	16.84	24.28	m <sup>2</sup>	<b>41.12</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	–	0.28	5.97	1.30	m	<b>7.26</b>
140 mm thick	–	0.28	5.97	1.83	m	<b>7.80</b>
150 mm thick	–	0.32	6.82	1.95	m	<b>8.77</b>
190 mm thick	–	0.37	7.89	2.46	m	<b>10.35</b>
200 mm thick	–	0.37	7.89	2.60	m	<b>10.49</b>
215 mm thick	–	0.37	7.89	2.80	m	<b>10.69</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Lightweight aerated high strength concrete blocks; Thermalite "Trenchblock" blocks or other equal and approved; in cement mortar (1:4)</b>						
Walls						
255 mm thick	17.99	0.83	17.69	21.19	m <sup>2</sup>	<b>38.88</b>
275 mm thick	19.41	0.88	18.76	23.04	m <sup>2</sup>	<b>41.80</b>
305 mm thick	21.52	0.93	19.83	25.54	m <sup>2</sup>	<b>45.37</b>
355 mm thick	25.05	1.02	21.75	29.69	m <sup>2</sup>	<b>51.44</b>
<b>Dense aggregate concrete blocks; "ARC Conbloc" or other equal and approved; in gauged mortar (1:2:9)</b>						
Walls						
75 mm thick; solid	5.45	0.65	15.93	7.06	m <sup>2</sup>	<b>22.99</b>
100 mm thick; solid	6.03	0.79	19.36	7.89	m <sup>2</sup>	<b>27.24</b>
140 mm thick; solid	11.85	0.97	23.77	15.26	m <sup>2</sup>	<b>39.02</b>
140 mm thick; hollow	11.38	0.83	20.34	14.68	m <sup>2</sup>	<b>35.01</b>
190 mm thick; hollow	13.42	1.06	25.97	17.41	m <sup>2</sup>	<b>43.39</b>
215 mm thick; hollow	14.00	1.16	28.42	18.24	m <sup>2</sup>	<b>46.66</b>
Isolated piers or chimney stacks						
140 mm thick; hollow	–	1.16	28.42	14.68	m <sup>2</sup>	<b>43.10</b>
190 mm thick; hollow	–	1.53	37.49	17.41	m <sup>2</sup>	<b>54.90</b>
215 mm thick; hollow	–	1.76	43.12	18.24	m <sup>2</sup>	<b>61.36</b>
Isolated casings						
75 mm thick; solid	–	0.79	19.36	7.06	m <sup>2</sup>	<b>26.42</b>
100 mm thick; solid	–	0.83	20.34	7.89	m <sup>2</sup>	<b>28.22</b>
140 mm thick; solid	–	1.06	25.97	15.26	m <sup>2</sup>	<b>41.23</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	3.43	–	m <sup>2</sup>	<b>3.43</b>
Bonding ends to common brickwork						
75 mm thick solid	–	0.14	3.43	0.81	m	<b>4.24</b>
100 mm thick solid	–	0.28	6.86	0.91	m	<b>7.77</b>
140 mm thick solid	–	0.32	7.84	1.76	m	<b>9.60</b>
140 mm thick hollow	–	0.32	7.84	1.69	m	<b>9.53</b>
190 mm thick hollow	–	0.37	9.07	2.00	m	<b>11.07</b>
215 mm thick hollow	–	0.42	10.29	2.12	m	<b>12.41</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	6.41	0.65	15.93	8.30	m <sup>2</sup>	<b>24.22</b>
100 mm thick; hollow	7.48	0.79	19.36	9.74	m <sup>2</sup>	<b>29.10</b>
100 mm thick; solid	4.83	0.79	19.36	6.46	m <sup>2</sup>	<b>25.82</b>
140 mm thick; hollow	10.33	0.83	20.34	13.47	m <sup>2</sup>	<b>33.81</b>
140 mm thick; solid	7.40	0.97	23.77	9.84	m <sup>2</sup>	<b>33.61</b>
190 mm thick; hollow	13.71	1.06	25.97	17.89	m <sup>2</sup>	<b>43.87</b>
190 mm thick; solid	10.12	1.16	28.42	13.44	m <sup>2</sup>	<b>41.86</b>
215 mm thick; hollow	10.90	1.16	28.42	14.54	m <sup>2</sup>	<b>42.96</b>
215 mm thick; solid	10.78	1.34	32.83	14.39	m <sup>2</sup>	<b>47.23</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Dwarf support wall						
140 mm thick; solid	–	1.34	32.83	9.84	m <sup>2</sup>	<b>42.68</b>
190 mm thick; solid	–	1.53	37.49	13.44	m <sup>2</sup>	<b>50.93</b>
215 mm thick; solid	–	1.76	43.12	14.39	m <sup>2</sup>	<b>57.52</b>
Isolated piers or chimney stacks						
140 mm thick; hollow	–	1.16	28.42	13.47	m <sup>2</sup>	<b>41.89</b>
190 mm thick; hollow	–	1.53	37.49	17.89	m <sup>2</sup>	<b>55.38</b>
215 mm thick; hollow	–	1.76	43.12	14.54	m <sup>2</sup>	<b>57.66</b>
Isolated casings						
75 mm thick; solid	–	0.79	19.36	8.30	m <sup>2</sup>	<b>27.65</b>
100 mm thick; solid	–	0.83	20.34	6.46	m <sup>2</sup>	<b>26.80</b>
140 mm thick; solid	–	1.06	25.97	9.84	m <sup>2</sup>	<b>35.82</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	3.43	–	m <sup>2</sup>	<b>3.43</b>
Bonding ends to common brickwork						
75 mm thick solid	–	0.14	3.43	0.94	m	<b>4.38</b>
100 mm thick solid	–	0.28	6.86	0.75	m	<b>7.61</b>
140 mm thick solid	–	0.32	7.84	1.14	m	<b>8.99</b>
190 mm thick solid	–	0.37	9.07	1.55	m	<b>10.62</b>
215 mm thick solid	–	0.42	10.29	1.67	m	<b>11.96</b>
<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	16.70	0.83	20.34	20.27	m <sup>2</sup>	<b>40.61</b>
100 mm thick solid	20.23	0.83	20.34	24.44	m <sup>2</sup>	<b>44.78</b>
140 mm thick hollow	21.98	0.97	23.77	26.72	m <sup>2</sup>	<b>50.48</b>
140 mm thick solid	29.47	1.06	25.97	35.57	m <sup>2</sup>	<b>61.54</b>
190 mm thick hollow	27.93	1.16	28.42	34.02	m <sup>2</sup>	<b>62.45</b>
190 mm thick solid	40.46	1.34	32.83	48.82	m <sup>2</sup>	<b>81.66</b>
215 mm thick hollow	29.48	1.34	32.83	35.99	m <sup>2</sup>	<b>68.82</b>
215 mm thick solid	42.89	1.39	34.06	51.82	m <sup>2</sup>	<b>85.88</b>
Isolated piers or chimney stacks						
140 mm thick solid	–	1.43	35.04	35.57	m <sup>2</sup>	<b>70.61</b>
190 mm thick solid	–	1.62	39.69	48.82	m <sup>2</sup>	<b>88.52</b>
215 mm thick solid	–	1.80	44.10	51.82	m <sup>2</sup>	<b>95.93</b>
Extra over blocks for						
100 mm thick half lintel blocks ref D14	–	0.28	6.86	18.71	m	<b>25.57</b>
140 mm thick half lintel blocks ref H14	–	0.32	7.84	23.79	m	<b>31.63</b>
140 mm thick quoin blocks ref H16	–	0.37	9.07	27.18	m	<b>36.25</b>
140 mm thick cavity closer blocks ref H17	–	0.37	9.07	32.60	m	<b>41.67</b>
140 mm thick cill blocks ref H21	–	0.32	7.84	19.35	m	<b>27.19</b>
190 mm thick half lintel blocks ref A14	–	0.37	9.07	27.30	m	<b>36.37</b>
190 mm thick cill blocks ref A21	–	0.37	9.07	20.16	m	<b>29.22</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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						
100 mm thick; glazed one side	82.69	1.06	25.97	98.12	m <sup>2</sup>	<b>124.10</b>
extra; glazed square end return	53.44	0.42	10.29	33.01	m	<b>43.30</b>
150 mm thick; glazed one side	94.51	1.16	28.42	112.29	m <sup>2</sup>	<b>140.72</b>
extra; glazed square end return	85.48	0.56	13.72	66.66	m	<b>80.38</b>
200 mm thick; glazed one side	106.32	1.34	32.83	126.47	m <sup>2</sup>	<b>159.30</b>
extra; glazed square end return	–	0.60	14.70	94.13	m	<b>108.83</b>
100 mm thick; glazed both sides	118.13	1.30	31.85	139.99	m <sup>2</sup>	<b>171.84</b>
150 mm thick; glazed both sides	129.95	1.39	34.06	154.16	m <sup>2</sup>	<b>188.22</b>
100 mm thick lintel 200 mm high; glazed one side	–	0.97	17.24	26.32	m	<b>43.56</b>
150 mm thick lintel 200 mm high; glazed one side	–	1.11	20.80	31.46	m	<b>52.26</b>
200 mm thick lintel 200 mm high; glazed one side	–	1.42	25.76	29.93	m	<b>55.69</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	47.84	39.89	m <sup>2</sup>	<b>87.73</b>
350 mm thick	–	2.82	56.65	50.77	m <sup>2</sup>	<b>107.43</b>
425 mm thick	–	3.24	64.50	61.65	m <sup>2</sup>	<b>126.16</b>
500 mm thick	–	3.61	71.79	72.53	m <sup>2</sup>	<b>144.32</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	45.79	43.74	m <sup>2</sup>	<b>89.53</b>
350 mm thick	–	2.50	49.43	55.67	m <sup>2</sup>	<b>105.10</b>
425 mm thick	–	2.78	54.15	67.59	m <sup>2</sup>	<b>121.75</b>
500 mm thick	–	2.96	57.23	79.52	m <sup>2</sup>	<b>136.75</b>
Coursed random rubble walling; rough dressed; faced and pointed one side						
114 mm thick	–	1.71	36.36	55.20	m <sup>2</sup>	<b>91.56</b>
150 mm thick	–	2.16	45.05	60.93	m <sup>2</sup>	<b>105.97</b>
Fair returns on walling						
114 mm wide	–	0.02	0.43	–	m	<b>0.43</b>
150 mm wide	–	0.04	0.85	–	m	<b>0.85</b>
275 mm wide	–	0.07	1.49	–	m	<b>1.49</b>
350 mm wide	–	0.09	1.92	–	m	<b>1.92</b>
425 mm wide	–	0.12	2.56	–	m	<b>2.56</b>
500 mm wide	–	0.14	2.98	–	m	<b>2.98</b>
Fair raking cutting on walling						
114 mm wide	–	0.23	4.91	8.04	m	<b>12.95</b>
150 mm wide	–	0.29	6.19	8.82	m	<b>15.02</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Level uncoursed rubble walling for damp proof courses and the like						
275 mm wide	–	0.22	4.75	2.81	m	<b>7.56</b>
350 mm wide	–	0.23	4.97	3.52	m	<b>8.49</b>
425 mm wide	–	0.24	5.19	4.29	m	<b>9.48</b>
500 mm wide	–	0.26	5.62	5.06	m	<b>10.68</b>
Copings formed of rough stones; faced and pointed all round						
275 mm×200 mm(average) high	–	0.64	13.32	10.17	m	<b>23.49</b>
350 mm×250 mm(average) high	–	0.86	17.67	14.17	m	<b>31.84</b>
425 mm×300 mm(average) high	–	1.12	22.77	19.62	m	<b>42.40</b>
500 mm×300 mm(average) high	–	1.42	28.54	26.52	m	<b>55.07</b>
<b>F22 CAST STONE ASHLAR 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						
masonry blocks; random uncoursed	–	1.19	25.37	34.66	m <sup>2</sup>	<b>60.03</b>
extra; returned ends	–	0.43	9.17	19.13	m	<b>28.29</b>
traditional walling; coursed squared	–	1.49	31.76	34.66	m <sup>2</sup>	<b>66.43</b>
squared random rubble	–	1.49	31.76	35.65	m <sup>2</sup>	<b>67.42</b>
squared coursed rubble(large module)	–	1.38	29.42	35.49	m <sup>2</sup>	<b>64.91</b>
squared coursed rubble(small module)	–	1.43	30.49	35.82	m <sup>2</sup>	<b>66.30</b>
squared and pitched rock faced walling; coursed	–	1.54	32.83	35.65	m <sup>2</sup>	<b>68.48</b>
rough hewn rock faced walling; random	–	1.60	34.11	35.49	m <sup>2</sup>	<b>69.60</b>
extra; returned ends	–	0.17	3.62	–	m	<b>3.62</b>
Isolated piers or chimney stacks; facing and pointing one side						
masonry blocks; random uncoursed	–	1.65	35.18	34.66	m <sup>2</sup>	<b>69.84</b>
traditional walling; coursed squared	–	2.07	44.13	34.66	m <sup>2</sup>	<b>78.79</b>
squared random rubble	–	2.07	44.13	35.65	m <sup>2</sup>	<b>79.78</b>
squared coursed rubble(large module)	–	1.91	40.72	35.49	m <sup>2</sup>	<b>76.21</b>
squared coursed rubble(small module)	–	2.02	43.06	35.82	m <sup>2</sup>	<b>78.88</b>
squared and pitched rock faced walling; coursed	–	2.18	46.47	35.65	m <sup>2</sup>	<b>82.13</b>
rough hewn rock faced walling; random	–	2.23	47.54	35.49	m <sup>2</sup>	<b>83.03</b>
Isolated casings; facing and pointing one side						
masonry blocks; random uncoursed	–	1.43	30.49	34.66	m <sup>2</sup>	<b>65.15</b>
traditional walling; coursed squared	–	1.81	38.59	34.66	m <sup>2</sup>	<b>73.25</b>
squared random rubble	–	1.81	38.59	35.65	m <sup>2</sup>	<b>74.24</b>
squared coursed rubble(large module)	–	1.65	35.18	35.49	m <sup>2</sup>	<b>70.66</b>
squared coursed rubble(small module)	–	1.76	37.52	35.82	m <sup>2</sup>	<b>73.34</b>
squared and pitched rock faced walling; coursed	–	1.86	39.65	35.65	m <sup>2</sup>	<b>75.30</b>
rough hewn rock faced walling; random	–	1.91	40.72	35.49	m <sup>2</sup>	<b>76.21</b>
Fair returns 100 mm wide						
masonry blocks; random uncoursed	–	0.13	2.77	–	m <sup>2</sup>	<b>2.77</b>
traditional walling; coursed squared	–	0.16	3.41	–	m <sup>2</sup>	<b>3.41</b>
squared random rubble	–	0.16	3.41	–	m <sup>2</sup>	<b>3.41</b>
squared coursed rubble(large module)	–	0.15	3.20	–	m <sup>2</sup>	<b>3.20</b>
squared coursed rubble(small module)	–	0.15	3.20	–	m <sup>2</sup>	<b>3.20</b>
squared and pitched rock faced walling; coursed	–	0.16	3.41	–	m <sup>2</sup>	<b>3.41</b>
rough hewn rock faced walling; random	–	0.17	3.62	–	m <sup>2</sup>	<b>3.62</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Fair raking cutting on masonry blocks 100 mm wide	–	0.19	4.05	–	m	<b>4.05</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						
152 mm×76 mm; type A	–	0.35	7.46	12.32	m	<b>19.78</b>
178 mm×64 mm; type B	–	0.35	7.46	11.96	m	<b>19.42</b>
305 mm×76 mm; type A	–	0.43	9.17	23.37	m	<b>32.53</b>
Extra for						
fair end	–	–	–	5.09	nr	<b>5.09</b>
returned mitred fair end	–	–	–	5.09	nr	<b>5.09</b>
Copings; once weathered and throated						
191 mm×76 mm	–	0.35	7.46	13.28	m	<b>20.74</b>
305 mm×76 mm	–	0.43	9.17	23.00	m	<b>32.17</b>
365 mm×76 mm	–	0.43	9.17	24.62	m	<b>33.78</b>
Extra for						
fair end	–	–	–	5.09	nr	<b>5.09</b>
returned mitred fair end	–	–	–	5.09	nr	<b>5.09</b>
Chimney caps; four times weathered and throated; once holed						
553 mm×553 mm×76 mm	–	0.43	9.17	28.68	nr	<b>37.85</b>
686 mm×686 mm×76 mm	–	0.43	9.17	47.00	nr	<b>56.17</b>
Pier caps; four times weathered and throated						
305 mm×305 mm	–	0.27	5.76	10.33	nr	<b>16.09</b>
381 mm×381 mm	–	0.27	5.76	14.32	nr	<b>20.07</b>
457 mm×457 mm	–	0.32	6.82	19.41	nr	<b>26.23</b>
533 mm×533 mm	–	0.32	6.82	27.41	nr	<b>34.23</b>
Splayed corbels						
479 mm×100 mm×215 mm	–	0.16	3.41	13.30	nr	<b>16.71</b>
665 mm×100 mm×215 mm	–	0.21	4.48	21.37	nr	<b>25.85</b>
Air bricks						
300 mm×140 mm×76 mm	–	0.08	1.71	7.58	nr	<b>9.28</b>
100 mm×140 mm lintels; rectangular; reinforced with mild steel bars						
not exceeding 1.22 m long	–	0.26	5.54	20.97	m	<b>26.51</b>
1.37 m–1.67 m long	–	0.28	5.97	20.97	m	<b>26.94</b>
1.83 m–1.98 m long	–	0.30	6.40	20.97	m	<b>27.37</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
100 mm×215 mm lintels; rectangular; reinforced with mild steel bars						
not exceeding 1.67 m long	–	0.28	5.97	28.22	m	<b>34.19</b>
1.83 m–1.98 m long	–	0.30	6.40	28.22	m	<b>34.62</b>
2.13 m–2.44 m long	–	0.32	6.82	28.22	m	<b>35.04</b>
2.59 m–2.90 m long	–	0.34	7.25	28.22	m	<b>35.47</b>
197 mm×67 mm sills to suit standard softwood windows; stooled at ends						
not exceeding 2.54 m long	–	0.32	6.82	32.86	m	<b>39.68</b>
Window surround; traditional with label moulding; for single light; sill 146 mm×133 mm; jambs 146 mm×146 mm; head 146 mm×105 mm; including all dowels and anchors						
overall size 508 mm×1479 mm	147.28	0.95	20.25	167.34	nr	<b>187.59</b>
Window surround; traditional with label moulding; three light; for windows 508 mm×1219 mm; sill 146 mm×133 mm; jambs 146 mm×146 mm; head 146 mm×103 mm; mullions 146 mm×108 mm; including all dowels and anchors						
overall size 1975 mm×1479 mm	314.88	2.50	53.30	358.36	nr	<b>411.65</b>
Door surround; moulded continuous jambs and head with label moulding; including all dowels and anchors						
door 839 mm×1981 mm in 102 mm×64 mm frame	269.17	1.76	37.52	303.64	nr	<b>341.16</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 butterfly wall ties; three wall ties per m <sup>2</sup>	–	0.06	1.28	0.20	m <sup>2</sup>	<b>1.48</b>
width of cavity 50 mm; galvanised steel twisted wall ties; three wall ties per m <sup>2</sup>	–	0.06	1.28	0.40	m <sup>2</sup>	<b>1.68</b>
width of cavity 50 mm; stainless steel butterfly wall ties; three wall ties per m <sup>2</sup>	–	0.06	1.28	0.42	m <sup>2</sup>	<b>1.70</b>
width of cavity 50 mm; stainless steel twisted wall ties; three wall ties per m <sup>2</sup>	–	0.06	1.28	0.82	m <sup>2</sup>	<b>2.10</b>
width of cavity 75 mm; galvanised steel butterfly wall ties; three wall ties per m <sup>2</sup>	–	0.06	1.28	0.25	m <sup>2</sup>	<b>1.53</b>
width of cavity 75 mm; galvanised steel twisted wall ties; three wall ties per m <sup>2</sup>	–	0.06	1.28	0.44	m <sup>2</sup>	<b>1.72</b>
width of cavity 75 mm; stainless steel butterfly wall ties; three wall ties per m <sup>2</sup>	–	0.06	1.28	0.60	m <sup>2</sup>	<b>1.87</b>
width of cavity 75 mm; stainless steel twisted wall ties; three wall ties per m <sup>2</sup>	–	0.06	1.28	0.90	m <sup>2</sup>	<b>2.18</b>
<b>Damp proof courses</b>						
“Pluvex No 1” (hessian based) damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	7.26	0.27	5.76	8.78	m <sup>2</sup>	<b>14.54</b>
width exceeding 225 mm; forming cavity gutters in hollow walls	–	0.43	9.17	8.78	m <sup>2</sup>	<b>17.95</b>
width not exceeding 225 mm; horizontal	–	0.53	11.30	8.78	m <sup>2</sup>	<b>20.08</b>
width not exceeding 225 mm; horizontal	–	0.80	17.06	8.78	m <sup>2</sup>	<b>25.83</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
“Pluvex No 2” (fibre based) damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	4.87	0.27	5.76	5.89	m <sup>2</sup>	<b>11.65</b>
width exceeding 225 mm; forming cavity gutters in hollow walls	–	0.43	9.17	5.89	m <sup>2</sup>	<b>15.06</b>
width not exceeding 225 mm; horizontal	–	0.53	11.30	5.89	m <sup>2</sup>	<b>17.19</b>
width not exceeding 225 mm; vertical	–	0.80	17.06	5.89	m <sup>2</sup>	<b>22.95</b>
“Rubberthene” polythylene damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	1.13	0.27	5.76	1.37	m <sup>2</sup>	<b>7.12</b>
width exceeding 225 mm; forming cavity gutters in hollow walls	–	0.43	9.17	1.37	m <sup>2</sup>	<b>10.53</b>
width not exceeding 225 mm; horizontal	–	0.53	11.30	1.37	m <sup>2</sup>	<b>12.67</b>
width not exceeding 225 mm; vertical	–	0.80	17.06	1.37	m <sup>2</sup>	<b>18.42</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	6.40	0.27	5.76	7.74	m <sup>2</sup>	<b>13.50</b>
width exceeding 225 mm; forming cavity gutters in hollow walls	–	0.43	9.17	7.74	m <sup>2</sup>	<b>16.91</b>
width not exceeding 225 mm; horizontal	–	0.53	11.30	7.74	m <sup>2</sup>	<b>19.04</b>
width not exceeding 225 mm; vertical	–	0.80	17.06	7.74	m <sup>2</sup>	<b>24.80</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	6.40	0.27	5.76	7.74	m <sup>2</sup>	<b>13.50</b>
width exceeding 225 mm; forming cavity gutters in hollow walls	–	0.43	9.17	7.74	m <sup>2</sup>	<b>16.91</b>
width not exceeding 225 mm; horizontal	–	0.53	11.30	7.74	m <sup>2</sup>	<b>19.04</b>
width not exceeding 225 mm; vertical	–	0.80	17.06	7.74	m <sup>2</sup>	<b>24.80</b>
“Ledkore” grade A(bitumen based lead cored) damp proof course or other equal and approved; 200 mm laps; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	20.06	0.35	7.46	24.26	m <sup>2</sup>	<b>31.72</b>
width exceeding 225 mm wide; forming cavity gutters in hollow walls; horizontal	–	0.56	11.94	24.26	m <sup>2</sup>	<b>36.20</b>
width not exceeding 225 mm; horizontal	–	0.68	14.50	24.26	m <sup>2</sup>	<b>38.76</b>
width not exceeding 225 mm; vertical	–	0.80	17.06	24.26	m <sup>2</sup>	<b>41.31</b>
Milled lead damp proof course; BVS 1178; 1.80 mm thick (code 4), 175 mm laps, in cement:lim mortar (1:2:9)						
width exceeding 225 mm; horizontal	–	2.13	45.41	17.73	m <sup>2</sup>	<b>63.14</b>
width not exceeding 225 mm; horizontal	–	3.19	68.01	17.73	m <sup>2</sup>	<b>85.74</b>
Two courses slates in cement mortar (1:3)						
width exceeding 225 mm; horizontal	–	1.60	34.11	12.16	m <sup>2</sup>	<b>46.27</b>
width exceeding 225 mm; vertical	–	2.40	51.16	12.16	m <sup>2</sup>	<b>63.32</b>
“Peter Cox” chemical transfusion damp proof course system or other equal and approved						
half brick thick; horizontal	–	–	–	–	m	<b>15.51</b>
one brick thick; horizontal	–	–	–	–	m	<b>30.90</b>
one and a half brick thick; horizontal	–	–	–	–	m	<b>46.34</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Silicone injection damp-proofing; 450 mm centres; making good brickwork						
half brick thick; horizontal	–	–	–	–	m	<b>8.19</b>
one brick thick; horizontal	–	–	–	–	m	<b>15.14</b>
one and a half brick thick; horizontal	–	–	–	–	m	<b>19.39</b>
“Synthprufe” damp proof membrane or other equal and approved; PC £53.15/25 litres; three coats brushed on						
width not exceeding 150 mm; vertical	–	0.36	3.22	7.70	m <sup>2</sup>	<b>10.92</b>
width 150 mm–225 mm; vertical	–	0.34	3.04	7.70	m <sup>2</sup>	<b>10.74</b>
width 225 mm–300 mm; vertical	–	0.32	2.87	7.70	m <sup>2</sup>	<b>10.56</b>
width exceeding 300 mm; vertical	–	0.30	2.69	7.70	m <sup>2</sup>	<b>10.38</b>
<b>Joint reinforcement</b>						
“Brickforce” galvanised steel joint reinforcement or other equal and approved						
width 60 mm; ref GBF35W60B	–	0.02	0.43	0.46	m	<b>0.89</b>
width 100 mm; ref GBF35W100B	–	0.04	0.85	0.54	m	<b>1.39</b>
width 160 mm; ref GBF35W160B	–	0.05	1.07	0.69	m	<b>1.75</b>
width 175 mm; ref GBF35W175B	–	0.06	1.28	0.80	m	<b>2.08</b>
“Brickforce” stainless steel joint reinforcement or other equal and approved						
width 60 mm; ref SBF35W60BSC	–	0.02	0.43	1.25	m	<b>1.67</b>
width 100 mm; ref SBF35W100BSC	–	0.04	0.85	1.30	m	<b>2.15</b>
width 160 mm; ref SBF35W160BSC	–	0.05	1.07	1.33	m	<b>2.40</b>
width 175 mm; ref SBF35W175BSC	–	0.06	1.28	1.42	m	<b>2.70</b>
“Wallforce” stainless steel joint reinforcement or other equal and approved						
width 210 mm; ref SWF40BSC	–	0.06	1.28	3.51	m	<b>4.79</b>
width 235 mm; ref SWF60BSC	–	0.07	1.49	3.60	m	<b>5.09</b>
width 250 mm; ref SWF100BSC	–	0.08	1.71	3.72	m	<b>5.42</b>
width 275 mm; ref SWF160BSC	–	0.09	1.92	3.80	m	<b>5.72</b>
<b>Weather fillet</b>						
Weather fillets in cement mortar(1:3)						
50 mm face width	–	0.13	2.77	0.04	m	<b>2.82</b>
100 mm face width	–	0.21	4.48	0.18	m	<b>4.66</b>
Bedding wall plates or similar in cement mortar (1:3)						
100 mm wide	–	0.06	1.28	0.07	m	<b>1.35</b>
Bedding wood frames in cement mortar(1:3) and point						
one side	–	0.08	1.71	0.07	m	<b>1.78</b>
both sides	–	0.11	2.35	0.10	m	<b>2.44</b>
one side in mortar; other side in mastic	–	0.22	3.75	0.61	m	<b>4.37</b>
<b>Angle fillets</b>						
Angle fillets in cement mortar(1:3)						
50 mm face width	–	0.13	2.77	0.04	m	<b>2.82</b>
100 mm face width	–	0.21	4.48	0.18	m	<b>4.66</b>
<b>Pointing in</b>						
Pointing with mastic						
wood frames or sills	–	0.11	1.32	0.54	m	<b>1.86</b>
Pointing with polysulphide sealant						
wood frames or sills	–	0.11	1.32	1.63	m	<b>2.95</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	18.12	2.64	m	<b>20.76</b>
width of wall—one and a half brick thick	—	1.06	22.60	5.27	m	<b>27.87</b>
width of wall—two brick thick	—	1.28	27.29	7.91	m	<b>35.20</b>
<b>Joints</b>						
Hacking joints and faces of brickwork or blockwork						
to form key for plaster	—	0.28	2.51	—	m <sup>2</sup>	<b>2.51</b>
Raking out joint in brickwork or blockwork for turned-in edge of flashing						
horizontal	—	0.16	3.41	—	m	<b>3.41</b>
stepped	—	0.21	4.48	—	m	<b>4.48</b>
Raking out and enlarging joint in brickwork or blockwork for nib of asphalt						
horizontal	—	0.21	4.48	—	m	<b>4.48</b>
Cutting grooves in brickwork or blockwork						
for water bars and the like	—	0.27	2.42	0.61	m	<b>3.03</b>
for nib of asphalt; horizontal	—	0.27	2.42	0.61	m	<b>3.03</b>
Preparing to receive new walls						
top existing 215 mm wall	—	0.21	4.48	—	m	<b>4.48</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	—	0.27	4.82	3.27	m	<b>8.09</b>
expansion joints; 20 mm wide	—	0.31	5.30	4.78	m	<b>10.08</b>
expansion joints; 25 mm wide	—	0.37	6.02	5.76	m	<b>11.78</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)	—	0.27	5.76	6.78	m	<b>12.53</b>
wall not exceeding 215 mm wide; 10 mm wide joint with 30 mm deep filler(two hour fire seal)	—	0.27	5.76	6.78	m	<b>12.53</b>
wall not exceeding 215 mm wide; 20 mm wide joint with 45 mm deep filler(two hour fire seal)	—	0.32	6.82	10.17	m	<b>16.99</b>
wall not exceeding 215 mm wide; 30 mm wide joint with 75 mm deep filler(three hour fire seal)	—	0.37	7.89	25.33	m	<b>33.21</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 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	8.42	13.44	m	<b>21.86</b>
<b>Slates and tile sills</b>						
Sills; two courses of machine made plain roofing tiles						
set weathering; bedded and pointed	—	0.64	13.64	4.47	m	<b>18.12</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Flue linings</b>						
Flue linings; Marflex "ML 200" square refractory concrete flue linings or other equal and approved; rebated joints in flue joint mortar mix						
linings; ref. MLS1U	–	0.32	6.82	11.13	m	<b>17.95</b>
bottom swivel unit; ref MLS2U	–	0.11	2.35	9.16	nr	<b>11.50</b>
45 degree bend; ref MLS4U	–	0.11	2.35	6.69	nr	<b>9.03</b>
90 mm offset liner; ref MLS5U	–	0.11	2.35	4.42	nr	<b>6.77</b>
70 mm offset liner; ref MLS6U	–	0.11	2.35	3.99	nr	<b>6.33</b>
57 mm offset liner; ref MLS7U	–	0.11	2.35	9.71	nr	<b>12.05</b>
pot; ref MLSP83R	–	0.11	2.35	17.24	nr	<b>19.58</b>
single cap unit; ref MLS10U	–	0.27	5.76	21.95	nr	<b>27.70</b>
double cap unit; ref MLS11U	–	0.32	6.82	20.18	nr	<b>27.00</b>
combined gather lintel; ref MLSLUL4	–	0.32	6.82	20.51	nr	<b>27.34</b>
<b>Air bricks</b>						
Air bricks; red terracotta; building into prepared openings						
215 mm×65 mm	–	0.08	1.71	1.93	nr	<b>3.63</b>
215 mm×140 mm	–	0.08	1.71	2.67	nr	<b>4.37</b>
215 mm×215 mm	–	0.08	1.71	7.26	nr	<b>8.97</b>
<b>Gas flue blocks</b>						
Gas flue system; Marflex "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	2.35	1.84	nr	<b>4.18</b>
cover; ref HP2	–	0.11	2.35	4.10	nr	<b>6.45</b>
222 mm standard block with nib; ref HP3	–	0.11	2.35	2.89	nr	<b>5.24</b>
112 mm standard block with nib; ref HP3112	–	0.11	2.35	2.27	nr	<b>4.62</b>
72 mm standard block with nib; ref HP372	–	0.11	2.35	2.27	nr	<b>4.62</b>
vent block; ref HP3BH	–	0.11	2.35	2.23	nr	<b>4.57</b>
222 mm standard block without nib; ref HP4	–	0.11	2.35	2.84	nr	<b>5.18</b>
112 mm standard block without nib; ref HP4112	–	0.11	2.35	2.27	nr	<b>4.62</b>
72 mm standard block without nib; ref HP472	–	0.11	2.35	2.27	nr	<b>4.62</b>
120 mm side offset block; ref HP5	–	0.11	2.35	3.05	nr	<b>5.39</b>
70 mm back offset block; ref HP6	–	0.11	2.35	8.94	nr	<b>11.28</b>
vertical exit block; ref HP7	–	0.11	2.35	5.86	nr	<b>8.21</b>
angled entry/exit block; ref HP8	–	0.11	2.35	5.86	nr	<b>8.21</b>
reverse rebate block; ref HP9	–	0.11	2.35	4.21	nr	<b>6.55</b>
corbel block; ref HP10	–	0.11	2.35	5.63	nr	<b>7.98</b>
lintel unit; ref HP11	–	0.11	2.35	5.31	nr	<b>7.66</b>
<b>Proprietary items</b>						
"Thermabate" cavity closers or other equal and approved; RMC Panel Products Ltd						
closing cavities; width of cavity 50 mm	–	0.16	3.41	4.77	m	<b>8.18</b>
closing cavities; width of cavity 75 mm	–	0.16	3.41	5.22	m	<b>8.63</b>
"Westbrick" cavity closers or other equal and approved; Manthorpe Building Products Ltd						
closing cavities; width of cavity 50 mm	–	0.16	3.41	5.82	m	<b>9.23</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
“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	1.71	5.71	m	<b>7.41</b>
“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	1.07	0.51	nr	<b>1.58</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×65 mm×10 mm including lock fit wedges	–	0.05	1.07	0.44	nr	<b>1.50</b>
extra; extension duct 200 mm/225 mm×65 mm×10 mm	–	0.08	1.71	0.74	nr	<b>2.45</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	1.28	4.84	nr	<b>6.12</b>
21–25 degree pitch	–	0.06	1.28	4.49	nr	<b>5.77</b>
26–45 degree pitch	–	0.06	1.28	4.29	nr	<b>5.57</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	1.28	6.53	nr	<b>7.80</b>
21–25 degree pitch	–	0.06	1.28	5.99	nr	<b>7.27</b>
26–45 degree pitch	–	0.06	1.28	5.54	nr	<b>6.81</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	1.28	10.99	nr	<b>12.27</b>
21–25 degree pitch	–	0.06	1.28	10.20	nr	<b>11.47</b>
26–45 degree pitch	–	0.06	1.28	9.06	nr	<b>10.34</b>
Servicised “Bit-uthene” self-adhesive cavity flashing or other equal and approved; type “CA”; well lapped at joints; in gauged mortar (1:1:6)						
width exceeding 225 mm; horizontal	–	0.91	19.40	23.58	m <sup>2</sup>	<b>42.98</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
“Expamet” stainless steel wall starters or other equal and approved; plugged and screwed						
to suit walls 60 mm–75 mm thick	–	0.27	2.42	8.09	m	<b>10.51</b>
to suit walls 100 mm–115 mm thick	–	0.27	2.42	8.90	m	<b>11.32</b>
to suit walls 125 mm–180 mm thick	–	0.43	3.85	11.90	m	<b>15.75</b>
to suit walls 190 mm–260 mm thick	–	0.53	4.75	15.20	m	<b>19.95</b>
Ties in walls; 200 mm long butterfly type; building into joints of brickwork or blockwork						
galvanised steel or polypropylene	–	0.02	0.43	0.11	nr	<b>0.54</b>
stainless steel	–	0.02	0.43	0.17	nr	<b>0.60</b>
Ties in walls; 20 mm×3 mm×200 mm long twisted wall type; building into joints of brickwork or blockwork						
galvanised steel	–	0.02	0.43	0.16	nr	<b>0.59</b>
stainless steel	–	0.02	0.43	0.33	nr	<b>0.76</b>
Anchors in walls; 25 mm×3 mm×100 mm long; one end dovetailed; other end building into joints of brickwork or blockwork						
galvanised steel	–	0.06	1.28	0.22	nr	<b>1.50</b>
stainless steel	–	0.06	1.28	0.35	nr	<b>1.63</b>
Fixing cramp 25 mm×3 mm×250 mm long; once bent; fixed to back of frame; other end building into joints of brickwork or blockwork						
galvanised steel	–	0.06	1.28	0.17	nr	<b>1.45</b>
Chimney pots; red terracotta; plain or cannon-head; setting and flaunching in cement mortar (1:3)						
185 mm diameter×300 mm long	19.50	1.91	40.72	23.40	nr	<b>64.12</b>
185 mm diameter×600 mm long	34.72	2.13	45.41	40.53	nr	<b>85.94</b>
185 mm diameter×900 mm long	63.29	2.13	45.41	72.67	nr	<b>118.07</b>
Galvanised steel lintels; “Catnic” or other equal and approved; built into brickwork or blockwork; “CN7” combined lintel; 143 mm high; for standard cavity walls						
750 mm long	21.91	0.27	5.76	24.69	nr	<b>30.45</b>
900 mm long	26.53	0.32	6.82	29.89	nr	<b>36.71</b>
1200 mm long	34.39	0.37	7.89	38.73	nr	<b>46.62</b>
1500 mm long	44.43	0.43	9.17	50.02	nr	<b>59.18</b>
1800 mm long	55.25	0.48	10.23	62.20	nr	<b>72.43</b>
2100 mm long	63.43	0.53	11.30	71.39	nr	<b>82.69</b>
Galvanised steel lintels; “Catnic” or other equal and approved; built into brickwork or blockwork; “CN8” combined lintel; 219 mm high; for standard cavity walls						
2400 mm long	77.76	0.64	13.64	87.52	nr	<b>101.16</b>
2700 mm long	88.26	0.74	15.78	99.33	nr	<b>115.11</b>
3000 mm long	122.21	0.85	18.12	137.52	nr	<b>155.64</b>
3300 mm long	136.41	0.95	20.25	153.50	nr	<b>173.75</b>
3600 mm long	149.69	1.06	22.60	168.44	nr	<b>191.04</b>
3900 mm long	182.02	1.17	24.94	204.81	nr	<b>229.76</b>
4200 mm long	181.93	0.53	11.30	204.71	nr	<b>216.01</b>
Galvanised steel lintels; “Catnic” or other equal and approved; built into brickwork or blockwork; “CN92” single lintel; for 75 mm internal walls						
900 mm long	3.26	0.32	6.82	3.69	nr	<b>10.51</b>
1050 mm long	3.95	0.32	6.82	4.46	nr	<b>11.28</b>
1200 mm long	4.47	0.37	7.89	5.05	nr	<b>12.94</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Galvanised steel lintels; "Catnic" or other equal and approved; built in to brickwork or blockwork; "CN102" single lintel; for 100 mm internal walls						
900 mm long	4.17	0.32	6.82	4.71	nr	11.53
1050 mm long	5.00	0.32	6.82	5.64	nr	12.46
1200 mm long	5.52	0.37	7.89	6.23	nr	14.11
<b>F31 PRECAST CONCRETE SILLS/LINTELS/ COPINGS/FEATURES</b>						
<b>Mix 20.00 N/mm<sup>2</sup>—20 mm aggregate (1:2:4)</b>						
Lintels; plate; prestressed bedded						
100 mm×70 mm×750 mm long	3.36	0.43	9.17	3.80	nr	12.97
100 mm×70 mm×900 mm long	3.98	0.43	9.17	4.50	nr	13.66
100 mm×70 mm×1050 mm long	4.72	0.43	9.17	5.34	nr	14.50
100 mm×70 mm×1200 mm long	5.35	0.43	9.17	6.04	nr	15.21
150 mm×70 mm×900 mm long	5.46	0.53	11.30	6.18	nr	17.48
150 mm×70 mm×1050 mm long	6.37	0.53	11.30	7.21	nr	18.51
150 mm×70 mm×1200 mm long	7.28	0.53	11.30	8.23	nr	19.52
220 mm×70 mm×900 mm long	8.42	0.64	13.64	9.53	nr	23.17
220 mm×70 mm×1200 mm long	11.20	0.64	13.64	12.65	nr	26.29
220 mm×70 mm×1500 mm long	14.04	0.74	15.78	15.85	nr	31.62
265 mm×70 mm×900 mm long	8.99	0.64	13.64	10.17	nr	23.82
265 mm×70 mm×1200 mm long	12.00	0.64	13.64	13.56	nr	27.21
265 mm×70 mm×1500 mm long	14.96	0.74	15.78	16.88	nr	32.66
265 mm×70 mm×1800 mm long	17.91	0.85	18.12	20.21	nr	38.33
Lintels; rectangular; reinforced with mild steel bars; bedded						
100 mm×145 mm×900 mm long	8.13	0.64	13.64	9.17	nr	22.82
100 mm×145 mm×1050 mm long	9.56	0.64	13.64	10.77	nr	24.42
100 mm×145 mm×1200 mm long	10.41	0.64	13.64	11.73	nr	25.38
225 mm×145 mm×1200 mm long	13.71	0.85	18.12	15.48	nr	33.60
225 mm×225 mm×1800 mm long	26.57	1.60	34.11	29.94	nr	64.05
Lintels; boot; reinforced with mild steel bars; bedded						
250 mm×225 mm×1200 mm long	22.02	1.28	27.29	24.82	nr	52.11
275 mm×225 mm×1800 mm long	29.51	1.91	40.72	33.25	nr	73.97
Padstones						
300 mm×100 mm×75 mm	4.49	0.32	6.82	5.08	nr	11.90
225 mm×225 mm×150 mm	6.82	0.43	9.17	7.71	nr	16.88
450 mm×450 mm×150 mm	18.03	0.64	13.64	20.43	nr	34.07
<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×76 mm	5.46	0.74	15.78	6.52	m	22.30
178 mm×64 mm	6.03	0.74	15.78	7.19	m	22.97
305 mm×76 mm	10.17	0.85	18.12	12.19	m	30.31
extra for fair ends	—	—	—	5.25	nr	5.25
extra for angles	—	—	—	5.95	nr	5.95

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Copings; twice weathered; twice throated; bedded and pointed						
152 mm×76 mm	5.46	0.74	15.78	6.52	m	<b>22.30</b>
178 mm×64 mm	5.98	0.74	15.78	7.13	m	<b>22.91</b>
305 mm×76 mm	10.17	0.85	18.12	12.19	m	<b>30.31</b>
extra for fair ends	–	–	–	5.25	nr	<b>5.25</b>
extra for angles	–	–	–	5.95	nr	<b>5.95</b>

## G STRUCTURAL/CARCASSING METAL/TIMBER

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G STRUCTURAL/CARCASSING METAL/ TIMBER</b>						
<b>G10 STRUCTURAL STEEL FRAMING</b>						
<b>Framing, fabrication; weldable steel; BS EN 10025:1993 Grade S275; hot rolled structural steel sections; welded fabrication</b>						
Columns						
weight not exceeding 40 kg/m	-	-	-	-	t	1040.00
weight not exceeding 40 kg/m; castellated	-	-	-	-	t	1175.00
weight not exceeding 40 kg/m; curved	-	-	-	-	t	1430.00
weight not exceeding 40 kg/m; square hollow section	-	-	-	-	t	1570.00
weight not exceeding 40 kg/m; circular hollow section	-	-	-	-	t	1740.00
weight 40-100 kg/m	-	-	-	-	t	1020.00
weight 40-100 kg/m; castellated	-	-	-	-	t	1150.00
weight 40-100 kg/m; curved	-	-	-	-	t	1410.00
weight 40-100 kg/m; square hollow section	-	-	-	-	t	1535.00
weight 40-100 kg/m; circular hollow section	-	-	-	-	t	1700.00
weight exceeding 100 kg/m	-	-	-	-	t	1000.00
weight exceeding 100 kg/m; castellated	-	-	-	-	t	1130.00
weight exceeding 100 kg/m; curved	-	-	-	-	t	1380.00
weight exceeding 100 kg/m; square hollow section	-	-	-	-	t	1505.00
weight exceeding 100 kg/m; circular hollow section	-	-	-	-	t	1675.00
Beams						
weight not exceeding 40 kg/m	-	-	-	-	t	1090.00
weight not exceeding 40 kg/m; castellated	-	-	-	-	t	1245.00
weight not exceeding 40 kg/m; curved	-	-	-	-	t	1600.00
weight not exceeding 40 kg/m; square hollow section	-	-	-	-	t	1700.00
weight not exceeding 40 kg/m; circular hollow section	-	-	-	-	t	1955.00
weight 40-100 kg/m	-	-	-	-	t	1065.00
weight 40-100 kg/m; castellated	-	-	-	-	t	1205.00
weight 40-100 kg/m; curved	-	-	-	-	t	1575.00
weight 40-100 kg/m; square hollow section	-	-	-	-	t	1665.00
weight 40-100 kg/m; circular hollow section	-	-	-	-	t	1915.00
weight exceeding 100 kg/m	-	-	-	-	t	1055.00
weight exceeding 100 kg/m; castellated	-	-	-	-	t	1190.00
weight exceeding 100 kg/m; curved	-	-	-	-	t	1545.00
weight exceeding 100 kg/m; square hollow section	-	-	-	-	t	1645.00
weight exceeding 100 kg/m; circular hollow section	-	-	-	-	t	1890.00
Bracings						
weight not exceeding 40 kg/m	-	-	-	-	t	1405.00
weight not exceeding 40 kg/m; square hollow section	-	-	-	-	t	1955.00
weight not exceeding 40 kg/m; circular hollow section	-	-	-	-	t	2185.00
weight 40-100 kg/m	-	-	-	-	t	1370.00

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
weight 40–100 kg/m; square hollow section	–	–	–	–	t	1925.00
weight 40–100 kg/m; circular hollow section	–	–	–	–	t	2155.00
weight exceeding 100 kg/m	–	–	–	–	t	1325.00
weight exceeding 100 kg/m; square hollow section	–	–	–	–	t	1895.00
weight exceeding 100 kg/m; circular hollow section	–	–	–	–	t	2115.00
<b>Purlins and cladding rails</b>						
weight not exceeding 40 kg/m	–	–	–	–	t	1235.00
weight not exceeding 40 kg/m; square hollow section	–	–	–	–	t	1760.00
weight not exceeding 40 kg/m; circular hollow section	–	–	–	–	t	1955.00
weight 40–100 kg/m	–	–	–	–	t	1205.00
weight 40–100 kg/m; square hollow section	–	–	–	–	t	1730.00
weight 40–100 kg/m; circular hollow section	–	–	–	–	t	1925.00
weight exceeding 100 kg/m	–	–	–	–	t	1175.00
weight exceeding 100 kg/m; square hollow section	–	–	–	–	t	1700.00
weight exceeding 100 kg/m; circular hollow section	–	–	–	–	t	1895.00
<b>Grillages</b>						
weight not exceeding 40 kg/m	–	–	–	–	t	850.00
weight 40–100 kg/m	–	–	–	–	t	895.00
weight exceeding 100 kg/m	–	–	–	–	t	850.00
<b>Trestles, towers and built up columns</b>						
straight	–	–	–	–	t	1630.00
<b>Trusses and built up girders</b>						
straight	–	–	–	–	t	1630.00
curved	–	–	–	–	t	2085.00
<b>Fittings</b>	–	–	–	–	t	1175.00
<b>Framing, erection</b>						
Trial erection	–	–	–	–	t	290.00
Permanent erection on site	–	–	–	–	t	240.00
<b>Surface preparation</b>						
At works						
blast cleaning	–	–	–	–	m <sup>2</sup>	2.25
<b>Surface treatment</b>						
At works						
galvanising	–	–	–	–	m <sup>2</sup>	14.70
grit blast and one coat zinc chromate primer	–	–	–	–	m <sup>2</sup>	3.95
touch up primer and one coat of two pack epoxy zinc phosphate primer	–	–	–	–	m <sup>2</sup>	4.70
<b>On site</b>						
“Nullifire” fire protection system	–	–	–	–	m <sup>2</sup>	52.85

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	–	–	–	–	t	<b>765.00</b>
weight 40–100 kg/m	–	–	–	–	t	<b>730.00</b>
weight exceeding 100 kg/m	–	–	–	–	t	<b>715.00</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						
200 mm deep; to span 5.00 m(7.69 kg/m); ref B22	–	0.20	4.32	35.47	m	<b>39.79</b>
200 mm deep; to span 5.00 m(7.64 kg/m); ref B27	–	0.26	5.62	32.19	m	<b>37.81</b>
300 mm deep; to span 7.00 m(10.26 kg/m); ref B30	–	0.26	5.62	38.74	m	<b>44.36</b>
350 mm deep; to span 8.50 m(10.60 kg/m); ref B35	–	0.26	5.62	42.02	m	<b>47.63</b>
350 mm deep; to span 10.00 m(12.76 kg/m); ref D35	–	0.31	6.70	58.38	m	<b>65.08</b>
350 mm deep; to span 11.50 m(17.08 kg/m); ref D50	–	0.36	7.78	64.93	m	<b>72.71</b>
Beams; galvanised						
200 mm deep; to span 5.00 m(7.69 kg/m); ref B22	–	0.20	4.32	37.19	m	<b>41.51</b>
200 mm deep; to span 5.00 m(7.64 kg/m); ref B27	–	0.26	5.62	33.75	m	<b>39.37</b>
300 mm deep; to span 7.00 m(10.26 kg/m); ref B30	–	0.26	5.62	40.63	m	<b>46.25</b>
350 mm deep; to span 8.50 m(10.60 kg/m); ref B35	–	0.26	5.62	44.07	m	<b>49.69</b>
350 mm deep; to span 10.00 m(12.76 kg/m); ref D35	–	0.31	6.70	61.28	m	<b>67.98</b>
350 mm deep; to span 11.50 m(17.08 kg/m); ref D50	–	0.36	7.78	68.16	m	<b>75.94</b>
450 mm deep; to span 13.00 m(25.44 kg/m); ref G50	–	0.51	11.02	98.41	m	<b>109.44</b>
<b>G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING</b>						
<b>Sawn softwood; untreated</b>						
Floor members						
38 mm×100 mm	–	0.12	1.87	1.23	m	<b>3.10</b>
38 mm×150 mm	–	0.14	2.18	1.80	m	<b>3.98</b>
50 mm×75 mm	–	0.12	1.87	1.22	m	<b>3.09</b>
50 mm×100 mm	–	0.14	2.18	1.57	m	<b>3.75</b>
50 mm×125 mm	–	0.14	2.18	1.91	m	<b>4.08</b>
50 mm×150 mm	–	0.16	2.49	2.31	m	<b>4.80</b>
50 mm×175 mm	–	0.16	2.49	2.67	m	<b>5.16</b>
50 mm×200 mm	–	0.17	2.65	3.15	m	<b>5.79</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
50 mm×250 mm	–	0.18	2.80	4.14	m	<b>6.94</b>
75 mm×125 mm	–	0.17	2.65	2.88	m	<b>5.52</b>
75 mm×150 mm	–	0.17	2.65	3.46	m	<b>6.10</b>
75 mm×175 mm	–	0.17	2.65	4.04	m	<b>6.69</b>
75 mm×200 mm	–	0.18	2.80	4.72	m	<b>7.52</b>
75 mm×225 mm	–	0.18	2.80	5.45	m	<b>8.25</b>
75 mm×250 mm	–	0.19	2.96	6.21	m	<b>9.17</b>
100 mm×150 mm	–	0.22	3.42	4.72	m	<b>8.15</b>
100 mm×200 mm	–	0.23	3.58	6.46	m	<b>10.04</b>
100 mm×250 mm	–	0.26	4.05	8.94	m	<b>12.98</b>
100 mm×300 mm	–	0.28	4.36	11.04	m	<b>15.40</b>
Wall or partition members						
25 mm×25 mm	–	0.07	1.09	0.36	m	<b>1.45</b>
25 mm×38 mm	–	0.07	1.09	0.46	m	<b>1.55</b>
25 mm×75 mm	–	0.09	1.40	0.63	m	<b>2.03</b>
38 mm×38 mm	–	0.09	1.40	0.54	m	<b>1.94</b>
38 mm×50 mm	–	0.09	1.40	0.61	m	<b>2.01</b>
38 mm×75 mm	–	0.12	1.87	0.92	m	<b>2.79</b>
38 mm×100 mm	–	0.16	2.49	1.23	m	<b>3.72</b>
50 mm×50 mm	–	0.12	1.87	0.87	m	<b>2.74</b>
50 mm×75 mm	–	0.16	2.49	1.25	m	<b>3.74</b>
50 mm×100 mm	–	0.19	2.96	1.60	m	<b>4.55</b>
50 mm×125 mm	–	0.19	2.96	1.93	m	<b>4.89</b>
75 mm×75 mm	–	0.19	2.96	2.09	m	<b>5.05</b>
75 mm×100 mm	–	0.21	3.27	2.36	m	<b>5.63</b>
100 mm×100 mm	–	0.21	3.27	3.12	m	<b>6.38</b>
Roof members; flat						
38 mm×75 mm	–	0.14	2.18	0.92	m	<b>3.10</b>
38 mm×100 mm	–	0.14	2.18	1.23	m	<b>3.41</b>
38 mm×125 mm	–	0.14	2.18	1.55	m	<b>3.72</b>
38 mm×150 mm	–	0.14	2.18	1.80	m	<b>3.98</b>
50 mm×100 mm	–	0.14	2.18	1.57	m	<b>3.75</b>
50 mm×125 mm	–	0.14	2.18	1.91	m	<b>4.08</b>
50 mm×150 mm	–	0.16	2.49	2.31	m	<b>4.80</b>
50 mm×175 mm	–	0.16	2.49	2.67	m	<b>5.16</b>
50 mm×200 mm	–	0.17	2.65	3.15	m	<b>5.79</b>
50 mm×225 mm	–	0.17	2.65	3.63	m	<b>6.28</b>
50 mm×250 mm	–	0.18	2.80	4.14	m	<b>6.94</b>
75 mm×150 mm	–	0.17	2.65	3.46	m	<b>6.10</b>
75 mm×175 mm	–	0.17	2.65	4.04	m	<b>6.69</b>
75 mm×200 mm	–	0.18	2.80	4.72	m	<b>7.52</b>
75 mm×225 mm	–	0.18	2.80	5.45	m	<b>8.25</b>
75 mm×250 mm	–	0.19	2.96	6.21	m	<b>9.17</b>
Roof members; pitched						
25 mm×100 mm	–	0.12	1.87	0.86	m	<b>2.72</b>
25 mm×125 mm	–	0.12	1.87	1.04	m	<b>2.91</b>
25 mm×150 mm	–	0.16	2.49	1.33	m	<b>3.82</b>
25 mm×175 mm	–	0.18	2.80	1.73	m	<b>4.53</b>
25 mm×200 mm	–	0.19	2.96	2.02	m	<b>4.97</b>
38 mm×100 mm	–	0.16	2.49	1.23	m	<b>3.72</b>
38 mm×125 mm	–	0.16	2.49	1.55	m	<b>4.04</b>
38 mm×150 mm	–	0.16	2.49	1.80	m	<b>4.29</b>
50 mm×50 mm	–	0.12	1.87	0.85	m	<b>2.72</b>
50 mm×75 mm	–	0.16	2.49	1.22	m	<b>3.71</b>
50 mm×100 mm	–	0.19	2.96	1.57	m	<b>4.53</b>
50 mm×125 mm	–	0.19	2.96	1.91	m	<b>4.86</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
50 mm×150 mm	–	0.21	3.27	2.31	m	<b>5.58</b>
50 mm×175 mm	–	0.21	3.27	2.67	m	<b>5.94</b>
50 mm×200 mm	–	0.21	3.27	3.15	m	<b>6.41</b>
50 mm×225 mm	–	0.21	3.27	3.63	m	<b>6.90</b>
75 mm × 100 mm	–	0.26	4.05	2.31	m	<b>6.35</b>
75 mm×125 mm	–	0.26	4.05	2.88	m	<b>6.92</b>
75 mm×150 mm	–	0.26	4.05	3.46	m	<b>7.50</b>
100 mm×150 mm	–	0.31	4.82	4.75	m	<b>9.57</b>
100 mm×175 mm	–	0.31	4.82	5.50	m	<b>10.32</b>
100 mm×200 mm	–	0.31	4.82	6.46	m	<b>11.28</b>
100 mm×225 mm	–	0.33	5.13	7.88	m	<b>13.02</b>
100 mm×250 mm	–	0.33	5.13	8.94	m	<b>14.07</b>
<b>Plates</b>						
38 mm×75 mm	–	0.12	1.87	0.92	m	<b>2.79</b>
38 mm×100 mm	–	0.16	2.49	1.23	m	<b>3.72</b>
50 mm×75 mm	–	0.16	2.49	1.25	m	<b>3.74</b>
50 mm×100 mm	–	0.19	2.96	1.57	m	<b>4.53</b>
75 mm×100 mm	–	0.21	3.27	2.36	m	<b>5.63</b>
75 mm×125 mm	–	0.24	3.73	2.85	m	<b>6.59</b>
75 mm×150 mm	–	0.27	4.20	3.43	m	<b>7.63</b>
<b>Plates; fixing by bolting</b>						
38 mm×75 mm	–	0.21	3.27	0.92	m	<b>4.19</b>
38 mm×100 mm	–	0.25	3.89	1.23	m	<b>5.12</b>
50 mm×75 mm	–	0.25	3.89	1.25	m	<b>5.14</b>
50 mm×100 mm	–	0.28	4.36	1.57	m	<b>5.93</b>
75 mm×100 mm	–	0.31	4.82	2.36	m	<b>7.18</b>
75 mm×125 mm	–	0.33	5.13	2.85	m	<b>7.99</b>
75 mm×150 mm	–	0.36	5.60	3.43	m	<b>9.03</b>
<b>Joist strutting; herringbone strutting</b>						
50 mm×50 mm; depth of joist 150 mm	–	0.51	7.93	2.00	m	<b>9.94</b>
50 mm×50 mm; depth of joist 175 mm	–	0.51	7.93	2.04	m	<b>9.98</b>
50 mm×50 mm; depth of joist 200 mm	–	0.51	7.93	2.08	m	<b>10.02</b>
50 mm×50 mm; depth of joist 225 mm	–	0.51	7.93	2.12	m	<b>10.06</b>
50 mm×50 mm; depth of joist 250 mm	–	0.51	7.93	2.16	m	<b>10.10</b>
<b>Joist strutting; block</b>						
50 mm×150 mm; depth of joist 150 mm	–	0.31	4.82	2.62	m	<b>7.45</b>
50 mm×175 mm; depth of joist 175 mm	–	0.31	4.82	2.98	m	<b>7.81</b>
50 mm×200 mm; depth of joist 200 mm	–	0.31	4.82	3.46	m	<b>8.28</b>
50 mm×225 mm; depth of joist 225 mm	–	0.31	4.82	3.95	m	<b>8.77</b>
50 mm×250 mm; depth of joist 250 mm	–	0.31	4.82	4.45	m	<b>9.28</b>
<b>Cleats</b>						
225 mm×100 mm×75 mm	–	0.20	3.11	0.61	nr	<b>3.72</b>
<b>Extra for stress grading to above timbers</b>						
general structural(GS) grade	–	–	–	17.89	m <sup>3</sup>	<b>17.89</b>
special structural(SS) grade	–	–	–	34.41	m <sup>3</sup>	<b>34.41</b>
<b>Extra for protecting and flameproofing timber with “Celgard CF” protection</b>						
small sections	–	–	–	142.82	m <sup>3</sup>	<b>142.82</b>
large sections	–	–	–	137.11	m <sup>3</sup>	<b>137.11</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Sawn softwood; "Tanalised"</b>						
Floor members						
38 mm×75 mm	–	0.12	1.87	1.04	m	<b>2.91</b>
38 mm×100 mm	–	0.12	1.87	1.39	m	<b>3.26</b>
38 mm×150 mm	–	0.14	2.18	2.04	m	<b>4.22</b>
50 mm×75 mm	–	0.12	1.87	1.38	m	<b>3.25</b>
50 mm×100 mm	–	0.14	2.18	1.78	m	<b>3.96</b>
50 mm×125 mm	–	0.14	2.18	2.17	m	<b>4.35</b>
50 mm×150 mm	–	0.16	2.49	2.62	m	<b>5.11</b>
50 mm×175 mm	–	0.16	2.49	3.04	m	<b>5.52</b>
50 mm×200 mm	–	0.17	2.65	3.56	m	<b>6.21</b>
50 mm×225 mm	–	0.17	2.65	4.10	m	<b>6.75</b>
50 mm×250 mm	–	0.18	2.80	4.66	m	<b>7.46</b>
75 mm×125 mm	–	0.17	2.65	3.27	m	<b>5.91</b>
75 mm×150 mm	–	0.17	2.65	3.92	m	<b>6.57</b>
75 mm×175 mm	–	0.17	2.65	4.59	m	<b>7.23</b>
75 mm×200 mm	–	0.18	2.80	5.35	m	<b>8.15</b>
75 mm×225 mm	–	0.18	2.80	6.15	m	<b>8.95</b>
75 mm×250 mm	–	0.19	2.96	6.99	m	<b>9.95</b>
100 mm×150 mm	–	0.22	3.42	5.35	m	<b>8.77</b>
100 mm×200 mm	–	0.23	3.58	7.29	m	<b>10.87</b>
100 mm×250 mm	–	0.26	4.05	9.98	m	<b>14.02</b>
100 mm×300 mm	–	0.28	4.36	12.29	m	<b>16.65</b>
Wall or partition members						
25 mm×25 mm	–	0.07	1.09	0.38	m	<b>1.47</b>
25 mm×38 mm	–	0.07	1.09	0.50	m	<b>1.59</b>
25 mm×75 mm	–	0.09	1.40	0.70	m	<b>2.11</b>
38 mm×38 mm	–	0.09	1.40	0.59	m	<b>1.99</b>
38 mm×50 mm	–	0.09	1.40	0.69	m	<b>2.09</b>
38 mm×75 mm	–	0.12	1.87	1.04	m	<b>2.91</b>
38 mm×100 mm	–	0.16	2.49	1.39	m	<b>3.88</b>
50 mm×50 mm	–	0.12	1.87	0.98	m	<b>2.84</b>
50 mm×75 mm	–	0.16	2.49	1.41	m	<b>3.90</b>
50 mm×100 mm	–	0.19	2.96	1.81	m	<b>4.76</b>
50 mm×125 mm	–	0.19	2.96	2.19	m	<b>5.15</b>
75 mm×75 mm	–	0.19	2.96	2.33	m	<b>5.28</b>
75 mm×100 mm	–	0.21	3.27	2.67	m	<b>5.94</b>
100 mm×100 mm	–	0.21	3.27	3.53	m	<b>6.80</b>
Roof members; flat						
38 mm×75 mm	–	0.14	2.18	1.04	m	<b>3.22</b>
38 mm×100 mm	–	0.14	2.18	1.39	m	<b>3.57</b>
38 mm×125 mm	–	0.14	2.18	1.75	m	<b>3.93</b>
38 mm×150 mm	–	0.14	2.18	2.04	m	<b>4.22</b>
50 mm×100 mm	–	0.14	2.18	1.78	m	<b>3.96</b>
50 mm×125 mm	–	0.14	2.18	2.17	m	<b>4.35</b>
50 mm×150 mm	–	0.16	2.49	2.62	m	<b>5.11</b>
50 mm×175 mm	–	0.16	2.49	3.04	m	<b>5.52</b>
50 mm×200 mm	–	0.17	2.65	3.56	m	<b>6.21</b>
50 mm×225 mm	–	0.17	2.65	4.10	m	<b>6.75</b>
50 mm×250 mm	–	0.18	2.80	4.66	m	<b>7.46</b>
75 mm×150 mm	–	0.17	2.65	3.92	m	<b>6.57</b>
75 mm×175 mm	–	0.17	2.65	4.59	m	<b>7.23</b>
75 mm×200 mm	–	0.18	2.80	5.35	m	<b>8.15</b>
75 mm×225 mm	–	0.18	2.80	6.15	m	<b>8.95</b>
75 mm×250 mm	–	0.19	2.96	6.99	m	<b>9.95</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Roof members; pitched						
25 mm×100 mm	–	0.12	1.87	0.96	m	<b>2.83</b>
25 mm×125 mm	–	0.12	1.87	1.17	m	<b>3.04</b>
25 mm×150 mm	–	0.16	2.49	1.48	m	<b>3.97</b>
25 mm×175 mm	–	0.18	2.80	1.91	m	<b>4.71</b>
25 mm×200 mm	–	0.19	2.96	2.22	m	<b>5.18</b>
38 mm×100 mm	–	0.16	2.49	1.39	m	<b>3.88</b>
38 mm×125 mm	–	0.16	2.49	1.75	m	<b>4.24</b>
38 mm×150 mm	–	0.16	2.49	2.04	m	<b>4.53</b>
50 mm×50 mm	–	0.12	1.87	0.95	m	<b>2.82</b>
50 mm×75 mm	–	0.16	2.49	1.38	m	<b>3.87</b>
50 mm×100 mm	–	0.19	2.96	1.78	m	<b>4.74</b>
50 mm×125 mm	–	0.19	2.96	2.17	m	<b>5.12</b>
50 mm×150 mm	–	0.21	3.27	2.62	m	<b>5.89</b>
50 mm×175 mm	–	0.21	3.27	3.04	m	<b>6.30</b>
50 mm×200 mm	–	0.21	3.27	3.56	m	<b>6.83</b>
50 mm×225 mm	–	0.21	3.27	4.10	m	<b>7.37</b>
75 mm×100 mm	–	0.26	4.05	2.62	m	<b>6.67</b>
75 mm×125 mm	–	0.26	4.05	3.27	m	<b>7.31</b>
75 mm×150 mm	–	0.26	4.05	3.92	m	<b>7.97</b>
100 mm×150 mm	–	0.31	4.82	5.37	m	<b>10.19</b>
100 mm×175 mm	–	0.31	4.82	6.23	m	<b>11.05</b>
100 mm×200 mm	–	0.31	4.82	7.29	m	<b>12.11</b>
100 mm×225 mm	–	0.33	5.13	8.82	m	<b>13.95</b>
100 mm×250 mm	–	0.33	5.13	9.98	m	<b>15.11</b>
Plates						
38 mm×75 mm	–	0.12	1.87	1.04	m	<b>2.91</b>
38 mm×100 mm	–	0.16	2.49	1.39	m	<b>3.88</b>
50 mm×75 mm	–	0.16	2.49	1.41	m	<b>3.90</b>
50 mm×100 mm	–	0.19	2.96	1.81	m	<b>4.76</b>
75 mm×100 mm	–	0.21	3.27	2.67	m	<b>5.94</b>
75 mm×125 mm	–	0.24	3.73	3.24	m	<b>6.98</b>
75 mm×150 mm	–	0.27	4.20	3.90	m	<b>8.10</b>
Plates; fixing by bolting						
38 mm×75 mm	–	0.21	3.27	1.04	m	<b>4.31</b>
38 mm×100 mm	–	0.25	3.89	1.39	m	<b>5.28</b>
50 mm×75 mm	–	0.25	3.89	1.41	m	<b>5.30</b>
50 mm×100 mm	–	0.28	4.36	1.81	m	<b>6.16</b>
75 mm×100 mm	–	0.31	4.82	2.67	m	<b>7.49</b>
75 mm×125 mm	–	0.33	5.13	3.24	m	<b>8.38</b>
75 mm×150 mm	–	0.36	5.60	3.90	m	<b>9.50</b>
Joist strutting; herringbone						
50 mm×50 mm; depth of joist 150 mm	–	0.51	7.93	2.22	m	<b>10.15</b>
50 mm×50 mm; depth of joist 175 mm	–	0.51	7.93	2.26	m	<b>10.20</b>
50 mm×50 mm; depth of joist 200 mm	–	0.51	7.93	2.31	m	<b>10.24</b>
50 mm×50 mm; depth of joist 225 mm	–	0.51	7.93	2.35	m	<b>10.29</b>
50 mm×50 mm; depth of joist 250 mm	–	0.51	7.93	2.39	m	<b>10.33</b>
Joist strutting; block						
50 mm×150 mm; depth of joist 150 mm	–	0.31	4.82	2.94	m	<b>7.76</b>
50 mm×175 mm; depth of joist 175 mm	–	0.31	4.82	3.35	m	<b>8.17</b>
50 mm×225 mm; depth of joist 225 mm	–	0.31	4.82	4.42	m	<b>9.24</b>
50 mm×250 mm; depth of joist 250 mm	–	0.31	4.82	4.97	m	<b>9.79</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cleats						
225 mm×100 mm×75 mm	–	0.20	3.11	0.68	nr	<b>3.79</b>
Extra for stress grading to above timbers						
general structural(GS) grade	–	–	–	17.89	m <sup>3</sup>	<b>17.89</b>
special structural (SS) grade	–	–	–	34.41	m <sup>3</sup>	<b>34.41</b>
Extra for protecting and flameproofing timber with “Celgard CF” protection or other equal or approved						
small sections	–	–	–	142.82	m <sup>3</sup>	<b>142.82</b>
large sections	–	–	–	137.11	m <sup>3</sup>	<b>137.11</b>
Wrot surfaces						
plain; 50 mm wide	–	0.02	0.31	–	m	<b>0.31</b>
plain; 100 mm wide	–	0.03	0.47	–	m	<b>0.47</b>
plain; 150 mm wide	–	0.05	0.78	–	m	<b>0.78</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	25.36	31.13	nr	<b>56.50</b>
7.60 m span	–	1.79	27.85	39.25	nr	<b>67.10</b>
10.00 m span	–	2.04	31.74	51.11	nr	<b>82.85</b>
“W” type truss(Fink); 30 degree pitch; 450 mm eaves overhang						
5.00 m span	–	1.63	25.36	30.90	nr	<b>56.26</b>
7.60 m span	–	1.79	27.85	40.33	nr	<b>68.18</b>
10.00 m span	–	2.04	31.74	57.83	nr	<b>89.57</b>
“W” type truss(Fink); 45 degree pitch; 450 mm eaves overhang						
4.60 m span	–	1.63	25.36	33.19	nr	<b>58.55</b>
7.00 m span	–	1.79	27.85	44.69	nr	<b>72.54</b>
“Mono” type truss; 17.50 degree pitch; 450 mm eaves overhang						
3.30 m span	–	1.43	22.25	25.11	nr	<b>47.36</b>
5.60 m span	–	1.63	25.36	35.58	nr	<b>60.94</b>
7.00 m span	–	1.88	29.25	44.69	nr	<b>73.94</b>
“Mono” type truss; 30 degree pitch; 450 mm eaves overhang						
3.30 m span	–	1.43	22.25	26.97	nr	<b>49.22</b>
5.60 m span	–	1.63	25.36	38.51	nr	<b>63.87</b>
7.00 m span	–	1.88	29.25	50.75	nr	<b>80.00</b>
“Attic” type truss; 45 degree pitch; 450 mm eaves overhang						
5.00 m span	–	3.21	49.94	67.30	nr	<b>117.24</b>
7.60 m span	–	3.36	52.28	109.21	nr	<b>161.49</b>
9.00 m span	–	3.56	55.39	139.85	nr	<b>195.24</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>“Moelven Toreboda” glulam timber beams or other equal and approved; Moelven Laminated Timber Structures LB grade whitewood; pressure impregnated; phenbol resorcinal adhesive; clean planed finish; fixed</b>						
Laminated roof beams						
56 mm×225 mm	–	0.56	8.71	7.19	m	<b>15.90</b>
66 mm×315 mm	–	0.71	11.05	11.87	m	<b>22.91</b>
90 mm×315 mm	–	0.92	14.31	16.18	m	<b>30.50</b>
90 mm×405 mm	–	1.17	18.20	20.82	m	<b>39.02</b>
115 mm×405 mm	–	1.48	23.03	26.59	m	<b>49.62</b>
115 mm×495 mm	–	1.83	28.47	32.50	m	<b>60.98</b>
115 mm×630 mm	–	2.24	34.85	41.38	m	<b>76.23</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						
	7.77	0.71	11.05	9.89	m <sup>2</sup>	<b>20.93</b>
75 mm wide	–	0.21	3.27	0.75	m	<b>4.02</b>
150 mm wide	–	0.24	3.73	1.48	m	<b>5.22</b>
225 mm wide	–	0.29	4.51	2.21	m	<b>6.72</b>
300 mm wide	–	0.31	4.82	2.94	m	<b>7.76</b>
<b>Plywood; external quality; 15 mm thick</b>						
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide						
	11.17	0.83	12.91	13.99	m <sup>2</sup>	<b>26.91</b>
75 mm wide	–	0.26	4.05	1.06	m	<b>5.11</b>
150 mm wide	–	0.30	4.67	2.10	m	<b>6.77</b>
225 mm wide	–	0.33	5.13	3.14	m	<b>8.27</b>
300 mm wide	–	0.38	5.91	4.17	m	<b>10.09</b>
<b>Plywood; external quality; 18 mm thick</b>						
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide						
	13.34	0.83	12.91	16.62	m <sup>2</sup>	<b>29.53</b>
75 mm wide	–	0.26	4.05	1.26	m	<b>5.30</b>
150 mm wide	–	0.30	4.67	2.49	m	<b>7.16</b>
225 mm wide	–	0.33	5.13	3.73	m	<b>8.86</b>
300 mm wide	–	0.38	5.91	4.96	m	<b>10.87</b>
<b>Plywood; marine quality; 18 mm thick</b>						
Gutter boards; butt joints over 300 mm wide						
	9.94	0.94	14.63	12.51	m <sup>2</sup>	<b>27.13</b>
150 mm wide	–	0.33	5.13	1.88	m	<b>7.01</b>
225 mm wide	–	0.38	5.91	2.83	m	<b>8.74</b>
300 mm wide	–	0.42	6.53	3.75	m	<b>10.29</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide	–	0.83	12.91	12.51	m <sup>2</sup>	25.42
75 mm wide	–	0.26	4.05	0.95	m	5.00
150 mm wide	–	0.30	4.67	1.88	m	6.54
225 mm wide	–	0.33	5.13	2.80	m	7.94
300 mm wide	–	0.38	5.91	3.73	m	9.64
<b>Plywood; marine quality; 25 mm thick</b>						
Gutter boards; butt joint over 300 mm wide	13.81	1.02	15.87	17.18	m <sup>2</sup>	33.05
150 mm wide	–	0.36	5.60	2.58	m	8.18
225 mm wide	–	0.41	6.38	3.88	m	10.26
300 mm wide	–	0.45	7.00	5.15	m	12.16
Eaves, verge soffit boards, fascia boards and the like over 300 mm wide	–	0.90	14.00	17.18	m <sup>2</sup>	31.19
75 mm wide	–	0.27	4.20	1.30	m	5.50
150 mm wide	–	0.31	4.82	2.58	m	7.40
225 mm wide	–	0.31	4.82	3.85	m	8.68
300 mm wide	–	0.41	6.38	5.13	m	11.51
<b>Sawn softwood; untreated</b>						
Gutter boards; butt joints						
19 mm thick; sloping	–	1.28	19.92	7.28	m <sup>2</sup>	27.20
19 mm thick; 75 mm wide	–	0.36	5.60	0.55	m	6.15
19 mm thick; 150 mm wide	–	0.41	6.38	1.06	m	7.44
19 mm thick; 225 mm wide	–	0.45	7.00	1.82	m	8.82
25 mm thick; 75 mm wide	–	0.36	5.60	0.65	m	6.25
25 mm thick; 150 mm wide	–	0.41	6.38	1.37	m	7.75
25 mm thick; 225 mm wide	–	0.45	7.00	2.43	m	9.43
Cesspools with 25 mm thick sides and bottom						
225 mm×225 mm×150 mm	–	1.22	18.98	1.87	nr	20.85
300 mm×300 mm×150 mm	–	1.42	22.09	2.37	nr	24.47
Individual supports; firrings						
50 mm wide×36 mm average depth	–	0.16	2.49	1.18	m	3.67
50 mm wide×50 mm average depth	–	0.16	2.49	1.52	m	4.01
50 mm wide×75 mm average depth	–	0.16	2.49	1.94	m	4.43
Individual supports; bearers						
25 mm×50 mm	–	0.10	1.56	0.54	m	2.09
38 mm×50 mm	–	0.10	1.56	0.66	m	2.21
50 mm×50 mm	–	0.10	1.56	0.90	m	2.45
50 mm×75 mm	–	0.10	1.56	1.27	m	2.83
Individual supports; angle fillets						
38 mm×38 mm	–	0.10	1.56	0.58	m	2.14
50 mm×50 mm	–	0.10	1.56	0.90	m	2.45
75 mm×75 mm	–	0.12	1.87	2.08	m	3.95
Individual supports; tilting fillets						
19 mm×38 mm	–	0.10	1.56	0.26	m	1.82
25 mm×50 mm	–	0.10	1.56	0.39	m	1.95
38 mm×75 mm	–	0.10	1.56	0.65	m	2.20
50 mm×75 mm	–	0.10	1.56	0.83	m	2.39
75 mm×100 mm	–	0.16	2.49	1.54	m	4.03
Individual supports; grounds or battens						
13 mm×19 mm	–	0.05	0.78	0.33	m	1.11
13 mm×32 mm	–	0.05	0.78	0.36	m	1.14
25 mm×50 mm	–	0.05	0.78	0.49	m	1.27

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Individual supports; grounds or battens; plugged and screwed						
13 mm×19 mm	–	0.16	2.49	0.37	m	<b>2.86</b>
13 mm×32 mm	–	0.16	2.49	0.40	m	<b>2.89</b>
25 mm×50 mm	–	0.16	2.49	0.53	m	<b>3.02</b>
Framed supports; open-spaced grounds or battens; at 300 mm centres one way						
25 mm×50 mm	–	0.16	2.49	1.62	m <sup>2</sup>	<b>4.11</b>
25 mm×50 mm; plugged and screwed	–	0.45	7.00	1.77	m <sup>2</sup>	<b>8.77</b>
Framed supports; at 300 mm centres one way and 600 mm centres the other way						
25 mm×50 mm	–	0.77	11.98	2.42	m <sup>2</sup>	<b>14.40</b>
38 mm×50 mm	–	0.77	11.98	3.02	m <sup>2</sup>	<b>15.00</b>
50 mm×50 mm	–	0.77	11.98	4.22	m <sup>2</sup>	<b>16.20</b>
50 mm×75 mm	–	0.77	11.98	6.10	m <sup>2</sup>	<b>18.08</b>
75 mm×75 mm	–	0.77	11.98	10.33	m <sup>2</sup>	<b>22.31</b>
Framed supports; at 300 mm centres one way and 600 mm centres the other way; plugged and screwed						
25 mm×50 mm	–	1.28	19.92	2.85	m <sup>2</sup>	<b>22.76</b>
38 mm×50 mm	–	1.28	19.92	3.44	m <sup>2</sup>	<b>23.36</b>
50 mm×50 mm	–	1.28	19.92	4.64	m <sup>2</sup>	<b>24.55</b>
50 mm×75 mm	–	1.28	19.92	6.52	m <sup>2</sup>	<b>26.44</b>
75 mm×75 mm	–	1.28	19.92	10.75	m <sup>2</sup>	<b>30.67</b>
Framed supports; at 500 mm centres both ways						
25 mm×50 mm; to bath panels	–	0.92	14.31	3.16	m <sup>2</sup>	<b>17.47</b>
Framed supports; as bracketing and cradling around steelwork						
25 mm×50 mm	–	1.42	22.09	3.43	m <sup>2</sup>	<b>25.52</b>
50 mm×50 mm	–	1.53	23.80	5.94	m <sup>2</sup>	<b>29.74</b>
50 mm×75 mm	–	1.63	25.36	8.57	m <sup>2</sup>	<b>33.94</b>
<b>Sawn softwood; “Tanalised”</b>						
Gutter boards; butt joints						
19 mm thick; sloping	–	1.28	19.92	8.07	m <sup>2</sup>	<b>27.99</b>
19 mm thick; 75 mm wide	–	0.36	5.60	0.61	m	<b>6.21</b>
19 mm thick; 150 mm wide	–	0.41	6.38	1.18	m	<b>7.56</b>
19 mm thick; 225 mm wide	–	0.45	7.00	2.00	m	<b>9.00</b>
25 mm thick; sloping	–	1.28	19.92	10.40	m <sup>2</sup>	<b>30.32</b>
25 mm thick; 75 mm wide	–	0.36	5.60	0.73	m	<b>6.33</b>
25 mm thick; 150 mm wide	–	0.41	6.38	1.53	m	<b>7.91</b>
25 mm thick; 225 mm wide	–	0.45	7.00	2.66	m	<b>9.66</b>
Cesspools with 25 mm thick sides and bottom						
225 mm×225 mm×150 mm	–	1.22	18.98	2.08	nr	<b>21.06</b>
300 mm×300 mm×150 mm	–	1.42	22.09	2.65	nr	<b>24.75</b>
Individual supports; firrings						
50 mm wide×36 mm average depth	–	0.16	2.49	1.26	m	<b>3.75</b>
50 mm wide×50 mm average depth	–	0.16	2.49	1.62	m	<b>4.11</b>
50 mm wide×75 mm average depth	–	0.16	2.49	2.10	m	<b>4.59</b>
Individual supports; bearers						
25 mm×50 mm	–	0.10	1.56	0.59	m	<b>2.15</b>
38 mm×50 mm	–	0.10	1.56	0.73	m	<b>2.29</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Individual supports; angle fillets</b>						
38 mm×38 mm	–	0.10	1.56	0.61	m	<b>2.17</b>
50 mm×50 mm	–	0.10	1.56	0.95	m	<b>2.51</b>
75 mm×75 mm	–	0.12	1.87	2.20	m	<b>4.07</b>
<b>Individual supports; tilting fillets</b>						
19 mm×38 mm	–	0.10	1.56	0.28	m	<b>1.83</b>
25 mm×50 mm	–	0.10	1.56	0.41	m	<b>1.97</b>
38 mm×75 mm	–	0.10	1.56	0.71	m	<b>2.26</b>
50 mm×75 mm	–	0.10	1.56	0.91	m	<b>2.47</b>
75 mm×100 mm	–	0.16	2.49	1.70	m	<b>4.19</b>
<b>Individual supports; grounds or battens</b>						
13 mm×19 mm	–	0.05	0.78	0.34	m	<b>1.12</b>
13 mm×32 mm	–	0.05	0.78	0.38	m	<b>1.15</b>
25 mm×50 mm	–	0.05	0.78	0.54	m	<b>1.32</b>
<b>Individual supports; grounds or battens; plugged and screwed</b>						
13 mm×19 mm	–	0.16	2.49	0.38	m	<b>2.87</b>
13 mm×32 mm	–	0.16	2.49	0.42	m	<b>2.91</b>
25 mm×50 mm	–	0.16	2.49	0.58	m	<b>3.07</b>
<b>Framed supports; open-spaced grounds or battens; at 300 mm centres one way</b>						
25 mm×50 mm	–	0.16	2.49	1.79	m <sup>2</sup>	<b>4.28</b>
25 mm×50 mm; plugged and screwed	–	0.45	7.00	1.94	m <sup>2</sup>	<b>8.94</b>
<b>Framed supports; at 300 mm centres one way and 600 mm centres the other way</b>						
25 mm×50 mm	–	0.77	11.98	2.69	m <sup>2</sup>	<b>14.67</b>
38 mm×50 mm	–	0.77	11.98	3.42	m <sup>2</sup>	<b>15.40</b>
50 mm×50 mm	–	0.77	11.98	4.73	m <sup>2</sup>	<b>16.71</b>
50 mm×75 mm	–	0.77	11.98	6.88	m <sup>2</sup>	<b>18.86</b>
75 mm×75 mm	–	0.77	11.98	11.50	m <sup>2</sup>	<b>23.48</b>
<b>Framed supports; at 300 mm centres one way and 600 mm centres the other way; plugged and screwed</b>						
25 mm×50 mm	–	1.28	19.92	3.11	m <sup>2</sup>	<b>23.02</b>
38 mm×50 mm	–	1.28	19.92	3.84	m <sup>2</sup>	<b>23.75</b>
50 mm×50 mm	–	1.28	19.92	5.16	m <sup>2</sup>	<b>25.07</b>
50 mm×75 mm	–	1.28	19.92	7.30	m <sup>2</sup>	<b>27.22</b>
75 mm×75 mm	–	1.28	19.92	11.92	m <sup>2</sup>	<b>31.83</b>
<b>Framed supports; at 500 mm centres both ways</b>						
25 mm×50 mm; to bath panels	–	0.92	14.31	3.49	m <sup>2</sup>	<b>17.81</b>
<b>Framed supports; as bracketing and cradling around steelwork</b>						
25 mm×50 mm	–	1.42	22.09	3.79	m <sup>2</sup>	<b>25.89</b>
50 mm×50 mm	–	1.53	23.80	6.66	m <sup>2</sup>	<b>30.47</b>
50 mm×75 mm	–	1.63	25.36	9.67	m <sup>2</sup>	<b>35.03</b>
<b>Wrought softwood</b>						
<b>Gutter boards; tongued and grooved joints</b>						
19 mm thick; sloping	–	1.53	23.80	10.05	m <sup>2</sup>	<b>33.85</b>
19 mm thick; 75 mm wide	–	0.41	6.38	1.18	m	<b>7.56</b>
19 mm thick; 150 mm wide	–	0.45	7.00	1.48	m	<b>8.48</b>
19 mm thick; 225 mm wide	–	0.51	7.93	2.61	m	<b>10.55</b>
25 mm thick; sloping	–	1.53	23.80	12.24	m <sup>2</sup>	<b>36.04</b>
25 mm thick; 75 mm wide	–	0.41	6.38	1.65	m	<b>8.03</b>
25 mm thick; 150 mm wide	–	0.45	7.00	1.74	m	<b>8.75</b>
25 mm thick; 225 mm wide	–	0.51	7.93	3.32	m	<b>11.26</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Eaves, verge soffit boards, fascia boards and the like						
19 mm thick; over 300 mm wide	–	1.26	19.60	10.01	m <sup>2</sup>	<b>29.62</b>
19 mm thick; 150 mm wide; once grooved	–	0.20	3.11	1.79	m	<b>4.90</b>
25 mm thick; 150 mm wide; once grooved	–	0.20	3.11	2.19	m	<b>5.30</b>
25 mm thick; 175 mm wide; once grooved	–	0.22	3.42	2.51	m	<b>5.93</b>
32 mm thick; 225 mm wide; once grooved	–	0.26	4.05	4.40	m	<b>8.45</b>
<b>Wrought softwood; “Tanalised”</b>						
Gutter boards; tongued and grooved joints						
19 mm thick; sloping	–	1.53	23.80	10.83	m <sup>2</sup>	<b>34.64</b>
19 mm thick; 75 mm wide	–	0.41	6.38	1.24	m	<b>7.62</b>
19 mm thick; 150 mm wide	–	0.45	7.00	1.60	m	<b>8.60</b>
19 mm thick; 225 mm wide	–	0.51	7.93	2.79	m	<b>10.72</b>
25 mm thick; 75 mm wide	–	0.41	6.38	1.73	m	<b>8.11</b>
25 mm thick; 150 mm wide	–	0.45	7.00	1.90	m	<b>8.90</b>
25 mm thick; 225 mm wide	–	0.51	7.93	3.56	m	<b>11.49</b>
Eaves, verge soffit boards, fascia boards and the like						
19 mm thick; over 300 mm wide	–	1.26	19.60	10.80	m <sup>2</sup>	<b>30.41</b>
19 mm thick; 150 mm wide; once grooved	–	0.20	3.11	1.91	m	<b>5.02</b>
25 mm thick; 150 mm wide; once grooved	–	0.20	3.11	2.35	m	<b>5.46</b>
25 mm thick; 175 mm wide; once grooved	–	0.22	3.42	2.69	m	<b>6.11</b>
32 mm thick; 225 mm wide; once grooved	–	0.26	4.05	4.70	m	<b>8.74</b>
<b>Straps; mild steel; galvanised</b>						
Straps; standard twisted vertical restraint; fixing to softwood and brick or blockwork						
30 mm×2.50 mm×400 mm girth	–	0.26	4.05	0.78	nr	<b>4.82</b>
30 mm×2.50 mm×600 mm girth	–	0.27	4.20	1.09	nr	<b>5.30</b>
30 mm×2.50 mm×800 mm girth	–	0.28	4.36	1.54	nr	<b>5.90</b>
30 mm×2.50 mm×1000 mm girth	–	0.31	4.82	2.00	nr	<b>6.82</b>
30 mm×2.50 mm×1200 mm girth	–	0.31	4.82	2.38	nr	<b>7.21</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	0.88	0.12	1.87	1.14	nr	<b>3.01</b>
75 mm wide; all sizes to 225 mm deep	0.91	0.16	2.49	1.24	nr	<b>3.73</b>
100 mm wide; all sizes to 225 mm deep	0.98	0.19	2.96	1.37	nr	<b>4.32</b>
Joist hangers 2.50 mm thick; for building in; joists						
50 mm×100 mm	1.68	0.08	1.36	2.06	nr	<b>3.42</b>
50 mm×125 mm	1.69	0.08	1.36	2.07	nr	<b>3.43</b>
50 mm×150 mm	1.59	0.10	1.67	1.99	nr	<b>3.66</b>
50 mm×175 mm	1.67	0.10	1.67	2.08	nr	<b>3.75</b>
50 mm×200 mm	1.85	0.12	1.98	2.33	nr	<b>4.31</b>
50 mm×225 mm	1.96	0.12	1.98	2.46	nr	<b>4.44</b>
75 mm×150 mm	2.45	0.10	1.67	3.00	nr	<b>4.67</b>
75 mm×175 mm	2.31	0.10	1.67	2.84	nr	<b>4.51</b>
75 mm×200 mm	2.45	0.12	1.98	3.04	nr	<b>5.02</b>
75 mm×225 mm	2.62	0.12	1.98	3.24	nr	<b>5.22</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
75 mm×250 mm	2.78	0.14	2.29	3.47	nr	5.76
100 mm×200 mm	3.06	0.12	1.98	3.75	nr	5.73
<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	0.31	0.28	nr	0.59
38 mm diameter; double sided	–	0.02	0.31	0.30	nr	0.62
50 mm diameter; single sided	–	0.02	0.31	0.30	nr	0.61
50 mm diameter; double sided	–	0.02	0.31	0.33	nr	0.64
63 mm diameter; single sided	–	0.02	0.31	0.43	nr	0.74
63 mm diameter; double sided	–	0.02	0.31	0.48	nr	0.79
75 mm diameter; single sided	–	0.02	0.31	0.64	nr	0.95
75 mm diameter; double sided	–	0.02	0.31	0.66	nr	0.97
framing anchor	–	0.16	2.49	0.52	nr	3.01
<b>Bolts; mild steel; galvanised</b>						
Fixing only bolts; 50 mm–200 mm long						
6 mm diameter	–	0.03	0.47	–	nr	0.47
8 mm diameter	–	0.03	0.47	–	nr	0.47
10 mm diameter	–	0.05	0.78	–	nr	0.78
12 mm diameter	–	0.05	0.78	–	nr	0.78
16 mm diameter	–	0.06	0.93	–	nr	0.93
20 mm diameter	–	0.06	0.93	–	nr	0.93
<b>Bolts</b>						
Expanding bolts; “Rawlbolt” projecting type or other equal and approved; The Rawlplug Company; plated; one nut; one washer						
6 mm diameter; ref M6 10P	–	0.10	1.56	0.82	nr	2.37
6 mm diameter; ref M6 25P	–	0.10	1.56	0.92	nr	2.47
6 mm diameter; ref M6 60P	–	0.10	1.56	0.96	nr	2.52
8 mm diameter; ref M8 25P	–	0.10	1.56	1.09	nr	2.64
8 mm diameter; ref M8 60P	–	0.10	1.56	1.16	nr	2.72
10 mm diameter; ref M10 15P	–	0.10	1.56	1.41	nr	2.97
10 mm diameter; ref M10 30P	–	0.10	1.56	1.48	nr	3.04
10 mm diameter; ref M10 60P	–	0.10	1.56	1.55	nr	3.10
12 mm diameter; ref M12 15P	–	0.10	1.56	2.25	nr	3.81
12 mm diameter; ref M12 30P	–	0.10	1.56	2.42	nr	3.98
12 mm diameter; ref M12 75P	–	0.10	1.56	3.02	nr	4.57
16 mm diameter; ref M16 35P	–	0.10	1.56	5.76	nr	7.32
16 mm diameter; ref M16 75P	–	0.10	1.56	6.04	nr	7.59
Expanding bolts; “Rawlbolt” loose bolt type or other equal and approved; The Rawlplug Company; plated; one bolt; one washer						
6 mm diameter; ref M6 10L	–	0.10	1.56	0.82	nr	2.38
6 mm diameter; ref M6 25L	–	0.10	1.56	0.87	nr	2.42
6 mm diameter; ref M6 40L	–	0.10	1.56	0.87	nr	2.43
8 mm diameter; ref M8 25L	–	0.10	1.56	1.07	nr	2.62
8 mm diameter; ref M8 40L	–	0.10	1.56	1.13	nr	2.69
10 mm diameter; ref M10 10L	–	0.10	1.56	1.37	nr	2.92
10 mm diameter; ref M10 25L	–	0.10	1.56	1.41	nr	2.96
10 mm diameter; ref M10 50L	–	0.10	1.56	1.48	nr	3.04
10 mm diameter; ref M10 75L	–	0.10	1.56	1.54	nr	3.09
12 mm diameter; ref M12 10L	–	0.10	1.56	2.04	nr	3.60

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
12 mm diameter; ref M12 40L	–	0.10	1.56	2.36	nr	<b>3.92</b>
12 mm diameter; ref M12 60L	–	0.10	1.56	2.48	nr	<b>4.03</b>
16 mm diameter; ref M16 30L	–	0.10	1.56	5.48	nr	<b>7.03</b>
16 mm diameter; ref M16 60L	–	0.10	1.56	5.92	nr	<b>7.48</b>
<b>Truss clips; mild steel galvanised</b>						
Truss clips; fixing to softwood; joist size						
38 mm wide	0.15	0.16	2.49	0.39	nr	<b>2.88</b>
50 mm wide	0.16	0.16	2.49	0.41	nr	<b>2.90</b>
<b>Sole plate angles; mild steel; galvanised</b>						
Sole plate angles; fixing to softwood and concrete						
112 mm×40 mm×76 mm	0.39	0.20	3.11	1.41	nr	<b>4.52</b>
<b>Chemical anchors</b>						
“Kemfix” capsules and standard studs or other equal and approved; The Rawlplug Company; with nuts and washers; drilling masonry						
capsule ref 60-408; stud ref 60-448	–	0.28	4.36	1.55	nr	<b>5.91</b>
capsule ref 60-410; stud ref 60-454	–	0.31	4.82	1.74	nr	<b>6.56</b>
capsule ref 60-412; stud ref 60-460	–	0.34	5.29	2.12	nr	<b>7.41</b>
capsule ref 60-416; stud ref 60-472	–	0.38	5.91	3.34	nr	<b>9.25</b>
capsule ref 60-420; stud ref 60-478	–	0.40	6.22	5.08	nr	<b>11.31</b>
capsule ref 60-424; stud ref 60-484	–	0.43	6.69	7.56	nr	<b>14.25</b>
“Kemfix” capsules and stainless steel studs or other equal and approved; The Rawlplug Company; with nuts and washers; drilling masonry						
capsule ref 60-408; stud ref 60-905	–	0.28	4.36	2.74	nr	<b>7.09</b>
capsule ref 60-410; stud ref 60-910	–	0.31	4.82	3.66	nr	<b>8.48</b>
capsule ref 60-412; stud ref 60-915	–	0.34	5.29	5.02	nr	<b>10.31</b>
capsule ref 60-416; stud ref 60-920	–	0.38	5.91	8.55	nr	<b>14.46</b>
capsule ref 60-420; stud ref 60-925	–	0.40	6.22	13.20	nr	<b>19.42</b>
capsule ref 60-424; stud ref 60-930	–	0.43	6.69	21.34	nr	<b>28.03</b>
“Kemfix” capsules and standard internal threaded sockets or other equal and approved; The Rawlplug Company; drilling masonry						
capsule ref 60-408; socket ref 60-650	–	0.28	4.36	1.60	nr	<b>5.95</b>
capsule ref 60-410; socket ref 60-656	–	0.31	4.82	1.94	nr	<b>6.76</b>
capsule ref 60-412; socket ref 60-662	–	0.34	5.29	2.41	nr	<b>7.70</b>
capsule ref 60-416; socket ref 60-668	–	0.38	5.91	3.32	nr	<b>9.23</b>
capsule ref 60-420; socket ref 60-674	–	0.40	6.22	3.99	nr	<b>10.21</b>
capsule ref 60-424; socket ref 60-676	–	0.43	6.69	6.48	nr	<b>13.18</b>
“Kemfix” capsules and stainless steel internal threaded sockets or other equal and approved; The Rawlplug Company; drilling masonry						
capsule ref 60-408; socket ref 60-943	–	0.28	4.36	3.04	nr	<b>7.39</b>
capsule ref 60-410; socket ref 60-945	–	0.31	4.82	3.42	nr	<b>8.25</b>
capsule ref 60-412; socket ref 60-947	–	0.34	5.29	3.95	nr	<b>9.24</b>
capsule ref 60-416; socket ref 60-949	–	0.38	5.91	5.62	nr	<b>11.53</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
“Kemfix” capsules, perforated sleeves and standard studs or other equal and approved; The Rawlplug Company; in low density material; with nuts and washers; drilling masonry						
capsule ref 60-408; sleeve ref 60-538 stud ref 60-448	–	0.28	4.36	2.28	nr	<b>6.64</b>
capsule ref 60-410; sleeve ref 60-544; stud ref 60-454	–	0.31	4.82	2.51	nr	<b>7.33</b>
capsule ref 60-412; sleeve ref 60-550; stud ref 60-460	–	0.34	5.29	3.01	nr	<b>8.30</b>
capsule ref 60-416; sleeve ref 60-562; stud ref 60-472	–	0.38	5.91	4.42	nr	<b>10.33</b>
“Kemfix” capsules, perforated sleeves and stainless steel studs or other equal and approved; The Rawlplug Company; in low density material; with nuts and washers; drilling masonry						
capsule ref 60-408; sleeve ref 60-538; stud ref 60-905	–	0.28	4.36	3.47	nr	<b>7.82</b>
capsule ref 60-410; sleeve ref 60-544; stud ref 60-910	–	0.31	4.82	4.42	nr	<b>9.25</b>
capsule ref 60-412; sleeve ref 60-550; stud ref 60-915	–	0.34	5.29	5.91	nr	<b>11.20</b>
capsule ref 60-416; sleeve ref 60-562; stud ref 60-920	–	0.38	5.91	9.63	nr	<b>15.55</b>
“Kemfix” capsules, perforated sleeves and standard internal threaded sockets or other equal and approved; The Rawlplug Company; in low density material; with nuts and washers; drilling masonry						
capsule ref 60-408; sleeve ref 60-538; socket ref 60-650	–	0.28	4.36	2.33	nr	<b>6.68</b>
capsule ref 60-410; sleeve ref 60-544; socket ref 60-656	–	0.31	4.82	2.70	nr	<b>7.53</b>
capsule ref 60-412; sleeve ref 60-550; socket ref 60-662	–	0.34	5.29	3.30	nr	<b>8.59</b>
capsule ref 60-416; sleeve ref 60-562; socket ref 60-668	–	0.38	5.91	4.40	nr	<b>10.32</b>
“Kemfix” capsules, perforated sleeves and stainless steel internal threaded sockets or other equal and approved; The Rawlplug Company; in low density material; drilling masonry						
capsule ref 60-408; sleeve ref 60-538; socket ref 60-943	–	0.28	4.36	3.77	nr	<b>8.13</b>
capsule ref 60-410; sleeve ref 60-544; socket ref 60-945	–	0.31	4.82	4.19	nr	<b>9.02</b>
capsule ref 60-412; sleeve ref 60-550; socket ref 60-947	–	0.34	5.29	4.83	nr	<b>10.12</b>
capsule ref 60-416; sleeve ref 60-562; socket ref 60-949	–	0.38	5.91	6.70	nr	<b>12.61</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>G32 EDGE SUPPORTED/REINFORCED WOODWOOL SLAB DECKING</b>						
<b>Woodwool interlocking reinforced slabs; Torvale "Woodcelip" or other equal and approved; natural finish; fixing to timber or steel with galvanized nails or clips; flat or sloping</b>						
50 mm thick slabs; type 503; maximum span 2100 mm						
1800 mm–2100 mm lengths	16.14	0.51	7.93	19.33	m <sup>2</sup>	<b>27.26</b>
2400 mm lengths	16.91	0.51	7.93	20.25	m <sup>2</sup>	<b>28.18</b>
2700 mm–3000 mm lengths	17.19	0.51	7.93	20.58	m <sup>2</sup>	<b>28.51</b>
75 mm thick slabs; type 751; maximum span 2100 mm						
1800 mm–2400 mm lengths	24.19	0.56	8.71	28.89	m <sup>2</sup>	<b>37.60</b>
2700 mm–3000 mm lengths	24.31	0.56	8.71	29.03	m <sup>2</sup>	<b>37.74</b>
75 mm thick slabs; type 752; maximum span 2100 m						
1800 mm–2400 mm lengths	24.12	0.56	8.71	28.81	m <sup>2</sup>	<b>37.52</b>
2700 mm–3000 mm lengths	24.17	0.56	8.71	28.87	m <sup>2</sup>	<b>37.58</b>
75 mm thick slabs; type 753; maximum span 3600 mm						
2400 mm lengths	23.40	0.56	8.71	27.96	m <sup>2</sup>	<b>36.67</b>
2700 mm–3000 mm lengths	24.42	0.56	8.71	29.16	m <sup>2</sup>	<b>37.87</b>
3300 mm–3900 mm lengths	29.43	0.56	8.71	35.07	m <sup>2</sup>	<b>43.79</b>
extra for holes for pipes and the like	–	0.12	1.87	–	nr	<b>1.87</b>
100 mm thick slabs; type 1001; maximum span 3600 mm						
3000 mm lengths	32.21	0.61	9.49	38.41	m <sup>2</sup>	<b>47.90</b>
3300 mm–3600 mm lengths	34.86	0.61	9.49	41.54	m <sup>2</sup>	<b>51.03</b>
100 mm thick slabs; type 1002; maximum span 3600 mm						
3000 mm lengths	31.45	0.61	9.49	37.51	m <sup>2</sup>	<b>47.00</b>
3300 mm–3600 mm lengths	33.40	0.61	9.49	39.82	m <sup>2</sup>	<b>49.31</b>
100 mm thick slabs; type 1003; maximum span 4000 mm						
3000 mm–3600 mm lengths	29.87	0.61	9.49	35.64	m <sup>2</sup>	<b>45.14</b>
3900 mm–4000 mm lengths	29.87	0.61	9.49	35.64	m <sup>2</sup>	<b>45.14</b>
125 mm thick slabs; type 1252; maximum span 3000 mm						
2400 mm–3000 mm lengths	33.99	0.61	9.49	40.51	m <sup>2</sup>	<b>50.01</b>
Extra over slabs for						
pre-screeded deck	–	–	–	1.27	m <sup>2</sup>	<b>1.27</b>
pre-screeded soffit	–	–	–	3.26	m <sup>2</sup>	<b>3.26</b>
pre-screeded deck and soffit	–	–	–	4.25	m <sup>2</sup>	<b>4.25</b>
pre-screeded and proofed deck	–	–	–	2.62	m <sup>2</sup>	<b>2.62</b>
pre-screeded and proofed deck plus						
pre-screeded soffit	–	–	–	6.08	m <sup>2</sup>	<b>6.08</b>
pre-felted deck (glass fibre)	–	–	–	3.58	m <sup>2</sup>	<b>3.58</b>
pre-felted deck plus pre-screeded soffit	–	–	–	6.83	m <sup>2</sup>	<b>6.83</b>

## H CLADDING/COVERING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H CLADDING/COVERING</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						
glazing with 7 mm thick Georgian wired cast glass	-	-	-	-	m <sup>2</sup>	149.93
Associated code 4 lead flashings						
top flashing; 210 mm girth	-	-	-	-	m	51.90
bottom flashing; 240 mm girth	-	-	-	-	m	38.63
end flashing; 300 mm girth	-	-	-	-	m	86.50
Wall cladding						
glazing with 7 mm thick Georgian wired cast glass	-	-	-	-	m <sup>2</sup>	155.69
glazing with 6 mm thick plate glass	-	-	-	-	m <sup>2</sup>	144.16
Extra for aluminium alloy members						
38 mm×38 mm×3 mm angle jamb	-	-	-	-	m	23.07
pressed cill member	-	-	-	-	m	46.13
pressed channel head and PVC case	-	-	-	-	m	37.49
<b>“Kawneer” 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×890 mm long; timber supports at 890 mm centres	-	-	-	-	m <sup>2</sup>	272.05
<b>“Kawneer” 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×890 mm long; timber supports at 890 mm centres	-	-	-	-	m <sup>2</sup>	258.45
<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	34.70	59.31	m <sup>2</sup>	94.01
not exceeding 300 mm wide	-	0.74	11.51	20.75	m	32.27

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Eternit 2000 “Glascal” 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	34.70	54.20	m <sup>2</sup>	<b>88.90</b>
not exceeding 300 mm wide	–	0.74	11.51	19.22	m	<b>30.73</b>
external angle trim	–	0.11	1.71	9.93	m	<b>11.64</b>
7.50 mm thick cladding to eaves; verges fascias or the like						
100 mm wide	–	0.53	8.25	9.31	m	<b>17.55</b>
200 mm wide	–	0.64	9.96	14.26	m	<b>24.22</b>
300 mm wide	–	0.74	11.51	19.22	m	<b>30.73</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 degrees; fixing to timber purlins with drive screws						
“Profile 3”; natural grey	11.23	0.21	4.88	15.13	m <sup>2</sup>	<b>20.01</b>
“Profile 3”; coloured	13.47	0.21	4.88	17.65	m <sup>2</sup>	<b>22.53</b>
“Profile 6”; natural grey	9.91	0.27	6.27	13.56	m <sup>2</sup>	<b>19.83</b>
“Profile 6”; coloured	11.87	0.27	6.27	15.77	m <sup>2</sup>	<b>22.04</b>
“Profile 6”; natural grey; insulated 60 mm glass fibre infill; lining panel	–	0.48	11.15	33.42	m <sup>2</sup>	<b>44.57</b>
Roof cladding; sloping not exceeding 50 degrees; fixing to steel purlins with hook bolts						
“Profile 3”; natural grey	–	0.27	6.27	16.54	m <sup>2</sup>	<b>22.81</b>
“Profile 3”; coloured	–	0.27	6.27	19.06	m <sup>2</sup>	<b>25.33</b>
“Profile 6”; natural grey	–	0.32	7.43	14.97	m <sup>2</sup>	<b>22.40</b>
“Profile 6”; coloured	–	0.32	7.43	17.18	m <sup>2</sup>	<b>24.61</b>
“Profile 6”; natural grey; insulated 60 mm glass fibre infill; lining panel	–	0.53	12.31	30.79	m <sup>2</sup>	<b>43.10</b>
Wall cladding; vertical; fixing to steel rails with hook bolts						
“Profile 3”; natural grey	–	0.32	7.43	16.54	m <sup>2</sup>	<b>23.97</b>
“Profile 3”; coloured	–	0.32	7.43	19.06	m <sup>2</sup>	<b>26.50</b>
“Profile 6”; natural grey	–	0.37	8.60	14.97	m <sup>2</sup>	<b>23.57</b>
“Profile 6”; coloured	–	0.37	8.60	17.18	m <sup>2</sup>	<b>25.77</b>
“Profile 6”; natural grey; insulated 60 mm glass fibre infill; lining panel	–	0.58	13.47	30.79	m <sup>2</sup>	<b>44.26</b>
raking cutting	–	0.16	3.72	–	m	<b>3.72</b>
holes for pipes and the like	–	0.16	3.72	–	nr	<b>3.72</b>
Accessories; to “Profile 3” cladding; natural grey						
eaves filler	–	0.11	2.56	11.57	m	<b>14.13</b>
vertical corrugation closer	–	0.13	3.02	11.57	m	<b>14.59</b>
apron flashing	–	0.13	3.02	11.64	m	<b>14.66</b>
plain wing or close fitting two piece adjustable capping to ridge	–	0.19	4.41	10.87	m	<b>15.29</b>
ventilating two piece adjustable capping to ridge	–	0.19	4.41	16.40	m	<b>20.82</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Accessories; to "Profile 3" cladding; coloured						
eaves filler	–	0.11	2.56	14.47	m	<b>17.03</b>
vertical corrugation closer	–	0.13	3.02	14.47	m	<b>17.49</b>
apron flashing	–	0.13	3.02	14.52	m	<b>17.54</b>
plain wing or close fitting two piece adjustable capping to ridge	–	0.19	4.41	13.11	m	<b>17.52</b>
ventilating two piece adjustable capping to ridge	–	0.19	4.41	20.49	m	<b>24.91</b>
Accessories; to "Profile 6" cladding; natural grey						
eaves filler	–	0.11	2.56	8.58	m	<b>11.14</b>
vertical corrugation closer	–	0.13	3.02	8.58	m	<b>11.60</b>
apron flashing	–	0.13	3.02	9.23	m	<b>12.25</b>
underglazing flashing	–	0.13	3.02	8.82	m	<b>11.84</b>
plain cranked crown to ridge	–	0.19	4.41	17.32	m	<b>21.73</b>
plain wing or close fitting two piece adjustable capping to ridge	–	0.19	4.41	16.92	m	<b>21.34</b>
ventilating two piece adjustable capping to ridge	–	0.19	4.41	21.60	m	<b>26.02</b>
Accessories; to "Profile 6" cladding; coloured						
eaves filler	–	0.11	2.56	10.72	m	<b>13.27</b>
vertical corrugation closer	–	0.13	3.02	10.72	m	<b>13.74</b>
apron flashing	–	0.13	3.02	11.55	m	<b>14.57</b>
underglazing flashing	–	0.13	3.02	11.04	m	<b>14.06</b>
plain cranked crown to ridge	–	0.19	4.41	21.66	m	<b>26.07</b>
plain wing or close fitting two piece adjustable capping to ridge	–	0.19	4.41	21.15	m	<b>25.57</b>
ventilating two piece adjustable capping to ridge	–	0.19	4.41	27.03	m	<b>31.45</b>
<b>H31 METAL PROFILED/FLAT SHEET CLADDING/COVERING/SIDING</b>						
<b>Lightweight galvanised steel roof tiles; Decra Roof Systems(UK) Ltd or other equal and approved; coated finish</b>						
Roof coverings	–	0.26	6.04	15.83	m <sup>2</sup>	<b>21.87</b>
Accessories for roof cladding						
pitched "D" ridge	–	0.10	2.32	8.51	m	<b>10.83</b>
barge cover(handed)	–	0.10	2.32	9.12	m	<b>11.44</b>
in line air vent	–	0.10	2.32	41.88	nr	<b>44.21</b>
in line soil vent	–	0.10	2.32	65.64	nr	<b>67.96</b>
gas flue terminal	–	0.20	4.65	86.62	nr	<b>91.27</b>
<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; 1987; in white finish</b>						
Wall cladding; vertical; fixing to timber						
100 mm shiplap profiles Code 001	–	0.39	6.07	21.78	m <sup>2</sup>	<b>27.85</b>
150 mm shiplap profiles Code 002	–	0.36	5.60	28.70	m <sup>2</sup>	<b>34.30</b>
125 mm feather-edged profiles Code C208	–	0.38	5.91	26.13	m <sup>2</sup>	<b>32.04</b>
Vertical angles	–	0.20	3.11	4.50	m	<b>7.62</b>
Raking cutting	–	0.16	2.49	–	m	<b>2.49</b>
Holes for pipes and the like	–	0.03	0.47	–	nr	<b>0.47</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H41 GLASS REINFORCED PLASTICS CLADDING/FEATURES</b>						
<b>Glass fibre translucent sheeting grade AB class 3</b>						
Roof cladding; sloping not exceeding 50 degrees; fixing to timber purlins with drive screws; to suit "Profile 3" or other equal and approved	13.64	0.21	4.88	17.98	m <sup>2</sup>	<b>22.86</b>
"Profile 6" or other equal and approved	12.78	0.27	6.27	16.97	m <sup>2</sup>	<b>23.25</b>
Roof cladding; sloping not exceeding 50 degrees; fixing to timber purlins with hook bolts; to suit "Profile 3" or other equal and approved	13.64	0.27	6.27	19.39	m <sup>2</sup>	<b>25.66</b>
"Profile 6" or other equal and approved	12.78	0.32	7.43	18.39	m <sup>2</sup>	<b>25.82</b>
"Longrib 1000" or other equal and approved	12.57	0.32	7.43	18.13	m <sup>2</sup>	<b>25.56</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 Goxhill "Provincial" red sand faced or other equal and approved; PC £1182.00/1000; 470 mm×285 mm; to 100 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.43	9.99	15.71	m <sup>2</sup>	<b>25.70</b>
Extra over coverings for fixing every tile	–	0.08	1.86	1.56	m <sup>2</sup>	<b>3.42</b>
eaves course with plastic filler	–	0.32	7.43	6.57	m	<b>14.01</b>
verges; extra single undercloak course of plain tiles	–	0.32	7.43	9.27	m	<b>16.71</b>
open valleys; cutting both sides	–	0.19	4.41	4.97	m	<b>9.38</b>
ridge tiles	–	0.64	14.87	14.10	m	<b>28.96</b>
hips; cutting both sides	–	0.80	18.59	19.06	m	<b>37.65</b>
holes for pipes and the like	–	0.21	4.88	–	nr	<b>4.88</b>
<b>Clay pantiles; Sandtoft Goxhill "Old English"; red sand faced or other equal and approved; PC £795.00/1000; 342 mm×241 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.48	11.15	17.98	m <sup>2</sup>	<b>29.13</b>
Extra over coverings for fixing every tile	–	0.02	0.46	3.91	m <sup>2</sup>	<b>4.37</b>
other colours	–	–	–	0.62	m <sup>2</sup>	<b>0.62</b>
double course at eaves	–	0.35	8.13	4.64	m	<b>12.77</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
verges; extra single undercloak course of plain tiles	-	0.32	7.43	9.71	m	17.14
open valleys; cutting both sides	-	0.19	4.41	3.34	m	7.75
ridge tiles; tile slips	-	0.64	14.87	20.78	m	35.64
hips; cutting both sides	-	0.80	18.59	24.12	m	42.70
holes for pipes and the like	-	0.21	4.88	-	nr	4.88
<b>Clay pantiles; William Blyth's "Lincoln" natural or other equal and approved; 343 mm×280 mm; to 75 mm lap; PC £1013.00/1000; on 19 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	-	0.48	11.15	21.10	m <sup>2</sup>	32.25
Extra over coverings for fixing every tile	-	0.02	0.46	3.91	m <sup>2</sup>	4.37
other colours	-	-	-	1.81	m <sup>2</sup>	1.81
double course at eaves	-	0.35	8.13	5.56	m	13.69
verges; extra single undercloak course of plain tiles	-	0.32	7.43	13.00	m	20.43
open valleys; cutting both sides	-	0.19	4.41	4.25	m	8.67
ridge tiles; tile slips	-	0.64	14.87	22.00	m	36.87
hips; cutting both sides	-	0.80	18.59	26.25	m	44.84
holes for pipes and the like	-	0.21	4.88	-	nr	4.88
<b>Clay plain tiles; Hinton, Perry and Davenhill "Dreadnought" smooth red machine-made or other equal and approved; PC £290.00/1000; 265 mm×165 mm; on 19 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; to 64 mm lap	-	1.12	26.02	26.08	m <sup>2</sup>	52.10
Wall coverings; to 38 mm lap	-	1.33	30.90	22.23	m <sup>2</sup>	53.13
Extra over coverings for other colours	-	-	-	4.61	m <sup>2</sup>	4.61
ornamental tiles	-	-	-	14.55	m <sup>2</sup>	14.55
double course at eaves	-	0.27	6.27	3.07	m	9.34
verges	-	0.32	7.43	1.00	m	8.43
swept valleys; cutting both sides	-	0.69	16.03	33.33	m	49.36
bonnet hips; cutting both sides	-	0.85	19.75	33.33	m	53.07
external vertical angle tiles; supplementary nail fixings	-	0.43	9.99	37.81	m	47.80
half round ridge tiles	-	0.64	14.87	11.28	m	26.15
holes for pipes and the like	-	0.21	4.88	-	nr	4.88
<b>Clay plain tiles; Keymer best hand-made sandfaced tiles or other equal or approved; PC £635.00/1000; 265 mm×165 mm; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; to 64 mm lap	-	1.12	26.02	47.86	m <sup>2</sup>	73.88
Wall coverings; to 38 mm lap	-	1.33	30.90	41.47	m <sup>2</sup>	72.37
Extra over coverings for ornamental tiles	-	-	-	8.74	m <sup>2</sup>	8.74
double course at eaves	-	0.27	6.27	5.24	m	11.52
verges	-	0.32	7.43	2.23	m	9.66
swept valleys; cutting both sides	-	0.69	16.03	37.88	m	53.91
bonnet hips; cutting both sides	-	0.85	19.75	37.88	m	57.63
external vertical angle tiles; supplementary nail						

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
fixings	-	0.43	9.99	51.83	m	<b>61.82</b>
half round ridge tiles	-	0.64	14.87	11.29	m	<b>26.16</b>
holes for pipes and the like	-	0.21	4.88	-	nr	<b>4.88</b>
<b>Concrete interlocking tiles; Marley "Bold Roll" granule finish tiles or other equal and approved; PC £848.00/1000; 420 mm×330 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	-	0.37	8.60	11.84	m <sup>2</sup>	<b>20.44</b>
Extra over coverings for fixing every tile	-	0.02	0.46	0.65	m <sup>2</sup>	<b>1.12</b>
eaves; eaves filler	-	0.05	1.16	1.16	m	<b>2.32</b>
verges; 150 mm wide asbestos free strip undercloak	-	0.24	5.58	1.57	m	<b>7.15</b>
valley trough tiles; cutting both sides	-	0.58	13.47	21.50	m	<b>34.97</b>
segmental ridge tiles; tile slips	-	0.58	13.47	11.68	m	<b>25.15</b>
segmental hip tiles; tile slips; cutting both sides	-	0.74	17.19	14.35	m	<b>31.54</b>
dry ridge tiles; segmental including batten sections; unions and filler pieces	-	0.32	7.43	17.21	m	<b>24.64</b>
segmental mono-ridge tiles	-	0.58	13.47	16.47	m	<b>29.94</b>
gas ridge terminal	-	0.53	12.31	62.34	nr	<b>74.65</b>
holes for pipes and the like	-	0.21	4.88	-	nr	<b>4.88</b>
<b>Concrete interlocking tiles; Marley "Ludlow Major" granule finish tiles or other equal and approved; PC £805.00/1000; 420 mm×330 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	-	0.37	8.60	11.49	m <sup>2</sup>	<b>20.09</b>
Extra over coverings for fixing every tile	-	0.02	0.46	0.65	m <sup>2</sup>	<b>1.12</b>
eaves; eaves filler	-	0.05	1.16	0.49	m	<b>1.65</b>
verges; 150 mm wide asbestos free strip undercloak	-	0.24	5.58	1.57	m	<b>7.15</b>
dry verge system; extruded white pvc	-	0.16	3.72	9.81	m	<b>13.53</b>
segmental ridge cap to dry verge	-	0.02	0.46	3.21	m	<b>3.68</b>
valley trough tiles; cutting both sides	-	0.58	13.47	21.41	m	<b>34.89</b>
segmental ridge tiles	-	0.53	12.31	8.10	m	<b>20.41</b>
segmental hip tiles; cutting both sides	-	0.69	16.03	10.64	m	<b>26.67</b>
dry ridge tiles; segmental including batten sections; unions and filler pieces	-	0.32	7.43	17.21	m	<b>24.64</b>
segmental mono-ridge tiles	-	0.53	12.31	14.38	m	<b>26.69</b>
gas ridge terminal	-	0.53	12.31	62.34	nr	<b>74.65</b>
holes for pipes and the like	-	0.21	4.88	-	nr	<b>4.88</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Concrete interlocking tiles; Marley "Mendip" granule finish double pantiles or other equal and approved; PC £863.00/1000; 420 mm×330 mm; to 75 mm lap; on 22 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.37	8.60	11.99	m <sup>2</sup>	<b>20.59</b>
Extra over coverings for fixing every tile	–	0.02	0.46	0.65	m <sup>2</sup>	<b>1.12</b>
eaves; eaves filler	–	0.02	0.46	0.77	m	<b>1.23</b>
verges; 150 mm wide asbestos free strip undercloak	–	0.24	5.58	1.57	m	<b>7.15</b>
dry verge system; extruded white pvc	–	0.16	3.72	9.81	m	<b>13.53</b>
segmental ridge cap to dry verge	–	0.02	0.46	3.21	m	<b>3.68</b>
valley trough tiles; cutting both sides	–	0.58	13.47	21.53	m	<b>35.01</b>
segmental ridge tiles	–	0.58	13.47	11.68	m	<b>25.15</b>
segmental hip tiles; cutting both sides	–	0.74	17.19	14.40	m	<b>31.59</b>
dry ridge tiles; segmental including batten sections; unions and filler pieces	–	0.32	7.43	17.21	m	<b>24.64</b>
segmental mono-ridge tiles	–	0.53	12.31	16.17	m	<b>28.48</b>
gas ridge terminal	–	0.53	12.31	62.34	nr	<b>74.65</b>
holes for pipes and the like	–	0.21	4.88	–	nr	<b>4.88</b>
<b>Concrete interlocking tiles; Marley "Modern" smooth finish tiles or other equal and approved; PC £805.00/1000; 420 mm×220 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.37	8.60	11.72	m <sup>2</sup>	<b>20.31</b>
Extra over coverings for fixing every tile	–	0.02	0.46	0.65	m <sup>2</sup>	<b>1.12</b>
verges; 150 mm wide asbestos free strip undercloak	–	0.24	5.58	1.57	m	<b>7.15</b>
dry verge system; extruded white pvc	–	0.21	4.88	9.81	m	<b>14.69</b>
"Modern" ridge cap to dry verge	–	0.02	0.46	3.21	m	<b>3.68</b>
valley trough tiles; cutting both sides	–	0.58	13.47	21.41	m	<b>34.89</b>
"Modern" ridge tiles	–	0.53	12.31	8.50	m	<b>20.81</b>
"Modern" hip tiles; cutting both sides	–	0.69	16.03	11.04	m	<b>27.07</b>
dry ridge tiles; "Modern"; including batten sections; unions and filler pieces	–	0.32	7.43	17.61	m	<b>25.04</b>
"Modern" mono-ridge tiles	–	0.53	12.31	14.38	m	<b>26.69</b>
gas ridge terminal	–	0.53	12.31	62.34	nr	<b>74.65</b>
holes for pipes and the like	–	0.21	4.88	–	nr	<b>4.88</b>
<b>Concrete interlocking tiles; Marley "Wessex" smooth finish tiles or other equal and approved; PC £1311.00/1000; 413 mm×330 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.37	8.60	16.99	m <sup>2</sup>	<b>25.59</b>
Extra over coverings for fixing every tile	–	0.02	0.46	0.65	m <sup>2</sup>	<b>1.12</b>
verges; 150 mm wide asbestos free strip undercloak	–	0.24	5.58	1.57	m	<b>7.15</b>
dry verge system; extruded white pvc	–	0.21	4.88	9.81	m	<b>14.69</b>
"Modern" ridge cap to dry verge	–	0.02	0.46	3.21	m	<b>3.68</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
valley trough tiles; cutting both sides	-	0.58	13.47	22.47	m	<b>35.95</b>
"Modern" ridge tiles	-	0.53	12.31	8.50	m	<b>20.81</b>
"Modern" hip tiles; cutting both sides	-	0.69	16.03	12.63	m	<b>28.66</b>
dry ridge tiles; "Modern"; including batten sections; unions and filler pieces	-	0.32	7.43	17.61	m	<b>25.04</b>
"Modern" mono-ridge tiles	-	0.53	12.31	14.38	m	<b>26.69</b>
gas ridge terminal	-	0.53	12.31	62.34	nr	<b>74.65</b>
holes for pipes and the like	-	0.21	4.88	-	nr	<b>4.88</b>
<b>Concrete interlocking slates; Redland "Richmond" smooth finish tiles or other equal and approved; PC £961.00/1000; 430 mm×380 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	-	0.37	8.60	11.49	m <sup>2</sup>	<b>20.09</b>
Extra over coverings for fixing every tile	-	0.02	0.46	0.65	m <sup>2</sup>	<b>1.12</b>
eaves; eaves filler	-	0.02	0.46	0.64	m	<b>1.10</b>
verges; extra single undercloak course of plain tiles	-	0.27	6.27	3.34	m	<b>9.62</b>
ambi-dry verge system	-	0.21	4.88	9.38	m	<b>14.26</b>
ambi-dry verge eave/ridge end piece	-	0.02	0.46	3.36	m	<b>3.83</b>
valley trough tiles; cutting both sides	-	0.64	14.87	27.60	m	<b>42.47</b>
"Richmond" ridge tiles	-	0.53	12.31	9.85	m	<b>22.16</b>
"Richmond" hip tiles; cutting both sides	-	0.69	16.03	12.88	m	<b>28.91</b>
"Richmond" mono-ridge tiles	-	0.53	12.31	19.51	m	<b>31.82</b>
gas ridge terminal	-	0.53	12.31	78.49	nr	<b>90.80</b>
ridge vent with 110 mm diameter flexible adaptor	-	0.53	12.31	68.94	nr	<b>81.25</b>
holes for pipes and the like	-	0.21	4.88	-	nr	<b>4.88</b>
<b>Concrete interlocking tiles; Redland "Norfolk" smooth finish pantiles or other equal and approved; PC £509.00/1000; 381 mm×229 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	-	0.48	11.15	13.18	m <sup>2</sup>	<b>24.33</b>
Extra over coverings for fixing every tile	-	0.05	1.16	0.29	m <sup>2</sup>	<b>1.45</b>
eaves; eaves filler	-	0.05	1.16	1.04	m	<b>2.21</b>
verges; extra single undercloak course of plain tiles	-	0.32	7.43	6.07	m	<b>13.50</b>
valley trough tiles; cutting both sides	-	0.64	14.87	26.23	m	<b>41.10</b>
universal ridge tiles	-	0.53	12.31	10.89	m	<b>23.20</b>
universal hip tiles; cutting both sides	-	0.69	16.03	13.56	m	<b>29.59</b>
universal gas flue ridge tile	-	0.53	12.31	82.60	nr	<b>94.91</b>
universal ridge vent tile with 110 mm diameter adaptor	-	0.53	12.31	74.67	nr	<b>86.98</b>
holes for pipes and the like	-	0.21	4.88	-	nr	<b>4.88</b>

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; PC £729.00/1000; 418 mm×332 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.37	8.60	10.85	m <sup>2</sup>	<b>19.45</b>
Extra over coverings for fixing every tile	–	0.04	0.93	0.68	m <sup>2</sup>	<b>1.61</b>
eaves; eaves filler	–	0.05	1.16	0.81	m	<b>1.98</b>
verges; extra single undercloak course of plain tiles	–	0.27	6.27	2.81	m	<b>9.08</b>
cloaked verge system	–	0.16	3.72	6.28	m	<b>10.00</b>
valley trough tiles; cutting both sides	–	0.58	13.47	25.86	m	<b>39.33</b>
universal ridge tiles	–	0.53	12.31	10.89	m	<b>23.20</b>
universal hip tiles; cutting both sides	–	0.69	16.03	13.18	m	<b>29.21</b>
dry ridge system; universal ridge tiles	–	0.27	6.27	35.54	m	<b>41.81</b>
universal half round mono-pitch ridge tiles	–	0.58	13.47	23.13	m	<b>36.60</b>
universal gas flue ridge tile	–	0.53	12.31	82.60	nr	<b>94.91</b>
universal ridge vent tile with 110 mm diameter adaptor	–	0.53	12.31	74.67	nr	<b>86.98</b>
holes for pipes and the like	–	0.21	4.88	–	nr	<b>4.88</b>
<b>Concrete interlocking tiles; Redland "Renown" granule finish tiles or other equal and approved; PC £693.00/1000; 418 mm×330 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.37	8.60	10.49	m <sup>2</sup>	<b>19.08</b>
Extra over coverings for fixing every tile	–	0.02	0.46	0.34	m <sup>2</sup>	<b>0.81</b>
verges; extra single undercloak course of plain tiles	–	0.27	6.27	3.41	m	<b>9.69</b>
cloaked verge system	–	0.16	3.72	6.39	m	<b>10.11</b>
valley trough tiles; cutting both sides	–	0.58	13.47	25.75	m	<b>39.22</b>
universal ridge tiles	–	0.53	12.31	10.89	m	<b>23.20</b>
universal hip tiles; cutting both sides	–	0.69	16.03	13.07	m	<b>29.10</b>
dry ridge system; universal ridge tiles	–	0.27	6.27	35.54	m	<b>41.81</b>
universal half round mono-pitch ridge tiles	–	0.58	13.47	23.13	m	<b>36.60</b>
universal gas flue ridge tile	–	0.53	12.31	82.60	nr	<b>94.91</b>
universal ridge vent tile with 110 mm diameter adaptor	–	0.53	12.31	74.67	nr	<b>86.98</b>
holes for pipes and the like	–	0.21	4.88	–	nr	<b>4.88</b>
<b>Concrete interlocking tiles; Redland "Stonewold II" smooth finish tiles or other equal and approved; PC £1357.00/1000; 430 mm×380 mm; to 75 mm lap; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings	–	0.37	8.60	17.38	m <sup>2</sup>	<b>25.98</b>
Extra over coverings for fixing every tile	–	0.02	0.46	1.03	m <sup>2</sup>	<b>1.49</b>
verges; extra single undercloak course of plain tiles	–	0.31	7.20	3.34	m	<b>10.55</b>
ambi-dry verge system	–	0.21	4.88	9.38	m	<b>14.26</b>
ambi-dry verge eave/ridge end piece	–	0.02	0.46	3.36	m	<b>3.83</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
valley trough tiles; cutting both sides	-	0.58	13.47	27.84	m	41.31
universal angle ridge tiles	-	0.53	12.31	7.78	m	20.09
universal hip tiles; cutting both sides	-	0.69	16.03	12.05	m	28.08
dry ridge system; universal angle ridge tiles	-	0.27	6.27	20.73	m	27.00
universal monopitch angle ridge tiles	-	0.58	13.47	15.18	m	28.65
universal gas flue angle ridge tile	-	0.53	12.31	79.46	nr	91.77
universal angle ridge vent tile with 110 mm diameter adaptor	-	0.53	12.31	71.83	nr	84.14
holes for pipes and the like	-	0.21	4.88	-	nr	4.88
<b>Concrete plain tiles; EN 490 and 491 group A; PC £303.00/1000; 267 mm×165 mm; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; to 64 mm lap	-	1.12	26.02	26.93	m <sup>2</sup>	52.95
Wall coverings; to 38 mm lap	-	1.33	30.90	22.98	m <sup>2</sup>	53.88
Extra over coverings for ornamental tiles	-	-	-	16.16	m <sup>2</sup>	16.16
double course at eaves	-	0.27	6.27	3.15	m	9.42
verges	-	0.35	8.13	1.19	m	9.32
swept valleys; cutting both sides	-	0.69	16.03	27.21	m	43.24
bonnet hips; cutting both sides	-	0.85	19.75	27.21	m	46.96
external vertical angle tiles; supplementary nail fixings	-	0.43	9.99	19.17	m	29.15
half round ridge tiles	-	0.53	12.31	6.61	m	18.92
third round hip tiles; cutting both sides	-	0.53	12.31	8.52	m	20.83
holes for pipes and the like	-	0.21	4.88	-	nr	4.88
<b>Sundries</b>						
Hip irons						
galvanised mild steel; fixing with screws	-	0.11	2.56	3.30	nr	5.85
“Rytons Clip strip” or other equal and approved; continuous soffit ventilator						
51 mm wide; plastic; code CS351	-	0.32	7.43	1.16	m	8.59
“Rytons over fasci a ventilator” or other equal and approved; continuous eaves ventilator						
40 mm wide; plastic; code OFV890	-	0.11	2.56	1.95	m	4.50
“Rytons roof ventilator” or other equal and approved; to suit rafters at 600 centres						
250 mm deep×43 mm high; plastic; code TV600	-	0.11	2.56	1.85	m	4.41
“Rytons push and lock ventilators” or other equal and approved; circular						
83 mm diameter; plastic; code PL235	-	0.05	0.78	0.31	nr	1.08
Fixing only						
lead soakers(supply cost given elsewhere)	-	0.08	1.37	-	nr	1.37
Pressure impregnated softwood counter battens; 25 mm×50 mm						
450 mm centres	-	0.07	1.63	1.29	m <sup>2</sup>	2.92
600 mm centres	-	0.05	1.16	0.98	m <sup>2</sup>	2.14

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Underlay; BS 747 type 1B; bitumen felt weighing 14kg/10m<sup>2</sup>; 75 mm laps</b> To sloping or vertical surfaces	0.61	0.03	0.70	1.29	m <sup>2</sup>	<b>1.98</b>
<b>Underlay; BS 747 type 1F; reinforced bitumen felt weighing 22.5kg/10 m<sup>2</sup>; 75 mm laps</b> To sloping or vertical surfaces	1.13	0.03	0.70	1.91	m <sup>2</sup>	<b>2.60</b>
<b>Underlay; Visqueen "Tilene 200P" or other equal and approved; micro-perforated sheet; 75 mm laps</b> To sloping or vertical surfaces	0.55	0.03	0.70	1.26	m <sup>2</sup>	<b>1.95</b>
<b>Underlay; "Powerlon 250 BM" or other equal and approved; reinforced breather membrane; 75 mm laps</b> To sloping or vertical surfaces	0.61	0.03	0.70	1.32	m <sup>2</sup>	<b>2.02</b>
<b>Underlay; "Anticon" sarking membrane or other equal and approved; Eurorooft Ltd; polyethylene; 75 mm laps</b> To sloping or vertical surfaces	0.88	0.03	0.70	1.61	m <sup>2</sup>	<b>2.31</b>
<b>H61 FIBRE CEMENT SLATING</b>						
<b>Asbestos-free artificial slates; Eternit "2000" or other equal and approved; to 75 mm lap; on 19 mm×50 mm battens and type 1F reinforced underlay</b>						
Coverings; 400 mm×200 mm slates roof coverings	–	0.85	19.75	31.73	m <sup>2</sup>	<b>51.48</b>
wall coverings	–	1.12	26.02	31.73	m <sup>2</sup>	<b>57.75</b>
Coverings; 500 mm×250 mm slates roof coverings	–	0.69	16.03	21.62	m <sup>2</sup>	<b>37.65</b>
wall coverings	–	0.85	19.75	21.62	m <sup>2</sup>	<b>41.37</b>
Coverings; 600 mm×300 mm slates roof coverings	–	0.53	12.31	17.97	m <sup>2</sup>	<b>30.29</b>
wall coverings	–	0.69	16.03	17.97	m <sup>2</sup>	<b>34.00</b>
Extra over slate coverings for double course at eaves	–	0.27	6.27	4.37	m	<b>10.64</b>
verges; extra single undercloak course	–	0.35	8.13	0.96	m	<b>9.09</b>
open valleys; cutting both sides	–	0.21	4.88	3.85	m	<b>8.72</b>
valley gutters; cutting both sides	–	0.58	13.47	23.61	m	<b>37.09</b>
half round ridge tiles stop end	–	0.53	12.31	31.49	m	<b>43.80</b>
roll top ridge tiles stop end	–	0.11	2.56	9.19	nr	<b>11.75</b>
mono-pitch ridge tiles stop end	–	0.64	14.87	25.22	m	<b>40.09</b>
duo-pitch ridge tiles stop end	–	0.11	2.56	11.82	nr	<b>14.37</b>
mono-pitch ridge tiles stop end	–	0.53	12.31	29.53	m	<b>41.84</b>
duo-pitch ridge tiles stop end	–	0.11	2.56	35.59	nr	<b>38.15</b>
mitred hips; cutting both sides	–	0.53	12.31	23.93	m	<b>36.24</b>
half round hip tiles; cutting both sides	–	0.11	2.56	26.10	nr	<b>28.65</b>
holes for pipes and the like	–	0.21	4.88	3.85	m	<b>8.72</b>
	–	0.21	4.88	35.33	m	<b>40.21</b>
	–	0.21	4.88	–	nr	<b>4.88</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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 680 Part 2; Welsh blue; uniform size; to 75 mm lap; on 25 mm×50 mm battens and type 1F reinforced underlay</b>						
Coverings; 405 mm×255 mm slates						
roof coverings	–	0.95	22.07	41.66	m <sup>2</sup>	<b>63.72</b>
wall coverings	–	1.22	28.34	41.66	m <sup>2</sup>	<b>70.00</b>
Coverings; 510 mm×255 mm slates						
roof coverings	–	0.80	18.59	50.23	m <sup>2</sup>	<b>68.82</b>
wall coverings	–	0.95	22.07	50.23	m <sup>2</sup>	<b>72.30</b>
Coverings; 610 mm×305 mm slates						
roof coverings	–	0.64	14.87	64.39	m <sup>2</sup>	<b>79.26</b>
wall covering	–	0.80	18.59	64.39	m <sup>2</sup>	<b>82.97</b>
Extra over coverings for						
double course at eaves	–	0.32	7.43	16.90	m	<b>24.34</b>
verges; extra single undercloak course	–	0.44	10.22	9.86	m	<b>20.09</b>
open valleys; cutting both sides	–	0.23	5.34	38.94	m	<b>44.28</b>
blue/black glazed ware 152 mm half round ridge tiles	–	0.53	12.31	8.42	m	<b>20.73</b>
blue/black glazed ware 125 mm×125 mm plain angle ridge tiles	–	0.53	12.31	19.05	m	<b>31.36</b>
mitred hips; cutting both sides	–	0.23	5.34	38.94	m	<b>44.28</b>
blue/black glazed ware 152 mm half round hip tiles; cutting both sides	–	0.74	17.19	47.36	m	<b>64.55</b>
blue/black glazed ware 125 mm×125 mm plain angle hip tiles; cutting both sides	–	0.74	17.19	57.99	m	<b>75.18</b>
holes for pipes and the like	–	0.21	4.88	–	nr	<b>4.88</b>
<b>Natural slates; Westmoreland green; PC £1904.00/t; random lengths; 457 mm– 229 mm proportionate widths to 75 mm lap; in diminishing courses; on 25 mm×50 mm battens and type 1F underlay</b>						
Roof coverings	–	1.22	28.34	113.98	m <sup>2</sup>	<b>142.32</b>
Wall coverings	–	1.54	35.78	113.98	m <sup>2</sup>	<b>149.76</b>
Extra over coverings for						
double course at eaves	–	0.70	16.26	21.02	m	<b>37.28</b>
verges; extra single undercloak course slates 152 mm wide	–	0.80	18.59	18.09	m	<b>36.67</b>
holes for pipes and the like	–	0.32	7.43	–	nr	<b>7.43</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H63 RECONSTRUCTED STONE SLATING/ TILING</b>						
<b>Reconstructed stone slates; "Hardrow Slates" or other equal and approved; standard colours; or similar; PC £860.00/1000 75 lap; on 25 mm×50 mm battens and type 1F reinforced underlay</b>						
Coverings; 457 mm×305 mm slates						
roof coverings	–	0.85	19.75	21.74	m <sup>2</sup>	<b>41.48</b>
wall coverings	–	1.06	24.63	21.74	m <sup>2</sup>	<b>46.36</b>
Coverings; 457 mm×457 mm slates						
roof coverings	–	0.69	16.03	21.39	m <sup>2</sup>	<b>37.42</b>
wall coverings	–	0.91	21.14	21.39	m <sup>2</sup>	<b>42.53</b>
Extra over 457 mm×305 mm coverings for						
double course at eaves	–	0.32	7.43	3.89	m	<b>11.33</b>
verges; pointed	–	0.44	10.22	0.07	m	<b>10.30</b>
open valleys; cutting both sides	–	0.23	5.34	9.03	m	<b>14.38</b>
ridge tiles	–	0.53	12.31	27.30	m	<b>39.61</b>
hip tiles; cutting both sides	–	0.74	17.19	21.47	m	<b>38.66</b>
holes for pipes and the like	–	0.21	4.88	–	nr	<b>4.88</b>
<b>Reconstructed stone slates; "Hardrow Slates" green/oldstone colours or other equal and approved; PC £860.00/1000 75 mm lap; on 25 mm×50 mm battens and type 1F reinforced underlay</b>						
Coverings; 457 mm×305 mm slates						
roof coverings	–	0.85	19.75	21.74	m <sup>2</sup>	<b>41.48</b>
wall coverings	–	1.06	24.63	21.74	m <sup>2</sup>	<b>46.36</b>
Coverings; 457 mm×457 mm slates						
roof coverings	–	0.69	16.03	21.39	m <sup>2</sup>	<b>37.42</b>
wall coverings	–	0.91	21.14	21.39	m <sup>2</sup>	<b>42.53</b>
Extra over 457 mm×305 mm coverings for						
double course at eaves	–	0.32	7.43	3.89	m	<b>11.33</b>
verges; pointed	–	0.44	10.22	0.07	m	<b>10.30</b>
open valleys; cutting both sides	–	0.23	5.34	9.03	m	<b>14.38</b>
ridge tiles	–	0.53	12.31	27.30	m	<b>39.61</b>
hip tiles; cutting both sides	–	0.74	17.19	21.47	m	<b>38.66</b>
holes for pipes and the like	–	0.21	4.88	–	nr	<b>4.88</b>
<b>Reconstructed stone slates; Bradstone "Cotswold" style or other equal and approved; PC £25.1 3/m<sup>2</sup>; random lengths 550 mm - 300 mm; proportional widths; to 80 mm lap; in diminishing courses; on 25 mm×50 mm battens and type 1F reinforced underlay</b>						
Roof coverings(all-in rate inclusive of eaves and verges)	–	1.12	26.02	32.58	m <sup>2</sup>	<b>58.60</b>
Extra over coverings for						
open valleys/mitred hips; cutting both sides	–	0.48	11.15	11.87	m <sup>2</sup>	<b>23.02</b>
ridge tiles	–	0.70	16.26	15.84	m	<b>32.10</b>
hip tiles; cutting both sides	–	1.12	26.02	26.84	m	<b>52.86</b>
holes for pipes and the like	–	0.32	7.43	–	nr	<b>7.43</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Reconstructed stone slates; Bradstone "Moordale" style or other equal and approved; PC £23.65/m<sup>2</sup>; random lengths 550 mm–450 mm; proportional widths; to 80 lap; in diminishing course; on 25 mm×50 mm battens and type 1F reinforced underlay</b>						
Roof coverings (all-in rate inclusive of eaves and verges)	–	1.12	26.02	31.02	m <sup>2</sup>	<b>57.04</b>
Extra over coverings for open valleys/mitred hips; cutting both sides	–	0.48	11.15	11.17	m <sup>2</sup>	<b>22.32</b>
ridge tiles	–	0.70	16.26	15.84	m	<b>32.10</b>
holes for pipes and the like	–	0.32	7.43	–	nr	<b>7.43</b>
<b>H64 TIMBER SHINGLING</b>						
<b>Red cedar sawn shingles preservative treated; PC £37.55/bundle; uniform length 400 mm; to 125 mm gauge; on 25 mm×38 mm battens and type 1F reinforced underlay</b>						
Roof coverings; 125 mm gauge, 2.28 m <sup>2</sup> /bundle	–	1.12	26.02	23.83	m <sup>2</sup>	<b>49.85</b>
Wall coverings; 190 mm gauge, 3.47 m <sup>2</sup> /bundle	–	0.85	19.75	16.19	m <sup>2</sup>	<b>35.93</b>
Extra over coverings for double course at eaves	1.84	0.21	4.88	2.28	m	<b>7.15</b>
open valleys; cutting both sides	3.67	0.21	4.88	4.24	m	<b>9.11</b>
pre-formed ridge capping	–	0.32	7.43	7.59	m	<b>15.02</b>
pre-formed hip capping; cutting both sides	–	0.53	12.31	11.83	m	<b>24.14</b>
double starter course to cappings	–	0.11	2.56	0.80	m	<b>3.36</b>
holes for pipes and the like	–	0.16	3.72	–	nr	<b>3.72</b>
<b>H71 LEAD SHEET COVERINGS/FLASHINGS</b>						
<b>Milled lead; BS 1178; PC £833.00/t</b>						
1.32 mm thick (code 3) roof coverings						
flat	–	2.88	49.22	13.00	m <sup>2</sup>	<b>62.22</b>
sloping 10–50 degrees	–	3.19	54.51	13.00	m <sup>2</sup>	<b>67.51</b>
vertical or sloping over 50 degrees	–	3.51	59.98	13.00	m <sup>2</sup>	<b>72.98</b>
1.80 mm thick (code 4) roof coverings						
flat	–	3.08	52.63	17.73	m <sup>2</sup>	<b>70.37</b>
sloping 10–50 degrees	–	3.40	58.10	17.73	m <sup>2</sup>	<b>75.83</b>
vertical or sloping over 50 degrees	–	3.73	63.74	17.73	m <sup>2</sup>	<b>81.47</b>
1.80 mm thick (code 4) dormer coverings						
flat	–	3.62	61.86	17.73	m <sup>2</sup>	<b>79.59</b>
sloping 10–50 degrees	–	4.15	70.92	17.73	m <sup>2</sup>	<b>88.65</b>
vertical or sloping over 50 degrees	–	4.47	76.39	17.73	m <sup>2</sup>	<b>94.12</b>
2.24 mm thick (code 5) roof coverings						
flat	–	3.29	56.22	23.64	m <sup>2</sup>	<b>79.86</b>
sloping 10–50 degrees	–	3.62	61.86	23.64	m <sup>2</sup>	<b>85.50</b>
vertical or sloping over 50 degrees	–	3.93	67.16	23.64	m <sup>2</sup>	<b>90.80</b>
2.24 mm thick (code 5) dormer coverings						
flat	–	3.93	67.16	23.64	m <sup>2</sup>	<b>90.80</b>
sloping 10–50 degrees	–	4.36	74.51	23.64	m <sup>2</sup>	<b>98.15</b>
vertical or sloping over 50 degrees	–	4.78	81.68	23.64	m <sup>2</sup>	<b>105.33</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
2.65 mm thick (code 6) roof coverings						
flat	–	3.51	59.98	26.11	m <sup>2</sup>	<b>86.09</b>
sloping 10–50 degrees	–	3.83	65.45	26.11	m <sup>2</sup>	<b>91.56</b>
vertical or sloping over 50 degrees	–	4.15	70.92	26.11	m <sup>2</sup>	<b>97.02</b>
2.65 mm thick (code 6) dormer coverings						
flat	–	4.26	72.80	26.11	m <sup>2</sup>	<b>98.90</b>
sloping 10–50 degree	–	4.57	78.10	26.11	m <sup>2</sup>	<b>104.20</b>
vertical or sloping over 50 degrees	–	5.00	85.44	26.11	m <sup>2</sup>	<b>111.55</b>
3.15 mm thick (code 7) roof coverings						
flat	–	3.73	63.74	31.03	m <sup>2</sup>	<b>94.77</b>
sloping 10–50 degrees	–	4.04	69.04	31.03	m <sup>2</sup>	<b>100.07</b>
vertical or sloping over 50 degrees	–	4.36	74.51	31.03	m <sup>2</sup>	<b>105.54</b>
3.15 mm thick (code 7) dormer coverings						
flat	–	4.47	76.39	31.03	m <sup>2</sup>	<b>107.42</b>
sloping 10–50 degree	–	4.78	81.68	31.03	m <sup>2</sup>	<b>112.72</b>
vertical or sloping over 50 degrees	–	5.22	89.20	31.03	m <sup>2</sup>	<b>120.23</b>
3.55 mm thick (code 8) roof coverings						
flat	–	3.93	67.16	34.97	m <sup>2</sup>	<b>102.13</b>
sloping 10–50 degrees	–	4.26	72.80	34.97	m <sup>2</sup>	<b>107.77</b>
vertical or sloping over 50 degrees	–	4.57	78.10	34.97	m <sup>2</sup>	<b>113.07</b>
3.55 mm thick (code 8) dormer coverings						
flat	–	4.78	81.68	34.97	m <sup>2</sup>	<b>116.66</b>
sloping 10–50 degrees	–	5.11	87.32	34.97	m <sup>2</sup>	<b>122.29</b>
vertical or sloping over 50 degrees	–	5.53	94.50	34.97	m <sup>2</sup>	<b>129.47</b>
Dressing over glazing bars and glass	–	0.35	5.98	–	m	<b>5.98</b>
Soldered dot	–	0.16	2.73	–	nr	<b>2.73</b>
Copper nailing 75 mm centres	–	0.21	3.59	0.39	m	<b>3.98</b>
<b>1.80 mm thick (code 4) lead flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	–	0.85	14.53	2.75	m	<b>17.28</b>
240 mm girth	–	0.95	16.23	4.41	m	<b>20.64</b>
Stepped flashings; wedging into grooves						
180 mm girth	–	0.95	16.23	3.29	m	<b>19.53</b>
270 mm girth	–	1.06	18.11	4.93	m	<b>23.04</b>
Linings to sloping gutters						
390 mm girth	–	1.28	21.87	7.16	m	<b>29.04</b>
450 mm girth	–	1.38	23.58	8.21	m	<b>31.79</b>
750 mm girth	–	1.28	21.87	13.30	m	<b>35.17</b>
Cappings to hips or ridges						
450 mm girth	–	1.60	27.34	8.21	m	<b>35.55</b>
600 mm girth	–	1.70	29.05	10.97	m	<b>40.02</b>
Soakers						
200 mm×200 mm	–	0.16	2.73	0.71	nr	<b>3.44</b>
300 mm×300 mm	–	0.21	3.59	1.60	nr	<b>5.18</b>
Saddle flashings; at intersections of hips and ridges; dressing and bossing						
450 mm×600 mm	–	1.91	32.64	4.92	nr	<b>37.56</b>
Slates; with 150 mm high collar						
450 mm×450 mm; to suit 50 mm diameter pipe	–	1.81	30.93	4.24	nr	<b>35.17</b>
450 mm×450 mm; to suit 100 mm diameter pipe	–	2.13	36.40	4.66	nr	<b>41.06</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>2.24 mm (code 5) lead flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	–	0.85	14.53	3.43	m	<b>17.96</b>
240 mm girth	–	0.95	16.23	5.45	m	<b>21.69</b>
Stepped flashings; wedging into grooves						
180 mm girth	–	0.95	16.23	4.11	m	<b>20.35</b>
270 mm girth	–	1.06	18.11	6.12	m	<b>24.24</b>
Linings to sloping gutters						
390 mm girth	–	1.28	21.87	8.88	m	<b>30.75</b>
450 mm girth	–	1.38	23.58	10.23	m	<b>33.81</b>
Cappings to hips or ridges						
450 mm girth	–	1.60	27.34	10.23	m	<b>37.57</b>
600 mm girth	–	1.70	29.05	13.66	m	<b>42.71</b>
Soakers						
200 mm×200 mm	–	0.16	2.73	0.95	nr	<b>3.68</b>
300 mm×300 mm	–	0.21	3.59	2.13	nr	<b>5.72</b>
Saddle flashings; at intersections of hips and ridges; dressing and bossing						
450 mm×600 mm	–	1.91	32.64	6.14	nr	<b>38.77</b>
Slates; with 150 mm high collar						
450 mm×450 mm; to suit 50 mm diameter pipe	–	1.81	30.93	5.29	nr	<b>36.22</b>
450 mm×450 mm; to suit 100 mm diameter pipe	–	2.13	36.40	5.80	nr	<b>42.20</b>
<b>Aluminium roofing; commercial grade</b>						
0.90 mm thick roof coverings						
flat	–	3.19	54.51	7.48	m <sup>2</sup>	<b>62.00</b>
sloping 10–50 degrees	–	3.52	60.15	7.48	m <sup>2</sup>	<b>67.64</b>
vertical or sloping over 50 degrees	–	3.84	65.62	7.48	m <sup>2</sup>	<b>73.10</b>
0.90 mm thick dormer coverings						
flat	–	3.84	65.62	7.48	m <sup>2</sup>	<b>73.10</b>
sloping 10–50 degrees	–	4.26	72.80	7.48	m <sup>2</sup>	<b>80.28</b>
vertical or sloping over 50 degrees	–	4.67	79.80	7.48	m <sup>2</sup>	<b>87.29</b>
Aluminium nailing; 75 mm spacing	–	0.21	3.59	0.29	m	<b>3.87</b>
<b>0.90 mm commercial grade aluminium flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	–	0.85	14.53	1.16	m	<b>15.69</b>
240 mm girth	–	0.97	16.58	1.89	m	<b>18.47</b>
300 mm girth	–	1.11	18.97	2.30	m	<b>21.27</b>
Stepped flashings; wedging into grooves						
180 mm girth	–	0.97	16.58	1.37	m	<b>17.95</b>
270 mm girth	–	1.06	18.11	2.15	m	<b>20.26</b>
<b>1.20 mm commercial grade aluminium flashings; polyester powder coated</b>						
Flashings; fixed with self tapping screws						
170 mm girth	–	0.97	16.58	1.60	m	<b>18.17</b>
200 mm girth	–	1.02	17.43	2.13	m	<b>19.56</b>
280 mm girth	–	1.16	19.82	2.78	m	<b>22.61</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>H73 COPPER STRIP/SHEET COVERINGS/ FLASHINGS</b>						
<b>Copper roofing; BS 2870</b>						
0.56 mm thick (24 swg) roof coverings						
flat	19.96	3.42	58.44	23.57	m <sup>2</sup>	<b>82.02</b>
sloping 10–50 degrees	–	3.75	64.08	23.57	m <sup>2</sup>	<b>87.66</b>
vertical or sloping over 50 degrees	–	4.02	68.70	23.57	m <sup>2</sup>	<b>92.27</b>
0.56 mm thick (24 swg) dormer coverings						
flat	19.96	4.02	68.70	23.57	m <sup>2</sup>	<b>92.27</b>
sloping 10–50 degrees	–	4.49	76.73	23.57	m <sup>2</sup>	<b>100.30</b>
vertical or sloping over 50 degrees	–	4.90	83.74	23.57	m <sup>2</sup>	<b>107.31</b>
0.61 mm thick (23 swg) roof coverings						
flat	–	3.42	58.44	25.77	m <sup>2</sup>	<b>84.22</b>
sloping 10–50 degrees	–	3.75	64.08	25.77	m <sup>2</sup>	<b>89.85</b>
vertical or sloping over 50 degrees	–	4.02	68.70	25.77	m <sup>2</sup>	<b>94.47</b>
0.61 mm thick (23 swg) dormer coverings						
flat	–	4.02	68.70	25.77	m <sup>2</sup>	<b>94.47</b>
sloping 10–50 degrees	–	4.49	76.73	25.77	m <sup>2</sup>	<b>102.50</b>
vertical or sloping over 50 degrees	–	4.90	83.74	25.77	m <sup>2</sup>	<b>109.51</b>
Copper nailing; 75 mm spacing	–	0.21	3.59	0.39	m	<b>3.98</b>
<b>0.56 mm thick copper flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	–	0.85	14.53	3.70	m	<b>18.23</b>
240 mm girth	–	0.97	16.58	5.94	m	<b>22.52</b>
300 mm girth	–	1.11	18.97	7.46	m	<b>26.43</b>
Stepped flashings; wedging into grooves						
180 mm girth	–	0.97	16.58	4.49	m	<b>21.06</b>
270 mm girth	–	1.06	18.11	6.70	m	<b>24.81</b>
<b>0.61 mm thick copper flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	–	0.85	14.53	4.03	m	<b>18.55</b>
240 mm girth	–	0.97	16.58	6.48	m	<b>23.06</b>
300 mm girth	–	1.11	18.97	8.11	m	<b>27.07</b>
Stepped flashings; wedging into grooves						
180 mm girth	–	0.97	16.58	4.86	m	<b>21.44</b>
270 mm girth	–	1.06	18.11	7.28	m	<b>25.40</b>
<b>H74 ZINC STRIP/SHEET COVERINGS/ FLASHINGS</b>						
<b>Zinc; BS 849</b>						
0.80 mm roof coverings						
flat	–	3.42	58.44	16.99	m <sup>2</sup>	<b>75.43</b>
sloping 10–50 degrees	–	3.75	64.08	16.99	m <sup>2</sup>	<b>81.07</b>
vertical or sloping over 50 degrees	–	4.02	68.70	16.99	m <sup>2</sup>	<b>85.68</b>
0.61 mm thick (23 swg) dormer coverings						
flat	–	4.02	68.70	16.99	m <sup>2</sup>	<b>85.68</b>
sloping 10–50 degrees	–	4.49	76.73	16.99	m <sup>2</sup>	<b>93.71</b>
vertical or sloping over 50 degrees	–	4.90	83.74	16.99	m <sup>2</sup>	<b>100.72</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>0.80 mm thick zinc flashings, etc.</b>						
Flashings; wedging into grooves						
150 mm girth	–	0.85	14.53	2.63	m	<b>17.16</b>
240 mm girth	–	0.97	16.58	4.26	m	<b>20.84</b>
300 mm girth	–	1.11	18.97	5.37	m	<b>24.34</b>
Stepped flashings; wedging into grooves						
180 mm girth	–	0.97	16.58	3.22	m	<b>19.79</b>
270 mm girth	–	1.06	18.11	4.80	m	<b>22.92</b>
<b>H75 STAINLESS STEEL SHEET COVERINGS/ FLASHINGS</b>						
<b>Terne coated stainless steel roofing; Eurocom Enterprise Ltd or other equal and approved</b>						
Roof coverings; “Uginox AME”; 0.40 mm thick flat; fixing with stainless steel screws to timber	17.50	1.02	23.70	22.23	m <sup>2</sup>	<b>45.93</b>
flat; including batten rolls; fixing with stainless steel screws to timber	–	1.02	23.70	23.88	m <sup>2</sup>	<b>47.58</b>
Roof coverings; “Uginox AE”; 0.40 mm thick flat; fixing with stainless steel screws to timber	14.68	1.02	23.70	19.07	m <sup>2</sup>	<b>42.76</b>
flat; including batten rolls; fixing with stainless steel screws to timber	–	1.02	23.70	20.66	m <sup>2</sup>	<b>44.36</b>
Wall coverings; “Uginox AME”; 0.40 mm thick vertical; coulisseau joints; fixing with stainless steel screws to timber	–	0.92	21.37	21.02	m <sup>2</sup>	<b>42.39</b>
Wall coverings; “Uginox AE”; 0.40 mm thick vertical; coulisseau joints; fixing with stainless steel screws to timber	–	0.92	21.37	17.93	m <sup>2</sup>	<b>39.30</b>
Flashings						
head abutments; swiss fold and cover flashings 150 mm girth	–	0.41	9.52	4.41	m	<b>13.93</b>
head abutments; manchester fold and cover flashings 150 mm girth	–	0.51	11.85	4.41	m	<b>16.25</b>
head abutments; soldered saddle flashings 150 mm girth	–	0.51	11.85	5.00	m	<b>16.85</b>
head abutments; into brick wall with timber infill; cover flashings 150 mm girth	–	0.81	18.82	6.90	m	<b>25.71</b>
head abutments; into brick wall with soldered apron; cover flashings 150 mm girth	–	0.97	22.53	7.73	m	<b>30.26</b>
side abutments; “Uginox” stepped flashings 170 mm girth	–	1.63	37.87	5.54	m	<b>43.41</b>
eaves flashings 140 mm girth; aproned with single lock welts	–	0.36	8.36	7.94	m	<b>16.30</b>
eaves flashings 190 mm girth; aproned with flashings and soldered strips	–	0.51	11.85	9.73	m	<b>21.58</b>
verge flashings 150 mm girth	–	0.26	6.04	8.17	m	<b>14.21</b>
Aprons						
fan aprons 250 mm girth	–	0.28	6.50	6.84	m	<b>13.34</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Ridges</b>						
ridge with coulisseau closures	–	0.61	14.17	3.20	m	<b>17.37</b>
monoridge flanged apex (AME)	–	0.31	7.20	4.73	m	<b>11.93</b>
ridge with tapered timber infill and flat saddles	–	1.02	23.70	6.46	m	<b>30.16</b>
monoridge with timber infill and flat saddles	–	0.56	13.01	10.12	m	<b>23.13</b>
ventilated ridge with timber kerb and flat saddles	–	1.22	28.34	17.22	m	<b>45.56</b>
ventilated ridge with stainless steel brackets	–	0.92	21.37	29.86	m	<b>51.24</b>
<b>Edges</b>						
downstand	–	0.31	7.20	6.36	m	<b>13.56</b>
flanged	–	0.26	6.04	6.84	m	<b>12.88</b>
<b>Gutters</b>						
double lock welted valley gutters	–	1.07	24.86	10.51	m	<b>35.37</b>
eaves gutters; against masonry work	–	1.22	28.34	14.30	m	<b>42.64</b>
recessed valley gutters	–	0.92	21.37	20.20	m	<b>41.57</b>
recessed valley gutters with laplocks	–	1.12	26.02	23.78	m	<b>49.80</b>
secret	–	1.02	23.70	24.84	m	<b>48.54</b>
saddle expansion joints in gutters	–	1.02	23.70	8.54	–	<b>32.24</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×336 mm mineral finish; to external quality plywood boarding (boarding not included)</b>						
Roof coverings	–	0.27	6.27	14.70	m <sup>2</sup>	<b>20.97</b>
Wall coverings	–	0.43	9.99	14.70	m <sup>2</sup>	<b>24.69</b>
Extra over coverings for						
double course at eaves; felt soaker	–	0.21	4.88	9.92	m	<b>14.79</b>
verges; felt soaker	–	0.16	3.72	8.22	m	<b>11.94</b>
valley slate; cut to shape; felt soaker and cutting both sides	–	0.48	11.15	13.00	m	<b>24.15</b>
ridge slate; cut to shape	–	0.32	7.43	8.22	m	<b>15.65</b>
hip slate; cut to shape; felt soaker and cutting both sides	–	0.48	11.15	12.88	m	<b>24.04</b>
holes for pipes and the like	–	0.56	13.01	–	nr	<b>13.01</b>
<b>Evode “Flashband Original” sealing strips and flashings or other equal and approved; special grey finish</b>						
Flashings; wedging at top if required; pressure bonded; flashband primer before application; to walls						
75 mm girth	–	0.18	3.08	0.98	m	<b>4.06</b>
100 mm girth	–	0.27	4.61	1.35	m	<b>5.96</b>
150 mm girth	–	0.35	5.98	2.01	m	<b>7.99</b>
225 mm girth	–	0.43	7.35	3.15	m	<b>10.50</b>
300 mm girth	–	0.48	8.20	3.96	m	<b>12.16</b>



## J WATERPROOFING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J WATERPROOFING</b>						
<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>	40.92
not exceeding 300 mm wide	-	-	-	-	m <sup>2</sup>	63.91
25 mm work to walls; three coat; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	46.53
not exceeding 300 mm wide	-	-	-	-	m <sup>2</sup>	72.88
40 mm work to walls; four coat; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	69.51
not exceeding 300 mm wide	-	-	-	-	m <sup>2</sup>	112.11
<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>	12.88
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	30.56
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	33.61
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	41.93
20 mm thick two coat coverings to concrete base; flat; subsequently covered over 300 mm wide	-	-	-	-	m <sup>2</sup>	18.61
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	34.01
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	37.13
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	45.39
30 mm thick three coat coverings to concrete base; flat; subsequently covered over 300 mm wide	-	-	-	-	m <sup>2</sup>	26.61
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	38.65
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	41.93
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	50.01
13 mm thick two coat coverings to brickwork base; vertical; subsequently covered over 300 mm wide	-	-	-	-	m <sup>2</sup>	51.70
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	63.08
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	74.52
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	96.58
20 mm thick three coat coverings to brickwork base; vertical; subsequently covered over 300 mm wide	-	-	-	-	m <sup>2</sup>	80.92
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	87.07
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	92.47
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	119.57
Turning into groove 20 mm deep	-	-	-	-	m	1.01
Internal angle fillets; subsequently covered	-	-	-	-	m	5.98

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 degrees from horizontal over 300 mm wide	-	-	-	-	m <sup>2</sup>	18.36
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	33.69
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	37.31
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	45.05
Add to the above for covering with:						
10 mm thick limestone chippings in hot bitumen	-	-	-	-	m <sup>2</sup>	3.62
coverings with solar reflective paint	-	-	-	-	m <sup>2</sup>	3.28
300 mm×300 mm×8 mm g.r.p. tiles in hot bitumen	-	-	-	-	m <sup>2</sup>	48.09
Cutting to line; jointing to old asphalt 13 mm thick two coat skirtings to brickwork base	-	-	-	-	m	8.09
not exceeding 150 mm girth	-	-	-	-	m	14.41
150 mm–225 mm girth	-	-	-	-	m	16.59
225 mm–300 mm girth	-	-	-	-	m	18.61
13 mm thick three coat skirtings; expanded metal lathing reinforcement nailed to timber base						
not exceeding 150 mm girth	-	-	-	-	m	22.82
150 mm–225 mm girth	-	-	-	-	m	26.94
225 mm–300 mm girth	-	-	-	-	m	31.42
13 mm thick two coat fascias to concrete base						
not exceeding 150 mm girth	-	-	-	-	m	14.41
150 mm–225 mm girth	-	-	-	-	m	16.59
20 mm thick two coat linings to channels to concrete base						
not exceeding 150 mm girth	-	-	-	-	m	35.20
150 mm–225 mm girth	-	-	-	-	m	37.31
225 mm–300 mm girth	-	-	-	-	m	42.11
20 mm thick two coat lining to cesspools						
250 mm×150 mm×150 mm deep	-	-	-	-	nr	34.18
Collars around pipes, standards and like members	-	-	-	-	nr	16.59
<b>Accessories</b>						
Eaves trim; extruded aluminium alloy; working asphalt into trim “Alutrim”; type A roof edging or other equal and approved	-	-	-	-	m	13.33
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	25.82
<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	2.28	3.55	m <sup>2</sup>	5.83
three coats	-	0.29	3.30	5.26	m <sup>2</sup>	8.57

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
"Tretolastex 202T" or other equal and approved; on vertical surfaces of concrete two coats	–	0.20	2.28	0.63	m <sup>2</sup>	<b>2.91</b>
three coats	–	0.29	3.30	0.95	m <sup>2</sup>	<b>4.25</b>
One coat Vandex "Super" 0.75 kg/m <sup>2</sup> slurry or other equal and approved; one consolidating coat of Vandex "Premix" 1 kg/m <sup>2</sup> slurry or similar; horizontal on beds over 225 mm wide	–	0.36	4.10	3.21	m <sup>2</sup>	<b>7.31</b>
<b>J40 FLEXIBLE SHEET TANKING/DAMP PROOF MEMBRANES</b>						
<b>Tanking and damp proofing</b>						
"Bituthene" sheeting or other equal and approved; lapped joints; horizontal on slabs 500 grade	–	0.10	1.14	3.20	m <sup>2</sup>	<b>4.34</b>
1000 grade	–	0.11	1.25	4.36	m <sup>2</sup>	<b>5.62</b>
heavy duty grade	–	0.13	1.48	6.34	m <sup>2</sup>	<b>7.82</b>
"Bituthene" sheeting or other equal and approved; lapped joints; dressed up vertical face of concrete 1000 grade	–	0.19	2.17	4.36	m <sup>2</sup>	<b>6.53</b>
"Servi-pak" protection board or other equal and approved; butt jointed; taped joints; to horizontal surfaces; 3 mm thick	–	0.16	1.82	6.03	m <sup>2</sup>	<b>7.86</b>
6 mm thick	–	0.16	1.82	8.35	m <sup>2</sup>	<b>10.17</b>
12 mm thick	–	0.20	2.28	13.04	m <sup>2</sup>	<b>15.32</b>
"Servi-pak" protection board or other equal and approved; butt jointed; taped joints; to vertical surfaces 3 mm thick	–	0.20	2.28	6.03	m <sup>2</sup>	<b>8.31</b>
6 mm thick	–	0.20	2.28	8.35	m <sup>2</sup>	<b>10.63</b>
12 mm thick	–	0.26	2.96	13.04	m <sup>2</sup>	<b>16.00</b>
"Bituthene" fillet or other equal and approved 40 mm×40 mm	–	0.10	1.14	5.75	m	<b>6.88</b>
"Bituthene" reinforcing strip or other equal and approved; 300 mm wide 1000 grade	–	0.10	1.14	1.31	m	<b>2.45</b>
Expandite "Famflex" hot bitumen bonded waterproof tanking or other equal and approved; 150 mm laps horizontal; over 300 mm wide	–	0.41	4.67	14.16	m <sup>2</sup>	<b>18.83</b>
vertical; over 300 mm wide	–	0.67	7.64	14.16	m <sup>2</sup>	<b>21.79</b>

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 degrees—but exclude any insulation etc.						
<b>Felt roofing; BS 747; 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>8.62</b>
Extra over felt for covering with and bedding in hot bitumen						
13 mm thick stone chippings	—	—	—	—	m <sup>2</sup>	<b>2.84</b>
300 mm×300 mm×8 mm g.r.p. tiles	—	—	—	—	m <sup>2</sup>	<b>47.70</b>
working into outlet pipes and the like	—	—	—	—	m <sup>2</sup>	<b>11.75</b>
Skirtings; three layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	—	—	—	—	m	<b>8.69</b>
200 mm–400 mm girth	—	—	—	—	m	<b>10.40</b>
Coverings to kerbs; three layer						
400 mm–600 mm girth	—	—	—	—	m	<b>21.93</b>
Linings to gutters; three layer						
400 mm–600 mm girth	—	—	—	—	m	<b>14.86</b>
Collars around pipes and the like; three layer mineral surface; 150 mm high						
not exceeding 55 mm nominal size	—	—	—	—	nr	<b>9.91</b>
55 mm–110 mm nominal size	—	—	—	—	nr	<b>9.91</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>18.26</b>
Coverings to kerbs						
not exceeding 200 mm girth	—	—	—	—	m	<b>11.46</b>
200 mm–400 mm girth	—	—	—	—	m	<b>14.41</b>
Outlets and dishing to gullies						
300 mm diameter	—	—	—	—	nr	<b>11.75</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>13.02</b>
Extra over for						
top layer mineral surfaced	—	—	—	—	m <sup>2</sup>	<b>2.51</b>
13 mm thick stone chippings	—	—	—	—	m <sup>2</sup>	<b>2.84</b>
third layer of type 3B as underlay for concrete or screeded base	—	—	—	—	m <sup>2</sup>	<b>2.51</b>
working into outlet pipes and the like	—	—	—	—	nr	<b>11.75</b>
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove						
not exceeding 200 mm girth	—	—	—	—	m	<b>9.23</b>
200 mm–400 mm girth	—	—	—	—	m	<b>11.13</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Coverings to kerbs; two layer 400 mm–600 mm girth	–	–	–	–	m	25.87
Linings to gutters; three layer 400 mm–600 mm girth	–	–	–	–	m	18.98
Collars around pipes and the like; two layer; 150 high not exceeding 55 mm nominal size	–	–	–	–	nr	9.91
55 mm–110 mm nominal size	–	–	–	–	nr	9.91
<b>“Ruberglas 120 GP” high performance roofing or other equal and approved</b>						
Two layer coverings; first and second layers “Ruberglas 120 GP”; fully bonded to wood, fibre or cork base	–	–	–	–	m <sup>2</sup>	8.06
Extra over for top layer mineral surfaced	–	–	–	–	m <sup>2</sup>	2.51
13 mm thick stone chippings	–	–	–	–	m <sup>2</sup>	2.84
third layer of “Rubervent 3G” as underlay for concrete or screeded base	–	–	–	–	m <sup>2</sup>	2.51
working into outlet pipes and the like	–	–	–	–	nr	11.75
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove not exceeding 200 mm girth	–	–	–	–	m	8.06
200 mm–400 mm girth	–	–	–	–	m	9.36
Coverings to kerbs; two layer 400 mm–600 mm girth	–	–	–	–	m	16.13
Linings to gutters; three layer 400 mm–600 mm girth	–	–	–	–	m	13.35
Collars around pipes and the like; two layer, 150 mm high not exceeding 55 mm nominal size	–	–	–	–	nr	9.91
55 mm–110 mm nominal size	–	–	–	–	nr	9.91
<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>	12.47
Extra over for top layer mineral surfaced	–	–	–	–	m <sup>2</sup>	2.51
13 mm thick stone chippings	–	–	–	–	m <sup>2</sup>	2.84
third layer of “Rubervent 3G”; as underlay for concrete or screeded base	–	–	–	–	m <sup>2</sup>	2.61
working into outlet pipes and the like	–	–	–	–	nr	11.75
Skirtings; two layer; top layer mineral surface; dressed over tilting fillet; turned into groove not exceeding 200 mm girth	–	–	–	–	m	8.90
200 mm–400 mm girth	–	–	–	–	m	10.52
Coverings to kerbs; two layer 400 mm–600 mm girth	–	–	–	–	m	24.99
Linings to gutters; three layer 400 mm–600 mm girth	–	–	–	–	m	17.97

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	9.91
55 mm-110 mm nominal size	-	-	-	-	nr	9.91
<b>“Polybit 350” elastomeric roofing or other equal or applied</b>						
Two layer coverings; first layer “Polybit 180”; second layer “Polybit 350”; fully bonded to wood; fibre or cork base	-	-	-	-	m <sup>2</sup>	12.74
Extra over for top layer mineral surfaced	-	-	-	-	m <sup>2</sup>	2.51
13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	2.84
third layer of “Rubervent 3G” as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	2.51
working into outlet pipes and the like	-	-	-	-	nr	11.75
Skirtings; two layer; top layer mineral surfaced; dressed over tilting fillet; turned into groove not exceeding 200 mm girth	-	-	-	-	m	9.12
200 mm-400 mm girth	-	-	-	-	m	10.91
Coverings to kerbs; two layer 400 mm-600 mm girth	-	-	-	-	m	25.53
Linings to gutters; three layer 400 mm-600 mm girth	-	-	-	-	m	18.53
Collars around pipes and the like; two layer; 150 mm high not exceeding 55 mm nominal size	-	-	-	-	nr	9.91
55 mm-110 mm nominal size	-	-	-	-	nr	9.91
<b>“Hyload 150 E” elastomeric roofing or other equal and approved</b>						
Two layer coverings; first layer “Ruberglas 120 GHP”; second layer “Hyload 150 E” fully bonded to wood; fibre or cork base	-	-	-	-	m <sup>2</sup>	26.05
Extra over for 13 mm thick stone chippings	-	-	-	-	m <sup>2</sup>	2.84
third layer of “Rubervent 3G” as underlay for concrete or screeded base	-	-	-	-	m <sup>2</sup>	2.51
working into outlet pipes and the like	-	-	-	-	nr	11.69
Skirtings; two layer; dressed over tilting fillet; turned into groove not exceeding 200 mm girth	-	-	-	-	m	14.62
200 mm-400 mm girth	-	-	-	-	m	23.82
Coverings to kerbs; two layer 400 mm-600 mm girth	-	-	-	-	m	48.58
Linings to gutters; three layer 400 mm-600 mm girth	-	-	-	-	m	32.22
Collars around pipes and the like; two layer; 150 high not exceeding 55 mm nominal size	-	-	-	-	nr	9.91
55 mm-110 mm nominal size	-	-	-	-	nr	9.91

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Accessories</b>						
Eaves trim; extruded aluminium alloy; working felt into trim						
“Alutrim”; type F roof edging or other equal and approved extra over for external angle	–	–	–	–	m	<b>8.79</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	<b>26.25</b>
<b>Insulation board underlays</b>						
Vapour barrier reinforced; metal lined						
Cork boards; density 112–125 kg/m <sup>3</sup> 60 mm thick	–	–	–	–	m <sup>2</sup>	<b>12.67</b>
Rockwool; slab RW4 or other equal and approved 60 mm thick	–	–	–	–	m <sup>2</sup>	<b>16.60</b>
Perlite boards or other equal and approved; density 170–180 kg/m <sup>3</sup> 60 mm thick	–	–	–	–	m <sup>2</sup>	<b>20.11</b>
Polyurethane boards; density 32 kg/m <sup>3</sup> 30 mm thick	–	–	–	–	m <sup>2</sup>	<b>26.25</b>
35 mm thick	–	–	–	–	m <sup>2</sup>	<b>10.40</b>
50 mm thick	–	–	–	–	m <sup>2</sup>	<b>10.89</b>
Wood fibre boards; impregnated; density 220–350 kg/m <sup>3</sup> 12.70 mm thick	–	–	–	–	m <sup>2</sup>	<b>12.18</b>
<b>Insulation board overlays</b>						
Dow “Roofmate SL” extruded polystyrene foam boards or other equal and approved 50 mm thick	–	0.32	7.43	15.16	m <sup>2</sup>	<b>22.59</b>
75 mm thick	–	0.32	7.43	20.73	m <sup>2</sup>	<b>28.16</b>
Dow “Roofmate LG” extruded polystyrene foam boards or other equal and approved 60 mm thick	–	0.32	7.43	29.91	m <sup>2</sup>	<b>37.34</b>
90 mm thick	–	0.32	7.43	33.94	m <sup>2</sup>	<b>41.38</b>
110 mm thick	–	0.32	7.43	37.51	m <sup>2</sup>	<b>44.95</b>
Dow “Roofmate PR” extruded polystyrene foam boards or other equal and approved 90 mm thick	–	0.32	7.43	23.34	m <sup>2</sup>	<b>30.78</b>
120 mm thick	–	0.32	7.43	31.09	m <sup>2</sup>	<b>38.53</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>J42 SINGLE LAYER PLASTICS ROOFCOVERINGS</b>						
<b>“Trocal S” PVC roofing or other equal and approved</b>						
Coverings	–	–	–	–	m <sup>2</sup>	<b>18.65</b>
Skirtings; dressed over metal upstands not exceeding 200 mm girth	–	–	–	–	m	<b>14.49</b>
200 mm–400 mm girth	–	–	–	–	m	<b>17.81</b>
Coverings to kerbs						
400 mm–600 mm girth	–	–	–	–	m	<b>32.61</b>
Collars around pipes and the like; 150 mm high not exceeding 55 mm nominal size	–	–	–	–	nr	<b>9.96</b>
55 mm–110 mm nominal size	–	–	–	–	nr	<b>9.96</b>
<b>Accessories</b>						
“Trocal” metal upstands or other equal and approved not exceeding 200 mm girth	–	–	–	–	m	<b>10.56</b>
200 mm–400 mm girth	–	–	–	–	m	<b>13.71</b>



## K LININGS/SHEATHING/DRY PARTITIONING

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>K LININGS/SHEATHING/DRY PARTITIONING</b>						
<b>K10 PLASTERBOARD DRY LINING/ PARTITIONS/CEILINGS</b>						
<b>Linings; "Gyproc GypLyner IWL" laminated wall lining 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>						
Tapered edge panels; joints filled with joint filler and joint tape to receive direct decoration; 62.50 mm thick partition; one layer of 12.50 mm thick Gyproc Wallboard or other equal and approved						
height 2.10 m–2.40 m	–	3.05	46.28	10.41	m	<b>56.69</b>
height 2.40 m–2.70 m	–	3.56	54.33	12.35	m	<b>66.68</b>
height 2.70 m–3.00 m	–	3.94	60.22	13.53	m	<b>73.75</b>
height 3.00 m–3.30 m	–	4.58	69.97	14.74	m	<b>84.71</b>
height 3.30 m–3.60 m	–	4.95	75.70	15.98	m	<b>91.68</b>
height 3.60 m–3.90 m	–	5.95	90.80	17.21	m	<b>108.02</b>
height 3.90 m–4.20 m	–	6.20	94.75	18.45	m	<b>113.21</b>
Tapered edge panels; joints filled with joint filler and joint tape to receive direct decoration; 62.50 mm thick partition; one layer of 12.50 mm thick Gyproc Wallboard or other equal and approved; filling cavity with "Isowool High Performance Slab (2405)" or equal and approved						
height 2.10 m–2.40 m	–	3.05	46.28	23.39	m	<b>69.67</b>
height 2.40 m–2.70 m	–	3.56	54.33	26.95	m	<b>81.29</b>
height 2.70 m–3.00 m	–	3.94	60.22	29.75	m	<b>89.97</b>
height 3.00 m–3.30 m	–	4.58	69.97	32.59	m	<b>102.55</b>
height 3.30 m–3.60 m	–	4.95	75.70	35.45	m	<b>111.15</b>
height 3.60 m–3.90 m	–	5.95	90.80	38.30	m	<b>129.11</b>
height 3.90 m–4.20 m	–	6.20	94.75	41.17	m	<b>135.92</b>
<b>"Gyproc" laminated proprietary partitions or other equal and approved; two skins of gypsum plasterboard bonded to a centre core of plasterboard square edge plank 19 mm thick; fixing with nails to softwood perimeter battens(not included); joints filled with filler and joint tape; to receive direct decoration</b>						
50 mm partition; two outer skins of 12.50 mm thick tapered edge wallboard						
height 2.10 m–2.40 m	–	2.04	32.84	22.82	m	<b>55.66</b>
height 2.40 m–2.70 m	–	2.64	42.67	25.98	m	<b>68.65</b>
height 2.70 m–3.00 m	–	2.96	47.95	28.24	m	<b>76.20</b>
height 3.00 m–3.30 m	–	3.24	52.56	30.51	m	<b>83.07</b>
height 3.30 m–3.60 m	–	3.56	57.84	32.88	m	<b>90.72</b>
65 mm partition; two outer skins of 19 mm thick tapered edge planks						
height 2.10 m–2.40 m	–	2.27	36.42	28.47	m	<b>64.89</b>
height 2.40 m–2.70 m	–	2.82	45.47	31.99	m	<b>77.46</b>
height 2.70 m–3.00 m	–	3.15	50.91	34.61	m	<b>85.52</b>
height 3.00 m–3.30 m	–	3.52	56.91	37.23	m	<b>94.14</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Labours and associated additional wrought softwood studwork</b>						
Floor, wall or ceiling battens 25 mm×38 mm	–	0.12	1.87	0.44	m	<b>2.30</b>
Forming openings in 2400 mm high partition; 25 mm×38 mm softwood framing 900 mm×2100 mm	–	0.51	7.93	2.43	nr	<b>10.37</b>
fair ends	–	0.20	3.25	0.47	m	<b>3.72</b>
angle	–	0.31	5.09	0.86	m	<b>5.96</b>
Cutting and fitting around steel joists, angles, trunking, ducting, ventilators, pipes, tubes, etc. over 2.00 m girth	–	0.09	1.40	–	nr	<b>1.40</b>
not exceeding 0.30 m girth	–	0.05	0.78	–	nr	<b>0.78</b>
0.30 m–1.00 m girth	–	0.07	1.09	–	nr	<b>1.09</b>
1.00 m–2.00 m girth	–	0.11	1.71	–	nr	<b>1.71</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×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	68.01	26.16	m	<b>94.17</b>
height 2.40 m–2.70 m	–	4.90	77.83	30.14	m	<b>107.97</b>
height 2.70 m–3.00 m	–	5.50	87.47	33.18	m	<b>120.66</b>
height 3.00 m–3.30 m	–	6.34	100.79	36.51	m	<b>137.30</b>
height 3.30 m–3.60 m	–	6.98	111.05	39.39	m	<b>150.44</b>
height 3.60 m–3.90 m	–	8.33	132.30	42.50	m	<b>174.80</b>
height 3.90 m–4.20 m	–	8.93	141.88	45.62	m	<b>187.51</b>
angles	–	0.20	3.25	1.54	m	<b>4.79</b>
T-junctions	–	0.10	1.56	–	m	<b>1.56</b>
fair ends	–	0.20	3.25	0.55	m	<b>3.80</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	83.88	36.71	m	<b>120.58</b>
height 2.40 m–2.70 m	–	6.06	95.88	42.03	m	<b>137.91</b>
height 2.70 m–3.00 m	–	6.80	107.70	46.38	m	<b>154.08</b>
height 3.00 m–3.30 m	–	6.75	107.17	51.03	m	<b>158.20</b>
height 3.30 m–3.60 m	–	8.51	134.86	55.21	m	<b>190.07</b>
height 3.60 m–3.90 m	–	8.33	132.30	59.72	m	<b>192.02</b>
height 3.90 m–4.20 m	–	10.73	169.89	64.08	m	<b>233.97</b>
angles	–	0.31	4.96	1.68	m	<b>6.64</b>
T-junctions	–	0.10	1.56	–	m	<b>1.56</b>
fair ends	–	0.31	4.96	0.70	m	<b>5.65</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Gypsum plasterboard; BS 1230; plain grade tapered edge wallboard; fixing 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	5.77	2.24	m <sup>2</sup>	<b>8.01</b>
9.50 mm board to beams girth not exceeding 600 mm	—	0.31	6.88	1.37	m <sup>2</sup>	<b>8.25</b>
girth 600 mm–1200 mm	—	0.41	9.11	2.71	m <sup>2</sup>	<b>11.82</b>
12.50 mm board to ceilings over 300 mm wide	—	0.33	7.33	2.62	m <sup>2</sup>	<b>9.95</b>
12.50 mm board to beams girth not exceeding 600 mm	—	0.31	6.88	1.61	m <sup>2</sup>	<b>8.49</b>
girth 600 mm–1200 mm	—	0.41	9.11	3.15	m <sup>2</sup>	<b>12.25</b>
<b>Gypsum plasterboard to BS 1230; fixing 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	16.67	7.36	m	<b>24.02</b>
wall height 2.70 m–3.00 m	—	1.16	18.97	8.19	m	<b>27.15</b>
wall height 3.00 m–3.30 m	—	1.34	21.95	9.01	m	<b>30.96</b>
wall height 3.30 m–3.60 m	—	1.53	25.03	9.87	m	<b>34.90</b>
9.50 mm board to reveals and soffits of openings and recesses not exceeding 300 mm wide	—	0.20	3.25	1.43	m	<b>4.68</b>
300 mm–600 mm wide	—	0.41	6.65	2.09	m	<b>8.74</b>
9.50 mm board to faces of columns—4 nr not exceeding 600 mm total girth	—	0.52	8.43	2.91	m	<b>11.34</b>
600 mm–1200 mm total girth	—	1.02	16.62	4.23	m	<b>20.85</b>
1200 mm–1800 mm total girth	—	1.32	21.62	5.55	m	<b>27.17</b>
9.50 mm board to ceilings over 300 mm wide	—	0.43	6.96	2.73	m <sup>2</sup>	<b>9.69</b>
9.50 mm board to faces of beams—3 nr not exceeding 600 mm total girth	—	0.61	9.90	2.86	m	<b>12.76</b>
600 mm–1200 mm total girth	—	1.12	18.24	4.18	m	<b>22.42</b>
1200 mm–1800 mm total girth	—	1.43	23.40	5.50	m	<b>28.90</b>
add for "Duplex" insulating grade	—	—	—	0.68	m <sup>2</sup>	<b>0.68</b>
12.50 mm board to walls wall height 2.40 m–2.70 m	—	1.20	19.59	8.29	m	<b>27.88</b>
wall height 2.70 m–3.00 m	—	1.34	21.89	9.21	m	<b>31.10</b>
wall height 3.00 m–3.30 m	—	1.48	24.19	10.14	m	<b>34.33</b>
wall height 3.30 m–3.60 m	—	1.76	28.73	11.11	m	<b>39.84</b>
12.50 mm board to reveals and soffits of openings and recesses not exceeding 300 mm wide	—	0.20	3.25	1.56	m	<b>4.81</b>
300 mm–600 mm wide	—	0.41	6.65	2.31	m	<b>8.96</b>
12.50 mm board to faces of columns—4 nr not exceeding 600 mm total girth	—	0.52	8.43	3.17	m	<b>11.61</b>
600 mm–1200 mm total girth	—	1.02	16.62	4.69	m	<b>21.30</b>
1200 mm–1800 mm total girth	—	1.32	21.62	6.20	m	<b>27.82</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
12.50 mm board to ceilings over 300 mm wide	–	0.44	7.12	3.07	m <sup>2</sup>	<b>10.19</b>
12.50 mm board to faces of beams—3 nr not exceeding 600 mm total girth	–	0.61	9.90	3.10	m	<b>13.00</b>
600 mm–1200 mm total girth	–	1.12	18.24	4.62	m	<b>22.85</b>
1200 mm–1800 mm total girth	–	1.43	23.40	6.13	m	<b>29.53</b>
external angle; with joint tape bedded and covered with “Jointex” or other equal and approved add for “Duplex” insulating grade	–	0.12	2.01	0.36	m	<b>2.38</b>
	–	–	–	0.68	m <sup>2</sup>	<b>0.68</b>
<b>Tapered edge plank</b>						
19 mm plank to walls						
wall height 2.40 m–2.70 m	–	1.11	18.07	11.48	m	<b>29.54</b>
wall height 2.70 m–3.00 m	–	1.30	21.15	12.76	m	<b>33.90</b>
wall height 3.00 m–3.30 m	–	1.43	23.35	14.04	m	<b>37.39</b>
wall height 3.30 m–3.60 m	–	1.71	27.83	15.36	m	<b>43.19</b>
19 mm plank to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.22	3.56	1.92	m	<b>5.47</b>
300 mm–600 mm wide	–	0.46	7.43	3.02	m	<b>10.44</b>
19 mm plank to faces of columns—4 nr						
not exceeding 600 mm total girth	–	0.56	9.06	3.88	m	<b>12.94</b>
600 mm–1200 mm total girth	–	1.07	17.40	6.10	m	<b>23.50</b>
1200 mm–1800 mm total girth	–	1.38	22.55	8.33	m	<b>30.88</b>
19 mm plank to ceilings						
over 300 mm wide	–	0.47	7.58	4.25	m <sup>2</sup>	<b>11.83</b>
19 mm plank to faces of beams—3 nr						
not exceeding 600 mm total girth	–	0.67	10.83	3.81	m	<b>14.64</b>
600 mm–1200 mm total girth	–	1.17	19.01	6.03	m	<b>25.05</b>
1200 mm–1800 mm total girth	–	1.48	24.18	8.26	m	<b>32.44</b>
<b>Thermal Board</b>						
27 mm board to walls						
wall height 2.40 m–2.70 m	–	1.16	18.85	21.17	m	<b>40.01</b>
wall height 2.70 m–3.00 m	–	1.34	21.77	23.52	m	<b>45.29</b>
wall height 3.00 m–3.30 m	–	1.48	24.07	25.88	m	<b>49.95</b>
wall height 3.30 m–3.60 m	–	1.80	29.23	28.28	m	<b>57.51</b>
27 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.23	3.71	2.99	m	<b>6.71</b>
300 mm–600 mm wide	–	0.47	7.58	5.17	m	<b>12.75</b>
27 mm board to faces of columns—4 nr						
not exceeding 600 mm total girth	–	0.57	9.21	6.03	m	<b>15.25</b>
600 mm–1200 mm total girth	–	1.13	18.33	10.41	m	<b>28.74</b>
1200 mm–1800 mm total girth	–	1.42	23.17	14.79	m	<b>37.96</b>
27 mm board to ceilings						
over 300 mm wide	–	0.51	8.20	7.84	m <sup>2</sup>	<b>16.05</b>
27 mm board to faces of beams—3 nr						
not exceeding 600 mm total girth	–	0.62	9.99	5.96	m	<b>15.95</b>
600 mm–1200 mm total girth	–	1.17	18.95	10.34	m	<b>29.29</b>
1200 mm–1800 mm total girth	–	1.58	25.74	14.72	m	<b>40.45</b>
50 mm board to walls						
wall height 2.40 m–2.70 m	–	1.16	18.85	21.06	m	<b>39.91</b>
wall height 2.70 m–3.00 m	–	1.39	22.55	23.43	m	<b>45.97</b>
wall height 3.00 m–3.30 m	–	1.62	26.25	25.77	m	<b>52.02</b>
wall height 3.30 m–3.60 m	–	1.90	30.79	28.16	m	<b>58.95</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
50 mm board to reveals and soffits of openings and recesses not exceeding 300 mm wide	–	0.26	4.18	2.99	m	7.17
300 mm–600 mm wide	–	0.51	8.20	5.16	m	13.37
50 mm board to faces of columns—4 nr not exceeding 600 mm total girth	–	0.62	9.99	6.07	m	16.06
600 mm–1200 mm total girth	–	1.23	19.89	10.42	m	30.30
1200 mm–1800 mm total girth	–	1.58	25.66	14.76	m	40.43
50 mm board to ceilings over 300 mm wide	–	0.54	8.67	7.81	m <sup>2</sup>	16.48
50 mm board to faces of beams—3 nr not exceeding 600 mm total girth	–	0.65	10.46	6.12	m	16.58
600 mm–1200 mm total girth	–	1.30	20.97	10.51	m	31.49
1200 mm–1800 mm total girth	–	1.74	28.22	14.90	m	43.13
<b>White plastic faced gypsum plasterboard to BS 1230; industrial grade square edge wallboard; fixing with screws; butt joints; to softwood base</b>						
9.50 mm board to walls wall height 2.40 m–2.70 m	–	0.69	10.74	11.57	m	22.31
wall height 2.70 m–3.00 m	–	0.88	13.69	12.85	m	26.54
wall height 3.00 m–3.30 m	–	1.02	15.87	14.12	m	29.99
wall height 3.30 m–3.60 m	–	1.16	18.05	15.39	m	33.44
9.50 mm board to reveals and soffits of openings and recesses not exceeding 300 mm wide	–	0.16	2.49	1.32	m	3.81
300 mm–600 mm wide	–	0.31	4.82	2.57	m	7.40
9.50 mm board to faces of columns—4 nr not exceeding 600 mm total girth	–	0.41	6.38	2.77	m	9.15
600 mm–1200 mm total girth	–	0.81	12.60	5.43	m	18.03
1200 mm–1800 mm total girth	–	1.06	16.49	8.01	m	24.50
12.50 mm board to walls wall height 2.40 m–2.70 m	–	0.79	12.29	12.30	m	24.59
wall height 2.70 m–3.00 m	–	0.93	14.47	13.65	m	28.12
wall height 3.00 m–3.30 m	–	1.06	16.49	15.01	m	31.50
wall height 3.30 m–3.60 m	–	1.20	18.67	16.36	m	35.03
12.50 mm board to reveals and soffits of openings and recesses not exceeding 300 mm wide	–	0.17	2.65	1.40	m	4.05
300 mm–600 mm wide	–	0.32	4.98	2.74	m	7.71
12.50 mm board to faces of columns—4 nr not exceeding 600 mm total girth	–	0.43	6.69	2.95	m	9.64
600 mm–1200 mm total girth	–	0.85	13.22	5.77	m	19.00
1200 mm–1800 mm total girth	–	1.12	17.43	8.52	m	25.94
<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	1.56	0.44	m	2.00

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Angle trim; plasterboard edge support system</b>						
To ceilings						
to suit 9.50 mm or 12.50 mm thick boards	–	0.10	1.56	2.35	m	<b>3.91</b>
<b>Two layers of gypsum plasterboard to BS 1230; plain grade square and tapered edge wallboard; fixing 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	23.05	13.56	m	<b>36.60</b>
wall height 2.70 m–3.00 m	–	1.62	26.12	15.08	m	<b>41.21</b>
wall height 3.00 m–3.30 m	–	1.85	29.89	16.60	m	<b>46.49</b>
wall height 3.30 m–3.60 m	–	2.13	34.37	18.15	m	<b>52.52</b>
19 mm two layer board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.31	4.96	2.18	m	<b>7.14</b>
300 mm–600 mm wide	–	0.61	9.76	3.51	m	<b>13.27</b>
19 mm two layer board to faces of columns–4 nr						
not exceeding 600 mm total girth	–	0.77	12.32	4.46	m	<b>16.79</b>
600 mm–1200 mm total girth	–	1.38	22.22	7.13	m	<b>29.35</b>
1200 mm–1800 mm total girth	–	1.83	29.55	9.79	m	<b>39.34</b>
25 mm two layer board to walls						
wall height 2.40 m–2.70 m	–	1.53	24.60	15.26	m	<b>39.86</b>
wall height 2.70 m–3.00 m	–	1.71	27.53	16.96	m	<b>44.49</b>
wall height 3.00 m–3.30 m	–	1.94	31.29	18.67	m	<b>49.96</b>
wall height 3.30 m–3.60 m	–	2.27	36.54	20.40	m	<b>56.95</b>
25 mm two layer board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.31	4.96	2.40	m	<b>7.36</b>
300 mm–600 mm wide	–	0.61	9.76	3.89	m	<b>13.65</b>
25 mm two layer board to faces of columns–4 nr						
not exceeding 600 mm total girth	–	0.77	12.32	4.90	m	<b>17.22</b>
600 mm–1200 mm total girth	–	1.38	22.22	7.93	m	<b>30.14</b>
1200 mm–1800 mm total girth	–	1.83	29.55	10.95	m	<b>40.51</b>
<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	19.47	9.01	m	<b>28.48</b>
wall height 2.70 m–3.00 m	–	1.39	22.55	9.99	m	<b>32.54</b>
wall height 3.00 m–3.30 m	–	1.62	26.31	10.98	m	<b>37.29</b>
wall height 3.30 m–3.60 m	–	1.85	30.01	12.01	m	<b>42.02</b>
9.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.26	4.18	1.56	m	<b>5.74</b>
300 mm–600 mm wide	–	0.51	8.20	2.40	m	<b>10.61</b>
9.50 mm board to faces of columns–4 nr						
not exceeding 600 mm total girth	–	0.65	10.46	3.12	m	<b>13.58</b>
600 mm–1200 mm total girth	–	1.26	20.35	4.94	m	<b>25.29</b>
1200 mm–1800 mm total girth	–	1.58	25.66	6.48	m	<b>32.14</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Angle; with joint tape bedded and covered with "Jointex" or other equal and approved						
internal	–	0.06	1.01	0.36	m	1.37
external	–	0.12	2.01	0.36	m	2.38
<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	26.00	15.86	m	41.86
wall height 2.70 m–3.00 m	–	1.85	29.70	17.61	m	47.31
wall height 3.00 m–3.30 m	–	2.13	34.24	19.38	m	53.62
wall height 3.30 m–3.60 m	–	2.45	39.35	21.19	m	60.53
12.50 mm board to reveals and soffits of openings and recesses						
not exceeding 300 mm wide	–	0.26	4.18	1.41	m	5.59
300 mm–600 mm wide	–	0.51	8.20	2.10	m	10.30
add for one coat of "Dry-Wall" top coat or other equal and approved	–	0.05	0.84	0.88	m <sup>2</sup>	1.72
<b>Vermiculite gypsum cladding; "Vicuclad 900R" 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	–	0.77	11.98	16.12	m	28.10
600 mm–1200 mm girth	–	0.92	14.31	31.99	m	46.31
1200 mm–1800 mm girth	–	1.28	19.92	47.87	m	67.79
30 mm thick beam linings, faces—3; 2 hour fire protection rating						
not exceeding 600 mm girth	–	0.61	9.49	19.08	m	28.57
600 mm–1200 mm girth	–	0.77	11.98	37.92	m	49.90
1200 mm–1800 mm girth	–	0.92	14.31	56.76	m	71.07
<b>Vermiculite gypsum cladding; "Vicuclad 1050R" board or other equal and approved; fixed with adhesive; joints pointed in adhesive</b>						
55 mm thick column linings, faces—4; 4 hour fire protection rating						
not exceeding 600 mm girth	–	0.92	14.31	43.18	m	57.49
600 mm–1200 mm girth	–	1.12	17.43	86.11	m	103.53
1200 mm–1800 mm girth	–	1.53	23.80	129.04	m	152.85

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
60 mm thick beam linings, faces-3; 4 hour fire protection rating not exceeding 600 mm girth	-	0.77	11.98	47.36	m	<b>59.34</b>
600 mm-1200 mm girth	-	0.92	14.31	94.48	m	<b>108.79</b>
1200 mm-1800 mm girth	-	1.12	17.43	141.60	m	<b>159.03</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	7.00	-	m	<b>7.00</b>
not exceeding 0.30 m girth	-	0.31	4.82	-	nr	<b>4.82</b>
0.30 m-1.00 m girth	-	0.41	6.38	-	nr	<b>6.38</b>
1.00 m-2.00 m girth	-	0.56	8.71	-	nr	<b>8.71</b>
<b>K11 RIGID SHEET FLOORING/SHEATHING/ LININGS/CASINGS</b>						
<b>Blockboard (Birch faced)</b>						
Lining to walls 12 mm thick over 300 mm wide	9.57	0.48	7.47	11.77	m <sup>2</sup>	<b>19.24</b>
not exceeding 300 mm wide	-	0.31	4.82	3.55	m	<b>8.37</b>
holes for pipes and the like	-	0.03	0.47	-	nr	<b>0.47</b>
Two-sided 12 mm thick pipe casing; to softwood framing(not included)						
300 mm girth	-	0.79	12.29	3.62	m	<b>15.91</b>
600 mm girth	-	0.93	14.47	7.09	m	<b>21.56</b>
Three-sided 12 mm thick pipe casing; to softwood framing(not included)						
450 mm girth	-	1.02	15.87	5.43	m	<b>21.30</b>
900 mm girth	-	1.20	18.67	10.66	m	<b>29.33</b>
Extra for 400x400 removable access panel; brass cups and screws; additional framing	-	1.02	15.87	0.91	nr	<b>16.78</b>
Lining to walls 18 mm thick over 300 mm wide	13.39	0.51	7.93	16.38	m <sup>2</sup>	<b>24.32</b>
not exceeding 300 mm wide	-	0.32	4.98	4.93	m	<b>9.91</b>
holes for pipes and the like	-	0.05	0.78	-	nr	<b>0.78</b>
Lining to walls 25 mm thick over 300 mm wide	17.43	0.55	8.56	21.32	m <sup>2</sup>	<b>29.87</b>
not exceeding 300 mm wide	-	0.36	5.60	6.40	m	<b>12.00</b>
holes for pipes and the like	-	0.06	0.93	-	nr	<b>0.93</b>
<b>Chipboard (plain)</b>						
Lining to walls 12 mm thick over 300 mm wide	2.14	0.39	6.07	2.78	m <sup>2</sup>	<b>8.84</b>
not exceeding 300 mm wide	-	0.22	3.42	0.85	m	<b>4.27</b>
holes for pipes and the like	-	0.02	0.31	-	nr	<b>0.31</b>
Lining to walls 15 mm thick over 300 mm wide	2.45	0.41	6.38	3.15	m <sup>2</sup>	<b>9.53</b>
not exceeding 300 mm wide	-	0.24	3.73	0.96	m	<b>4.69</b>
holes for pipes and the like	-	0.03	0.47	-	nr	<b>0.47</b>



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	9.34	1.03	m	<b>10.37</b>
600 mm girth	–	0.69	10.74	1.92	m	<b>12.66</b>
Three-sided 15 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	1.30	20.23	1.55	m	<b>21.78</b>
900 mm girth	–	1.53	23.80	2.91	m	<b>26.71</b>
Extra for 400×400 removable access panel; brass cups and screws; additional framing	–	1.02	15.87	0.91	nr	<b>16.78</b>
Lining to walls 18 mm thick over 300 mm wide	2.94	0.43	6.69	3.79	m <sup>2</sup>	<b>10.48</b>
not exceeding 300 mm wide	–	0.28	4.36	1.14	m	<b>5.49</b>
holes for pipes and the like	–	0.05	0.78	–	nr	<b>0.78</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	6.07	9.41	m <sup>2</sup>	<b>15.48</b>
not exceeding 300 mm wide	–	0.22	3.42	2.84	m	<b>6.26</b>
holes for pipes and the like	–	0.02	0.31	–	nr	<b>0.31</b>
Lining to walls 18 mm thick over 300 mm wide	–	0.43	6.69	12.42	m <sup>2</sup>	<b>19.11</b>
not exceeding 300 mm wide	–	0.28	4.36	3.74	m	<b>8.10</b>
holes for pipes and the like	–	0.05	0.78	–	nr	<b>0.78</b>
Lining to walls 22 mm thick over 300 mm wide	–	0.44	6.85	15.77	m <sup>2</sup>	<b>22.62</b>
not exceeding 300 mm wide	–	0.31	4.82	4.75	m	<b>9.57</b>
holes for pipes and the like	–	0.06	0.93	–	nr	<b>0.93</b>
<b>Chipboard Melamine faced; white matt finish; laminated masking strips</b>						
Lining to walls 15 mm thick over 300 mm wide	3.95	1.06	16.49	5.17	m <sup>2</sup>	<b>21.66</b>
not exceeding 300 mm wide	–	0.69	10.74	1.64	m	<b>12.37</b>
holes for pipes and the like	–	0.07	1.09	–	nr	<b>1.09</b>
<b>Chipboard boarding and flooring</b>						
Boarding to floors; butt joints						
18 mm thick	2.87	0.31	4.82	3.71	m <sup>2</sup>	<b>8.53</b>
22 mm thick	3.72	0.33	5.13	4.74	m <sup>2</sup>	<b>9.88</b>
Boarding to floors; tongued and grooved joints						
18 mm thick	3.03	0.32	4.98	3.91	m <sup>2</sup>	<b>8.88</b>
22 mm thick	3.72	0.36	5.60	4.74	m <sup>2</sup>	<b>10.34</b>
Boarding to roofs; butt joints						
18 mm thick	3.77	0.33	5.13	4.80	m <sup>2</sup>	<b>9.93</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Durabella "Westbourne" flooring system or other equal and approved; comprising 19 mm thick tongued and grooved chipboard panels secret nailed to softwood MK 10X-profiled foam backed battens at 600 mm centres; on concrete floor</b>						
Flooring tongued and grooved joints						
63 mm thick overall; 44 mm×54 mm nominal size battens	–	–	–	–	m <sup>2</sup>	<b>21.32</b>
75 mm thick overall; 56 mm×54 mm nominal size battens	–	–	–	–	m <sup>2</sup>	<b>23.06</b>
<b>Plywood flooring</b>						
Boarding to floors; tongued and grooved joints						
15 mm thick	17.04	0.41	6.38	20.85	m <sup>2</sup>	<b>27.23</b>
18 mm thick	19.79	0.44	6.85	24.17	m <sup>2</sup>	<b>31.02</b>
<b>Plywood; external quality; 18 mm thick</b>						
Boarding to roofs; butt joints						
flat to falls	13.34	0.41	6.38	16.38	m <sup>2</sup>	<b>22.75</b>
sloping	13.34	0.43	6.69	16.38	m <sup>2</sup>	<b>23.07</b>
vertical	13.34	0.58	9.02	16.38	m <sup>2</sup>	<b>25.40</b>
<b>Plywood; external quality; 12 mm thick</b>						
Boarding to roofs; butt joints						
flat to falls	8.90	0.41	6.38	11.00	m <sup>2</sup>	<b>17.38</b>
sloping	8.90	0.43	6.69	11.00	m <sup>2</sup>	<b>17.69</b>
vertical	8.90	0.58	9.02	11.00	m <sup>2</sup>	<b>20.03</b>
<b>Glazed hardboard to BS 1142; on and including 38 mm×38 mm sawn softwood framing</b>						
3.20 mm thick panel						
to side of bath	–	1.82	28.32	5.03	nr	<b>33.35</b>
to end of bath	–	0.71	11.05	1.38	nr	<b>12.43</b>
<b>Insulation board to BS 1142</b>						
Lining to walls 12 mm thick						
over 300 mm wide	1.74	0.24	3.73	2.30	m <sup>2</sup>	<b>6.03</b>
not exceeding 300 mm wide	–	0.14	2.18	0.70	m	<b>2.88</b>
holes for pipes and the like	–	0.01	0.16	–	nr	<b>0.16</b>
Lining to walls 18 mm thick						
over 300 mm wide	2.73	0.27	4.20	3.50	m <sup>2</sup>	<b>7.70</b>
not exceeding 300 mm wide	–	0.17	2.65	1.06	m	<b>3.71</b>
holes for pipes and the like	–	0.01	0.16	–	nr	<b>0.16</b>
<b>Laminboard (Birch Faced); 18 mm thick</b>						
Lining to walls						
over 300 mm wide	16.71	0.54	8.40	20.40	m <sup>2</sup>	<b>28.80</b>
not exceeding 300 mm wide	–	0.34	5.29	6.13	m	<b>11.42</b>
holes for pipes and the like	–	0.06	0.93	–	nr	<b>0.93</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Totalrate £
<b>Non-asbestos board; “Masterboard” or other equal and approved; sanded finish</b>						
Lining to walls 6 mm thick over 300 mm wide	7.77	0.33	5.13	9.55	m <sup>2</sup>	<b>14.68</b>
not exceeding 300 mm wide	–	0.20	3.11	2.87	m	<b>5.98</b>
Lining to ceilings 6 mm thick over 300 mm wide	7.77	0.44	6.85	9.55	m <sup>2</sup>	<b>16.39</b>
not exceeding 300 mm wide	–	0.28	4.36	2.87	m	<b>7.23</b>
holes for pipes and the like	–	0.02	0.31	–	nr	<b>0.31</b>
Lining to walls 9 mm thick over 300 mm wide	16.42	0.37	5.76	20.00	m <sup>2</sup>	<b>25.76</b>
not exceeding 300 mm wide	–	0.20	3.11	6.00	m	<b>9.12</b>
Lining to ceilings 9 mm thick over 300 mm wide	16.42	0.45	7.00	20.00	m <sup>2</sup>	<b>27.00</b>
not exceeding 300 mm wide	–	0.30	4.67	6.00	m	<b>10.67</b>
holes for pipes and the like	–	0.03	0.47	–	nr	<b>0.47</b>
<b>Non-asbestos board; “Supalux” or other equal and approved; sanded finish</b>						
Lining to walls 6 mm thick over 300 mm wide	12.31	0.33	5.13	15.04	m <sup>2</sup>	<b>20.17</b>
not exceeding 300 mm wide	–	0.20	3.11	4.52	m	<b>7.63</b>
Lining to ceilings 6 mm thick over 300 mm wide	12.31	0.44	6.85	15.04	m <sup>2</sup>	<b>21.88</b>
not exceeding 300 mm wide	–	0.28	4.36	4.52	m	<b>8.87</b>
holes for pipes and the like	–	0.02	0.31	–	nr	<b>0.31</b>
Lining to walls 9 mm thick over 300 mm wide	18.32	0.37	5.76	22.29	m <sup>2</sup>	<b>28.05</b>
not exceeding 300 mm wide	–	0.20	3.11	6.69	m	<b>9.81</b>
Lining to ceilings 9 mm thick over 300 mm wide	18.32	0.45	7.00	22.29	m <sup>2</sup>	<b>29.30</b>
not exceeding 300 mm wide	–	0.30	4.67	6.69	m	<b>11.36</b>
holes for pipes and the like	–	0.03	0.47	–	nr	<b>0.47</b>
Lining to walls 12 mm thick over 300 mm wide	5.45	0.41	6.38	6.74	m <sup>2</sup>	<b>13.12</b>
not exceeding 300 mm wide	–	0.24	3.73	2.03	m	<b>5.76</b>
Lining to ceilings 12 mm thick over 300 mm wide	5.45	0.54	8.40	6.74	m <sup>2</sup>	<b>15.14</b>
not exceeding 300 mm wide	–	0.32	4.98	2.03	m	<b>7.00</b>
holes for pipes and the like	–	0.05	0.78	–	nr	<b>0.78</b>
<b>Non-asbestos board; “Monolux 40” or other equal and approved; 6 mm×50 mm “Supalux” cover fillets or other equal and approved one side</b>						
Lining to walls 19 mm thick over 300 mm wide	46.85	0.71	11.05	59.24	m <sup>2</sup>	<b>70.29</b>
not exceeding 300 mm wide	–	0.51	7.93	20.08	m	<b>28.02</b>
Lining to walls 25 mm thick over 300 mm wide	56.17	0.77	11.98	70.51	m <sup>2</sup>	<b>82.49</b>
not exceeding 300 mm wide	–	0.54	8.40	23.46	m	<b>31.87</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Plywood (Far Eastern); internal quality</b>						
Lining to walls 4 mm thick over 300 mm wide	1.90	0.38	5.91	2.50	m <sup>2</sup>	<b>8.41</b>
not exceeding 300 mm wide	–	0.24	3.73	0.76	m	<b>4.50</b>
Lining to ceilings 4 mm thick over 300 mm wide	1.90	0.51	7.93	2.50	m <sup>2</sup>	<b>10.43</b>
not exceeding 300 mm wide	–	0.32	4.98	0.76	m	<b>5.74</b>
holes for pipes and the like	–	0.02	0.31	–	nr	<b>0.31</b>
Lining to walls 6 mm thick over 300 mm wide	2.25	0.41	6.38	2.92	m <sup>2</sup>	<b>9.30</b>
not exceeding 300 mm wide	–	0.27	4.20	0.89	m	<b>5.09</b>
Lining to ceilings 6 mm thick over 300 mm wide	2.25	0.54	8.40	2.92	m <sup>2</sup>	<b>11.32</b>
not exceeding 300 mm wide	–	0.36	5.60	0.89	m	<b>6.49</b>
holes for pipes and the like	–	0.02	0.31	–	nr	<b>0.31</b>
Two-sided 6 mm thick pipe casings; to softwood framing (not included)						
300 mm girth	–	0.83	12.91	0.96	m	<b>13.88</b>
600 mm girth	–	1.02	15.87	1.78	m	<b>17.65</b>
Three-sided 6 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	1.16	18.05	1.44	m	<b>19.49</b>
900 mm girth	–	1.39	21.63	2.69	m	<b>24.32</b>
Lining to walls 9 mm thick over 300 mm wide	3.29	0.43	6.69	4.18	m <sup>2</sup>	<b>10.87</b>
not exceeding 300 mm wide	–	0.29	4.51	1.27	m	<b>5.78</b>
Lining to ceilings 9 mm thick over 300 mm wide	3.29	0.58	9.02	4.18	m <sup>2</sup>	<b>13.20</b>
not exceeding 300 mm wide	–	0.38	5.91	1.27	m	<b>7.18</b>
holes for pipes and the like	–	0.03	0.47	–	nr	<b>0.47</b>
Lining to walls 12 mm thick over 300 mm wide	4.25	0.47	7.31	5.33	m <sup>2</sup>	<b>12.65</b>
not exceeding 300 mm wide	–	0.31	4.82	1.61	m	<b>6.44</b>
Lining to ceilings 12 mm thick over 300 mm wide	4.25	0.62	9.65	5.33	m <sup>2</sup>	<b>14.98</b>
not exceeding 300 mm wide	–	0.41	6.38	1.61	m	<b>7.99</b>
holes for pipes and the like	–	0.03	0.47	–	nr	<b>0.47</b>
<b>Plywood (Far Eastern); external quality</b>						
Lining to walls 4 mm thick over 300 mm wide	3.43	0.38	5.91	4.34	m <sup>2</sup>	<b>10.25</b>
not exceeding 300 mm wide	–	0.24	3.73	1.32	m	<b>5.05</b>
Lining to ceilings 4 mm thick over 300 mm wide	3.43	0.51	7.93	4.34	m <sup>2</sup>	<b>12.27</b>
not exceeding 300 mm wide	–	0.32	4.98	1.32	m	<b>6.30</b>
holes for pipes and the like	–	0.02	0.31	–	nr	<b>0.31</b>
Lining to walls 6 mm thick over 300 mm wide	4.52	0.41	6.38	5.66	m <sup>2</sup>	<b>12.04</b>
not exceeding 300 mm wide	–	0.27	4.20	1.71	m	<b>5.91</b>
Lining to ceilings 6 mm thick over 300 mm wide	4.52	0.54	8.40	5.66	m <sup>2</sup>	<b>14.06</b>
not exceeding 300 mm wide	–	0.36	5.60	1.71	m	<b>7.31</b>
holes for pipes and the like	–	0.02	0.31	–	nr	<b>0.31</b>
Two-sided 6 mm thick pipe casings; to softwood framing (not included)						
300 mm girth	–	0.83	12.91	1.78	m	<b>14.70</b>
600 mm girth	–	1.02	15.87	3.42	m	<b>19.29</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Three-sided 6 mm thick pipe casing; to softwood framing (not included)						
450 mm girth	–	1.16	18.05	2.68	m	20.72
900 mm girth	–	1.39	21.63	5.16	m	26.78
Lining to walls 9 mm thick over 300 mm wide	6.01	0.43	6.69	7.47	m <sup>2</sup>	14.16
not exceeding 300 mm wide	–	0.29	4.51	2.25	m	6.77
Lining to ceilings 9 mm thick over 300 mm wide	6.01	0.58	9.02	7.47	m <sup>2</sup>	16.49
not exceeding 300 mm wide	–	0.38	5.91	2.25	m	8.17
holes for pipes and the like	–	0.03	0.47	–	nr	0.47
Lining to walls 12 mm thick over 300 mm wide	7.99	0.47	7.31	9.85	m <sup>2</sup>	17.16
not exceeding 300 mm wide	–	0.31	4.82	2.97	m	7.79
Lining to ceilings 12 mm thick over 300 mm wide	7.99	0.62	9.65	9.85	m <sup>2</sup>	19.50
not exceeding 300 mm wide	–	0.41	6.38	2.97	m	9.35
holes for pipes and the like	–	0.03	0.47	–	nr	0.47
Extra over wall linings fixed with nails for screwing	–	–	–	–	m <sup>2</sup>	1.83
<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×150 mm; ref TK150	–	0.12	1.87	9.00	m	10.87
extra for stop end	–	0.05	0.78	7.51	nr	8.29
extra for external corner	–	0.10	1.56	9.24	nr	10.80
extra for internal corner	–	0.10	1.56	6.91	nr	8.47
Casing profiles						
150 mm×150 mm ref MX150/150; 5 mm thick	–	0.12	1.87	14.40	m	16.27
extra for stop end	–	0.05	0.78	5.86	nr	6.64
extra for external corner	–	0.10	1.56	21.80	nr	23.35
extra for internal corner	–	0.10	1.56	6.91	nr	8.47
<b>Woodwool unreinforced slabs; Torvale “Woodcemair” or other and approved; BS 1105 type SB; natural finish; fixing to timber or steel with galvanized nails or clips; flat or sloping</b>						
50 mm thick slabs; type 500; 600 mm maximum span						
1800 mm–2400 mm lengths	6.60	0.41	6.38	8.06	m <sup>2</sup>	14.44
2700 mm–3000 mm lengths	6.78	0.41	6.38	8.28	m <sup>2</sup>	14.65
75 mm thick slabs; type 750; 900 mm maximum span						
2100 mm lengths	7.86	0.45	7.00	9.59	m <sup>2</sup>	16.60
2400 mm–2700 mm lengths	7.98	0.45	7.00	9.74	m <sup>2</sup>	16.75
3000 mm lengths	7.99	0.45	7.00	9.75	m <sup>2</sup>	16.76
100 mm thick slabs; type 1000; 1200 mm maximum span						
3000 mm–3600 mm lengths	10.88	0.51	7.93	13.11	m <sup>2</sup>	21.05

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Internal quality American Cherry veneered plywood; 6 mm thick</b>						
Lining to walls over 300 mm wide	5.72	0.44	6.85	7.06	m <sup>2</sup>	<b>13.90</b>
not exceeding 300 mm wide	–	0.30	4.67	2.15	m	<b>6.81</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	5.13	11.19	m <sup>2</sup>	<b>16.33</b>
not exceeding 300 mm wide	–	0.20	3.11	3.39	m	<b>6.50</b>
Lining to walls; 9 mm thick over 300 mm wide	–	0.37	5.76	20.51	m <sup>2</sup>	<b>26.27</b>
not exceeding 300 mm wide	–	0.22	3.42	6.18	m	<b>9.60</b>
Lining to walls; 12 mm thick over 300 mm wide	–	0.41	6.38	26.66	m <sup>2</sup>	<b>33.04</b>
not exceeding 300 mm wide	–	0.24	3.73	8.03	m	<b>11.76</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	5.13	14.99	m <sup>2</sup>	<b>20.13</b>
not exceeding 300 mm wide	–	0.20	3.11	4.53	m	<b>7.64</b>
Lining to walls; 9 mm thick over 300 mm wide	–	0.37	5.76	22.89	m <sup>2</sup>	<b>28.64</b>
not exceeding 300 mm wide	–	0.22	3.42	6.89	m	<b>10.32</b>
Lining to walls; 12 mm thick over 300 mm wide	–	0.41	6.38	30.15	m <sup>2</sup>	<b>36.53</b>
not exceeding 300 mm wide	–	0.24	3.73	9.07	m	<b>12.81</b>
<b>K14 GLASS REINFORCED GYPSUM LININGS/ PANELLING/CASINGS/MOULDINGS</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	16.67	51.42	m	<b>68.09</b>
wall height 2.70 m–3.00 m	–	1.16	18.97	57.15	m	<b>76.12</b>
wall height 3.00 m–3.30 m	–	1.34	21.95	62.86	m	<b>84.82</b>
wall height 3.30 m–3.60 m	–	1.53	25.03	68.63	m	<b>93.66</b>
12.50 mm board to walls						
wall height 2.40 m–2.70 m	–	1.06	17.29	67.26	m	<b>84.55</b>
wall height 2.70 m–3.00 m	–	1.20	19.59	74.73	m	<b>94.32</b>
wall height 3.00 m–3.30 m	–	1.39	22.73	82.21	m	<b>104.94</b>
wall height 3.30 m–3.60 m	–	1.57	25.65	89.73	m	<b>115.38</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	5.32	0.45	7.00	6.92	m <sup>2</sup>	13.92
19 mm thick; flat; not exceeding 300 mm wide	–	0.31	4.82	2.10	m	6.92
19 mm thick; sloping; over 300 mm wide	–	0.51	7.93	6.92	m <sup>2</sup>	14.85
19 mm thick; sloping; not exceeding 300 mm wide	–	0.33	5.13	2.10	m	7.23
19 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.64	9.96	6.92	m <sup>2</sup>	16.88
19 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.41	6.38	2.10	m	8.48
25 mm thick; flat; over 300 mm wide	–	0.45	7.00	9.00	m <sup>2</sup>	16.00
25 mm thick; flat; not exceeding 300 mm wide	–	0.31	4.82	2.72	m	7.55
25 mm thick; sloping; over 300 mm wide	–	0.51	7.93	9.00	m <sup>2</sup>	16.94
25 mm thick; sloping; not exceeding 300 mm wide	–	0.33	5.13	2.72	m	7.86
25 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.64	9.96	9.00	m <sup>2</sup>	18.96
25 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.41	6.38	2.72	m	9.10
Boarding to tops or cheeks of dormers; 150 mm wide boards; butt joints						
19 mm thick; laid diagonally; over 300 mm wide	–	0.81	12.60	6.92	m <sup>2</sup>	19.52
19 mm thick; laid diagonally; not exceeding 300 mm wide	–	0.51	7.93	2.10	m	10.03
19 mm thick; laid diagonally; area not exceeding 1.00 m <sup>2</sup> irrespective of width	–	1.02	15.87	6.60	nr	22.47
<b>Sawn softwood; “Tanalised”</b>						
Boarding to roofs; 150 mm wide boards; butt joints						
19 mm thick; flat; over 300 mm wide	–	0.45	7.00	7.71	m <sup>2</sup>	14.71
19 mm thick; flat; not exceeding 300 mm wide	–	0.31	4.82	2.34	m	7.16
19 mm thick; sloping; over 300 mm wide	–	0.51	7.93	7.71	m <sup>2</sup>	15.64
19 mm thick; sloping; not exceeding 300 mm wide	–	0.33	5.13	2.34	m	7.47
19 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.64	9.96	7.71	m <sup>2</sup>	17.66
19 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.41	6.38	2.34	m	8.71
25 mm thick; flat; over 300 mm wide	–	0.45	7.00	10.04	m <sup>2</sup>	17.04
25 mm thick; flat; not exceeding 300 mm wide	–	0.31	4.82	3.04	m	7.86
25 mm thick; sloping; over 300 mm wide	–	0.51	7.93	10.04	m <sup>2</sup>	17.98
25 mm thick; sloping; not exceeding 300 mm wide	–	0.33	5.13	3.04	m	8.17
25 mm thick; sloping; laid diagonally; over 300 mm wide	–	0.64	9.96	10.04	m <sup>2</sup>	20.00
25 mm thick; sloping; laid diagonally; not exceeding 300 mm wide	–	0.41	6.38	3.04	m	9.42

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Boarding to tops or cheeks of dormers; 150 mm wide boards; butt joints						
19 mm thick; laid diagonally; over 300 mm wide	–	0.81	12.60	7.71	m <sup>2</sup>	<b>20.31</b>
19 mm thick; laid diagonally; not exceeding 300 mm wide	–	0.51	7.93	2.34	m	<b>10.27</b>
19 mm thick; laid diagonally; area not exceeding 1.00 m <sup>2</sup> irrespective of width	–	1.02	15.87	7.39	nr	<b>23.26</b>
<b>Wrought softwood</b>						
Boarding to floors; butt joints						
19 mm×75 mm boards	–	0.61	9.49	7.83	m <sup>2</sup>	<b>17.32</b>
19 mm×125 mm boards	–	0.56	8.71	8.65	m <sup>2</sup>	<b>17.37</b>
22 mm×150 mm boards	–	0.52	8.09	9.27	m <sup>2</sup>	<b>17.36</b>
25 mm×100 mm boards	–	0.56	8.71	10.01	m <sup>2</sup>	<b>18.73</b>
25 mm×150 mm boards	–	0.52	8.09	10.75	m <sup>2</sup>	<b>18.84</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	4.36	2.01	m	<b>6.37</b>
225 mm wide	–	0.42	6.53	3.25	m	<b>9.78</b>
300 mm wide	–	0.56	8.71	3.98	m	<b>12.69</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	6.53	4.65	m	<b>11.19</b>
225 mm wide	–	0.65	10.11	6.17	m	<b>16.28</b>
300 mm wide	–	0.83	12.91	7.11	m	<b>20.02</b>
450 mm wide	–	1.25	19.45	9.36	m	<b>28.81</b>
Boarding to floors; tongued and grooved joints						
19 mm×75 mm boards	–	0.71	11.05	8.56	m <sup>2</sup>	<b>19.61</b>
19 mm×125 mm boards	–	0.67	10.42	9.37	m <sup>2</sup>	<b>19.79</b>
22 mm×150 mm boards	–	0.62	9.65	10.01	m <sup>2</sup>	<b>19.66</b>
25 mm×100 mm boards	–	0.67	10.42	10.75	m <sup>2</sup>	<b>21.18</b>
25 mm×150 mm boards	–	0.62	9.65	11.48	m <sup>2</sup>	<b>21.13</b>
Boarding to internal walls; tongued and grooved and V-jointed						
12 mm×100 mm boards	–	0.81	12.60	8.09	m <sup>2</sup>	<b>20.69</b>
16 mm×100 mm boards	–	0.81	12.60	10.88	m <sup>2</sup>	<b>23.48</b>
19 mm×100 mm boards	–	0.81	12.60	12.22	m <sup>2</sup>	<b>24.82</b>
19 mm×125 mm boards	–	0.77	11.98	12.90	m <sup>2</sup>	<b>24.88</b>
19 mm×125 mm boards; chevron pattern	–	1.22	18.98	12.90	m <sup>2</sup>	<b>31.88</b>
25 mm×125 mm boards	–	0.77	11.98	16.64	m <sup>2</sup>	<b>28.62</b>
12 mm×100 mm boards; knotty pine	–	0.81	12.60	6.64	m <sup>2</sup>	<b>19.25</b>
Boarding to internal ceilings						
12 mm×100 mm boards	–	1.02	15.87	8.09	m <sup>2</sup>	<b>23.96</b>
16 mm×100 mm boards	–	1.02	15.87	10.88	m <sup>2</sup>	<b>26.75</b>
19 mm×100 mm boards	–	1.02	15.87	12.22	m <sup>2</sup>	<b>28.09</b>
19 mm×125 mm boards	–	0.97	15.09	12.90	m <sup>2</sup>	<b>27.99</b>
19 mm×125 mm boards; chevron pattern	–	1.42	22.09	12.90	m <sup>2</sup>	<b>34.99</b>
25 mm×125 mm boards	–	0.97	15.09	16.64	m <sup>2</sup>	<b>31.74</b>
12 mm×100 mm boards; knotty pine	–	1.02	15.87	6.64	m <sup>2</sup>	<b>22.51</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Boarding to roofs; tongued and grooved joints						
19 mm thick; flat to falls	–	0.56	8.71	9.68	m <sup>2</sup>	<b>18.40</b>
19 mm thick; sloping	–	0.61	9.49	9.68	m <sup>2</sup>	<b>19.17</b>
19 mm thick; sloping; laid diagonally	–	0.79	12.29	9.68	m <sup>2</sup>	<b>21.97</b>
25 mm thick; flat to falls	–	0.56	8.71	11.63	m <sup>2</sup>	<b>20.34</b>
25 mm thick; sloping	–	0.61	9.49	11.63	m <sup>2</sup>	<b>21.12</b>
Boarding to tops or cheeks of dormers; tongued and grooved joints						
19 mm thick; laid diagonally	–	1.02	15.87	9.68	m <sup>2</sup>	<b>25.55</b>
<b>Wrought softwood; “Tanalised”</b>						
Boarding to roofs; tongued and grooved joints						
19 mm thick; flat to falls	–	0.56	8.71	10.47	m <sup>2</sup>	<b>19.18</b>
19 mm thick; sloping	–	0.61	9.49	10.47	m <sup>2</sup>	<b>19.96</b>
19 mm thick; sloping; laid diagonally	–	0.79	12.29	10.47	m <sup>2</sup>	<b>22.76</b>
25 mm thick; flat to falls	–	0.56	8.71	12.67	m <sup>2</sup>	<b>21.38</b>
25 mm thick; sloping	–	0.61	9.49	12.67	m <sup>2</sup>	<b>22.16</b>
Boarding to tops or cheeks of dormers; tongued and grooved joints						
19 mm thick; laid diagonally	–	1.02	15.87	10.47	m <sup>2</sup>	<b>26.34</b>
<b>Wood strip; 22 mm thick; “Junkers” pre-treated or other and approved; tongued and grooved joints; pre-finished boards; level fixing to resilient battens; to cement and sand base</b>						
Strip flooring; over 300 mm wide						
beech; prime	–	–	–	–	m <sup>2</sup>	<b>101.98</b>
beech; standard	–	–	–	–	m <sup>2</sup>	<b>89.24</b>
beech; sylvia squash	–	–	–	–	m <sup>2</sup>	<b>95.61</b>
oak; quality A	–	–	–	–	m <sup>2</sup>	<b>121.11</b>
<b>Wrought hardwood</b>						
Strip flooring to floors; 25 mm thick×75 mm wide; tongue and grooved joints; secret fixing; surface sanded after laying						
american oak	–	–	–	–	m <sup>2</sup>	<b>64.26</b>
canadian maple	–	–	–	–	m <sup>2</sup>	<b>68.28</b>
gurjun	–	–	–	–	m <sup>2</sup>	<b>60.24</b>
iroko	–	–	–	–	m <sup>2</sup>	<b>56.22</b>

## L WINDOWS/DOORS/STAIRS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>L WINDOWS/DOORS/STAIRS</b>						
<b>L10 WINDOWS/ROOFLIGHTS/SCREENS/ LOUVRES</b>						
<b>Standard windows; "treated" wrought softwood; Rugby Joinery or other equal and approved</b>						
Side hung casement windows without glazing bars; with 140 mm wide softwood sills; opening casements and ventilators hung on rustproof hinges; fitted with aluminized lacquered finish casement stays and fasteners						
500 mm×750 mm; ref N07V	63.48	0.69	10.74	71.67	nr	<b>82.40</b>
500 mm×900 mm; ref N09V	65.61	0.83	12.91	74.06	nr	<b>86.97</b>
600 mm×750 mm; ref 107V	76.55	0.83	12.91	86.37	nr	<b>99.28</b>
600 mm×750 mm; ref 107C	78.76	0.83	12.91	88.86	nr	<b>101.77</b>
600 mm×900 mm; ref 109V	77.44	0.93	14.47	87.37	nr	<b>101.84</b>
600 mm×900 mm; ref 109C	83.56	0.83	12.91	94.25	nr	<b>107.17</b>
600 mm×1050 mm; ref 109V	79.27	0.83	12.91	89.52	nr	<b>102.43</b>
600 mm×1050 mm; ref 110V	83.91	1.02	15.87	94.73	nr	<b>110.60</b>
915 mm×900 mm; ref 2N09W	94.50	1.11	17.27	106.56	nr	<b>123.83</b>
915 mm×1050 mm; ref 2N10W	95.81	1.16	18.05	108.12	nr	<b>126.17</b>
915 mm×1200 mm; ref 2N12W	103.37	1.20	18.67	116.63	nr	<b>135.30</b>
915 mm×1350 mm; ref 2N13W	105.45	1.39	21.63	118.96	nr	<b>140.59</b>
915 mm×1500 mm; ref 2N15W	106.86	1.43	22.25	120.64	nr	<b>142.89</b>
1200 mm×750 mm; ref 2O7C	102.81	1.16	18.05	116.00	nr	<b>134.05</b>
1200 mm×750 mm; ref 2O7CV	128.56	1.16	18.05	144.96	nr	<b>163.01</b>
1200 mm×900 mm; ref 2O9C	105.20	1.20	18.67	118.68	nr	<b>137.36</b>
1200 mm×900 mm; ref 2O9W	112.41	1.20	18.67	126.79	nr	<b>145.47</b>
1200 mm×900 mm; ref 2O9CV	129.80	1.20	18.67	146.37	nr	<b>165.04</b>
1200 mm×1050 mm; ref 210C	105.30	1.39	21.63	118.88	nr	<b>140.51</b>
1200 mm×1050 mm; ref 210W	114.38	1.39	21.63	129.10	nr	<b>150.72</b>
1200 mm×1050 mm; ref 210T	133.29	1.39	21.63	150.37	nr	<b>172.00</b>
1200 mm×1050 mm; ref 21 0CV	129.97	1.39	21.63	146.63	nr	<b>168.26</b>
1200 mm×1200 mm; ref 212C	109.38	1.48	23.03	123.56	nr	<b>146.58</b>
1200 mm×1200 mm; ref 212W	116.54	1.48	23.03	131.61	nr	<b>154.64</b>
1200 mm×1200 mm; ref 212TX	143.99	1.48	23.03	162.49	nr	<b>185.52</b>
1200 mm×1200 mm; ref 212CV	134.09	1.48	23.03	151.36	nr	<b>174.38</b>
1200 mm×1350 mm; ref 213W	118.91	1.57	24.43	134.27	nr	<b>158.70</b>
1200 mm×1350 mm; ref 213CV	148.47	1.57	24.43	167.54	nr	<b>191.96</b>
1200 mm×1500 mm; ref 215W	121.70	1.71	26.61	137.50	nr	<b>164.11</b>
1770 mm×750 mm; ref 307CC	151.35	1.43	22.25	170.78	nr	<b>193.02</b>
1770 mm×900 mm; ref 309CC	154.98	1.71	26.61	174.85	nr	<b>201.46</b>
1770 mm×1050 mm; ref 310C	130.46	1.80	28.01	147.27	nr	<b>175.28</b>
1770 mm×1050 mm; ref 310T	155.28	1.71	26.61	175.20	nr	<b>201.80</b>
1770 mm×1050 mm; ref 310CC	155.58	1.43	22.25	175.54	nr	<b>197.78</b>
1770 mm×1050 mm; ref 310WW	179.45	1.43	22.25	202.38	nr	<b>224.63</b>
1770 mm×1200 mm; ref 312C	134.29	1.85	28.78	151.67	nr	<b>180.45</b>
1770 mm×1200 mm; ref 312T	159.63	1.85	28.78	180.17	nr	<b>208.95</b>
1770 mm×1200 mm; ref 312CC	161.24	1.85	28.78	181.99	nr	<b>210.77</b>
1770 mm×1200 mm; ref 312WW	184.04	1.85	28.78	207.63	nr	<b>236.42</b>
1770 mm×1200 mm; ref 312CVC	196.60	1.85	28.78	221.76	nr	<b>250.55</b>
1770 mm×1350 mm; ref 313CC	181.87	1.94	30.18	205.19	nr	<b>235.38</b>
1770 mm×1350 mm; ref 313WW	188.28	1.94	30.18	212.41	nr	<b>242.59</b>
1770 mm×1350 mm; ref 313CVC	208.10	1.94	30.18	234.70	nr	<b>264.88</b>
1770 mm×1500 mm; ref 315T	175.40	2.04	31.74	197.91	nr	<b>229.65</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
2340 mm×1050 mm; ref 410CWC	222.47	1.99	30.96	250.87	nr	<b>281.83</b>
2340 mm×1200 mm; ref 412CWC	229.60	2.08	32.36	258.97	nr	<b>291.33</b>
2340 mm×1350 mm; ref 413CWC	242.19	2.22	34.54	273.22	nr	<b>307.76</b>
Top hung casement windows; with 140 mm wide softwood sills; opening casements and ventilators hung on rustproof hinges; fitted with aluminized lacquered finish casement stays						
600 mm×750 mm; ref 107A	87.69	0.83	12.91	98.90	nr	<b>111.82</b>
600 mm×900 mm; ref 109A	90.36	0.93	14.47	101.91	nr	<b>116.37</b>
600 mm×1050 mm; ref 110A	93.93	1.02	15.87	106.01	nr	<b>121.88</b>
915 mm×750 mm; ref 2N07A	104.58	1.06	16.49	117.90	nr	<b>134.40</b>
915 mm×900 mm; ref 2N09A	112.01	1.11	17.27	126.27	nr	<b>143.54</b>
915 mm×1050 mm; ref 2N10A	116.00	1.16	18.05	130.83	nr	<b>148.88</b>
915 mm×1350 mm; ref 2N13AS	131.18	1.39	21.63	147.99	nr	<b>169.62</b>
1200 mm×750 mm; ref 207A	117.40	1.16	18.05	132.41	nr	<b>150.46</b>
1200 mm×900 mm; ref 209A	124.16	1.20	18.67	140.02	nr	<b>158.69</b>
1200 mm×1050 mm; ref 210A	128.09	1.39	21.63	144.52	nr	<b>166.15</b>
1200 mm×1200 mm; ref 212A	131.88	1.48	23.03	148.79	nr	<b>171.81</b>
1200 mm×1350 mm; ref 213AS	143.99	1.57	24.43	162.49	nr	<b>186.92</b>
1200 mm×1500 mm; ref 215AS	147.88	1.71	26.61	166.86	nr	<b>193.47</b>
1770 mm×1050 mm; ref 310AE	150.44	1.71	26.61	169.75	nr	<b>196.35</b>
1770 mm×1200 mm; ref 312A	154.89	1.85	28.78	174.75	nr	<b>203.54</b>
High performance single light with canopy sash windows; ventilators; weather stripping; opening sashes and fanlights hung on rustproof hinges; fitted with aluminized lacquered espagnolette bolts						
600 mm×900 mm; ref AL0609	179.65	0.93	14.47	202.36	nr	<b>216.83</b>
900 mm×900 mm; ref AL0909	186.38	1.11	17.27	209.93	nr	<b>227.20</b>
900 mm×1050 mm; ref AL0910	187.37	1.16	18.05	211.04	nr	<b>229.09</b>
900 mm×1200 mm; ref AL0912	191.09	1.30	20.23	215.31	nr	<b>235.53</b>
900 mm×1500 mm; ref AL0915	201.34	1.43	22.25	226.85	nr	<b>249.10</b>
1200 mm×1050 mm; ref AL1210	217.16	1.39	21.63	244.64	nr	<b>266.27</b>
1200 mm×1200 mm; ref AL1212	218.55	1.48	23.03	246.29	nr	<b>269.32</b>
1200 mm×1500 mm; ref AL1215	246.74	1.71	26.61	278.08	nr	<b>304.69</b>
1500 mm×1050 mm; ref AL1510	217.53	1.71	26.61	245.14	nr	<b>271.75</b>
1500 mm×1200 mm; ref AL1512	228.43	1.71	26.61	257.40	nr	<b>284.01</b>
1500 mm×1500 mm; ref AL1515	246.00	1.85	28.78	277.34	nr	<b>306.12</b>
1500 mm×1650 mm; ref AL1516	253.90	1.94	30.18	286.15	nr	<b>316.33</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
High performance double hung sash windows with glazing bars; solid frames; 63 mm×175 mm softwood sills; standard flush external linings; spiral spring balances and sash catch						
635 mm×1050 mm; ref VS0610B	285.08	2.04	31.74	321.06	nr	<b>352.80</b>
635 mm×1350 mm; ref VS0613B	308.76	2.22	34.54	347.78	nr	<b>382.32</b>
635 mm×1650 mm; ref VS0616B	329.86	2.50	38.90	371.60	nr	<b>410.49</b>
860 mm×1050 mm; ref VS0810B	311.00	2.36	36.72	350.21	nr	<b>386.93</b>
860 mm×1350 mm; ref VS0813B	336.62	2.64	41.08	379.12	nr	<b>420.20</b>
860 mm×1650 mm; ref VS0816B	362.19	3.05	47.45	407.97	nr	<b>455.43</b>
1085 mm×1050 mm; ref VS1010B	338.26	2.64	41.08	380.88	nr	<b>421.95</b>
1085 mm×1350 mm; ref VS1013B	371.02	3.05	47.45	417.82	nr	<b>465.27</b>
1085 mm×1650 mm; ref VS1016B	392.52	3.75	58.35	442.09	nr	<b>500.44</b>
1725 mm×1050 mm; ref VS1710B	619.34	3.75	58.35	697.17	nr	<b>755.52</b>
1725 mm×1350 mm; ref VS1713B	674.99	4.67	72.66	759.87	nr	<b>832.52</b>
1725 mm×1650 mm; ref VS1716B	724.23	4.76	74.06	815.35	nr	<b>889.41</b>
<b>Standard windows; Premdor Crosby or other equal and approved; Meranti; factory applied preservative stain base coat</b>						
Side hung casement windows; 45 mm×140 mm hardwood sills; weather stripping; opening sashes on canopy hinges; fitted with fasteners; brown finish ironmongery						
630 mm×750 mm; ref 107C	150.00	0.97	15.09	169.00	nr	<b>184.09</b>
630 mm×900 mm; ref 109C	156.49	1.20	18.67	176.31	nr	<b>194.98</b>
630 mm×900 mm; ref 109V	149.14	0.97	15.09	168.04	nr	<b>183.13</b>
630 mm×1050 mm; ref 110V	152.93	1.34	20.85	172.29	nr	<b>193.14</b>
915 mm×900 mm; ref 2N09W	186.37	1.53	23.80	210.00	nr	<b>233.80</b>
915 mm×1050 mm; ref 2N10W	189.37	1.62	25.21	213.46	nr	<b>238.66</b>
915 mm×1200 mm; ref 2N12W	194.12	1.71	26.61	218.80	nr	<b>245.41</b>
915 mm×1350 mm; ref 2N13W	198.51	1.85	28.78	223.75	nr	<b>252.53</b>
915 mm×1500 mm; ref 2N15W	202.87	1.94	30.18	228.73	nr	<b>258.92</b>
1200 mm×900 mm; ref 209C	202.56	1.71	26.61	228.13	nr	<b>254.74</b>
1200 mm×900 mm; ref 209W	212.79	1.71	26.61	239.65	nr	<b>266.25</b>
1200 mm×1050 mm; ref 210C	209.93	1.85	28.78	236.42	nr	<b>265.21</b>
1200 mm×1050 mm; ref 210W	216.90	1.85	28.78	244.26	nr	<b>273.04</b>
1200 mm×1200 mm; ref 212C	218.77	1.99	30.96	246.45	nr	<b>277.41</b>
1200 mm×1200 mm; ref 212W	221.25	1.99	30.96	249.24	nr	<b>280.20</b>
1200 mm×1350 mm; ref 213W	226.08	2.13	33.14	254.68	nr	<b>287.82</b>
1200 mm×1500 mm; ref 215W	230.38	2.22	34.54	259.52	nr	<b>294.06</b>
1770 mm×1050 mm; ref 310C	246.94	2.31	35.94	278.23	nr	<b>314.17</b>
1770 mm×1050 mm; ref 310CC	319.35	2.31	35.94	359.69	nr	<b>395.63</b>
1770 mm×1200 mm; ref 312C	254.90	2.45	38.12	287.19	nr	<b>325.31</b>
1770 mm×1200 mm; ref 312CC	331.89	2.45	38.12	373.79	nr	<b>411.91</b>
2339 mm×1200 mm; ref 412CMC	414.32	2.64	41.08	466.62	nr	<b>507.69</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Top hung casement windows; 45 mm×140 mm hardwood sills; weather stripping; opening sashes on canopy hinges; fitted with fasteners; brown finish ironmongery						
630 mm×900 mm; ref 109A	142.04	0.97	15.09	160.05	nr	175.14
630 mm×1050 mm; ref 110A	150.92	1.34	20.85	170.12	nr	190.97
915 mm×900 mm; ref 2N09A	173.22	1.53	23.80	195.12	nr	218.93
915 mm×1050 mm; ref 2N10A	182.10	1.62	25.21	205.20	nr	230.40
915 mm×1200 mm; ref 2N12A	191.86	1.71	26.61	216.17	nr	242.78
915 mm×1350 mm; ref 2N13D	231.13	1.85	28.78	260.44	nr	289.23
1200 mm×900 mm; ref 209A	195.60	1.53	23.80	220.30	nr	244.10
1200 mm×1050 mm; ref 210A	204.52	1.71	26.61	230.42	nr	257.03
1200 mm×1200 mm; ref 212A	214.28	1.85	28.78	241.40	nr	270.18
1770 mm×1050 mm; ref 310AE	247.80	1.94	30.18	279.20	nr	309.38
1770 mm×1200 mm; ref 312AE	260.51	2.05	31.90	293.50	nr	325.39
<b>Purpose made window casements; "treated" wrought softwood</b>						
Casements; rebated; moulded—supply only						
38 mm thick	—	—	—	30.35	m <sup>2</sup>	30.35
50 mm thick	—	—	—	36.10	m <sup>2</sup>	36.10
Casements; rebated; moulded; in medium panes—supply only						
38 mm thick	—	—	—	44.37	m <sup>2</sup>	44.37
50 mm thick	—	—	—	54.87	m <sup>2</sup>	54.87
Casements; rebated; moulded; with semi-circular head—supply only						
38 mm thick	—	—	—	55.41	m <sup>2</sup>	55.41
50 mm thick	—	—	—	68.64	m <sup>2</sup>	68.64
Casements; rebated; moulded; to bullseye window—supply only						
38 mm thick; 600 mm diameter	—	—	—	99.65	nr	99.65
38 mm thick; 900 mm diameter	—	—	—	147.83	nr	147.83
50 mm thick; 600 mm diameter	—	—	—	114.63	nr	114.63
50 mm thick; 900 mm diameter	—	—	—	169.94	nr	169.94
Fitting and hanging casements						
square or rectangular	—	0.51	7.93	—	nr	7.93
semi-circular	—	1.30	20.23	—	nr	20.23
bullseye	—	2.04	31.74	—	nr	31.74
<b>Purpose made window casements; selected West African Mahogany</b>						
Casements; rebated; moulded—supply only						
38 mm thick	—	—	—	51.12	m <sup>2</sup>	51.12
50 mm thick	—	—	—	66.64	m <sup>2</sup>	66.64
Casements; rebated; moulded; in medium panes—supply only						
38 mm thick	—	—	—	62.02	m <sup>2</sup>	62.02
50 mm thick	—	—	—	82.98	m <sup>2</sup>	82.98

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Casements; rebated; moulded with semi-circular head—supply only						
38 mm thick	–	–	–	77.55	m <sup>2</sup>	<b>77.55</b>
50 mm thick	–	–	–	103.82	m <sup>2</sup>	<b>103.82</b>
Casements; rebated; moulded; to bullseye window—supply only						
38 mm thick; 600 mm diameter	–	–	–	167.84	nr	<b>167.84</b>
38 mm thick; 900 mm diameter	–	–	–	251.18	nr	<b>251.18</b>
50 mm thick; 600 mm diameter	–	–	–	193.00	nr	<b>193.00</b>
50 mm thick; 900 mm diameter	–	–	–	287.76	nr	<b>287.76</b>
Fitting and hanging casements						
square or rectangular	–	0.69	10.74	–	nr	<b>10.74</b>
semi-circular	–	1.71	26.61	–	nr	<b>26.61</b>
bullseye	–	2.73	42.48	–	nr	<b>42.48</b>
<b>Purpose made window casements; American White Ash</b>						
Casements; rebated; moulded—supply only						
38 mm thick	–	–	–	60.43	m <sup>2</sup>	<b>60.43</b>
50 mm thick	–	–	–	74.19	m <sup>2</sup>	<b>74.19</b>
Casements; rebated; moulded; in medium panes—supply only						
38 mm thick	–	–	–	78.30	m <sup>2</sup>	<b>78.30</b>
50 mm thick	–	–	–	94.11	m <sup>2</sup>	<b>94.11</b>
Casements; rebated; moulded with semi-circular head—supply only						
38 mm thick	–	–	–	97.89	m <sup>2</sup>	<b>97.89</b>
50 mm thick	–	–	–	117.67	m <sup>2</sup>	<b>117.67</b>
Casements; rebated; moulded; to bullseye window—supply only						
38 mm thick; 600 mm diameter	–	–	–	198.48	nr	<b>198.48</b>
38 mm thick; 900 mm diameter	–	–	–	296.54	nr	<b>296.54</b>
50 mm thick; 600 mm diameter	–	–	–	228.93	nr	<b>228.93</b>
50 mm thick; 900 mm diameter	–	–	–	341.32	nr	<b>341.32</b>
Fitting and hanging casements						
square or rectangular	–	0.69	10.74	–	nr	<b>10.74</b>
semi-circular	–	1.71	26.61	–	nr	<b>26.61</b>
bullseye	–	2.73	42.48	–	nr	<b>42.48</b>
<b>Purpose made window frames; “treated” wrought softwood; prices indicated are for supply only as part of a complete window frame; the reader is referred to the previous pages for fixing costs for frames based on the overall window size</b>						
Frames; rounded; rebated check grooved						
25 mm×120 mm	–	–	–	9.25	m	<b>9.25</b>
50 mm×75 mm	–	–	–	10.43	m	<b>10.43</b>
50 mm×100 mm	–	–	–	12.78	m	<b>12.78</b>
50 mm×125 mm	–	–	–	15.52	m	<b>15.52</b>
63 mm×100 mm	–	–	–	15.91	m	<b>15.91</b>
75 mm×150 mm	–	–	–	26.74	m	<b>26.74</b>
90 mm×140 mm	–	–	–	34.49	m	<b>34.49</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Mullions and transoms; twice rounded, rebated and check grooved						
50 mm×75 mm	–	–	–	12.82	m	<b>12.82</b>
50 mm×100 mm	–	–	–	15.16	m	<b>15.16</b>
63 mm×100 mm	–	–	–	18.30	m	<b>18.30</b>
75 mm×150 mm	–	–	–	29.12	m	<b>29.12</b>
Sill; sunk weathered, rebated and grooved						
75 mm×100 mm	–	–	–	26.81	m	<b>26.81</b>
75 mm×150 mm	–	–	–	35.12	m	<b>35.12</b>
Add 5% to the above material prices for “selected” softwood for staining						
<b>Purpose made window frames; selected West African Mahogany; prices given are for supply only as part of a complete window frame; the reader is referred to the previous pages for fixing costs for frames based on the overall window size</b>						
Frames; rounded; rebated check grooved						
25 mm×120 mm	–	–	–	15.96	m	<b>15.96</b>
50 mm×75 mm	–	–	–	18.16	m	<b>18.16</b>
50 mm×100 mm	–	–	–	22.48	m	<b>22.48</b>
50 mm×125 mm	–	–	–	27.41	m	<b>27.41</b>
63 mm×100 mm	–	–	–	28.04	m	<b>28.04</b>
75 mm×150 mm	–	–	–	47.49	m	<b>47.49</b>
90 mm×140 mm	–	–	–	61.58	m	<b>61.58</b>
Mullions and transoms; twice rounded, rebated and check grooved						
50 mm×75 mm	–	–	–	21.71	m	<b>21.71</b>
50 mm×100 mm	–	–	–	26.02	m	<b>26.02</b>
63 mm×100 mm	–	–	–	31.61	m	<b>31.61</b>
75 mm×150 mm	–	–	–	51.03	m	<b>51.03</b>
Sill; sunk weathered, rebated and grooved						
75 mm×100 mm	–	–	–	45.15	m	<b>45.15</b>
75 mm×150 mm	–	–	–	60.13	m	<b>60.13</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Purpose made window frames; American White Ash; prices indicated are for supply only as part of a complete window frame; the reader is referred to the previous pages for fixing costs for frames based on the overall window size</b>						
Frames; rounded; rebated check grooved						
25 mm×120 mm	–	–	–	17.77	m	17.77
50 mm×75 mm	–	–	–	20.32	m	20.32
50 mm×100 mm	–	–	–	25.37	m	25.37
50 mm×125 mm	–	–	–	31.03	m	31.03
63 mm×100 mm	–	–	–	31.70	m	31.70
75 mm×150 mm	–	–	–	54.01	m	54.01
90 mm×140 mm	–	–	–	70.32	m	70.32
Mullions and transoms; twice rounded, rebated and check grooved						
50 mm×75 mm	–	–	–	23.87	m	23.87
50 mm×100 mm	–	–	–	28.92	m	28.92
63 mm×100 mm	–	–	–	35.27	m	35.27
75 mm×150 mm	–	–	–	57.56	m	57.56
Sill; sunk weathered, rebated and grooved						
75 mm×100 mm	–	–	–	49.49	m	49.49
75 mm×150 mm	–	–	–	66.67	m	66.67
<b>Purpose made double hung sash windows; “treated” wrought softwood</b>						
Cased frames of 100 mm×25 mm grooved inner linings; 114 mm×25 mm grooved outer linings; 125 mm×38 mm twice rebated head linings; 125 mm×32 mm twice rebated grooved pulley stiles; 150 mm×13 mm linings; 50 mm×19 mm partings slips; 25 mm×19 mm inside beads; 150 mm×75 mm Oak twice sunk weathered throated sill; 50 mm thick rebated and moulded sashes; moulded horns						
over 1.25 m <sup>2</sup> each; both sashes in medium panes; including spiral spring balances	197.59	2.31	35.94	308.47	m <sup>2</sup>	344.41
As above but with cased mullions	208.48	2.54	39.52	320.73	m <sup>2</sup>	360.25
<b>Purpose made double hung sash windows; selected West African Mahogany</b>						
Cased frames of 100 mm×25 mm grooved inner linings; 114 mm×25 mm grooved outer linings; 125 mm×38 mm twice rebated head linings; 125 mm×32 mm twice rebated grooved pulley stiles; 150 mm×13 mm linings; 50 mm×19 mm parting slips; 25 mm×19 mm inside beads; 150 mm×75 mm Oak twice sunk weathered throated sill; 50 mm thick rebated and moulded sashes; moulded horns						
over 1.25 m <sup>2</sup> each; both sashes in medium panes; including spiral sash balances	315.41	3.05	47.45	441.02	m <sup>2</sup>	488.47
As above but with cased mullions	332.72	3.38	52.59	460.50	m <sup>2</sup>	513.09



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Purpose made double hung sash windows; American White Ash</b>						
Cased frames of 100 mm×25 mm grooved inner linings; 114 mm×25 mm grooved outer linings 125 mm×38 mm twice rebated head linings; 125 mm×32 mm twice rebated grooved pulley stiles; 150 mm×13 mm linings; 50 mm×19 mm parting slips; 25 mm×19 mm inside beads; 150 mm×75 mm Oak twice sunk weathered throated sill; 50 mm thick rebated and moulded sashes; moulded horns						
over 1.25m <sup>2</sup> each; both sashes in medium panes; including spiral spring balances	342.04	3.05	47.45	470.99	m <sup>2</sup>	<b>518.44</b>
As above but with cased mullions	360.84	3.38	52.59	492.13	m <sup>2</sup>	<b>544.72</b>
<b>Galvanised steel fixed, casement and fanlight windows; Crittal "Homelight" range or other equal and approved; site glazing not included; fixed in position including lugs plugged and screwed to brickwork or blockwork</b>						
Basic fixed lights; including easy-glaze beads						
628 mm×292 mm; ref ZNG5	22.93	1.20	18.67	25.96	nr	<b>44.63</b>
628 mm×923 mm; ref ZNC5	31.47	1.20	18.67	35.65	nr	<b>54.32</b>
628 mm×1513 mm; ref ZNDV5	44.95	1.20	18.67	50.99	nr	<b>69.66</b>
1237 mm×292 mm; ref ZNG13	35.96	1.20	18.67	40.63	nr	<b>59.30</b>
1237 mm×923 mm; ref ZNC13	44.95	1.80	28.01	50.82	nr	<b>78.83</b>
1237 mm×1218 mm; ref ZND13	53.94	1.80	28.01	61.02	nr	<b>89.02</b>
1237 mm×1513 mm; ref ZNDV13	58.43	1.80	28.01	66.16	nr	<b>94.16</b>
1846 mm×292 mm; ref ZNG14	44.95	1.20	18.67	50.82	nr	<b>69.49</b>
1846 mm×923 mm; ref ZNC14	53.94	1.80	28.01	61.10	nr	<b>89.11</b>
1846 mm×1513 mm; ref ZNDV14	67.42	2.22	34.54	76.44	nr	<b>110.98</b>
Basic opening lights; including easy-glaze beads and weatherstripping						
628 mm×292 mm; ref ZNG1	58.43	1.20	18.67	65.91	nr	<b>84.58</b>
1237 mm×292 mm; ref ZNG13G	85.40	1.20	18.67	96.24	nr	<b>114.91</b>
1846 mm×292 mm; ref ZNG4	143.84	1.20	18.67	162.15	nr	<b>180.82</b>
One piece composites; including easy-glaze beads and weatherstripping						
628 mm×923 mm; ref ZNC5F	80.91	1.20	18.67	91.27	nr	<b>109.94</b>
628 mm×1513 mm; ref ZNDV5F	94.40	1.20	18.67	106.62	nr	<b>125.29</b>
1237 mm×923 mm; ref ZNC2F	152.83	1.80	28.01	172.19	nr	<b>200.19</b>
1237 mm×1218 mm; ref ZND2F	179.80	1.80	28.01	202.61	nr	<b>230.62</b>
1237 mm×1513 mm; ref ZNDV2V	211.27	1.80	28.01	238.10	nr	<b>266.10</b>
1846 mm×923 mm; ref ZNC4F	233.74	1.80	28.01	263.38	nr	<b>291.38</b>
1846 mm×1218 mm; ref ZND10F	224.75	2.22	34.54	253.35	nr	<b>287.89</b>
Reversible windows; including easy-glaze beads						
997 mm×923 mm; ref NC13R	202.27	1.57	24.43	227.81	nr	<b>252.23</b>
997 mm×1067 mm; ref NCO13R	211.27	1.57	24.43	237.93	nr	<b>262.35</b>
1237 mm×923 mm; ref ZNC13R	220.26	2.36	36.72	248.04	nr	<b>284.76</b>
1237 mm×1218 mm; ref ZND13R	238.23	2.36	36.72	268.35	nr	<b>305.07</b>
1237 mm×1513 mm; ref ZNDV13RS	269.69	2.36	36.72	303.83	nr	<b>340.54</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Pressed steel sills; to suit above window widths						
628 mm long	13.94	0.37	5.76	15.68	nr	<b>21.44</b>
997 mm long	17.98	0.46	7.16	20.22	nr	<b>27.38</b>
1237 mm long	22.93	0.56	8.71	25.80	nr	<b>34.51</b>
1846 mm long	31.47	0.79	12.29	35.40	nr	<b>47.69</b>
<b>Factory finished steel fixed light; casement and fanlight windows; Crittall polyester powder coated "Homelight" range or other equal and approved; site glazing not included; fixed in position; including lugs plugged and screwed to brickwork or blockwork</b>						
Basic fixed lights; including easy-glaze beads						
628 mm×292 mm; ref ZNG5	29.21	1.20	18.67	33.03	nr	<b>51.70</b>
628 mm×923 mm; ref ZNC5	40.46	1.20	18.67	45.77	nr	<b>64.44</b>
628 mm×1513 mm; ref ZNDV5	58.43	1.20	18.67	66.16	nr	<b>84.83</b>
1237 mm×292 mm; ref ZNG13	44.95	1.20	18.67	50.74	nr	<b>69.41</b>
1237 mm×923 mm; ref ZNC13	58.43	1.80	28.01	65.99	nr	<b>94.00</b>
1237 mm×1218 mm; ref ZND13	67.42	1.80	28.01	76.19	nr	<b>104.19</b>
1237 mm×1513 mm; ref ZNDV13	71.92	1.80	28.01	81.33	nr	<b>109.33</b>
1846 mm×292 mm; ref ZNG14	58.43	1.20	18.67	65.91	nr	<b>84.58</b>
1846 mm×923 mm; ref ZNC14	71.92	1.80	28.01	81.16	nr	<b>109.17</b>
1846 mm×1513 mm; ref ZNDV14	85.40	2.22	34.54	96.50	nr	<b>131.04</b>
Basic opening lights; including easy-glaze beads and weatherstripping						
628 mm×292 mm; ref ZNG1	69.67	1.20	18.67	78.54	nr	<b>97.21</b>
1237 mm×292 mm; ref ZNG13G	98.89	1.20	18.67	111.42	nr	<b>130.09</b>
1846 mm×292 mm; ref ZNG4	170.81	1.20	18.67	192.33	nr	<b>211.00</b>
One piece composites; including easy-glaze beads and weatherstripping						
628 mm×923 mm; ref ZNC5F	94.40	1.20	18.67	106.45	nr	<b>125.12</b>
628 mm×1513 mm; ref ZNDV5F	116.87	1.20	18.67	131.90	nr	<b>150.57</b>
1237 mm×923 mm; ref ZNC2F	188.79	1.80	28.01	212.64	nr	<b>240.64</b>
1237 mm×1218 mm; ref ZND2F	215.76	1.80	28.01	242.98	nr	<b>270.99</b>
1237 mm×1513 mm; ref ZNDV2V	251.72	1.80	28.01	283.60	nr	<b>311.61</b>
1846 mm×923 mm; ref ZNC4F	283.18	1.80	28.01	318.84	nr	<b>346.84</b>
1846 mm×1218 mm; ref ZND10F	269.69	2.22	34.54	303.83	nr	<b>338.37</b>
Reversible windows; including easy-glaze beads						
997 mm×923 mm; ref NC13R	260.70	1.57	24.43	293.55	nr	<b>317.97</b>
997 mm×1218 mm; ref NCO13R	274.20	1.57	24.43	308.72	nr	<b>333.15</b>
1237 mm×923 mm; ref ZNC13R	283.18	2.36	36.72	318.84	nr	<b>355.55</b>
1237 mm×1218 mm; ref ZND13R	310.15	2.36	36.72	349.26	nr	<b>385.97</b>
1237 mm×1513 mm; ref ZNDV13RS	346.11	2.36	36.72	389.80	nr	<b>426.52</b>
Pressed steel sills; to suit above window widths						
628 mm long	17.98	0.37	5.76	20.22	nr	<b>25.98</b>
997 mm long	24.27	0.46	7.16	27.31	nr	<b>34.46</b>
1237 mm long	28.77	0.56	8.71	32.36	nr	<b>41.08</b>
1846 mm long	40.46	0.79	12.29	45.51	nr	<b>57.81</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>uPVC windows to BS 2782; reinforced where appropriate with aluminium alloy; including standard ironmongery; cills and glazing; fixed in position; including lugs plugged and screwed to brickwork or blockwork</b>						
Fixed light; including e.p.d.m. glazing gaskets and weather seals						
600 mm×900 mm; single glazed	99.81	1.53	23.80	112.62	nr	<b>136.43</b>
600 mm×900 mm; double glazed	113.00	1.53	23.80	127.46	nr	<b>151.27</b>
Casement/fixed light; including e.p.d.m. glazing gaskets and weather seals						
600 mm×1200 mm; single glazed	143.59	1.80	28.01	161.95	nr	<b>189.96</b>
600 mm×1200 mm; double glazed	150.68	1.80	28.01	169.93	nr	<b>197.94</b>
1200 mm×1200 mm; single glazed	216.27	2.04	31.74	243.80	nr	<b>275.54</b>
1200 mm×1200 mm; double glazed	230.45	2.04	31.74	259.76	nr	<b>291.50</b>
1800 mm×1200 mm; single glazed	324.39	2.04	31.74	365.44	nr	<b>397.18</b>
1800 mm×1200 mm; double glazed	345.66	2.04	31.74	389.37	nr	<b>421.11</b>
“Tilt & Turn” light; including e.p.d.m. glazing gaskets and weather seals						
1200 mm×1200 mm; single glazed	251.72	2.04	31.74	283.69	nr	<b>315.43</b>
1200 mm×1200 mm; double glazed	265.90	2.04	31.74	299.64	nr	<b>331.38</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×780 mm; ref GGL-3000-102	131.79	2.05	31.90	148.54	nr	<b>180.43</b>
550 mm×980 mm; ref GGL-3000-104	145.97	2.31	35.94	164.50	nr	<b>200.44</b>
660 mm×1180 mm; ref GGL-3000-206	172.66	2.54	39.52	194.57	nr	<b>234.09</b>
780 mm×980 mm; ref GGL-3000-304	167.65	2.54	39.52	188.94	nr	<b>228.46</b>
780 mm×1400 mm; ref GGL-3000-308	198.53	2.54	39.52	223.79	nr	<b>263.31</b>
940 mm×1600 mm; ref GGL-3000-410	240.23	3.05	47.45	270.76	nr	<b>318.22</b>
1140 mm×1180 mm; ref GGL-3000-606	220.21	3.05	47.45	248.24	nr	<b>295.69</b>
1340 mm×980 mm; ref GGL-3000-804	229.06	3.05	47.45	258.20	nr	<b>305.66</b>
1340 mm×1400 mm; ref GGL-3000-808	279.01	3.05	47.45	314.39	nr	<b>361.84</b>
<b>Rooflights, skylights, roof windows and frames; galvanised steel; plugged and screwed to concrete; or screwed to timber</b>						
Rooflight “Coxdome TPX” or other equal and approved; dome; galvanised steel; UV protected polycarbonate glazing; GRP splayed upstand; hit and miss vent						
600 mm×600 mm	159.53	1.80	28.01	179.79	nr	<b>207.79</b>
900 mm×600 mm	221.28	1.94	30.18	249.31	nr	<b>279.49</b>
900 mm×900 mm	252.15	2.08	32.36	284.08	nr	<b>316.45</b>
1200 mm×900 mm	293.33	2.22	34.54	330.46	nr	<b>365.00</b>
1200 mm×1200 mm	349.93	2.41	37.50	394.19	nr	<b>431.69</b>
1800 mm×1200 mm	457.99	2.54	39.52	515.81	nr	<b>555.33</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Rooflights, skylights, roof windows and frames; uPVC; plugged and screwed to concrete; or screwed to timber</b>						
Rooflight; "Coxdome Universal Dome" or other equal and approved; acrylic double skin; dome						
600 mm×600 mm	102.92	1.53	23.80	115.79	nr	<b>139.59</b>
900 mm×600 mm	190.40	1.67	25.98	214.20	nr	<b>240.18</b>
900 mm×900 mm	190.40	1.85	28.78	214.20	nr	<b>242.98</b>
1200 mm×900 mm	231.58	1.99	30.96	260.52	nr	<b>291.48</b>
1200 mm×1200 mm	293.33	2.13	33.14	329.99	nr	<b>363.13</b>
1500 mm×1050 mm	432.27	2.22	34.54	486.30	nr	<b>520.84</b>
Rooflight; "Coxdome Universal Dome" or other equal and approved; dome; polycarbonate single skin; GRP splayed upstand; hit and miss vent						
600 mm×600 mm	159.53	1.80	28.01	179.79	nr	<b>207.79</b>
900 mm×600 mm	221.28	1.94	30.18	249.31	nr	<b>279.49</b>
900 mm×900 mm	252.15	2.08	32.36	284.08	nr	<b>316.45</b>
1200 mm×900 mm	293.33	2.22	34.54	330.46	nr	<b>365.00</b>
1200 mm×1200 mm	349.93	2.41	37.50	394.19	nr	<b>431.69</b>
1800 mm×1200 mm	457.99	2.54	39.52	515.81	nr	<b>555.33</b>
<b>Louvres and frames; polyester powder coated aluminium; fixing in position including brackets</b>						
Louvre; Gil Airvac "Plusaire 75SP" weatherlip or other equal and approved						
1250 mm×675 mm	—	—	—	—	nr	<b>577.53</b>
2000 mm×530 mm	—	—	—	—	nr	<b>577.53</b>
<b>L20 DOORS/SHUTTERS/HATCHES</b>						
<b>Doors; standard matchboarded; wrought softwood</b>						
Matchboarded, ledged and braced doors; 25 mm thick ledges and braces; 19 mm thick tongued, grooved and V-jointed boarding; one side vertical boarding						
762 mm×1981 mm	50.59	1.53	23.80	56.91	nr	<b>80.71</b>
838 mm×1981 mm	50.59	1.53	23.80	56.91	nr	<b>80.71</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×1981 mm	61.99	1.85	28.78	69.74	nr	<b>98.53</b>
838 mm×1981 mm	61.99	1.85	28.78	69.74	nr	<b>98.53</b>
<b>Doors; standard flush; softwood composition</b>						
Flush door; internal quality; skeleton or cellular core; hardboard faced both sides; Premdor Crosby "Primaseal" or other equal and approved						
457 mm×1981 mm×35 mm	22.26	1.30	20.23	25.04	nr	<b>45.27</b>
533 mm×1981 mm×35 mm	22.26	1.30	20.23	25.04	nr	<b>45.27</b>
610 mm×1981 mm×35 mm	22.26	1.30	20.23	25.04	nr	<b>45.27</b>
686 mm×1981 mm×35 mm	22.26	1.30	20.23	25.04	nr	<b>45.27</b>
762 mm×1981 mm×35 mm	22.26	1.30	20.23	25.04	nr	<b>45.27</b>
838 mm×1981 mm×35 mm	23.39	1.30	20.23	26.31	nr	<b>46.54</b>
526 mm×2040 mm×40 mm	24.08	1.30	20.23	27.08	nr	<b>47.31</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
626 mm×2040 mm×40 mm	24.08	1.30	20.23	27.08	nr	<b>47.31</b>
726 mm×2040 mm×40 mm	24.08	1.30	20.23	27.08	nr	<b>47.31</b>
826 mm×2040 mm×40 mm	24.08	1.30	20.23	27.08	nr	<b>47.31</b>
Flush door; internal quality; skeleton or cellular core; chipboard veneered; faced both sides; lipped on two long edges; Premdor Crosby "Popular" or other equal and approved						
457 mm×1981 mm×35 mm	32.00	1.30	20.23	36.00	nr	<b>56.23</b>
533 mm×1981 mm×35 mm	32.00	1.30	20.23	36.00	nr	<b>56.23</b>
610 mm×1981 mm×35 mm	32.00	1.30	20.23	36.00	nr	<b>56.23</b>
686 mm×1981 mm×35 mm	32.00	1.30	20.23	36.00	nr	<b>56.23</b>
762 mm×1981 mm×35 mm	32.00	1.30	20.23	36.00	nr	<b>56.23</b>
838 mm×1981 mm×35 mm	33.49	1.30	20.23	37.67	nr	<b>57.90</b>
526 mm×2040 mm×40 mm	35.18	1.30	20.23	39.58	nr	<b>59.81</b>
626 mm×2040 mm×40 mm	35.18	1.30	20.23	39.58	nr	<b>59.81</b>
726 mm×2040 mm×40 mm	35.18	1.30	20.23	39.58	nr	<b>59.81</b>
826 mm×2040 mm×40 mm	35.18	1.30	20.23	39.58	nr	<b>59.81</b>
Flush door; internal quality; skeleton or cellular core; Sapele faced both sides; lipped on all four edges; Premdor Crosby "Landscape Sapele" or other equal and approved						
457 mm×1981 mm×35 mm	36.31	1.39	21.63	40.85	nr	<b>62.48</b>
533 mm×1981 mm×35 mm	36.31	1.39	21.63	40.85	nr	<b>62.48</b>
610 mm×1981 mm×35 mm	36.31	1.39	21.63	40.85	nr	<b>62.48</b>
686 mm×1981 mm×35 mm	36.31	1.39	21.63	40.85	nr	<b>62.48</b>
762 mm×1981 mm×35 mm	36.31	1.39	21.63	40.85	nr	<b>62.48</b>
838 mm×1981 mm×35 mm	37.80	1.39	21.63	42.52	nr	<b>64.15</b>
526 mm×2040 mm×40 mm	39.15	1.39	21.63	44.04	nr	<b>65.67</b>
626 mm×2040 mm×40 mm	39.15	1.39	21.63	44.04	nr	<b>65.67</b>
726 mm×2040 mm×40 mm	39.15	1.39	21.63	44.04	nr	<b>65.67</b>
826 mm×2040 mm×40 mm	39.15	1.39	21.63	44.04	nr	<b>65.67</b>
Flush door; half-hour fire check(FD20); hardboard faced both sides; Premdor Crosby "Primaseal Fireshield" or other equal and approved						
762 mm×1981 mm×44 mm	53.56	1.80	28.01	60.25	nr	<b>88.26</b>
838 mm×1981 mm×44 mm	55.52	1.80	28.01	62.47	nr	<b>90.47</b>
726 mm×2040 mm×44 mm	56.87	1.80	28.01	63.98	nr	<b>91.98</b>
826 mm×2040 mm×44 mm	56.87	1.80	28.01	63.98	nr	<b>91.98</b>
Flush door; half-hour fire check(30/20); chipboard veneered; faced both sides; lipped on all four edges; Premdor Crosby "Popular Fireshield" or other equal and approved						
457 mm×1981 mm×44 mm	52.69	1.80	28.01	59.28	nr	<b>87.28</b>
533 mm×1981 mm×44 mm	52.69	1.80	28.01	59.28	nr	<b>87.28</b>
610 mm×1981 mm×44 mm	52.69	1.80	28.01	59.28	nr	<b>87.28</b>
686 mm×1981 mm×44 mm	52.69	1.80	28.01	59.28	nr	<b>87.28</b>
762 mm×1981 mm×44 mm	52.69	1.80	28.01	59.28	nr	<b>87.28</b>
838 mm×1981 mm×44 mm	54.87	1.80	28.01	61.73	nr	<b>89.73</b>
526 mm×2040 mm×44 mm	57.61	1.80	28.01	64.81	nr	<b>92.82</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
626 mm×2040 mm×44 mm	57.61	1.80	28.01	64.81	nr	<b>92.82</b>
726 mm×2040 mm×44 mm	57.61	1.80	28.01	64.81	nr	<b>92.82</b>
826 mm×2040 mm×44 mm	57.61	1.80	28.01	64.81	nr	<b>92.82</b>
Flush door; half hour fire resisting "Leaderflush" (type B30) or other equal and approved; chipboard for painting; hardwood lipping two long edges						
526 mm×2040 mm×44 mm	77.42	1.90	29.56	87.10	nr	<b>116.66</b>
626 mm×2040 mm×44 mm	80.36	1.90	29.56	90.40	nr	<b>119.96</b>
726 mm×2040 mm×44 mm	80.08	1.90	29.56	90.09	nr	<b>119.65</b>
826 mm×2040 mm×44 mm	80.86	1.90	29.56	90.97	nr	<b>120.53</b>
Flush door; half-hour fire check(FD20); Sapele faced both sides; lipped on all four edges; Premdor Crosby "Landscape Sapele Fireshield" or other equal and approved						
686 mm×1981 mm×44 mm	76.43	1.90	29.56	85.98	nr	<b>115.54</b>
762 mm×1981 mm×44 mm	76.43	1.90	29.56	85.98	nr	<b>115.54</b>
838 mm×1981 mm×44 mm	78.38	1.90	29.56	88.18	nr	<b>117.74</b>
726 mm×2040 mm×44 mm	79.72	1.90	29.56	89.69	nr	<b>119.25</b>
826 mm×2040 mm×44 mm	79.72	1.90	29.56	89.69	nr	<b>119.25</b>
Flush door; half-hour fire resisting (30/30) Sapele faced both sides; lipped on all four edges						
610 mm×1981 mm×44 mm	79.85	1.90	29.56	89.83	nr	<b>119.39</b>
686 mm×1981 mm×44 mm	79.85	1.90	29.56	89.83	nr	<b>119.39</b>
762 mm×1981 mm×44 mm	79.85	1.90	29.56	89.83	nr	<b>119.39</b>
838 mm×1981 mm×44 mm	79.85	1.90	29.56	89.83	nr	<b>119.39</b>
726 mm×2040 mm×44 mm	79.85	1.90	29.56	89.83	nr	<b>119.39</b>
826 mm×2040 mm×44 mm	79.85	1.90	29.56	89.83	nr	<b>119.39</b>
Flush door; half hour fire resisting "Leaderflush" (type B30) or other equal and approved; American light oak veneer; hardwood lipping all edges						
526 mm×2040 mm×44 mm	108.86	1.90	29.56	122.47	nr	<b>152.03</b>
626 mm×2040 mm×44 mm	113.17	1.90	29.56	127.32	nr	<b>156.88</b>
726 mm×2040 mm×44 mm	113.75	1.90	29.56	127.97	nr	<b>157.53</b>
826 mm×2040 mm×44 mm	116.02	1.90	29.56	130.52	nr	<b>160.08</b>
Flush door; one hour fire check (60/45); plywood faced both sides; lipped on all four edges; Premdor Crosby "Popular Firemaster" or other equal and approved						
762 mm×1981 mm×54 mm	199.48	2.04	31.74	224.41	nr	<b>256.15</b>
838 mm×1981 mm×54 mm	209.14	2.04	31.74	235.29	nr	<b>267.03</b>
726 mm×2040 mm×54 mm	205.96	2.04	31.74	231.71	nr	<b>263.45</b>
826 mm×2040 mm×54 mm	205.96	2.04	31.74	231.71	nr	<b>263.45</b>
Flush door; one hour fire check (60/45); Sapele faced both sides; lipped on all four edges						
762 mm×1981 mm×54 mm	329.75	2.13	33.14	370.97	nr	<b>404.11</b>
838 mm×1981 mm×54 mm	345.08	2.13	33.14	388.22	nr	<b>421.36</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Flush door; one hour fire resisting "Leaderflush" (type B60) or other equal and approved; Afrormosia veneer; hardwood lipping all edges including groove and "Leaderseal" intumescent strip or similar						
457 mm×1981 mm×54 mm	134.70	2.13	33.14	151.53	nr	<b>184.67</b>
533 mm×1981 mm×54 mm	136.38	2.13	33.14	153.42	nr	<b>186.56</b>
610 mm×1981 mm×54 mm	140.65	2.13	33.14	158.24	nr	<b>191.38</b>
686 mm×1981 mm×54 mm	141.41	2.13	33.14	159.09	nr	<b>192.23</b>
762 mm×1981 mm×54 mm	150.98	2.13	33.14	169.85	nr	<b>202.99</b>
838 mm×1981 mm×54 mm	152.99	2.13	33.14	172.12	nr	<b>205.26</b>
526 mm×2040 mm×54 mm	136.58	2.13	33.14	153.65	nr	<b>186.79</b>
626 mm×2040 mm×54 mm	141.41	2.13	33.14	159.09	nr	<b>192.23</b>
726 mm×2040 mm×54 mm	143.45	2.13	33.14	161.38	nr	<b>194.52</b>
826 mm×2040 mm×54 mm	152.95	2.13	33.14	172.07	nr	<b>205.21</b>
Flush door; external quality; skeleton or cellular core; plywood faced both sides; lipped on all four edges						
762 mm×1981 mm×54 mm	49.20	1.80	28.01	55.35	nr	<b>83.36</b>
838 mm×1981 mm×54 mm	50.92	1.80	28.01	57.29	nr	<b>85.29</b>
Flush door; external quality with standard glass opening; skeleton or cellular core; plywood faced both sides; lipped on all four edges; including glazing beads						
762 mm×1981 mm×54 mm	63.39	1.80	28.01	71.31	nr	<b>99.32</b>
838 mm×1981 mm×54 mm	63.39	1.80	28.01	71.31	nr	<b>99.32</b>
<b>Doors; purpose made panelled; wrought softwood</b>						
Panelled doors; one open panel for glass; including glazing beads						
686 mm×1981 mm×44 mm	66.40	1.80	28.01	74.70	nr	<b>102.71</b>
762 mm×1981 mm×44 mm	68.44	1.80	28.01	77.00	nr	<b>105.01</b>
838 mm×1981 mm×44 mm	70.46	1.80	28.01	79.26	nr	<b>107.27</b>
Panelled doors; two open panel for glass; including glazing beads						
686 mm×1981 mm×44 mm	91.84	1.80	28.01	103.31	nr	<b>131.32</b>
762 mm×1981 mm×44 mm	96.76	1.80	28.01	108.86	nr	<b>136.86</b>
838 mm×1981 mm×44 mm	101.57	1.80	28.01	114.27	nr	<b>142.27</b>
Panelled doors; four 19 mm thick plywood panels; mouldings worked on solid both sides						
686 mm×1981 mm×44 mm	126.76	1.80	28.01	142.61	nr	<b>170.61</b>
762 mm×1981 mm×44 mm	132.06	1.80	28.01	148.57	nr	<b>176.57</b>
838 mm×1981 mm×44 mm	138.71	1.80	28.01	156.04	nr	<b>184.05</b>
Panelled doors; six 25 mm thick panels raised and fielded; mouldings worked on solid both sides						
686 mm×1981 mm×44 mm	289.61	2.13	33.14	325.81	nr	<b>358.95</b>
762 mm×1981 mm×44 mm	301.66	2.13	33.14	339.36	nr	<b>372.50</b>
838 mm×1981 mm×44 mm	316.74	2.13	33.14	356.33	nr	<b>389.47</b>
rebated edges beaded	–	–	–	1.72	m	<b>1.72</b>
rounded edges or heels	–	–	–	0.86	m	<b>0.86</b>
weatherboard fixed to bottom rail	–	0.28	4.36	3.30	m	<b>7.66</b>
stopped groove for weatherboard	–	–	–	5.15	m	<b>5.15</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Doors; purpose made panelled; selected West African Mahogany</b>						
Panelled doors; one open panel for glass; including glazing beads						
686 mm×1981 mm×50 mm	134.27	2.54	39.52	151.06	nr	<b>190.58</b>
762 mm×1981 mm×50 mm	138.71	2.54	39.52	156.04	nr	<b>195.56</b>
838 mm×1981 mm×50 mm	143.13	2.54	39.52	161.02	nr	<b>200.54</b>
686 mm×1981 mm×63 mm	163.40	2.82	43.88	183.82	nr	<b>227.70</b>
762 mm×1981 mm×63 mm	168.94	2.82	43.88	190.05	nr	<b>233.93</b>
838 mm×1981 mm×63 mm	174.44	2.82	43.88	196.24	nr	<b>240.12</b>
Panelled doors; 250 mm wide cross tongued intermediate rail; two open panels for glass; mouldings worked on the solid one side; 19 mm×13 mm beads one side; fixing with brass cups and screws						
686 mm×1981 mm×50 mm	183.38	2.54	39.52	206.30	nr	<b>245.82</b>
762 mm×1981 mm×50 mm	192.43	2.54	39.52	216.48	nr	<b>256.00</b>
838 mm×1981 mm×50 mm	201.38	2.54	39.52	226.55	nr	<b>266.07</b>
686 mm×1981 mm×63 mm	220.42	2.82	43.88	247.98	nr	<b>291.85</b>
762 mm×1981 mm×63 mm	231.36	2.82	43.88	260.28	nr	<b>304.15</b>
838 mm×1981 mm×63 mm	242.28	2.82	43.88	272.56	nr	<b>316.44</b>
Panelled doors; four panels; (19 mm thick for 50 mm doors, 25 mm thick for 63 mm doors); mouldings worked on solid both sides						
686 mm×1981 mm×50 mm	233.65	2.54	39.52	262.86	nr	<b>302.38</b>
762 mm×1981 mm×50 mm	243.35	2.54	39.52	273.77	nr	<b>313.29</b>
838 mm×1981 mm×50 mm	255.53	2.54	39.52	287.48	nr	<b>327.00</b>
686 mm×1981 mm×63 mm	275.89	2.82	43.88	310.38	nr	<b>354.26</b>
762 mm×1981 mm×63 mm	286.20	2.82	43.88	321.97	nr	<b>365.85</b>
838 mm×1981 mm×63 mm	301.79	2.82	43.88	339.52	nr	<b>383.39</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 50 mm doors, 25 mm thick for 63 mm doors); mouldings worked on solid both sides						
686 mm×1981 mm×50 mm	492.93	2.54	39.52	554.54	nr	<b>594.06</b>
762 mm×1981 mm×50 mm	513.48	2.54	39.52	577.66	nr	<b>617.18</b>
838 mm×1981 mm×50 mm	539.12	2.54	39.52	606.51	nr	<b>646.02</b>
686 mm×1981 mm×63 mm	607.05	2.82	43.88	682.94	nr	<b>726.81</b>
762 mm×1981 mm×63 mm	632.39	2.82	43.88	711.44	nr	<b>755.31</b>
838 mm×1981 mm×63 mm	663.99	2.82	43.88	746.99	nr	<b>790.87</b>
rebated edges beaded	–	–	–	2.57	m	<b>2.57</b>
rounded edges or heels	–	–	–	1.29	m	<b>1.29</b>
weatherboard fixed to bottom rail	–	0.32	4.98	7.38	m	<b>12.36</b>
stopped groove for weatherboard	–	–	–	6.33	m	<b>6.33</b>
<b>Doors; purpose made panelled; American White Ash</b>						
Panelled doors; one open panel for glass; including glazing beads						
686 mm×1981 mm×50 mm	150.37	2.54	39.52	169.16	nr	<b>208.68</b>
762 mm×1981 mm×50 mm	155.39	2.54	39.52	174.81	nr	<b>214.33</b>
838 mm×1981 mm×50 mm	160.43	2.54	39.52	180.49	nr	<b>220.01</b>
686 mm×1981 mm×63 mm	183.48	2.82	43.88	206.41	nr	<b>250.29</b>
762 mm×1981 mm×63 mm	189.80	2.82	43.88	213.53	nr	<b>257.40</b>
838 mm×1981 mm×63 mm	196.09	2.82	43.88	220.60	nr	<b>264.48</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Panelled doors; 250 mm wide cross tongued intermediate rail; two open panels for glass; mouldings worked on the solid one side; 19 mm× 13 mm beads one side; fixing with brass cups and screws						
686 mm×1981 mm×50 mm	204.61	2.54	39.52	230.19	nr	<b>269.71</b>
762 mm×1981 mm×50 mm	214.85	2.54	39.52	241.70	nr	<b>281.22</b>
838 mm×1981 mm×50 mm	225.03	2.54	39.52	253.16	nr	<b>292.68</b>
686 mm×1981 mm×63 mm	246.94	2.82	43.88	277.81	nr	<b>321.69</b>
762 mm×1981 mm×63 mm	259.36	2.82	43.88	291.78	nr	<b>335.66</b>
838 mm×1981 mm×63 mm	271.73	2.82	43.88	305.70	nr	<b>349.58</b>
Panelled doors; four panels; (19 mm thick for 50 mm doors, 25 mm thick for 63 mm doors); mouldings worked on solid both sides						
686 mm×1981 mm×50 mm	259.85	2.54	39.52	292.33	nr	<b>331.85</b>
762 mm×1981 mm×50 mm	270.64	2.54	39.52	304.47	nr	<b>343.99</b>
838 mm×1981 mm×50 mm	284.18	2.54	39.52	319.71	nr	<b>359.23</b>
686 mm×1981 mm×63 mm	308.79	2.82	43.88	347.39	nr	<b>391.26</b>
762 mm×1981 mm×63 mm	321.68	2.82	43.88	361.89	nr	<b>405.76</b>
838 mm×1981 mm×63 mm	337.76	2.82	43.88	379.98	nr	<b>423.85</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 50 mm doors, 25 mm thick for 63 mm doors); mouldings worked on solid both sides						
686 mm×1981 mm×50 mm	535.53	2.54	39.52	602.47	nr	<b>641.99</b>
762 mm×1981 mm×50 mm	557.86	2.54	39.52	627.59	nr	<b>667.11</b>
838 mm×1981 mm×50 mm	585.75	2.54	39.52	658.97	nr	<b>698.49</b>
686 mm×1981 mm×63 mm	661.01	2.82	43.88	743.63	nr	<b>787.51</b>
762 mm×1981 mm×63 mm	688.54	2.82	43.88	774.61	nr	<b>818.48</b>
838 mm×1981 mm×63 mm	722.99	2.82	43.88	813.36	nr	<b>857.24</b>
rebated edges beaded	–	–	–	2.57	m	<b>2.57</b>
rounded edges or heels	–	–	–	1.29	m	<b>1.29</b>
weatherboard fixed to bottom rail	–	0.32	4.98	8.09	m	<b>13.07</b>
stopped groove for weatherboard	–	–	–	6.33	m	<b>6.33</b>
<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×1980 mm	209.11	4.07	63.32	235.59	nr	<b>298.91</b>
2135 mm×2135 mm	235.36	4.07	63.32	265.12	nr	<b>328.44</b>
2400 mm×2135 mm	285.15	4.07	63.32	321.19	nr	<b>384.51</b>
3965 mm×2135 mm	750.44	6.11	95.06	845.03	nr	<b>940.10</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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×1981 mm; ref IGD1	124.23	3.05	47.45	140.09	nr	<b>187.55</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×2100 mm	–	–	–	–	nr	<b>1927.83</b>
pair 1800 mm×2100 mm	–	–	–	–	nr	<b>2663.07</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×1000 mm	–	–	–	–	nr	<b>1055.04</b>
4000 mm×1000 mm; in two panels	–	–	–	–	nr	<b>1832.43</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×2750 mm	–	–	–	–	nr	<b>1277.15</b>
1500 mm×2750 mm	–	–	–	–	nr	<b>1343.78</b>
2400 mm×2750 mm	–	–	–	–	nr	<b>1554.79</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×2100 mm; ref PF1821	1348.48	2.54	39.52	1518.05	nr	<b>1557.57</b>
2400 mm×2100 mm; ref PF2421	1618.19	3.05	47.45	1821.47	nr	<b>1868.92</b>
2700 mm×2100 mm; ref PF2721	1797.99	3.56	55.39	2023.74	nr	<b>2079.13</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×1000 mm	–	–	–	–	nr	<b>952.71</b>
4000 mm×1000 mm	–	–	–	–	nr	<b>1457.09</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Door frames and door linings, sets; standard joinery; wrought softwood</b>						
Internal door frame or lining composite sets for 686 mm×1981mm door; all with loose stops unless rebated; "finished sizes"						
27 mm×94 mm lining	30.72	0.83	12.91	34.89	nr	<b>47.80</b>
27 mm×107 mm lining	32.31	0.83	12.91	36.68	nr	<b>49.59</b>
35 mm×107 mm rebated lining	33.52	0.83	12.91	38.05	nr	<b>50.96</b>
27 mm×121 mm lining	34.93	0.83	12.91	39.64	nr	<b>52.55</b>
27 mm×121 mm lining with fanlight over	49.20	0.97	15.09	55.77	nr	<b>70.86</b>
27 mm×133 mm lining	37.66	0.83	12.91	42.71	nr	<b>55.62</b>
35 mm×133 mm rebated lining	38.70	0.83	12.91	43.87	nr	<b>56.79</b>
27 mm×133 mm lining with fanlight over	52.87	0.97	15.09	59.90	nr	<b>74.99</b>
33 mm×57 mm frame	24.74	0.83	12.91	28.17	nr	<b>41.08</b>
33 mm×57 mm storey height frame	30.52	0.97	15.09	34.75	nr	<b>49.85</b>
33 mm×57 mm frame with fanlight over	37.00	0.97	15.09	42.05	nr	<b>57.14</b>
33 mm×64 mm frame	26.67	0.83	12.91	30.34	nr	<b>43.25</b>
33 mm×64 mm storey height frame	32.68	0.97	15.09	37.18	nr	<b>52.28</b>
33 mm×64 mm frame with fanlight over	39.06	0.97	15.09	44.36	nr	<b>59.45</b>
44 mm×94 mm frame	41.32	0.93	14.47	46.83	nr	<b>61.30</b>
44 mm×94 mm storey height frame	49.17	1.11	17.27	55.73	nr	<b>73.00</b>
44 mm×94 mm frame with fanlight over	57.33	1.11	17.27	64.91	nr	<b>82.18</b>
44 mm×107 mm frame	47.25	1.02	15.87	53.50	nr	<b>69.36</b>
44 mm×107 mm storey height frame	55.36	1.11	17.27	62.70	nr	<b>79.97</b>
44 mm×107 mm frame with fanlight over	63.16	1.11	17.27	71.47	nr	<b>88.74</b>
Internal door frame or lining composite sets for 762 mm×1981 mm door; all with loose stops unless rebated; "finished sizes"						
27 mm×94 mm lining	30.72	0.83	12.91	34.89	nr	<b>47.80</b>
27 mm×107 mm lining	32.31	0.83	12.91	36.68	nr	<b>49.59</b>
35 mm×107 mm rebated lining	33.52	0.83	12.91	38.05	nr	<b>50.96</b>
27 mm×121 mm lining	34.93	0.83	12.91	39.64	nr	<b>52.55</b>
27 mm×121 mm lining with fanlight over	49.20	0.97	15.09	55.77	nr	<b>70.86</b>
27 mm×133 mm lining	37.66	0.83	12.91	42.71	nr	<b>55.62</b>
35 mm×133 mm rebated lining	38.70	0.83	12.91	43.87	nr	<b>56.79</b>
27 mm×133 mm lining with fanlight over	52.87	0.97	15.09	59.90	nr	<b>74.99</b>
33 mm×57 mm frame	24.74	0.83	12.91	28.17	nr	<b>41.08</b>
33 mm×57 mm storey height frame	30.52	0.97	15.09	34.75	nr	<b>49.85</b>
33 mm×57 mm frame with fanlight over	37.00	0.97	15.09	42.05	nr	<b>57.14</b>
33 mm×64 mm frame	26.67	0.83	12.91	30.34	nr	<b>43.25</b>
33 mm×64 mm storey height frame	32.68	0.97	15.09	37.18	nr	<b>52.28</b>
33 mm×64 mm frame with fanlight over	39.06	0.97	15.09	44.36	nr	<b>59.45</b>
44 mm×94 mm frame	41.32	0.93	14.47	46.83	nr	<b>61.30</b>
44 mm×94 mm storey height frame	49.17	1.11	17.27	55.73	nr	<b>73.00</b>
44 mm×94 mm frame with fanlight over	57.33	1.11	17.27	64.91	nr	<b>82.18</b>
44 mm×107 mm frame	47.25	1.02	15.87	53.50	nr	<b>69.36</b>
44 mm×107 mm storey height frame	55.36	1.11	17.27	62.70	nr	<b>79.97</b>
44 mm×107 mm frame with fanlight over	63.16	1.11	17.27	71.47	nr	<b>88.74</b>
Internal door frame or lining composite sets for 726 mm×2040 mm door; with loose stops						
30 mm×94 mm lining	35.81	0.83	12.91	40.63	nr	<b>53.54</b>
30 mm×94 mm lining with fanlight over	51.04	0.97	15.09	57.84	nr	<b>72.93</b>
30 mm×107 mm lining	42.12	0.83	12.91	47.72	nr	<b>60.64</b>
30 mm×107 mm lining with fanlight over	57.52	0.97	15.09	65.13	nr	<b>80.22</b>
30 mm×133 mm lining	47.19	0.83	12.91	53.42	nr	<b>66.34</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Internal door frame or lining composite sets for 826 mm×2040 mm door; with loose stops						
30 mm×94 mm lining	35.81	0.83	12.91	40.63	nr	53.54
30 mm×94 mm lining with fanlight over	51.04	0.97	15.09	57.84	nr	72.93
30 mm×107 mm lining	42.12	0.83	12.91	47.72	nr	60.64
30 mm×107 mm lining with fanlight over	57.52	0.97	15.09	65.13	nr	80.22
30 mm×133 mm lining	47.19	0.83	12.91	53.42	nr	66.34
30 mm×133 mm lining with fanlight over	62.03	0.97	15.09	70.20	nr	85.30
<b>Door frames and door linings, sets; purpose made; wrought softwood</b>						
Jambs and heads; as linings						
32 mm×63 mm	–	0.19	2.96	5.23	m	8.19
32 mm×100 mm	–	0.19	2.96	6.72	m	9.68
32 mm×140 mm	–	0.19	2.96	8.60	m	11.55
Jambs and heads; as frames; rebated, rounded and grooved						
38 mm×75 mm	–	0.19	2.96	6.67	m	9.62
38 mm×100 mm	–	0.19	2.96	7.89	m	10.85
38 mm×115 mm	–	0.19	2.96	9.17	m	12.12
38 mm×140 mm	–	0.19	2.96	10.67	m	13.63
50 mm×100 mm	–	0.19	2.96	9.93	m	12.89
50 mm×125 mm	–	0.19	2.96	11.80	m	14.76
63 mm×88 mm	–	0.19	2.96	11.38	m	14.33
63 mm×100 mm	–	0.19	2.96	12.16	m	15.12
63 mm×125 mm	–	0.19	2.96	14.48	m	17.44
75 mm×100 mm	–	0.19	2.96	13.92	m	16.88
75 mm×125 mm	–	0.23	3.58	17.22	m	20.80
75 mm×150 mm	–	0.23	3.58	20.10	m	23.68
100 mm×100 mm	–	0.28	4.36	18.11	m	22.47
100 mm×150 mm	–	0.28	4.36	25.95	m	30.30
Mullions and transoms; in linings						
32 mm×63 mm	–	0.14	2.18	8.56	m	10.74
32 mm×100 mm	–	0.14	2.18	10.08	m	12.26
32 mm×140 mm	–	0.14	2.18	11.85	m	14.03
Mullions and transoms; in frames; twice rebated, rounded and grooved						
38 mm×75 mm	–	0.14	2.18	10.22	m	12.40
38 mm×100 mm	–	0.14	2.18	11.45	m	13.62
38 mm×115 mm	–	0.14	2.18	12.42	m	14.60
38 mm×140 mm	–	0.14	2.18	13.93	m	16.11
50 mm×100 mm	–	0.14	2.18	13.17	m	15.35
50 mm×125 mm	–	0.14	2.18	15.25	m	17.43
63 mm×88 mm	–	0.14	2.18	14.73	m	16.90
63 mm×100 mm	–	0.14	2.18	15.48	m	17.66
75 mm×100 mm	–	0.14	2.18	17.38	m	19.56
Add 5% to the above material prices for selected softwood for staining						

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Door frames and door linings, sets; purpose made; selected West African Mahogany</b>						
Jambs and heads; as linings						
32 mm×63 mm	8.57	0.23	3.58	9.73	m	<b>13.31</b>
32 mm×100 mm	11.16	0.23	3.58	12.63	m	<b>16.21</b>
32 mm×140 mm	14.16	0.23	3.58	16.10	m	<b>19.68</b>
Jambs and heads; as frames; rebated, rounded and grooved						
38 mm×75 mm	10.82	0.23	3.58	12.25	m	<b>15.83</b>
38 mm×100 mm	13.11	0.23	3.58	14.83	m	<b>18.41</b>
38 mm×115 mm	15.07	0.23	3.58	17.12	m	<b>20.70</b>
38 mm×140 mm	17.41	0.28	4.36	19.76	m	<b>24.12</b>
50 mm×100 mm	16.53	0.28	4.36	18.76	m	<b>23.12</b>
50 mm×125 mm	19.95	0.28	4.36	22.61	m	<b>26.97</b>
63 mm×88 mm	18.53	0.28	4.36	20.93	m	<b>25.29</b>
63 mm×100 mm	20.54	0.28	4.36	23.20	m	<b>27.55</b>
63 mm×125 mm	24.69	0.28	4.36	27.95	m	<b>32.30</b>
75 mm×100 mm	23.67	0.28	4.36	26.80	m	<b>31.16</b>
75 mm×125 mm	29.44	0.32	4.98	33.28	m	<b>38.26</b>
75 mm×150 mm	34.56	0.32	4.98	39.04	m	<b>44.02</b>
100 mm×100 mm	31.00	0.32	4.98	35.04	m	<b>40.02</b>
100 mm×150 mm	44.97	0.32	4.98	50.76	m	<b>55.74</b>
Mullions and transoms; in linings						
32 mm×63 mm	13.15	0.19	2.96	14.79	m	<b>17.75</b>
32 mm×100 mm	15.72	0.19	2.96	17.69	m	<b>20.65</b>
32 mm×140 mm	18.74	0.19	2.96	21.08	m	<b>24.03</b>
Mullions and transoms; in frames; twice rebated, rounded and grooved						
38 mm×75 mm	15.64	0.19	2.96	17.59	m	<b>20.55</b>
38 mm×100 mm	17.92	0.19	2.96	20.16	m	<b>23.12</b>
38 mm×115 mm	19.65	0.19	2.96	22.11	m	<b>25.06</b>
38 mm×140 mm	21.99	0.19	2.96	24.74	m	<b>27.70</b>
50 mm×100 mm	21.11	0.19	2.96	23.75	m	<b>26.70</b>
50 mm×125 mm	24.76	0.19	2.96	27.86	m	<b>30.81</b>
63 mm×88 mm	23.11	0.19	2.96	26.00	m	<b>28.95</b>
63 mm×100 mm	25.11	0.19	2.96	28.25	m	<b>31.21</b>
75 mm×100 mm	28.49	0.19	2.96	32.05	m	<b>35.01</b>
Sills; once sunk weathered; once rebated, three times grooved						
63 mm×175 mm	46.19	0.32	4.98	51.96	m	<b>56.94</b>
75 mm×125 mm	41.84	0.32	4.98	47.07	m	<b>52.04</b>
75 mm×150 mm	47.03	0.32	4.98	52.90	m	<b>57.88</b>
<b>Door frames and door linings, sets; purpose made; American White Ash</b>						
Jambs and heads; as linings						
32 mm×63 mm	9.75	0.23	3.58	11.05	m	<b>14.63</b>
32 mm×100 mm	12.78	0.23	3.58	14.46	m	<b>18.04</b>
32 mm×140 mm	16.49	0.23	3.58	18.72	m	<b>22.30</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Jambs and heads; as frames; rebated, rounded and grooved</b>						
38 mm×75 mm	12.28	0.23	3.58	13.90	m	<b>17.48</b>
38 mm×100 mm	15.08	0.23	3.58	17.05	m	<b>20.63</b>
38 mm×115 mm	17.41	0.23	3.58	19.76	m	<b>23.34</b>
38 mm×140 mm	20.13	0.28	4.36	22.81	m	<b>27.17</b>
50 mm×100 mm	19.12	0.28	4.36	21.67	m	<b>26.03</b>
50 mm×125 mm	23.17	0.28	4.36	26.23	m	<b>30.59</b>
63 mm×88 mm	21.44	0.28	4.36	24.20	m	<b>28.56</b>
63 mm×100 mm	23.81	0.28	4.36	26.87	m	<b>31.23</b>
63 mm×125 mm	28.77	0.28	4.36	32.53	m	<b>36.89</b>
75 mm×100 mm	27.52	0.28	4.36	31.13	m	<b>35.49</b>
75 mm×125 mm	34.28	0.32	4.98	38.73	m	<b>43.71</b>
100 mm×100 mm	36.13	0.32	4.98	40.82	m	<b>45.79</b>
100 mm×150 mm	52.72	0.32	4.98	59.48	m	<b>64.46</b>
<b>Mullions and transoms; in linings</b>						
32 mm×63 mm	14.30	0.19	2.96	16.08	m	<b>19.04</b>
32 mm×100 mm	17.36	0.19	2.96	19.53	m	<b>22.48</b>
32 mm×140 mm	21.06	0.19	2.96	23.69	m	<b>26.65</b>
<b>Mullions and transoms; in frames; twice rebated, rounded and grooved</b>						
38 mm×75 mm	17.09	0.19	2.96	19.23	m	<b>22.19</b>
38 mm×100 mm	19.90	0.19	2.96	22.39	m	<b>25.35</b>
38 mm×115 mm	21.99	0.19	2.96	24.74	m	<b>27.70</b>
38 mm×140 mm	24.69	0.19	2.96	27.78	m	<b>30.74</b>
50 mm×100 mm	23.68	0.19	2.96	26.64	m	<b>29.60</b>
50 mm×125 mm	27.98	0.19	2.96	31.48	m	<b>34.43</b>
63 mm×88 mm	26.05	0.19	2.96	29.31	m	<b>32.27</b>
63 mm×100 mm	28.37	0.19	2.96	31.91	m	<b>34.87</b>
75 mm×100 mm	32.32	0.19	2.96	36.36	m	<b>39.32</b>
<b>Sills; once sunk weathered; once rebated, three times grooved</b>						
63 mm×175 mm	51.86	0.32	4.98	58.34	m	<b>63.32</b>
75 mm×125 mm	46.68	0.32	4.98	52.51	m	<b>57.49</b>
75 mm×150 mm	52.86	0.32	4.98	59.46	m	<b>64.44</b>
<b>Door frames and door linings, sets; European Oak</b>						
<b>Sills; once sunk weathered; once rebated, three times grooved</b>						
63 mm×175 mm	91.41	0.32	4.98	102.83	m	<b>107.81</b>
75 mm×125 mm	81.17	0.32	4.98	91.32	m	<b>96.30</b>
75 mm×150 mm	93.05	0.32	4.98	104.68	m	<b>109.66</b>
<b>Bedding and pointing frames</b>						
<b>Pointing wood frames or sills with mastic</b>						
one side	–	0.09	1.08	0.54	m	<b>1.62</b>
both sides	–	0.19	2.27	1.08	m	<b>3.35</b>
<b>Pointing wood frames or sills with polysulphide sealant</b>						
one side	–	0.09	1.08	1.63	m	<b>2.71</b>
both sides	–	0.19	2.27	3.27	m	<b>5.54</b>
<b>Bedding wood frames in cement mortar (1:3) and point</b>						
one side	–	0.09	1.92	0.07	m	<b>1.99</b>
both sides	–	0.09	1.92	0.10	m	<b>2.01</b>
one side in mortar; other side in mastic	–	0.19	3.21	0.61	m	<b>3.82</b>

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×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	110.78	423.01	nr	<b>533.79</b>
straight flight with turn; 838 wide; 2676 going; 2600 rise; with two newel posts; three top treads winding	–	7.12	110.78	535.14	nr	<b>645.91</b>
dogleg staircase; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; quarter space landing third riser from top	–	7.12	110.78	449.71	nr	<b>560.49</b>
dogleg staircase; 838 mm wide; 2676 mm going; 2600 mm rise; with two newel posts; half space landing third riser from top	–	8.14	126.65	476.40	nr	<b>603.05</b>
<b>Standard balustrades; wrought softwood</b>						
Landing balustrade; 50 mm×75 mm hardwood handrail; three 32 mm×140 mm balustrade kneerails; two 32 mm×50 mm stiffeners; one end of handrail jointed to newel post; other end built into wall; (newel post and mortices both not included)						
3.00 m long	–	2.82	43.88	144.16	nr	<b>188.04</b>
Landing balustrade; 50 mm×75 mm hardwood handrail; 32 mm square plain balusters; one end of handrail jointed to newel post; other end built into wall; balusters housed in at bottom (newel post and mortices both not included)						
3.00 m long	–	4.07	63.32	90.77	nr	<b>154.09</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	237.43	2.05	nr	<b>239.48</b>
<b>The following are supply only prices for purpose made staircase components in selected West African Mahogany 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× 50 mm sawn softwood bearers						
25 mm thick	–	–	–	110.65	m <sup>2</sup>	<b>110.65</b>
32 mm thick	–	–	–	135.69	m <sup>2</sup>	<b>135.69</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Treads; cross-tongued joints and risers; rounded nosings; tongued, grooved, glued and blocked together; one 175 mm×50 mm sawn softwoodcarriage						
25 mm treads; 19 mm risers	-	-	-	137.01	m <sup>2</sup>	<b>137.01</b>
ends; quadrant	-	-	-	63.41	nr	<b>63.41</b>
ends; housed to hardwood	-	-	-	1.16	nr	<b>1.16</b>
32 mm treads; 25 mm risers	-	-	-	164.43	m <sup>2</sup>	<b>164.43</b>
ends; quadrant	-	-	-	81.50	nr	<b>81.50</b>
ends; housed to hardwood	-	-	-	1.16	nr	<b>1.16</b>
Winders; cross-tongued joints and risers in one width; rounded nosings; tongued, grooved glued and blocked together; one 175 mm×50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	-	-	-	150.70	m <sup>2</sup>	<b>150.70</b>
32 mm treads; 25 mm risers	-	-	-	180.88	m <sup>2</sup>	<b>180.88</b>
wide ends; housed to hardwood	-	-	-	2.35	nr	<b>2.35</b>
narrow ends; housed to hardwood	-	-	-	1.76	nr	<b>1.76</b>
Closed strings; in one width; 230 mm wide; rounded twice						
32 mm thick	-	-	-	29.05	m	<b>29.05</b>
38 mm thick	-	-	-	34.88	m	<b>34.88</b>
50 mm thick	-	-	-	46.08	m	<b>46.08</b>
Closed strings; cross-tongued joints; 280 mm wide; once rounded						
32 mm thick	-	-	-	50.86	m	<b>50.86</b>
extra for short ramp	-	-	-	25.42	nr	<b>25.42</b>
38 mm thick	-	-	-	57.69	m	<b>57.69</b>
extra for short ramp	-	-	-	28.90	nr	<b>28.90</b>
50 mm thick	-	-	-	71.42	m	<b>71.42</b>
extra for short ramp	-	-	-	35.78	nr	<b>35.78</b>
Closed strings; ramped; crossed tongued joints 280 mm wide; once rounded; fixing with screws; plugging 450 mm centres						
32 mm thick	-	-	-	55.98	m	<b>55.98</b>
38 mm thick	-	-	-	63.48	m	<b>63.48</b>
50 mm thick	-	-	-	78.56	m	<b>78.56</b>
Apron linings; in one width 230 mm wide						
19 mm thick	-	-	-	11.52	m	<b>11.52</b>
25 mm thick	-	-	-	13.96	m	<b>13.96</b>
Handrails; rounded						
40 mm×50 mm	-	-	-	9.61	m	<b>9.61</b>
50 mm×75 mm	-	-	-	11.99	m	<b>11.99</b>
63 mm×87 mm	-	-	-	15.54	m	<b>15.54</b>
75 mm×100 mm	-	-	-	18.88	m	<b>18.88</b>
Handrails; moulded						
40 mm×50 mm	-	-	-	10.28	m	<b>10.28</b>
50 mm×75 mm	-	-	-	12.71	m	<b>12.71</b>
63 mm×87 mm	-	-	-	16.22	m	<b>16.22</b>
75 mm×100 mm	-	-	-	19.57	m	<b>19.57</b>
Handrails; rounded; ramped						
40 mm×50 mm	-	-	-	19.20	m	<b>19.20</b>
50 mm×75 mm	-	-	-	24.03	m	<b>24.03</b>
63 mm×87 mm	-	-	-	31.08	m	<b>31.08</b>
75 mm×100 mm	-	-	-	30.76	m	<b>30.76</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Handrails; moulded; ramped						
40 mm×50 mm	–	–	–	20.58	m	<b>20.58</b>
50 mm×75 mm	–	–	–	25.43	m	<b>25.43</b>
63 mm×87 mm	–	–	–	32.48	m	<b>32.48</b>
75 mm×100 mm	–	–	–	39.12	m	<b>39.12</b>
Heading joints to handrail; mitred or raked						
overall size not exceeding 50 mm×75 mm	–	–	–	32.83	nr	<b>32.83</b>
overall size not exceeding 75 mm×100 mm	–	–	–	41.81	nr	<b>41.81</b>
Balusters; stiffeners						
25 mm×25 mm	–	–	–	4.66	m	<b>4.66</b>
32 mm×32 mm	–	–	–	5.41	m	<b>5.41</b>
50 mm×50 mm	–	–	–	6.53	m	<b>6.53</b>
ends; housed	–	–	–	1.48	nr	<b>1.48</b>
Sub rails						
32 mm×63 mm	–	–	–	8.31	m	<b>8.31</b>
ends; framed joint to newel	–	–	–	5.96	nr	<b>5.96</b>
Knee rails						
32 mm×140 mm	–	–	–	12.99	m	<b>12.99</b>
ends; framed joint to newel	–	–	–	5.96	nr	<b>5.96</b>
Newel posts						
50 mm×100 mm; half newel	–	–	–	13.87	m	<b>13.87</b>
75 mm×75 mm	–	–	–	14.99	m	<b>14.99</b>
100 mm×100 mm	–	–	–	23.16	m	<b>23.16</b>
Newel caps; splayed on four sides						
62.50 mm×125 mm×50 mm	–	–	–	8.71	nr	<b>8.71</b>
100 mm×100 mm×50 mm	–	–	–	8.71	nr	<b>8.71</b>
125 mm×125 mm×50 mm	–	–	–	9.46	nr	<b>9.46</b>
<b>The following are supply only prices for purpose made staircase components in selected Oak; supplied as part of an assembled staircase</b>						
Board landings; cross-tongued joints; 100 mm× 50 mm sawn softwood bearers						
25 mm thick	–	–	–	232.73	m <sup>2</sup>	<b>232.73</b>
32 mm thick	–	–	–	286.86	m <sup>2</sup>	<b>286.86</b>
Treads; cross-tongued joints and risers; rounded nosings; tongued, grooved, glued and blocked together; one 175 mm×50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	–	–	–	253.43	m <sup>2</sup>	<b>253.43</b>
ends; quadrant	–	–	–	126.74	nr	<b>126.74</b>
ends; housed to hardwood	–	–	–	1.56	nr	<b>1.56</b>
32 mm treads; 25 mm risers	–	–	–	312.00	m <sup>2</sup>	<b>312.00</b>
ends; quadrant	–	–	–	156.03	nr	<b>156.03</b>
ends; housed to hardwood	–	–	–	1.56	nr	<b>1.56</b>

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×50 mm sawn softwood carriage						
25 mm treads; 19 mm risers	–	–	–	278.81	m <sup>2</sup>	<b>278.81</b>
32 mm treads; 25 mm risers	–	–	–	343.20	m <sup>2</sup>	<b>343.20</b>
wide ends; housed to hardwood	–	–	–	3.14	nr	<b>3.14</b>
narrow ends; housed to hardwood	–	–	–	2.35	nr	<b>2.35</b>
Closed strings; in one width; 230 mm wide; rounded twice						
32 mm thick	–	–	–	61.25	m	<b>61.25</b>
38 mm thick	–	–	–	72.95	m	<b>72.95</b>
50 mm thick	–	–	–	96.44	m	<b>96.44</b>
Closed strings; cross-tongued joints; 280 mm wide; once rounded						
32 mm thick	–	–	–	97.84	m	<b>97.84</b>
extra for short ramp	–	–	–	48.91	nr	<b>48.91</b>
38 mm thick	–	–	–	112.21	m	<b>112.21</b>
extra for short ramp	–	–	–	56.13	nr	<b>56.13</b>
50 mm thick	–	–	–	141.22	m	<b>141.22</b>
extra for short ramp	–	–	–	70.61	nr	<b>70.61</b>
Closed strings; ramped; crossed tongued joints 280 mm wide; once rounded; fixing with screws; plugging 450 mm centres						
32 mm thick	–	–	–	107.63	m	<b>107.63</b>
38 mm thick	–	–	–	123.46	m	<b>123.46</b>
50 mm thick	–	–	–	155.34	m	<b>155.34</b>
Apron linings; in one width 230 mm wide						
19 mm thick	–	–	–	27.97	m	<b>27.97</b>
25 mm thick	–	–	–	35.15	m	<b>35.15</b>
Handrails; rounded						
40 mm×50 mm	–	–	–	19.94	m	<b>19.94</b>
50 mm×75 mm	–	–	–	27.14	m	<b>27.14</b>
75 mm×100 mm	–	–	–	47.52	m	<b>47.52</b>
Handrails; moulded						
40 mm×50 mm	–	–	–	20.86	m	<b>20.86</b>
50 mm×75 mm	–	–	–	28.06	m	<b>28.06</b>
63 mm×87 mm	–	–	–	31.60	m	<b>31.60</b>
75 mm×100 mm	–	–	–	48.45	m	<b>48.45</b>
Handrails; rounded; ramped						
40 mm×50 mm	–	–	–	39.84	m	<b>39.84</b>
50 mm×75 mm	–	–	–	54.25	m	<b>54.25</b>
63 mm×87 mm	–	–	–	75.24	m	<b>75.24</b>
75 mm×100 mm	–	–	–	95.06	m	<b>95.06</b>
Handrails; moulded; ramped						
40 mm×50 mm	–	–	–	41.69	m	<b>41.69</b>
50 mm×75 mm	–	–	–	56.13	m	<b>56.13</b>
63 mm×87 mm	–	–	–	77.08	m	<b>77.08</b>
75 mm×100 mm	–	–	–	96.91	m	<b>96.91</b>
Heading joints to handrail; mitred or raked						
overall size not exceeding 50 mm×75 mm	–	–	–	50.18	nr	<b>50.18</b>
overall size not exceeding 75 mm×100 mm	–	–	–	61.11	nr	<b>61.11</b>
Balusters; stiffeners						
25 mm×25 mm	–	–	–	7.59	m	<b>7.59</b>
32 mm×32 mm	–	–	–	9.74	m	<b>9.74</b>
50 mm×50 mm	–	–	–	13.10	m	<b>13.10</b>
ends; housed	–	–	–	1.94	nr	<b>1.94</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Sub rails						
32 mm×63 mm	–	–	–	16.72	m	<b>16.72</b>
ends; framed joint to newel	–	–	–	7.95	nr	<b>7.95</b>
Knee rails						
32 mm×140 mm	–	–	–	30.52	m	<b>30.52</b>
ends; framed joint to newel	–	–	–	7.95	nr	<b>7.95</b>
Newel posts						
50 mm×100 mm; half newel	–	–	–	33.29	m	<b>33.29</b>
75 mm×75 mm	–	–	–	36.54	m	<b>36.54</b>
100 mm×100 mm	–	–	–	60.85	m	<b>60.85</b>
Newel caps; splayed on four sides						
62.50 mm×125 mm×50 mm	–	–	–	12.65	nr	<b>12.65</b>
100 mm×100 mm×50 mm	–	–	–	12.65	nr	<b>12.65</b>
125 mm×125 mm×50 mm	–	–	–	14.85	nr	<b>14.85</b>
<b>Aluminium alloy folding loft ladders; “Zig Zag” stairways, model B or other equal and approved; Light Alloy Ltd; on and including plywood backboard; fixing with screws to timber lining (not included)</b>						
Loft ladders						
ceiling height not exceeding 2500 mm; model 888801	–	1.02	15.87	442.76	nr	<b>458.63</b>
ceiling height not exceeding 2800 mm; model 888802	–	1.02	15.87	485.47	nr	<b>501.34</b>
ceiling height not exceeding 3100 mm; model 888803	–	1.02	15.87	541.81	nr	<b>557.68</b>
<b>Flooring, balustrades and handrails; mild steel</b>						
Chequer plate flooring; over 300 mm wide; bolted to steel supports						
6 mm thick	–	–	–	56.95	m <sup>2</sup>	<b>56.95</b>
8 mm thick	–	–	–	75.94	m <sup>2</sup>	<b>75.94</b>
Open grid steel flooring; Eurogrid Ltd; “Safeway” type D38 diamond pattern flooring or other equal and approved; to steel supports at 1200 mm centres; galvanised; to BS 729 part 1						
30 mm×5 mm sections; in one mat; fixing to 10 mm thick channels with type F5 clamps	–	–	–	145.54	m <sup>2</sup>	<b>145.54</b>
Balustrades; welded construction; 1070 mm high; galvanized; 50 mm×50 mm×3.20 mm rhs top rail; 38 mm×13 mm bottom rail, 50 mm×50 mm×3.20 mm rhs standards at 1830 mm centres with base plate drilled and bolted to concrete; 13 mm ×13 mm balusters at 102 mm centres	–	–	–	139.21	m	<b>139.21</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Balusters; isolated; one end ragged and cemented in; one 76 mm×25 mm×6 mm flange plate welded on; ground to a smooth finish; countersunk drilled and tap screwed to underside of handrail						
19 mm square 914 mm long bar	–	–	–	18.98	nr	<b>18.98</b>
Core-rails; joints prepared, welded and ground to a smooth finish; fixing on brackets (not included)						
38 mm×10 mm flat bar	–	–	–	25.32	m	<b>25.32</b>
50 mm×8 mm flat bar	–	–	–	24.37	m	<b>24.37</b>
Handrails; joints prepared, welded and ground to a smooth finish; fixing on brackets (not included)						
38 mm×12 mm half oval bar	–	–	–	33.54	m	<b>33.54</b>
44 mm×13 mm half oval bar	–	–	–	36.70	m	<b>36.70</b>
Handrail bracket; comprising 40 mm×5 mm plate with mitred and welded angle; one end welded to 100 mm diameter×5 mm backplate; three times holed and plugged and screwed to brickwork; other end scribed and welded to underside of handrail						
140 mm girth	–	–	–	20.25	nr	<b>20.25</b>
<b>Holes</b>						
Holes; countersunk; for screws or bolts						
6 mm diameter; 3 mm thick	–	–	–	1.01	nr	<b>1.01</b>
6 mm diameter; 6 mm thick	–	–	–	1.52	nr	<b>1.52</b>
8 mm diameter; 6 mm thick	–	–	–	1.52	nr	<b>1.52</b>
10 mm diameter; 6 mm thick	–	–	–	1.58	nr	<b>1.58</b>
12 mm diameter; 8 mm thick	–	–	–	2.02	nr	<b>2.02</b>
<b>L40 GENERAL GLAZING</b>						
<b>Standard plain glass; BS 952; clear float; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
3 mm thick; glazed with putty or bradded beads	–	–	–	–	m <sup>2</sup>	<b>30.84</b>
bradded beads and butyl compound	–	–	–	–	m <sup>2</sup>	<b>30.84</b>
screwed beads	–	–	–	–	m <sup>2</sup>	<b>34.87</b>
screwed beads and butyl compound	–	–	–	–	m <sup>2</sup>	<b>34.87</b>
4 mm thick; glazed with putty or bradded beads	–	–	–	–	m <sup>2</sup>	<b>32.87</b>
bradded beads and butyl compound	–	–	–	–	m <sup>2</sup>	<b>32.87</b>
screwed beads	–	–	–	–	m <sup>2</sup>	<b>36.87</b>
screwed beads and butyl compound	–	–	–	–	m <sup>2</sup>	<b>36.87</b>
5 mm thick; glazed with putty or bradded beads	–	–	–	–	m <sup>2</sup>	<b>38.90</b>
bradded beads and butyl compound	–	–	–	–	m <sup>2</sup>	<b>38.90</b>
screwed beads	–	–	–	–	m <sup>2</sup>	<b>42.91</b>
screwed beads and butyl compound	–	–	–	–	m <sup>2</sup>	<b>42.91</b>
6 mm thick; glazed with putty or bradded beads	–	–	–	–	m <sup>2</sup>	<b>40.90</b>
bradded beads and butyl compound	–	–	–	–	m <sup>2</sup>	<b>40.90</b>
screwed beads	–	–	–	–	m <sup>2</sup>	<b>44.94</b>
screwed beads and butyl compound	–	–	–	–	m <sup>2</sup>	<b>44.94</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Standard plain glass; BS 952; white patterned; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
4 mm thick; glazed with putty or bradded beads	–	–	–	–	m <sup>2</sup>	36.87
bradded beads and butyl compound	–	–	–	–	m <sup>2</sup>	36.87
screwed beads	–	–	–	–	m <sup>2</sup>	40.90
screwed beads and butyl compound	–	–	–	–	m <sup>2</sup>	40.90
6 mm thick; glazed with putty or bradded beads	–	–	–	–	m <sup>2</sup>	44.94
bradded beads and butyl compound	–	–	–	–	m <sup>2</sup>	44.94
screwed beads	–	–	–	–	m <sup>2</sup>	48.95
screwed beads and butyl compound	–	–	–	–	m <sup>2</sup>	48.95
<b>Standard plain glass; BS 952; rough cast; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
6 mm thick; glazed with putty or bradded beads	–	–	–	–	m <sup>2</sup>	48.95
bradded beads and butyl compound	–	–	–	–	m <sup>2</sup>	48.95
screwed beads	–	–	–	–	m <sup>2</sup>	52.97
screwed beads and butyl compound	–	–	–	–	m <sup>2</sup>	52.97
<b>Standard plain glass; BS 952; Georgian wired cast; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
7 mm thick; glazed with putty or bradded beads	–	–	–	–	m <sup>2</sup>	52.97
bradded beads and butyl compound	–	–	–	–	m <sup>2</sup>	52.97
screwed beads	–	–	–	–	m <sup>2</sup>	56.99
screwed beads and butyl compound	–	–	–	–	m <sup>2</sup>	56.99
Extra for lining up wired glass	–	–	–	–	m <sup>2</sup>	4.09
<b>Standard plain glass; BS 952; Georgian wired polished; panes area 0.15 m<sup>2</sup>– 4.00 m<sup>2</sup></b>						
6 mm thick; glazed with putty or bradded beads	–	–	–	–	m <sup>2</sup>	97.23
bradded beads and butyl compound	–	–	–	–	m <sup>2</sup>	97.23
screwed beads	–	–	–	–	m <sup>2</sup>	100.58
screwed beads and butyl compound	–	–	–	–	m <sup>2</sup>	100.58
Extra for lining up wired glass	–	–	–	–	m <sup>2</sup>	4.09
<b>Special glass; BS 952; toughened clear float; panes area 0.15 m<sup>2</sup>–4.00 m<sup>2</sup></b>						
4 mm thick; glazed with putty or bradded beads	–	–	–	–	m <sup>2</sup>	36.87
bradded beads and butyl compound	–	–	–	–	m <sup>2</sup>	36.87
screwed beads	–	–	–	–	m <sup>2</sup>	40.90
screwed beads and butyl compound	–	–	–	–	m <sup>2</sup>	40.90
5 mm thick; glazed with putty or bradded beads	–	–	–	–	m <sup>2</sup>	48.95
bradded beads and butyl compound	–	–	–	–	m <sup>2</sup>	48.95
screwed beads	–	–	–	–	m <sup>2</sup>	52.97
screwed beads and butyl compound	–	–	–	–	m <sup>2</sup>	52.97

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
6 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	48.95
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	48.95
screwed beads	-	-	-	-	m <sup>2</sup>	52.97
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	52.97
10 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	97.23
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	97.23
screwed beads	-	-	-	-	m <sup>2</sup>	100.58
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	100.58
<b>Special glass; BS 952; 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 putty or bradded beads	-	-	-	-	m <sup>2</sup>	80.47
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	80.47
screwed beads	-	-	-	-	m <sup>2</sup>	82.48
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	82.48
5.40 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	97.23
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	97.23
screwed beads	-	-	-	-	m <sup>2</sup>	101.92
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	101.92
6.40 mm thick; glazed with putty or bradded beads	-	-	-	-	m <sup>2</sup>	107.28
bradded beads and butyl compound	-	-	-	-	m <sup>2</sup>	107.28
screwed beads	-	-	-	-	m <sup>2</sup>	118.01
screwed beads and butyl compound	-	-	-	-	m <sup>2</sup>	118.01
<b>Special glass; BS 952; "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×400 mm pane	-	0.42	9.76	37.85	nr	47.61
400 mm×800 mm pane	-	0.51	11.85	95.42	nr	107.27
500 mm×1400 mm pane	-	0.83	19.28	203.07	nr	222.35
600 mm×1800 mm pane	-	1.02	23.70	343.18	nr	366.87
<b>Special glass; BS 952; "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×400 mm pane	-	1.20	27.88	83.33	nr	111.21
400 mm×800 mm pane	-	1.53	35.54	163.94	nr	199.48
500 mm×1400 mm pane	-	2.04	47.39	326.79	nr	374.18
600 mm×1800 mm pane	-	2.54	59.01	479.14	nr	538.15

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Special glass; BS 952; 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×400 mm pane	–	0.42	9.76	22.73	nr	32.48
400 mm×800 mm pane	–	0.51	11.85	55.66	nr	67.51
500 mm×1400 mm pane	–	0.83	19.28	116.26	nr	135.54
600 mm×1800 mm pane	–	1.02	23.70	208.07	nr	231.76
<b>Mirror panels; BS 952; silvered; insulation backing</b>						
4 mm thick float; fixing with adhesive						
1000 mm×1000 mm	–	–	–	–	nr	174.77
1000 mm×2000 mm	–	–	–	–	nr	323.06
1000 mm×4000 mm	–	–	–	–	nr	624.94
<b>Glass louvres; BS 952; with long edges ground or smooth</b>						
6 mm thick float						
150 mm wide	–	–	–	–	m	13.24
7 mm thick Georgian wired cast						
150 mm wide	–	–	–	–	m	18.37
6 mm thick Georgian wire polished						
150 mm wide	–	–	–	–	m	26.21
<b>Factory made double hermetically sealed units; to wood or metal with screwed or clipped beads</b>						
Two panes; BS 952; clear float glass; 4 mm thick; 6 mm air space						
2.00 m <sup>2</sup> –4.00 m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	67.64
1.00 m <sup>2</sup> –2.00 m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	67.64
0.75 m <sup>2</sup> –1.00 m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	67.64
0.50 m <sup>2</sup> –0.75 m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	67.64
0.35 m <sup>2</sup> –0.50 m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	67.64
0.25 m <sup>2</sup> –0.35 m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	67.64
not exceeding 0.25 m <sup>2</sup>	–	–	–	–	nr	16.30
Two panes; BS 952; clear float glass; 6 mm thick; 6 mm air space						
2.00 m <sup>2</sup> –4.00 m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	79.94
1.00 m <sup>2</sup> –2.00 m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	79.94
0.75 m <sup>2</sup> –1.00 m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	79.94
0.50 m <sup>2</sup> –0.75 m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	79.94
0.35 m <sup>2</sup> –0.50 m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	79.94
0.25 m <sup>2</sup> –0.35 m <sup>2</sup>	–	–	–	–	m <sup>2</sup>	79.94
not exceeding 0.25 m <sup>2</sup>	–	–	–	–	nr	20.30

## M SURFACE FINISHES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M SURFACE FINISHES</b>						
<b>M10 CEMENT:SAND/CONCRETE SCREEDS/ TOPPING</b>						
<b>Cement:sand (1:3); steel trowelled</b>						
Work to floors; one coat; level and to falls not exceeding 15 degrees from horizontal; to concrete base; over 300 mm wide						
32 mm thick	–	0.30	5.04	2.34	m <sup>2</sup>	<b>7.38</b>
40 mm thick	–	0.31	5.20	2.93	m <sup>2</sup>	<b>8.13</b>
48 mm thick	–	0.33	5.54	3.52	m <sup>2</sup>	<b>9.06</b>
50 mm thick	–	0.34	5.71	3.66	m <sup>2</sup>	<b>9.37</b>
60 mm thick	–	0.38	6.38	4.40	m <sup>2</sup>	<b>10.77</b>
65 mm thick	–	0.41	6.88	4.76	m <sup>2</sup>	<b>11.64</b>
70 mm thick	–	0.42	7.05	5.13	m <sup>2</sup>	<b>12.18</b>
75 mm thick	–	0.43	7.22	5.49	m <sup>2</sup>	<b>12.71</b>
Add to the above for work to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal						
	–	0.02	0.34	–	m <sup>2</sup>	<b>0.34</b>
over 15 degrees from horizontal						
	–	0.10	1.68	–	m <sup>2</sup>	<b>1.68</b>
water repellent additive incorporated in the mix						
	–	0.02	0.34	0.54	m <sup>2</sup>	<b>0.87</b>
oil repellent additive incorporated in the mix						
	–	0.08	1.34	4.62	m <sup>2</sup>	<b>5.97</b>
<b>Cement:sand (1:3); beds and backings</b>						
Work to floors; one coat level; to concrete base; screeded; over 300 mm wide						
25 mm thick	–	–	–	–	m <sup>2</sup>	<b>9.97</b>
50 mm thick	–	–	–	–	m <sup>2</sup>	<b>11.77</b>
75 mm thick	–	–	–	–	m <sup>2</sup>	<b>15.36</b>
100 mm thick	–	–	–	–	m <sup>2</sup>	<b>18.96</b>
Work to floors; one coat; level; to concrete base; steel trowelled; over 300 mm wide						
25 mm thick	–	–	–	–	m <sup>2</sup>	<b>9.97</b>
50 mm thick	–	–	–	–	m <sup>2</sup>	<b>11.77</b>
75 mm thick	–	–	–	–	m <sup>2</sup>	<b>15.36</b>
100 mm thick	–	–	–	–	m <sup>2</sup>	<b>18.96</b>
<b>Fine concrete (1:4); beds and backings</b>						
Work to floors; one coat; level; to concrete base; steel trowelled; over 300 mm wide						
50 mm thick	–	–	–	–	m <sup>2</sup>	<b>11.48</b>
75 mm thick	–	–	–	–	m <sup>2</sup>	<b>14.71</b>
<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; over 300 mm wide						
20 mm thick	–	–	–	–	m <sup>2</sup>	<b>18.01</b>
25 mm thick	–	–	–	–	m <sup>2</sup>	<b>19.44</b>
Work to floors; two coat; laid on hacked concrete with slurry; over 300 mm wide						
38 mm thick	–	–	–	–	m <sup>2</sup>	<b>23.19</b>
50 mm thick	–	–	–	–	m <sup>2</sup>	<b>26.66</b>
75 mm thick	–	–	–	–	m <sup>2</sup>	<b>36.03</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Work to landings; one coat; level; laid on concrete while green; over 300 mm wide						
20 mm thick	-	-	-	-	m <sup>2</sup>	<b>20.18</b>
25 mm thick	-	-	-	-	m <sup>2</sup>	<b>21.61</b>
Work to landings; two coat; laid on hacked concrete with slurry; over 300 mm wide						
38 mm thick	-	-	-	-	m <sup>2</sup>	<b>25.36</b>
50 mm thick	-	-	-	-	m <sup>2</sup>	<b>28.84</b>
75 mm thick	-	-	-	-	m <sup>2</sup>	<b>38.19</b>
Add to the above over 300 mm wide for						
liquid hardening additive incorporated in the mix	-	0.05	0.84	0.62	m <sup>2</sup>	<b>1.46</b>
oil-repellent additive incorporated in the mix	-	0.08	1.34	4.62	m <sup>2</sup>	<b>5.97</b>
25 mm work to treads; one coat; to concrete base						
225 mm wide	-	0.92	19.88	9.36	m	<b>29.25</b>
275 mm wide	-	0.92	19.88	10.49	m	<b>30.37</b>
returned end	-	0.19	4.11	-	nr	<b>4.11</b>
13 mm skirtings; rounded top edge and coved bottom junction; to brickwork or blockwork base						
75 mm wide on face	-	0.56	12.10	0.45	m	<b>12.55</b>
150 mm wide on face	-	0.77	16.64	8.24	m	<b>24.88</b>
ends; fair	-	0.05	1.08	-	nr	<b>1.08</b>
angles	-	0.07	1.51	-	nr	<b>1.51</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	19.88	4.49	m	<b>24.38</b>
angles	-	0.07	1.51	-	nr	<b>1.51</b>
13 mm wall string to stairs; fair edge and arris on top; coved bottom junction with treads and risers; to brickwork or blockwork base						
275 mm (extreme) wide	-	0.81	17.51	7.87	m	<b>25.37</b>
ends	-	0.05	1.08	-	nr	<b>1.08</b>
angles	-	0.07	1.51	-	nr	<b>1.51</b>
ramps	-	0.08	1.73	-	nr	<b>1.73</b>
ramped and wreathed corners	-	0.10	2.16	-	nr	<b>2.16</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	17.51	9.74	m	<b>27.24</b>
ends	-	0.05	1.08	-	nr	<b>1.08</b>
angles	-	0.07	1.51	-	nr	<b>1.51</b>
ramps	-	0.08	1.73	-	nr	<b>1.73</b>
ramps and wreathed corners	-	0.10	2.16	-	nr	<b>2.16</b>
19 mm thick skirtings; rounded top edge and coved bottom junction; to brickwork or blockwork base						
75 mm wide on face	-	0.56	12.10	8.24	m	<b>20.34</b>
150 mm wide on face	-	0.77	16.64	12.73	m	<b>29.38</b>
ends; fair	-	0.05	0.84	-	nr	<b>0.84</b>
angles	-	0.07	1.51	-	nr	<b>1.51</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
19 mm risers; one rounded nosing; to concrete base						
150 mm high; plain	-	0.92	19.88	7.12	m	27.00
150 mm high; undercut	-	0.92	19.88	7.12	m	27.00
180 mm high; plain	-	0.92	19.88	9.74	m	29.62
180 mm high; undercut	-	0.92	19.88	9.74	m	29.62
<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>	17.91
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	33.32
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	36.55
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	44.76
25 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat over 300 mm wide	-	-	-	-	m <sup>2</sup>	20.81
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	35.48
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	38.70
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	46.91
20 mm thick; three coat skirtings to brickwork base not exceeding 150 mm girth	-	-	-	-	m	17.91
150 mm-225 mm girth	-	-	-	-	m	20.81
225 mm-300 mm girth	-	-	-	-	m	23.54
<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>	20.98
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	38.38
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	39.63
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	47.82
25 mm thick; one coat coverings; felt isolating membrane; to concrete base; flat over 300 mm wide	-	-	-	-	m <sup>2</sup>	24.79
225 mm-300 mm wide	-	-	-	-	m <sup>2</sup>	39.45
150 mm-225 mm wide	-	-	-	-	m <sup>2</sup>	42.70
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	50.91
20 mm thick; three coat skirtings to brickwork base not exceeding 150 mm girth	-	-	-	-	m	18.49
150 mm-225 mm girth	-	-	-	-	m	21.56
225 mm-300 mm girth	-	-	-	-	m	24.45

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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>	29.35
225 mm–300 mm wide	-	-	-	-	m <sup>2</sup>	48.50
150 mm–225 mm wide	-	-	-	-	m <sup>2</sup>	52.39
not exceeding 150 mm wide	-	-	-	-	m <sup>2</sup>	62.67
20 mm thick; three coat skirtings to brickwork base						
not exceeding 150 mm girth	-	-	-	-	m	23.05
150 mm–225 mm girth	-	-	-	-	m	29.35
<b>M12 TROWELLED BITUMEN/RESIN/RUBBER LATEX FLOORING</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>	4.54
5 mm thick; two coats	-	-	-	-	m <sup>2</sup>	6.40
<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>	15.27
40 mm thick	-	-	-	-	m <sup>2</sup>	13.48
45 mm thick	-	-	-	-	m <sup>2</sup>	13.82
50 mm thick	-	-	-	-	m <sup>2</sup>	14.21
Work to floors; to falls or crossfalls; to concrete base; over 300 mm wide						
55 mm (average) thick	-	-	-	-	m <sup>2</sup>	15.65
60 mm (average) thick	-	-	-	-	m <sup>2</sup>	16.38
65 mm (average) thick	-	-	-	-	m <sup>2</sup>	17.08
75 mm (average) thick	-	-	-	-	m <sup>2</sup>	18.53
90 mm (average) thick	-	-	-	-	m <sup>2</sup>	20.70
<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>	47.09
100 mm (average) thick	-	-	-	-	m <sup>2</sup>	59.68

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M20 PLASTERED/RENDERED/ROUGHCAST COATINGS</b>						
<b>Prepare and brush down 2 coats of "Unibond" bonding agent or other equal and approved</b>						
Brick or block walls over 300 mm wide	-	0.16	2.69	1.00	m <sup>2</sup>	3.69
Concrete walls or ceilings over 300 mm wide	-	0.12	2.01	0.80	m <sup>2</sup>	2.82
<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>	11.01
not exceeding 300 mm wide	-	-	-	-	m	5.47
13 mm thick; work to walls; two coats; to brickwork or blockwork base over 300 mm wide	-	-	-	-	m <sup>2</sup>	13.16
not exceeding 300 mm wide	-	-	-	-	m	6.58
15 mm thick work to walls; two coats; to brickwork or blockwork base over 300 mm wide	-	-	-	-	m <sup>2</sup>	14.21
not exceeding 300 mm wide	-	-	-	-	m	7.10
<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>	12.78
not exceeding 300 mm wide	-	-	-	-	m	6.40
16 mm thick work to walls; two coats; to brickwork or blockwork base over 300 mm wide	-	-	-	-	m <sup>2</sup>	14.32
not exceeding 300 mm wide	-	-	-	-	m	7.16
19 mm thick work to walls; two coats; to brickwork or blockwork base over 300 mm wide	-	-	-	-	m <sup>2</sup>	15.85
not exceeding 300 mm wide	-	-	-	-	m	7.93
ADD to above over 300 mm wide in water repellent cement	-	-	-	-	m <sup>2</sup>	3.24
finishing coat in colour cement	-	-	-	-	m <sup>2</sup>	7.48
<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>	16.03
not exceeding 300 mm wide	-	-	-	-	m	8.02
<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>	12.99
not exceeding 300 mm wide	-	-	-	-	m	6.49
Add to the above over 300 wide for waterproof additive	-	-	-	-	m <sup>2</sup>	2.22

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
19 mm thick work to ceilings; three coats; to metal lathing base over 300 mm wide	-	-	-	-	m <sup>2</sup>	19.68
not exceeding 300 mm wide	-	-	-	-	m	10.14
<b>Plaster; first and finishing coats of "Carlite" pre-mixed lightweight plaster or other equal and approved; steel trowelled</b>						
13 mm thick work to walls; two coats; to brickwork or blockwork base (or 10 mm thick work to concrete base) over 300 mm wide	-	-	-	-	m <sup>2</sup>	9.32
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	10.76
not exceeding 300 mm wide	-	-	-	-	m	4.65
13 mm thick work to isolated piers or columns; two coats over 300 mm wide	-	-	-	-	m <sup>2</sup>	11.47
not exceeding 300 mm wide	-	-	-	-	m	5.73
10 mm thick work to ceilings; two coats; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	9.98
over 300 mm wide; 3.50 m–5.00 m high	-	-	-	-	m <sup>2</sup>	10.68
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	11.41
not exceeding 300 mm wide	-	-	-	-	m	4.99
10 mm thick work to isolated beams; two coats; to concrete base over 300 mm wide	-	-	-	-	m <sup>2</sup>	12.14
over 300 mm wide; 3.50 m–5.00 m high	-	-	-	-	m <sup>2</sup>	12.84
not exceeding 300 mm wide	-	-	-	-	m	6.06
<b>Plaster; first coat of "Thistle Hardwall" plaster or other equal and approved; finishing coat of "Thistle Multi Finish" 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>	10.17
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	11.67
not exceeding 300 mm wide	-	-	-	-	m	5.11
13 mm thick work to isolated columns; two coats over 300 mm wide	-	-	-	-	m <sup>2</sup>	12.44
not exceeding 300 mm wide	-	-	-	-	m	6.21

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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>	10.84
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	12.35
not exceeding 300 mm wide	-	-	-	-	m	5.43
13 mm thick work to isolated columns; one coat over 300 mm wide	-	-	-	-	m <sup>2</sup>	13.09
not exceeding 300 mm wide	-	-	-	-	m	6.57
<b>Plaster; first coat of cement:sand (1:3); finishing coat of "Thistle" class B 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>	10.39
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	11.88
not exceeding 300 mm wide	-	-	-	-	m	5.20
13 mm thick work to isolated columns; two coats over 300 mm wide	-	-	-	-	m <sup>2</sup>	13.39
not exceeding 300 mm wide	-	-	-	-	m	6.69
<b>Plaster; first coat of cement:lime:sand(1:1:6); finishing coat of "Multi Finish" 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>	10.67
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	12.18
not exceeding 300 mm wide	-	-	-	-	m	5.11
13 mm thick work to isolated columns; two coats over 300 mm wide	-	-	-	-	m <sup>2</sup>	12.44
not exceeding 300 mm wide	-	-	-	-	m	6.21
<b>Plaster; first coat of "Limelite" renovating plaster or other equal and approved; finishing coat of "Limelite" renovating plaster or other equal and approved; 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>	15.00
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	16.50
not exceeding 300 mm wide	-	-	-	-	m	7.50
Dubbing out existing walls with undercoat plaster; average 6 mm thick over 300 mm wide	-	-	-	-	m <sup>2</sup>	4.51
not exceeding 300 mm wide	-	-	-	-	m	2.27

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Dubbing out existing walls with undercoat plaster; average 12 mm thick over 300 mm wide	-	-	-	-	m <sup>2</sup>	9.00
not exceeding 300 mm wide	-	-	-	-	m	4.51
<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>	48.75
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	50.25
not exceeding 300 mm wide	-	-	-	-	m	19.50
17 mm thick work to isolated columns; two coats over 300 mm wide	-	-	-	-	m <sup>2</sup>	53.25
not exceeding 300 mm wide	-	-	-	-	m	21.29
<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>	10.45
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	11.95
not exceeding 300 mm wide	-	-	-	-	m	5.23
10 mm thick work to isolated columns; one coat over 300 mm wide	-	-	-	-	m <sup>2</sup>	12.72
not exceeding 300 mm wide	-	-	-	-	m	6.35
<b>Plaster; first, second and finishing coats of "Carlite" pre-mixed lightweight plaster or other equal and approved; steel trowelled</b>						
13 mm thick work to ceilings; three coats to metal lathing base over 300 mm wide	-	-	-	-	m <sup>2</sup>	13.52
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	15.03
not exceeding 300 mm wide	-	-	-	-	m	6.75
13 mm thick work to swept soffit of metal lathing arch former not exceeding 300 mm wide	-	-	-	-	m	9.00
300 mm-400 mm wide	-	-	-	-	m	12.02

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
13 mm thick work to vertical face of metal lathing arch former not exceeding 0.50 m <sup>2</sup> per side	-	-	-	-	nr	12.78
0.50 m <sup>2</sup> -1.00 m <sup>2</sup> per side	-	-	-	-	nr	19.16
<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>	24.00
not exceeding 300 mm wide	-	-	-	-	m	11.99
<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>	22.08
not exceeding 300 mm wide	-	-	-	-	m	11.04
<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>	5.32
over 300 mm wide; in staircase areas or plant rooms	-	-	-	-	m <sup>2</sup>	6.08
not exceeding 300 mm wide	-	-	-	-	m	3.17
<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	11.95	3.51	m <sup>2</sup>	15.47
not exceeding 300 mm wide	-	0.42	5.02	2.25	m	7.27
9.50 mm thick boards to walls; in staircase areas or plant rooms over 300 mm wide	-	1.17	13.15	3.51	m <sup>2</sup>	16.66
not exceeding 300 mm wide	-	0.52	6.22	2.25	m	8.46
9.50 mm thick boards to isolated columns over 300 mm wide	-	1.17	13.15	3.51	m <sup>2</sup>	16.66
not exceeding 300 mm wide	-	0.62	7.41	2.25	m	9.66



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
9.50 mm thick boards to ceilings over 300 mm wide	–	0.99	11.00	3.51	m <sup>2</sup>	<b>14.51</b>
over 300 mm wide; 3.50 m–5.00 m high	–	1.14	12.79	3.51	m <sup>2</sup>	<b>16.30</b>
not exceeding 300 mm wide	–	0.47	5.62	2.25	m	<b>7.87</b>
9.50 mm thick boards to ceilings; in staircase areas or plant rooms over 300 mm wide	–	1.09	12.19	3.51	m <sup>2</sup>	<b>15.71</b>
not exceeding 300 mm wide	–	0.52	6.22	2.25	m	<b>8.46</b>
9.50 mm thick boards to isolated beams over 300 mm wide	–	1.16	13.03	3.51	m <sup>2</sup>	<b>16.54</b>
not exceeding 300 mm wide	–	0.56	6.70	2.25	m	<b>8.94</b>
add for “Duplex” insulating grade 12.50 mm thick boards or other equal and approved to walls	–	–	–	0.68	m <sup>2</sup>	<b>0.68</b>
12.50 mm thick boards to walls; in staircase areas or plant rooms over 300 mm wide	–	1.12	12.55	3.80	m <sup>2</sup>	<b>16.35</b>
not exceeding 300 mm wide	–	0.53	6.34	2.33	m	<b>8.67</b>
12.50 mm thick boards to isolated columns over 300 mm wide	–	1.16	13.03	3.80	m <sup>2</sup>	<b>16.83</b>
not exceeding 300 mm wide	–	0.56	6.70	2.33	m	<b>9.03</b>
12.50 mm thick boards to ceilings over 300 mm wide	–	1.05	11.72	3.80	m <sup>2</sup>	<b>15.51</b>
over 300 mm wide; 3.50 m–5.00 m high	–	1.17	13.15	3.80	m <sup>2</sup>	<b>16.95</b>
not exceeding 300 mm wide	–	0.50	5.98	2.33	m	<b>8.31</b>
12.50 mm thick boards to ceilings; in staircase areas or plant rooms over 300 mm wide	–	1.17	13.15	3.80	m <sup>2</sup>	<b>16.95</b>
not exceeding 300 mm wide	–	0.56	6.70	2.33	m	<b>9.03</b>
12.50 mm thick boards to isolated beams over 300 wide	–	1.27	14.35	3.80	m <sup>2</sup>	<b>18.14</b>
not exceeding 300 mm wide	–	0.62	7.41	2.33	m	<b>9.75</b>
add for “Duplex” insulating grade 12.50 mm thick boards or other equal and approved to walls	–	–	–	0.68	m <sup>2</sup>	<b>0.68</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	0.96	2.61	m	<b>3.57</b>
“Expamet” render beads or other equal and approved; stainless steel; to brickwork or blockwork base						
stop bead; ref 546	–	0.08	0.96	2.28	m	<b>3.24</b>
stop bead; ref 547	–	0.08	0.96	2.28	m	<b>3.24</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
“Expamet” plaster beads or other equal and approved; galvanised steel; to brickwork or blockwork base						
angle bead; ref 550	–	0.09	1.08	0.55	m	1.63
architrave bead; ref 579	–	0.11	1.32	1.50	m	2.82
stop bead; ref 562	–	0.08	0.96	0.68	m	1.64
stop beads; ref 563	–	0.08	0.96	0.68	m	1.64
movement bead; ref 588	–	0.10	1.20	5.27	m	6.47
“Expamet” plaster beads or other equal and approved; stainless steel; to brickwork or blockwork base						
angle bead; ref 545	–	0.09	1.08	2.56	m	3.64
stop bead; ref 534	–	0.08	0.96	2.28	m	3.24
stop bead; ref 533	–	0.08	0.96	2.28	m	3.24
“Expamet” thin coat plaster beads or other equal and approved; galvanised steel; to timber base						
angle bead; ref 553	–	0.08	0.96	0.51	m	1.47
angle bead; ref 554	–	0.08	0.96	1.13	m	2.09
stop bead; ref 560	–	0.07	0.84	0.78	m	1.62
stop bead; ref 561	–	0.07	0.84	0.78	m	1.62
<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>	10.13
to ceilings and beams	–	–	–	–	m <sup>2</sup>	11.25
to isolated metalwork	–	–	–	–	m <sup>2</sup>	22.17
22 mm thick (one and a half hour) fire protection						
to walls and columns	–	–	–	–	m <sup>2</sup>	11.66
to ceilings and beams	–	–	–	–	m <sup>2</sup>	12.94
to isolated metalwork	–	–	–	–	m <sup>2</sup>	26.01
28 mm thick (two hour) fire protection						
to walls and columns	–	–	–	–	m <sup>2</sup>	13.67
to ceilings and beams	–	–	–	–	m <sup>2</sup>	15.20
to isolated metalwork	–	–	–	–	m <sup>2</sup>	29.81
52 mm thick (four hour) fire protection						
to walls and columns	–	–	–	–	m <sup>2</sup>	20.94
to ceilings and beams	–	–	–	–	m <sup>2</sup>	23.07
to isolated metalwork	–	–	–	–	m <sup>2</sup>	46.14
<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>	31.96

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M30 METAL MESH LATHING/ANCHORED REINFORCEMENT FOR PLASTERED COATING</b>						
<b>Accessories</b>						
Pre-formed galvanised expanded steel arch-frames; "Simpson Strong-Tie" or other equal and approved; semi-circular; to suit walls up to 230 mm thick						
375 mm radius; for 800 mm opening; ref SC 750	22.16	0.52	5.38	25.55	nr	<b>30.93</b>
425 mm radius; for 850 mm opening; ref SC 850	21.16	0.52	5.38	24.40	nr	<b>29.78</b>
450 mm radius; for 900 mm opening; ref SC 900	21.88	0.52	5.38	25.24	nr	<b>30.61</b>
600 mm radius; for 1200 mm opening; ref SC 1200	25.32	0.52	5.38	29.19	nr	<b>34.57</b>
<b>"Newlath" 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	19.92	10.58	m <sup>2</sup>	<b>30.49</b>
not exceeding 300 mm wide	–	0.41	6.38	3.26	m <sup>2</sup>	<b>9.64</b>
<b>Lathing; Expamet "BB" expanded metal lathing or other and approved; BS 1369; 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	2.95	0.61	6.30	3.49	m <sup>2</sup>	<b>9.79</b>
ref BB264; 0.675 mm thick	4.14	0.61	6.30	4.89	m <sup>2</sup>	<b>11.19</b>
6 mm thick mesh linings to ceilings; fixing with wire; to steelwork; over 300 mm wide						
ref BB263; 0.500 mm thick	–	0.65	6.72	3.49	m <sup>2</sup>	<b>10.21</b>
ref BB264; 0.675 mm thick	–	0.65	6.72	4.89	m <sup>2</sup>	<b>11.61</b>
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	4.24	3.49	m <sup>2</sup>	<b>7.73</b>
ref BB264; 0.675 mm thick	–	0.41	4.24	4.89	m <sup>2</sup>	<b>9.13</b>
raking cutting	–	0.20	2.39	–	m	<b>2.39</b>
cutting and fitting around pipes; not exceeding 0.30 m girth	–	0.31	3.71	–	nr	<b>3.71</b>
<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	4.19	0.52	5.38	5.06	m <sup>2</sup>	<b>10.43</b>
"Riblath" ref 271; 0.50 mm thick	4.82	0.52	5.38	5.81	m <sup>2</sup>	<b>11.18</b>
"Spraylath" ref 273; 0.50 mm thick	–	0.52	5.38	7.40	m <sup>2</sup>	<b>12.78</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	3.20	1.56	m <sup>2</sup>	<b>4.75</b>
"Riblath" ref 271; 0.50 mm thick	–	0.31	3.20	1.78	m <sup>2</sup>	<b>4.98</b>
"Spraylath" ref 273; 0.50 mm thick	–	0.31	3.20	2.30	m <sup>2</sup>	<b>5.49</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
10 mm thick mesh lining to walls; fixing to brick or blockwork; over 300 mm wide "Red-rib" ref 274; 0.50 mm thick	5.33	0.41	4.24	6.99	m <sup>2</sup>	11.23
stainless steel "Riblath" ref 267; 0.30 mm thick	11.26	0.41	4.24	13.99	m <sup>2</sup>	18.23
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	6.72	5.54	m <sup>2</sup>	12.26
"Riblath" ref 271; 0.50 mm thick	–	0.65	6.72	6.29	m <sup>2</sup>	13.01
"Spraylath" ref 273; 0.50 mm thick	–	0.65	6.72	7.89	m <sup>2</sup>	14.61
<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>	126.45
not exceeding 300 mm wide	–	–	–	–	m	42.53
Coves; not exceeding 150 mm girth per 25 mm girth	–	–	–	–	m	6.10
Coves; 150 mm–300 mm girth per 25 mm girth	–	–	–	–	m	7.47
Cornices per 25 mm girth	–	–	–	–	m	7.58
Cornice enrichments per 25 mm girth; depending on degree of enrichments	–	–	–	–	m	8.96
<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>	126.45
not exceeding 300 mm wide	–	–	–	–	m	42.53
16 mm thick plain casings to stanchions per 25 mm girth	–	–	–	–	m	3.79
16 mm thick plain casings to beams per 25 mm girth	–	–	–	–	m	3.79
<b>Gyproc cove or other equal and approved; fixing with adhesive; filling and pointing joints with plaster</b>						
Coves 125 mm girth	–	0.20	2.39	1.01	m	3.40
angles	–	0.03	0.36	0.63	nr	0.99

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M40 STONE/CONCRETE/QUARRY/CERAMIC TILING/MOSAIC</b>						
<b>Clay floor quarries; BS 6431; class 1; Daniel Platt "Crown" 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×150 mm×12.50 mm thick; red	–	0.81	13.60	27.53	m <sup>2</sup>	<b>41.13</b>
150 mm×150 mm×12.50 mm thick; brown	–	0.81	13.60	34.42	m <sup>2</sup>	<b>48.01</b>
200 mm×200 mm×19 mm thick; brown	–	0.67	11.25	50.04	m <sup>2</sup>	<b>61.29</b>
Works to floors; in staircase areas or plant rooms						
150 mm×150 mm×12.50 mm thick; red	–	0.92	15.44	27.53	m <sup>2</sup>	<b>42.97</b>
150 mm×150 mm×12.50 mm thick; brown	–	0.92	15.44	34.42	m <sup>2</sup>	<b>49.86</b>
200 mm×200 mm×19 mm thick; brown	–	0.77	12.92	50.04	m <sup>2</sup>	<b>62.97</b>
Work to floors; not exceeding 300 mm wide						
150 mm×150 mm×12.50 mm thick; red	–	0.41	6.88	6.79	m <sup>2</sup>	<b>13.68</b>
150 mm×150 mm×12.50 mm thick; brown	–	0.41	6.88	8.86	m <sup>2</sup>	<b>15.74</b>
200 mm×200 mm×19 mm thick; brown	–	0.33	5.54	13.55	m <sup>2</sup>	<b>19.09</b>
fair square cutting against flush edges of existing finishes	–	0.12	1.35	1.62	m	<b>2.96</b>
raking cutting	–	0.21	2.39	1.82	m	<b>4.21</b>
cutting around pipes; not exceeding 0.30 m girth	–	0.16	1.91	–	nr	<b>1.91</b>
extra for cutting and fitting into recessed manhole cover 600 mm×600 mm	–	1.02	12.20	–	nr	<b>12.20</b>
Work to sills; 150 mm wide; rounded edge tiles						
150 mm×150 mm×12.50 mm thick; red	–	0.33	5.54	6.28	m	<b>11.82</b>
150 mm×150 mm×12.50 mm thick; brown	–	0.33	5.54	8.35	m	<b>13.89</b>
fitted end	–	0.16	1.91	–	m	<b>1.91</b>
Coved skirtings; 138 mm high; rounded top edge						
150 mm×138 mm×12.50 mm thick; red	–	0.26	4.36	6.87	m	<b>11.24</b>
150 mm×138 mm×12.50 mm thick; brown	–	0.26	4.36	7.62	m	<b>11.98</b>
ends	–	0.05	0.60	–	nr	<b>0.60</b>
angles	–	0.16	1.91	2.97	nr	<b>4.88</b>
<b>Glazed ceramic wall tiles; BS 6431; 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×152 mm×5.50 mm thick; white	11.95	0.61	13.18	18.98	m <sup>2</sup>	<b>32.16</b>
152 mm×152 mm×5.50 mm thick; light colours	14.58	0.61	13.18	22.09	m <sup>2</sup>	<b>35.27</b>
152 mm×152 mm×5.50 mm thick; dark colours	15.94	0.61	13.18	23.69	m <sup>2</sup>	<b>36.87</b>
extra for RE or REX tile	–	–	–	7.24	m <sup>2</sup>	<b>7.24</b>
200 mm×100 mm×6.50 mm thick; white and light colours	11.95	0.61	13.18	18.98	m <sup>2</sup>	<b>32.16</b>
250 mm×200 mm×7 mm thick; white and light colours	12.95	0.61	13.18	20.15	m <sup>2</sup>	<b>33.34</b>
Work to walls; in staircase areas or plant rooms						
152 mm×152 mm×5.50 mm thick; white	–	0.68	14.70	18.98	m <sup>2</sup>	<b>33.68</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Work to walls; not exceeding 300 mm wide						
152 mm×152 mm×5.50 mm thick; white	–	0.31	6.70	5.64	m	<b>12.34</b>
152 mm×152 mm×5.50 mm thick; light colours	–	0.31	6.70	8.89	m	<b>15.59</b>
152 mm×152 mm×5.50 mm thick; dark colours	–	0.31	6.70	9.37	m	<b>16.07</b>
200 mm×100 mm×6.50 mm thick; white and light colours	–	0.31	6.70	5.64	m	<b>12.34</b>
250 mm×200 mm×7 mm thick; white and light colours	–	0.26	5.62	5.99	m	<b>11.61</b>
cutting around pipes; not exceeding 0.30 m girth	–	0.10	1.20	–	nr	<b>1.20</b>
Work to sills; 150 mm wide; rounded edge tiles						
152 mm×152 mm×5.50 mm thick; white	–	0.26	5.62	2.82	m	<b>8.44</b>
fitted end	–	0.10	1.20	–	nr	<b>1.20</b>
<b>198 mm×64.50 mm×6 mm thick wall tiles; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base</b>						
Work to walls						
over 300 mm wide	25.29	1.83	39.55	34.74	m <sup>2</sup>	<b>74.29</b>
not exceeding 300 mm wide	–	0.71	15.34	10.37	m	<b>25.71</b>
<b>20 mm×20 mm×5.50 mm thick glazed mosaic wall tiles; fixing with adhesive; butt joints; straight both ways; flush pointing with white grout; to plaster base</b>						
Work to walls						
over 300 mm wide	31.04	1.93	41.71	42.39	m <sup>2</sup>	<b>84.10</b>
not exceeding 300 mm wide	–	0.77	16.64	14.86	m	<b>31.50</b>
<b>50 mm×50 mm×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	30.81	1.93	32.40	43.11	m <sup>2</sup>	<b>75.51</b>
not exceeding 300 mm wide	–	0.77	12.92	14.78	m	<b>27.70</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×250 mm×12 mm–15 mm thick	–	0.61	13.18	40.21	m <sup>2</sup>	<b>53.39</b>
Work to floors; not exceeding 300 mm wide						
250 mm×250 mm×12 mm–15 mm thick	–	0.31	6.70	12.14	m	<b>18.84</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M41 TERRAZZO TILING/ IN SITU TERRAZZO</b>						
<b>Terrazzo tiles BS 4131; 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×300 mm×28 mm(nominal), "Quil-Terra Terrazzo" tile units or other equal and approved, Quilligotti Contracts Ltd; hydraulically pressed, mechanically vibrated, steam cured; to floors on concrete base(not included); sealed with "Quil-Shield" penetrating case hardener or other equal and approved; 2 coats applied immediately after final polishing						
plain; laid level	-	-	-	-	m <sup>2</sup>	37.03
plain; to slopes exceeding 15 degrees from horizontal	-	-	-	-	m <sup>2</sup>	42.29
to small areas/toilets	-	-	-	-	m <sup>2</sup>	82.22
Accessories						
plastic division strips 6 mm×38 mm; set into floor	-	-	-	-	-	-
tiling above crack inducing joints; to the nearest full tile module	-	-	-	-	m	2.52
<b>M42 WOOD BLOCK/COMPOSITION BLOCK/ PARQUET FLOORING</b>						
<b>Wood block; Vigers, Stevens &amp; Adams "Vigerflex" or other equal and approved; 7.50 mm thick; level; fixing with adhesive; to cement:sand base</b>						
Work to floors; over 300 mm wide						
"Maple 7"	-	0.51	8.56	19.84	m <sup>2</sup>	28.40
<b>Wood blocks 25 mm thick; tongued and grooved joints; herringbone pattern; level; fixing with adhesive; to cement:sand base</b>						
Work to floors; over 300 mm wide						
iroko	-	-	-	-	m <sup>2</sup>	59.44
"Maple 7" or other equal and approved	-	-	-	-	m <sup>2</sup>	64.26
french oak	-	-	-	-	m <sup>2</sup>	88.35
american oak	-	-	-	-	m <sup>2</sup>	80.31
fair square cutting against flush edges of existing finishings	-	-	-	-	m	7.64
extra for cutting and fitting into recessed duct						
covers 450 mm wide; lining up with adjoining work	-	-	-	-	m	19.59
cutting around pipes; not exceeding 0.30 m girth						
extra for cutting and fitting into recessed manhole	-	-	-	-	nr	3.22
covers 600 mm×600 mm; lining up with adjoining work	-	-	-	-	nr	14.46
Add to wood block flooring over 300 mm wide for						
sanding; one coat sealer; one coat wax polish	-	-	-	-	m <sup>2</sup>	6.42
sanding; two coats sealer; buffing with steel wool	-	-	-	-	m <sup>2</sup>	6.26
sanding; three coats polyurethane lacquer; buffing down between coats	-	-	-	-	m <sup>2</sup>	9.64

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M50 RUBBER/PLASTICS/CORK/LINO/CARPET TILING/SHEETING</b>						
<b>Linoleum sheet; BS 6826; Forbo-Nairn floors 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	6.88	13.47	m <sup>2</sup>	<b>20.35</b>
3.20 mm thick; marbled	–	0.41	6.88	14.27	m <sup>2</sup>	<b>21.15</b>
<b>Linoleum sheet; “Marmoleum Real” 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	8.56	11.53	m <sup>2</sup>	<b>20.09</b>
<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 T20”	–	0.61	10.24	17.04	m <sup>2</sup>	<b>27.28</b>
2.50 mm thick; “Classic D25”	–	0.71	11.92	19.31	m <sup>2</sup>	<b>31.22</b>
3.50 mm thick; “Stronghold”	–	0.81	13.60	25.35	m <sup>2</sup>	<b>38.94</b>
<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	8.56	14.21	m <sup>2</sup>	<b>22.77</b>
<b>Vinyl sheet; heavy duty; Marley “HD” 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						
2.00 mm thick	–	0.45	7.55	11.45	m <sup>2</sup>	<b>19.00</b>
2.50 mm thick	–	0.51	8.56	12.82	m <sup>2</sup>	<b>21.38</b>
2.00 mm thick skirtings						
100 high	–	0.12	2.01	2.04	m	<b>4.05</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	8.56	8.01	m <sup>2</sup>	<b>16.57</b>
<b>Vinyl sheet; “Armstrong Rhino Contract” 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	8.56	8.92	m <sup>2</sup>	<b>17.48</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Vinyl tiles; “Accoflex” 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×300 mm×2.00 mm thick	–	0.26	4.36	5.43	m <sup>2</sup>	<b>9.79</b>
<b>Vinyl semi-flexible tiles; “Arlon” 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×250 mm×2.00 mm thick	–	0.26	4.36	5.52	m <sup>2</sup>	<b>9.88</b>
<b>Vinyl semi-flexible tiles; Marley “Marleyflex” 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×300 mm×2.00 mm thick	–	0.26	4.36	6.56	m <sup>2</sup>	<b>10.92</b>
300 mm×300 mm×2.50 mm thick	–	0.26	4.36	7.90	m <sup>2</sup>	<b>12.27</b>
<b>Vinyl semi-flexible tiles; “Vylon” 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×250 mm×2.00 mm thick	–	0.29	4.87	6.61	m <sup>2</sup>	<b>11.48</b>
<b>Vinyl tiles; anti-static; level; fixing with adhesive; butt joints; straight both ways; to cement:sand base</b>						
Work to floors; over 300 mm wide 457 mm×457 mm×2.00 mm thick	–	0.45	7.55	10.91	m <sup>2</sup>	<b>18.46</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×300 mm×1.50 mm thick	–	0.26	4.36	4.55	m <sup>2</sup>	<b>8.91</b>
300 mm×300 mm×2.00 mm thick	–	0.26	4.36	4.97	m <sup>2</sup>	<b>9.34</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×300 mm×2.00 mm thick	–	0.36	6.04	6.51	m <sup>2</sup>	<b>12.55</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Vinyl tiles; Marley “HD” 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×300 mm×2.00 mm thick	–	0.36	6.04	11.45	m <sup>2</sup>	<b>17.49</b>
<b>Thermoplastic tiles; Marley “Marleyflex” 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×300 mm×2.00 mm thick; series 2	–	0.23	3.86	5.38	m <sup>2</sup>	<b>9.24</b>
300 mm×300 mm×2.00 mm thick; series 4	–	0.23	3.86	6.20	m <sup>2</sup>	<b>10.06</b>
<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	5.20	14.16	m <sup>2</sup>	<b>19.37</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×300 mm×4.00 mm thick	–	0.41	6.88	22.73	m <sup>2</sup>	<b>29.61</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×500 mm×2.50 mm thick; type MRB; black	–	0.61	10.24	27.96	m <sup>2</sup>	<b>38.20</b>
500 mm×500 mm×4.00 mm thick; type MRB; black	–	0.61	10.24	26.72	m <sup>2</sup>	<b>36.95</b>
Work to landings; over 300 mm wide 500 mm×500 mm×4.00 mm thick; type MRB; black	–	0.81	13.60	26.72	m <sup>2</sup>	<b>40.31</b>
4.00 mm thick to treads 275 mm wide	–	0.51	8.56	7.95	m	<b>16.51</b>
4.00 mm thick to risers 180 mm wide	–	0.61	10.24	5.62	m	<b>15.86</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	0.54	–	m <sup>2</sup>	<b>0.54</b>
3.20 mm thick hardboard	–	0.20	4.32	1.43	m <sup>2</sup>	<b>5.76</b>
6.00 mm thick plywood	–	0.31	6.70	7.24	m <sup>2</sup>	<b>13.94</b>
<b>Stair nosings</b>						
Light duty hard aluminium alloy stair tread nosings; plugged and screwed in concrete						
57 mm×32 mm	7.80	0.26	3.11	9.12	m	<b>12.23</b>
84 mm×32 mm	10.79	0.31	3.71	12.57	m	<b>16.28</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Heavy duty aluminium alloy stair tread nosings; plugged and screwed to concrete						
60 mm×32 mm	9.28	0.31	3.71	10.82	m	14.53
92 mm×32 mm	12.71	0.36	4.31	14.78	m	19.09
<b>Heavy duty carpet tiles; Heuga “580 Olympic” or other and approved; to cement:sand base</b>						
Work to floors over 300 mm wide	19.83	0.31	5.20	23.42	m <sup>2</sup>	28.63
<b>Nylon needlepunch carpet; “Marleytex” or other equal and approved; fixing; with adhesive; level; to cement</b>						
Work to floors over 300 mm wide	–	0.26	4.36	7.88	m <sup>2</sup>	12.24
<b>M51 EDGE FIXED CARPETING</b>						
<b>Fitted carpeting; Wilton wool/nylon or other equal and approved; 80/20 velvet pile; heavy domestic plain; PC £44.64/m<sup>2</sup></b>						
Work to floors over 300 mm wide	–	0.42	4.79	49.10	m <sup>2</sup>	53.89
Work to treads and risers over 300 mm wide	–	0.83	9.46	49.10	m <sup>2</sup>	58.56
<b>Underlay to carpeting; PC £4.36/m<sup>2</sup></b>						
Work to floors over 300 mm wide	–	0.08	0.91	4.57	m <sup>2</sup>	5.49
<b>Sundries</b>						
Carpet gripper fixed to floor; standard edging 22 mm wide	–	0.05	0.45	0.28	m	0.73
<b>M52 DECORATIVE PAPERS/FABRICS</b>						
<b>Lining paper; PC £2.43/roll; and hanging</b>						
Plaster walls or columns over 300 mm girth	–	0.20	2.39	0.53	m <sup>2</sup>	2.92
Plaster ceilings or beams over 300 mm girth	–	0.24	2.87	0.53	m <sup>2</sup>	3.40
<b>Decorative vinyl wallpaper; PC £12.16/roll; and hanging</b>						
Plaster walls or columns over 300 mm girth	–	0.26	3.11	2.39	m <sup>2</sup>	5.50

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>M60 PAINTING/CLEAR FINISHING</b>						
<b>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	0.84	—	m <sup>2</sup>	<b>0.84</b>
Gloss painted surfaces	—	0.05	0.60	—	m <sup>2</sup>	<b>0.60</b>
<b>Wash down ceilings; cut out and make good cracks</b>						
Distempered surfaces	—	0.09	1.08	—	m <sup>2</sup>	<b>1.08</b>
Emulsion painted surfaces; including bringing forward bare patches	—	0.10	1.20	—	m <sup>2</sup>	<b>1.20</b>
Gloss painted surfaces	—	0.09	1.08	—	m <sup>2</sup>	<b>1.08</b>
<b>Wash down plaster cornices; cut out and make good cracks</b>						
Distempered surfaces	—	0.13	1.55	—	m <sup>2</sup>	<b>1.55</b>
Emulsion painted surfaces; including bringing forward bare patches	—	0.16	1.91	—	m <sup>2</sup>	<b>1.91</b>
<b>Wash and rub down iron and steel surfaces; bringing forward</b>						
General surfaces over 300 mm girth	—	0.12	1.44	—	m <sup>2</sup>	<b>1.44</b>
isolated surfaces not exceeding 300 mm girth	—	0.05	0.60	—	m <sup>2</sup>	<b>0.60</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	—	0.09	1.08	—	nr	<b>1.08</b>
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	—	0.20	2.39	—	m <sup>2</sup>	<b>2.39</b>
panes; area 0.10–0.50 m <sup>2</sup>	—	0.16	1.91	—	m <sup>2</sup>	<b>1.91</b>
panes; area 0.50–1.00 m <sup>2</sup>	—	0.13	1.55	—	m <sup>2</sup>	<b>1.55</b>
panes; area over 1.00 m <sup>2</sup>	—	0.12	1.44	—	m <sup>2</sup>	<b>1.44</b>
<b>Wash and rub down wood surfaces; prime bare patches; bringing forward</b>						
General surfaces over 300 mm girth	—	0.19	2.27	—	m <sup>2</sup>	<b>2.27</b>
isolated surfaces not exceeding 300 mm girth	—	0.07	0.84	—	m <sup>2</sup>	<b>0.84</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	—	0.14	1.67	—	nr	<b>1.67</b>
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	—	0.31	3.71	—	m <sup>2</sup>	<b>3.71</b>
panes; area 0.10–0.50 m <sup>2</sup>	—	0.24	2.87	—	m <sup>2</sup>	<b>2.87</b>
panes; area 0.50–1.00 m <sup>2</sup>	—	0.20	2.39	—	m <sup>2</sup>	<b>2.39</b>
panes; area over 1.00 m <sup>2</sup>	—	0.19	2.27	—	m <sup>2</sup>	<b>2.27</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Wash down and remove paint with chemical stripper from iron, steel or wood surfaces</b>						
General surfaces over 300 mm girth	–	0.56	6.70	–	m <sup>2</sup>	<b>6.70</b>
isolated surfaces not exceeding 300 mm girth	–	0.24	2.87	–	m <sup>2</sup>	<b>2.87</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.42	5.02	–	nr	<b>5.02</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	1.18	14.11	–	m <sup>2</sup>	<b>14.11</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.94	11.24	–	m <sup>2</sup>	<b>11.24</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.81	9.69	–	m <sup>2</sup>	<b>9.69</b>
panes; area over 1.00 m <sup>2</sup>	–	0.71	8.49	–	m <sup>2</sup>	<b>8.49</b>
<b>Burn off and rub down to remove paint from iron, steel or wood surfaces</b>						
General surfaces						
over 300 mm girth	–	0.68	8.13	–	m <sup>2</sup>	<b>8.13</b>
isolated surfaces not exceeding 300 mm girth	–	0.31	3.71	–	m <sup>2</sup>	<b>3.71</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.52	6.22	–	nr	<b>6.22</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	1.48	17.70	–	m <sup>2</sup>	<b>17.70</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	1.18	14.11	–	m <sup>2</sup>	<b>14.11</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	1.02	12.20	–	m <sup>2</sup>	<b>12.20</b>
panes; area over 1.00 m <sup>2</sup>	–	0.89	10.64	–	m <sup>2</sup>	<b>10.64</b>
<b>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	1.20	0.60	m <sup>2</sup>	<b>1.80</b>
isolated surfaces not exceeding 300 mm girth	–	0.03	0.36	0.22	m	<b>0.58</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.07	0.84	0.25	nr	<b>1.09</b>
<b>One coat polyurethane sealer; on wood surfaces before fixing</b>						
General surfaces						
over 300 mm girth	–	0.12	1.44	0.89	m <sup>2</sup>	<b>2.33</b>
isolated surfaces not exceeding 300 mm girth	–	0.04	0.48	0.31	m	<b>0.79</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.09	1.08	0.43	nr	<b>1.50</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	1.55	0.83	m <sup>2</sup>	<b>2.39</b>
isolated surfaces not exceeding 300 mm girth	–	0.04	0.48	0.32	m	<b>0.80</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.09	1.08	0.40	nr	<b>1.47</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	1.55	1.29	m <sup>2</sup>	<b>2.85</b>
isolated surfaces not exceeding 300 mm girth	–	0.04	0.48	0.50	m	<b>0.98</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.09	1.08	0.63	nr	<b>1.70</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	1.08	0.56	m <sup>2</sup>	<b>1.63</b>
isolated surfaces not exceeding 300 mm girth	–	0.03	0.36	0.20	m	<b>0.56</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.06	0.72	0.26	nr	<b>0.98</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	–	0.08	0.96	1.76	m <sup>2</sup>	<b>2.71</b>
<b>Two coats emulsion paint</b>						
Brick or block walls over 300 mm girth	–	0.25	2.99	0.94	m <sup>2</sup>	<b>3.93</b>
Cement render or concrete over 300 mm girth	–	0.24	2.87	0.90	m <sup>2</sup>	<b>3.77</b>
isolated surfaces not exceeding 300 mm girth	–	0.12	1.44	0.28	m	<b>1.72</b>
Plaster walls or plaster/plasterboard ceilings over 300 mm girth	–	0.22	2.63	0.87	m <sup>2</sup>	<b>3.50</b>
over 300 mm girth; in multi colours	–	0.30	3.59	1.05	m <sup>2</sup>	<b>4.64</b>
over 300 mm girth; in staircase areas	–	0.25	2.99	1.00	m <sup>2</sup>	<b>3.99</b>
cutting in edges on flush surfaces	–	0.09	1.08	–	m	<b>1.08</b>
Plaster/plasterboard ceilings over 300 mm girth; 3.50 m–5.00 m high	–	0.25	2.99	0.88	m <sup>2</sup>	<b>3.87</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>One mist and two coats emulsion paint</b>						
Brick or block walls over 300 mm girth	–	0.23	2.75	1.33	m <sup>2</sup>	<b>4.08</b>
Cement render or concrete over 300 mm girth	–	0.23	2.75	1.23	m <sup>2</sup>	<b>3.98</b>
Plaster walls or plaster/plasterboard ceilings over 300 mm girth	–	0.22	2.63	1.23	m <sup>2</sup>	<b>3.86</b>
over 300 mm girth; in multi colours	–	0.31	3.71	1.25	m <sup>2</sup>	<b>4.95</b>
over 300 mm girth; in staircase areas	–	0.25	2.99	1.23	m <sup>2</sup>	<b>4.22</b>
cutting in edges on flush surfaces	–	0.10	1.20	–	m	<b>1.20</b>
Plaster/plasterboard ceilings over 300 mm girth; 3.50 m–5.00 m high	–	0.21	2.51	1.23	m <sup>2</sup>	<b>3.74</b>
<b>One coat "Tretol No 10" sealer or other equal and approved; two coats Tretol sprayed "Supercoverspraytone" emulsion paint or other equal and approved</b>						
Plaster walls or plaster/plasterboard ceilings over 300 mm girth	–	–	–	–	m <sup>2</sup>	<b>5.22</b>
<b>Textured plastic; "Artex" finish or other equal and approved</b>						
Plasterboard ceilings over 300 mm girth	–	0.23	2.75	2.18	m <sup>2</sup>	<b>4.93</b>
Concrete walls or ceilings over 300 mm girth	–	0.25	2.99	2.09	m <sup>2</sup>	<b>5.08</b>
<b>One coat "Portabond" or similar; one coat "Portaflek" or other equal and approved; on plaster surfaces; spray applied, masking adjacent surfaces</b>						
General surfaces over 300 mm girth	–	–	–	–	m <sup>2</sup>	<b>10.69</b>
extra for one coat standard "HD" glaze not exceeding 300 mm girth	–	–	–	–	m <sup>2</sup>	<b>2.18</b>
	–	–	–	–	m	<b>4.71</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	3.23	1.61	m <sup>2</sup>	<b>4.84</b>
isolated surfaces not exceeding 300 mm girth	–	0.11	1.32	0.54	m	<b>1.86</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.20	2.39	0.83	nr	<b>3.23</b>
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	–	0.44	5.26	1.18	m <sup>2</sup>	<b>6.44</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.36	4.31	0.92	m <sup>2</sup>	<b>5.23</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.31	3.71	0.73	m <sup>2</sup>	<b>4.44</b>
panes; area over 1.00 m <sup>2</sup>	–	0.27	3.23	0.62	m <sup>2</sup>	<b>3.85</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Touch up primer; two undercoats and one finishing coat of gloss oil paint; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.38	4.54	1.50	m <sup>2</sup>	<b>6.04</b>
isolated surfaces not exceeding 300 mm girth	–	0.15	1.79	0.61	m	<b>2.41</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.28	3.35	0.85	nr	<b>4.20</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.63	7.53	1.61	m <sup>2</sup>	<b>9.15</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.50	5.98	1.27	m <sup>2</sup>	<b>7.25</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.43	5.14	1.05	m <sup>2</sup>	<b>6.19</b>
panes; area over 1.00 m <sup>2</sup>	–	0.38	4.54	0.88	m <sup>2</sup>	<b>5.42</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	4.66	1.46	m <sup>2</sup>	<b>6.13</b>
isolated surfaces not exceeding 300 mm girth	–	0.16	1.91	0.48	m	<b>2.40</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.30	3.59	0.95	nr	<b>4.54</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.67	8.01	1.46	m <sup>2</sup>	<b>9.47</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.54	6.46	1.23	m <sup>2</sup>	<b>7.69</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.46	5.50	1.23	m <sup>2</sup>	<b>6.73</b>
panes; area over 1.00 m <sup>2</sup>	–	0.39	4.66	0.89	m <sup>2</sup>	<b>5.56</b>
<b>Knot; one coat primer; stop; two undercoats and one finishing coat of gloss oil paint; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.50	5.98	2.04	m <sup>2</sup>	<b>8.02</b>
isolated surfaces not exceeding 300 mm girth	–	0.20	2.39	0.71	m	<b>3.10</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.38	4.54	1.15	nr	<b>5.69</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.83	9.93	1.94	m <sup>2</sup>	<b>11.86</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.67	8.01	1.77	m <sup>2</sup>	<b>9.78</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.58	6.94	1.61	m <sup>2</sup>	<b>8.54</b>
panes; area over 1.00 m <sup>2</sup>	–	0.50	5.98	1.19	m <sup>2</sup>	<b>7.17</b>
<b>One coat primer; one undercoat and one finishing coat of gloss oil paint</b>						
Plaster surfaces over 300 mm girth	–	0.35	4.19	1.87	m <sup>2</sup>	<b>6.05</b>
<b>One coat primer; two undercoats and one finishing coat of gloss oil paint</b>						
Plaster surfaces over 300 mm girth	–	0.46	5.50	2.41	m <sup>2</sup>	<b>7.91</b>
<b>One coat primer; two undercoats and one finishing coat of eggshell paint</b>						
Plaster surfaces over 300 mm girth	–	0.46	5.50	2.36	m <sup>2</sup>	<b>7.86</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	3.23	1.13	m <sup>2</sup>	<b>4.36</b>
isolated surfaces not exceeding 300 mm girth	–	0.11	1.32	0.38	m	<b>1.70</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.20	2.39	0.62	nr	<b>3.01</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.44	5.26	1.17	m <sup>2</sup>	<b>6.43</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.36	4.31	0.93	m <sup>2</sup>	<b>5.23</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.31	3.71	0.71	m <sup>2</sup>	<b>4.41</b>
panes; area over 1.00 m <sup>2</sup>	–	0.27	3.23	0.60	m <sup>2</sup>	<b>3.82</b>
Structural steelwork over 300 mm girth	–	0.30	3.59	1.18	m <sup>2</sup>	<b>4.77</b>
Members of roof trusses over 300 mm girth	–	0.40	4.78	1.34	m <sup>2</sup>	<b>6.12</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.46	5.50	1.48	m <sup>2</sup>	<b>6.99</b>
Iron or steel radiators over 300 mm girth	–	0.27	3.23	1.23	m <sup>2</sup>	<b>4.45</b>
Pipes or conduits over 300 mm girth	–	0.40	4.78	1.29	m <sup>2</sup>	<b>6.07</b>
not exceeding 300 mm girth	–	0.16	1.91	0.42	m	<b>2.33</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	–	0.38	4.54	1.55	m <sup>2</sup>	<b>6.09</b>
isolated surfaces not exceeding 300 mm girth	–	0.15	1.79	0.57	m	<b>2.36</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.28	3.35	0.90	nr	<b>4.25</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.63	7.53	1.64	m <sup>2</sup>	<b>9.18</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.50	5.98	1.35	m <sup>2</sup>	<b>7.33</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.43	5.14	1.16	m <sup>2</sup>	<b>6.31</b>
panes; area over 1.00 m <sup>2</sup>	–	0.38	4.54	0.91	m <sup>2</sup>	<b>5.45</b>
Structural steelwork over 300 girth	–	0.43	5.14	1.58	m <sup>2</sup>	<b>6.72</b>
Members of roof trusses over 300 girth	–	0.56	6.70	1.90	m <sup>2</sup>	<b>8.60</b>
Ornamental railings and the like; each side measured overall						
over 300 girth	–	0.64	7.65	2.04	m <sup>2</sup>	<b>9.69</b>
Iron or steel radiators over 300 girth	–	0.38	4.54	1.73	m <sup>2</sup>	<b>6.28</b>
Pipes or conduits over 300 girth	–	0.56	6.70	1.93	m <sup>2</sup>	<b>8.63</b>
not exceeding 300 girth	–	0.22	2.63	0.62	m	<b>3.26</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	3.23	1.13	m <sup>2</sup>	<b>4.36</b>
isolated surfaces not exceeding 300 mm girth	–	0.14	1.67	0.62	m	<b>2.30</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.27	3.23	1.07	nr	<b>4.30</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.58	6.94	1.75	m <sup>2</sup>	<b>8.68</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.46	5.50	1.39	m <sup>2</sup>	<b>6.89</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.40	4.78	1.19	m <sup>2</sup>	<b>5.97</b>
panes; area over 1.00 m <sup>2</sup>	–	0.35	4.19	1.07	m <sup>2</sup>	<b>5.26</b>
Structural steelwork over 300 mm girth	–	0.39	4.66	1.69	m <sup>2</sup>	<b>6.36</b>
Members of roof trusses over 300 mm girth	–	0.53	6.34	1.81	m <sup>2</sup>	<b>8.14</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.60	7.18	2.14	m <sup>2</sup>	<b>9.32</b>
Iron or steel radiators over 300 mm girth	–	0.35	4.19	1.81	m <sup>2</sup>	<b>5.99</b>
Pipes or conduits over 300 mm girth	–	0.53	6.34	1.81	m <sup>2</sup>	<b>8.14</b>
not exceeding 300 mm girth	–	0.20	2.39	0.60	m	<b>2.99</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	–	0.46	5.50	2.10	m <sup>2</sup>	<b>7.60</b>
isolated surfaces not exceeding 300 mm girth	–	0.19	2.27	0.84	m	<b>3.11</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.33	3.95	1.19	nr	<b>5.14</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.75	8.97	2.15	m <sup>2</sup>	<b>11.12</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.63	7.53	1.21	m <sup>2</sup>	<b>8.74</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.54	6.46	1.48	m <sup>2</sup>	<b>7.93</b>
panes; area over 1.00 m <sup>2</sup>	–	0.46	5.50	1.25	m <sup>2</sup>	<b>6.75</b>
Structural steelwork over 300 mm girth	–	0.52	6.22	2.15	m <sup>2</sup>	<b>8.37</b>
Members of roof trusses over 300 mm girth	–	0.68	8.13	2.58	m <sup>2</sup>	<b>10.71</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.78	9.33	2.83	m <sup>2</sup>	<b>12.16</b>
Iron or steel radiators over 300 mm girth	–	0.46	5.50	2.32	m <sup>2</sup>	<b>7.82</b>
Pipes or conduits over 300 mm girth	–	0.69	8.25	2.61	m <sup>2</sup>	<b>10.86</b>
not exceeding 300 mm girth	–	0.28	3.35	0.83	m	<b>4.18</b>
<b>Two coats of bituminous paint; on iron or steel surfaces</b>						
General surfaces over 300 mm girth	–	0.27	3.23	0.55	m <sup>2</sup>	<b>3.78</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	11.12	1.65	m <sup>2</sup>	12.77
<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	6.22	3.20	m <sup>2</sup>	9.42
<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	8.85	5.77	m <sup>2</sup>	14.62
<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	13.87	1.97	m <sup>2</sup>	15.84
<b>Two coats epoxy resin sealer; HCC Protective Coatings Ltd “Betonol” or other equal and approved; on concrete surfaces</b>						
General surfaces over 300 mm girth	–	0.23	2.75	4.45	m <sup>2</sup>	7.20
<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	2.51	0.52	m <sup>2</sup>	3.03
<b>Two coats of boiled linseed oil; on hardwood surfaces</b>						
General surfaces over 300 mm girth	–	0.20	2.39	1.57	m <sup>2</sup>	3.96
isolated surfaces not exceeding 300 mm girth	–	0.08	0.96	0.51	m	1.47
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.16	1.91	0.91	nr	2.82

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Two coats polyurethane varnish; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.20	2.39	1.57	m <sup>2</sup>	<b>3.96</b>
isolated surfaces not exceeding 300 mm girth	–	0.08	0.96	0.58	m	<b>1.54</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.16	1.91	0.19	nr	<b>2.10</b>
<b>Three coats polyurethane varnish; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.31	3.71	2.40	m <sup>2</sup>	<b>6.11</b>
isolated surfaces not exceeding 300 mm girth	–	0.12	1.44	0.73	m	<b>2.17</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.23	2.75	1.34	nr	<b>4.09</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	–	0.40	4.78	3.79	m <sup>2</sup>	<b>8.58</b>
isolated surfaces not exceeding 300 mm girth	–	0.17	2.03	1.31	m	<b>3.35</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.23	2.75	2.88	nr	<b>5.63</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	5.62	5.56	m <sup>2</sup>	<b>11.18</b>
isolated surfaces not exceeding 300 mm girth	–	0.24	2.87	1.93	m	<b>4.80</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.39	4.66	3.09	nr	<b>7.75</b>
<b>Seal and wax polish; dull gloss finish on wood surfaces</b>						
General surfaces over 300 mm girth	–	–	–	–	m <sup>2</sup>	<b>10.06</b>
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	<b>4.56</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	–	–	–	nr	<b>7.02</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 other equal and approved</b>						
General surfaces over 300 mm girth	–	0.30	3.59	4.87	m <sup>2</sup>	<b>8.46</b>
isolated surfaces not exceeding 300 mm girth	–	0.12	1.44	2.28	m	<b>3.71</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.22	2.63	2.37	nr	<b>5.00</b>
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	–	0.49	5.86	2.79	m <sup>2</sup>	<b>8.65</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.39	4.66	2.59	m <sup>2</sup>	<b>7.26</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.34	4.07	2.40	m <sup>2</sup>	<b>6.47</b>
panes; area over 1.00 m <sup>2</sup>	–	0.30	3.59	2.28	m <sup>2</sup>	<b>5.87</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Two coats of “Sadolins Extra” or other equal and approved; clear or pigmented; two further coats of “Holdex” clear interior silk matt lacquer or other equal and approved</b>						
General surfaces over 300 mm girth	–	0.46	5.50	8.99	m <sup>2</sup>	<b>14.49</b>
isolated surfaces not exceeding 300 mm girth	–	0.19	2.27	4.50	m	<b>6.77</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.35	4.19	5.13	nr	<b>9.31</b>
<b>Glazed windows and screens</b>						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.77	9.21	5.51	m <sup>2</sup>	<b>14.72</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.61	7.29	5.13	m <sup>2</sup>	<b>12.42</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.54	6.46	4.75	m <sup>2</sup>	<b>11.21</b>
panes; area over 1.00 m <sup>2</sup>	–	0.46	5.50	4.50	m <sup>2</sup>	<b>10.00</b>
<b>Two coats of Sikken “Cetol TS” interior stain or other equal and approved; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.21	2.51	2.33	m <sup>2</sup>	<b>4.84</b>
isolated surfaces not exceeding 300 mm girth	–	0.09	1.08	0.82	m	<b>1.89</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.16	1.91	1.27	nr	<b>3.18</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>11.57</b>
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	<b>5.25</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	–	–	–	nr	<b>8.09</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>16.00</b>
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	<b>7.21</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	–	–	–	nr	<b>11.25</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>19.23</b>
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	<b>8.66</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	–	–	–	nr	<b>13.47</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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>	22.13
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	9.99
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of area	–	–	–	–	nr	15.49
<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>	30.36
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	13.66
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	–	–	–	nr	21.25
<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>	37.94
isolated surfaces not exceeding 300 mm girth	–	–	–	–	m	15.81
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	–	–	–	nr	26.56
<b>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	1.79	–	m <sup>2</sup>	1.79
isolated surfaces not exceeding 300 mm girth	–	0.05	0.60	–	m	0.60
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.11	1.32	–	nr	1.32
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	–	0.24	2.87	–	m <sup>2</sup>	2.87
panes; area 0.10–0.50 m <sup>2</sup>	–	0.20	2.39	–	m <sup>2</sup>	2.39
panes; area 0.50–1.00 m <sup>2</sup>	–	0.17	2.03	–	m <sup>2</sup>	2.03
panes; area over 1.00 m <sup>2</sup>	–	0.15	1.79	–	m <sup>2</sup>	1.79
<b>Wash and rub down wood surfaces; prime bare patches; bringing forward</b>						
General surfaces over 300 mm girth	–	0.24	2.87	–	m <sup>2</sup>	2.87
isolated surfaces not exceeding 300 mm girth	–	0.09	1.08	–	m	1.08
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.18	2.15	–	nr	2.15
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	–	0.41	4.90	–	m <sup>2</sup>	4.90
panes; area 0.10–0.50 m <sup>2</sup>	–	0.32	3.83	–	m <sup>2</sup>	3.83
panes; area 0.50–1.00 m <sup>2</sup>	–	0.28	3.35	–	m <sup>2</sup>	3.35
panes; area over 1.00 m <sup>2</sup>	–	0.24	2.87	–	m <sup>2</sup>	2.87

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Wash down and remove paint with chemical stripper from iron, steel or wood surfaces</b>						
General surfaces over 300 mm girth	–	0.74	8.85	–	m <sup>2</sup>	<b>8.85</b>
isolated surfaces not exceeding 300 mm girth	–	0.33	3.95	–	m	<b>3.95</b>
isolated areas not exceeding 0.50 m <sup>2</sup> Irrespective of girth	–	0.56	6.70	–	nr	<b>6.70</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	1.58	18.89	–	m <sup>2</sup>	<b>18.89</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	1.26	15.07	–	m <sup>2</sup>	<b>15.07</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	1.09	13.04	–	m <sup>2</sup>	<b>13.04</b>
panes; area over 1.00 m <sup>2</sup>	–	0.94	11.24	–	m <sup>2</sup>	<b>11.24</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	10.88	–	m <sup>2</sup>	<b>10.88</b>
isolated surfaces not exceeding 300 mm girth	–	0.42	5.02	–	m	<b>5.02</b>
isolated surfaces not exceeding 0.50 m <sup>2</sup>	–	0.68	8.13	–	nr	<b>8.13</b>
Glazed windows and screens						
panes over 1m <sup>2</sup>	–	1.18	14.11	–	m <sup>2</sup>	<b>14.11</b>
panes 0.50–1.00m <sup>2</sup>	–	1.35	16.14	–	m <sup>2</sup>	<b>16.14</b>
panes 0.10–0.50m <sup>2</sup>	–	1.57	18.78	–	m <sup>2</sup>	<b>18.78</b>
panes not exceeding 0.10m <sup>2</sup>	–	1.97	23.56	–	m <sup>2</sup>	<b>23.56</b>
<b>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	3.71	2.17	m <sup>2</sup>	<b>5.87</b>
Cement render or concrete walls over 300 mm girth	–	0.27	3.23	1.43	m <sup>2</sup>	<b>4.66</b>
Roughcast walls over 300 mm girth	–	0.46	5.50	1.43	m <sup>2</sup>	<b>6.93</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	5.98	7.99	m <sup>2</sup>	<b>13.97</b>
Cement render or concrete walls over 300 mm girth	–	0.39	4.66	5.32	m <sup>2</sup>	<b>9.99</b>
Concrete soffits over 300 mm girth	–	0.46	5.50	5.32	m <sup>2</sup>	<b>10.82</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	3.95	10.77	m <sup>2</sup>	<b>14.72</b>
<b>Two coat sealer and one coat of Anti-Graffiti paint(spray applied)</b>						
Roughcast over 300 mm girth	–	0.33	3.95	45.94	m <sup>2</sup>	<b>49.89</b>
<b>Two coats solar reflective aluminium paint; on bituminous roofing</b>						
General surfaces over 300 mm girth	–	0.52	6.22	13.88	m <sup>2</sup>	<b>20.10</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	–	0.30	3.59	1.12	m <sup>2</sup>	<b>4.71</b>
isolated surfaces not exceeding 300 mm girth	–	0.13	1.55	0.34	m	<b>1.90</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.22	2.63	0.68	nr	<b>3.31</b>
Glazed windows and screens panes; area not exceeding 0.10 m <sup>2</sup>	–	0.50	5.98	1.22	m <sup>2</sup>	<b>7.20</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.40	4.78	1.03	m <sup>2</sup>	<b>5.81</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.35	4.19	0.82	m <sup>2</sup>	<b>5.00</b>
panes; area over 1.00 m <sup>2</sup>	–	0.30	3.59	0.68	m <sup>2</sup>	<b>4.27</b>
Glazed windows and screens; multi-coloured work						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.55	6.58	1.22	m <sup>2</sup>	<b>7.80</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.44	5.26	1.06	m <sup>2</sup>	<b>6.32</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.38	4.54	0.82	m <sup>2</sup>	<b>5.36</b>
panes; area over 1.00 m <sup>2</sup>	–	0.33	3.95	0.68	m <sup>2</sup>	<b>4.62</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	5.02	1.47	m <sup>2</sup>	<b>6.49</b>
isolated surfaces not exceeding 300 mm girth	–	0.17	2.03	0.40	m	<b>2.43</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.31	3.71	0.80	nr	<b>4.50</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.69	8.25	1.30	m <sup>2</sup>	<b>9.55</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.69	8.25	1.09	m <sup>2</sup>	<b>9.34</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.56	6.70	0.96	m <sup>2</sup>	<b>7.66</b>
panes; area over 1.00 m <sup>2</sup>	–	0.42	5.02	0.80	m <sup>2</sup>	<b>5.82</b>
Glazed windows and screens; multi-coloured work						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.80	9.57	1.30	m <sup>2</sup>	<b>10.87</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.64	7.65	1.13	m <sup>2</sup>	<b>8.79</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.56	6.70	0.96	m <sup>2</sup>	<b>7.66</b>
panes; area over 1.00 m <sup>2</sup>	–	0.48	5.74	0.80	m <sup>2</sup>	<b>6.54</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Knot; one coat primer; one undercoat and one finishing coat of gloss oil paint; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.44	5.26	1.55	m <sup>2</sup>	<b>6.81</b>
isolated surfaces not exceeding 300 mm girth	–	0.19	2.27	0.50	m	<b>2.77</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.33	3.95	0.86	nr	<b>4.80</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.73	8.73	1.60	m <sup>2</sup>	<b>10.33</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.58	6.94	1.44	m <sup>2</sup>	<b>8.38</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.52	6.22	1.12	m <sup>2</sup>	<b>7.34</b>
panes; area over 1.00 m <sup>2</sup>	–	0.44	5.26	0.79	m <sup>2</sup>	<b>6.06</b>
Glazed windows and screens; multi-coloured work						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.80	9.57	1.61	m <sup>2</sup>	<b>11.17</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.64	7.65	1.44	m <sup>2</sup>	<b>9.09</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.56	6.70	1.10	m <sup>2</sup>	<b>7.80</b>
panes; area over 1.00 m <sup>2</sup>	–	0.48	5.74	0.78	m <sup>2</sup>	<b>6.52</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	–	0.55	6.58	1.85	m <sup>2</sup>	<b>8.43</b>
isolated surfaces not exceeding 300 mm girth	–	0.22	2.63	0.66	m	<b>3.29</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.42	5.02	1.11	nr	<b>6.14</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.92	11.00	2.07	m <sup>2</sup>	<b>13.07</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.73	8.73	1.84	m <sup>2</sup>	<b>10.57</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.64	7.65	1.41	m <sup>2</sup>	<b>9.06</b>
panes; area over 1.00 m <sup>2</sup>	–	0.55	6.58	0.98	m <sup>2</sup>	<b>7.56</b>
Glazed windows and screens; multi-coloured work						
panes; area not exceeding 0.10 m <sup>2</sup>	–	1.05	12.56	2.07	m <sup>2</sup>	<b>14.62</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.85	10.16	1.85	m <sup>2</sup>	<b>12.02</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.75	8.97	1.41	m <sup>2</sup>	<b>10.38</b>
panes; area over 1.00 m <sup>2</sup>	–	0.63	7.53	0.98	m <sup>2</sup>	<b>8.51</b>
<b>Touch up 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	3.59	1.11	m <sup>2</sup>	<b>4.70</b>
isolated surfaces not exceeding 300 mm girth	–	0.13	1.55	0.64	m	<b>2.19</b>
isolated areas not exceeding 0.50 m <sup>2</sup> Irrespective of girth	–	0.22	2.63	0.59	nr	<b>3.22</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.50	5.98	1.18	m <sup>2</sup>	<b>7.16</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.40	4.78	1.02	m <sup>2</sup>	<b>5.80</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.35	4.19	0.86	m <sup>2</sup>	<b>5.05</b>
panes; area over 1.00 m <sup>2</sup>	–	0.30	3.59	0.64	m <sup>2</sup>	<b>4.23</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Members of roof trusses over 300 mm girth	–	0.44	5.26	1.33	m <sup>2</sup>	<b>6.59</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.50	5.98	1.39	m <sup>2</sup>	<b>7.37</b>
Eaves gutters						
over 300 mm girth	–	0.54	6.46	1.60	m <sup>2</sup>	<b>8.06</b>
not exceeding 300 mm girth	–	0.21	2.51	0.53	m	<b>3.04</b>
Pipes or conduits						
over 300 mm girth	–	0.44	5.26	1.60	m <sup>2</sup>	<b>6.87</b>
not exceeding 300 mm girth	–	0.18	2.15	0.53	m	<b>2.68</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	–	0.42	5.02	1.52	m <sup>2</sup>	<b>6.55</b>
isolated surfaces not exceeding 300 mm girth	–	0.17	2.03	0.41	m	<b>2.45</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.31	3.71	0.85	nr	<b>4.55</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.69	8.25	1.53	m <sup>2</sup>	<b>9.79</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.56	6.70	1.33	m <sup>2</sup>	<b>8.02</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.48	5.74	1.12	m <sup>2</sup>	<b>6.86</b>
panes; area over 1.00 m <sup>2</sup>	–	0.42	5.02	0.91	m <sup>2</sup>	<b>5.93</b>
Structural steelwork						
over 300 mm girth	–	0.47	5.62	1.58	m <sup>2</sup>	<b>7.20</b>
Members of roof trusses						
over 300 mm girth	–	0.63	7.53	1.79	m <sup>2</sup>	<b>9.33</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.71	8.49	1.85	m <sup>2</sup>	<b>10.34</b>
Eaves gutters						
over 300 mm girth	–	0.75	8.97	2.06	m <sup>2</sup>	<b>11.03</b>
not exceeding 300 mm girth	–	0.30	3.59	0.86	m	<b>4.45</b>
Pipes or conduits						
over 300 mm girth	–	0.63	7.53	2.06	m <sup>2</sup>	<b>9.60</b>
not exceeding 300 mm girth	–	0.25	2.99	0.71	m	<b>3.70</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	–	0.38	4.54	1.33	m <sup>2</sup>	<b>5.87</b>
isolated surfaces not exceeding 300 mm girth	–	0.16	1.91	0.35	m	<b>2.26</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.30	3.59	0.69	nr	<b>4.28</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.64	7.65	1.23	m <sup>2</sup>	<b>8.88</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.52	6.22	1.07	m <sup>2</sup>	<b>7.29</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.44	5.26	0.91	m <sup>2</sup>	<b>6.18</b>
panes; area over 1.00 m <sup>2</sup>	–	0.38	4.54	0.69	m <sup>2</sup>	<b>5.24</b>
Structural steelwork						
over 300 mm girth	–	0.43	5.14	1.39	m <sup>2</sup>	<b>6.53</b>
Members of roof trusses						
over 300 mm girth	–	0.56	6.70	1.55	m <sup>2</sup>	<b>8.24</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.65	7.77	1.55	m <sup>2</sup>	9.32
Eaves gutters						
over 300 mm girth	–	0.68	8.13	1.87	m <sup>2</sup>	10.01
not exceeding 300 mm girth	–	0.28	3.35	0.64	m	3.99
Pipes or conduits						
over 300 mm girth	–	0.56	6.70	1.87	m <sup>2</sup>	8.57
not exceeding 300 mm girth	–	0.22	2.63	0.62	m	3.25
<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	5.98	1.74	m <sup>2</sup>	7.72
isolated surfaces not exceeding 300 mm girth	–	0.20	2.39	0.45	m	2.84
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.38	4.54	0.90	nr	5.44
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.83	9.93	1.59	m <sup>2</sup>	11.51
panes; area 0.10–0.50 m <sup>2</sup>	–	0.67	8.01	1.38	m <sup>2</sup>	9.39
panes; area 0.50–1.00 m <sup>2</sup>	–	0.58	6.94	1.17	m <sup>2</sup>	8.11
panes; area over 1.00 m <sup>2</sup>	–	0.50	5.98	0.90	m <sup>2</sup>	6.88
Structural steelwork						
over 300 mm girth	–	0.56	6.70	1.80	m <sup>2</sup>	8.49
Members of roof trusses						
over 300 mm girth	–	0.75	8.97	2.01	m <sup>2</sup>	10.98
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.85	10.16	2.01	m <sup>2</sup>	12.17
Eaves gutters						
over 300 mm girth	–	0.90	10.76	2.33	m <sup>2</sup>	13.10
not exceeding 300 mm girth	–	0.36	4.31	0.80	m	5.10
Pipes or conduits						
over 300 mm girth	–	0.75	8.97	2.33	m <sup>2</sup>	11.30
not exceeding 300 mm girth	–	0.30	3.59	0.77	m	4.36
<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	2.15	1.40	m <sup>2</sup>	3.56
isolated surfaces not exceeding 300 mm girth	–	0.09	1.08	0.43	m	1.51
isolated areas not exceeding 0.50 m <sup>2</sup> Irrespective of girth	–	0.13	1.55	0.81	nr	2.36

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.30	3.59	1.06	m <sup>2</sup>	<b>4.65</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.23	2.75	1.17	m <sup>2</sup>	<b>3.92</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.21	2.51	1.06	m <sup>2</sup>	<b>3.57</b>
panes; area over 1.00 m <sup>2</sup>	–	0.18	2.15	1.06	m <sup>2</sup>	<b>3.21</b>
Structural steelwork over 300 mm girth	–	0.20	2.39	1.29	m <sup>2</sup>	<b>3.68</b>
Members of roof trusses over 300 mm girth	–	0.27	3.23	1.40	m <sup>2</sup>	<b>4.63</b>
Ornamental railings and the like; each side measured overall						
over 300 mm girth	–	0.30	3.59	1.40	m <sup>2</sup>	<b>4.99</b>
Eaves gutters over 300 mm girth	–	0.31	3.71	1.52	m <sup>2</sup>	<b>5.23</b>
not exceeding 300 mm girth	–	0.10	1.20	0.71	m	<b>1.90</b>
Pipes or conduits over 300 mm girth	–	0.30	3.59	1.29	m <sup>2</sup>	<b>4.88</b>
not exceeding 300 mm girth	–	0.10	1.20	0.59	m	<b>1.78</b>
<b>Two coats of creosote; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.19	2.27	0.24	m <sup>2</sup>	<b>2.51</b>
isolated surfaces not exceeding 300 mm girth	–	0.06	0.72	0.15	m	<b>0.87</b>
<b>Two coats of “Solignum” wood preservative or other equal and approved; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.17	2.03	1.23	m <sup>2</sup>	<b>3.26</b>
isolated surfaces not exceeding 300 mm girth	–	0.06	0.72	0.38	m	<b>1.09</b>
<b>Three coats of polyurethane; on wood surfaces</b>						
General surfaces over 300 mm girth	–	0.33	3.95	2.65	m <sup>2</sup>	<b>6.60</b>
isolated surfaces not exceeding 300 mm girth	–	0.13	1.55	1.31	m	<b>2.86</b>
isolated areas not exceeding 0.50 m <sup>2</sup> irrespective of girth	–	0.25	2.99	1.51	nr	<b>4.50</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	5.98	4.66	m <sup>2</sup>	<b>10.64</b>
isolated surfaces not exceeding 300 mm girth	–	0.31	3.71	1.59	m	<b>5.30</b>
Glazed windows and screens						
panes; area not exceeding 0.10 m <sup>2</sup>	–	0.84	10.05	3.32	m <sup>2</sup>	<b>13.36</b>
panes; area 0.10–0.50 m <sup>2</sup>	–	0.68	8.13	3.13	m <sup>2</sup>	<b>11.26</b>
panes; area 0.50–1.00 m <sup>2</sup>	–	0.58	6.94	2.93	m <sup>2</sup>	<b>9.87</b>
panes; area over 1.00 m <sup>2</sup>	–	0.50	5.98	2.36	m <sup>2</sup>	<b>8.34</b>

## N FURNITURE/EQUIPMENT

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>N FURNITURE/EQUIPMENT</b>						
<b>N10/11 GENERAL FIXTURES/KITCHEN FITTINGS</b>						
<b>Fixing general fixtures</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; blockboard</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	–	–	–	43.02	m <sup>2</sup>	<b>43.02</b>
19 mm thick	–	–	–	55.52	m <sup>2</sup>	<b>55.52</b>
25 mm thick	–	–	–	72.93	m <sup>2</sup>	<b>72.93</b>
Shelves or worktops; over 300 mm wide						
19 mm thick	–	–	–	55.52	m <sup>2</sup>	<b>55.52</b>
25 mm thick	–	–	–	72.93	m <sup>2</sup>	<b>72.93</b>
Flush doors; lipped on four edges						
450 mm×750 mm×19 mm	–	–	–	30.14	nr	<b>30.14</b>
450 mm×750 mm×25 mm	–	–	–	36.93	nr	<b>36.93</b>
600 mm×900 mm×19 mm	–	–	–	44.81	nr	<b>44.81</b>
600 mm×900 mm×25 mm	–	–	–	54.72	nr	<b>54.72</b>
<b>Fitting components; chipboard</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
6 mm thick	–	–	–	12.74	m <sup>2</sup>	<b>12.74</b>
9 mm thick	–	–	–	18.12	m <sup>2</sup>	<b>18.12</b>
12 mm thick	–	–	–	22.35	m <sup>2</sup>	<b>22.35</b>
19 mm thick	–	–	–	32.22	m <sup>2</sup>	<b>32.22</b>
25 mm thick	–	–	–	43.48	m <sup>2</sup>	<b>43.48</b>
Shelves or worktops; over 300 mm wide						
19 mm thick	–	–	–	32.22	m <sup>2</sup>	<b>32.22</b>
25 mm thick	–	–	–	43.48	m <sup>2</sup>	<b>43.48</b>
Flush doors; lipped on four edges						
450 mm×750 mm×19 mm	–	–	–	23.01	nr	<b>23.01</b>
450 mm×750 mm×25 mm	–	–	–	27.98	nr	<b>27.98</b>
600 mm×900 mm×19 mm	–	–	–	33.73	nr	<b>33.73</b>
600 mm×900 mm×25 mm	–	–	–	40.75	nr	<b>40.75</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Fitting components; Melamine faced chipboard</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
12 mm thick	–	–	–	30.70	m <sup>2</sup>	<b>30.70</b>
19 mm thick	–	–	–	41.61	m <sup>2</sup>	<b>41.61</b>
Shelves or worktops; over 300 mm wide						
19 mm thick	–	–	–	41.61	m <sup>2</sup>	<b>41.61</b>
Flush doors; lipped on four edges						
450 mm×750 mm×19 mm	–	–	–	28.57	nr	<b>28.57</b>
600 mm×900 mm×25 mm	–	–	–	42.01	nr	<b>42.01</b>
<b>Fitting components; “Warerite Xcel” standard colour laminated chipboard type LD2 or other equal and approved</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
13.20 mm thick	–	–	–	82.35	m <sup>2</sup>	<b>82.35</b>
Shelves or worktops; over 300 mm wide						
13.20 mm thick	–	–	–	82.35	m <sup>2</sup>	<b>82.35</b>
Flush doors; lipped on four edges						
450 mm×750 mm×13.20 mm	–	–	–	40.43	nr	<b>40.43</b>
600 mm×900 mm×13.20 mm	–	–	–	60.79	nr	<b>60.79</b>
<b>Fitting components; plywood</b>						
Backs, fronts, sides or divisions; over 300 mm wide						
6 mm thick	–	–	–	21.11	m <sup>2</sup>	<b>21.11</b>
9 mm thick	–	–	–	28.68	m <sup>2</sup>	<b>28.68</b>
12 mm thick	–	–	–	36.13	m <sup>2</sup>	<b>36.13</b>
19 mm thick	–	–	–	52.71	m <sup>2</sup>	<b>52.71</b>
25 mm thick	–	–	–	71.12	m <sup>2</sup>	<b>71.12</b>
Shelves or worktops; over 300 mm wide						
19 mm thick	–	–	–	52.71	m <sup>2</sup>	<b>52.71</b>
25 mm thick	–	–	–	71.12	m <sup>2</sup>	<b>71.12</b>
Flush doors; lipped on four edges						
450 mm×750 mm×19 mm	–	–	–	28.83	nr	<b>28.83</b>
450 mm×750 mm×25 mm	–	–	–	35.85	nr	<b>35.85</b>
600 mm×900 mm×19 mm	–	–	–	42.94	nr	<b>42.94</b>
600 mm×900 mm×25 mm	–	–	–	53.19	nr	<b>53.19</b>
<b>Fitting components; wrought softwood</b>						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	50.70	m <sup>2</sup>	<b>50.70</b>
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	50.70	m <sup>2</sup>	<b>50.70</b>
Bearers						
19 mm×38 mm	–	–	–	2.88	m	<b>2.88</b>
25 mm×50 mm	–	–	–	3.61	m	<b>3.61</b>
50 mm×50 mm	–	–	–	5.26	m	<b>5.26</b>
50 mm×75 mm	–	–	–	7.04	m	<b>7.04</b>
Bearers; framed						
19 mm×38 mm	–	–	–	5.63	m	<b>5.63</b>
25 mm×50 mm	–	–	–	6.36	m	<b>6.36</b>
50 mm×50 mm	–	–	–	8.02	m	<b>8.02</b>
50 mm×75 mm	–	–	–	9.80	m	<b>9.80</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Framing to backs, fronts or sides						
19 mm×38 mm	–	–	–	5.63	m	<b>5.63</b>
25 mm×50 mm	–	–	–	6.36	m	<b>6.36</b>
50 mm×50 mm	–	–	–	8.02	m	<b>8.02</b>
50 mm×75 mm	–	–	–	9.80	m	<b>9.80</b>
Flush doors, softwood skeleton or cellular core; plywood facing both sides; lipped on four edges						
450 mm×750 mm×35 mm	–	–	–	28.47	nr	<b>28.47</b>
600 mm×900 mm×35 mm	–	–	–	45.35	nr	<b>45.35</b>
Add 5% to the above materials prices for selected softwood for staining						
<b>Fitting components; selected West African Mahogany</b>						
Bearers						
19 mm×38 mm	–	–	–	4.81	m	<b>4.81</b>
25 mm×50 mm	–	–	–	6.34	m	<b>6.34</b>
50 mm×50 mm	–	–	–	9.74	m	<b>9.74</b>
50 mm×75 mm	–	–	–	13.33	m	<b>13.33</b>
Bearers; framed						
19 mm×38 mm	–	–	–	8.95	m	<b>8.95</b>
25 mm×50 mm	–	–	–	10.50	m	<b>10.50</b>
50 mm×50 mm	–	–	–	13.90	m	<b>13.90</b>
50 mm×75 mm	–	–	–	17.45	m	<b>17.45</b>
Framing to backs, fronts or sides						
19 mm×38 mm	–	–	–	8.95	m	<b>8.95</b>
25 mm×50 mm	–	–	–	10.50	m	<b>10.50</b>
50 mm×50 mm	–	–	–	13.90	m	<b>13.90</b>
50 mm×75 mm	–	–	–	17.45	m	<b>17.45</b>
<b>Fitting components; Iroko</b>						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	113.89	m <sup>2</sup>	<b>113.89</b>
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	113.89	m <sup>2</sup>	<b>113.89</b>
Draining boards; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	120.36	m <sup>2</sup>	<b>120.36</b>
stopped flutes	–	–	–	3.63	m	<b>3.63</b>
grooves; cross-grain	–	–	–	0.85	m	<b>0.85</b>
Bearers						
19 mm×38 mm	–	–	–	5.85	m	<b>5.85</b>
25 mm×50 mm	–	–	–	7.58	m	<b>7.58</b>
50 mm×50 mm	–	–	–	11.55	m	<b>11.55</b>
50 mm×75 mm	–	–	–	15.72	m	<b>15.72</b>
Bearers; framed						
19 mm×38 mm	–	–	–	11.39	m	<b>11.39</b>
25 mm×50 mm	–	–	–	13.11	m	<b>13.11</b>
50 mm×50 mm	–	–	–	17.07	m	<b>17.07</b>
50 mm×75 mm	–	–	–	21.25	m	<b>21.25</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Framing to backs, fronts or sides						
19 mm×38 mm	–	–	–	11.39	m	<b>11.39</b>
25 mm×50 mm	–	–	–	13.11	m	<b>13.11</b>
50 mm×50 mm	–	–	–	17.07	m	<b>17.07</b>
50 mm×75 mm	–	–	–	21.25	m	<b>21.25</b>
<b>Fitting components; Teak</b>						
Backs, fronts, sides or divisions; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	231.13	m <sup>2</sup>	<b>231.13</b>
Shelves or worktops; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	231.13	m <sup>2</sup>	<b>231.13</b>
Draining boards; cross-tongued joints; over 300 mm wide						
25 mm thick	–	–	–	235.98	m <sup>2</sup>	<b>235.98</b>
stopped flutes	–	–	–	3.63	m	<b>3.63</b>
grooves; cross-grain	–	–	–	0.85	m	<b>0.85</b>
<b>Fixing kitchen fittings</b>						
<b>NOTE:</b> Kitchen fittings prices vary considerably. PC supply prices for reasonable quantities for a moderately priced range of kitchen fittings(Rugby Joinery “Lambeth” range) have been shown but not extended.						
<b>Fixing to backgrounds requiring plugging; including any pre-assembly</b>						
Wall units						
300 mm×580 mm×300 mm	–	1.20	14.35	0.23	nr	<b>14.58</b>
300 mm×720 mm×300 mm	–	1.30	15.55	0.23	nr	<b>15.77</b>
600 mm×580 mm×300 mm	–	1.43	17.10	0.23	nr	<b>17.33</b>
600 mm×720 mm×300 mm	–	1.62	19.37	0.23	nr	<b>19.60</b>
Floor units with drawers						
600 mm×900 mm×500 mm	–	1.30	15.55	0.23	nr	<b>15.77</b>
600 mm×900 mm×600 mm	–	1.43	17.10	0.23	nr	<b>17.33</b>
1200 mm×900 mm×600 mm	–	1.71	20.45	0.23	nr	<b>20.68</b>
Sink units(excluding sink top)						
1000 mm×900 mm×600 mm	–	1.62	19.37	0.23	nr	<b>19.60</b>
1200 mm×900 mm×600 mm	–	1.85	22.12	0.23	nr	<b>22.35</b>
Laminated plastics worktops; single rolled edge; prices include for fixing						
28 mm thick; 500 mm wide	–	0.41	4.90	25.58	m	<b>30.48</b>
38 mm thick; 600 mm wide	–	0.41	4.90	31.90	m	<b>36.81</b>
extra for forming hole for inset sink	–	0.77	9.21	–	nr	<b>9.21</b>
extra for jointing strip at corner intersection of worktops	–	0.16	1.91	13.41	nr	<b>15.32</b>
extra for butt and scribe joint at corner intersection of worktops	–	4.58	54.77	–	nr	<b>54.77</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Lockers; The Welconstruct Company 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						
305 mm×305 mm×1830 mm	–	0.23	2.06	59.80	nr	<b>61.86</b>
305 mm×460 mm×1830 mm	–	0.23	2.06	72.65	nr	<b>74.71</b>
460 mm×460 mm×1830 mm	–	0.28	2.51	91.39	nr	<b>93.89</b>
610 mm×460 mm×1830 mm	–	0.28	2.51	110.12	nr	<b>112.62</b>
Compartment lockers; steel body and door with reinforced 19G frame, powder coated finish, cam locks						
2 compartments; placing in position						
305 mm×305 mm×1830 mm	–	0.23	2.06	78.09	nr	<b>80.15</b>
305 mm×460 mm×1830 mm	–	0.23	2.06	81.80	nr	<b>83.86</b>
460 mm×460 mm×1830 mm	–	0.28	2.51	97.15	nr	<b>99.66</b>
4 compartments; placing in position						
305 mm×305 mm×1830 mm	–	0.23	2.06	98.79	nr	<b>100.85</b>
305 mm×460 mm×1830 mm	–	0.23	2.06	105.55	nr	<b>107.61</b>
460 mm×460 mm×1830 mm	–	0.28	2.51	110.77	nr	<b>113.28</b>
Wet area lockers; galvanised steel 18/22G etched primed coating body, galvanised steel 18/20G reinforced door on non-ferrous hinges, powder coated finish, cam locks						
1 compartment; placing in position						
305 mm×305 mm×1830 mm	–	0.23	2.06	90.19	nr	<b>92.25</b>
2 compartments; placing in position						
305 mm×305 mm×1830 mm	–	0.23	2.06	116.88	nr	<b>118.94</b>
305 mm×460 mm×1830 mm	–	0.23	2.06	122.43	nr	<b>124.49</b>
4 compartments; placing in position						
305 mm×305 mm×1830 mm	–	0.23	2.06	147.92	nr	<b>149.98</b>
305 mm×460 mm×1830 mm	–	0.23	2.06	158.27	nr	<b>160.33</b>
Extra for						
coin operated lock; coin returned	–	–	–	63.72	nr	<b>63.72</b>
coin operated lock; coin retained	–	–	–	89.42	nr	<b>89.42</b>
Timber clothes lockers; veneered MDF finish, routed door, cam locks						
1 compartment; placing in position						
380 mm×380 mm×1830 mm	–	0.28	2.51	234.72	nr	<b>237.23</b>
4 compartments; placing in position						
380 mm×380 mm×1830 mm	–	0.28	2.51	367.06	nr	<b>369.57</b>
<b>Shelving support systems; The Welconstruct Company or other equal and approved</b>						
Rolled front shelving support systems; steel body; stove enamelled finish						
open initial bay; 5 shelves; placing in position						
915 mm×305 mm×1905 mm	–	0.69	7.86	78.00	nr	<b>85.87</b>
915 mm×460 mm×1905 mm	–	0.69	7.86	100.83	nr	<b>108.69</b>
open extension bay; 5 shelves; placing in position						
915 mm×305 mm×1905 mm	–	0.83	9.46	62.34	nr	<b>71.80</b>
915 mm×460 mm×1905 mm	–	0.83	9.46	81.12	nr	<b>90.57</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
closed initial bay; 5 shelves; placing in position						
915 mm×305 mm×1905 mm	–	0.69	7.86	97.71	nr	<b>105.58</b>
915 mm×460 mm×1905 mm	–	0.69	7.86	121.27	nr	<b>129.13</b>
closed extension bay; 5 shelves; placing in position						
915 mm×305 mm×1905 mm	–	0.83	9.46	87.45	nr	<b>96.91</b>
915 mm×460 mm×1905 mm	–	0.83	9.46	105.61	nr	<b>115.06</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×254 mm	6.01	0.81	9.69	6.98	nr	<b>16.67</b>
400 mm×300 mm	–	0.81	9.69	9.04	nr	<b>18.72</b>
560 mm×380 mm	13.57	0.92	11.00	15.49	nr	<b>26.49</b>
640 mm×460 mm	17.75	1.02	12.20	20.19	nr	<b>32.39</b>
Mirror with bevelled edges						
365 mm×254 mm	10.70	0.81	9.69	12.26	nr	<b>21.95</b>
400 mm×300 mm	12.53	0.81	9.69	14.32	nr	<b>24.00</b>
560 mm×380 mm	20.88	0.92	11.00	23.71	nr	<b>34.72</b>
640 mm×460 mm	26.10	1.02	12.20	29.59	nr	<b>41.79</b>
<b>Door mats</b>						
Entrance mats; “Tuftiguard type C” or other equal and approved; laying in position; 12 mm thick						
900 mm×550 mm	93.59	0.51	4.57	105.29	nr	<b>109.86</b>
1200 mm×750 mm	168.46	0.51	4.57	189.52	nr	<b>194.09</b>
2400 mm×1200 mm	539.08	1.02	9.13	606.46	nr	<b>615.59</b>
<b>Matwells</b>						
Polished aluminium matwell; comprising 34 mm× 26 mm×6 mm angle rim; with brazed angles and lugs brazed on; to suit mat size						
914 mm×560 mm	34.75	1.02	9.13	39.10	nr	<b>48.23</b>
1067 mm×610 mm	38.19	1.02	9.13	42.96	nr	<b>52.09</b>
1219 mm×762 mm	45.14	1.02	9.13	50.78	nr	<b>59.91</b>
Polished brass matwell; comprising 38 mm×38 mm×6 mm angle rim; with brazed angles and lugs welded on; to suit mat size						
914 mm×560 mm	102.92	1.02	9.13	115.79	nr	<b>124.92</b>
1067 mm×610 mm	113.04	1.02	9.13	127.17	nr	<b>136.31</b>
1219 mm×762 mm	133.63	1.02	9.13	150.33	nr	<b>159.47</b>
<b>Internal blinds; Luxaflex Ltd or other equal and approved</b>						
Roller blinds; Luxaflex “Safeweave RB”; fire resisting material; 1200 mm drop; fixing with screws						
1000 mm wide	49.95	1.02	9.13	56.19	nr	<b>65.33</b>
2000 mm wide	97.27	1.60	14.33	109.43	nr	<b>123.76</b>
3000 mm wide	147.22	2.16	19.34	165.62	nr	<b>184.97</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Roller blinds; Luxaflex "Plain RB"; plain type material; 1200 mm drop; fixing with screws						
1000 mm wide	31.55	1.02	9.13	35.50	nr	<b>44.63</b>
2000 mm wide	60.47	1.60	14.33	68.03	nr	<b>82.36</b>
3000 mm wide	89.39	2.16	19.34	100.56	nr	<b>119.90</b>
Roller blinds; Luxaflex "Dimout plain RB"; blackout material; 1200 mm drop; fixing with screws						
1000 mm wide	49.95	1.02	9.13	56.19	nr	<b>65.33</b>
2000 mm wide	97.27	1.60	14.33	109.43	nr	<b>123.76</b>
3000 mm wide	147.22	2.16	19.34	165.62	nr	<b>184.97</b>
Roller blinds; Luxaflex "Lite-master Crank Op"; 100% blackout; 1200 mm drop; fixing with screws						
1000 mm wide	227.40	2.15	19.25	255.82	nr	<b>275.08</b>
2000 mm wide	323.36	3.02	27.04	363.78	nr	<b>390.82</b>
3000 mm wide	406.17	3.89	34.84	456.94	nr	<b>491.78</b>
Vertical louvre blinds; 89 mm wide louvres; Luxaflex "Finessa 3430" Group 0; 1200 mm drop; fixing with screws						
1000 mm wide	70.98	0.91	8.15	79.85	nr	<b>88.00</b>
2000 mm wide	122.24	1.42	12.72	137.52	nr	<b>150.24</b>
3000 mm wide	173.51	1.94	17.37	195.20	nr	<b>212.57</b>
Vertical louvre blinds; 127 mm wide louvres; "Finessa 3420" Group 0; 1200 mm drop; fixing with screws						
1000 mm wide	63.09	0.97	8.69	70.98	nr	<b>79.67</b>
2000 mm wide	105.16	1.50	13.43	118.30	nr	<b>131.73</b>
3000 mm wide	151.17	2.00	17.91	170.06	nr	<b>187.97</b>
<b>N13 SANITARY APPLIANCES/FITTINGS</b>						
<b>Sinks; Armitage Shanks or equal and approved</b>						
Sinks; white glazed fireclay; BS 1206; pointing all round with Dow Corning Hansil silicone sealant ref 785						
Belfast sink; 455 mm×380 mm×205 mm ref 35001 6S; Nimbus ½" inclined bib taps ref 6610400; ½" wall mounts ref 81460PR; 1½" slotted waste, chain and plug, screw stay ref 70668M8; aluminium alloy build-in fixing brackets ref 7931WD0						
	–	2.78	45.40	123.46	nr	<b>168.86</b>
Belfast sink; 610 mm×455 mm×255 mm ref 350086S; Nimbus ½" inclined bib taps ref 6610400; ½" wall mounts ref 81460PR; 1½" slotted waste, chain and plug, screw stay ref 70668M8; aluminium alloy build-in fixing brackets ref 7931VE0						
	–	2.78	45.40	155.58	nr	<b>200.97</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Belfast sink; 760 mm×455 mm×255 mm ref 3500A6S; Nimbus ½" inclined bib taps ref 6610400; ½" wall mounts ref 81460PR; 1½" slotted waste, chain and plug, screw stay ref 70668M8; aluminium alloy build-in fixing brackets ref 7931VE0	–	2.78	45.40	226.99	nr	<b>272.39</b>
<b>Lavatory basins; Armitage Shanks or equal and approved</b>						
Basins; white vitreous china; BS 5506 Part 3; pointing all round with Dow Corning Hansil silicone sealant ref 785						
Portman basin 400 mm×365 mm ref 117913J; Nuastyle 2½" pillar taps with anti-vandal indices ref 6973400; 1¼" bead chain waste and plug, 80 mm slotted tail, bolt stay ref 90547N1; 1¼" plastics bottle trap with 75 mm seal ref 70237Q4; concealed fixing bracket ref 790002Z; Isovalve servicing valve ref 9060400; screwing	–	2.13	34.78	96.40	nr	<b>131.18</b>
Portman basin 500 mm×420 mm ref 117923S; Nuastyle 2½" pillar taps with anti-vandal indices ref 6973400; 1¼" bead chain waste and plug, 80 mm slotted tail, bolt stay ref 90547N1; 1¼" plastics bottle trap with 75 mm seal ref 70237Q4; concealed fixing bracket ref 790002Z; Isovalve servicing valve ref 9060400; screwing	–	2.13	34.78	117.11	nr	<b>151.89</b>
Tiffany basin 560 mm×455 mm ref 121614A; Tiffany pedestal ref 132408S; Millenia ½" monobloc mixer tap with non-return valves and 1¼" pop-up waste ref 6104XXX; Universal Porcelain handwheels ref 63614XXX; Isovalve servicing valve ref 9060400; screwing	–	2.13	34.78	130.74	nr	<b>165.52</b>
Montana basin 510 mm×410 mm ref 120814E; Montana pedestal ref 132408S; Millenia ½" monobloc mixer tap with non-return valves and 1¼" pop-up waste ref 6104XXX; Millenia metal handwheels ref 63664XX; Isovalve servicing valve ref 9060400; screwing	–	2.31	37.72	136.03	nr	<b>173.75</b>
Montana basin 580 mm×475 mm ref 120824E; Montana pedestal ref 132408S; Millenia ½" monobloc mixer tap with non-return valves and 1¼" pop-up waste ref 6104XXX; Millenia metal handwheels ref 63664XX; Isovalve servicing valve ref 9060400; screwing	–	2.31	37.72	139.36	nr	<b>177.08</b>
Portman basin 600 mm×480 mm ref 117933S; Nuastyle 2½" pillar taps with anti-vandal indices ref 6973400; 1¼" bead chain waste and plug, 80 mm slotted tail, bolt stay ref 90547N1; 1¼" plastics bottle trap with 75 mm seal ref 70237Q4; concealed fixing bracket ref 790002Z; Isovalve servicing valve ref 9060400; screwing	–	2.13	34.78	153.14	nr	<b>187.92</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cottage basin 560 mm×430 mm ref 121013S; Cottage pedestal ref 132008S; Cottage ½" pillar taps ref 9290400; 1¼" bead chain waste and plug, 80 mm slotted tail, bolt stay ref 90547N1 Isovalve servicing valve ref 9060400; screwing	–	2.31	37.72	216.90	nr	<b>254.62</b>
Cottage basin 625 mm×500 mm ref 121023S; Cottage pedestal ref 132008S; Cottage ½" pillar taps ref 9290400; 1¼" bead chain waste and plug, 80 mm slotted tail, bolt stay ref 90547N1 Isovalve servicing valve ref 9060400; screwing	–	2.31	37.72	256.51	nr	<b>294.23</b>
Cliveden basin 620 mm×525 mm ref 121223S; Cliveden pedestal ref 132308S; Cliveden ½" mixer tap with 1¼" pop-up waste ref 9456400; Isovalve servicing vale ref 9060400; screwing	–	2.31	37.72	560.09	nr	<b>597.82</b>
<b>Drinking fountains; Armitage Shanks or equal and approved</b>						
White vitreous china fountains; pointing all round with Dow Corning Hansil silicone sealant ref 785						
Aqualon drinking fountain ref 200100; ½" self closing non-conclusive valve with flow control, plastics strainer waste, concealed hanger ref 0275A00; 1¼" plastics bottle trap with 75 mm seal; screwing	–	2.31	37.72	182.11	nr	<b>219.83</b>
Stainless steel fountains; pointing all round with Dow Corning Hansil silicone selant ref 785	–	2.31	37.72	182.11	nr	<b>219.83</b>
Purita drinking fountain, self closing non-conclusive valve with push button operation, flow control and 1¼" strainer waste ref 53400Z5; screwing	–	2.31	37.72	163.12	nr	<b>200.84</b>
Purita drinking fountain, self closing non-conclusive valve with push button operation, flow control and 1¼" strainer waste ref 53400Z5; pedestal shroud ref 5341000; screwing	–	2.78	45.40	361.61	nr	<b>407.00</b>
<b>Baths; Armitage Shanks or equal and approved</b>						
Bath; reinforced acrylic rectangular pattern; chromium plated overflow chain and plug; 40 mm diameter chromium plated waste; cast brass "P" trap with plain outlet and overflow connection; pair 20 mm diameter chromium plated easy clean pillar taps to BS 1010						
1700 mm long; white	–	3.50	57.15	194.46	nr	<b>251.61</b>
1700 mm long; coloured	–	3.50	57.15	215.48	nr	<b>272.63</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Bath; enamelled steel; medium gauge rectangular pattern; 40 mm diameter chromium plated overflow chain and plug; 40 mm diameter chromium plated waste; cast brass "P" trap with plain outlet and overflow connection; pair 20 mm diameter chromium plated easy clean pillar taps to BS 1010						
1700 mm long; white	–	3.50	57.15	299.57	nr	<b>356.72</b>
1700 mm long; coloured	–	3.50	57.15	315.33	nr	<b>372.48</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 ref 785						
Seville close coupled washdown pan ref 147001A; Seville plastics seat and cover ref 68780B1; Panekta WC pan P trap connector ref 9013000; Seville 6 litres capacity cistern and cover, bottom supply ball valve, bottom overflow and close coupling fitment ref 17156FR; Seville modern lever ref 7959STR						
	–	3.05	49.80	164.94	nr	<b>214.74</b>
Extra over for; Panekta WC S trap connector ref 9014000	–	–	–	1.55	nr	<b>1.55</b>
Wentworth close coupled washdown pan ref 150601A; Orion III plastics seat and cover; Panekta WC pan P trap connector ref 9013000; Group 7½ litres capacity cistern and cover, bottom supply ball valve, bottom overflow, close coupling fitment and lever ref 17650FB						
	–	3.05	49.80	194.34	nr	<b>244.14</b>
Tiffany back to wall washdown pan ref 154601A; Saturn plastics seat and cover ref 68980B1; Panekta WC pan P trap connector ref 9013000; Conceala 7½ litres capacity cistern and cover, side supply ball valve, side overflow, flushbend and extended lever ref 42350JE						
	–	3.05	49.80	210.79	nr	<b>260.59</b>
Extra over for; Panekta WC pan S trap connector ref 9014000	–	–	–	1.55	nr	<b>1.55</b>
Tiffany close coupled washdown pan ref 154301A; Saturn plastics seat and cover ref 68980B1; Panekta WC pan P trap connector ref 9013000; Tiffany 7½ litres capacity cistern and cover, bottom supply ball valve, bottom overflow, close coupling fitment and side lever ref 17751FN						
	–	3.05	49.80	224.68	nr	<b>274.48</b>
Extra over for Panekta WC pan S trap connector ref 9014000	–	–	–	1.55	nr	<b>1.55</b>
Cameo close coupled washdown pan ref 154301A; Cameo plastics seat and cover ref 6879NB2; Panekta WC pan P trap connector ref 9013000; Cameo 7½ litres capacity cistern and cover, bottom supply ball valve, bottom overflow and close coupling fitment ref 17831KR; luxury metal lever ref 7968000						
	–	3.05	49.80	289.79	nr	<b>339.59</b>
Extra over for; Panekta WC pan S trap connector ref 9014000	–	–	–	1.55	nr	<b>1.55</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cottage close coupled washdown pan ref 152301A; mahogany seat and cover ref 68970B2; Panekta WC pan P trap connector ref 9013000; 7½ litres capacity cistern and cover, bottom supply ball valve, bottom overflow and close coupling fitment ref 17700FR; mahogany lever assembly ref S03SN23	–	3.05	49.80	453.77	nr	<b>503.57</b>
Extra over for; Panekta WC pan S trap connector ref 9014000	–	–	–	1.55	nr	<b>1.55</b>
Cliveden close coupled washdown pan ref 153201A; mahogany seat and cover ref 68970B2; Panekta WC pan P trap connector ref 9013000; 7½ litres capacity cistern and cover, bottom supply ball valve, bottom overflow and close coupling fitment ref 17720FR; brass level assembly ref S03SN01	–	3.05	49.80	504.23	nr	<b>554.04</b>
Extra over for; Panekta WC pan S trap connector ref 9014000	–	–	–	1.55	nr	<b>1.55</b>
Concept back to wall washdown pan ref 153301A; Concept plastics seat and cover ref 6896AB2; Panekta WC pan P trap connector ref 9013000; Conceala 7½ litres capacity cistern and cover, side supply ball valve, side overflow, flushbend and extended lever ref 42350JE	–	3.05	49.80	596.34	nr	<b>646.15</b>
<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 ref 785						
single Sanura 400 mm bowls ref 261119E; top inlet spreader ref 74344A1; concealed steel hangers ref 7220000; 1½" plastics domed strainer waste ref 90568N0; 1½" plastics bottle trap with 75 mm seal ref 70238Q4; Conceala 4½ litres capacity cistern and cover ref 4225100; polished stainless steel exposed flushpipes ref 74450A1PO; screwing	–	3.70	60.42	219.15	nr	<b>279.56</b>
single Sanura 500 mm bowls ref 261129E; top inlet spreader ref 74344A1; concealed steel hangers ref 7220000; 1½" p lastics domed strainer waste ref 90568N0; 1½" plastics bottle trap with 75 mm seal ref 70238Q4; Conceala 4½ litres capacity cistern and cover ref 4225100; polished stainless steel exposed flushpipes ref 74450A1PO; screwing	–	3.70	60.42	283.94	nr	<b>344.36</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
range of 2 nr Sanura 400 mm bowls ref 261119E top inlet spreaders ref 74344A1; concealed steel hangers ref 7220000; 1½" plastics domed strainer wastes ref 90568N0; 1½" plastics bottle traps with 75 mm seal ref 70238Q4; Conceala 9 litres capacity cistern and cover ref 4225200; polished stainless steel exposed flushpipes ref 74450B1 PO; screwing	–	6.94	113.32	355.79	nr	<b>469.11</b>
range of 2 nr Sanura 500 mm bowls ref 261129E top inlet spreaders ref 74344A1; concealed steel hangers ref 7220000; 1½" plastics domed strainer wastes ref 90568N0; 1½" plastics bottle traps with 75 mm seal ref 70238Q4; Conceala 9 litres capacity cistern and cover ref 4225200; polished stainless steel exposed flushpipes ref 74450B1PO; screwing	–	6.94	113.32	485.37	nr	<b>598.70</b>
range of 3 nr Sanura 400 mm bowls ref 261119E top inlet spreaders ref 74344A1; concealed steel hangers ref 7220000; 1½" plastics domed strainer wastes ref 90568N0; 1½" plastics bottle traps with 75 mm seal ref 70238Q4; Conceala 9 litres capacity cistern and cover ref 4225200; polished stainless steel flushpipes ref 74450C1PO; screwing	–	10.18	166.23	480.33	nr	<b>646.56</b>
range of 3 nr Sanura 500 mm bowls ref 261129E top inlet spreaders ref 74344A1; concealed steel hangers ref 7220000; 1½" plastics domed strainer wastes ref 90568N0; 1½" plastics bottle traps with 75 mm seal ref 70238Q4; Conceala 9 litres capacity cistern and cover ref 4225200; polished stainless steel flushpipes ref 74450C1PO; screwing	–	10.18	166.23	674.49	nr	<b>840.72</b>
range of 4 nr Sanura 400 mm bowls ref 261119E top inlet spreaders ref 74344A1; concealed steel hangers ref 7220000; 1½" plastics domed strainer wastes ref 90568N0; 1½" plastics bottle traps with 75 mm seal ref 70238Q4; Conceala 13.60 litres capacity cistern and cover ref 4225300; polished stainless steel flushpipes ref 74450D1PO; screwing	–	13.41	218.97	623.65	nr	<b>842.63</b>
range of 4 nr Sanura 500 mm bowls ref 261129E top inlet spreaders ref 74344A1; concealed steel hangers ref 7220000; 1½" plastics domed strainer wastes ref 90568N0; 1½" plastics bottle traps with 75 mm seal ref 70238Q4; Conceala 13.60 litres capacity cistern and cover ref 4225300; polished stainless steel flushpipes ref 74450D1PO; screwing	–	13.41	218.97	882.82	nr	<b>1101.80</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
White vitreous china division panels; pointing all round with Dow Corning Hansill silicone sealant						
625 mm long ref 2605000; screwing	–	0.69	11.27	56.27	nr	<b>67.53</b>
<b>Shower tray and fittings; Armitage Shanks or equal and approved</b>						
Shower tray; glazed fireclay with outlet and grated waste; chain and plug; bedding and pointing in waterproof cement mortar						
760 mm×760 mm×180 mm; white	–	3.00	48.99	120.87	nr	<b>169.86</b>
760 mm×760 mm×180 mm; coloured	–	3.00	48.99	183.94	nr	<b>232.93</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	–	5.00	81.65	236.50	nr	<b>318.14</b>
<b>Miscellaneous fittings; Pressalit Ltd or equal and approved</b>						
Grab rails						
300 mm long ref RT100000; screwing	–	0.50	5.71	37.51	nr	<b>43.23</b>
450 mm long ref RT101000; screwing	–	0.50	5.71	43.86	nr	<b>49.57</b>
600 mm long ref RT102000; screwing	–	0.50	5.71	50.36	nr	<b>56.07</b>
800 mm long ref RT103000; screwing	–	0.50	5.71	56.36	nr	<b>62.08</b>
1000 mm long ref RT104000; screwing	–	0.50	5.71	64.87	nr	<b>70.58</b>
Angled grab rails						
900 mm long, angled 135° ref RT110000; screwing	–	0.50	5.71	81.39	nr	<b>87.10</b>
1300 mm long, angled 90° ref RT119000; screwing	–	0.75	8.57	127.59	nr	<b>136.16</b>
Hinged grab rails						
600 mm long ref R3016000; screwing	–	0.35	4.00	132.00	nr	<b>136.00</b>
600 mm long with spring counter balance ref RF016000; screwing	–	0.35	4.00	183.05	nr	<b>187.05</b>
800 mm long ref R3010000; screwing	–	0.35	4.00	158.02	nr	<b>162.02</b>
800 mm long with spring counter balance ref RF010000; screwing	–	0.35	4.00	194.56	nr	<b>198.56</b>
<b>N15 SIGNS/NOTICE</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	1.20	–	nr	<b>1.20</b>
Stops per coat	–	0.02	0.24	–	nr	<b>0.24</b>

## P BUILDING FABRIC SUNDRIES

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>P BUILDING FABRIC SUNDRIES</b>						
<b>P10 SUNDRY INSULATION/PROOFING WORK/ FIRESTOPS</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)	–	0.10	1.56	1.41	m <sup>2</sup>	<b>2.97</b>
Vapour barrier/reflective insulation 150 mm laps; fixed to softwood						
“Insulex” grade 714; single sided	–	0.10	1.56	1.75	m <sup>2</sup>	<b>3.31</b>
“Insulex” grade 714; double sided	–	0.10	1.56	2.50	m <sup>2</sup>	<b>4.06</b>
<b>Mat or quilt insulation</b>						
Glass fibre quilt; “Isowool 1000” or other equal and approved; laid loose between members at 600 mm centres						
60 mm thick	2.01	0.21	3.27	2.26	m <sup>2</sup>	<b>5.53</b>
80 mm thick	2.62	0.23	3.58	2.95	m <sup>2</sup>	<b>6.53</b>
100 mm thick	3.12	0.26	4.05	3.51	m <sup>2</sup>	<b>7.56</b>
150 mm thick	4.73	0.31	4.82	5.32	m <sup>2</sup>	<b>10.14</b>
Mineral fibre quilt; “Isowool 1200” or other equal and approved; pinned vertically to softwood						
25 mm thick	1.71	0.14	2.18	1.92	m <sup>2</sup>	<b>4.10</b>
50 mm thick	2.71	0.16	2.49	3.05	m <sup>2</sup>	<b>5.54</b>
Glass fibre building roll; pinned vertically to softwood						
60 mm thick	1.89	0.16	2.49	2.23	m <sup>2</sup>	<b>4.72</b>
80 mm thick	2.48	0.17	2.65	2.93	m <sup>2</sup>	<b>5.57</b>
100 mm thick	2.96	0.18	2.80	3.49	m <sup>2</sup>	<b>6.29</b>
Glass fibre flanged building roll; paper faces; pinned vertically or to slope between timber framing						
60 mm thick	4.17	0.19	2.96	4.92	m <sup>2</sup>	<b>7.88</b>
80 mm thick	5.19	0.20	3.11	6.13	m <sup>2</sup>	<b>9.24</b>
100 mm thick	6.07	0.21	3.27	7.17	m <sup>2</sup>	<b>10.43</b>
Glass fibre aluminium foil faced roll; pinned to softwood						
80 mm thick	–	0.19	2.96	5.18	m <sup>2</sup>	<b>8.14</b>
<b>Board or slab insulation</b>						
Expanded polystyrene board standard grade RD/N or other equal and approved; fixed with adhesive						
25 mm thick	–	0.43	6.69	3.27	m <sup>2</sup>	<b>9.96</b>
40 mm thick	–	0.45	7.00	4.71	m <sup>2</sup>	<b>11.71</b>
50 mm thick	–	0.51	7.93	5.68	m <sup>2</sup>	<b>13.62</b>
Jablite expanded polystyrene board; grade EHD(N) or other equal and approved						
100 mm thick	–	0.51	7.93	1.92	m <sup>2</sup>	<b>9.85</b>
“Styrofoam Floormate 350” extruded polystyrene foam or other equal and approved						
50 mm thick	–	0.51	7.93	14.00	m <sup>2</sup>	<b>21.94</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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×44 mm or 19 mm×50 mm "Sealmaster" intumescent fire and smoke seals or other equal and approved; pinned into groove in timber	14.64	0.61	9.49	17.86	m	27.35
type N30; for single leaf half hour door	6.49	0.31	4.82	7.67	m	12.49
type N60; for single leaf one hour door	9.88	0.33	5.13	11.68	m	16.81
type IMN or IMP; for meeting or pivot stiles of pair of one hour doors; per stile	9.88	0.33	5.13	11.68	m	16.81
intumescent plugs in timber; including boring	—	0.10	1.56	0.36	nr	1.91
Rockwool fire stops or other equal and approved; between top of brick/block wall and concrete soffit						
25 mm deep×112 mm wide	—	0.08	1.24	1.14	m	2.39
25 mm deep×150 mm wide	—	0.10	1.56	1.52	m	3.08
50 mm deep×225 mm wide	—	0.16	2.49	5.39	m	7.88
<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×300 mm×250 mm; pipes—2	—	1.25	17.12	42.25	nr	59.37
<b>Fire barriers</b>						
Rockwool fire barrier or other and approved between top of suspended ceiling and concrete soffit						
one 50 mm layer×900 mm wide; half hour	—	0.61	9.49	7.80	m <sup>2</sup>	17.29
two 50 mm layers×900 mm wide; one hour	—	0.92	14.31	15.27	m <sup>2</sup>	29.59
Lamatherm fire barrier or other equal and approved; to void below raised access floors						
75 mm thick×300 mm wide; half hour	—	0.17	2.65	15.12	m	17.77
75 mm thick×600 mm wide; half hour	—	0.17	2.65	34.10	m	36.74
90 mm thick×300 mm wide; half hour	—	0.17	2.65	19.24	m	21.89
90 mm thick×600 mm wide; half hour	—	0.17	2.65	46.20	m	48.84
<b>Dow Chemicals "Styrofoam 1B" or other equal and approved; cold bridging insulation fixed with adhesive to brick, block or concrete base</b>						
Insulation to walls						
25 mm thick	—	0.34	5.29	6.66	m <sup>2</sup>	11.95
50 mm thick	—	0.37	5.76	12.25	m <sup>2</sup>	18.00
75 mm thick	—	0.39	6.07	18.25	m <sup>2</sup>	24.32
Insulation to isolated columns						
25 mm thick	—	0.42	6.53	6.66	m <sup>2</sup>	13.20
50 mm thick	—	0.44	6.85	12.25	m <sup>2</sup>	19.09
75 mm thick	—	0.48	7.47	18.25	m <sup>2</sup>	25.72
Insulation to ceilings						
25 mm thick	—	0.37	5.76	6.66	m <sup>2</sup>	12.42
50 mm thick	—	0.40	6.22	12.25	m <sup>2</sup>	18.47
75 mm thick	—	0.43	6.69	18.25	m <sup>2</sup>	24.94

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Insulation to isolated beams						
25 mm thick	–	0.44	6.85	6.66	m <sup>2</sup>	13.51
50 mm thick	–	0.48	7.47	12.25	m <sup>2</sup>	19.72
75 mm thick	–	0.51	7.93	18.25	m <sup>2</sup>	26.19
<b>P11 FOAMED/FIBRE/BEAD CAVITY WALL INSULATION</b>						
<b>Injected insulation</b>						
Cavity wall insulation; injecting 65 mm cavity with blown EPS granules	–	–	–	–	m <sup>2</sup>	2.86
blown mineral wool	–	–	–	–	m <sup>2</sup>	2.96
<b>P20 UNFRAMED ISOLATED TRIMS/ SKIRTINGS/SUNDRY ITEMS</b>						
<b>Blockboard (Birch faced); 18 mm thick</b>						
Window boards and the like; rebated; hardwood lipped on one edge						
18 mm×200 mm	–	0.26	4.05	4.63	m	8.68
18 mm×250 mm	–	0.29	4.51	5.44	m	9.95
18 mm×300 mm	–	0.31	4.82	6.25	m	11.07
18 mm×350 mm	–	0.34	5.29	7.06	m	12.35
returned and fitted ends	–	0.22	3.42	0.47	nr	3.89
<b>Blockboard (Sapele veneered one side); 18 mm thick</b>						
Window boards and the like; rebated; hardwood lipped on one edge						
18 mm×200 mm	–	0.28	4.36	4.13	m	8.49
18 mm×250 mm	–	0.31	4.82	4.81	m	9.64
18 mm×300 mm	–	0.33	5.13	5.50	m	10.63
18 mm×350 mm	–	0.37	5.76	6.18	m	11.94
returned and fitted ends	–	0.22	3.42	0.47	nr	3.89
<b>Blockboard (American White Ash veneered one side); 18 mm thick</b>						
Window boards and the like; rebated; hardwood lipped on one edge						
18 mm×200 mm	–	0.28	4.36	4.72	m	9.08
18 mm×250 mm	–	0.31	4.82	5.55	m	10.38
18 mm×300 mm	–	0.33	5.13	6.39	m	11.52
18 mm×350 mm	–	0.37	5.76	7.22	m	12.97
returned and fitted ends	–	0.22	3.42	0.47	nr	3.89
<b>Medium density fibreboard primed profiles; Balcas Kildare Ltd or other equal and approved</b>						
Window boards; rounded and rebated						
25 mm×220 mm	–	0.31	4.82	4.38	m	9.20
25 mm×245 mm	–	0.31	4.82	4.76	m	9.59

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Skirtings						
14.50 mm×45 mm; rounded	–	0.10	1.56	0.82	m	2.38
14.50 mm×70 mm; rounded	–	0.10	1.56	1.13	m	2.69
14.50 mm×95 mm; rounded	–	0.10	1.56	1.34	m	2.89
14.50 mm×95 mm; moulded	–	0.10	1.56	1.34	m	2.89
14.50 mm×120 mm; moulded	–	0.10	1.56	1.55	m	3.11
18 mm×70 mm; moulded	–	0.10	1.56	1.24	m	2.80
18 mm×145 mm; moulded	–	0.10	1.56	2.02	m	3.58
Dado rail						
18 mm×58 mm; moulded	–	0.10	1.56	1.25	m	2.81
<b>Wrought softwood</b>						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm×50 mm; splayed	–	0.10	1.56	1.65	m	3.21
19 mm×50 mm; moulded	–	0.10	1.56	1.80	m	3.35
19 mm×75 mm; splayed	–	0.10	1.56	1.94	m	3.50
19 mm×75 mm; moulded	–	0.10	1.56	2.10	m	3.65
19 mm×100 mm; splayed	–	0.10	1.56	2.25	m	3.81
19 mm×100 mm; moulded	–	0.10	1.56	2.40	m	3.95
19 mm×150 mm; moulded	–	0.12	1.87	3.06	m	4.93
19 mm×175 mm; moulded	–	0.12	1.87	3.35	m	5.22
22 mm×100 mm; splayed	–	0.10	1.56	2.47	m	4.03
25 mm×50 mm; moulded	–	0.10	1.56	2.00	m	3.55
25 mm×75 mm; splayed	–	0.10	1.56	2.25	m	3.81
25 mm×100 mm; splayed	–	0.10	1.56	2.65	m	4.21
25 mm×150 mm; splayed	–	0.12	1.87	3.47	m	5.34
25 mm×150 mm; moulded	–	0.12	1.87	3.62	m	5.49
25 mm×175 mm; moulded	–	0.12	1.87	4.04	m	5.91
25 mm×225 mm; moulded	–	0.14	2.18	4.86	m	7.04
returned ends	–	0.16	2.49	–	nr	2.49
mitres	–	0.10	1.56	–	nr	1.56
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm×25 mm; half round	–	0.12	1.87	1.26	m	3.13
13 mm×50 mm; moulded	–	0.12	1.87	1.63	m	3.50
16 mm×32 mm; half round	–	0.12	1.87	1.36	m	3.23
16 mm×38 mm; moulded	–	0.12	1.87	1.56	m	3.43
16 mm×50 mm; moulded	–	0.12	1.87	1.71	m	3.57
19 mm×50 mm; splayed	–	0.12	1.87	1.65	m	3.52
19 mm×63 mm; splayed	–	0.11	1.71	1.81	m	3.52
19 mm×75 mm; splayed	–	0.12	1.87	1.94	m	3.81
25 mm×44 mm; splayed	–	0.12	1.87	1.86	m	3.73
25 mm×50 mm; moulded	–	0.12	1.87	2.00	m	3.86
25 mm×63 mm; splayed	–	0.12	1.87	2.04	m	3.91
25 mm×75 mm; splayed	–	0.12	1.87	2.25	m	4.12
32 mm×88 mm; moulded	–	0.12	1.87	3.12	m	4.99
38 mm×38 mm; moulded	–	0.12	1.87	1.99	m	3.85
50 mm×50 mm; moulded	–	0.12	1.87	2.65	m	4.52
returned ends	–	0.16	2.49	–	nr	2.49
mitres	–	0.10	1.56	–	nr	1.56

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Stops; screwed on						
16 mm×38 mm	–	0.10	1.56	1.25	m	<b>2.80</b>
16 mm×50 mm	–	0.10	1.56	1.37	m	<b>2.92</b>
19 mm×38 mm	–	0.10	1.56	1.31	m	<b>2.87</b>
25 mm×38 mm	–	0.10	1.56	1.46	m	<b>3.01</b>
25 mm×50 mm	–	0.10	1.56	1.68	m	<b>3.24</b>
Glazing beads and the like						
13 mm×16 mm	–	0.05	0.78	0.91	m	<b>1.69</b>
13 mm×19 mm	–	0.05	0.78	0.94	m	<b>1.72</b>
13 mm×25 mm	–	0.05	0.78	1.00	m	<b>1.78</b>
13 mm×25 mm; screwed	–	0.05	0.78	1.08	m	<b>1.86</b>
13 mm×25 mm; fixing with brass cups and screws	–	0.10	1.56	1.34	m	<b>2.89</b>
16 mm×25 mm; screwed	–	0.05	0.78	1.14	m	<b>1.92</b>
16 mm quadrant	–	0.05	0.78	1.10	m	<b>1.88</b>
19 mm quadrant or scotia	–	0.05	0.78	1.19	m	<b>1.97</b>
19 mm×36 mm; screwed	–	0.05	0.78	1.33	m	<b>2.11</b>
25 mm×38 mm; screwed	–	0.05	0.78	1.48	m	<b>2.26</b>
25 mm quadrant or scotia	–	0.05	0.78	1.33	m	<b>2.11</b>
38 mm scotia	–	0.05	0.78	1.89	m	<b>2.67</b>
50 mm scotia	–	0.05	0.78	2.56	m	<b>3.33</b>
Isolated shelves, worktops, seats and the like						
19 mm×150 mm	–	0.17	2.65	2.88	m	<b>5.52</b>
19 mm×200 mm	–	0.22	3.42	3.46	m	<b>6.88</b>
25 mm×150 mm	–	0.17	2.65	3.46	m	<b>6.10</b>
25 mm×200 mm	–	0.22	3.42	4.23	m	<b>7.66</b>
32 mm×150 mm	–	0.17	2.65	4.11	m	<b>6.76</b>
32 mm×200 mm	–	0.22	3.42	5.14	m	<b>8.57</b>
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm×300 mm	–	0.29	4.51	13.46	m	<b>17.97</b>
19 mm×450 mm	–	0.34	5.29	15.38	m	<b>20.67</b>
19 mm×600 mm	–	0.41	6.38	22.37	m	<b>28.75</b>
25 mm×300 mm	–	0.29	4.51	14.91	m	<b>19.42</b>
25 mm×450 mm	–	0.34	5.29	17.32	m	<b>22.61</b>
25 mm×600 mm	–	0.41	6.38	25.02	m	<b>31.40</b>
32 mm×300 mm	–	0.29	4.51	16.34	m	<b>20.86</b>
32 mm×450 mm	–	0.34	5.29	19.47	m	<b>24.76</b>
32 mm×600 mm	–	0.41	6.38	27.94	m	<b>34.32</b>
Isolated shelves, worktops, seats and the like; slatted with 50 mm wide slats at 75 mm centres						
19 mm thick	–	1.35	21.00	10.17	m	<b>31.18</b>
25 mm thick	–	1.35	21.00	11.65	m	<b>32.66</b>
32 mm thick	–	1.35	21.00	12.96	m	<b>33.97</b>
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm×75 mm	–	0.19	2.96	2.22	m	<b>5.17</b>
19 mm×150 mm	–	0.20	3.11	3.18	m	<b>6.30</b>
19 mm×225 mm; in one width	–	0.27	4.20	4.10	m	<b>8.30</b>
19 mm×300 mm; cross-tongued joints	–	0.31	4.82	13.55	m	<b>18.37</b>
25 mm×75 mm	–	0.19	2.96	2.52	m	<b>5.47</b>
25 mm×150 mm	–	0.20	3.11	3.77	m	<b>6.89</b>
25 mm×225 mm; in one width	–	0.27	4.20	4.98	m	<b>9.19</b>
25 mm×300 mm; cross-tongued joints	–	0.31	4.82	14.94	m	<b>19.76</b>
32 mm×75 mm	–	0.19	2.96	2.86	m	<b>5.82</b>
32 mm×150 mm	–	0.20	3.11	4.44	m	<b>7.55</b>
32 mm×225 mm; in one width	–	0.27	4.20	5.98	m	<b>10.19</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
38 mm×75 mm	–	0.19	2.96	3.18	m	6.14
38 mm×150 mm	–	0.20	3.11	5.00	m	8.11
38 mm×225 mm; in one width	–	0.27	4.20	6.88	m	11.09
38 mm×300 mm; cross-tongued joints	–	0.31	4.82	17.68	m	22.51
returned and fitted ends	–	0.16	2.49	–	nr	2.49
Handrails; mopstick						
50 mm diameter	–	0.26	4.05	3.81	m	7.86
Handrails; rounded						
44 mm×50 mm	–	0.26	4.05	3.81	m	7.86
50 mm×75 mm	–	0.28	4.36	4.68	m	9.03
63 mm×87 mm	–	0.31	4.82	6.31	m	11.13
75 mm×100 mm	–	0.36	5.60	7.08	m	12.68
Handrails; moulded						
44 mm×50 mm	–	0.23	3.58	4.24	m	7.82
50 mm×75 mm	–	0.25	3.89	5.12	m	9.01
63 mm×87 mm	–	0.28	4.36	6.76	m	11.11
75 mm×100 mm	–	0.32	4.98	7.51	m	12.49
Add 5% to the above material prices for selected softwood for staining						
<b>Selected West African Mahogany</b>						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm×50 mm; splayed	3.36	0.14	2.18	4.06	m	6.24
19 mm×50 mm; moulded	3.56	0.14	2.18	4.30	m	6.48
19 mm×75 mm; splayed	4.04	0.14	2.18	4.86	m	7.04
19 mm×75 mm; moulded	4.22	0.14	2.18	5.09	m	7.26
19 mm×100 mm; splayed	4.73	0.14	2.18	5.69	m	7.86
19 mm×100 mm; moulded	4.93	0.14	2.18	5.92	m	8.10
19 mm×150 mm; moulded	6.31	0.17	2.65	7.55	m	10.20
19 mm×175 mm; moulded	7.25	0.17	2.65	8.66	m	11.31
22 mm×100 mm; splayed	5.15	0.14	2.18	6.17	m	8.35
25 mm×50 mm; moulded	3.99	0.14	2.18	4.81	m	6.99
25 mm×75 mm; splayed	4.71	0.14	2.18	5.66	m	7.84
25 mm×100 mm; splayed	5.60	0.14	2.18	6.71	m	8.89
25 mm×150 mm; splayed	7.70	0.17	2.65	9.20	m	11.84
25 mm×150 mm; moulded	7.89	0.17	2.65	9.42	m	12.06
25 mm×175 mm; moulded	8.79	0.17	2.65	10.49	m	13.13
25 mm×225 mm; moulded	9.93	0.19	2.96	11.83	m	14.79
returned end	–	0.22	3.42	–	nr	3.42
mitres	–	0.16	2.49	–	nr	2.49
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm×25 mm; half round	2.47	0.17	2.65	3.02	m	5.66
13 mm×50 mm; moulded	3.10	0.17	2.65	3.76	m	6.41
16 mm×32 mm; half round	2.74	0.17	2.65	3.33	m	5.98
16 mm×38 mm; moulded	3.03	0.17	2.65	3.67	m	6.32
16 mm×50 mm; moulded	3.32	0.17	2.65	4.02	m	6.66
19 mm×50 mm; splayed	3.36	0.17	2.65	4.06	m	6.71
19 mm×63 mm; splayed	3.72	0.17	2.65	4.50	m	7.14
19 mm×75 mm; splayed	4.04	0.17	2.65	4.86	m	7.51

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
25 mm×50 mm; moulded	3.99	0.17	2.65	4.81	m	7.45
25 mm×63 mm; splayed	4.27	0.17	2.65	5.14	m	7.79
25 mm×75 mm; splayed	4.71	0.17	2.65	5.66	m	8.31
32 mm×88 mm; moulded	6.63	0.17	2.65	7.93	m	10.58
38 mm×88 mm; moulded	4.07	0.17	2.65	4.91	m	7.55
50 mm×50 mm; moulded	5.60	0.17	2.65	6.71	m	9.35
returned end	–	0.22	3.42	–	nr	3.42
mitres	–	0.16	2.49	–	nr	2.49
Stops; screwed on						
16 mm×38 mm	2.66	0.16	2.49	3.14	m	5.63
16 mm×50 mm	2.96	0.16	2.49	3.50	m	5.99
19 mm×38 mm	2.86	0.16	2.49	3.38	m	5.87
25 mm×38 mm	3.19	0.16	2.49	3.77	m	6.26
25 mm×50 mm	3.62	0.16	2.49	4.28	m	6.77
Glazing beads and the like						
13 mm×16 mm	2.10	0.05	0.78	2.48	m	3.26
13 mm×19 mm	2.14	0.05	0.78	2.53	m	3.31
13 mm×25 mm	2.29	0.05	0.78	2.70	m	3.48
13 mm×25 mm; screwed	2.10	0.08	1.24	2.65	m	3.89
13 mm×25 mm; fixing with brass cups and screws						
	2.29	0.16	2.49	2.96	m	5.45
16 mm×25 mm; screwed	2.38	0.08	1.24	2.98	m	4.23
16 mm quadrant	2.37	0.07	1.09	2.80	m	3.89
19 mm quadrant or scotia	2.51	0.07	1.09	2.97	m	4.06
19 mm×36 mm; screwed	2.86	0.07	1.09	3.55	m	4.64
25 mm×38 mm; screwed	3.19	0.07	1.09	3.94	m	5.03
25 mm quadrant or scotia	2.89	0.07	1.09	3.41	m	4.50
38 mm scotia	4.07	0.07	1.09	4.81	m	5.90
50 mm scotia	5.60	0.07	1.09	6.61	m	7.70
Isolated shelves; worktops, seats and the like						
19 mm×150 mm	6.52	0.22	3.42	7.70	m	11.12
19 mm×200 mm	7.84	0.31	4.82	9.27	m	14.09
25 mm×150 mm	7.84	0.22	3.42	9.27	m	12.69
25 mm×200 mm	9.56	0.31	4.82	11.29	m	16.11
32 mm×150 mm	9.29	0.22	3.42	10.98	m	14.40
32 mm×200 mm	11.60	0.31	4.82	13.70	m	18.52
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm×300 mm	21.87	0.39	6.07	25.83	m	31.90
19 mm×450 mm	26.06	0.45	7.00	30.79	m	37.79
19 mm×600 mm	37.79	0.56	8.71	44.64	m	53.36
25 mm×300 mm	24.92	0.39	6.07	29.43	m	35.50
25 mm×450 mm	30.44	0.45	7.00	35.96	m	42.96
25 mm×600 mm	43.62	0.56	8.71	51.52	m	60.24
32 mm×300 mm	27.96	0.39	6.07	33.03	m	39.10
32 mm×450 mm	34.91	0.45	7.00	41.23	m	48.23
32 mm×600 mm	49.82	0.56	8.71	58.86	m	67.57
Isolated shelves, worktops, seats and the like; slatted with 50 mm wide slats at 75 mm centres						
19 mm thick	24.45	1.79	27.85	29.24	m <sup>2</sup>	57.09
25 mm thick	27.59	1.79	27.85	32.95	m <sup>2</sup>	60.80
32 mm thick	30.49	1.79	27.85	36.37	m <sup>2</sup>	64.22



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm×75 mm	4.50	0.24	3.73	5.53	m	9.26
19 mm×150 mm	6.58	0.28	4.36	8.00	m	12.35
19 mm×225 mm; in one width	8.64	0.37	5.76	10.43	m	16.19
19 mm×300 mm; cross-tongued joints	21.75	0.41	6.38	25.91	m	32.29
25 mm×75 mm	5.16	0.24	3.73	6.32	m	10.05
25 mm×150 mm	7.96	0.28	4.36	9.62	m	13.97
25 mm×225 mm; in one width	10.59	0.37	5.76	12.73	m	18.49
25 mm×300 mm; cross-tongued joints	24.67	0.41	6.38	29.36	m	35.74
32 mm×75 mm	5.94	0.24	3.73	7.23	m	10.96
32 mm×150 mm	9.41	0.28	4.36	11.33	m	15.69
32 mm×225 mm; in one width	12.89	0.37	5.76	15.44	m	21.20
32 mm×300 mm; cross-tongued joints	27.72	0.41	6.38	32.96	m	39.34
38 mm×75 mm	6.58	0.24	3.73	8.00	m	11.73
38 mm×150 mm	10.83	0.28	4.36	13.01	m	17.36
38 mm×225 mm; in one width	14.85	0.37	5.76	17.76	m	23.52
38 mm×300 mm; cross-tongued joints	30.47	0.41	6.38	36.21	m	42.59
returned and fitted ends	–	0.23	3.58	–	nr	3.58
Handrails; rounded						
44 mm×50 mm	7.51	0.33	5.13	8.87	m	14.00
50 mm×75 mm	9.38	0.37	5.76	11.08	m	16.83
63 mm×87 mm	12.13	0.41	6.38	14.33	m	20.71
75 mm×100 mm	14.76	0.45	7.00	17.43	m	24.43
Handrails; moulded						
44 mm×50 mm	8.04	0.33	5.13	9.50	m	14.63
50 mm×75 mm	9.93	0.37	5.76	11.73	m	17.49
63 mm×87 mm	12.69	0.41	6.38	14.99	m	21.37
75 mm×100 mm	15.29	0.45	7.00	18.07	m	25.07
<b>American White Ash</b>						
Skirtings, picture rails, dado rails and the like; splayed or moulded						
19 mm×50 mm; splayed	3.77	0.14	2.18	4.55	m	6.73
19 mm×50 mm; moulded	3.96	0.14	2.18	4.77	m	6.95
19 mm×75 mm; splayed	4.71	0.14	2.18	5.66	m	7.84
19 mm×75 mm; moulded	4.88	0.14	2.18	5.86	m	8.04
19 mm×100 mm; splayed	5.60	0.14	2.18	6.71	m	8.89
19 mm×100 mm; moulded	5.78	0.14	2.18	6.93	m	9.11
19 mm×150 mm; moulded	7.58	0.17	2.65	9.05	m	11.70
19 mm×175 mm; moulded	8.76	0.17	2.65	10.44	m	13.09
22 mm×100 mm; splayed	6.17	0.14	2.18	7.39	m	9.56
25 mm×50 mm; moulded	4.56	0.14	2.18	5.49	m	7.66
25 mm×75 mm; splayed	5.55	0.14	2.18	6.65	m	8.83
25 mm×100 mm; splayed	6.74	0.14	2.18	8.06	m	10.24
25 mm×150 mm; splayed	9.41	0.17	2.65	11.21	m	13.85
25 mm×150 mm; moulded	9.58	0.17	2.65	11.41	m	14.05
25 mm×175 mm; moulded	10.75	0.17	2.65	12.80	m	15.44
25 mm×225 mm; moulded	13.15	0.19	2.96	15.63	m	18.59
returned ends	–	0.22	3.42	–	nr	3.42
mitres	–	0.16	2.49	–	nr	2.49

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Architraves, cover fillets and the like; half round; splayed or moulded						
13 mm×25 mm; half round	2.61	0.17	2.65	3.19	m	<b>5.83</b>
13 mm×50 mm; moulded	3.39	0.17	2.65	4.10	m	<b>6.74</b>
16 mm×32 mm; half round	2.93	0.17	2.65	3.56	m	<b>6.21</b>
16 mm×38 mm; moulded	3.34	0.17	2.65	4.04	m	<b>6.69</b>
16 mm×50 mm; moulded	3.71	0.17	2.65	4.47	m	<b>7.12</b>
19 mm×50 mm; splayed	3.77	0.17	2.65	4.55	m	<b>7.20</b>
19 mm×63 mm; splayed	4.28	0.17	2.65	5.15	m	<b>7.80</b>
19 mm×75 mm; splayed	4.71	0.17	2.65	5.66	m	<b>8.31</b>
25 mm×44 mm; splayed	4.37	0.17	2.65	5.26	m	<b>7.91</b>
25 mm×50 mm; moulded	4.56	0.17	2.65	5.49	m	<b>8.13</b>
25 mm×63 mm; splayed	4.97	0.17	2.65	5.96	m	<b>8.61</b>
25 mm×75 mm; splayed	5.55	0.17	2.65	6.65	m	<b>9.30</b>
32 mm×88 mm; moulded	8.06	0.17	2.65	9.62	m	<b>12.26</b>
38 mm×88 mm; moulded	4.73	0.17	2.65	5.69	m	<b>8.33</b>
50 mm×50 mm; moulded	6.74	0.17	2.65	8.06	m	<b>10.71</b>
returned ends	–	0.22	3.42	–	nr	<b>3.42</b>
mitres	–	0.16	2.49	–	nr	<b>2.49</b>
Stops; screwed on						
16 mm×38 mm	2.97	0.16	2.49	3.51	m	<b>6.00</b>
16 mm×50 mm	3.34	0.16	2.49	3.94	m	<b>6.43</b>
19 mm×38 mm	3.17	0.16	2.49	3.74	m	<b>6.23</b>
25 mm×38 mm	3.59	0.16	2.49	4.24	m	<b>6.73</b>
25 mm×50 mm	4.20	0.16	2.49	4.96	m	<b>7.45</b>
Glazing beads and the like						
13 mm×16 mm	2.20	0.05	0.78	2.60	m	<b>3.38</b>
13 mm×19 mm	2.28	0.05	0.78	2.69	m	<b>3.47</b>
13 mm×25 mm	2.44	0.05	0.78	2.88	m	<b>3.66</b>
13 mm×25 mm; screwed	2.44	0.08	1.24	3.05	m	<b>4.29</b>
13 mm×25 mm; fixing with brass cups and screws	2.44	0.16	2.49	3.14	m	<b>5.63</b>
16 mm×25 mm; screwed	2.56	0.08	1.24	3.19	m	<b>4.44</b>
16 mm quadrant	2.48	0.07	1.09	2.93	m	<b>4.02</b>
19 mm quadrant or scotia	2.68	0.07	1.09	3.17	m	<b>4.26</b>
19 mm×36 mm; screwed	3.17	0.07	1.09	3.92	m	<b>5.00</b>
25 mm×38 mm; screwed	3.59	0.07	1.09	4.42	m	<b>5.50</b>
25 mm quadrant or scotia	3.19	0.07	1.09	3.77	m	<b>4.86</b>
38 mm scotia	4.73	0.07	1.09	5.59	m	<b>6.68</b>
50 mm scotia	6.74	0.07	1.09	7.97	m	<b>9.06</b>
Isolated shelves, worktops, seats and the like						
19 mm×150 mm	7.85	0.22	3.42	9.28	m	<b>12.70</b>
19 mm×200 mm	9.56	0.31	4.82	11.29	m	<b>16.11</b>
25 mm×150 mm	9.56	0.22	3.42	11.29	m	<b>14.71</b>
25 mm×200 mm	11.82	0.31	4.82	13.97	m	<b>18.79</b>
32 mm×150 mm	11.47	0.22	3.42	13.54	m	<b>16.97</b>
32 mm×200 mm	14.49	0.31	4.82	17.11	m	<b>21.93</b>
Isolated shelves, worktops, seats and the like; cross-tongued joints						
19 mm×300 mm	24.72	0.39	6.07	29.20	m	<b>35.27</b>
19 mm×450 mm	30.24	0.45	7.00	35.72	m	<b>42.72</b>
19 mm×600 mm	43.49	0.56	8.71	51.38	m	<b>60.09</b>
25 mm×300 mm	28.71	0.39	6.07	33.91	m	<b>39.98</b>
25 mm×450 mm	35.93	0.45	7.00	42.44	m	<b>49.45</b>
25 mm×600 mm	51.12	0.56	8.71	60.39	m	<b>69.10</b>
32 mm×300 mm	32.71	0.39	6.07	38.63	m	<b>44.70</b>
32 mm×450 mm	41.84	0.45	7.00	49.42	m	<b>56.42</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
isolated shelves, worktops, seats and the like; slatted with 50 mm wide slats at 75 mm centres						
19 mm thick	27.60	1.79	27.85	32.96	m <sup>2</sup>	<b>60.81</b>
25 mm thick	31.56	1.79	27.85	37.64	m <sup>2</sup>	<b>65.49</b>
32 mm thick	35.75	1.79	27.85	42.60	m <sup>2</sup>	<b>70.45</b>
Window boards, nosings, bed moulds and the like; rebated and rounded						
19 mm×75 mm	5.14	0.24	3.73	6.28	m	<b>10.02</b>
19 mm×150 mm	7.86	0.28	4.36	9.51	m	<b>13.86</b>
19 mm×225 mm; in one width	10.55	0.37	5.76	12.68	m	<b>18.44</b>
19 mm×300 mm; cross-tongued joints	24.64	0.41	6.38	29.33	m	<b>35.71</b>
25 mm×75 mm	6.04	0.24	3.73	7.35	m	<b>11.09</b>
25 mm×150 mm	9.69	0.28	4.36	11.66	m	<b>16.02</b>
25 mm×225 mm; in one width	13.11	0.37	5.76	15.71	m	<b>21.46</b>
25 mm×300 mm; cross-tongued joints	28.46	0.41	6.38	33.84	m	<b>40.22</b>
32 mm×75 mm	7.02	0.24	3.73	8.51	m	<b>12.24</b>
32 mm×150 mm	11.59	0.28	4.36	13.91	m	<b>18.26</b>
32 mm×225 mm; in one width	–	0.37	5.76	19.32	m	<b>25.07</b>
32 mm×300 mm; cross-tongued joints	32.45	0.41	6.38	38.55	m	<b>44.93</b>
38 mm×75 mm	7.86	0.24	3.73	9.51	m	<b>13.24</b>
38 mm×150 mm	13.32	0.28	4.36	15.95	m	<b>20.31</b>
38 mm×225 mm; in one width	18.74	0.37	5.76	22.35	m	<b>28.11</b>
38 mm×300 mm; cross-tongued joints	36.08	0.41	6.38	42.84	m	<b>49.22</b>
returned and fitted ends	–	0.23	3.58	–	nr	<b>3.58</b>
Handrails; rounded						
44 mm×50 mm	8.63	0.33	5.13	10.19	m	<b>15.32</b>
50 mm×75 mm	11.01	0.37	5.76	13.01	m	<b>18.77</b>
63 mm×87 mm	15.88	0.41	6.38	18.76	m	<b>25.13</b>
75 mm×100 mm	18.14	0.45	7.00	21.42	m	<b>28.42</b>
Handrails; moulded						
44 mm×50 mm	9.17	0.33	5.13	10.83	m	<b>15.97</b>
50 mm×75 mm	11.58	0.37	5.76	13.68	m	<b>19.43</b>
63 mm × 87 mm	16.42	0.41	6.38	19.40	m	<b>25.78</b>
75 mm × 100 m	18.68	0.45	7.00	22.07	m	<b>29.07</b>
Pin-boards; medium board						
Sundeala "A" pin-board or other equal and approved; fixed with adhesive to backing (not included); over 300 mm wide						
6.40 mm thick	–	0.61	9.49	13.60	m <sup>2</sup>	<b>23.09</b>
<b>Sundries on softwood/hardwood</b>						
Extra over fixing with nails for						
gluing and pinning	–	0.02	0.31	0.06	m	<b>0.37</b>
masonry nails	–	–	–	–	m	<b>0.31</b>
steel screws	–	–	–	–	m	<b>0.29</b>
self-tapping screws	–	–	–	–	m	<b>0.30</b>
steel screws; gluing	–	–	–	–	m	<b>0.51</b>
steel screws; sinking; filling heads	–	–	–	–	m	<b>0.66</b>
steel screws; sinking; pellating over	–	–	–	–	m	<b>1.43</b>
brass cups and screws	–	–	–	–	m	<b>1.76</b>
Extra over for						
countersinking	–	–	–	–	m	<b>0.27</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Head or nut in softwood let in flush	–	–	–	–	nr	<b>0.66</b>
Head or nut; in hardwood let in flush	–	–	–	–	nr	<b>0.97</b>
let in over; pelltated	–	–	–	–	nr	<b>2.28</b>
<b>Metalwork; mild steel</b>						
Angle section bearers; for building in 150 mm×100 mm×6 mm	–	0.33	5.54	14.68	m	<b>20.22</b>
150 mm×150 mm×8 mm	–	0.36	6.04	23.49	m	<b>29.54</b>
200 mm×200 mm×12 mm	–	0.41	6.88	44.05	m	<b>50.93</b>
<b>Metalwork; mild steel; galvanized</b>						
Water bars; groove in timber 6 mm×30 mm	–	0.51	7.93	6.28	m	<b>14.21</b>
6 mm×40 mm	–	0.51	7.93	7.35	m	<b>15.28</b>
6 mm×50 mm	–	0.51	7.93	9.80	m	<b>17.74</b>
Angle section bearers; for building in 150 mm×100 mm×6 mm	–	0.33	5.54	19.38	m	<b>24.92</b>
150 mm×150 mm×8 mm	–	0.36	6.04	30.84	m	<b>36.88</b>
200 mm×200 mm×12 mm	–	0.41	6.88	61.67	m	<b>68.55</b>
Dowels; mortice in timber 8 mm diameter×100 mm long	–	0.05	0.78	0.12	nr	<b>0.90</b>
10 mm diameter×50 mm long	–	0.05	0.78	0.30	nr	<b>1.08</b>
Cramps 25 mm×3 mm×230 mm girth; one end bent, holed and screwed to softwood; other end fishtailed for building in	–	0.07	1.09	0.70	nr	<b>1.79</b>
<b>Metalwork; stainless steel</b>						
Angle section bearers; for building in 150 mm×100 mm×6 mm	–	0.33	5.54	54.62	m	<b>60.16</b>
150 mm×150 mm×8 mm	–	0.36	6.04	88.10	m	<b>94.14</b>
200 mm×200 mm×12 mm	–	0.41	6.88	182.07	m	<b>188.95</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 “standard” quality ironmongery are given below.						
<b>Ironmongery; NT Laidlaw Ltd or other equal and approved; standard ranges; to softwood</b>						
<b>Bolts</b>						
barrel; 100 mm×32 mm; PAA	–	0.31	4.82	6.55	nr	<b>11.37</b>
barrel; 150 mm×32 mm; PAA	–	0.39	6.07	7.49	nr	<b>13.55</b>
flush; 152 mm×25 mm; SCP	–	0.56	8.71	15.21	nr	<b>23.93</b>
flush; 203 mm×25 mm; SCP	–	0.56	8.71	16.75	nr	<b>25.46</b>
flush; 305 mm×25 mm; SCP	–	0.56	8.71	22.69	nr	<b>31.40</b>
indicating; 76 mm×41 mm; SAA	–	0.62	9.65	11.12	nr	<b>20.76</b>
indicating; coin operated; SAA	–	0.62	9.65	15.21	nr	<b>24.86</b>
panic; single; SVE	–	2.31	35.94	70.16	nr	<b>106.10</b>
panic; double; SVE	–	3.24	50.41	95.57	nr	<b>145.98</b>
necked tower; 152 mm; BJ	–	0.31	4.82	3.09	nr	<b>7.91</b>
necked tower; 203 mm; BJ	–	0.31	4.82	4.15	nr	<b>8.97</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
mortice security; SCP	-	0.56	8.71	20.18	nr	<b>28.89</b>
garage door bolt; 305 mm	-	0.56	8.71	7.51	nr	<b>16.22</b>
monkey tail with knob; 305 mm×19 mm; BJ	-	0.62	9.65	9.19	nr	<b>18.84</b>
monkey tail with bow; 305 mm×19 mm; BJ	-	0.62	9.65	11.57	nr	<b>21.22</b>
<b>Butts</b>						
63 mm; light steel	-	0.23	3.58	0.75	pr	<b>4.33</b>
100 mm; light steel	-	0.23	3.58	1.32	pr	<b>4.90</b>
102 mm; SC	-	0.23	3.58	4.25	pr	<b>7.83</b>
102 mm double flap extra strong; SC	-	0.23	3.58	2.65	pr	<b>6.23</b>
76 mm×51 mm; SC	-	0.23	3.58	3.07	pr	<b>6.65</b>
51 mm×22 mm narrow suite S/D	-	0.23	3.58	2.55	pr	<b>6.13</b>
76 mm × 35 mm narrow suite S/D	-	0.23	3.58	3.57	pr	<b>7.15</b>
51 mm×29 mm broad suite S/D	-	0.23	3.58	2.55	pr	<b>6.13</b>
76 mm×41 mm broad suite S/D	-	0.23	3.58	3.45	pr	<b>7.03</b>
102 mm×60 mm broad suite S/D	-	0.23	3.58	7.23	pr	<b>10.81</b>
102 mm×69 mm lift-off(R/L) hand	-	0.23	3.58	3.84	pr	<b>7.42</b>
high security heavy butts F/pin; 109 mm×94 mm; ball bearing; SSS	-	0.37	5.76	22.71	pr	<b>28.47</b>
“Hi-load” butts; 125 mm×102 mm	-	0.28	4.36	52.05	pr	<b>56.41</b>
S/D rising butts(R/L hand); 102 mm×67 mm; BRS	-	0.23	3.58	43.49	pr	<b>47.07</b>
ball bearing butts; 102 mm×67 mm; SSS	-	0.23	3.58	10.17	pr	<b>13.75</b>
<b>Catches</b>						
ball catch; 13 mm diameter; BRS	-	0.31	4.82	0.62	nr	<b>5.44</b>
double ball catch; 50 mm; BRS	-	0.37	5.76	0.81	nr	<b>6.57</b>
57 mm×38 mm cupboard catch; SCP	-	0.28	4.36	7.07	nr	<b>11.42</b>
14 mm×35 mm magnetic catch; WHT	-	0.16	2.49	0.71	nr	<b>3.20</b>
adjustable nylon roller catch; WNY	-	0.23	3.58	1.88	nr	<b>5.46</b>
“Bales” catch; Nr 4; 41 mm×16 mm; self-colour brass; mortice	-	0.31	4.82	1.11	nr	<b>5.93</b>
“Bales” catch; Nr 8; 66 mm×25 mm; self-colour brass; mortice	-	0.32	4.98	2.45	nr	<b>7.43</b>
<b>Door closers and furniture</b>						
standard concealed overhead door closer(L/R hand); SIL	-	1.16	18.05	181.58	nr	<b>199.62</b>
light duty surface fixed door closer(L/R hand); SIL	-	0.93	14.47	77.20	nr	<b>91.67</b>
“Perkomatic” concealed door closer; BRS	-	0.62	9.65	89.30	nr	<b>98.95</b>
“Sofline” adjustable size 2-4 overhead door closer; SIL	-	1.39	21.63	85.59	nr	<b>107.22</b>
“Centurion II” size 3 overhead door closer; SIL	-	1.16	18.05	39.81	nr	<b>57.85</b>
“Centurion II” size 4 overhead door closer; SIL	-	1.39	21.63	49.12	nr	<b>70.75</b>
backcheck door closer size 3; SAA	-	1.16	18.05	101.94	nr	<b>119.99</b>
backcheck door closer size 4; SAA	-	1.39	21.63	106.58	nr	<b>128.21</b>
door selector; face fixing; SAA	-	0.56	8.71	76.42	nr	<b>85.13</b>
finger plate; 300 mm×75 mm×3 mm	-	0.16	2.49	4.41	nr	<b>6.90</b>
kicking plate; 1000 mm×150 mm×30 mm; PAA	-	0.23	3.58	12.80	nr	<b>16.38</b>
floor spring; single and double action; ZP	-	2.31	35.94	187.68	nr	<b>223.62</b>
lever furniture; 280 mm×40 mm	-	0.23	3.58	25.21	pr	<b>28.79</b>
pull handle; 225 mm; back fixing; PAA	-	0.16	2.49	6.74	nr	<b>9.23</b>
pull handle; f/fix with cover rose; PAA	-	0.31	4.82	36.17	nr	<b>41.00</b>
letter plate; 330 mm×76 mm; aluminium finish	-	1.23	19.14	9.16	nr	<b>28.30</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Latches</b>						
102 mm mortice latch; SCP	–	1.16	18.05	7.69	nr	<b>25.74</b>
cylinder rim night latch; SC7	–	0.69	10.74	21.81	nr	<b>32.55</b>
<b>Locks</b>						
drawer or cupboard lock; 63 mm×32 mm; SC	–	0.39	6.07	9.60	nr	<b>15.67</b>
mortice dead lock; 63 mm×108 mm; SSS	–	0.69	10.74	12.37	nr	<b>23.10</b>
12 mm rebate conversion set to mortice dead lock	–	0.46	7.16	12.25	nr	<b>19.41</b>
rim lock; 140 mm×73 mm; GYE	–	0.39	6.07	9.41	nr	<b>15.48</b>
rim dead lock; 92 mm×74.50 mm; SCP	–	0.39	6.07	24.86	nr	<b>30.92</b>
upright mortice lock; 103 mm×82 mm; 3 lever	–	0.77	11.98	12.74	nr	<b>24.72</b>
upright mortice lock; 103 mm×82 mm; 5 lever	–	0.77	11.98	39.82	nr	<b>51.80</b>
<b>Window furniture</b>						
casement stay; 305 mm long; 2 pin; SAA	–	0.16	2.49	8.34	nr	<b>10.83</b>
casement fastener; standard; 113 mm; SAA	–	0.16	2.49	5.40	nr	<b>7.89</b>
cockspur fastener; ASV	–	0.31	4.82	9.11	nr	<b>13.94</b>
sash fastener; 65 mm; SAA	–	0.23	3.58	3.07	nr	<b>6.65</b>
<b>Sundries</b>						
numerals; SAA	–	0.07	1.09	0.85	nr	<b>1.94</b>
rubber door stop; SAA	–	0.07	1.09	1.29	nr	<b>2.38</b>
medium hot pressed cabin hook; 102 mm; CP	–	0.16	2.49	10.53	nr	<b>13.02</b>
medium hot pressed cabin hook; 203 mm; CP	–	0.16	2.49	13.91	nr	<b>16.40</b>
coat hook; SAA	–	0.07	1.09	1.41	nr	<b>2.50</b>
toilet roll holder; CP	–	0.16	2.49	18.45	nr	<b>20.94</b>
<b>Ironmongery; NT Laidlaw Ltd or other equal and approved; standard ranges; to hardwood</b>						
<b>Bolts</b>						
barrel; 100 mm×32 mm; PAA	–	0.41	6.38	6.55	nr	<b>12.93</b>
barrel; 150 mm×32 mm; PAA	–	0.52	8.09	7.49	nr	<b>15.58</b>
flush; 152 mm×25 mm; SCP	–	0.74	11.51	15.21	nr	<b>26.73</b>
flush; 203 mm×25 mm; SCP	–	0.74	11.51	16.75	nr	<b>28.26</b>
flush; 305 mm×25 mm; SCP	–	0.74	11.51	22.69	nr	<b>34.20</b>
indicating; 76 mm×41 mm; SAA	–	0.82	12.76	11.12	nr	<b>23.87</b>
indicating; coin operated; SAA	–	0.82	12.76	15.21	nr	<b>27.97</b>
panic; single; SVE	–	3.08	47.92	70.16	nr	<b>118.08</b>
panic; double; SVE	–	4.32	67.21	95.57	nr	<b>162.78</b>
necked tower; 152 mm; BJ	–	0.41	6.38	3.09	nr	<b>9.47</b>
necked tower; 203 mm; BJ	–	0.41	6.38	4.15	nr	<b>10.53</b>
mortice security; SCP	–	0.74	11.51	20.18	nr	<b>31.69</b>
garage door bolt; 305 mm	–	0.74	11.51	7.51	nr	<b>19.02</b>
monkey tail with knob; 305 mm×19 mm; BJ	–	0.79	12.29	9.19	nr	<b>21.49</b>
monkey tail with bow; 305 mm×19 mm; BJ	–	0.79	12.29	11.57	nr	<b>23.86</b>
<b>Butts</b>						
63 mm; light steel	–	0.32	4.98	0.75	pr	<b>5.73</b>
100 mm; light steel	–	0.32	4.98	1.32	pr	<b>6.30</b>
102 mm; SC	–	0.32	4.98	4.25	pr	<b>9.23</b>
102 mm double flap extra strong; SC	–	0.32	4.98	2.65	pr	<b>7.63</b>
76 mm×51 mm; SC	–	0.32	4.98	3.07	pr	<b>8.05</b>
51 mm×22 mm narrow suite S/D	–	0.32	4.98	2.55	pr	<b>7.53</b>
76 mm×35 mm narrow suite S/D	–	0.32	4.98	3.57	pr	<b>8.55</b>
51 mm×29 mm broad suite S/D	–	0.32	4.98	2.55	pr	<b>7.53</b>
76 mm×41 mm broad suite S/D	–	0.32	4.98	3.45	pr	<b>8.43</b>
102 mm×60 mm broad suite S/D	–	0.32	4.98	7.23	pr	<b>12.21</b>
102 mm×69 mm lift-off(R/L) hand	–	0.32	4.98	3.84	pr	<b>8.82</b>
high security heavy butts F/pin; 109 mm×94 mm; ball bearing; SSS	–	0.42	6.53	22.71	pr	<b>29.24</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
"Hi-load" butts; 125 mm×102 mm	–	0.37	5.76	52.05	pr	<b>57.81</b>
S/D rising butts(R/L hand); 102 mm×67 mm; BRS	–	0.32	4.98	43.49	pr	<b>48.47</b>
ball bearing butts; 102 mm×67 mm; SSS	–	0.32	4.98	10.17	pr	<b>15.15</b>
<b>Catches</b>						
ball catch; 13 mm diameter; BRS	–	0.42	6.53	0.62	nr	<b>7.16</b>
double ball catch; 50 mm; BRS	–	0.43	6.69	0.81	nr	<b>7.50</b>
57 mm×38 mm cupboard catch; SCP	–	0.37	5.76	7.07	nr	<b>12.82</b>
14 mm×35 mm magnetic catch; WHT	–	0.21	3.27	0.71	nr	<b>3.98</b>
adjustable nylon roller catch; WNY	–	0.31	4.82	1.88	nr	<b>6.70</b>
"Bales" catch; Nr 4; 41 mm×16 mm; self-colour brass; mortice	–	0.41	6.38	1.11	nr	<b>7.49</b>
"Bales" catch; Nr 8; 66 mm×25 mm; self-colour brass; mortice	–	0.43	6.69	2.45	nr	<b>9.14</b>
<b>Door closers and furniture</b>						
standard concealed overhead door closer(L/R hand); SIL	–	1.54	23.96	181.58	nr	<b>205.54</b>
light duty surface fixed door closer(L/R hand); SIL	–	1.20	18.67	77.20	nr	<b>95.87</b>
"Perkomatic" concealed door closer; BRS	–	0.82	12.76	89.30	nr	<b>102.06</b>
"Sofline" adjustable size 2–4 overhead door closer; SIL	–	1.85	28.78	85.59	nr	<b>114.37</b>
"Centurion II" size 3 overhead door closer; SIL	–	1.62	25.21	39.81	nr	<b>65.01</b>
"Centurion II" size 4 overhead door closer; SIL	–	1.85	28.78	49.12	nr	<b>77.90</b>
backcheck door closer size 3; SAA	–	1.62	25.21	101.94	nr	<b>127.15</b>
backcheck door closer size 4; SAA	–	1.85	28.78	106.58	nr	<b>135.37</b>
door selector; face fixing; SAA	–	0.74	11.51	76.42	nr	<b>87.93</b>
finger plate; 300 mm×75 mm×3 mm	–	0.21	3.27	4.41	nr	<b>7.68</b>
kicking plate; 1000 mm×150 mm×30 mm; PAA	–	0.41	6.38	12.80	nr	<b>19.18</b>
floor spring; single and double action; ZP	–	3.08	47.92	187.68	nr	<b>235.60</b>
lever furniture; 280 mm×40 mm	–	0.31	4.82	25.21	pr	<b>30.03</b>
pull handle; 225 mm; back fixing; PAA	–	0.21	3.27	6.74	nr	<b>10.01</b>
pull handle; f/fix with cover rose; PAA	–	0.41	6.38	36.17	nr	<b>42.55</b>
letter plate; 330 mm×76 mm; aluminium finish	–	1.64	25.52	9.16	nr	<b>34.68</b>
<b>Latches</b>						
102 mm mortice latch; SCP	–	1.62	25.21	7.69	nr	<b>32.89</b>
cylinder rim night latch; SC7	–	0.93	14.47	21.81	nr	<b>36.28</b>
<b>Locks</b>						
drawer or cupboard lock; 63 mm×32 mm; SC	–	0.52	8.09	9.60	nr	<b>17.69</b>
mortice dead lock; 63 mm×108 mm; SSS	–	0.93	14.47	12.37	nr	<b>26.84</b>
12 mm rebate conversion set to mortice dead lock	–	0.69	10.74	12.25	nr	<b>22.99</b>
rim lock; 140 mm×73 mm; GYE	–	0.52	8.09	9.41	nr	<b>17.50</b>
rim dead lock; 92 mm×74.50 mm; SCP	–	0.52	8.09	24.86	nr	<b>32.95</b>
upright mortice lock; 103 mm×82 mm; 3 lever	–	1.03	16.03	12.74	nr	<b>28.77</b>
upright mortice lock; 103 mm×82 mm; 5 lever	–	1.03	16.03	39.82	nr	<b>55.84</b>
<b>Window furniture</b>						
casement stay; 305 mm long; 2 pin; SAA	–	0.21	3.27	8.34	nr	<b>11.61</b>
casement fastener; standard; 113 mm; SAA	–	0.21	3.27	5.40	nr	<b>8.67</b>
cockspur fastener; ASV	–	0.41	6.38	9.11	nr	<b>15.49</b>
sash fastener; 65 mm; SAA	–	0.31	4.82	3.07	nr	<b>7.89</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Sundries						
numerals; SAA	–	0.10	1.56	0.85	nr	2.41
rubber door stop; SAA	–	0.10	1.56	1.29	nr	2.85
medium hot pressed cabin hook; 102 mm; CP	–	0.21	3.27	10.53	nr	13.79
medium hot pressed cabin hook; 203 mm; CP	–	0.21	3.27	13.91	nr	17.18
coat hook; SAA	–	0.10	1.56	1.41	nr	2.97
toilet roll holder; CP	–	0.23	3.58	18.45	nr	22.03
<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	17.31	0.46	7.16	19.47	m	26.63
top track	24.24	0.23	3.58	27.27	m	30.85
detachable locking bar and padlock	41.55	0.31	4.82	46.74	nr	51.56
hangers; timber doors	44.85	0.46	7.16	50.46	nr	57.61
hangers; metal doors	31.97	0.46	7.16	35.97	nr	43.12
head brackets; open, side fixing; bolting to masonry						
	4.79	0.46	7.16	8.87	nr	16.02
head brackets; open, soffit fixing; screwing to timber						
	3.62	0.32	4.98	4.12	nr	9.10
door guide to timber door	9.00	0.23	3.58	10.12	nr	13.70
door stop; rubber buffers; to masonry	24.64	0.69	10.74	27.72	nr	38.46
drop bolt; screwing to timber	46.15	0.46	7.16	51.92	nr	59.08
bow handle; to timber	9.98	0.23	3.58	11.22	nr	14.80
Sundries						
rubber door stop; plugged and screwed to concrete	5.57	0.09	1.40	6.26	nr	7.67
<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	2.93	1.57	m	4.49
average depth of run 0.75 m	–	0.45	4.39	2.59	m	6.98
average depth of run 1.00 m	–	0.90	8.78	4.78	m	13.56
average depth of run 1.25 m	–	1.33	12.97	6.57	m	19.54
average depth of run 1.50 m	–	1.71	16.68	8.59	m	25.27
average depth of run 1.75 m	–	2.08	20.29	10.97	m	31.25
average depth of run 2.00 m	–	2.46	23.99	12.58	m	36.58



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	10.34	–	m	<b>10.34</b>
average depth of run 0.75 m	–	1.60	15.61	–	m	<b>15.61</b>
average depth of run 1.00 m	–	2.34	22.82	1.53	m	<b>24.35</b>
average depth of run 1.25 m	–	3.29	32.09	2.10	m	<b>34.19</b>
average depth of run 1.50 m	–	4.52	44.09	2.56	m	<b>46.64</b>
average depth of run 1.75 m	–	5.96	58.13	3.09	m	<b>61.22</b>
average depth of run 2.00 m	–	6.81	66.42	3.39	m	<b>69.82</b>
<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×100 mm×750 mm deep; internal holes for one small pipe; polypropylene hinged box cover; bedding in cement mortar(1:3)	–	4.49	95.72	30.14	nr	<b>125.86</b>
<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	3.81	–	nr	<b>3.81</b>
socket outlet points	–	0.54	6.64	–	nr	<b>6.64</b>
fitting outlet points	–	0.54	6.64	–	nr	<b>6.64</b>
equipment points or control gear points	–	0.75	9.46	–	nr	<b>9.46</b>
Concealed installation						
lighting points	–	0.43	5.18	–	nr	<b>5.18</b>
socket outlet points	–	0.75	9.46	–	nr	<b>9.46</b>
fitting outlet points	–	0.75	9.46	–	nr	<b>9.46</b>
equipment points or control gear points	–	1.06	13.09	–	nr	<b>13.09</b>
<b>Builders' work for other services installations</b>						
Cutting chases in brickwork						
for one pipe; not exceeding 55 mm nominal size; vertical	–	0.43	3.85	–	m	<b>3.85</b>
for one pipe; 55 mm–110 mm nominal size; vertical	–	0.74	6.63	–	m	<b>6.63</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cutting and pinning to brickwork or blockwork; ends of supports						
for pipes not exceeding 55 mm nominal size	–	0.21	4.48	–	nr	<b>4.48</b>
for cast iron pipes 55 mm–110 mm nominal size	–	0.35	7.46	–	nr	<b>7.46</b>
Cutting holes for pipes or the like; not exceeding 55 mm nominal size						
half brick thick	–	0.35	3.99	–	nr	<b>3.99</b>
one brick thick	–	0.58	6.61	–	nr	<b>6.61</b>
one and a half brick thick	–	0.95	10.83	–	nr	<b>10.83</b>
100 mm blockwork	–	0.32	3.65	–	nr	<b>3.65</b>
140 mm blockwork	–	0.43	4.90	–	nr	<b>4.90</b>
215 mm blockwork	–	0.53	6.04	–	nr	<b>6.04</b>
Cutting holes for pipes or the like; 55 mm–110 mm nominal size						
half brick thick	–	0.43	4.90	–	nr	<b>4.90</b>
one brick thick	–	0.74	8.43	–	nr	<b>8.43</b>
one and a half brick thick	–	1.17	13.33	–	nr	<b>13.33</b>
100 mm blockwork	–	0.37	4.22	–	nr	<b>4.22</b>
140 mm blockwork	–	0.53	6.04	–	nr	<b>6.04</b>
215 mm blockwork	–	0.64	7.29	–	nr	<b>7.29</b>
Cutting holes for pipes or the like; over 110 mm nominal size						
half brick thick	–	0.53	6.04	–	nr	<b>6.04</b>
one brick thick	–	0.91	10.37	–	nr	<b>10.37</b>
one and a half brick thick	–	1.43	16.30	–	nr	<b>16.30</b>
100 mm blockwork	–	0.48	5.47	–	nr	<b>5.47</b>
140 mm blockwork	–	0.64	7.29	–	nr	<b>7.29</b>
215 mm blockwork	–	0.80	9.12	–	nr	<b>9.12</b>
Add for making good fair face or facings one side						
pipe; not exceeding 55 mm nominal size	–	0.08	1.71	–	nr	<b>1.71</b>
pipe; 55 mm–110 mm nominal size	–	0.11	2.35	–	nr	<b>2.35</b>
pipe; over 110 mm nominal size	–	0.13	2.77	–	nr	<b>2.77</b>
Add for fixing sleeve(supply not included)						
for pipe; small	–	0.16	3.41	–	nr	<b>3.41</b>
for pipe; large	–	0.21	4.48	–	nr	<b>4.48</b>
for pipe; extra large	–	0.32	6.82	–	nr	<b>6.82</b>
Cutting or forming holes for ducts; girth not exceeding 1.00 m						
half brick thick	–	0.64	7.29	–	nr	<b>7.29</b>
one brick thick	–	1.06	12.08	–	nr	<b>12.08</b>
one and a half brick thick	–	1.70	19.37	–	nr	<b>19.37</b>
100 mm blockwork	–	0.53	6.04	–	nr	<b>6.04</b>
140 mm blockwork	–	0.74	8.43	–	nr	<b>8.43</b>
215 mm blockwork	–	0.95	10.83	–	nr	<b>10.83</b>
Cutting or forming holes for ducts; girth 1.00 m– 2.00 m						
half brick thick	–	0.74	8.43	–	nr	<b>8.43</b>
one brick thick	–	1.28	14.59	–	nr	<b>14.59</b>
one and a half brick thick	–	2.02	23.02	–	nr	<b>23.02</b>
100 mm blockwork	–	0.64	7.29	–	nr	<b>7.29</b>
140 mm blockwork	–	0.85	9.69	–	nr	<b>9.69</b>
215 mm blockwork	–	1.06	12.08	–	nr	<b>12.08</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Cutting or forming holes for ducts; girth 2.00 m– 3.00 m						
half brick thick	–	1.17	13.33	–	nr	13.33
one brick thick	–	2.02	23.02	–	nr	23.02
one and a half brick thick	–	3.19	36.35	–	nr	36.35
100 mm blockwork	–	1.01	11.51	–	nr	11.51
140 mm blockwork	–	1.38	15.73	–	nr	15.73
215 mm blockwork	–	1.76	20.06	–	nr	20.06
Cutting or forming holes for ducts; girth 3.00 m– 4.00 m						
half brick thick	–	1.60	18.23	–	nr	18.23
one brick thick	–	2.66	30.31	–	nr	30.31
one and a half brick thick	–	4.26	48.55	–	nr	48.55
100 mm blockwork	–	1.17	13.33	–	nr	13.33
140 mm blockwork	–	1.60	18.23	–	nr	18.23
215 mm blockwork	–	2.02	23.02	–	nr	23.02
Mortices in brickwork						
for expansion bolt	–	0.21	2.39	–	nr	2.39
for 20 mm diameter bolt; 75 mm deep	–	0.16	1.82	–	nr	1.82
for 20 mm diameter bolt; 150 mm deep	–	0.27	3.08	–	nr	3.08
Mortices in brickwork; grouting with cement mortar(1:1)						
75 mm×75 mm×200 mm deep	–	0.32	3.65	–	nr	3.65
75 mm×75 mm×300 mm deep	–	0.43	4.90	–	nr	4.90
Holes in softwood for pipes, bars, cables and the like						
12 mm thick	–	0.04	0.62	–	nr	0.62
25 mm thick	–	0.06	0.93	–	nr	0.93
50 mm thick	–	0.11	1.71	–	nr	1.71
100 mm thick	–	0.16	2.49	–	nr	2.49
Holes in hardwood for pipes, bars, cables and the like						
12 mm thick	–	0.06	0.93	–	nr	0.93
25 mm thick	–	0.09	1.40	–	nr	1.40
50 mm thick	–	0.16	2.49	–	nr	2.49
100 mm thick	–	0.23	3.58	–	nr	3.58
<b>“SFD Screeduct” or other equal and approved; MDT Ducting Ltd; laid within floor screed; galvanised mild steel</b>						
Floor ducting						
100 mm wide; 40 mm deep; ref SFD40/100/00	5.51	0.21	3.27	6.50	m	9.77
Extra for						
45 degree bend	5.99	0.11	1.71	7.08	nr	8.79
90 degree bend	4.79	0.11	1.71	5.66	nr	7.37
tee section	4.79	0.11	1.71	5.66	nr	7.37
cross over	6.23	0.11	1.71	7.36	nr	9.07
reducer; 100 mm–50 mm	11.26	0.11	1.71	13.31	nr	15.02
connector/stop end	0.48	0.11	1.71	0.57	nr	2.28
divider	1.44	0.11	1.71	1.70	nr	3.41
ply cover 15 mm/16 mm thick WBP exterior grade	0.56	0.11	1.71	0.66	m	2.37

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
200 mm wide; 65 mm deep; ref SFD65/200/00	6.47	0.21	3.27	7.65	m	<b>10.91</b>
Extra for						
45 degree bend	8.39	0.11	1.71	9.91	nr	<b>11.62</b>
90 degree bend	6.47	0.11	1.71	7.65	nr	<b>9.36</b>
tee section	6.47	0.11	1.71	7.65	nr	<b>9.36</b>
cross over	8.86	0.11	1.71	10.46	nr	<b>12.18</b>
reducer; 200 mm–100 mm	11.26	0.11	1.71	13.31	nr	<b>15.02</b>
connector/stop end	0.62	0.12	1.87	0.74	nr	<b>2.61</b>
divider	1.44	0.11	1.71	1.70	nr	<b>3.41</b>
ply cover 15 mm/16 mm thick WBP exterior grade	0.94	0.11	1.71	1.11	m	<b>2.82</b>

## Q PAVING/PLANTING/FENCING/SITE FURNITURE

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Q PAVING/PLANTING/FENCING/SITE FURNITURE</b>						
<b>Q10 KERBS/EDGINGS/CHANNELS/PAVING ACCESSORIES</b>						
<b>Excavating; by machine</b>						
Excavating trenches; to receive kerb foundations; average size						
300 mm×100 mm	—	0.02	0.20	0.39	m	<b>0.59</b>
450 mm×150 mm	—	0.02	0.20	0.78	m	<b>0.98</b>
600 mm×200 mm	—	0.04	0.39	1.10	m	<b>1.49</b>
Excavating curved trenches; to receive kerb foundations; average size						
300 mm×100 mm	—	0.01	0.10	0.63	m	<b>0.72</b>
450 mm×150 mm	—	0.03	0.29	0.94	m	<b>1.23</b>
600 mm×200 mm	—	0.05	0.49	1.18	m	<b>1.66</b>
<b>Excavating; by hand</b>						
Excavating trenches; to receive kerb foundations; average size						
150 mm×50 mm	—	0.02	0.20	—	m	<b>0.20</b>
200 mm×75 mm	—	0.07	0.68	—	m	<b>0.68</b>
250 mm×100 mm	—	0.12	1.17	—	m	<b>1.17</b>
300 mm×100 mm	—	0.15	1.46	—	m	<b>1.46</b>
Excavating curved trenches; to receive kerb foundations; average size						
150 mm×50 mm	—	0.04	0.39	—	m	<b>0.39</b>
200 mm×75 mm	—	0.08	0.78	—	m	<b>0.78</b>
250 mm×100 mm	—	0.13	1.27	—	m	<b>1.27</b>
300 mm×100 mm	—	0.16	1.56	—	m	<b>1.56</b>
<b>Plain in situ ready mixed designated concrete; C7.5—40 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	73.92	1.33	15.16	89.40	m <sup>3</sup>	<b>104.56</b>
Blinding beds not exceeding 150 mm thick	73.92	1.97	22.45	89.40	m <sup>3</sup>	<b>111.85</b>
<b>Plain in situ ready mixed designated concrete; C10—40 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	74.37	1.33	15.16	89.95	m <sup>3</sup>	<b>105.10</b>
Blinding beds not exceeding 150 mm thick	74.37	1.97	22.45	89.95	m <sup>3</sup>	<b>112.40</b>
<b>Plain in situ ready mixed designated concrete; C20—20 mm aggregate; poured on or against earth or unblinded hardcore</b>						
Foundations	76.69	1.33	15.16	92.75	m <sup>3</sup>	<b>107.91</b>
Blinding beds not exceeding 150 mm thick	76.69	1.97	22.45	92.75	m <sup>3</sup>	<b>115.20</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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×150 mm	—	0.27	4.53	3.36	m	<b>7.89</b>
50 mm×200 mm	—	0.27	4.53	4.09	m	<b>8.62</b>
50 mm×255 mm	—	0.27	4.53	4.35	m	<b>8.88</b>
Kerbs; straight						
125 mm×255 mm; fig 7	—	0.35	5.87	6.32	m	<b>12.20</b>
150 mm×305 mm; fig 6	—	0.35	5.87	9.15	m	<b>15.03</b>
Kerbs; curved						
125 mm×255 mm; fig 7	—	0.53	8.90	8.17	m	<b>17.06</b>
150 mm×305 mm; fig 6	—	0.53	8.90	14.46	m	<b>23.36</b>
Channels; 255 mm×125 mm; fig 8						
straight	—	0.35	5.87	5.68	m	<b>11.55</b>
curved	—	0.53	8.90	7.44	m	<b>16.34</b>
Quadrants; fig 14						
305 mm×305 mm×150 mm	—	0.37	6.21	8.82	nr	<b>15.03</b>
305 mm×305 mm×255 mm	—	0.37	6.21	9.47	nr	<b>15.68</b>
457 mm×457 mm×150 mm	—	0.43	7.22	10.39	nr	<b>17.61</b>
457 mm×457 mm×255 mm	—	0.43	7.22	11.06	nr	<b>18.28</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	—	0.32	3.12	38.21	m <sup>3</sup>	<b>41.33</b>
obtained off site; granular fill type one	—	0.32	3.12	38.92	m <sup>3</sup>	<b>42.04</b>
obtained off site; granular fill type two	—	0.32	3.12	38.92	m <sup>3</sup>	<b>42.04</b>
Average thickness exceeding 0.25 m						
obtained off site; hardcore	—	0.28	2.73	32.77	m <sup>3</sup>	<b>35.50</b>
obtained off site; granular fill type one	—	0.28	2.73	38.68	m <sup>3</sup>	<b>41.41</b>
obtained off site; granular fill type two	—	0.28	2.73	38.68	m <sup>3</sup>	<b>41.41</b>
<b>Filling to make up levels; by hand</b>						
Average thickness not exceeding 0.25 m						
obtained off site; hardcore	—	0.70	6.83	38.75	m <sup>3</sup>	<b>45.58</b>
obtained off site; sand	—	0.82	8.00	37.45	m <sup>3</sup>	<b>45.45</b>
Average thickness exceeding 0.25 m						
obtained off site; hardcore	—	0.58	5.66	33.16	m <sup>3</sup>	<b>38.81</b>
obtained off site; sand	—	0.69	6.73	37.02	m <sup>3</sup>	<b>43.75</b>
<b>Surface treatments</b>						
Compacting						
filling; blinding with sand	—	0.05	0.49	1.91	m <sup>2</sup>	<b>2.40</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	70.83	2.17	24.73	85.66	m <sup>3</sup>	<b>110.39</b>
thickness 150 mm–450 mm	70.83	1.53	17.44	85.66	m <sup>3</sup>	<b>103.10</b>
<b>Reinforced in situ ready mixed designated concrete; C20–20 mm aggregate</b>						
Roads; to hardcore base						
thickness not exceeding 150 mm	73.04	2.17	24.73	88.33	m <sup>3</sup>	<b>113.06</b>
thickness 150 mm–450 mm	73.04	1.53	17.44	88.33	m <sup>3</sup>	<b>105.77</b>
<b>Reinforced in situ ready mixed designated concrete; C25–20 mm aggregate</b>						
Roads; to hardcore base						
thickness not exceeding 150 mm	73.54	2.17	24.73	88.94	m <sup>3</sup>	<b>113.67</b>
thickness 150 mm–450 mm	73.54	1.53	17.44	88.94	m <sup>3</sup>	<b>106.38</b>
<b>Formwork; sides of foundations; basic finish</b>						
Plain vertical						
height not exceeding 250 mm	–	0.44	6.82	1.59	m	<b>8.41</b>
height 250 mm–500 mm	–	0.66	10.23	2.77	m	<b>13.00</b>
height 500 mm–1.00 m	–	0.95	14.73	5.52	m	<b>20.25</b>
add to above for curved radius 6.00 m	–	0.04	0.62	0.22	m	<b>0.84</b>
<b>Reinforcement; fabric; BS 4483; lapped; in roads, footpaths or pavings</b>						
Ref A142(2.22 kg/m <sup>2</sup> )						
400 mm minimum laps	0.87	0.16	2.15	1.07	m <sup>2</sup>	<b>3.22</b>
Ref A193(3.02 kg/m <sup>2</sup> )						
400 mm minimum laps	–	0.16	2.15	1.45	m <sup>2</sup>	<b>3.60</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	–	0.16	2.48	1.98	m	<b>4.46</b>
25 mm thick	–	0.21	3.26	3.00	m	<b>6.25</b>
Width 150–300 mm						
12.50 mm thick	–	0.21	3.26	3.24	m	<b>6.50</b>
25 mm thick	–	0.21	3.26	4.87	m	<b>8.12</b>
Width 300–450 mm						
12.50 mm thick	–	0.27	4.19	4.87	m	<b>9.05</b>
25 mm thick	–	0.27	4.19	7.30	m	<b>11.49</b>
<b>Sealants; Fosroc Expandite “Plastic N2” hot poured rubberized bituminous compound or other equal and approved</b>						
Width 25 mm						
25 mm depth	–	0.22	3.41	1.82	m	<b>5.23</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Concrete sundries</b> Treating surfaces of unset concrete; grading to cambers; tamping with a 75 mm thick steel shod tamper	-	0.27	3.08	-	m <sup>2</sup>	<b>3.08</b>
<b>Q22 COATED MACADAM/ASPHALT ROADS/ PAVINGS</b>						
<b>In situ finishings; Associated Asphalt or other equal and approved</b>						
<b>NOTE:</b> The prices for all in situ finishing s to ro ads and footp aths in for work to falls, crossfalls or slopes not exceeding 15 degrees 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 except where stated. Red bitumen macadam rates are approximately 50% dearer.						
<b>Fine graded wearing course; BS 4987; clause 2.7.7, tables 34–36; 14 mm nominal size pre-coated igneous rock chippings; tack coat of bitumen emulsion</b>						
19 mm work to roads; one coat igneous aggregate	-	-	-	-	m <sup>2</sup>	<b>17.28</b>
<b>Close graded bitumen macadam; BS 4987; 10 mm nominal size graded aggregate to clause 2.7.4 tables 34–36; tack coat of bitumen emulsion</b>						
30 mm work to roads; one coat limestone aggregate	-	-	-	-	m <sup>2</sup>	<b>16.54</b>
igneous aggregate	-	-	-	-	m <sup>2</sup>	<b>16.67</b>
<b>Bitumen macadam; BS 4987; 45 mm thick base course of 20 mm open graded aggregate to clause 2.6.1 tables 5–7; 20 mm thick wearing course of 6 mm nominal size medium graded aggregate to clause 2.7.6 tables 32–33</b>						
65 mm work to pavements/footpaths; two coats limestone aggregate	-	-	-	-	m <sup>2</sup>	<b>19.30</b>
igneous aggregate	-	-	-	-	m <sup>2</sup>	<b>19.53</b>
add to last for 10 mm nominal size chippings; sprinkled into wearing course	-	-	-	-	m <sup>2</sup>	<b>0.45</b>
<b>Bitumen macadam; BS 4987; 50 mm nominal size graded aggregate to clause 2.6.2 tables 8–10</b>						
75 mm work to roads; one coat limestone aggregate	-	-	-	-	m <sup>2</sup>	<b>20.43</b>
igneous aggregate	-	-	-	-	m <sup>2</sup>	<b>20.80</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Dense bitumen macadam; BS 4987; 50 mm thick base course of 20 mm graded aggregate to clause 2.6.5 tables 15–16; 200 pen. binder; 30 mm wearing course of 10 mm nominal size graded aggregate to clause 2.7.4 tables 26–28</b>						
80 mm work to roads; two coats						
limestone aggregate	–	–	–	–	m <sup>2</sup>	<b>20.56</b>
igneous aggregate	–	–	–	–	m <sup>2</sup>	<b>20.80</b>
<b>Bitumen macadam; BS 4987; 50 mm thick base course of 20 mm nominal size graded aggregate to clause 2.6.1 tables 5–7; 25 mm thick wearing course of 10 mm nominal size graded aggregate to clause 2.7.2 tables 20–22</b>						
75 mm work to roads; two coats						
limestone aggregate	–	–	–	–	m <sup>2</sup>	<b>21.39</b>
igneous aggregate	–	–	–	–	m <sup>2</sup>	<b>21.62</b>
<b>Dense bitumen macadam; BS 4987; 70 mm thick base course of 20 mm nominal size graded aggregate to clause 2.6.5 tables 15–16; 200 pen. binder; 30 mm wearing course of 10 mm nominal size graded aggregate to clause 2.7.4 tables 26–28</b>						
100 mm work to roads; two coats						
limestone aggregate	–	–	–	–	m <sup>2</sup>	<b>23.19</b>
igneous aggregate	–	–	–	–	m <sup>2</sup>	<b>23.56</b>
<b>Dense bitumen macadam; BS 4987; 70 thick road base of 28 mm nominal size graded aggregate to clause 2.5.2 tables 3–4; 50 mm thick base course of 20 mm nominal size graded aggregate to clause 2.6.5 tables 15–16; 30 mm wearing course of 10 mm nominal size graded aggregate to clause 2.7.4 tables 26–28</b>						
150 mm work to roads; three coats						
limestone aggregate	–	–	–	–	m <sup>2</sup>	<b>37.55</b>
igneous aggregate	–	–	–	–	m <sup>2</sup>	<b>38.16</b>
<b>Red bitumen macadam; BS 4987; 70 thick base course of 20 mm nominal size graded aggregate to clause 2.6.5 tables 15–16; 30 mm wearing course of 10 mm nominal size graded aggregate to clause 2.7.4 tables 26–28</b>						
100 mm work to roads; two coats						
limestone base; igneous wearing course	–	–	–	–	m <sup>2</sup>	<b>27.67</b>
igneous aggregate	–	–	–	–	m <sup>2</sup>	<b>28.06</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	1.34	2.16	m <sup>2</sup>	<b>3.51</b>
63 mm thick	–	0.10	1.68	2.84	m <sup>2</sup>	<b>4.51</b>
<b>Q25 SLAB/BRICK/BLOCK/SETT/COBBLE PAVINGS</b>						
<b>Artificial stone paving; Redland Aggregates “Textitone” 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						
450 mm×600 mm×50 mm thick; grey or coloured	14.00	0.48	8.06	19.56	m <sup>2</sup>	<b>27.62</b>
600 mm×600 mm×50 mm thick; grey or coloured	12.18	0.44	7.39	17.41	m <sup>2</sup>	<b>24.80</b>
750 mm×600 mm×50 mm thick; grey or coloured	11.37	0.42	7.05	16.45	m <sup>2</sup>	<b>23.50</b>
900 mm×600 mm×50 mm thick; grey or coloured	10.82	0.38	6.38	15.80	m <sup>2</sup>	<b>22.18</b>
<b>Brick paviers; 215 mm×103 mm×65 mm rough stock bricks; PC £469.00/1000; 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	–	0.85	18.12	22.36	m <sup>2</sup>	<b>40.48</b>
bricks laid on edge	–	1.19	25.37	33.17	m <sup>2</sup>	<b>58.54</b>
Pavings; over 300 mm wide; laid to herringbone pattern						
bricks laid flat	–	1.06	22.60	22.36	m <sup>2</sup>	<b>44.96</b>
bricks laid on edge	–	1.49	31.76	33.17	m <sup>2</sup>	<b>64.94</b>
Add or deduct for variation of £10.00/1000 in PC of brick paviers						
bricks laid flat	–	–	–	0.45	m <sup>2</sup>	<b>0.45</b>
bricks laid on edge	–	–	–	0.68	m <sup>2</sup>	<b>0.68</b>
<b>River washed cobble paving; 50 mm–75 mm; PC £108.00/t; 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	–	4.26	71.50	24.34	m <sup>2</sup>	<b>95.84</b>
laid to pattern	–	5.32	89.30	24.34	m <sup>2</sup>	<b>113.63</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Concrete paving flags; BS 7263; 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×600 mm×50 mm thick; grey	7.35	0.48	8.06	10.14	m <sup>2</sup>	<b>18.20</b>
450 mm×600 mm×60 mm thick; coloured	8.46	0.48	8.06	11.46	m <sup>2</sup>	<b>19.52</b>
600 mm×600 mm×50 mm thick; grey	6.29	0.44	7.39	8.90	m <sup>2</sup>	<b>16.29</b>
600 mm×600 mm×50 mm thick; coloured	7.28	0.44	7.39	10.06	m <sup>2</sup>	<b>17.44</b>
750 mm×600 mm×50 mm thick; grey	5.91	0.42	7.05	8.45	m <sup>2</sup>	<b>15.50</b>
750 mm×600 mm×50 mm thick; coloured	6.81	0.42	7.05	9.52	m <sup>2</sup>	<b>16.56</b>
900 mm×600 mm×50 mm thick; grey	5.45	0.38	6.38	7.90	m <sup>2</sup>	<b>14.28</b>
900 mm×600 mm×50 mm thick; coloured	6.37	0.38	6.38	8.99	m <sup>2</sup>	<b>15.37</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×100 mm×65 mm thick; grey	7.90	0.80	13.43	12.64	m <sup>2</sup>	<b>26.07</b>
200 mm×100 mm×65 mm thick; coloured	8.65	0.80	13.43	13.53	m <sup>2</sup>	<b>26.96</b>
200 mm×100 mm×80 mm thick; grey	8.62	0.85	14.27	13.77	m <sup>2</sup>	<b>28.04</b>
200 mm×100 mm×80 mm thick; coloured	10.02	0.85	14.27	15.43	m <sup>2</sup>	<b>29.69</b>
Pavings; “Keyblock” or other equal and approved; over 300 mm wide; laid to herringbone pattern						
200 mm×100 mm×60 mm thick; grey	–	1.00	16.79	12.64	m <sup>2</sup>	<b>29.42</b>
200 mm×100 mm×60 mm thick; coloured	–	1.00	16.79	13.53	m <sup>2</sup>	<b>30.32</b>
200 mm×100 mm×80 mm thick; grey	–	1.06	17.79	13.77	m <sup>2</sup>	<b>31.56</b>
200 mm×100 mm×80 mm thick; coloured	–	1.06	17.79	15.43	m <sup>2</sup>	<b>33.22</b>
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×100 mm×65 mm; coloured	–	0.32	5.37	2.43	m	<b>7.80</b>
200 mm×100 mm×80 mm; coloured	–	0.32	5.37	2.54	m	<b>7.91</b>
Pavings; “Mount Sorrel” or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm×100 mm×60 mm thick; grey	7.87	0.80	13.43	12.61	m <sup>2</sup>	<b>26.04</b>
200 mm×100 mm×60 mm thick; coloured	9.07	0.80	13.43	14.02	m <sup>2</sup>	<b>27.45</b>
200 mm×100 mm×80 mm thick; grey	9.37	0.85	14.27	14.65	m <sup>2</sup>	<b>28.92</b>
200 mm×100 mm×80 mm thick; coloured	10.76	0.85	14.27	16.30	m <sup>2</sup>	<b>30.56</b>
Pavings; “Pedesta” or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm×100 mm×60 mm thick; grey	7.56	0.80	13.43	12.24	m <sup>2</sup>	<b>25.67</b>
200 mm×100 mm×60 mm thick; coloured	7.65	0.80	13.43	12.34	m <sup>2</sup>	<b>25.77</b>
200 mm×100 mm×80 mm thick; grey	8.74	0.85	14.27	13.91	m <sup>2</sup>	<b>28.18</b>
200 mm×100 mm×80 mm thick; coloured	9.26	0.85	14.27	14.52	m <sup>2</sup>	<b>28.79</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Pavings; "Intersett" or other equal and approved; over 300 mm wide; straight joints both ways						
200 mm×100 mm×60 mm thick; grey	9.62	0.80	13.43	14.68	m <sup>2</sup>	<b>28.11</b>
200 mm×100 mm×60 mm thick; coloured	10.69	0.80	13.43	15.94	m <sup>2</sup>	<b>29.36</b>
200 mm×100 mm×80 mm thick; grey	11.51	0.85	14.27	17.19	m <sup>2</sup>	<b>31.45</b>
200 mm×100 mm×80 mm thick; coloured	12.79	0.85	14.27	18.69	m <sup>2</sup>	<b>32.96</b>
<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×400 mm×65 mm; Standard; natural	9.18	0.51	8.56	12.18	m <sup>2</sup>	<b>20.74</b>
400 mm×400 mm×65 mm; Standard; buff	13.22	0.51	8.56	16.95	m <sup>2</sup>	<b>25.51</b>
400 mm×400 mm×65 mm; Saxon textured; natural	18.06	0.51	8.56	22.66	m <sup>2</sup>	<b>31.22</b>
400 mm×400 mm×65 mm; Saxon textured; buff	21.37	0.51	8.56	26.57	m <sup>2</sup>	<b>35.13</b>
400 mm×400 mm×65 mm; Perfecta; natural	21.61	0.51	8.56	26.86	m <sup>2</sup>	<b>35.42</b>
400 mm×400 mm×65 mm; Perfecta; buff	25.65	0.51	8.56	31.63	m <sup>2</sup>	<b>40.19</b>
450 mm×450 mm×70 mm; Standard; natural	10.56	0.49	8.22	13.81	m <sup>2</sup>	<b>22.03</b>
450 mm×450 mm×70 mm; Standard; buff	14.05	0.49	8.22	17.93	m <sup>2</sup>	<b>26.15</b>
450 mm×450 mm×70 mm; Saxon textured; natural	17.74	0.49	8.22	22.28	m <sup>2</sup>	<b>30.50</b>
450 mm×450 mm×70 mm; Saxon textured; buff	21.03	0.49	8.22	26.17	m <sup>2</sup>	<b>34.39</b>
450 mm×450 mm×70 mm; Perfecta; natural	21.22	0.49	8.22	26.40	m <sup>2</sup>	<b>34.62</b>
450 mm×450 mm×70 mm; Perfecta; buff	25.00	0.49	8.22	30.86	m <sup>2</sup>	<b>39.09</b>
450 mm×450 mm×100 mm; Standard; natural	28.20	0.51	8.56	34.64	m <sup>2</sup>	<b>43.20</b>
450 mm×450 mm×100 mm; Standard; buff	34.89	0.51	8.56	42.54	m <sup>2</sup>	<b>51.10</b>
450 mm×450 mm×100 mm; Saxon textured; natural	31.79	0.51	8.56	38.88	m <sup>2</sup>	<b>47.44</b>
450 mm×450 mm×100 mm; Saxon textured; buff	37.55	0.51	8.56	45.69	m <sup>2</sup>	<b>54.25</b>
450 mm×450 mm×100 mm; Perfecta; natural	34.11	0.51	8.56	41.62	m <sup>2</sup>	<b>50.18</b>
450 mm×450 mm×100 mm; Perfecta; buff	39.88	0.51	8.56	48.44	m <sup>2</sup>	<b>57.00</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	79.05	0.80	17.06	92.94	m <sup>2</sup>	<b>110.00</b>
600 mm×600 mm×50 mm thick	90.07	0.44	9.38	105.65	m <sup>2</sup>	<b>115.03</b>
600 mm×900 mm×50 mm thick	95.82	0.38	8.10	112.28	m <sup>2</sup>	<b>120.38</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Granite setts; BS 435; 200 mm×100 mm ×100 mm; PC £183.00/t; 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 joint	–	1.70	28.53	57.28	m <sup>2</sup>	<b>85.81</b>
laid to pattern	–	2.13	35.75	57.28	m <sup>2</sup>	<b>93.03</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	12.42	13.14	m	<b>25.57</b>
<b>Q26 SPECIAL SURFACINGS/PAVINGS FOR SPORT/GENERAL AMENITY</b>						
<b>Sundries</b>						
Line marking						
width not exceeding 300 mm	–	0.05	0.60	0.40	m	<b>1.00</b>
<b>Q30 SEEDING/TURFING</b>						
<b>Vegetable soil</b>						
Selected from spoil heaps; grading; prepared for turfing or seeding; to general surfaces						
average 75 mm thick	–	0.23	2.24	–	m <sup>2</sup>	<b>2.24</b>
average 100 mm thick	–	0.25	2.44	–	m <sup>2</sup>	<b>2.44</b>
average 125 mm thick	–	0.27	2.63	–	m <sup>2</sup>	<b>2.63</b>
average 150 mm thick	–	0.29	2.83	–	m <sup>2</sup>	<b>2.83</b>
average 175 mm thick	–	0.30	2.93	–	m <sup>2</sup>	<b>2.93</b>
average 200 mm thick	–	0.31	3.02	–	m <sup>2</sup>	<b>3.02</b>
Selected from spoil heaps; grading; prepared for turfing or seeding; to cuttings or embankments						
average 75 mm thick	–	0.27	2.63	–	m <sup>2</sup>	<b>2.63</b>
average 100 mm thick	–	0.29	2.83	–	m <sup>2</sup>	<b>2.83</b>
average 125 mm thick	–	0.30	2.93	–	m <sup>2</sup>	<b>2.93</b>
average 150 mm thick	–	0.31	3.02	–	m <sup>2</sup>	<b>3.02</b>
average 175 mm thick	–	0.33	3.22	–	m <sup>2</sup>	<b>3.22</b>
average 200 mm thick	–	0.36	3.51	–	m <sup>2</sup>	<b>3.51</b>
<b>Imported vegetable soil</b>						
Grading; prepared for turfing or seeding; to general surfaces						
average 75 mm thick	–	0.21	2.05	0.93	m <sup>2</sup>	<b>2.98</b>
average 100 mm thick	–	0.23	2.24	1.21	m <sup>2</sup>	<b>3.45</b>
average 125 mm thick	–	0.24	2.34	1.76	m <sup>2</sup>	<b>4.10</b>
average 150 mm thick	–	0.26	2.54	2.32	m <sup>2</sup>	<b>4.85</b>
average 175 mm thick	–	0.27	2.63	2.60	m <sup>2</sup>	<b>5.23</b>
average 200 mm thick	–	0.29	2.83	2.87	m <sup>2</sup>	<b>5.70</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Grading; preparing for turfing or seeding; to cuttings or embankments						
average 75 mm thick	–	0.23	2.24	0.93	m <sup>2</sup>	<b>3.17</b>
average 100 mm thick	–	0.26	2.54	1.21	m <sup>2</sup>	<b>3.74</b>
average 125 mm thick	–	0.27	2.63	1.76	m <sup>2</sup>	<b>4.40</b>
average 150 mm thick	–	0.29	2.83	2.32	m <sup>2</sup>	<b>5.15</b>
average 175 mm thick	–	0.30	2.93	2.60	m <sup>2</sup>	<b>5.52</b>
average 200 mm thick	–	0.31	3.02	2.87	m <sup>2</sup>	<b>5.90</b>
<b>Fertilizer; PC £9.51/25kg</b>						
Fertilizer 0.07 kg/m <sup>2</sup> ; raking in general surfaces	–	0.03	0.29	0.03	m <sup>2</sup>	<b>0.32</b>
<b>Selected grass seed; PC £83.90./25 kg</b>						
Grass seed; sowing at a rate of 0.042 kg/m <sup>2</sup> two applications; raking in general surfaces	–	0.07	0.68	0.30	m <sup>2</sup>	<b>0.98</b>
cuttings or embankments	–	0.08	0.78	0.30	m <sup>2</sup>	<b>1.08</b>
<b>Preserved turf from stack on site</b>						
Turfing						
general surfaces	–	0.20	1.95	–	m <sup>2</sup>	<b>1.95</b>
cuttings or embankments; shallow	–	0.22	2.15	–	m <sup>2</sup>	<b>2.15</b>
cuttings or embankments; steep; pegged	–	0.31	3.02	–	m <sup>2</sup>	<b>3.02</b>
<b>Imported turf; selected meadow turf</b>						
Turfing						
general surfaces	1.65	0.20	1.95	1.86	m <sup>2</sup>	<b>3.81</b>
cuttings or embankments; shallow	1.65	0.22	2.15	1.86	m <sup>2</sup>	<b>4.01</b>
cuttings or embankments; steep; pegged	1.65	0.31	3.02	1.86	m <sup>2</sup>	<b>4.88</b>
<b>Q31 PLANTING</b>						
<b>Planting only</b>						
Hedge plants						
height not exceeding 750 mm	–	0.26	2.54	–	nr	<b>2.54</b>
height 750 mm–1.50 m	–	0.61	5.95	–	nr	<b>5.95</b>
Saplings						
height not exceeding 3.00 m	–	1.73	16.87	–	nr	<b>16.87</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.						

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	9.94
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	49.92
angle concrete straining post; two struts	-	-	-	-	nr	71.88
Fencing; height 1.07 m; five line; concrete posts at 2750 mm centres	-	-	-	-	m	14.24
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	73.86
angle concrete straining post; two struts	-	-	-	-	nr	93.49
Fencing; height 1.20 m; six line; concrete posts at 2750 mm centres	-	-	-	-	m	14.87
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	76.81
angle concrete straining post; two struts	-	-	-	-	nr	104.61
Fencing; height 1.40 m; seven line; concrete posts at 2750 mm centres	-	-	-	-	m	15.76
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	82.38
angle concrete straining post; two struts	-	-	-	-	nr	112.78
<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 brackets</b>						
Fencing; height 900 mm; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	13.67
Extra for						
end steel straining post; one strut	-	-	-	-	nr	63.15
angle steel straining post; two struts	-	-	-	-	nr	85.49
Fencing; height 900 mm; concrete posts at 3.00 m centres	-	-	-	-	m	13.33
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	57.87
angle concrete straining post; two struts	-	-	-	-	nr	79.94
Fencing; height 1.20 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	17.76
Extra for						
end steel straining post; one strut	-	-	-	-	nr	77.10
angle steel straining post; two struts	-	-	-	-	nr	101.83
Fencing; height 1.20 m; concrete posts at 3.00 m centres	-	-	-	-	m	16.11
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	71.54
angle concrete straining post; two struts	-	-	-	-	nr	93.55
Fencing; height 1.80 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	22.29
Extra for						
end steel straining post; one strut	-	-	-	-	nr	101.77
angle steel straining post; two struts	-	-	-	-	nr	140.47

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Fencing; height 1.80 m; concrete posts at 3.00 m centres	-	-	-	-	m	20.31
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	93.55
angle concrete straining post; two struts	-	-	-	-	nr	130.08
Pair of gates and gate posts; gates to match galvanized chain link fencing, with angle framing, braces, etc., complete with hinges, locking bar, lock and bolts; two 100 mm×100 mm angle section gate posts; each with one strut						
2.44 m×0.90 m	-	-	-	-	nr	856.64
2.44 m×1.20 m	-	-	-	-	nr	896.34
2.44 m×1.80 m	-	-	-	-	nr	1015.48
<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 brackets</b>						
Fencing; height 900 mm; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	14.24
Extra for						
end steel straining post; one strut	-	-	-	-	nr	63.37
angle steel straining post; two struts	-	-	-	-	nr	85.49
Fencing; height 900 mm; concrete posts at 3.00 m centres	-	-	-	-	m	13.95
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	58.20
angle concrete straining post; two struts	-	-	-	-	nr	79.94
Fencing; height 1.20 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	20.87
Extra for						
end steel straining post; one strut	-	-	-	-	nr	77.10
angle steel straining post; two struts	-	-	-	-	nr	101.77
Fencing; height 1.20 m; concrete posts at 3.00 m centres	-	-	-	-	m	16.73
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	71.54
angle concrete straining post; two struts	-	-	-	-	nr	93.55
Fencing; height 1.80 m; galvanized mild steel angle posts at 3.00 m centres	-	-	-	-	m	24.79
Extra for						
end steel straining post; one strut	-	-	-	-	nr	101.77
angle steel straining post; two struts	-	-	-	-	nr	140.57
Fencing; height 1.80 m; concrete posts at 3.00 m centres	-	-	-	-	m	23.83
Extra for						
end concrete straining post; one strut	-	-	-	-	nr	93.55
angle concrete straining post; two struts	-	-	-	-	nr	130.08
Pair of gates and gate posts; gates to match plastic chain link fencing; with angle framing, braces, etc. complete with hinges, locking bar, lock and bolts; two 100 mm×100 mm angle section gate posts; each with one strut						
2.44 m×0.90 m	-	-	-	-	nr	873.65
2.44 m×1.20 m	-	-	-	-	nr	907.69
2.44 m×1.80 m	-	-	-	-	nr	1038.17



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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 ×45 mm×5 mm galvanised mild steel angle standards, posts and struts; 60 mm ×60 mm×6 mm straining posts and gate posts; straining posts and struts strained with eye bolts and winding brackets</b>						
Fencing to tennis court 36.00 m×18.00 m; including gate 1.07 m×1.98 m complete with hinges, locking bar, lock and bolts						
height 2745 mm; standards at 3.00 m centres	-	-	-	-	nr	2607.43
height 3660 mm; standards at 2.50 m centres	-	-	-	-	nr	3528.01
<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×51 mm struts</b>						
Fencing; height 900 mm; posts at 2.50 m centres	-	-	-	-	m	8.04
Extra for						
straining post; one strut	-	-	-	-	nr	14.67
corner straining post; two struts	-	-	-	-	nr	19.57
Fencing; height 1.05 m; posts at 2.50 m centres	-	-	-	-	m	8.93
Extra for						
straining post; one strut	-	-	-	-	nr	16.20
corner straining post; two struts	-	-	-	-	nr	21.56
Fencing; height 1.20 m; posts at 2.25 m centres	-	-	-	-	m	9.43
Extra for						
straining post; one strut	-	-	-	-	nr	17.70
corner straining post; two struts	-	-	-	-	nr	23.53
Fencing; height 1.35 m; posts at 2.25 m centres	-	-	-	-	m	10.08
Extra for						
straining post; one strut	-	-	-	-	nr	19.84
corner straining post; two struts	-	-	-	-	nr	26.35
<b>Close boarded fencing; BS 1722 Part 5; 76 mm ×38 mm softwood rails; 89 mm×19 mm softwood pales lapped 13 mm; 152 mm×25 mm softwood gravel boards; all softwood "treated"; posts at 3.00 m centres</b>						
Fencing; two rail; concrete posts						
1.00 m	-	-	-	-	m	33.62
1.20 m	-	-	-	-	m	35.67
Fencing; three rail; concrete posts						
1.40 m	-	-	-	-	m	45.14
1.60 m	-	-	-	-	m	46.85
1.80 m	-	-	-	-	m	48.90
Fencing; two rail; oak posts						
1.00 m	-	-	-	-	m	24.20
1.20 m	-	-	-	-	m	27.78
Fencing; three rail; oak posts						
1.40 m	-	-	-	-	m	31.20
1.60 m	-	-	-	-	m	35.55
1.80 m	-	-	-	-	m	39.58

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Precast concrete slab fencing; 305 mm× 38 mm×1753 mm slabs; fitted into twice grooved concrete posts at 1830 mm centres</b>						
Fencing						
height 1.20 m	–	–	–	–	m	51.59
height 1.50 m	–	–	–	–	m	61.13
height 1.80 m	–	–	–	–	m	76.30
<b>Mild steel unclimbable fencing; in rivetted panels 2440 mm long; 44 mm× 13 mm flat section top and bottom rails; two 44 mm×19 mm flat section standards; one with foot plate, and 38 mm×13 mm raking stay with foot plate; 20 mm diameter pointed verticals at 120 mm centres; two 44 mm×19 mm supports 760 mm long with ragged ends to bottom rail; the whole bolted together; coated with red oxide primer; setting standards and stays in ground at 2440 mm centres and supports at 815 mm centres</b>						
Fencing						
height 1.67 m	–	–	–	–	m	121.55
height 2.13 m	–	–	–	–	m	138.91
Pair of gates and gate posts, to match mild steel unclimbable fencing; with flat section framing, braces, etc., complete with locking bar, lock, handles, drop bolt, gate stop and holding back catches; two 102 mm×102 mm hollow section gate posts with cap and foot plates						
2.44 m×1.67 m	–	–	–	–	nr	1069.43
2.44 m×2.13 m	–	–	–	–	nr	1251.35
4.88 m×1.67 m	–	–	–	–	nr	1653.75
4.88 m×2.13 m	–	–	–	–	nr	2094.76
<b>PVC coated, galvanised mild steel high security fencing; “Sentinel Sterling fencing” or other equal and approved; Twil Wire Products Ltd; 50 mm×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	9.95	38.49	m	48.43
height 2.10 m	–	1.02	9.95	42.50	m	52.45

## R DISPOSAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>R DISPOSAL SYSTEMS</b>						
<b>R10 RAINWATER PIPEWORK/GUTTERS</b>						
<b>Aluminium pipes and fittings; BS 2997; ears cast on; powder coated finish</b>						
63.50 mm diameter pipes; plugged and screwed	10.86	0.41	6.09	13.62	m	<b>19.71</b>
Extra for						
fittings with one end	–	0.24	3.56	7.06	nr	<b>10.62</b>
fittings with two ends	–	0.46	6.83	7.27	nr	<b>14.10</b>
fittings with three ends	–	0.67	9.95	9.67	nr	<b>19.62</b>
shoe	6.64	0.24	3.56	7.06	nr	<b>10.62</b>
bend	7.09	0.46	6.83	7.27	nr	<b>14.10</b>
single branch	9.25	0.67	9.95	9.67	nr	<b>19.62</b>
offset 228 mm projection	16.35	0.46	7.16	17.10	nr	<b>24.25</b>
offset 304 mm projection	18.23	0.46	6.83	19.27	nr	<b>26.10</b>
access pipe	20.20	–	–	20.14	nr	<b>20.14</b>
connection to clay pipes; cement and sand(1:2) joint	–	0.17	2.52	0.12	nr	<b>2.64</b>
76.50 mm diameter pipes; plugged and screwed	12.65	0.44	6.53	15.74	m	<b>22.27</b>
Extra for						
shoe	9.12	0.28	4.16	9.76	nr	<b>13.92</b>
bend	8.96	0.50	7.42	9.28	nr	<b>16.71</b>
single branch	11.13	0.72	10.69	11.62	nr	<b>22.32</b>
offset 228 mm projection	18.08	0.50	7.42	18.74	nr	<b>26.16</b>
offset 304 mm projection	20.01	0.50	7.42	20.96	nr	<b>28.39</b>
access pipe	22.07	–	–	21.79	nr	<b>21.79</b>
connection to clay pipes; cement and sand(1:2) joint	–	0.19	2.82	0.12	nr	<b>2.94</b>
100 mm diameter pipes; plugged and screwed	21.59	0.50	7.42	26.32	m	<b>33.74</b>
Extra for						
shoe	10.99	0.32	4.75	11.10	nr	<b>15.85</b>
bend	12.48	0.56	8.32	12.54	nr	<b>20.86</b>
single branch	14.90	0.83	12.33	14.78	nr	<b>27.11</b>
offset 228 mm projection	20.91	0.56	8.32	19.87	nr	<b>28.19</b>
offset 304 mm projection	23.22	0.56	8.32	22.54	nr	<b>30.86</b>
access pipe	26.15	–	–	23.88	nr	<b>23.88</b>
connection to clay pipes; cement and sand(1:2)joint	–	0.22	3.27	0.12	nr	<b>3.39</b>
Roof outlets; circular aluminium; with flat or domed grating; joint to pipe						
50 mm diameter	52.44	0.67	15.56	59.00	nr	<b>74.56</b>
75 mm diameter	69.59	0.72	16.73	78.29	nr	<b>95.02</b>
100 mm diameter	97.60	0.78	18.12	109.80	nr	<b>127.92</b>
150 mm diameter	121.41	0.83	19.28	136.58	nr	<b>155.87</b>
Roof outlets; d-shaped; balcony; with flat or domed grating; joint to pipe						
50 mm diameter	62.11	0.67	15.56	69.88	nr	<b>85.44</b>
75 mm diameter	71.40	0.72	16.73	80.32	nr	<b>97.05</b>
100 mm diameter	87.69	0.78	18.12	98.65	nr	<b>116.77</b>
Galvanized wire balloon grating; BS 416 for pipes or outlets						
50 mm diameter	1.46	0.07	1.63	1.64	nr	<b>3.27</b>
63 mm diameter	1.48	0.07	1.63	1.67	nr	<b>3.29</b>
75 mm diameter	1.57	0.07	1.63	1.77	nr	<b>3.39</b>
100 mm diameter	1.74	0.09	2.09	1.96	nr	<b>4.05</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Aluminium gutters and fittings; BS 2997; powder coated finish</b>						
100 mm half round gutters; on brackets; screwed to timber	10.31	0.39	6.07	15.38	m	<b>21.45</b>
Extra for						
stop end	2.79	0.18	2.80	6.25	nr	<b>9.05</b>
running outlet	6.19	0.37	5.76	7.12	nr	<b>12.88</b>
stop end outlet	5.51	0.18	2.80	8.40	nr	<b>11.20</b>
angle	5.72	0.37	5.76	5.53	nr	<b>11.29</b>
113 mm half round gutters; on brackets; screwed to timber	10.80	0.39	6.07	15.99	m	<b>22.05</b>
Extra for						
stop end	2.93	0.18	2.80	6.43	nr	<b>9.23</b>
running outlet	6.76	0.37	5.76	7.73	nr	<b>13.49</b>
stop end outlet	6.32	0.18	2.80	9.30	nr	<b>12.10</b>
angle	6.46	0.37	5.76	6.23	nr	<b>11.99</b>
125 mm half round gutters; on brackets; screwed to timber	12.13	0.44	6.85	19.18	m	<b>26.02</b>
Extra for						
stop end	3.58	0.20	3.11	8.65	nr	<b>11.76</b>
running outlet	7.31	0.39	6.07	8.24	nr	<b>14.31</b>
stop end outlet	6.72	0.20	3.11	11.12	nr	<b>14.24</b>
angle	7.16	0.39	6.07	8.22	nr	<b>14.29</b>
100 mm ogee gutters; on brackets; screwed to timber	12.34	0.41	6.38	18.87	m	<b>25.25</b>
Extra for						
stop end	2.83	0.19	2.96	3.97	nr	<b>6.93</b>
running outlet	6.97	0.39	6.07	7.22	nr	<b>13.28</b>
stop end outlet	5.40	0.19	2.96	9.03	nr	<b>11.99</b>
angle	5.87	0.39	6.07	4.68	nr	<b>10.75</b>
112 mm ogee gutters; on brackets; screwed to timber	13.72	0.46	7.16	20.77	m	<b>27.93</b>
Extra for						
stop end	3.03	0.19	2.96	4.21	nr	<b>7.17</b>
running outlet	7.05	0.39	6.07	7.19	nr	<b>13.26</b>
stop end outlet	6.05	0.19	2.96	9.88	nr	<b>12.84</b>
angle	6.99	0.39	6.07	5.72	nr	<b>11.78</b>
125 mm ogee gutters; on brackets; screwed to timber	15.15	0.46	7.16	22.81	m	<b>29.97</b>
Extra for						
stop end	3.30	0.21	3.27	4.53	nr	<b>7.80</b>
running outlet	7.72	0.41	6.38	7.83	nr	<b>14.21</b>
stop end outlet	6.87	0.21	3.27	11.03	nr	<b>14.29</b>
angle	8.16	0.41	6.38	6.79	nr	<b>13.17</b>
<b>Cast iron pipes and fittings; EN 1462; ears cast on; joints</b>						
65 mm pipes; primed; nailed to masonry	16.47	0.57	8.46	19.85	m	<b>28.32</b>
Extra for						
shoe	14.31	0.35	5.20	15.28	nr	<b>20.47</b>
bend	8.76	0.63	9.36	8.88	nr	<b>18.23</b>
single branch	16.90	0.80	11.88	17.68	nr	<b>29.56</b>
offset 225 mm projection	15.61	0.63	9.36	15.61	nr	<b>24.97</b>
offset 305 mm projection	18.28	0.63	9.36	18.30	nr	<b>27.65</b>
connection to clay pipes; cement and sand(1:2) joint	–	0.17	2.52	0.13	nr	<b>2.66</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
75 mm pipes; primed; nailed to masonry	16.47	0.61	9.06	20.09	m	29.14
Extra for						
shoe	14.31	0.39	5.79	15.35	nr	21.15
bend	10.64	1.33	20.18	11.12	nr	31.30
single branch	18.62	0.83	12.33	19.83	nr	32.16
offset 225 mm projection	15.61	0.67	9.95	15.69	nr	25.64
offset 305 mm projection	19.19	0.67	9.95	19.43	nr	29.38
connection to clay pipes; cement and sand(1:2) joint	–	0.19	2.82	0.13	nr	2.95
100 mm pipes; primed; nailed to masonry	22.11	0.67	9.95	27.02	m	36.96
Extra for						
shoe	18.65	0.44	6.53	19.98	nr	26.51
bend	15.03	0.72	10.69	15.81	nr	26.50
single branch	22.13	0.89	13.22	23.38	nr	36.60
offset 225 mm projection	30.64	0.72	10.69	32.23	nr	42.93
offset 305 mm projection	30.64	0.72	10.69	31.71	nr	42.40
connection to clay pipes; cement and sand(1:2) joint	–	0.22	3.27	0.12	nr	3.39
100 mm×75 mm rectangular pipes; primed; nailing to masonry	63.27	0.67	9.95	75.64	m	85.59
Extra for						
shoe	53.61	0.44	6.53	56.40	nr	62.93
bend	51.05	0.72	10.69	53.45	nr	64.14
offset 225 mm projection	71.87	0.44	6.53	72.97	nr	79.50
offset 305 mm projection	76.82	0.44	6.53	77.19	nr	83.72
connection to clay pipes; cement and sand(1:2) joint	–	0.22	3.27	0.12	nr	3.39
Rainwater head; rectangular; for pipes						
65 mm diameter	19.54	0.63	9.36	22.86	nr	32.21
75 mm diameter	19.54	0.67	9.95	22.94	nr	32.89
100 mm diameter	26.98	0.72	10.69	31.67	nr	42.36
Rainwater head; octagonal; for pipes						
65 mm diameter	11.18	0.63	9.36	13.23	nr	22.58
75 mm diameter	12.70	0.67	9.95	15.06	nr	25.00
100 mm diameter	28.14	0.72	10.69	33.01	nr	43.70
Copper wire balloon grating; BS 416 for pipes or outlets						
50 mm diameter	1.78	0.07	1.04	2.00	nr	3.04
63 mm diameter	1.80	0.07	1.04	2.02	nr	3.06
75 mm diameter	2.03	0.07	1.04	2.28	nr	3.32
100 mm diameter	2.31	0.09	1.34	2.60	nr	3.93
<b>Cast iron gutters and fittings; EN 1462</b>						
100 mm half round gutters; primed; on brackets; screwed to timber	8.73	0.44	6.85	13.08	m	19.93
Extra for						
stop end	2.21	0.19	2.96	3.80	nr	6.76
running outlet	6.38	0.39	6.07	6.52	nr	12.59
angle	6.54	0.39	6.07	7.98	nr	14.05

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
115 mm half round gutters; primed; on brackets; screwed to timber	9.10	0.44	6.85	13.56	m	<b>20.40</b>
Extra for						
stop end	2.86	0.19	2.96	4.54	nr	<b>7.49</b>
running outlet	6.96	0.39	6.07	7.14	nr	<b>13.21</b>
angle	6.73	0.39	6.07	8.12	nr	<b>14.19</b>
125 mm half round gutters; primed; on brackets; screwed to timber	10.65	0.50	7.78	15.39	m	<b>23.17</b>
Extra for						
stop end	2.86	0.22	3.42	4.54	nr	<b>7.97</b>
running outlet	7.96	0.44	6.85	8.13	nr	<b>14.97</b>
angle	7.96	0.44	6.85	9.20	nr	<b>16.04</b>
150 mm half round gutters; primed; on brackets; screwed to timber	18.20	0.56	8.71	23.94	m	<b>32.65</b>
Extra for						
stop end	3.80	0.24	3.73	7.21	nr	<b>10.94</b>
running outlet	13.76	0.50	7.78	14.02	nr	<b>21.80</b>
angle	14.53	0.50	7.78	15.80	nr	<b>23.58</b>
100 mm ogee gutters; primed; on brackets; screwed to timber	9.73	0.46	7.16	14.54	m	<b>21.70</b>
Extra for						
stop end	2.03	0.20	3.11	4.93	nr	<b>8.04</b>
running outlet	6.97	0.41	6.38	7.09	nr	<b>13.47</b>
angle	6.84	0.41	6.38	8.39	nr	<b>14.77</b>
115 mm ogee gutters; primed; on brackets; screwed to timber	10.71	0.46	7.16	15.73	m	<b>22.89</b>
Extra for						
stop end	2.69	0.20	3.11	5.68	nr	<b>8.79</b>
running outlet	7.41	0.41	6.38	7.50	nr	<b>13.88</b>
angle	7.41	0.41	6.38	8.83	nr	<b>15.21</b>
125 mm ogee gutters; primed; on brackets; screwed to timber	11.23	0.52	8.09	16.72	m	<b>24.81</b>
Extra for						
stop end	2.69	0.23	3.58	6.01	nr	<b>9.59</b>
running outlet	8.08	0.46	7.16	8.21	nr	<b>15.37</b>
angle	8.08	0.46	7.16	9.82	nr	<b>16.98</b>
<b>3 mm thick galvanised heavy pressed steel gutters and fittings; joggle joints; BS 1091</b>						
200 mm×100 mm(400 mm girth) box gutter; screwed to timber	–	0.72	10.69	21.17	m	<b>31.87</b>
Extra for						
stop end	–	0.39	5.79	11.73	nr	<b>17.52</b>
running outlet	–	0.78	11.58	19.48	nr	<b>31.07</b>
stop end outlet	–	0.39	5.79	27.25	nr	<b>33.05</b>
angle	–	0.78	11.58	21.62	nr	<b>33.20</b>
381 mm boundary wall gutters; 900 mm girth; screwed to timber	–	0.72	10.69	34.80	m	<b>45.49</b>
Extra for						
stop end	–	0.44	6.53	20.02	nr	<b>26.55</b>
running outlet	–	0.78	11.58	26.79	nr	<b>38.37</b>
stop end outlet	–	0.39	5.79	37.87	nr	<b>43.67</b>
angle	–	0.78	11.58	31.58	nr	<b>43.16</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
457 mm boundary wall gutters; 1200 mm girth; screwed to timber	–	0.83	12.33	46.42	m	<b>58.74</b>
Extra for						
stop end	–	0.44	6.53	25.70	nr	<b>32.23</b>
running outlet	–	0.89	13.22	38.76	nr	<b>51.97</b>
stop end outlet	–	0.44	6.53	41.24	nr	<b>47.78</b>
angle	–	0.89	13.22	42.67	nr	<b>55.88</b>
<b>uPVC external rainwater pipes and fittings; BS 4576; slip-in joints</b>						
50 mm pipes; fixing with pipe or socket brackets; plugged and screwed	3.42	0.33	4.90	5.42	m	<b>10.32</b>
Extra for						
shoe	2.02	0.22	3.27	2.89	nr	<b>6.16</b>
bend	2.36	0.33	4.90	3.28	nr	<b>8.18</b>
two bends to form offset 229 mm projection	4.72	0.33	4.90	5.31	nr	<b>10.21</b>
connection to clay pipes; cement and sand(1:2)joint	–	0.15	2.23	0.14	nr	<b>2.36</b>
68 mm pipes; fixing with pipe or socket brackets; plugged and screwed	2.74	0.37	5.49	4.95	m	<b>10.44</b>
Extra for						
shoe	2.02	0.24	3.56	3.20	nr	<b>6.76</b>
bend	3.56	0.37	5.49	4.97	nr	<b>10.46</b>
single branch	6.21	0.49	7.28	8.03	nr	<b>15.30</b>
two bends to form offset 229 mm projection	7.11	0.37	5.49	8.51	nr	<b>14.01</b>
loose drain connector; cement and sand(1:2) joint	–	0.17	2.52	2.99	nr	<b>5.51</b>
110 mm pipes; fixing with pipe or socket brackets; plugged and screwed	5.89	0.40	5.94	10.21	m	<b>16.15</b>
Extra for						
shoe	6.45	0.27	4.01	8.34	nr	<b>12.35</b>
bend	9.10	0.40	5.94	11.39	nr	<b>17.33</b>
single branch	13.45	0.54	8.02	16.41	nr	<b>24.43</b>
two bends to form offset 229 mm projection	18.19	0.40	5.94	20.91	nr	<b>26.85</b>
loose drain connector; cement and sand(1:2) joint	–	0.39	5.79	11.75	nr	<b>17.54</b>
65 mm square pipes; fixing with pipe or socket brackets; plugged and screwed	3.02	0.37	5.49	5.36	m	<b>10.86</b>
Extra for						
shoe	2.20	0.24	3.56	3.40	nr	<b>6.97</b>
bend	2.43	0.37	5.49	3.66	nr	<b>9.16</b>
single branch	6.79	0.49	7.28	8.70	nr	<b>15.97</b>
two bends to form offset 229 mm projection	4.86	0.37	5.49	6.04	nr	<b>11.53</b>
drain connector; square to round; cement and sand(1:2) joint	–	0.39	5.79	3.90	nr	<b>9.69</b>
Rainwater head; rectangular; for pipes						
50 mm diameter	10.99	0.50	7.42	13.88	nr	<b>21.30</b>
68 mm diameter	8.87	0.52	7.72	12.04	nr	<b>19.77</b>
110 mm diameter	18.51	0.61	9.06	23.24	nr	<b>32.30</b>
65 mm square	8.87	0.52	7.72	12.04	nr	<b>19.76</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>uPVC gutters and fittings; BS 4576</b>						
76 mm half round gutters; on brackets screwed to timber	2.74	0.33	5.13	4.64	m	9.77
Extra for						
stop end	0.93	0.15	2.33	1.42	nr	3.75
running outlet	2.62	0.28	4.36	2.76	nr	7.12
stop end outlet	2.60	0.15	2.33	3.09	nr	5.42
angle	2.62	0.28	4.36	3.39	nr	7.75
112 mm half round gutters; on brackets screwed to timber	2.81	0.37	5.76	5.67	m	11.42
Extra for						
stop end	1.45	0.15	2.33	2.20	nr	4.54
running outlet	2.84	0.32	4.98	3.01	nr	7.99
stop end outlet	2.84	0.15	2.33	3.55	nr	5.88
angle	3.19	0.32	4.98	4.47	nr	9.45
170 mm half round gutters; on brackets; screwed to timber	5.45	0.37	5.76	10.30	m	16.05
Extra for						
stop end	2.46	0.18	2.80	3.84	nr	6.64
running outlet	5.46	0.34	5.29	5.78	nr	11.07
stop end outlet	5.20	0.18	2.80	6.48	nr	9.28
angle	7.12	0.34	5.29	9.71	nr	15.00
114 mm rectangular gutters; on brackets; screwed to timber	3.08	0.37	5.76	6.32	m	12.07
Extra for						
stop end	1.61	0.15	2.33	2.43	nr	4.76
running outlet	3.12	0.34	5.29	3.31	nr	8.60
stop end outlet	3.12	0.15	2.33	3.88	nr	6.21
angle	3.51	0.32	4.98	4.89	nr	9.87
<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	13.01	0.61	9.06	23.99	m	33.04
Extra for						
fittings with two ends	–	0.61	9.06	16.21	nr	25.27
fittings with three ends	–	0.83	12.33	27.49	nr	39.82
bends; short radius	10.24	0.61	9.06	16.21	nr	25.27
access bends; short radius	25.23	0.61	9.06	33.49	nr	42.55
boss; 38 BSP	22.88	0.66	9.80	30.40	nr	40.20
single branch	15.41	0.83	12.33	28.18	nr	40.51
access pipe	26.17	0.61	9.06	32.88	nr	41.94
roof connector; for asphalt	29.21	0.61	9.06	38.31	nr	47.37
isolated "Timesaver" coupling joint	5.81	0.33	4.90	6.70	nr	11.60
connection to clay pipes; cement and sand(1:2) joint	–	0.15	2.23	0.12	nr	2.35
75 mm pipes; primed; 3.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	12.69	0.61	9.06	23.51	m	32.57



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
75 mm pipes; primed; 2.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	13.01	0.67	9.95	23.90	m	<b>33.85</b>
Extra for						
bends; short radius	10.24	0.67	9.95	16.91	nr	<b>26.86</b>
access bends; short radius	25.23	0.61	9.06	34.19	nr	<b>43.25</b>
boss; 38 BSP	22.88	0.67	9.95	31.48	nr	<b>41.43</b>
single branch	15.41	0.94	13.96	29.42	nr	<b>43.38</b>
double branch	25.90	1.22	18.12	48.92	nr	<b>67.03</b>
offset 115 mm projection	14.62	0.67	9.95	20.18	nr	<b>30.13</b>
offset 150 mm projection	14.62	0.67	9.95	19.72	nr	<b>29.67</b>
roof connector; for asphalt	33.25	0.67	9.95	43.28	nr	<b>53.23</b>
isolated "Timesaver" coupling joint	6.42	0.39	5.79	7.40	nr	<b>13.19</b>
connection to clay pipes; cement:sand(1:2) joint	-	0.17	2.52	0.12	nr	<b>2.64</b>
100 mm pipes; primed; 3.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	15.33	0.67	9.95	32.90	m	<b>42.85</b>
100 mm pipes; primed; 2.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	15.69	0.74	10.99	33.33	m	<b>44.32</b>
Extra for						
WC bent connector; 450 mm long tail	17.99	0.67	9.95	23.83	nr	<b>33.78</b>
bends; short radius	14.17	0.74	10.99	23.23	nr	<b>34.22</b>
access bends; short radius	29.99	0.74	10.99	41.46	nr	<b>52.45</b>
boss; 38 BSP	26.84	0.74	10.99	37.83	nr	<b>48.82</b>
single branch	21.90	1.11	16.48	40.23	nr	<b>56.71</b>
double branch	27.10	1.44	21.38	55.88	nr	<b>77.27</b>
offset 225 mm projection	22.08	0.74	10.99	29.93	nr	<b>40.92</b>
offset 300 mm projection	24.56	0.74	10.99	32.24	nr	<b>43.23</b>
access pipe	27.39	0.74	10.99	35.69	nr	<b>46.68</b>
roof connector; for asphalt	26.03	0.74	10.99	36.24	nr	<b>47.23</b>
roof connector; for roofing felt	77.95	0.74	10.99	96.12	nr	<b>107.11</b>
isolated "Timesaver" coupling joint	8.38	0.46	6.83	9.66	nr	<b>16.49</b>
transitional clayware socket; cement and sand (1:2) joint	16.67	0.44	6.53	29.00	nr	<b>35.54</b>
150 mm pipes; primed; 3.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	32.01	0.83	12.33	66.54	m	<b>78.86</b>
150 mm pipes; primed; 2.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	32.23	0.93	13.81	66.80	m	<b>80.61</b>
Extra for						
bends; short radius	25.33	0.93	13.81	42.80	nr	<b>56.61</b>
access bends; short radius	42.59	0.93	13.81	62.70	nr	<b>76.51</b>
boss; 38 BSP	42.22	0.93	13.81	61.32	nr	<b>75.13</b>
single branch	54.33	1.33	19.75	90.98	nr	<b>110.73</b>
double branch	76.34	1.78	26.43	133.96	nr	<b>160.39</b>
access pipe	43.92	0.93	13.81	56.47	nr	<b>70.28</b>
roof connector; for asphalt	62.37	0.93	13.81	82.47	nr	<b>96.28</b>
isolated "Timesaver" coupling joint	-	0.56	8.32	19.31	nr	<b>27.62</b>
transitional clayware socket; cement and sand (1:2) joint	29.20	0.57	8.46	53.09	nr	<b>61.56</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Cast iron “Ensign” lightweight pipes and fittings or other equal and approved; EN 877</b>						
50 mm pipes; primed 3.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	–	0.31	4.67	14.17	m	<b>18.84</b>
Extra for						
bends; short radius	–	0.27	4.08	12.27	nr	<b>16.34</b>
single branch	–	0.33	4.97	20.17	nr	<b>25.13</b>
access pipe	–	0.27	4.08	23.69	nr	<b>27.76</b>
70 mm pipes; primed 3.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	–	0.34	5.09	15.85	m	<b>20.94</b>
Extra for						
bends; short radius	–	0.30	4.50	12.88	nr	<b>17.37</b>
single branch	–	0.37	5.56	21.67	nr	<b>27.23</b>
access pipe	–	0.30	4.50	25.25	nr	<b>29.75</b>
100 mm pipes; primed 3.00 m lengths; fixing with standard brackets; plugged and screwed to masonry	–	0.37	5.56	18.71	m	<b>24.27</b>
Extra for						
bends; short radius	–	0.32	4.84	15.80	nr	<b>20.64</b>
single branch	–	0.39	5.86	27.90	nr	<b>33.75</b>
double branch	–	0.46	6.92	40.86	nr	<b>47.78</b>
access pipe	–	0.32	4.84	28.71	nr	<b>33.55</b>
connector	–	0.21	3.14	33.51	nr	<b>36.65</b>
reducer	–	0.32	4.84	19.28	nr	<b>24.12</b>
<b>Polypropylene (PP) waste pipes and fittings; BS 5254; push fit “O”-ring joints</b>						
32 mm pipes; fixing with pipe clips; plugged and screwed	0.67	0.24	3.56	1.31	m	<b>4.88</b>
Extra for						
fittings with one end	–	0.18	2.67	0.70	nr	<b>3.37</b>
fittings with two ends	–	0.24	3.56	0.70	nr	<b>4.26</b>
fittings with three ends	–	0.33	4.90	0.70	nr	<b>5.60</b>
access plug	0.60	0.18	2.67	0.70	nr	<b>3.37</b>
double socket	0.60	0.17	2.52	0.70	nr	<b>3.22</b>
male iron to PP coupling	1.58	0.32	4.75	1.82	nr	<b>6.57</b>
sweep bend	0.60	0.24	3.56	0.70	nr	<b>4.26</b>
spigot bend	0.60	0.28	4.16	0.70	nr	<b>4.85</b>
40 mm pipes; fixing with pipe clips; plugged and screwed	0.81	0.24	3.56	1.48	m	<b>5.05</b>
Extra for						
fittings with one end	–	0.21	3.12	0.70	nr	<b>3.82</b>
fittings with two ends	–	0.33	4.90	0.70	nr	<b>5.60</b>
fittings with three ends	–	0.44	6.53	0.70	nr	<b>7.23</b>
access plug	0.60	0.21	3.12	0.70	nr	<b>3.82</b>
double socket	0.60	0.22	3.27	0.70	nr	<b>3.96</b>
universal connector	0.60	0.28	4.16	0.70	nr	<b>4.85</b>
sweep bend	0.60	0.33	4.90	0.70	nr	<b>5.60</b>
spigot bend	0.60	0.33	4.90	0.70	nr	<b>5.60</b>
reducer 40 mm–32 mm	0.60	0.33	4.90	0.70	nr	<b>5.60</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
50 mm pipes; fixing with pipe clips; plugged and screwed	1.35	0.39	5.79	2.50	m	<b>8.29</b>
Extra for						
fittings with one end	–	0.23	3.42	1.25	nr	<b>4.67</b>
fittings with two ends	–	0.39	5.79	1.25	nr	<b>7.04</b>
fittings with three ends	–	0.52	7.72	1.25	nr	<b>8.97</b>
access plug	1.09	0.23	3.42	1.25	nr	<b>4.67</b>
double socket	1.09	0.26	3.86	1.25	nr	<b>5.11</b>
sweep bend	1.09	0.39	5.79	1.25	nr	<b>7.04</b>
spigot bend	1.09	0.39	5.79	1.25	nr	<b>7.04</b>
reducer 50 mm–40 mm	1.09	0.39	5.79	1.25	nr	<b>7.04</b>
<b>muPVC waste pipes and fittings; BS 5255; solvent welded joints</b>						
32 mm pipes; fixing with pipe clips; plugged and screwed	1.41	0.28	4.16	2.37	m	<b>6.53</b>
Extra for						
fittings with one end	–	0.19	2.82	1.74	nr	<b>4.56</b>
fittings with two ends	–	0.28	4.16	1.78	nr	<b>5.94</b>
fittings with three ends	–	0.37	5.49	2.48	nr	<b>7.98</b>
access plug	1.29	0.19	2.82	1.74	nr	<b>4.56</b>
straight coupling	0.85	0.19	2.82	1.23	nr	<b>4.05</b>
expansion coupling	1.49	0.28	4.16	1.97	nr	<b>6.13</b>
male iron to muPVC coupling	1.29	0.43	6.39	1.61	nr	<b>8.00</b>
union coupling	3.56	0.28	4.16	4.36	nr	<b>8.52</b>
sweep bend	1.33	0.28	4.16	1.78	nr	<b>5.94</b>
spigot/socket bend	–	0.28	4.16	2.00	nr	<b>6.15</b>
sweep tee	1.88	0.37	5.49	2.48	nr	<b>7.98</b>
40 mm pipes; fixing with pipe clips; plugged and screwed	1.74	0.33	4.90	2.91	m	<b>7.81</b>
Extra for						
fittings with one end	–	0.21	3.12	1.83	nr	<b>4.95</b>
fittings with two ends	–	0.33	4.90	1.96	nr	<b>6.86</b>
fittings with three ends	–	0.44	6.53	3.05	nr	<b>9.58</b>
fittings with four ends	6.72	0.59	8.76	8.18	nr	<b>16.95</b>
access plug	1.37	0.21	3.12	1.83	nr	<b>4.95</b>
straight coupling	1.00	0.22	3.27	1.40	nr	<b>4.67</b>
expansion coupling	1.80	0.33	4.90	2.33	nr	<b>7.23</b>
male iron to muPVC coupling	1.51	0.43	6.39	1.87	nr	<b>8.26</b>
union coupling	4.67	0.33	4.90	5.64	nr	<b>10.54</b>
level invert taper	1.46	0.33	4.90	1.93	nr	<b>6.83</b>
sweep bend	1.48	0.33	4.90	1.96	nr	<b>6.86</b>
spigot/socket bend	1.68	0.33	4.90	2.19	nr	<b>7.09</b>
sweep tee	2.37	0.44	6.53	3.05	nr	<b>9.58</b>
sweep cross	6.72	0.59	8.76	8.18	nr	<b>16.95</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
50 mm pipes; fixing with pipe clips; plugged and screwed	2.63	0.39	5.79	4.47	m	10.26
Extra for						
fittings with one end	–	0.23	3.42	2.83	nr	6.25
fittings with two ends	–	0.39	5.79	3.09	nr	8.88
fittings with three ends	–	0.52	7.72	5.30	nr	13.02
fittings with four ends	–	0.69	10.25	9.35	nr	19.60
access plug	2.24	0.23	3.42	2.83	nr	6.25
straight coupling	1.56	0.26	3.86	2.04	nr	5.91
expansion coupling	2.45	0.39	5.79	3.08	nr	8.87
male iron to muPVC coupling	2.19	0.50	7.42	2.65	nr	10.07
union coupling	7.31	0.39	5.79	8.68	nr	14.47
level invert taper	2.03	0.39	5.79	2.60	nr	8.39
sweep bend	2.46	0.39	5.79	3.09	nr	8.88
spigot/socket bend	3.98	0.39	5.79	4.85	nr	10.64
sweep tee	2.37	0.44	6.53	3.05	nr	9.58
sweep cross	7.73	0.69	10.25	9.35	nr	19.60
<b>uPVC overflow pipes and fittings; solvent welded joints</b>						
19 mm pipes; fixing with pipe clips; plugged and screwed	0.74	0.24	3.56	1.50	m	5.06
Extra for						
splay cut end	–	0.02	0.30	–	nr	0.30
fittings with one end	–	0.19	2.82	1.05	nr	3.87
fittings with two ends	–	0.19	2.82	1.24	nr	4.06
fittings with three ends	–	0.24	3.56	1.39	nr	4.95
straight connector	0.80	0.19	2.82	1.05	nr	3.87
female iron to uPVC coupling	–	0.22	3.27	1.66	nr	4.93
bend	0.96	0.19	2.82	1.24	nr	4.06
bent tank connector	1.49	0.22	3.27	1.78	nr	5.05
<b>uPVC pipes and fittings; BS 4514; with solvent welded joints(unless otherwise described)</b>						
82 mm pipes; fixing with holderbats; <b>plugged</b> and screwed	5.13	0.44	6.53	8.66	m	15.19
Extra for						
socket plug	4.05	0.22	3.27	5.30	nr	8.57
slip coupling; push fit	8.86	0.41	6.09	10.22	nr	16.31
expansion coupling	4.27	0.44	6.53	5.55	nr	12.08
sweep bend	7.15	0.44	6.53	8.87	nr	15.41
boss connector	3.91	0.30	4.46	5.13	nr	9.59
single branch	10.00	0.59	8.76	12.54	nr	21.30
access door	9.53	0.67	9.95	11.30	nr	21.25
connection to clay pipes; caulking ring and cement and sand(1:2) joint	6.70	0.41	6.09	8.15	nr	14.24
110 mm pipes; fixing with holderbats; plugged and screwed	5.22	0.49	7.28	9.04	m	16.31
Extra for						
socket plug	4.91	0.24	3.56	6.48	nr	10.05
slip coupling; push fit	11.10	0.44	6.53	12.79	nr	19.33
expansion coupling	4.36	0.49	7.28	5.84	nr	13.12
W.C. connector	7.92	0.32	4.75	9.57	nr	14.32
sweep bend	8.37	0.49	7.28	10.47	nr	17.74
W.C. connecting bend	13.00	0.32	4.75	15.42	nr	20.18
access bend	23.23	0.51	7.57	27.60	nr	35.18
boss connector	3.91	0.32	4.75	5.32	nr	10.07

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
single branch	13.44	0.65	9.65	16.75	nr	26.40
single branch with access	18.96	0.67	9.95	23.12	nr	33.06
double branch	28.62	0.81	12.03	34.69	nr	46.72
W.C. manifold	50.45	0.32	4.75	59.43	nr	64.18
access pipe connector	17.80	0.56	8.32	21.34	nr	29.65
connection to clay pipes; caulking ring and cement and sand(1:2) joint	–	0.46	6.83	2.95	nr	9.78
160 mm pipes; fixing with holderbats; plugged and screwed	13.55	0.56	8.32	23.29	m	31.61
Extra for						
socket plug	9.04	0.28	4.16	12.24	nr	16.40
slip coupling; push fit	28.39	0.50	7.42	32.74	nr	40.16
expansion coupling	13.13	0.56	8.32	16.96	nr	25.27
sweep bend	20.86	0.56	8.32	25.87	nr	34.19
boss connector	5.53	0.37	5.49	8.20	nr	13.69
single branch	49.15	0.79	11.73	58.99	nr	70.72
double branch	114.89	0.93	13.81	136.06	nr	149.87
access door	17.02	0.67	9.95	19.93	nr	29.88
access pipe connector	17.80	0.56	8.32	21.34	nr	29.65
connection to clay pipes; caulking ring and cement and sand(1:2) joint	–	0.56	8.32	4.88	nr	13.19
Weathering apron; for pipe						
82 mm diameter	2.02	0.38	5.64	2.64	nr	8.29
110 mm diameter	2.31	0.43	6.39	3.10	nr	9.49
160 mm diameter	6.96	0.46	6.83	8.90	nr	15.73
Weathering slate; for pipe						
110 mm diameter	33.24	1.00	14.85	38.76	nr	53.61
Vent cowl; for pipe						
82 mm diameter	2.02	0.37	5.49	2.64	nr	8.14
110 mm diameter	2.04	0.37	5.49	2.79	nr	8.29
160 mm diameter	5.33	0.37	5.49	7.02	nr	12.52
<b>Polypropylene ancillaries; screwed joint to waste fitting</b>						
Tubular “S” trap; bath; shallow seal						
40 mm diameter	4.86	0.61	9.06	5.61	nr	14.67
Trap; “P”; two piece; 76 mm seal						
32 mm diameter	3.27	0.43	6.39	3.77	nr	10.16
40 mm diameter	3.79	0.50	7.42	4.37	nr	11.79
Trap; “S”; two piece; 76 mm seal						
32 mm diameter	4.16	0.43	6.39	4.80	nr	11.18
40 mm diameter	4.86	0.50	7.42	5.61	nr	13.03
Bottle trap; “P”; 76 mm seal						
32 mm diameter	3.65	0.43	6.39	4.21	nr	10.60
40 mm diameter	4.36	0.45	6.68	5.03	nr	11.71
Bottle trap; “S”; 76 mm seal						
32 mm diameter	4.40	0.43	6.39	5.07	nr	11.46
40 mm diameter	5.34	0.50	7.42	6.16	nr	13.59

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	2.93	2.12	m	<b>5.04</b>
average depth of trench 0.75 m	–	0.45	4.39	3.14	m	<b>7.52</b>
average depth of trench 1.00 m	–	0.89	8.68	5.99	m	<b>14.67</b>
average depth of trench 1.25 m	–	1.33	12.97	6.80	m	<b>19.77</b>
average depth of trench 1.50 m	–	1.71	16.68	7.73	m	<b>24.41</b>
average depth of trench 1.75 m	–	2.08	20.29	8.54	m	<b>28.83</b>
average depth of trench 2.00 m	–	2.46	23.99	9.70	m	<b>33.70</b>
average depth of trench 2.25 m	–	3.02	29.46	12.18	m	<b>41.64</b>
average depth of trench 2.50 m	–	3.57	34.82	14.20	m	<b>49.02</b>
average depth of trench 2.75 m	–	3.95	38.53	15.87	m	<b>54.39</b>
average depth of trench 3.00 m	–	4.31	42.04	17.46	m	<b>59.50</b>
average depth of trench 3.25 m	–	4.66	45.45	18.58	m	<b>64.03</b>
average depth of trench 3.50 m	–	4.99	48.67	19.62	m	<b>68.29</b>
Pipes exceeding 200 mm nominal size; 225 mm nominal size						
average depth of trench 0.50 m	–	0.30	2.93	2.12	m	<b>5.04</b>
average depth of trench 0.75 m	–	0.45	4.39	3.14	m	<b>7.52</b>
average depth of trench 1.00 m	–	0.89	8.68	5.99	m	<b>14.67</b>
average depth of trench 1.25 m	–	1.33	12.97	6.80	m	<b>19.77</b>
average depth of trench 1.50 m	–	1.71	16.68	7.73	m	<b>24.41</b>
average depth of trench 1.75 m	–	2.08	20.29	8.54	m	<b>28.83</b>
average depth of trench 2.00 m	–	2.46	23.99	9.70	m	<b>33.70</b>
average depth of trench 2.25 m	–	3.02	29.46	12.18	m	<b>41.64</b>
average depth of trench 2.50 m	–	3.57	34.82	14.20	m	<b>49.02</b>
average depth of trench 2.75 m	–	3.95	38.53	15.87	m	<b>54.39</b>
average depth of trench 3.00 m	–	4.31	42.04	17.46	m	<b>59.50</b>
average depth of trench 3.25 m	–	4.66	45.45	18.58	m	<b>64.03</b>
average depth of trench 3.50 m	–	4.99	48.67	19.62	m	<b>68.29</b>
Pipes exceeding 200 mm nominal size; 300 mm nominal size						
average depth of trench 0.75 m	–	0.51	4.97	3.92	m	<b>8.89</b>
average depth of trench 1.00 m	–	1.04	10.14	5.99	m	<b>16.14</b>
average depth of trench 1.25 m	–	1.42	13.85	7.04	m	<b>20.89</b>
average depth of trench 1.50 m	–	1.86	18.14	7.97	m	<b>26.11</b>
average depth of trench 1.75 m	–	2.16	21.07	8.77	m	<b>29.84</b>
average depth of trench 2.00 m	–	2.46	23.99	10.49	m	<b>34.48</b>
average depth of trench 2.25 m	–	3.02	29.46	12.65	m	<b>42.11</b>
average depth of trench 2.50 m	–	3.57	34.82	14.51	m	<b>49.33</b>
average depth of trench 2.75 m	–	3.95	38.53	16.10	m	<b>54.63</b>
average depth of trench 3.00 m	–	4.31	42.04	17.69	m	<b>59.73</b>
average depth of trench 3.25 m	–	4.66	45.45	19.36	m	<b>64.81</b>
average depth of trench 3.50 m	–	4.99	48.67	20.17	m	<b>68.84</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Extra over excavating trenches; irrespective of depth; breaking out materials						
brick	–	2.08	20.29	9.07	m <sup>3</sup>	<b>29.36</b>
concrete	–	2.91	28.38	12.47	m <sup>3</sup>	<b>40.86</b>
reinforced concrete	–	4.17	40.67	18.06	m <sup>3</sup>	<b>58.73</b>
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 75 mm thick						
tarmacadam	–	0.22	2.15	0.98	m <sup>2</sup>	<b>3.12</b>
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 150 thick						
concrete	–	0.45	4.39	2.09	m <sup>2</sup>	<b>6.48</b>
tarmacadam and hardcore	–	0.30	2.93	1.10	m <sup>2</sup>	<b>4.03</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</b>						
Pipes not exceeding 200 mm nominal size; average depth						
average depth of trench 0.50 m	–	1.02	9.95	–	m	<b>9.95</b>
average depth of trench 0.75 m	–	1.53	14.92	–	m	<b>14.92</b>
average depth of trench 1.00 m	–	2.24	21.85	1.53	m	<b>23.37</b>
average depth of trench 1.25 m	–	3.15	30.72	2.10	m	<b>32.82</b>
average depth of trench 1.50 m	–	4.33	42.23	2.56	m	<b>44.79</b>
average depth of trench 1.75 m	–	5.70	55.60	3.05	m	<b>58.65</b>
average depth of trench 2.00 m	–	6.51	63.50	3.43	m	<b>66.93</b>
average depth of trench 2.25 m	–	8.14	79.40	4.58	m	<b>83.97</b>
average depth of trench 2.50 m	–	9.77	95.29	5.34	m	<b>100.63</b>
average depth of trench 2.75 m	–	10.74	104.76	5.91	m	<b>110.67</b>
average depth of trench 3.00 m	–	11.70	114.12	6.48	m	<b>120.60</b>
average depth of trench 3.25 m	–	12.67	123.58	7.06	m	<b>130.64</b>
average depth of trench 3.50 m	–	13.64	133.04	7.63	m	<b>140.67</b>
Pipes exceeding 200 mm nominal size; 225 mm nominal size						
average depth of trench 0.50 m	–	1.02	9.95	–	m	<b>9.95</b>
average depth of trench 0.75 m	–	1.53	14.92	–	m	<b>14.92</b>
average depth of trench 1.00 m	–	2.24	21.85	1.53	m	<b>23.37</b>
average depth of trench 1.25 m	–	3.15	30.72	2.10	m	<b>32.82</b>
average depth of trench 1.50 m	–	4.33	42.23	2.56	m	<b>44.79</b>
average depth of trench 1.75 m	–	5.70	55.60	3.05	m	<b>58.65</b>
average depth of trench 2.00 m	–	6.51	63.50	3.43	m	<b>66.93</b>
average depth of trench 2.25 m	–	8.14	79.40	4.58	m	<b>83.97</b>
average depth of trench 2.50 m	–	9.77	95.29	5.34	m	<b>100.63</b>
average depth of trench 2.75 m	–	10.74	104.76	5.91	m	<b>110.67</b>
average depth of trench 3.00 m	–	11.70	114.12	6.48	m	<b>120.60</b>
average depth of trench 3.25 m	–	12.67	123.58	7.06	m	<b>130.64</b>
average depth of trench 3.50 m	–	13.64	133.04	7.63	m	<b>140.67</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Pipes exceeding 200 mm nominal size; 300 mm nominal size						
average depth of trench 0.75 m	–	1.79	17.46	–	m	17.46
average depth of trench 1.00 m	–	2.60	25.36	1.53	m	26.89
average depth of trench 1.25 m	–	3.66	35.70	2.10	m	37.80
average depth of trench 1.50 m	–	4.88	47.60	2.56	m	50.15
average depth of trench 1.75 m	–	5.70	55.60	3.05	m	58.65
average depth of trench 2.00 m	–	6.51	63.50	3.43	m	66.93
average depth of trench 2.25 m	–	8.14	79.40	4.58	m	83.97
average depth of trench 2.50 m	–	9.77	95.29	5.34	m	100.63
average depth of trench 2.75 m	–	10.74	104.76	5.91	m	110.67
average depth of trench 3.00 m	–	11.74	114.51	6.48	m	120.99
average depth of trench 3.25 m	–	12.67	123.58	7.06	m	130.64
average depth of trench 3.50 m	–	13.64	133.04	7.63	m	140.67
Extra over excavating trenches; irrespective of depth; breaking out existing materials						
brick	–	3.05	29.75	6.46	m <sup>3</sup>	36.21
concrete	–	4.58	44.67	10.77	m <sup>3</sup>	55.44
reinforced concrete	–	6.11	59.60	15.08	m <sup>3</sup>	74.68
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 75 mm thick						
tarmacadam	–	0.41	4.00	0.87	m <sup>2</sup>	4.86
Extra over excavating trenches; irrespective of depth; breaking out existing hard pavings; 150 mm thick						
concrete	–	0.71	6.93	1.51	m <sup>2</sup>	8.44
tarmacadam and hardcore	–	0.51	4.97	1.07	m <sup>2</sup>	6.05
Extra for taking up precast concrete paving slabs	–	0.33	3.22	–	m <sup>2</sup>	3.22
<b>Sand filling</b>						
Beds; to receive pitch fibre pipes						
600 mm×50 mm thick	–	0.08	0.78	1.03	m	1.81
700 mm×50 mm thick	–	0.10	0.98	1.21	m	2.18
800 mm×50 mm thick	–	0.12	1.17	1.38	m	2.55
<b>Granular(shingle) filling</b>						
Beds; 100 mm thick; to pipes						
100 mm nominal size	–	0.10	0.98	1.84	m	2.82
150 mm nominal size	–	0.10	0.98	2.15	m	3.13
225 mm nominal size	–	0.12	1.17	2.46	m	3.63
300 mm nominal size	–	0.14	1.37	2.76	m	4.13
Beds; 150 mm thick; to pipes						
100 mm nominal size	–	0.14	1.37	2.76	m	4.13
150 mm nominal size	–	0.17	1.66	3.07	m	4.73
225 mm nominal size	–	0.19	1.85	3.38	m	5.23
300 mm nominal size	–	0.20	1.95	3.68	m	5.63
Beds and benchings; beds 100 mm thick; to pipes						
100 mm nominal size	–	0.23	2.24	3.38	m	5.62
150 mm nominal size	–	26.00	253.60	3.38	m	256.98
225 mm nominal size	–	0.31	3.02	4.60	m	7.63
300 mm nominal size	–	0.36	3.51	5.22	m	8.73



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	–	0.26	2.54	3.68	m	6.22
150 mm nominal size	–	0.29	2.83	3.99	m	6.82
225 mm nominal size	–	0.36	3.51	5.53	m	9.04
300 mm nominal size	–	0.45	4.39	6.75	m	11.14
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	–	0.37	3.61	4.60	m	8.21
150 mm nominal size	–	0.45	4.39	5.53	m	9.92
225 mm nominal size	–	0.61	5.95	7.67	m	13.62
300 mm nominal size	–	0.73	7.12	9.21	m	16.33
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	–	0.55	5.36	6.75	m	12.12
150 mm nominal size	–	0.61	5.95	7.67	m	13.62
225 mm nominal size	–	0.80	7.80	9.82	m	17.63
300 mm nominal size	–	0.94	9.17	11.67	m	20.83
<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	2.39	4.29	m	6.68
150 mm nominal size	–	0.21	2.39	4.29	m	6.68
225 mm nominal size	–	0.26	2.96	5.14	m	8.10
300 mm nominal size	–	0.29	3.30	6.00	m	9.31
Beds; 150 mm thick; to pipes						
100 mm nominal size	–	0.29	3.30	6.00	m	9.31
150 mm nominal size	–	0.33	3.76	6.85	m	10.61
225 mm nominal size	–	0.37	4.22	7.71	m	11.93
300 mm nominal size	–	0.42	4.79	8.57	m	13.35
Beds and benchings; beds 100 mm thick; to pipes						
100 mm nominal size	–	0.42	4.79	7.71	m	12.50
150 mm nominal size	–	0.47	5.36	8.57	m	13.92
225 mm nominal size	–	0.56	6.38	10.28	m	16.66
300 mm nominal size	–	0.66	7.52	11.99	m	19.51
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	–	0.47	5.36	8.57	m	13.92
150 mm nominal size	–	0.52	5.93	9.42	m	15.34
225 mm nominal size	–	0.66	7.52	11.99	m	19.51
300 mm nominal size	–	0.84	9.57	15.42	m	24.99
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	–	0.63	7.18	10.28	m	17.46
150 mm nominal size	–	0.73	8.32	11.99	m	20.31
225 mm nominal size	–	1.05	11.97	17.13	m	29.10
300 mm nominal size	–	1.25	14.25	20.56	m	34.80
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	–	0.93	10.60	15.42	m	26.02
150 mm nominal size	–	1.05	11.97	17.13	m	29.10
225 mm nominal size	–	1.35	15.38	22.27	m	37.66
300 mm nominal size	–	1.62	18.46	26.55	m	45.01

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	2.39	4.42	m	<b>6.81</b>
150 mm nominal size	—	0.21	2.39	4.42	m	<b>6.81</b>
225 mm nominal size	—	0.26	2.96	5.30	m	<b>8.26</b>
300 mm nominal size	—	0.29	3.30	6.19	m	<b>9.49</b>
Beds; 150 mm thick; to pipes						
100 mm nominal size	—	0.29	3.30	6.19	m	<b>9.49</b>
150 mm nominal size	—	0.33	3.76	7.07	m	<b>10.83</b>
225 mm nominal size	—	0.37	4.22	7.95	m	<b>12.17</b>
300 mm nominal size	—	0.42	4.79	8.83	m	<b>13.62</b>
Beds and benchings; beds 100 mm thick; to pipes						
100 mm nominal size	—	0.42	4.79	7.95	m	<b>12.74</b>
150 mm nominal size	—	0.47	5.36	8.83	m	<b>14.19</b>
225 mm nominal size	—	0.56	6.38	10.60	m	<b>16.98</b>
300 mm nominal size	—	0.66	7.52	12.37	m	<b>19.89</b>
Beds and benchings; beds 150 mm thick; to pipes						
100 mm nominal size	—	0.47	5.36	8.83	m	<b>14.19</b>
150 mm nominal size	—	0.52	5.93	9.71	m	<b>15.64</b>
225 mm nominal size	—	0.66	7.52	12.37	m	<b>19.89</b>
300 mm nominal size	—	0.84	9.57	15.90	m	<b>25.47</b>
Beds and coverings; 100 mm thick; to pipes						
100 mm nominal size	—	0.63	7.18	10.60	m	<b>17.78</b>
150 mm nominal size	—	0.73	8.32	12.37	m	<b>20.69</b>
225 mm nominal size	—	1.05	11.97	17.67	m	<b>29.63</b>
300 mm nominal size	—	1.25	14.25	21.20	m	<b>35.44</b>
Beds and coverings; 150 mm thick; to pipes						
100 mm nominal size	—	0.93	10.60	15.90	m	<b>26.50</b>
150 mm nominal size	—	1.05	11.97	17.67	m	<b>29.63</b>
225 mm nominal size	—	1.35	15.38	22.97	m	<b>38.35</b>
300 mm nominal size	—	1.62	18.46	27.38	m	<b>45.84</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>						
75 mm pipes; laid straight	19.27	0.48	4.63	27.01	m	<b>31.64</b>
75 mm pipes; in runs not exceeding 3.00 m long	18.71	0.64	6.18	34.59	m	<b>40.77</b>
Extra for						
bend; medium radius	19.48	0.53	5.12	31.54	nr	<b>36.65</b>
single branch	27.01	0.74	7.14	50.43	nr	<b>57.58</b>
isolated “Timesaver” joint	10.83	0.32	3.09	12.49	nr	<b>15.58</b>
100 mm pipes; laid straight	20.36	0.53	5.12	29.11	m	<b>34.23</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Totalrate £
100 mm pipes; in runs not exceeding 3.00 m long	19.30	0.72	6.95	37.71	m	<b>44.66</b>
Extra for						
bend; medium radius	24.16	0.64	6.18	39.16	nr	<b>45.34</b>
bend; medium radius with access	67.14	0.64	6.18	88.72	nr	<b>94.90</b>
bend; long radius	38.10	0.64	6.18	54.04	nr	<b>60.21</b>
rest bend	27.72	0.64	6.18	42.06	nr	<b>48.24</b>
diminishing pipe	20.65	0.64	6.18	33.91	nr	<b>40.08</b>
single branch	32.06	0.80	7.72	60.90	nr	<b>68.62</b>
single branch; with access	73.96	0.91	8.78	109.20	nr	<b>117.99</b>
double branch	54.50	1.01	9.75	99.75	nr	<b>109.50</b>
double branch; with access	89.34	1.01	9.75	139.93	nr	<b>149.68</b>
isolated "Timesaver" joint	12.93	0.37	3.57	14.91	nr	<b>18.48</b>
transitional pipe; for WC	18.40	0.53	5.12	36.12	nr	<b>41.24</b>
150 mm pipes; laid straight	37.68	0.64	6.18	50.65	m	<b>56.82</b>
150 mm pipes; in runs not exceeding 3.00 m long	35.98	0.87	8.40	60.54	m	<b>68.94</b>
Extra for						
bend; medium radius	55.60	0.74	7.14	75.48	nr	<b>82.62</b>
bend; medium radius with access	117.91	0.74	7.14	147.33	nr	<b>154.47</b>
bend; long radius	74.46	0.74	7.14	95.01	nr	<b>102.15</b>
diminishing pipe	31.50	0.74	7.14	45.47	nr	<b>52.61</b>
single branch	69.24	0.91	8.78	81.41	nr	<b>90.20</b>
isolated "Timesaver" joint	15.65	0.44	4.25	18.04	nr	<b>22.29</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						
75 mm outlet	21.53	0.95	9.17	41.74	nr	<b>50.91</b>
100 mm outlet	34.16	1.01	9.75	58.72	nr	<b>68.47</b>
150 mm outlet	84.98	1.38	13.32	121.33	nr	<b>134.65</b>
Add to above for; bellmouth 300 mm high; circular plain grating						
100 mm nominal size; 200 mm grating	35.56	0.48	4.63	60.54	nr	<b>65.18</b>
100 mm nominal size; 100 mm horizontal inlet; 200 mm grating	43.48	0.48	4.63	69.68	nr	<b>74.31</b>
100 mm nominal size; 100 mm horizontal inlet; 200 mm grating	44.59	0.48	4.63	70.95	nr	<b>75.58</b>
Yard gully(Deans); trapped; galvanized sediment pan; 267 mm round heavy grating						
100 mm outlet	230.81	3.08	29.73	305.57	nr	<b>335.30</b>
Yard gully(garage); trapless; galvanized sediment pan; 267 mm round heavy grating						
100 mm outlet	235.45	2.88	27.80	291.71	nr	<b>319.51</b>
Yard gully(garage); trapped; with rodding eye, galvanised perforated sediment pan; stopper; 267 mm round heavy grating						
100 mm outlet	437.84	2.88	27.80	574.10	nr	<b>601.90</b>
Grease trap; internal access; galvanized perforated bucket; lid and frame						
100 mm outlet; 20 gallon capacity	401.13	4.26	41.12	505.62	nr	<b>546.74</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Cast iron “Ensign” lightweight pipes and fittings or other equal and approved; EN 877; ductile iron couplings</b>						
100 mm pipes; laid straight	–	0.19	2.80	20.23	m	<b>23.03</b>
Extra for						
bend; long radius	–	0.19	2.80	35.09	nr	<b>37.88</b>
single branch	–	0.23	3.40	35.44	nr	<b>38.84</b>
150 mm pipes; laid straight	–	0.22	3.22	40.47	m	<b>43.69</b>
Extra for						
bend; long radius	–	0.22	3.22	97.03	nr	<b>100.25</b>
single branch	–	0.28	4.11	78.03	nr	<b>82.15</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	5.27	0.21	2.03	6.23	m	<b>8.26</b>
Extra for						
bend	4.88	0.21	2.03	10.77	nr	<b>12.80</b>
access bend	32.11	0.21	2.03	42.94	nr	<b>44.97</b>
rest bend	11.17	0.21	2.03	18.21	nr	<b>20.24</b>
access pipe	27.89	0.21	2.03	37.53	nr	<b>39.56</b>
socket adaptor	5.17	0.19	1.83	8.82	nr	<b>10.66</b>
adaptor to “HepSeal” pipe	4.21	0.19	1.83	7.69	nr	<b>9.53</b>
saddle	10.35	0.80	7.72	15.37	nr	<b>23.09</b>
single junction	10.54	0.27	2.61	20.18	nr	<b>22.79</b>
single access junction	37.13	0.27	2.61	51.59	nr	<b>54.20</b>
150 mm pipes; laid straight	10.07	0.27	2.61	11.90	m	<b>14.51</b>
Extra for						
bend	10.05	0.26	2.51	20.70	nr	<b>23.21</b>
access bend	5.33	0.26	2.51	53.79	nr	<b>56.30</b>
rest bend	12.91	0.26	2.51	24.09	nr	<b>26.60</b>
taper pipe	14.88	0.26	2.51	23.85	nr	<b>26.36</b>
access pipe	36.21	0.26	2.51	50.74	nr	<b>53.25</b>
socket adaptor	9.74	0.21	2.03	16.35	nr	<b>18.38</b>
adaptor to “HepSeal” pipe	6.92	0.21	2.03	13.02	nr	<b>15.05</b>
saddle	14.72	0.95	9.17	23.10	nr	<b>32.27</b>
single junction	14.76	0.32	3.09	31.11	nr	<b>34.20</b>
single access junction	52.76	0.32	3.09	76.00	nr	<b>79.09</b>
<b>Extra strength vitrified clay pipes and fittings; Hepworth “HepSeal” or other equal and approved; socketted; with push-fit flexible joints</b>						
100 mm pipes; laid straight	9.66	0.29	2.80	11.41	m	<b>14.21</b>
Extra for						
bend	13.96	0.23	2.22	13.07	nr	<b>15.29</b>
rest bend	16.58	0.23	2.22	16.16	nr	<b>18.38</b>
stopper	5.26	0.15	1.45	6.21	nr	<b>7.66</b>
access pipe	29.39	0.26	2.51	30.15	nr	<b>32.66</b>
single junction	19.37	0.29	2.80	18.32	nr	<b>21.12</b>
double collar	12.42	0.19	1.83	14.67	nr	<b>16.51</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
150 mm pipes; laid straight	12.53	0.34	3.28	14.80	m	<b>18.08</b>
Extra for						
bend	23.00	0.27	2.61	22.73	nr	<b>25.34</b>
rest bend	27.46	0.23	2.22	28.00	nr	<b>30.22</b>
stopper	7.84	0.17	1.64	9.26	nr	<b>10.90</b>
taper reducer	34.48	0.27	2.61	36.29	nr	<b>38.90</b>
access pipe	47.06	0.27	2.61	49.67	nr	<b>52.28</b>
saddle	11.30	0.86	8.30	13.35	nr	<b>21.65</b>
single junction	-5.01	0.34	3.28	29.58	nr	<b>32.86</b>
single access junction	57.49	0.34	3.28	63.34	nr	<b>66.62</b>
double junction	57.98	0.51	4.92	61.09	nr	<b>66.01</b>
double collar	20.48	0.22	2.12	24.19	nr	<b>26.32</b>
225 mm pipes; laid straight	24.81	0.44	4.25	29.30	m	<b>33.55</b>
Extra for						
bend	51.44	0.34	3.28	51.97	nr	<b>55.25</b>
rest bend	62.41	0.34	3.28	64.93	nr	<b>68.21</b>
stopper	16.13	0.22	2.12	19.05	nr	<b>21.18</b>
taper reducer	47.87	0.34	3.28	47.76	nr	<b>51.04</b>
access pipe	119.03	0.34	3.28	128.89	nr	<b>132.17</b>
saddle	21.90	1.15	11.10	25.86	nr	<b>36.96</b>
single junction	91.37	0.44	4.25	96.21	nr	<b>100.46</b>
single access junction	130.28	0.44	4.25	142.17	nr	<b>146.42</b>
double junction	130.35	0.65	6.27	139.32	nr	<b>145.60</b>
double collar	44.93	0.29	2.80	53.07	nr	<b>55.87</b>
300 mm pipes; laid straight	38.03	0.57	5.50	44.92	m	<b>50.42</b>
Extra for						
bend	97.69	0.45	4.34	101.92	nr	<b>106.27</b>
rest bend	139.22	0.45	4.34	150.97	nr	<b>155.32</b>
stopper	37.40	0.29	2.80	44.18	nr	<b>46.98</b>
taper reducer	105.98	0.45	4.34	111.71	nr	<b>116.06</b>
saddle	111.43	1.54	14.86	131.63	nr	<b>146.49</b>
single junction	191.31	0.57	5.50	208.01	nr	<b>213.51</b>
double junction	276.86	0.86	8.30	304.58	nr	<b>312.88</b>
double collar	73.02	0.38	3.67	86.25	nr	<b>89.92</b>
400 mm pipes; laid straight	77.77	0.77	7.43	91.87	m	<b>99.30</b>
Extra for						
bend	292.23	0.62	5.98	317.64	nr	<b>323.62</b>
single unequal junction	273.82	0.77	7.43	286.70	nr	<b>294.13</b>
450 mm pipes; laid straight	101.02	0.95	9.17	119.33	m	<b>128.50</b>
Extra for						
bend	384.81	0.77	7.43	418.75	nr	<b>426.19</b>
single unequal junction	327.55	0.95	9.17	339.19	nr	<b>348.36</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>British Standard quality vitrified clay pipes and fittings; socketted; cement:sand(1:2) joints</b>						
100 mm pipes; laid straight	6.75	0.43	4.15	8.09	m	12.24
Extra for						
bend(short/medium/knuckle)	4.73	0.34	3.28	5.70	nr	8.98
bend(long/rest/elbow)	11.09	0.34	3.28	10.83	nr	14.11
single junction	12.41	0.43	4.15	11.62	nr	15.77
double junction	20.65	0.64	6.18	20.58	nr	26.76
double collar	8.15	0.29	2.80	9.74	nr	12.54
150 mm pipes; laid straight	10.39	0.48	4.63	12.39	m	17.02
Extra for						
bend(short/medium/knuckle)	10.39	0.38	3.67	8.71	nr	12.38
bend(long/rest/elbow)	18.77	0.38	3.67	18.61	nr	22.27
taper	24.52	0.38	3.67	25.03	nr	28.70
single junction	20.53	0.48	4.63	19.49	nr	24.13
double junction	49.16	0.72	6.95	52.11	nr	59.06
double collar	13.56	0.32	3.09	16.14	nr	19.23
225 mm pipes; laid straight	20.59	0.58	5.60	24.60	m	30.20
Extra for						
bend(short/medium/knuckle)	32.55	0.47	4.54	31.30	nr	35.84
taper	53.25	0.38	3.67	55.02	nr	58.69
double collar	31.74	0.38	3.67	37.61	nr	41.28
300 mm pipes; laid straight	34.69	0.80	7.72	41.27	m	48.99
Extra for						
bend(short/medium/knuckle)	56.62	0.64	6.18	54.73	nr	60.91
double collar	64.40	0.43	4.15	76.28	nr	80.43
400 mm pipes; laid straight	63.54	106.00	1023.16	75.46	m	1098.63
450 mm pipes; laid straight	82.13	1.33	12.84	97.41	m	110.25
500 mm pipes; laid straight	102.94	1.55	14.96	122.03	m	136.99
<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	25.07	0.53	5.12	34.47	nr	39.59
Gully fittings; comprising low back trap and square hopper; 150 mm×150 mm square gully grid						
100 mm nominal size	26.96	0.91	8.78	39.85	nr	48.63
Access gully; trapped with rodding eye and Integral vertical back inlet; stopper; 150 mm× 150 mm square gully grid						
100 mm nominal size	34.93	0.69	6.66	46.12	nr	52.78
Inspection chamber; comprising base; 300 mm or 450 mm raising piece; integral alloy cover and frame; 100 mm inlets						
straight through; 2 nr inlets	103.01	2.13	20.56	128.06	nr	148.62
single junction; 3 nr inlets	111.05	2.34	22.59	140.71	nr	163.29
double junction; 4 nr inlets	120.40	2.55	24.61	154.89	nr	179.50
<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×585 mm deep	172.19	2.44	23.55	211.11	nr	234.66
475 mm diameter×930 mm deep	210.67	2.66	25.68	256.57	nr	282.24

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Accessories in vitrified clay; set in concrete; with cement:sand(1:2) joints to pipes</b>						
Gully fittings; comprising low back trap and square hopper; square gully grid						
100 mm outlet; 150 mm×150 mm grid	36.90	1.06	10.23	44.02	nr	<b>54.25</b>
150 mm outlet; 225 mm×225 mm grid	65.17	1.06	10.23	77.41	nr	<b>87.64</b>
Yard gully(mud); trapped with rodding eye; galvanized square bucket; stopper; square hinged grate and frame						
100 mm outlet; 225 mm×225 mm grid	91.86	3.19	30.79	109.03	nr	<b>139.82</b>
150 mm outlet; 300 mm×300 mm grid	163.59	4.26	41.12	194.19	nr	<b>235.31</b>
Yard gully(garage); trapped with rodding eye; galvanized perforated round bucket; stopper; round hinged grate and frame						
100 mm outlet; 273 mm grid	91.53	3.19	30.79	137.33	nr	<b>168.12</b>
150 mm outlet; 368 mm grid	167.94	4.26	41.12	198.90	nr	<b>240.02</b>
Road gully; trapped with rodding eye and stopper (grate not included)						
300 mm×600 mm×100 mm outlet	63.94	3.51	33.88	95.35	nr	<b>129.23</b>
300 mm×600 mm×150 mm outlet	65.47	3.51	33.88	97.16	nr	<b>131.04</b>
400 mm×750 mm×150 mm outlet	75.93	4.26	41.12	119.79	nr	<b>160.91</b>
450 mm×900 mm×150 mm outlet	102.73	5.32	51.35	157.44	nr	<b>208.80</b>
Grease trap; with internal access; galvanized perforated bucket; lid and frame						
450 mm×300 mm×525 mm deep; 100 mm outlet	454.42	3.73	36.00	558.61	nr	<b>594.61</b>
600 mm×450 mm×600 mm deep; 100 mm outlet	573.57	4.47	43.15	707.11	nr	<b>750.26</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	83.29	4.26	41.12	98.90	nr	<b>140.02</b>
150 mm outlet; 150 mm inlet	116.90	4.78	46.14	138.60	nr	<b>184.73</b>
225 mm outlet; 225 mm inlet	318.21	5.32	51.35	376.45	nr	<b>427.80</b>
<b>Accessories; grates and covers</b>						
Aluminium alloy gully grids; set in position						
120 mm×120 mm	2.78	0.11	1.06	3.28	nr	<b>4.34</b>
150 mm×150 mm	2.78	0.11	1.06	3.28	nr	<b>4.34</b>
225 mm×225 mm	8.24	0.11	1.06	9.74	nr	<b>10.80</b>
100 mm diameter	2.78	0.11	1.06	3.28	nr	<b>4.34</b>
150 mm diameter	4.24	0.11	1.06	5.00	nr	<b>6.07</b>
225 mm diameter	9.23	0.11	1.06	10.90	nr	<b>11.96</b>
Aluminium alloy sealing plates and frames; set in cement and sand(1:3)						
150×150	10.64	0.27	2.61	12.67	nr	<b>15.27</b>
225×225	19.48	0.27	2.61	23.11	nr	<b>25.72</b>
140 diameter(for 100 mm)	8.68	0.27	2.61	10.35	nr	<b>12.96</b>
197 diameter(for 150 mm)	12.47	0.27	2.61	14.84	nr	<b>17.44</b>
273 diameter(for 225 mm)	19.97	0.27	2.61	23.69	nr	<b>26.30</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Coated cast iron heavy duty road gratings and frame; BS 497 Tables 6 and 7; bedding and pointing in cement and sand(1:3); one course half brick thick wall in semi-engineering bricks in cement mortar(1:3)						
445 mm×400 mm; Grade A1, ref GA1-450(90 kg)	112.82	2.66	25.68	132.58	nr	<b>158.25</b>
400 mm×310 mm; Grade A2, ref GA2-325(35 kg)	89.32	2.66	25.68	105.48	nr	<b>131.15</b>
500 mm×310 mm; Grade A2, ref GA2-325(65 kg)	122.22	2.66	25.68	143.42	nr	<b>169.10</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×1050 mm deep; 100 mm or 150 mm outlet	33.96	5.05	48.75	61.07	nr	<b>109.82</b>
<b>“Osmadrain” uPVC pipes and fittings or other equal and approved; BS 4660; with ring seal joints</b>						
82 mm pipes; laid straight	7.08	0.17	1.64	8.36	m	<b>10.00</b>
Extra for						
bend; short radius	12.46	0.14	1.35	14.36	nr	<b>15.71</b>
spigot/socket bend	10.46	0.14	1.35	12.06	nr	<b>13.41</b>
adaptor	5.46	0.08	0.77	6.29	nr	<b>7.07</b>
single junction	16.19	0.19	1.83	18.67	nr	<b>20.50</b>
slip coupler	7.69	0.08	0.77	8.87	nr	<b>9.64</b>
100 mm pipes; laid straight	6.26	0.19	1.83	8.26	m	<b>10.10</b>
Extra for						
bend; short radius	16.60	0.17	1.64	18.69	nr	<b>20.33</b>
bend; long radius	26.88	0.17	1.64	28.78	nr	<b>30.42</b>
spigot/socket bend	14.03	0.17	1.64	20.28	nr	<b>21.92</b>
socket plug	6.72	0.05	0.48	7.75	nr	<b>8.24</b>
adjustable double socket bend	18.37	0.17	1.64	24.96	nr	<b>26.60</b>
adaptor to clay	14.35	0.10	0.97	16.22	nr	<b>17.18</b>
single junction	19.80	0.23	2.22	20.62	nr	<b>22.84</b>
sealed access junction	36.29	0.20	1.93	39.62	nr	<b>41.55</b>
slip coupler	7.69	0.10	0.97	8.87	nr	<b>9.83</b>
160 mm pipes; laid straight	14.25	0.23	2.22	18.42	m	<b>20.64</b>
Extra for						
bend; short radius	36.51	0.19	1.83	41.09	nr	<b>42.93</b>
spigot/socket bend	33.11	0.19	1.83	45.50	nr	<b>47.33</b>
socket plug	11.96	0.08	0.77	13.80	nr	<b>14.57</b>
adaptor to clay	28.82	0.13	1.25	32.34	nr	<b>33.60</b>
level invert taper	49.49	0.19	1.83	63.37	nr	<b>65.21</b>
single junction	59.79	0.27	2.61	68.94	nr	<b>71.55</b>
sealed access junction	99.71	0.24	2.32	114.98	nr	<b>117.30</b>
slip coupler	21.55	0.12	1.16	24.85	nr	<b>26.01</b>



Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	2.03	7.35	m	<b>9.38</b>
Extra for bend; short radius	19.10	0.19	1.83	21.58	nr	<b>23.42</b>
adaptor to 160 diameter upvc	22.36	0.11	1.06	24.90	nr	<b>25.97</b>
adaptor to clay	45.90	0.11	1.06	52.49	nr	<b>53.55</b>
level invert taper	8.34	0.19	1.83	8.30	nr	<b>10.13</b>
single junction	34.36	0.24	2.32	37.42	nr	<b>39.73</b>
225 mm pipes; laid straight	14.29	0.24	2.32	16.87	m	<b>19.19</b>
Extra for bend; short radius	68.84	0.22	2.12	78.37	nr	<b>80.50</b>
adaptor to clay	57.20	0.14	1.35	63.93	nr	<b>65.28</b>
level invert taper	11.97	0.22	2.12	10.77	nr	<b>12.89</b>
single junction	102.18	0.30	2.90	112.77	nr	<b>115.66</b>
300 mm pipes; laid straight	21.42	0.36	3.47	25.30	m	<b>28.78</b>
Extra for bend; short radius	108.42	0.32	3.09	123.51	nr	<b>126.60</b>
adaptor to clay	150.44	0.16	1.54	170.44	nr	<b>171.99</b>
level invert taper	35.91	0.32	3.09	36.85	nr	<b>39.94</b>
single junction	217.95	0.41	3.96	243.73	nr	<b>247.69</b>
<b>Interconnecting drainage channel; ref N100; ACO Polymer Products Ltd or other equal and approved; reinforced slotted galvanised steel grating ref 423/4; bedding and haunching in in situ concrete(not included)</b>						
100 mm wide laid level or to falls	–	0.51	4.92	83.25	m	<b>88.17</b>
extra for sump unit	–	1.53	14.77	149.54	nr	<b>164.31</b>
extra for end caps	–	0.10	0.97	7.78	nr	<b>8.74</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	4.92	45.78	m	<b>50.71</b>
extra for 100 mm diameter trapped outlet unit	–	1.53	14.77	79.11	nr	<b>93.88</b>
extra for end caps	–	0.10	0.97	5.71	nr	<b>6.68</b>
<b>Accessories in uPVC; with ring seal joints to pipes(unless otherwise described)</b>						
Cast iron access point 110 mm diameter	24.33	0.82	7.92	28.05	nr	<b>35.97</b>
Rodding eye 110 mm diameter	26.22	0.47	4.54	34.53	nr	<b>39.06</b>
Universal gulley fitting; comprising gulley trap, plain hopper						
150 mm×150 mm grate	22.82	1.02	9.85	32.32	nr	<b>42.16</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Bottle gully; comprising gully with bosses closed; sealed access covers						
217 mm×217 mm grate Shallow access pipe; light duty screw down access door assembly	40.75	0.85	8.20	52.99	nr	<b>61.20</b>
110 mm diameter Shallow access junction; 3 nr 110 mm inlets; light duty screw down access door assembly	41.20	0.85	8.20	53.51	nr	<b>61.72</b>
110 mm diameter Shallow inspection chamber; 250 mm diameter; 600 mm deep; sealed cover and frame	61.78	1.22	11.78	73.81	nr	<b>85.58</b>
4 nr 110 mm outlets/inlets Universal inspection chamber; 450 mm diameter; single seal cast iron cover and frame; 4 nr 110 mm outlets/inlets	82.30	1.41	13.61	116.31	nr	<b>129.93</b>
500 mm deep	156.19	1.49	14.38	201.52	nr	<b>215.90</b>
730 mm deep	175.53	1.76	16.99	228.11	nr	<b>245.10</b>
960 mm deep	194.88	2.04	19.69	254.70	nr	<b>274.39</b>
Equal manhole base; 750 mm diameter 6 nr 160 mm outlets/inlets	167.31	1.33	12.84	205.78	nr	<b>218.62</b>
Unequal manhole base; 750 mm diameter 2 nr 160 mm, 4 nr 110 mm outlets/inlets	155.66	1.33	12.84	192.35	nr	<b>205.19</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×230 mm internally	–	1.53	14.77	1.32	nr	<b>16.09</b>
<b>Excavating; by machine</b>						
Manholes						
maximum depth not exceeding 1.00 m	–	0.22	2.15	5.49	m <sup>3</sup>	<b>7.63</b>
maximum depth not exceeding 2.00 m	–	0.24	2.34	6.04	m <sup>3</sup>	<b>8.38</b>
maximum depth not exceeding 4.00 m	–	0.29	2.83	7.05	m <sup>3</sup>	<b>9.88</b>
<b>Excavating; by hand</b>						
Manholes						
maximum depth not exceeding 1.00 m	–	3.52	34.33	–	m <sup>3</sup>	<b>34.33</b>
maximum depth not exceeding 2.00 m	–	4.16	40.58	–	m <sup>3</sup>	<b>40.58</b>
maximum depth not exceeding 4.00 m	–	5.32	51.89	–	m <sup>3</sup>	<b>51.89</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	1.56	3.83	m <sup>2</sup>	<b>5.39</b>
Maximum depth not exceeding 2.00 m distance between opposing faces not exceeding 2.00 m	–	0.19	1.85	7.27	m <sup>2</sup>	<b>9.12</b>
Maximum depth not exceeding 4.00 m distance between opposing faces not exceeding 2.00 m	–	0.24	2.34	10.72	m <sup>2</sup>	<b>13.06</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Disposal; by machine</b>						
Excavated material off site; to tip not exceeding 13 km(using lorries) including Landfill Tax based on inactive waste	–	–	–	19.77	m <sup>3</sup>	19.77
on site depositing; in spoil heaps; average 50 m distance	–	0.16	1.56	3.58	m <sup>3</sup>	5.14
<b>Disposal; by hand</b>						
Excavated material off site; to tip not exceeding 13 km(using lorries) including Landfill Tax based on inactive waste	–	0.81	7.90	29.38	m <sup>3</sup>	37.28
on site depositing; in spoil heaps; average 50 m distance	–	1.32	12.88	–	m <sup>3</sup>	12.88
<b>Filling to excavations; by machine</b>						
Average thickness not exceeding 0.25 m arising from the excavations	–	0.16	1.56	2.59	m <sup>3</sup>	4.15
<b>Filling to excavations; by hand</b>						
Average thickness not exceeding 0.25 m arising from the excavations	–	1.02	9.95	–	m <sup>3</sup>	9.95
<b>Plain in situ ready mixed designated concrete; C10—40 mm aggregate</b>						
Beds						
thickness not exceeding 150 mm	74.37	3.20	36.47	89.95	m <sup>3</sup>	126.41
thickness 150 mm–450 mm	74.37	2.40	27.35	89.95	m <sup>3</sup>	117.30
thickness exceeding 450 mm	74.37	2.02	23.02	89.95	m <sup>3</sup>	112.97
<b>Plain in situ ready mixed designated concrete; C20—20 mm aggregate</b>						
Beds						
thickness not exceeding 150 mm	76.69	3.20	36.47	92.75	m <sup>3</sup>	129.22
thickness 150 mm–450 mm	76.69	2.40	27.35	92.75	m <sup>3</sup>	120.10
thickness exceeding 450 mm	76.69	2.02	23.02	92.75	m <sup>3</sup>	115.77
<b>Plain in situ ready mixed designated concrete; C25—20 mm aggregate; (small quantities)</b>						
Benching in bottoms 150 mm–450 mm average thickness	73.54	9.57	131.88	88.94	m <sup>3</sup>	220.82
<b>Reinforced in situ ready mixed designated concrete; C20—20 mm aggregate; (small quantities)</b>						
Isolated cover slabs						
thickness not exceeding 150 mm	73.04	7.45	84.90	88.33	m <sup>3</sup>	173.23
<b>Reinforcement; fabric to BS 4483; lapped; in beds or suspended slabs</b>						
Ref A98(1.54kg/m <sup>2</sup> )						
400 mm minimum laps	0.82	0.13	1.75	1.01	m <sup>2</sup>	2.76
Ref A142(2.22kg/m <sup>2</sup> )						
400 mm minimum laps	0.87	0.13	1.75	1.07	m <sup>2</sup>	2.82
Ref A193(3.02kg/m <sup>2</sup> )						
400 mm minimum laps	1.17	0.13	1.75	1.45	m <sup>2</sup>	3.20

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Formwork; basic finish</b>						
Soffits of isolated cover slabs horizontal	–	3.03	46.97	8.30	m <sup>2</sup>	<b>55.27</b>
Edges of isolated cover slabs height not exceeding 250 mm	–	0.90	13.95	2.34	m	<b>16.29</b>
<b>Precast concrete rectangular access and inspection chambers; “Hepworth” chambers or other equal and approved; comprising cover frame to receive manhole cover(not included) intermediate wall sections and base section with cut outs; bedding; jointing and pointing in cement mortar(1:3) on prepared bed</b>						
Drainage chamber; size 600 mm×450 mm internally; depth to invert 600 mm deep	–	4.78	46.14	110.74	nr	<b>156.87</b>
900 mm deep	–	6.38	61.58	139.13	nr	<b>200.72</b>
Drainage chamber; 1200 mm×750 mm reducing to 600 mm×600 mm; no base unit; depth of invert  1050 mm deep	–	7.98	77.03	207.57	nr	<b>284.60</b>
1650 mm deep	–	9.57	92.37	351.12	nr	<b>443.50</b>
2250 mm deep	–	11.70	112.93	493.94	nr	<b>606.88</b>
<b>Common bricks; in cement mortar(1:3)</b>						
Walls to manholes one brick thick	26.07	2.55	54.36	35.93	m <sup>2</sup>	<b>90.29</b>
one and a half brick thick	39.11	3.73	79.52	53.89	m <sup>2</sup>	<b>133.41</b>
Projections of footings two brick thick	52.15	5.22	111.28	71.86	m <sup>2</sup>	<b>183.14</b>
<b>Class A engineering bricks; in cement mortar(1:3)</b>						
Walls to manholes one brick thick	38.24	2.88	61.40	49.56	m <sup>2</sup>	<b>110.96</b>
one and a half brick thick	38.24	4.15	88.47	51.76	m <sup>2</sup>	<b>140.23</b>
Projections of footings two brick thick	76.48	5.85	124.71	99.12	m <sup>2</sup>	<b>223.83</b>
<b>Class B engineering bricks; in cement mortar(1:3)</b>						
Walls to manholes one brick thick	27.25	2.88	61.40	36.59	m <sup>2</sup>	<b>97.98</b>
one and a half brick thick	40.87	4.15	88.47	54.88	m <sup>2</sup>	<b>143.35</b>
Projections of footings two brick thick	54.50	5.85	124.71	73.17	m <sup>2</sup>	<b>197.89</b>
<b>Brickwork sundries</b>						
Extra over for fair face; flush smooth pointing manhole walls	–	0.21	4.48	–	m <sup>2</sup>	<b>4.48</b>
Building ends of pipes into brickwork; making good fair face or rendering  not exceeding 55 mm nominal size	–	0.11	2.35	–	nr	<b>2.35</b>
55 mm–110 mm nominal size	–	0.16	3.41	–	nr	<b>3.41</b>
over 110 mm nominal size	–	0.21	4.48	–	nr	<b>4.48</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Totalrate £
Step irons; BS 1247; malleable; galvanized; building into joints						
general purpose pattern	–	0.16	3.41	5.10	nr	<b>8.51</b>
<b>Cement:sand(1:3) in situ finishings; steel trowelled</b>						
13 mm work to manhole walls; one coat; to brickwork base over 300 mm wide	–	0.74	15.78	1.47	m <sup>2</sup>	<b>17.24</b>
<b>Cast iron inspection chambers; with bolted flat covers; BS 437; bedded in cement mortar (1:3); with mechanical coupling joints</b>						
100 mm×100 mm						
one branch	119.26	1.11	10.71	138.26	nr	<b>148.97</b>
one branch either side	159.11	1.67	16.12	184.21	nr	<b>200.33</b>
150 mm×100 mm						
one branch	168.72	1.34	12.93	195.29	nr	<b>208.23</b>
one branch either side	197.41	1.90	18.34	229.10	nr	<b>247.44</b>
150 mm×150 mm						
one branch	210.71	1.43	13.80	244.44	nr	<b>258.25</b>
one branch either side	244.78	2.04	19.69	283.73	nr	<b>303.42</b>
<b>Access covers and frames; Drainage Systems or other equal and approved; coated; bedding frame in cement and sand(1:3); cover in grease and sand</b>						
Grade A; light duty; rectangular single seal solid top						
450 mm×450 mm; ref MC1-45/45	55.71	1.62	15.64	65.89	nr	<b>81.53</b>
600 mm×450 mm; ref MC1-60/45	56.02	1.62	15.64	66.40	nr	<b>82.04</b>
600 mm×600 mm; ref MC1-60/60	119.16	1.62	15.64	139.36	nr	<b>154.99</b>
Grade A; light duty; rectangular single seal recessed						
600 mm×450 mm; ref MC1R-60/45	114.26	1.62	15.64	133.55	nr	<b>149.19</b>
600 mm×600 mm; ref MC1R-60/60	157.83	1.62	15.64	183.95	nr	<b>199.59</b>
Grade A; light duty; rectangular double seal solid top						
450 mm×450 mm; ref MC2-45/45	85.70	1.62	15.64	100.47	nr	<b>116.11</b>
600 mm×450 mm; ref MC2-60/45	112.29	1.62	15.64	131.28	nr	<b>146.92</b>
600 mm×600 mm; ref MC2-60/60	158.34	1.62	15.64	184.54	nr	<b>200.18</b>
Grade A; light duty; rectangular double seal recessed						
450 mm×450 mm; ref MC2R-45/45	142.39	1.62	15.64	165.84	nr	<b>181.48</b>
600 mm×450 mm; ref MC2R-60/45	169.70	1.62	15.64	197.48	nr	<b>213.12</b>
600 mm×600 mm; ref MC2R-60/60	190.76	1.62	15.64	221.93	nr	<b>237.56</b>
Grade B; medium duty; circular single seal solid top						
300 mm diameter; ref MB2-50	164.95	2.13	20.56	191.83	nr	<b>212.39</b>
550 mm diameter; ref MB2-55	125.97	2.13	20.56	146.88	nr	<b>167.44</b>
600 mm diameter; ref MB2-60	110.07	2.13	20.56	128.55	nr	<b>149.11</b>
Grade B; medium duty; rectangular single seal solid top						
600 mm×450 mm; ref MB2-60/45	98.82	2.13	20.56	115.75	nr	<b>136.31</b>
600 mm×600 mm; ref MB2-60/60	126.59	2.13	20.56	147.92	nr	<b>168.48</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Grade B; medium duty; rectangular singular seal recessed						
600 mm×450 mm; ref MB2R-60/45	168.57	2.13	20.56	196.18	nr	216.74
600 mm×600 mm; ref MB2R-60/60	191.80	2.13	20.56	223.12	nr	243.68
Grade B; "Chevron"; medium duty; double triangular solid top						
600 mm×600 mm; ref MB1-60/60	121.12	2.13	20.56	141.62	nr	162.18
Grade C; "Vulcan" heavy duty; single triangular solid top						
550 mm×495 mm; ref MA-T	193.56	2.68	25.87	224.99	nr	250.86
Grade C; "Chevron"; heavy duty double triangular solid top						
550 mm×550 mm; ref MA-55	174.45	3.19	30.79	203.02	nr	233.81
600 mm×600 mm; ref MA-60	199.18	3.19	30.79	231.63	nr	262.42
<b>British Standard best quality vitrified clay channels; bedding and jointing in cement:sand (1:2)</b>						
Half section straight						
100 mm diameter×1.00 m long	4.37	0.85	8.20	5.16	nr	13.36
150 mm diameter×1.00 m long	7.27	1.06	10.23	8.59	nr	18.82
225 mm diameter×1.00 m long	16.33	1.38	13.32	19.29	nr	32.61
300 mm diameter×1.00 m long	33.49	1.70	16.41	39.56	nr	55.97
Half section bend						
100 mm diameter	4.69	0.64	6.18	5.54	nr	11.72
150 mm diameter	7.76	0.80	7.72	9.16	nr	16.88
225 mm diameter	25.85	1.06	10.23	30.54	nr	40.77
300 mm diameter	52.72	1.28	12.36	62.28	nr	74.63
Half section taper straight						
150 mm–100 mm diameter	19.54	0.74	7.14	23.08	nr	30.22
225 mm–150 mm diameter	43.61	0.95	9.17	51.51	nr	60.68
300 mm–225 mm diameter	172.96	1.17	11.29	204.31	nr	215.61
Half section taper bend						
150 mm–100 mm diameter	29.74	0.95	9.17	35.13	nr	44.30
225 mm–150 mm diameter	85.21	1.22	11.78	100.66	nr	112.43
300 mm–225 mm diameter	172.96	1.49	14.38	204.31	nr	218.69
Three quarter section branch bend						
100 mm diameter	10.59	0.53	5.12	12.52	nr	17.63
150 mm diameter	18.42	0.80	7.72	21.76	nr	29.48
225 mm diameter	64.85	1.06	10.23	76.61	nr	86.84
300 mm diameter	135.73	1.42	13.71	160.33	nr	174.03
<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	29.54	0.32	3.09	42.31	nr	45.40
160 mm diameter	50.95	0.43	4.15	78.79	nr	82.94
Half section cut away long radius bend; with coupling either end						
110 mm diameter	30.24	0.32	3.09	43.13	nr	46.22
160 mm diameter	74.78	0.43	4.15	106.94	nr	111.09
Channel adaptor to clay; with one coupling						
110 mm diameter	8.47	0.27	2.61	13.71	nr	16.32
160 mm diameter	18.25	0.35	3.38	30.87	nr	34.25

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Half section bend						
110 mm diameter	10.99	0.35	3.38	13.36	nr	<b>16.74</b>
160 mm diameter	16.38	0.53	5.12	20.23	nr	<b>25.34</b>
Half section channel connector						
110 mm diameter	4.35	0.08	0.77	5.89	nr	<b>6.66</b>
160 mm diameter	10.82	0.11	1.06	14.54	nr	<b>15.60</b>
Half section channel junction						
110 mm diameter	12.32	0.53	5.12	14.93	nr	<b>20.04</b>
160 mm diameter	37.15	0.65	6.27	44.76	nr	<b>51.03</b>
Polypropylene slipper bend						
110 mm diameter	16.55	0.43	4.15	19.93	nr	<b>24.08</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	786.07	2.50	24.13	975.62	nr	<b>999.75</b>
1500 mm deep; heavy duty grade	988.93	2.82	27.22	1203.83	nr	<b>1231.05</b>
6000 litre capacity; 2300 mm diameter; depth to invert						
1000 mm deep; standard grade	1267.86	2.68	25.87	1540.45	nr	<b>1566.32</b>
1500 mm deep; heavy duty grade	1673.58	3.01	29.05	1996.88	nr	<b>2025.93</b>
9000 litre capacity; 2660 mm diameter; depth to invert						
1000 mm deep; standard grade	1927.15	2.91	28.09	2282.15	nr	<b>2310.24</b>
<b>Glass fibre petrol interceptors; "Klargester" or other equal and approved; placing in position</b>						
2000 litre capacity; 2370 mm×1300 mm diameter; depth to invert						
1000 mm deep	887.50	2.73	26.35	998.44	nr	<b>1024.79</b>
4000 litre capacity; 4370 mm×1300 mm diameter; depth to invert						
1000 mm deep	1521.43	2.96	28.57	1711.61	nr	<b>1740.18</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	16.68	10.31	m	<b>26.99</b>
average depth of trench 1.00 m	—	2.31	22.53	16.48	m	<b>39.01</b>
average depth of trench 1.25 m	—	3.19	31.11	20.72	m	<b>51.83</b>
average depth of trench 1.50 m	—	5.50	53.65	25.27	m	<b>78.92</b>
average depth of trench 1.75 m	—	6.52	63.59	29.51	m	<b>93.10</b>
average depth of trench 2.00 m	—	7.54	73.54	34.06	m	<b>107.61</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>Disposal; by machine</b>						
Excavated material off site; to tip not exceeding 13 km(using lorries); including Landfill Tax based on inactive waste	-	-	-	19.77	m <sup>3</sup>	<b>19.77</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	-	0.88	8.58	29.38	m <sup>3</sup>	<b>37.96</b>
<b>Vitrified clay perforated sub-soil pipes; BS 65; Hepworth "Hepline" or other equal and approved</b>						
Pipes; laid straight						
100 mm diameter	6.06	0.23	2.22	7.15	m	<b>9.37</b>
150 mm diameter	11.02	0.29	2.80	13.02	m	<b>15.82</b>
225 mm diameter	20.26	0.38	3.67	23.93	m	<b>27.60</b>



## S PIPED SUPPLY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>S PIPED SUPPLY SYSTEMS</b>						
<b>S12 HOT AND COLD WATER(SMALL SCALE)</b>						
<b>Copper pipes; EN1057:1996; capillary fittings</b>						
15 mm pipes; fixing with pipe clips and screwed	1.11	0.37	5.49	1.39	m	<b>6.89</b>
Extra for						
made bend	–	0.17	2.52	–	nr	<b>2.52</b>
stop end	1.07	0.12	1.78	1.23	nr	<b>3.01</b>
straight coupling	0.19	0.19	2.82	0.22	nr	<b>3.04</b>
union coupling	5.73	0.19	2.82	6.61	nr	<b>9.43</b>
reducing coupling	1.96	0.19	2.82	2.25	nr	<b>5.08</b>
copper to lead connector	1.83	0.24	3.56	2.11	nr	<b>5.68</b>
imperial to metric adaptor	2.33	0.24	3.56	2.69	nr	<b>6.25</b>
elbow	0.35	0.19	2.82	0.40	nr	<b>3.22</b>
backplate elbow	4.38	0.39	5.79	5.05	nr	<b>10.85</b>
return bend	6.44	0.19	2.82	7.43	nr	<b>10.25</b>
tee; equal	0.63	0.28	4.16	0.73	nr	<b>4.89</b>
tee; reducing	4.70	0.28	4.16	5.41	nr	<b>9.57</b>
straight tap connector	1.63	0.56	8.32	1.88	nr	<b>10.20</b>
bent tap connector	1.66	0.76	11.29	1.92	nr	<b>13.20</b>
tank connector	5.12	0.28	4.16	5.90	nr	<b>10.06</b>
overflow bend	10.66	0.24	3.56	12.29	nr	<b>15.85</b>
22 mm pipes; fixing with pipe clips and screwed	2.22	0.43	6.39	2.70	m	<b>9.09</b>
Extra for						
made bend	–	0.22	3.27	–	nr	<b>3.27</b>
stop end	2.01	0.15	2.23	2.32	nr	<b>4.55</b>
straight coupling	0.49	0.24	3.56	0.57	nr	<b>4.13</b>
union coupling	9.18	0.24	3.56	10.59	nr	<b>14.15</b>
reducing coupling	1.96	0.24	3.56	2.25	nr	<b>5.82</b>
copper to lead connector	2.77	0.34	5.05	3.19	nr	<b>8.24</b>
elbow	0.86	0.24	3.56	0.99	nr	<b>4.56</b>
backplate elbow	9.24	0.49	7.28	10.65	nr	<b>17.93</b>
return bend	12.67	0.24	3.56	14.61	nr	<b>18.17</b>
tee; equal	2.03	0.37	5.49	2.34	nr	<b>7.84</b>
tee; reducing	1.62	0.37	5.49	1.86	nr	<b>7.36</b>
straight tap connector	1.67	0.19	2.82	1.93	nr	<b>4.75</b>
tank connector	2.22	0.37	5.49	2.62	nr	<b>8.11</b>
28 mm pipes; fixing with pipe clips and screwed	2.86	0.46	6.83	3.47	m	<b>10.30</b>
Extra for						
made bend	–	0.28	4.16	–	nr	<b>4.16</b>
stop end	3.53	0.17	2.52	4.07	nr	<b>6.60</b>
straight coupling	1.01	0.31	4.60	1.17	nr	<b>5.77</b>
reducing coupling	2.68	0.31	4.60	3.09	nr	<b>7.70</b>
union coupling	9.18	0.31	4.60	10.59	nr	<b>15.19</b>
copper to lead connector	3.68	0.43	6.39	4.25	nr	<b>10.63</b>
imperial to metric adaptor	4.04	0.43	6.39	4.66	nr	<b>11.05</b>
elbow	1.60	0.31	4.60	1.84	nr	<b>6.44</b>
return bend	16.19	0.31	4.60	18.67	nr	<b>23.27</b>
tee; equal	4.44	0.45	6.68	5.12	nr	<b>11.80</b>
tank connector	2.86	0.45	6.68	3.38	nr	<b>10.06</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
35 mm pipes; fixing with pipe clips and screwed	7.18	0.53	7.87	8.57	m	16.44
Extra for						
made bend	–	0.33	4.90	–	nr	4.90
stop end	7.79	0.19	2.82	8.99	nr	11.81
straight coupling	3.25	0.37	5.49	3.75	nr	9.24
reducing coupling	6.32	0.37	5.49	7.29	nr	12.78
union coupling	17.30	0.37	5.49	19.95	nr	25.44
flanged connector	48.41	0.49	7.28	55.83	nr	63.10
elbow	6.96	0.37	5.49	8.03	nr	13.52
obtuse elbow	10.30	0.37	5.49	11.87	nr	17.37
tee; equal	11.10	0.51	7.57	12.80	nr	20.37
tank connector	13.16	0.51	7.57	15.17	nr	22.75
42 mm pipes; fixing with pipe clips; plugged and screwed	8.81	0.59	8.76	10.50	m	19.26
Extra for						
made bend	–	0.44	6.53	–	nr	6.53
stop end	13.41	0.21	3.12	15.47	nr	18.59
straight coupling	5.31	0.43	6.39	6.12	nr	12.51
reducing coupling	10.56	0.43	6.39	12.18	nr	18.56
union coupling	25.67	0.43	6.39	29.60	nr	35.98
flanged connector	57.87	0.56	8.32	66.73	nr	75.05
elbow	11.50	0.43	6.39	13.26	nr	19.64
obtuse elbow	18.33	0.43	6.39	21.13	nr	27.52
tee; equal	17.83	0.57	8.46	20.56	nr	29.02
tank connector	17.26	0.57	8.46	19.90	nr	28.37
54 mm pipes; fixing with pipe clips; plugged and screwed	11.32	0.65	9.65	13.45	m	23.11
Extra for						
made bend	–	0.61	9.06	–	nr	9.06
stop end	18.72	0.23	3.42	21.59	nr	25.01
straight coupling	9.80	0.49	7.28	11.30	nr	18.57
reducing coupling	17.72	0.49	7.28	20.44	nr	27.71
union coupling	48.82	0.49	7.28	56.30	nr	63.57
flanged connector	87.48	0.56	8.32	100.87	nr	109.19
elbow	23.73	0.49	7.28	27.36	nr	34.64
obtuse elbow	33.15	0.49	7.28	38.22	nr	45.50
tee; equal	35.93	0.63	9.36	41.43	nr	50.78
tank connector	26.36	0.63	9.36	30.39	nr	39.75
<b>Copper pipes; EN1057:1996; compression fittings</b>						
15 mm pipes; fixing with pipe clips; plugged and screwed	1.11	0.42	6.24	1.39	m	7.63
Extra for						
made bend	–	0.17	2.52	–	nr	2.52
stop end	2.13	0.11	1.63	2.46	nr	4.10
straight coupling	1.72	0.17	2.52	1.98	nr	4.51
reducing set	1.83	0.19	2.82	2.11	nr	4.93
male coupling	1.52	0.22	3.27	1.75	nr	5.02
female coupling	1.84	0.22	3.27	2.12	nr	5.39
90 degree bend	2.07	0.17	2.52	2.39	nr	4.91
90 degree backplate bend	5.11	0.33	4.90	5.89	nr	10.79
tee; equal	2.90	0.24	3.56	3.34	nr	6.91
tee; backplate	8.41	0.24	3.56	9.70	nr	13.26
tank coupling	5.05	0.24	3.56	5.83	nr	9.39

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
22 mm pipes; fixing with pipe clips; plugged and screwed	2.22	0.47	6.98	2.70	m	<b>9.68</b>
Extra for						
made bend	–	0.22	3.27	–	nr	<b>3.27</b>
stop end	3.10	0.13	1.93	3.57	nr	<b>5.50</b>
straight coupling	2.81	0.22	3.27	3.24	nr	<b>6.50</b>
reducing set	1.97	0.06	0.89	2.28	nr	<b>3.17</b>
male coupling	3.30	0.31	4.60	3.80	nr	<b>8.41</b>
female coupling	2.70	0.31	4.60	3.12	nr	<b>7.72</b>
90 degree bend	3.31	0.22	3.27	3.81	nr	<b>7.08</b>
tee; reducing	7.03	0.33	4.90	8.10	nr	<b>13.01</b>
tank coupling	5.39	0.33	4.90	6.22	nr	<b>11.12</b>
28 mm pipes; fixing with pipe clips; plugged and screwed	2.86	0.51	7.57	3.47	m	<b>11.04</b>
Extra for						
made bend	–	0.28	4.16	–	nr	<b>4.16</b>
stop end	6.06	0.16	2.38	6.99	nr	<b>9.37</b>
straight coupling	5.80	0.28	4.16	6.69	nr	<b>10.85</b>
male coupling	4.12	0.39	5.79	4.75	nr	<b>10.54</b>
female coupling	5.33	0.39	5.79	6.14	nr	<b>11.94</b>
90 degree bend	7.51	0.28	4.16	8.66	nr	<b>12.82</b>
tee; equal	11.96	0.41	6.09	13.79	nr	<b>19.88</b>
tee; reducing	11.54	0.41	6.09	13.31	nr	<b>19.40</b>
tank coupling	9.28	0.41	6.09	10.70	nr	<b>16.79</b>
35 mm pipes; fixing with pipe clips; plugged and screwed	7.18	0.57	8.46	8.57	m	<b>17.03</b>
Extra for						
made bend	–	0.33	4.90	–	nr	<b>4.90</b>
stop end	9.34	0.18	2.67	10.77	nr	<b>13.45</b>
straight coupling	12.05	0.33	4.90	13.90	nr	<b>18.80</b>
male coupling	9.16	0.44	6.53	10.57	nr	<b>17.10</b>
female coupling	11.01	0.44	6.53	12.69	nr	<b>19.22</b>
tee; equal	21.19	0.46	6.83	24.43	nr	<b>31.26</b>
tee; reducing	20.70	0.46	6.83	23.87	nr	<b>30.70</b>
tank coupling	11.04	0.46	6.83	12.73	nr	<b>19.57</b>
42 mm pipes; fixing with pipe clips; plugged and screwed	8.81	0.64	9.50	10.50	m	<b>20.00</b>
Extra for						
made bend	–	0.44	6.53	–	nr	<b>6.53</b>
stop end	15.55	0.20	2.97	17.93	nr	<b>20.90</b>
straight coupling	15.86	0.39	5.79	18.29	nr	<b>24.08</b>
male coupling	13.75	0.50	7.42	15.85	nr	<b>23.27</b>
female coupling	14.80	0.50	7.42	17.07	nr	<b>24.49</b>
tee; equal	33.29	0.52	7.72	38.39	nr	<b>46.11</b>
tee; reducing	31.98	0.52	7.72	36.87	nr	<b>44.60</b>
54 mm pipes; fixing with pipe clips; plugged and screwed	11.32	0.69	10.25	13.45	m	<b>23.70</b>
Extra for						
made bend	–	0.61	9.06	–	nr	<b>9.06</b>
straight coupling	23.72	0.44	6.53	27.35	nr	<b>33.89</b>
male coupling	20.31	0.56	8.32	23.42	nr	<b>31.74</b>
female coupling	21.72	0.56	8.32	25.04	nr	<b>33.36</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
tee; equal	53.48	0.57	8.46	61.67	nr	70.13
tee; reducing	53.48	0.57	8.46	61.67	nr	70.13
<b>Copper, brass and gunmetal ancillaries; screwed joints to fittings</b>						
Stopcock; brass/gunmetal capillary joints to copper						
15 mm nominal size	4.39	0.22	3.27	5.07	nr	8.33
22 mm nominal size	8.20	0.30	4.46	9.46	nr	13.91
28 mm nominal size	23.33	0.38	5.64	26.91	nr	32.55
Stopcock; brass/gunmetal compression joints to copper						
15 mm nominal size	6.03	0.20	2.97	6.96	nr	9.93
22 mm nominal size	10.60	0.27	4.01	12.22	nr	16.23
28 mm nominal size	27.64	0.33	4.90	31.88	nr	36.78
Stopcock; brass/gunmetal compression joints to polyethylene						
15 mm nominal size	16.25	0.29	4.31	18.74	nr	23.04
22 mm nominal size	16.70	0.37	5.49	19.26	nr	24.76
28 mm nominal size	24.81	0.44	6.53	28.61	nr	35.15
Gunmetal "Fullway" gate valve; capillary joints to copper						
15 mm nominal size	13.76	0.22	3.27	15.87	nr	19.14
22 mm nominal size	15.94	0.30	4.46	18.38	nr	22.84
28 mm nominal size	22.20	0.38	5.64	25.60	nr	31.24
35 mm nominal size	49.52	0.45	6.68	57.10	nr	63.78
42 mm nominal size	61.92	0.52	7.72	71.40	nr	79.12
54 mm nominal size	89.81	0.59	8.76	103.56	nr	112.32
Brass gate valve; compression joints to copper						
15 mm nominal size	9.84	0.33	4.90	11.35	nr	16.25
22 mm nominal size	11.47	0.44	6.53	13.23	nr	19.76
28 mm nominal size	20.04	0.56	8.32	23.11	nr	31.42
Chromium plated; lockshield radiator valve; union outlet						
15 mm nominal size	6.97	0.24	3.56	8.04	nr	11.60
<b>Water tanks/cisterns</b>						
Polyethylene cold water feed and expansion cistern; BS 4213; with covers						
ref SC15; 68 litres	55.51	1.39	20.64	62.45	nr	83.09
ref SC25; 114 litres	65.32	1.61	23.91	73.49	nr	97.40
ref SC40; 182 litres	76.72	1.61	23.91	86.31	nr	110.22
ref SC50; 227 litres	105.81	2.16	32.08	119.03	nr	151.11
GRP cold water storage cistern; with covers						
ref 899.10; 30 litres	131.16	1.22	18.12	147.56	nr	165.67
ref 899.25; 68 litres	165.54	1.39	20.64	186.23	nr	206.87
ref 899.40; 114 litres	205.81	1.61	23.91	231.54	nr	255.45
ref 899.70; 227 litres	258.08	2.16	32.08	290.34	nr	322.41
<b>Storage cylinders/calorifiers</b>						
Copper cylinders; single feed coil indirect; BS 1566 Part 2; grade 3						
ref 2; 96 litres	–	2.22	32.97	178.51	nr	211.48
ref 3; 114 litres	100.96	2.50	37.13	113.58	nr	150.70
ref 7; 117 litres	99.63	2.78	41.28	112.08	nr	153.37
ref 8; 140 litres	112.79	3.33	49.45	126.89	nr	176.34
ref 9; 162 litres	144.07	3.89	57.77	162.08	nr	219.85

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
Combination copper hot water storage units; coil direct; BS 3198; (hot/cold)						
400 mm×900 mm; 65/20 litres	117.26	3.11	46.18	131.92	nr	<b>178.10</b>
450 mm×900 mm; 85/25 litres	120.76	4.33	64.30	135.85	nr	<b>200.15</b>
450 mm×1075 mm; 115/25 litres	132.83	5.44	80.78	149.44	nr	<b>230.22</b>
450 mm×1200 mm; 115/45 litres	141.41	6.11	90.73	159.09	nr	<b>249.82</b>
Combination copper hot water storage						
450 mm×900 mm; 85/25 litres	151.44	4.88	72.47	170.37	nr	<b>242.84</b>
450 mm×1200 mm; 115/45 litres	173.17	6.66	98.90	194.82	nr	<b>293.72</b>
<b>Thermal insulation</b>						
19 mm thick rigid mineral glass fibre sectional pipe lagging; plain finish; fixed with aluminium bands to steel or copper pipework; including working over pipe fittings						
around 15/15 pipes	6.46	0.07	1.04	7.63	m	<b>8.67</b>
around 20/22 pipes	6.94	0.11	1.63	8.20	m	<b>9.83</b>
around 25/28 pipes	7.52	0.12	1.78	8.88	m	<b>10.66</b>
around 32/35 pipes	8.29	0.13	1.93	9.79	m	<b>11.72</b>
around 40/42 pipes	8.84	0.15	2.23	10.44	m	<b>12.66</b>
around 50/54 pipes	10.19	0.17	2.52	12.03	m	<b>14.56</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	8.79	0.07	1.04	10.39	m	<b>11.43</b>
around 20/22 pipes	9.58	0.11	1.63	11.32	m	<b>12.95</b>
around 25/28 pipes	10.51	0.12	1.78	12.42	m	<b>14.20</b>
around 32/35 pipes	11.45	0.13	1.93	13.52	m	<b>15.45</b>
around 40/42 pipes	12.31	0.15	2.23	14.54	m	<b>16.76</b>
around 50/54 pipes	14.27	0.17	2.52	16.86	m	<b>19.38</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×300 mm×300 mm(45 litres)	–	0.44	6.53	–	nr	<b>6.53</b>
650 mm×500 mm×400 mm(91 litres)	–	0.67	9.95	–	nr	<b>9.95</b>
675 mm×525 mm×500 mm (136 litres)	–	0.78	11.58	–	nr	<b>11.58</b>
675 mm×575 mm×525 mm(182 litres)	–	0.89	13.22	–	nr	<b>13.22</b>
1000 mm×625 mm×525 mm(273 litres)	–	0.94	13.96	–	nr	<b>13.96</b>
1125 mm×650 mm×575 mm(341 litres)	–	0.94	13.96	–	nr	<b>13.96</b>
80 mm thick glass-fibre filled insulating jackets in flame retardant PVC to BS 1763; type 1B; segmental type for hot water cylinders; complete with fixing bands; for cylinders size						
400 mm×900 mm; ref 2	–	0.37	5.49	–	nr	<b>5.49</b>
450 mm×900 mm; ref 7	–	0.37	5.49	–	nr	<b>5.49</b>
450 mm×1050 mm; ref 8	–	0.44	6.53	–	nr	<b>6.53</b>
450 mm×1200 mm	–	0.56	8.32	–	nr	<b>8.32</b>

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<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	0.46	0.12	1.78	0.53	m	2.31
25 mm nominal size	0.55	0.13	1.93	0.64	m	2.57
32 mm nominal size	0.90	0.15	2.23	1.05	m	3.28
50 mm nominal size	2.11	0.17	2.52	2.45	m	4.97
63 mm nominal size	3.30	0.18	2.67	3.82	m	6.49
<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	16.04	0.67	6.47	25.17	m	31.64
Extra for						
bend; 45 degrees	36.86	0.67	6.47	55.98	nr	62.44
branch; 45 degrees; socketted	264.93	1.00	9.65	331.62	nr	341.27
tee	57.41	1.00	9.65	86.48	nr	96.13
flanged spigot	39.12	0.67	6.47	52.43	nr	58.90
flanged socket	38.30	0.67	6.47	51.47	nr	57.93
150 mm pipes; laid straight	24.16	0.78	7.53	35.32	m	42.84
Extra for						
bend; 45 degrees	62.95	0.78	7.53	87.93	nr	95.45
branch; 45 degrees; socketted	338.15	1.17	11.29	419.79	nr	431.08
tee	119.31	1.17	11.29	161.28	nr	172.58
flanged spigot	46.67	0.78	7.53	61.91	nr	69.44
flanged socket	60.95	0.78	7.53	78.78	nr	86.31
200 mm pipes; laid straight	32.64	1.11	10.71	48.06	m	58.77
Extra for						
bend; 45 degrees	113.61	1.11	10.71	153.19	nr	163.91
branch; 45 degrees; socketted	384.02	1.67	16.12	482.12	nr	498.24
tee	163.86	1.67	16.12	222.06	nr	238.17
flanged spigot	101.77	1.11	10.71	129.71	nr	140.43
flanged socket	96.42	1.11	10.71	123.39	nr	134.10
<b>S32 NATURAL GAS</b>						
<b>Ductile iron bitumen coated pipes and fittings; BS 4772; class K9; Stanton's "Stanlock" gas main pipes or other equal and approved; bolted gland joints</b>						
100 mm pipes; laid straight	32.17	0.74	7.14	53.28	m	60.42
Extra for						
bend; 45 degrees	48.61	0.74	7.14	80.34	nr	87.48
tee	74.16	1.12	10.81	125.81	nr	136.62
flanged spigot	40.26	0.74	7.14	62.83	nr	69.98
flanged socket	39.73	0.74	7.14	62.21	nr	69.35
isolated "Stanlock" joint	12.94	0.37	3.57	15.28	nr	18.85
150 mm pipes; laid straight	48.98	0.95	9.17	79.65	m	88.82
Extra for						
bend; 45 degrees	70.18	0.95	9.17	115.58	nr	124.75
tee	124.16	1.43	13.80	201.13	nr	214.94
flanged spigot	46.67	0.95	9.17	76.92	nr	86.09
flanged socket	58.58	0.95	9.17	90.98	nr	100.15
isolated "Stanlock" joint	18.44	0.48	4.63	21.79	nr	26.42

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
200 mm pipes; laid straight	65.21	1.38	13.32	106.19	m	<b>119.51</b>
Extra for						
bend; 45 degrees	114.30	1.38	13.32	164.19	nr	<b>177.51</b>
tee	172.51	2.07	19.98	291.28	nr	<b>311.26</b>
flanged spigot	101.77	1.38	13.32	149.38	nr	<b>162.70</b>
flanged socket	90.63	1.38	13.32	136.23	nr	<b>149.55</b>
isolated "Stanlock" joint	24.69	0.69	6.66	29.17	nr	<b>35.83</b>

## T MECHANICAL HEATING/COOLING ETC. SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>T MECHANICAL HEATING/COOLING ETC. SYSTEMS</b>						
<b>T10 GAS/OIL FIRED BOILERS</b>						
<b>Boilers</b>						
Gas fired floor standing domestic boilers; 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						
13.19 kW output(45,000 Btu/Hr)	–	5.55	94.84	731.48	nr	<b>826.32</b>
23.45 kW output(80,000 Btu/Hr)	–	5.55	94.84	935.24	nr	<b>1030.09</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 <i>Spon’s Mechanical and Electrical Services Price Book</i> .						
<b>Radiators; Myson Heat Emitters or other equal and approved</b>						
“Premier HE”; single panel type; steel 690 mm high; wheelhead and lockshield valves						
540 mm long	27.86	2.22	37.94	47.59	nr	<b>85.52</b>
1149 mm long	55.73	2.50	42.72	78.94	nr	<b>121.66</b>
2165 mm long	106.82	2.78	47.51	136.41	nr	<b>183.92</b>
2978 mm long	163.48	3.05	52.12	200.24	nr	<b>252.36</b>



## V ELECTRICAL SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>V ELECTRICAL SYSTEMS</b>						
<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 <i>Spon's Mechanical and Electrical Services Price Book</i> .						
<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						
extra for current operated ELCB of 30 mA tripping current	–	–	–	–	nr	176.91
As above but 100 amp metal cased consumer unit and 25 mm <sup>2</sup> PVC cables	–	–	–	–	nr	76.44
extra for current operated ELCB of 30 mA tripping current	–	–	–	–	nr	202.02
	–	–	–	–	nr	163.80
<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						
as above but in commercial property	–	–	–	–	nr	65.52
wired in PVC insulated cable in screwed welded conduit in flats and houses	–	–	–	–	nr	79.71
as above but in commercial property	–	–	–	–	nr	136.50
as above but in industrial property	–	–	–	–	nr	163.80
wired in MICC cable in flats and houses	–	–	–	–	nr	191.10
as above but in commercial property	–	–	–	–	nr	114.66
as above but in industrial property with PVC sheathed cable	–	–	–	–	nr	136.50
	–	–	–	–	nr	158.35
<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						
as above but in commercial property	–	–	–	–	nr	60.06
wired in PVC insulated cable in screwed welded conduit throughout on a ring main circuit in flats and houses	–	–	–	–	nr	76.44
as above but in commercial property	–	–	–	–	nr	103.74
as above but in industrial property	–	–	–	–	nr	120.12
wired in MICC cable on a ring main circuit in flats and houses	–	–	–	–	nr	136.50
as above but in commercial property	–	–	–	–	nr	101.01
	–	–	–	–	nr	125.57

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
as above but in industrial property with PVC sheathed cable	-	-	-	-	nr	<b>158.35</b>
Cooker control units 45 amp circuit including unit wired in PVC insulated and PVC sheathed cable; protected where buried by heavy gauge PVC conduit	-	-	-	-	nr	<b>141.96</b>
as above but wired in PVC insulated cable in screwed welded conduit	-	-	-	-	nr	<b>207.48</b>
as above but wired in MICC cables	-	-	-	-	nr	<b>229.31</b>

## W SECURITY SYSTEMS

Item	PC £	Labour hours	Labour £	Material £	Unit	Total rate £
<b>W SECURITY SYSTEMS</b>						
<b>W20 LIGHTNING PROTECTION</b>						
<b>Lightning protection equipment</b>						
Copper strip roof or down conductors fixed with bracket or saddle clips						
20 mm×3 mm flat section	–	–	–	–	m	17.32
25 mm×3 mm flat section	–	–	–	–	m	19.80
Aluminium strip roof or down conductors fixed with bracket or saddle clips						
20 mm×3 mm flat section	–	–	–	–	m	13.48
25 mm×3 mm flat section	–	–	–	–	m	14.30
Joints in tapes	–	–	–	–	nr	10.56
Bonding connections to roof and structural metalwork						
	–	–	–	–	nr	60.49
Testing points						
	–	–	–	–	nr	29.70
Earth electrodes						
16 mm diameter driven copper electrodes in 1220 mm long sectional lengths(minimum 2440 mm long overall)						
	–	–	–	–	nr	159.49
first 2440 mm length driven and tested 25 mm ×3 mm copper strip electrode in 457 mm deep prepared trench						
	–	–	–	–	m	12.10

## PART IV

# Approximate Estimating

*This part of the book contains the following sections:*

Building Costs and Tender Prices, *page*  
Building Prices per Functional Unit, *page*  
Building Prices per Square Metre, *page*  
Approximate Estimates (incorporating Comparative Prices), *page*  
Cost Limits and Allowances, *page*  
Property Insurance, *page*  
The Aggregates Tax, *page*  
Capital Allowances, *page*  
Land Remediation, *page*  
The Landfill Tax, *page*  
Revisions to Part L of the Building Regulations, *page*  
Value Added Tax, *page*

## Building Costs and Tender Prices

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

### Building costs

This table reflects the fluctuations since 1976 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 of Trade and Industry. No allowance has been made for changes in productivity, plus rates or hours worked which may occur in particular conditions and localities.

**1976=100**

Year	First quarter	Second Quarter	Third quarter	Fourth quarter	Annual Average
1976	93	97	104	107	100
1977	109	112	116	117	114
1978	118	120	127	129	123
1979	131	135	149	153	142
1980	157	161	180	181	170
1981	182	185	195	199	190
1982	203	206	214	216	210
1983	217	219	227	229	223
1984	230	232	239	241	236
1985	243	245	252	254	248
1986	256	258	266	267	262
1987	270	272	281	282	276
1988	284	286	299	302	293
1989	305	307	322	323	314
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	553 (P)	536 (P)
2003	554 (P)	567 (F)	575 (F)	576 (F)	566 (f)

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

### Tender Prices

This table reflects the changes in tender prices since 1976. It indicates the level of pricing contained in the lowest competitive tenders for new work in the Greater London area (over £1,000,000 in value).

1976=100

Year	First quarter	Second Quarter	Third quarter	Fourth quarter	Annual average
1976	97	98	102	103	100
1977	105	105	109	107	107
1978	113	116	126	139	124
1979	142	146	160	167	154
1980	179	200	192	188	190
1981	199	193	190	195	194
1982	191	188	195	195	192
1983	198	200	198	200	199
1984	205	206	214	215	210
1985	215	219	219	220	218
1986	221	226	234	234	229
1987	242	249	265	279	258
1988	289	299	321	328	309
1989	341	335	340	345	340
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	423 (P)	426 (F)	431 (F)	433 (F)	428 (F)

Note: P=Provisional F=Forecast

Tender prices in the year to 2002 rose by 7.3% in the Greater London area. The third quarter showing a significant rise of about 4.5% over the second quarter, and a drop in the fourth quarter over the third quarter. London is overall experiencing a slow down. The construction output statistics for the fourth quarter 2002 for London show a 3.6% fall (at current prices) compared with a 3.1 % increase for the UK as a whole. The RICS Construction survey of first quarter 2003 reported a slower growth in London and South East. Countrywide, 16% more Chartered Surveyors reported a rise in workload for first quarter 2003 with a stronger growth in Midlands, Eastern, Northern and South Western regions.

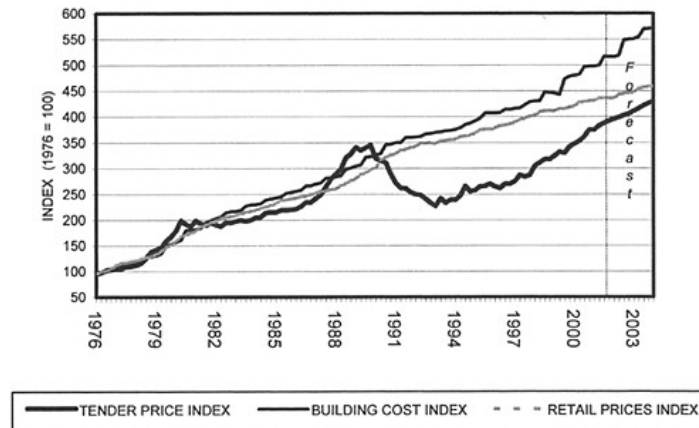
DTI figures show that the value of new orders in London area for all new work over the last three quarters has slumped by 20%. In the fourth quarter orders in private commercial sectors were 38% lower than the average of three previous quarters and housing orders, public and private, recorded 30% lower. The market was saved by a continuing high level of activity in public sector works. Business investment continues to fall creating reduced demand for office space. Consumer spending shows a sign of slowdown, leading to a fall in demand for retail premises.

As a result of the sharp slowdown in London, tender prices are forecast to rise by no more than 2–4% in the year to the first quarter of 2004 in the London area.

Most of the other regions are expected to see workload continue to rise and tender prices in these regions are forecast to rise by a percent or two higher than London.

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.

#### TENDER PRICES/BUILDING COSTS/RETAIL PRICES



#### 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 the first quarter of 2004 in Outer London. Those inner London boroughs can be up to 14% higher while prices in the North and Yorkshire and Humberside can be up to 22% 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 rise more in most of the regions than Greater London and South East. In the year to the first quarter 2003 prices in Greater London rose by about 6.3%, but in the Northern Region prices rose by 7%. *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 first quarter 2004. The table shows the forecast first quarter 2004 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 435 for Outer London).

Region	Forecast first quarter 2004 tender price index	Percentage adjustment to <i>Major Works</i> section
Outer London	435	Nil
Inner London	465	+7
East Anglia	365	-16
East Midlands	357	-18
Northern	344	-21
Northern Ireland	252	-42
North West	357	-18
Scotland	348	-20
South East	405	-7
South West	361	-17
Wales	352	-19
West Midlands	357	-18
Yorkshire and Humberside	339	-22

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 2004*, to a price level that reflects the forecast Outer London market conditions for competitive tenders in the first quarter 2004:

A	Value of items priced using Spon's A&B 2004 i.e. Tender Price Index 435	£	1,205,000
B	Adjustment to reduce value of A to forecast price level for first quarter 2004 i.e. Forecast Tender Price Index 435	$(435 - 435) \times 100 = 0\%$ 435	0
C	Value of items priced using competitive quotations that reflect the market conditions in the first quarter 2004		<u>1,192,950</u> 500,000
D	Allowance for preliminaries +11% say		<u>1,705,000</u> 187,550
E	Total value of estimate at first quarter 2004 price levels £		<u>1,892,550</u>



Alternatively, for a similar estimate in Scotland:

	£
A Value of items priced using Spon's A&B 2004 i.e. Tender Price Index 435	1,205,000
B Adjustment to reduce value of A to forecast price level for first quarter 2004 for Scotland (from regional variation table) i.e. Tender Price Index 348 $(348 - 435) \times 100 = -20\%$ 435                      deduct 20% say	<u>-241,000</u> 964,000
C Value of items priced using competitive quotations that reflect the market conditions in the first quarter 2004	<u>500,000</u> 1,464,000
D Allowance for preliminaries +11% say	<u>161,000</u>
E Total value of estimate at first quarter 2004 price levels	£ <u>1,625,000</u>



## 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 435 (1976=100). Prices includes for Preliminaries at 11% 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*" and "*Approximate Estimates*" sections. As elsewhere in this edition, prices do not include V.A.T., which is generally applied at the current rate to all non-domestic building (except those with charitable status).

Function:		Indicative functional Unit area:	Indicative functional cost:
<b>Utilities, civil engineering facilities (CI/SfB 1)</b>			
Car Parking	- surface level	20–22 m <sup>2</sup> /car	£1,015–£1,500/car
	- ground level (under buildings)	22–24 m <sup>2</sup> /car	£1,920–£3,700/car
	- multi storey	23–27 m <sup>2</sup> /car	£4,370–£9,250/car
	- semi basement	27–30 m <sup>2</sup> /Wcar	£10,100–£13,500/car
	- basement	28–37 m <sup>2</sup> /car	£13,500–£22,500/car
<b>Administrative, commercial protective service facilities (CI/SfB 3)</b>			
Office—air conditioned plan	- low density cellular	15 m <sup>2</sup> /person	£9,700–£19,750/person
	- high density open	20 m <sup>2</sup> /person	£13,000–£26,500/person
<b>Health and welfare facilities (CI/SfB 4)</b>			
Hospitals	- district general	65–85 m <sup>2</sup> /bed	£79,000–£117,500/bed
	- teaching	120+m <sup>2</sup> /bed	£104,000–£145,000/bed
	- private	75–100 m <sup>2</sup> /bed	£112,000–£176,000/bed
Nursing Homes	- residential home	–	£23,500–£45,500/bed
	- nursing homes	–	£32,500–£91,000/bed
<b>Recreational facilities (CI/SfB 5)</b>			
Football	- basic stand	0.50–0.85 m <sup>2</sup> /seat	£615–£900/seat
Stadia facilities	- stand plus basic	0.85–1.28 m <sup>2</sup> /seat	£900–£1,500/seat
	- stand plus extensive facilities	1.00–1.30 m <sup>2</sup> /seat	£1,360–£1,850/seat
	- national stadia plus extensive facilities	1.20–1.80 m <sup>2</sup> /seat	£2,550–£3,800/seat
Theatres	- theatre refurbishment	–	£8,700–£12,500/seat
	- workshop (fewer than 500 seats)	–	£3,700–£9,900/seat
	- more than 500 seats	–	£18,500–£25,000/seat
<b>Educational, scientific, information facilities (CI/SfB 7)</b>			
Schools	- nursery	3–5 m <sup>2</sup> /child	£3,900–£9,000/child
	- secondary	6–10 m <sup>2</sup> /child	£5,350–£10,700/child
	- boarding	10–12m <sup>2</sup> /child	£7,900–£15,700/child
	- special	18–20 m <sup>2</sup> /child	£23,500–£36,250/chlld

Function:	Indicative functional Unit area:	Indicative functional cost:
<b>Residential facilities (CI/SfB 8)</b>		
Housing (private developer)	- terraced; two bedroom	55–65 m <sup>2</sup> /gifa £39,500–£45,650/house
	- semi-detached; three bedroom	70–90 m <sup>2</sup> /gifa £59,000–£64,750 house
	- detached; four bedroom	90–100 m <sup>2</sup> /gifa £79,000–£117,500/house
	- low rise flats; two bedroom	55–65 m <sup>2</sup> /gifa £43,000–£62,500/flat
	- medium rise flat; two room	55–65 m <sup>2</sup> /gifa £52,500–£72,000/flat
Hotels	- budget roadside hotel	
	- two-three storey lodge, excluding dining facilities	28–35 m <sup>2</sup> /bedroom £32,500–£43,000/bedroom
	- budget city-centre hotel (office conversation) four-six storeys, excluding dining facilities	32–38 m <sup>2</sup> /bedroom £29,500–£58,500/bedroom
	- mid-range provincial hotel two-three storeys, bedroom extension	33–40 m <sup>2</sup> /bedroom £44,250–£63,000/bedroom
	- budget city-centre hotel (new build) four-six storeys, dining bar and facilities	35–45 m <sup>2</sup> /bedroom £37,000–£59,000/bedroom
	- city centre apart hotel 4 to seven storeys, apartments with self catering facilities	50–60 m <sup>2</sup> /bedroom £59,000–£91,500/bedroom
	- mid range provincial hotel two to three storeys, conference and leisure facilities	50–60 m <sup>2</sup> /bedroom £72,000–£113,000/bedroom
	- business town centre provincial hotel four to six storeys, conference and wet leisure facilities	70–100m <sup>2</sup> /bedroom £124,000–£175,000/bedroom
	- luxury city-centre hotel—multi-storey conference and wet leisure facilities	70–130 m <sup>2</sup> /bedroom £175,000–£262,000/bedroom

Function:		Indicative functional Unit area:	Indicative Functional cost:
Hotel furniture, fittings and equipment	- budget hotel - mid-range hotel - luxury hotel	– – –	£3,750–£7,500/bedroom £12,500–£18,500/bedroom £31,000–£75,000/bedroom
Students Residences	- large turnkey budget schemes (200+ units), simple design, open site; en suite accommodation	18–20 m <sup>2</sup> /bedroom	£13,200–£23,750/bedroom
	- smaller schemes (40–100 units) with mid range specifications, some with en suite bathroom and kitchen facilities	19–24 m <sup>2</sup> /bedroom	£23,500–£39,500/bedroom
	- smaller high quality courtyard schemes of collegiate style in restricted city centre sites	24–28 m <sup>2</sup> /bedroom	£39,500–£65,500/bedroom

## 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 435 (1976=100). Prices allow for Preliminaries at 11% 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*" sections. As elsewhere in this edition, prices do not include V.A.T., which is generally applied at the current rate to all non-domestic building (except those with charitable status).

<b>Utilities, civil engineering facilities (CI/SfB 1)</b>	<b>Square metre excluding VAT</b>
	£
Surface car parking	53 To 75
Surface car parking; landscaped	85 To 110
Multi-storey car parks	
split level	240 To 315
split level with brick facades	265 To 365
flat slab	295 To 375
warped	300 To 340
Underground car parks	
partially underground under buildings; naturally ventilated	385 To 455
completely underground under buildings	495 To 755
completely underground with landscaped roof	820 To 975
Railway stations	1605 To 2720
Bus and coach stations	810 To 1360
Bus garages	780 To 855
Petrol stations	
minor refurbishment	(£24,000 to £117,500 total cost)
major refurbishment	(£117,500 to £480,000 total cost)
Rebuild	(£480,000 to £720,000 total cost)
Garage showrooms	600 To 960
Garages, domestic	330 To 535
Airport facilities (excluding aprons)	
airport terminals	1470 To 3220
airport piers/satellites	1795 To 4015

apron/runway—varying infrastructure content	85	To	160
Airport campus facilities			
cargo handling bases	535	To	870
distribution centres	265	To	535
hangars (type C and D aircraft)	1130	to	1330
hangars (type E aircraft)	1335	to	3345
TV, radio and video studios	985	to	1605
Telephone exchanges	810	to	1295
Telephone engineering centres	680	to	855
Branch Post Offices	855	to	1155
Postal Delivery Offices/Sorting Offices	680	to	1015
Mortuaries	1550	to	2160
Sub-stations	1155	to	1740
Bi Light industrial/offices buildings			
economical shell, and core with heating only	465	to	815
medium shell and core with heating and ventilation	725	to	1075
high quality shell and core with air-conditioning	955	to	1740
developers Category A fit out	385	to	655
tenants Category B fit out	170	to	520
<b>Industrial facilities (CI/SfB 2)</b>			
Agricultural storage buildings	410	to	550
Factories			
for letting (incoming services only)	290	to	410
for letting (including lighting, power and heating)	385	to	530
nursery units (including lighting, power and heating)	465	to	700
workshops	535	to	865
maintenance/motor transport workshops	535	to	920
owner occupation-for light industrial use	480	to	700
owner occupation-for heavy industrial use	910	to	1050
Factory/office buildings—high technology production			
for letting (shell and core only)	520	to	700
for letting (ground floor shell, first floor offices)	855	to	1105
for owner occupation (controlled environment, fully finished)	1105	to	1465
Laboratory workshops and offices	995	to	1250
High technology laboratory workshop centres, air conditioned	2315	to	2965



Distribution centres			
low bay; speculative	295	to	415
low bay; owner occupied	435	to	770
low bay; owner occupied and chilled	635	to	1270
high bay; owner occupied	715	to	1035
Warehouses			
low bay (6–8 m high) for letting (no heating)	290	to	355
low bay for owner occupation (including heating)	340	to	610
high bay (9–18 m high) for owner occupation (including heating)	515	to	735
Cold stores, refrigerated stores	610	to	1310
<b>Administrative, commercial protective service facilities (CI/SfB 3)</b>			
Embassies	1605	to	2315
County Courts	1420	to	1765
Magistrates Courts	1080	to	1365
Civic offices			
non air conditioned	1080	to	1365
fully air conditioned	1365	to	1605
Probation/Registrar Offices	790	to	1130
Owners for letting			
low rise, non air conditioned	800	to	1140
low rise, air conditioned	1000	to	1700
medium rise, non air conditioned	960	to	1260
medium rise, air conditioned	1160	to	1575
high rise, non air conditioned	1220	to	1575
high rise, air conditioned	1495	to	2195
Offices for owner occupation			
low rise, non air conditioned	915	to	1200
low rise, air conditioned	1140	to	1575
medium rise, non air conditioned	1140	to	1435
medium rise, air conditioned	1485	to	2355
high rise, air conditioned	1910	to	3135
Offices, prestige			
medium rise	1870	to	2720
high rise	2720	to	3490
Large trading floors in medium rise offices	2530	to	3025
Two storey ancillary office accommodation to warehouses/factories	815	to	1090

Fitting out offices			
basic fitting out including carpets, decorations, partitions and services	245	to	305
good quality fitting out including carpets, decorations, partitions, ceilings, furniture and services	500	to	595
high quality fitting out including raised floors and carpets, decorations, partitions, ceilings, furniture, air conditioning and electrical services	810	to	1060
Office refurbishment			
basic refurbishment	415	to	610
good quality, including air conditioning	810	to	1100
high quality, including air conditioning	1500	to	2005
Banks			
local	1260	to	1575
city centre/head office	1805	to	2335
Building Society Branch Offices	1150	to	1495
refurbishment	640	to	1115
Shop shells			
small	545	to	700
large including department stores and supermarkets	465	to	655
Fitting out shell for small shop (including shop fittings)			
simple store	535	to	640
fashion store	1010	to	1245
Fitting out shell for department store or supermarket			
excluding shop fittings	610	to	795
including shop fittings	910	to	2075
Retail Warehouses			
shell	340	to	505
fitting out	240	to	275
Supermarkets			
shell	345	to	835
supermarket fit-out	1205	to	1605
hypermarket fit-out	535	to	1070
Shopping centres			
malls including fitting out			
comfort cooled	2950	to	4680
air-conditioned	3345	to	5080
food court	3345	to	4815
factory outlet centre mall—enclosed	2675	to	4015

factory outlet centre mall—open	465	to	800
retail area shells, capped off services	670	to	1070
landlord's back-up areas, management offices, plant rooms			
non air conditioned	775	to	860
excluding shop fittings	610	to	795
including shop fittings	910	to	2075
Refurbishment			
mall; limited scope	940	to	1400
mall; comprehensive	1335	to	2005
*Ambulance stations	730	to	1080
Ambulance controls centre	1015	to	1500
Fire stations	1090	to	1430
Police stations	975	to	1485
Prisons	1420	to	1735
<b>Health and welfare facilities (CI/SfB 4)</b>			
*District hospitals	1160	to	1575
Refurbishment	535	to	1090
Hospice	1220	to	1500
Private hospitals	1130	to	1725
Pharmacies	1035	to	1385
Hospital laboratories	1430	to	2090
Ward blocks	1090	to	1365
Refurbishment	505	to	810
Geriatric units	1110	to	1500
Psychiatric units	1105	to	1285
Psycho-geriatric units	1055	to	1535
Maternity units	1105	to	1500
Operating theatres	1190	to	1845
Outpatients/casualty units	1215	to	1605
Hospital teaching centres	910	to	1295
*Health centres	1100	to	1375
Welfare centres	1160	to	1380
*Day centres	1000	to	1380
Group practice surgeries	885	to	1115
*Homes for the physically handicapped—houses	1135	to	1360
*Homes for the mentally handicapped	915	to	1270
Geriatric day hospital	1000	to	1400

Accommodation for the elderly			
residential homes	705	to	1125
nursing homes	985	to	1340
‘Children’s homes	745	to	1140
*Homes for the aged	855	to	1140
Refurbishment	330	to	800
*Observation and assessment units	840	to	1435
<b>Recreational facilities (CI/SfB 5)</b>			
Public houses	975	to	1315
Kitchen blocks (including fitting out)	1605	to	1845
Dining blocks and canteens in shop and factory	955	to	1365
Restaurants	1035	to	1500
Community centres	805	to	1115
General purpose halls	805	to	1115
Visitors’ centres	1080	to	1675
Youth clubs	760	to	1110
Arts and drama centres	1090	to	1260
Galleries			
refurbishment of historic building to create international standard gallery	3075	to	5080
international-standard art gallery	2550	to	3500
national-standard art gallery	2065	to	2550
independent commercial art gallery	1110	to	1430
Arts and drama centres	1090	to	1260
Theatres, including seating and stage equipment			
large—over 500 seats	2410	to	3350
studio/workshop—less than 500 seats	1205	to	2005
refurbishment	1335	to	2680
Concert halls, including seating and stage equipment	2005	to	3280
Cinema			
shell	630	to	820
multiplex; shell only	800	to	1130
fitting out including all equipment, air-conditioned	690	to	1260
Exhibition centres	1250	to	1675
Swimming pools			
international standard	1500	to	2695
local authority standard	1210	to	1605
school standard	1015	to	1125
leisure pools, including wave making equipment	2410	to	3075
Ice rinks	1120	to	1315
Rifle ranges	875	to	1110

Leisure centres			
Dry	800	to	1130
extension to hotels (shell and fit-out—including pool)	1670	to	2345
wet and dry	1875	to	2410
Sports halls including changing	630	to	1115
School gymnasiums	755	to	890
Squash courts	755	to	1060
Indoor bowls halls	465	to	895
Bowls pavilions	755	to	920
Health and fitness clubs			
out-of-town (shell and fit-out—including pool)	1070	to	1605
town centre (fit-out—excluding pool)	1070	to	1675
Sports pavilions			
changing only	955	to	1295
social and changing	805	to	1390
Grandstands			
simple stands	610	to	715
first class stands with ancillary accommodation	1080	to	1365
Football Stadia			
basic stand	465	to	940
medium quality including basic facilities	800	to	1475
high quality including extensive facilities	1475	to	1740
national stadium including extensive facilities	2575	to	4015
Clubhouses	800	to	1090
Golf clubhouses			
up to 500 m <sup>2</sup>	1150	to	1595
500 m <sup>2</sup> to 2000 m <sup>2</sup>	695	to	1095
over 2000 m <sup>2</sup>	1820	to	2420
<b>Religious facilities (CI/SfB 6)</b>			
Temples, mosques, synagogues	1135	to	1605
Churches	975	to	1400
Mission halls, meeting houses	1140	to	1500
Convents	1060	to	1200
Crematoria	1315	to	1530
<b>Educational, scientific, information facilities (CI/SfB 7)</b>			
Nursery Schools	975	to	1435
*Primary/junior school	895	to	1310
*Secondary/middle schools	820	to	1310

*Secondary school and further education college buildings		
classrooms	860 to	1070
laboratories	880 to	1330
craft design and technology	870 to	1330
music	1310 to	1535
*Extensions to schools		
classrooms	875 to	1040
residential	920 to	1040
laboratories	1215 to	1315
School refurbishment	240 to	755
Sixth form colleges	910 to	1145
*Special schools	800 to	1145
*Polytechnics		
Students Union buildings	875 to	1025
arts buildings	785 to	920
scientific laboratories	1055 to	1315
*Training colleges	755 to	1145
Management training centres	1080 to	1465
*Universities		
arts buildings	975 to	1210
science buildings	1080 to	1395
College/University Libraries	910 to	1295
Laboratories and offices, low level servicing	975 to	1220
Laboratories (specialist, controlled environment)	1500 to	2805
Computer buildings	1285 to	1925
Museums and art galleries		
national-standard museum	2550 to	3755
national-standard independent specialist museum (excluding fit-out)	1740 to	2150
regional, including full air conditioning	1350 to	2230
local, air conditioned	1080 to	1530
conversion of existing warehouse to regional standard	1055 to	1605
conversion of existing warehouse to local standard	910 to	1365
Learning resource centre		
economical	1070 to	1325
high quality	1330 to	2005
Libraries		
branch	910 to	1220
city centre	1215 to	1435
collegiate; including fittings	2345 to	2805

**Residential facilities (CI/SfB 8)**

Square metre excluding VAT £

**\*Local authority and housing association schemes**

Bungalows			
semi-detached	720	to	855
terraced	610	to	770
Two storey housing			
detached	670	to	815
semi-detached	590	to	720
terraced	535	to	655
Three storey housing			
semi-detached	635	to	870
terraced	555	to	820
Flats			
low rise excluding lifts	700	to	870
medium rise excluding lifts	715	to	970
Sheltered housing with wardens' accommodation	715	to	1035
Terraced blocks of garages	465	to	545
Private developments			
Single detached houses	815	to	1140
Houses—two or three storey	540	to	750
High-quality apartments			
three-to-four storey villa	1125	to	1340
multi-storey	1825	to	2105
Prestige-quality apartments			
multi-storey	2390	to	3160
Flats			
standard	700	to	855
Warehouse conversions to apartments	815	to	1210
Rehabilitation			
Housing	305	to	515
Flats	465	to	755
Hotels (including fittings, furniture and equipment)			
luxury city-centre hotel—multi-storey conference and wet leisure facilities	1960	to	2390
business town centre/provincial hotel—4-to-6 storeys, conference and wet leisure facilities	1395	To	1685
mid range provincial hotel—2-to-3 storeys, conference and leisure facilities	1395	To	1755
mid-range provincial hotel—2-to-3 storeys, bedroom extension	1045	to	1550
city centre apart hotel—4-to-7 storeys, apartments with self-catering facilities	1125	to	1470
budget crty-centre hotel—4-to-6 storeys, dining and bar facilities	1190	to	1340
budget city-centre hotel (office conversion)—4-to-6 storeys, excluding dining facilities	910	to	1470
budget roadside hotel—2-to-3 storey lodge, excluding dining facilities	1125	to	1265

Hotel accommodation facilities (excluding fittings, furniture and equipment)		
bedroom areas	730 to	1045
front of house and reception	965 to	1275
restaurant areas	1070 to	1605
bar areas	940 to	1475
function rooms/conference facilities	800 to	1475
dry leisure	730 to	870
wet leisure	1535 to	2005
*Students' residences		
large budget schemes with en-suite accommodation	910 to	1190
smaller schemes (40 -100 units) with mid-range specifications, some with en-suite bathroom and kitchen facilities	1190 to	1550
smaller high-quality courtyard schemes, college style	1550 to	2255
Hostels	730 to	1080
<b>Common facilities, other facilities (CI/SfB 9)</b>		
Conference centres	1520 to	2075
Public conveniences	1680 to	2395

\* Refer also to "Cost Limits and Allowances" following section.

## Approximate Estimates

(incorporating Comparative Prices)

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 for Measured Works—Major Works" section, but also include for all incidental items and labours which are normally measured separately in Bills of Quantities. As in other sections, they have been established with a tender price index level of 435 (1976=100). They include overheads and profit but do not include for preliminaries, details of which are given in Part II and which in the current tendering climate currently amount to 11% of the value of measured work or fees for professional services.

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

Unless otherwise described, units denoted as m<sup>2</sup> refer to appropriate area unit (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 to all non-domestic building.



Item nr SPECIFICATIONS

## 1.00. SUBSTRUCTURE

**ground floor plan area** (unless otherwise described)

comprising:

**Trench fill foundations****Strip foundations****Column bases****Pile caps****Strip or base foundations****Raft foundations****Piled foundations****Underpinning****Other foundations/Extras****Basements****Trench fill foundations**Machine excavation, disposal, plain in situ concrete 20.00M/mm<sup>2</sup> -20 mm aggregate (1:2:4) trench fill, 300 mm high brickwork in cement mortar (1:3), pitch polymer damp proof course Unit 450×760 mm £

With common bricks PC £120.00/1000 in

1.0.1	half brick wall	m	42.00
1.0.2	one brick wall	m	49.00
1.0.3	cavity wall	m	50.00
With engineering bricks PC £210.00/1000 in			
1.0.4	one brick wall	m	55.00
1.0.5	cavity wall	m	57.00
With facing bricks PC £130.000 in			
1.0.6	one brick wall	m	54.00
1.0.7	cavity wall	m	55.00
With facing bricks PC £275.00/1000 in			
1.0.8	one brick wall	m	67.00
1.0.9	cavity wall	m	68.00

**Strip foundations**Excavate trench, partial backfill, partial disposal, earthwork support (risk item), compact base of trench, plain insitu concrete 20.00 N/mm<sup>2</sup>—20 mm aggregate (1:2:4) 250 mm thick, brickwork in cement mortar (1:3), pitch polymer damp proof course

A = Wall thickness

A Half brick

B = Concrete footing width

B 350 mm wide

C = Brick bonding

C Stretcher £

Hand excavation, depth of wall

1.0.10	600 mm deep	m	48.00
1.0.11	900 mm deep	m	56.00
1.0.12	1200 mm deep	m	73.00
1.0.13	1500 mm deep	m	87.00

Machine excavation, depth of wall

1.0.14	600 mm deep	m	43.00
1.0.15	900 mm deep	m	52.00
1.0.16	1200 mm deep	m	65.00
1.0.17	1500 mm deep	m	73.00

Extra over for three courses of facing bricks

1.0.18	PC £110.00/1000	m	—
1.0.19	PC £150.00/1000	m	—
1.0.20	PC £275.00/1000	m	—

450×1000 mm £	600×760 mm £	600×1200 mm £	750×1200 mm £	750×1500 mm £	Item nr	
50.00	50.00	73.00	91.00	113.00	1.0.1	
59.00	59.00	84.00	100.00	122.00	1.0.2	
61.00	61.00	85.00	100.00	122.00	1.0.3	
64.00	64.00	87.00	104.00	122.00	1.0.4	
67.00	67.00	91.00	104.00	130.00	1.0.5	
62.00	62.00	87.00	104.00	122.00	1.0.6	
64.00	67.00	91.00	104.00	130.00	1.0.7	
77.00	77.00	100.00	118.00	139.00	1.0.8	
78.00	78.00	104.00	118.00	139.00	1.0.9	
COMMON BRICKS PC £100.00/1 000		ENGINEERING BRICKS PC £175.00/1 000		FACING BRICKS PC £11 0.00/1 000		
One brick 600 mm wide English £	Cavity wall 750 mm wide Stretcher £	One brick 600 mm wide English £	Cavity wall 750 mm wide Stretcher £	One brick 600 mm wide English £	Cavity wall 750 mm wide Stretcher £	
74.00	77.00	83.00	87.00	78.00	81.00	1.0.10
91.00	109.00	104.00	122.00	94.00	112.00	1.0.11
118.00	139.00	139.00	157.00	130.00	145.00	1.0.12
139.00	165.00	165.00	191.00	157.00	183.00	1.0.13
65.00	74.00	74.00	87.00	74.00	83.00	1.0.14
87.00	96.00	102.00	113.00	96.00	102.00	1.0.15
104.00	122.00	123.00	139.00	122.00	139.00	1.0.16
122.00	143.00	148.00	165.00	139.00	154.00	1.0.17
0.17	0.26	–	–	–	–	1.0.18
0.90	1.50	–	–	–	–	1.0.19
2.60	5.20	1.50	3.00	–	–	1.0.20

## Item nr SPECIFICATIONS

		Unit	900 mm deep
	<b>ground floor plan area</b> (unless otherwise described)		
	<b>Column bases</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> —20 mm aggregate (1:2:4), formwork		
	Hand excavation, base size		
1.0.21	600 mm×600 mm×300 mm	nr	53.00
1.0.22	900 mm×900 mm×450 mm	nr	97.00
1.0.23	1200 mm×1200 mm×450 mm	nr	160.00
1.0.24	1500 mm×1500 mm×600 mm	nr	284.00
	Machine excavation, base size		
1.0.25	600 mm×600 mm×300 mm	nr	44.00
1.0.26	900 mm×900 mm×450 mm	nr	89.00
1.0.27	1200 mm×1200 mm×450 mm	nr	134.00
1.0.28	1500 mm×1500 mm×600 mm	nr	249.00
	Excavate pit in firm ground by machine, partial backfill, partial disposal, earthwork support, compact base of pit, reinforced in situ concrete 20.00 N/mm <sup>2</sup> —20 mm aggregate (1:2:4), formwork		
	Reinforcement at 50 kg/m <sup>3</sup> concrete, base size		
1.0.29	1750 mm×1750 mm×500 mm	nr	284.00
1.0.30	2000 mm×2000 mm×500 mm	nr	355.00
1.0.31	2200 mm×2200 mm×600 mm	nr	532.00
1.0.32	2400 mm×2400 mm×600 mm	nr	604.00
	Reinforcement at 75 kg/m <sup>3</sup> concrete, base size		
1.0.33	1750 mm×1750 mm×500 mm	nr	303.00
1.0.34	2000 mm×2000 mm×500 mm	nr	373.00
1.0.35	2200 mm×2200 mm×600 mm	nr	550.00
1.0.36	2400 mm×2400 mm×600 mm	nr	639.00
	<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 insitu concrete 25.00 N/mm <sup>2</sup> —20 mm aggregate (1:2:4), formwork		
	Reinforcement at 50 kg/m <sup>3</sup> concrete, cap size		
1.0.37	900 mm×900 mm×1400 mm; one pile	nr	—
1.0.38	2700 mm×900 mm×1400 mm; two piles	nr	—
1.0.39	2700 mm×1475 mm×1400 mm; three piles*	nr	—
1.0.40	2700 mm×2700 mm×1400 mm; four piles	nr	—
1.0.41	3700 mm ×2700 mm×1400 mm; six piles	nr	—
	Reinforcement at 75 kg/m <sup>3</sup> concrete, cap size		
1.0.42	900 mm×900 mm×1400 mm; one pile	nr	—
1.0.43	2700 mm×900 mm×1400 mm; two piles	nr	—
1.0.44	2700 mm×1475 mm×1400 mm; three piles*	nr	—
1.0.45	2700 mm×2700 mm×1400 mm; four piles	nr	—
1.0.46	3700 mm×2700 mm×1400 mm; six piles	nr	—
	*=triangular on plan, overall dimensions given		
1.0.47	Additional cost of alternative strength concrete	m <sup>3</sup>	—

DEPTH OF PIT					Item nr
1200 mm deep £	1500 mm deep £	1800 mm deep £	2100 mm deep £	2500 mm deep £	
56.00	61.00	72.00	80.00	89.00	1.0.21
115.00	124.00	134.00	160.00	177.00	1.0.22
177.00	194.00	223.00	258.00	284.00	1.0.23
320.00	355.00	373.00	444.00	489.00	1.0.24
44.00	53.00	55.00	61.00	67.00	1.0.25
97.00	97.00	106.00	115.00	124.00	1.0.26
142.00	151.00	160.00	177.00	186.00	1.0.27
266.00	283.00	290.00	320.00	329.00	1.0.28
301.00	320.00	338.00	364.00	390.00	1.0.29
373.00	401.00	418.00	452.00	487.00	1.0.30
550.00	578.00	604.00	639.00	675.00	1.0.31
639.00	666.00	693.00	745.00	800.00	1.0.32
320.00	338.00	355.00	373.00	401.00	1.0.33
401.00	427.00	443.00	479.00	498.00	1.0.34
578.00	604.00	620.00	675.00	710.00	1.0.35
675.00	710.00	727.00	781.00	817.00	1.0.36
1500 mm deep £	1800 mm deep	2100 mm deep	2400 mm deep		
283.00	286.00	301.00	310.00	-	1.0.37
710.00	705.00	727.00	745.00	-	1.0.38
1,288	1,293	1,331	1,375	-	1.0.39
1,643	1,688	1,700	1,774	-	1.0.40
2,219	2,262	2,349	2,392	-	1.0.41
283.00	290.00	301.00	319.00	-	1.0.42
710.00	721.00	754.00	780.00	-	1.0.43
1,305	1,349	1,418	1,462	-	1.0.44
1,774	1,808	1,795	1,862	-	1.0.45
2,349	2,401	2,488	2,523	-	1.0.46
30.00 N/mm <sup>2</sup> 20 mm aggregate		40.00 N/mm <sup>2</sup> 20 mm aggregate			
1.30	-	3.00	-		1.0.47

Item	SPECIFICATIONS	Unit	RESIDENTIAL	
nr			£ range £	
1.00	<b>ground floor plan area</b> (unless otherwise described)			
	<b>Strip or base foundations</b>			
	Foundations in good ground; reinforced concrete bed: for one storey development			
1.0.48	shallow foundations	m <sup>2</sup>	-	-
1.0.49	deep foundations	m <sup>2</sup>	-	-
	Foundations in good ground; reinforced concrete bed: for two storey development			
1.0.50	shallow foundations	m <sup>2</sup>	-	-
1.0.51	deep foundations	m <sup>2</sup>	-	-
	Extra for			
1.0.52	each additional storey	m <sup>2</sup>	-	-
	<b>Raft foundations</b>			
	Raft on poor ground for development			
1.0.53	one storey high	m <sup>2</sup>	-	-
1.0.54	two storey high	m <sup>2</sup>	-	-
	Extra for			
1.0.55	each additional storey	m <sup>2</sup>	-	-
	<b>Piled foundations</b>			
	Foundations in poor ground; reinforced concrete slab and ground beams; for two storey residential development			
1.0.56	short bore piled	m <sup>2</sup>	152.00	203.00
1.0.57	fully piled	m <sup>2</sup>	185.00	232.00
	Foundations in poor ground; hollow ground floor; timber and boarding; for two storey residential			
1.0.58	short bore piled	m <sup>2</sup>	177.00	212.00
	Foundation in poor ground; reinforced concrete slab; for one storey commercial development			
1.0.59	short bore piles to columns only	m <sup>2</sup>	-	-
1.0.60	short bore piles	m <sup>2</sup>	-	-
1.0.61	fully piled	m <sup>2</sup>	-	-
	Foundations in poor ground; reinforced concrete slab and ground beams; for two storey commercial development			
1.0.62	short bore piles	m <sup>2</sup>	-	-
1.0.63	fully piled	m <sup>2</sup>	-	-
	Extra for			
1.0.64	each additional storey	m <sup>2</sup>	-	-
	Foundations in bad ground; inner city redevelopment; reinforced concrete slab and ground beams; for two storey commercial development			
1.0.65	fully piled	m <sup>2</sup>	-	-
	<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> - 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 With common bricks PC £100.00/1000, depth of underpinning			
1.0.66	900 mm high, one brick wall	m <sup>2</sup>	-	-
1.0.67	900 mm high, two brick wall	m <sup>2</sup>	-	-
1.0.68	1200 mm high, one brick wall	m <sup>2</sup>	-	-
1.0.69	1200 mm high, two brick wall	m <sup>2</sup>	-	-
1.0.70	1500 mm high, one brick wall	m <sup>2</sup>	-	-
1.0.71	1500 mm high, two brick wall	m <sup>2</sup>	-	-
1.0.72	1800 mm high, one brick wall	m <sup>2</sup>	-	-
1.0.73	1800 mm high, two brick wall	m <sup>2</sup>	-	-

INDUSTRIAL £ range £	RETAILING £ range £	LEISURE £ range £	OFFICES £ range £	HOTELS £ range £	Item nr
53.00 - 71.00	61.00 - 89.00	62.00 - 89.00	--	--	1.0.48
89.00 - 106.00	97.00 - 125.00	89.00 - 106.00	--	--	1.0.49
62.00 - 97.00	71.00 - 106.00	63.00 - 106.00	71.00 - 106.00	71.00 - 106.00	1.0.50
97.00 - 151.00	106.00 - 151.00	106.00 - 151.00	106.00 - 151.00	106.00 - 151.00	1.0.51
21.00 - 25.00	18.00 - 23.00	18.00 - 23.00	18.00 - 23.00	18.00 - 23.00	1.0.52
71.00 - 124.00	80.00 - 124.00	89.00 - 141.00	--	--	1.0.53
115.00 - 169.00	132.00 - 186.00	132.00 - 186.00	132.00 - 183.00	132.00 - 183.00	1.0.54
21.00 - 25.00	18.00 - 23.00	18.00 - 23.00	18.00 - 23.00	18.00 - 23.00	1.0.55
--	--	--	--	--	1.0.56
--	--	--	--	--	1.0.57
--	--	--	--	--	--
					1.0.58
89.00 - 134.00	97.00 - 134.00	89.00 - 134.00	--	--	1.0.59
115.00 - 151.00	115.00 - 160.00	115.00 - 160.00	115.00 - 160.00	115.00 - 160.00	1.0.60
151.00 - 212.00	169.00 - 231.00	169.00 - 231.00	169.00 - 231.00	169.00 - 231.00	1.0.61
--	134.00 - 169.00	134.00 - 169.00	134.00 - 169.00	134.00 - 169.00	1.0.62
--	212.00 - 292.00	212.00 - 292.00	212.00 - 292.00	212.00 - 291.00	1.0.63
21.00 - 25.00	12.00 - 14.00	12.00 - 14.00	12.00 - 14.00	12.00 - 14.00	1.0.64
--	249.00 - 364.00	--	249.00 - 426.00	249.00 - 364.00	1.0.65

## EXCAVATION COMMENCING AT

1.00 m below ground level	2.00 m below ground level	3.00 m below ground level	4.00 m below ground level		
261.00	307.00	361.00	395.00	-	1.0.66
310.00	357.00	412.00	443.00	-	1.0.67
326.00	377.00	436.00	467.00	-	1.0.68
392.00	443.00	503.00	534.00	-	1.0.69
373.00	431.00	494.00	525.00	-	1.0.70
454.00	510.00	573.00	604.00	-	1.0.71
423.00	481.00	553.00	585.00	-	1.0.72
517.00	579.00	645.00	677.00	-	1.0.73

Item nr	SPECIFICATIONS	Unit		
1.00	ground floor plan area (unless otherwise described)			
	With engineering bricks PC £210/1000, depth of underpinning			
1.0.74	900 mm high; one brick wall	m		—
1.0.75	900 mm high; two brick wall	m		—
1.0.76	1200 mm high, one brick wall	m		—
1.0.77	1200 mm high, two brick wall	m		—
1.0.78	1500 mm high; one brick wall	m		—
1.0.79	1500 mm high; two brick wall	m		—
1.0.80	1800 mm high; one brick wall	m		—
1.0.81	1800 mm high; two brick wall	m		—
	Ground slabs			
	Mechanical excavation to reduce levels, disposal, level and compact, hardcore bed blinded with sand, 1200 gauge polythene damp proof membrane concrete 20.00 N/mm <sup>2</sup> - 20 mm aggregate (1:2:4) ground slab, tamped finish		150 mm thick	
	Plain insitu concrete ground slab, thickness of hardcore bed		£	
1.0.82	150 mm thick	m <sup>2</sup>	34.00	
1.0.83	175 mm thick	m <sup>2</sup>	34.00	
1.0.84	200 mm thick	m <sup>2</sup>	36.00	
	Add to the foregoing prices for			
	Fabric reinforcement B.S. 4483, lapped			
1.0.85	A142 (2.22kg/m <sup>2</sup> ) 1 layer	m <sup>2</sup>	3.60	
1.0.86	2 layers	m <sup>2</sup>	5.20	
1.0.87	A193 (3.02kg/m <sup>2</sup> ) 1 layer	m <sup>2</sup>	3.60	
1.0.88	2 layers	m <sup>2</sup>	6.20	
1.0.89	A252 (3.95kg/m <sup>2</sup> ) 1 layer	m <sup>2</sup>	3.60	
1.0.90	2 layers	m <sup>2</sup>	7.10	
1.0.91	A393 (6.16kg/m <sup>2</sup> ) 1 layer	m <sup>2</sup>	5.20	
1.0.92	2 layers	m <sup>2</sup>	10.60	
	High yield steel bar reinforcement B.S. 4449 straight or bent, at a rate of			
1.0.93	25kg/m <sup>3</sup>	m <sup>2</sup>	3.60	
1.0.94	50 kg/m <sup>3</sup>	m <sup>2</sup>	6.20	
1.0.95	75 kg/m <sup>3</sup>	m <sup>2</sup>	8.90	
1.0.96	100 kg/m <sup>3</sup>	m <sup>2</sup>	11.60	
	Alternative concrete mixes in lieu of 20.00 N/mm <sup>2</sup> 20 mm aggregate (1:2:4)			
1.0.97	25.00 N/mm <sup>2</sup>	m <sup>2</sup>	0.34	
1.0.98	30.00 N/mm <sup>2</sup>	m <sup>2</sup>	0.48	
1.0.99	40.00 N/mm <sup>2</sup>	m <sup>2</sup>	0.82	
	Other foundations/alternative slabs/extras			
1.0.100	Cantilevered foundations in good ground; reinforced concrete slab for two storey commercial development	m <sup>2</sup>		—
1.0.101	Underpinning foundations of existing buildings abutting site Extra to substructure rates for	m		—
1.0.102	watertight pool construction	m <sup>2</sup>		—
1.0.103	ice pad	m <sup>2</sup>		—
	Reinforced concrete bed including excavation and hardcore under			
1.0.104	150 mm thick			
1.0.105	200 mm thick	m <sup>2</sup>	23.00	32.00
1.0.106	300 mm thick	m <sup>2</sup>	32.00	41.00
		m <sup>2</sup>	—	—
				RESIDENTIAL
				£ range £

## EXCAVATION COMMENCING AT

1.00 m below ground level	2.00 m below ground level	3.00 m below ground level	4.00 m below ground level		Item nr
273.00	321.00	376.00	408.00	–	1.0.74
336.00	383.00	436.00	467.00	–	1.0.75
342.00	396.00	454.00	486.00	–	1.0.76
423.00	474.00	536.00	568.00	–	1.0.77
397.00	450.00	515.00	546.00	–	1.0.78
494.00	567.00	614.00	645.00	–	1.0.79
448.00	510.00	579.00	609.00	–	1.0.80
567.00	626.00	694.00	725.00	–	1.0.81

## THICKNESS OF CONCRETE SLAB

200 mm thick £	250 mm thick £	300 mm thick £	375 mm thick £	450 mm thick £	
36.00	41.00	43.00	49.00	55.00	1.0.82
38.00	41.00	44.00	51.00	57.00	1.0.83
38.00	43.00	44.00	53.00	57.00	1.0.84
3.60	3.60	3.60	3.60	3.60	1.0.85
5.20	5.20	6.20	6.20	6.20	1.0.86
3.60	3.60	3.60	3.60	4.40	1.0.87
6.20	7.10	7.10	7.00	7.10	1.0.88
4.40	4.40	4.40	5.00	5.20	1.0.89
7.10	8.00	8.00	8.00	8.90	1.0.90
5.20	5.20	5.20	6.20	6.20	1.0.91
10.60	10.60	10.60	10.60	10.60	1.0.92
4.40	5.20	7.10	9.00	9.70	1.0.93
8.00	10.60	12.50	16.00	18.50	1.0.94
12.50	15.20	17.90	23.00	26.50	1.0.95
16.00	19.60	23.10	30.00	35.70	1.0.96
0.44	0.56	0.67	0.86	1.01	1.0.97
0.63	0.78	0.94	1.18	1.40	1.0.98
1.11	1.37	1.64	2.04	2.46	1.0.99

## INDUSTRIAL £ range £

## RETAILING £ range £

## LEISURE £ range £

## OFFICES £ range £

## HOTELS £ range £

–	–	301.00	–	392.00	301.00	–	392.00	301.00	–	392.00	301.00	–	392.00	1.0.100	
–	–	710.00	–	975.00	710.00	–	975.00	710.00	–	975.00	710.00	–	975.00	1.0.101	
–	–	–	–	–	114.00	–	169.00	–	–	–	–	–	–	1.0.102	
–	–	–	–	–	134.00	–	203.00	–	–	–	–	–	–	1.0.103	
32.00	–	41.00	32.00	–	41.00	32.00	–	41.00	32.00	–	41.00	32.00	–	41.00	1.0.104
43.00	–	55.00	39.00	–	51.00	39.00	–	48.00	39.00	–	48.00	39.00	–	48.00	1.0.105
53.00	–	75.00	48.00	–	67.00	48.00	–	61.00	48.00	–	61.00	48.00	–	61.00	1.0.106



Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
1.00	<b>ground floor plan area</b> (unless otherwise described)			
	Hollow ground floor with timber and boarding, including excavation, concrete and hardcore under			
1.0.107	300 mm deep	m <sup>2</sup>	38.00	– 49.00
	Extra for			
1.0.108	sound reducing quilt in screed	m <sup>2</sup>	3.40	– 4.60
1.0.109	50 mm insulation under slab and at edges	m <sup>2</sup>	3.40	– 5.90
1.0.110	75 mm insulation under slab and at edges	m <sup>2</sup>	–	–
1.0.111	suspended precast concrete slabs in lieu of in situ slab	m <sup>2</sup>	5.90	– 8.90
	<b>Basement (excluding bulk excavation costs)</b>			
	<b>basement floor/wall area</b> (as appropriate)			
	Reinforced concrete basement floors			
1.0.112	non-waterproofed	m <sup>2</sup>	–	–
1.0.113	waterproofed	m <sup>2</sup>	–	–
	Reinforced concrete basement walls			
1.0.114	non-waterproofed	m <sup>2</sup>	–	–
1.0.115	waterproofed	m <sup>2</sup>	–	–
1.0.116	sheet piled	m <sup>2</sup>	–	–
1.0.117	diaphragm walling	m <sup>2</sup>	–	–
	Extra for			
1.0.118	each additional basement level	%	–	–
2.0	<b>SUPERSTRUCTURE</b>			
2.1	<b>FRAME &amp; UPPER FLOORS</b>			
	<b>Upper floor area</b> (unless otherwise described)			
	comprising:			
	<b>Reinforced concrete frame</b>			
	<b>Steel frame</b>			
	<b>Other frames/extras</b>			
	<b>Reinforced Concrete Frame</b>			
	Reinforced insitu concrete column, bar reinforcement, formwork (assumed four uses)		20N/mm <sup>2</sup> —200 mm	Formwork
	Reinforcement rate 180 kg/m <sup>3</sup> , column size			Basic
				£
2.1.1	225 mm×225 mm	m	40.00	
2.1.2	300 mm×300 mm	m	57.00	
2.1.3	300 mm×450 mm	m	80.00	
2.1.4	300 mm×600 mm	m	99.00	
2.1.5	450 mm×450 mm	m	102.00	
2.1.6	450 mm×600 mm	m	127.00	
2.1.7	450 mm×900 mm	m	176.00	
	Reinforcement rate 200 kg/m <sup>3</sup> , column size			
2.1.8	225 mm×225 mm	m	43.00	
2.1.9	300 mm×300 mm	m	59.00	
2.1.10	300 mm×450 mm	m	80.00	
2.1.11	300 mm×600 mm	m	101.00	
2.1.12	450 mm×450 mm	m	105.00	
2.1.13	450 mm×600 mm	m	128.00	
2.1.14	450 mm×900 mm	m	179.00	

INDUSTRIAL £ range £			RETAILING £ range £			LEISURE £ range £			OFFICES £ range £			HOTELS £ range £			Item nr
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0.107
3.40	-	5.90	3.40	-	5.90	3.40	-	5.90	3.40	-	5.90	3.40	-	5.90	1.0.108
5.60	-	8.10	5.60	-	8.10	5.60	-	8.10	5.60	-	8.10	5.60	-	8.10	1.0.109
6.80	-	10.20	6.80	-	10.20	6.80	-	10.20	6.80	-	10.20	6.80	-	10.20	1.0.110
14.00	-	18.00	11.90	-	14.00	11.90	-	14.00	11.90	-	14.00	11.90	-	14.00	1.0.111
-	-	-	56.00	-	75.00	56.00	-	75.00	56.00	-	75.00	56.00	-	75.00	1.0.112
-	-	-	75.00	-	102.00	75.00	-	102.00	75.00	-	102.00	75.00	-	102.00	1.0.113
-	-	-	168.00	-	213.00	168.00	-	213.00	168.00	-	213.00	168.00	-	213.00	1.0.114
-	-	-	195.00	-	242.00	195.00	-	242.00	195.00	-	242.00	195.00	-	242.00	1.0.115
-	-	-	345.00	-	420.00	345.00	-	420.00	345.00	-	420.00	345.00	-	420.00	1.0.116
-	-	-	380.00	-	447.00	380.00	-	447.00	380.00	-	447.00	380.00	-	447.00	1.0.117
-	-	-		+ 20%			+ 20%			+ 20%			+ 20%		1.0.118

## ALTERNATIVE MIXES AND FINISHES

aggregate (1:2:4) finish	30.00 N/mm <sup>2</sup> —20 mm aggregate (1:1 :2), Formwork finish			40.00 N/mm <sup>2</sup> —20 mm aggregate Formwork finish			
	Smooth £	Basic £	Smooth £	Basic £	Smooth £		
44.00	40.00	44.00	43.00	46.00	2.1.1		
63.00	59.00	63.00	62.00	68.00	2.1.2		
86.00	80.00	86.00	83.00	89.00	2.1.3		
105.00	99.00	105.00	105.00	111.00	2.1.4		
107.00	105.00	111.00	106.00	113.00	2.1.5		
134.00	127.00	135.00	134.00	140.00	2.1.6		
185.00	177.00	188.00	185.00	195.00	2.1.7		
46.00	43.00	46.00	43.00	46.00	2.1.8		
65.00	59.00	65.00	62.00	68.00	2.1.9		
87.00	80.00	87.00	83.00	89.00	2.1.10		
106.00	101.00	106.00	105.00	112.00	2.1.11		
111.00	105.00	112.00	107.00	115.00	2.1.12		
138.00	131.00	138.00	135.00	144.00	2.1.13		
189.00	181.00	191.00	189.00	198.00	2.1.14		

Item nr	SPECIFICATIONS	Unit	20N/mm <sup>2</sup> -20mm Formwork Basic £
2.10	<b>upper floor area</b> (unless otherwise described)		
	Reinforcement rate 220 kg/m <sup>3</sup> , column size		
2.1.15	225 mm × 225 mm	m	43.00
2.1.16	300 mm × 300 mm	m	59.00
2.1.17	300 mm × 450 mm	m	82.00
2.1.18	300 mm × 600 mm	m	101.00
2.1.19	450 mm × 450 mm	m	105.00
2.1.20	450 mm × 600 mm	m	131.00
2.1.21	450 mm × 900 mm	m	183.00
	Reinforcement rate 240 kg/m <sup>3</sup> , column size		
2.1.22	225 mm × 225 mm	m	43.00
2.1.23	300 mm × 300 mm	m	62.00
2.1.24	300 mm × 450 mm	m	83.00
2.1.25	300 mm × 600 mm	m	105.00
2.1.26	450 mm × 450 mm	m	106.00
2.1.27	450 mm × 600 mm	m	134.00
2.1.28	450 mm × 900 mm	m	185.00
	In situ concrete casing to steel column, formwork (assumed four uses), column size		
2.1.29	225 mm × 225 mm	m	39.00
2.1.30	300 mm × 300 mm	m	53.00
2.1.31	300 mm × 450 mm	m	71.00
2.1.32	300 mm × 600 mm	m	86.00
2.1.33	450 mm × 450 mm	m	89.00
2.1.34	450 mm × 600 mm	m	107.00
2.1.35	450 mm × 900 mm	m	150.00
	Reinforced in situ concrete isolated beams, bar reinforcement, formwork (assumed four uses)		
	Reinforcement rate 200 kg/m <sup>3</sup> , beam size		
2.1.36	225 mm × 450 mm	m	71.00
2.1.37	225 mm × 600 mm	m	90.00
2.1.38	300 mm × 600 mm	m	105.00
2.1.39	300 mm × 900 mm	m	144.00
2.1.40	300 mm × 1200 mm	m	185.00
2.1.41	450 mm × 600 mm	m	134.00
2.1.42	450 mm × 900 mm	m	184.00
2.1.43	450 mm × 1200 mm	m	233.00
2.1.44	600 mm × 600 mm	m	164.00
2.1.45	600 mm × 900 mm	m	221.00
2.1.46	600 mm × 1200 mm	m	282.00
	Reinforcement rate 220 kg/m <sup>3</sup> , beam size		
2.1.47	225 mm × 450 mm	m	74.00
2.1.48	225 mm × 600 mm	m	90.00
2.1.49	300 mm × 600 mm	m	105.00
2.1.50	300 mm × 900 mm	m	147.00
2.1.51	300 mm × 1200 mm	m	188.00
2.1.52	450 mm × 600 mm	m	135.00
2.1.53	450 mm × 900 mm	m	188.00
2.1.54	450 mm × 1200 mm	m	238.00
2.1.55	600 mm × 600 mm	m	165.00
2.1.56	600 mm × 900 mm	m	225.00
2.1.57	600 mm × 1200 mm	m	288.00
	Reinforcement rate 240 kg/m <sup>3</sup> , beam size		
2.1.58	225 mm × 450 mm	m	75.00
2.1.59	225 mm × 600 mm	m	94.00
2.1.60	300 mm × 600 mm	m	106.00
2.1.61	300 mm × 900 mm	m	150.00
2.1.62	300 mm × 1200 mm	m	191.00
2.1.63	450 mm × 600 mm	m	138.00
2.1.64	450 mm × 900 mm	m	191.00
2.1.65	450 mm × 1200 mm	m	242.00

aggregate (1:2:4) finish	30.00 N/mm <sup>2</sup> —20 mm aggregate (1:2:2), Formwork finish		40.00 N/mm <sup>2</sup> —20 mm aggregate Formwork finish		Item nr
Smooth £	Basic	Smooth	Basic	Smooth	
46.00	43.00	46.00	44.00	49.00	2.1.15
65.00	62.00	65.00	63.00	68.00	2.1.16
87.00	82.00	87.00	86.00	90.00	2.1.17
107.00	102.00	107.00	106.00	113.00	2.1.18
113.00	106.00	113.00	111.00	116.00	2.1.19
139.00	132.00	140.00	139.00	147.00	2.1.20
193.00	184.00	195.00	193.00	204.00	2.1.21
46.00	43.00	46.00	44.00	49.00	2.1.22
68.00	62.00	68.00	63.00	69.00	2.1.23
89.00	83.00	89.00	87.00	94.00	2.1.24
111.00	105.00	111.00	107.00	113.00	2.1.25
113.00	107.00	115.00	113.00	122.00	2.1.26
140.00	134.00	143.00	140.00	150.00	2.1.27
195.00	189.00	197.00	195.00	209.00	2.1.28
43.00	39.00	43.00	40.00	44.00	2.1.29
57.00	56.00	57.00	57.00	62.00	2.1.30
78.00	74.00	78.00	75.00	80.00	2.1.31
94.00	87.00	95.00	90.00	99.00	2.1.32
97.00	89.00	97.00	95.00	102.00	2.1.33
118.00	111.00	116.00	115.00	125.00	2.1.34
158.00	150.00	160.00	158.00	169.00	2.1.35
77.00	74.00	78.00	75.00	80.00	2.1.36
97.00	90.00	99.00	95.00	102.00	2.1.37
111.00	105.00	112.00	107.00	115.00	2.1.38
153.00	147.00	156.00	151.00	160.00	2.1.39
195.00	188.00	197.00	195.00	207.00	2.1.40
140.00	134.00	143.00	140.00	150.00	2.1.41
195.00	185.00	195.00	195.00	206.00	2.1.42
246.00	237.00	247.00	246.00	261.00	2.1.43
174.00	165.00	174.00	174.00	181.00	2.1.44
235.00	222.00	237.00	237.00	247.00	2.1.45
295.00	285.00	297.00	300.00	314.00	2.1.46
78.00	74.00	78.00	75.00	80.00	2.1.47
99.00	94.00	101.00	97.00	102.00	2.1.48
111.00	106.00	113.00	109.00	116.00	2.1.49
157.00	150.00	158.00	153.00	164.00	2.1.50
201.00	189.00	201.00	196.00	208.00	2.1.51
144.00	138.00	145.00	144.00	150.00	2.1.52
196.00	189.00	200.00	196.00	208.00	2.1.53
250.00	240.00	254.00	252.00	264.00	2.1.54
176.00	169.00	177.00	176.00	184.00	2.1.55
239.00	231.00	242.00	242.00	251.00	2.1.56
301.00	290.00	305.00	309.00	319.00	2.1.57
80.00	75.00	80.00	77.00	80.00	2.1.58
101.00	95.00	101.00	97.00	105.00	2.1.59
113.00	107.00	114.00	111.00	118.00	2.1.60
158.00	152.00	160.00	157.00	165.00	2.1.61
203.00	193.00	204.00	201.00	212.00	2.1.62
149.00	139.00	150.00	145.00	153.00	2.1.63
201.00	193.00	203.00	201.00	212.00	2.1.64
256.00	244.00	259.00	258.00	267.00	2.1.65

Item nr	SPECIFICATIONS	Unit		
2.10	<b>upper floor area</b> (unless otherwise described)		20N/mm <sup>2</sup> – 20 mm Formwork Basic £	
	Reinforcement rate 240 kg/m <sup>3</sup> , beam size			
2.1.66	600 mm × 600 mm	m	169.00	
2.1.67	600 mm × 900 mm	m	234.00	
2.1.68	600 mm × 1200 mm	m	294.00	
	In situ concrete casing to steel attached beams, formwork (assumed four uses), beam size			
2.1.69	225 mm × 450 mm	m	67.00	
2.1.70	225 mm × 600 mm	m	83.00	
2.1.71	300 mm × 600 mm	m	95.00	
2.1.72	300 mm × 900 mm	m	130.00	
2.1.73	300 mm × 1200 mm	m	164.00	
2.1.74	450 mm × 600 mm	m	116.00	
2.1.75	450 mm × 900 mm	m	158.00	
2.1.76	450 mm × 1200 mm	m	197.00	
2.1.77	600 mm × 600 mm	m	141.00	
2.1.78	600 mm × 900 mm	m	185.00	
2.1.79	600 mm × 1200 mm	m	234.00	
	<b>Steel</b>			
	Fabricated steelwork B.S. 4360 grade 40 erected on site with bolted connections			
2.1.80	universal beams	tonne	–	
2.1.81	rectangular section beams	tonne	–	
2.1.82	composite beams	tonne	–	
2.1.83	lattice beams	tonne	–	
2.1.84	rectangular section columns	tonne	–	
2.1.85	composite columns	tonne	–	
2.1.86	roof trusses	tonne	–	
2.1.87	smaller sections	tonne	–	
			RESIDENTIAL	
	<b>Other frames/extras</b>		£ range £	
	Space deck on steel frame			
2.1.88	unprotected	m <sup>2</sup>	–	–
2.1.89	Exposed steel frame for tent/mast structures	m <sup>2</sup>	–	–
	Columns and beams to 18.00 m high bay warehouse			
2.1.90	unprotected	m <sup>2</sup>	–	–
	Columns and beams to mansard			
2.1.91	protected	m <sup>2</sup>	–	–
	Feature columns and beams to glazed atrium roof			
2.1.92	unprotected	m <sup>2</sup>	–	–

aggregate (1:2:4) finish		30.00 N/mm <sup>2</sup> -20 mm aggregate (1:1:2) Formwork finish		40.00 N/mm <sup>2</sup> -20 mm aggregate Formwork finish		Item nr
Smooth £	Basic £	Smooth £	Basic £	Smooth £		
179.00	171.00	181.00	179.00	188.00		2.1.66
242.00	235.00	246.00	246.00	258.00		2.1.67
309.00	295.00	313.00	313.00	326.00		2.1.68
71.00	67.00	74.00	70.00	75.00		2.1.69
89.00	83.00	90.00	87.00	95.00		2.1.70
102.00	95.00	102.00	99.00	106.00		2.1.71
140.00	132.00	140.00	137.00	149.00		2.1.72
176.00	165.00	177.00	174.00	184.00		2.1.73
125.00	116.00	126.00	125.00	133.00		2.1.74
169.00	160.00	171.00	169.00	181.00		2.1.75
210.00	201.00	213.00	212.00	225.00		2.1.76
152.00	144.00	153.00	152.00	158.00		2.1.77
197.00	189.00	201.00	201.00	212.00		2.1.78
246.00	238.00	250.00	251.00	266.00		2.1.79
<b>STEEL FRAME</b>						
With galvanising						
£	£					
1,777	1,991	-	-	-		2.1.80
2,300	2,549	-	-	-		2.1.81
2,187	2,437	-	-	-		2.1.82
2,074	2,324	-	-	-		2.1.83
2,365	2,615	-	-	-		2.1.84
2,139	2,401	-	-	-		2.1.85
2,139	2,401	-	-	-		2.1.86
1,628	1,884	-	-	-		2.1.87
<b>INDUSTRIAL</b>	<b>RETAILING</b>	<b>LEISURE</b>	<b>OFFICES</b>	<b>HOTELS</b>		
£ range £	£ range £	£ range £	£ range £	£ range £		
133.00-266.00	144.00-266.00	144.00-266.00	144.00-266.00	-		2.1.88
228.00-341.00	228.00-341.00	228.00-341.00	-	-		2.1.89
144.00-197.00	-	-	-	-		2.1.90
-	95.00-132.00	95.00-144.00	99.00-144.00	99.00-144.00		2.1.91
-	-	-	109.00-171.00	-		2.1.92

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
2.2.	<b>upper floor area</b> (unless otherwise described) comprising: <b>Softwood floors; no frame</b> <b>Softwood floors; steel frame</b> <b>Reinforced concrete floors; no frame</b> <b>Reinforced concrete floors and frame</b> <b>Reinforced concrete floors; steel frame</b> <b>Precast concrete floors; no frame</b> <b>Precast concrete floors and frame</b> <b>Precast concrete floors; steel frame</b> <b>Other floor and frame constructions/extras</b> <b>Softwood floors; no frame</b> Joisted floor; supported on layers; 22 mm thick chipboard t&g flooring; herringbone strutting; no coverings or finishes			
2.2.1	150 mm × 50 mm thick joists	m <sup>2</sup>	25.00	– 30.00
2.2.2	175 mm × 50 mm thick joists	m <sup>2</sup>	29.00	– 33.00
2.2.3	200 mm × 50 mm thick joists	m <sup>2</sup>	30.00	– 33.00
2.2.4	225 mm × 50 mm thick joists	m <sup>2</sup>	31.00	– 34.00
2.2.5	250 mm × 50 mm thick joists	m <sup>2</sup>	33.00	– 37.00
2.2.6	275 mm × 50 mm thick joists	m <sup>2</sup>	37.00	– 42.00
2.2.7	Joisted floor; average depth; plasterboard; skim; emulsion; vinyl flooring and painted softwood skirtings	m <sup>2</sup>	58.00	– 75.00
	<b>Softwood construction; steel frame</b>			
2.2.8	Joisted floor; average depth; plasterboard; skim; emulsion; vinyl flooring and painted softwood skirtings	m <sup>2</sup>	–	–
	<b>Reinforced concrete floors; no frame</b>			
	Suspended slab; no coverings or finishes			
2.2.9	3.65 m span; 300 kN/m <sup>2</sup> loading	m <sup>2</sup>	50.00	– 52.00
2.2.10	4.25 m span; 300 kN/m <sup>2</sup> loading	m <sup>2</sup>	57.00	– 62.00
2.2.11	2.75 m span; 800 kN/m <sup>2</sup> loading	m <sup>2</sup>	–	–
2.2.12	3.35 m span; 800 kN/m <sup>2</sup> loading	m <sup>2</sup>	–	–
2.2.13	4.25 m span; 800 kN/m <sup>2</sup> loading	m <sup>2</sup>	–	–
	Suspended slab; no coverings or finishes			
2.2.14	150 mm thick	m <sup>2</sup>	57.00	– 74.00
2.2.15	225 mm thick	m <sup>2</sup>	86.00	– 102.00
	<b>Reinforced concrete floors and frame</b>			
	Suspended slab; no coverings or finishes			
2.2.16	up to six storeys	m <sup>2</sup>	–	–
2.2.17	seven to twelve storeys	m <sup>2</sup>	–	–
2.2.18	thirteen to eighteen storeys	m <sup>2</sup>	–	–
	Extra for			
2.2.19	section 20 fire regulations	m <sup>2</sup>	–	–
	Wide span suspended slab			
2.2.20	up to six storeys	m <sup>2</sup>	–	–
	<b>Reinforced concrete floors; steel frame</b>			
	Suspended slab; average depth; “Hotorib” permanent steel shuttering; protected steel frame; no coverings or finishes			
2.2.21	up to six storeys	m <sup>2</sup>	–	–
	Extra for			
2.2.22	spans 7.50 m to 15.00 m	m <sup>2</sup>	–	–
2.2.23	seven to twelve storeys	m <sup>2</sup>	–	–
	Extra for			
2.2.24	section 20 fire regulations	m <sup>2</sup>	–	–

INDUSTRIAL			RETAILING			LEISURE			OFFICES			HOTELS			Item nr
£ range £			£ range £			£ range £			£ range £			£ range £			
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.2.1
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.2.2
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.2.3
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.2.4
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.2.5
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.2.6
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.2.7
94.00	-	102.00	102.00	-	140.00	102.00	-	140.00	102.00	-	140.00	102.00	-	140.00	2.2.8
-	-	-	-	-	-	49.00	-	57.00	49.00	-	57.00	49.00	-	57.00	2.2.9
-	-	-	-	-	-	57.00	-	61.00	57.00	-	70.00	57.00	-	70.00	2.2.10
49.00	-	57.00	49.00	-	57.00	49.00	-	57.00	49.00	-	57.00	49.00	-	57.00	2.2.11
56.00	-	65.00	56.00	-	65.00	56.00	-	65.00	56.00	-	65.00	56.00	-	65.00	2.2.12
71.00	-	80.00	71.00	-	80.00	71.00	-	80.00	71.00	-	83.00	71.00	-	83.00	2.2.13
65.00	-	94.00	56.00	-	94.00	56.00	-	86.00	56.00	-	82.00	56.00	-	94.00	2.2.14
102.00	-	116.00	86.00	-	116.00	86.00	-	107.00	86.00	-	107.00	86.00	-	116.00	2.2.15
125.00	-	168.00	102.00	-	150.00	107.00	-	158.00	102.00	-	132.00	102.00	-	140.00	2.2.16
-	-	-	-	-	-	-	-	-	132.00	-	204.00	-	-	-	2.2.17
-	-	-	-	-	-	-	-	-	204.00	-	261.00	-	-	-	2.2.18
-	-	-	-	-	-	-	-	-	9.50	-	13.10	-	-	-	2.2.19
140.00	-	172.00	111.00	-	164.00	125.00	-	168.00	111.00	-	150.00	111.00	-	158.00	2.2.20
168.00	-	204.00	140.00	-	195.00	140.00	-	185.00	140.00	-	172.00	140.00	-	181.00	2.2.21
20.00	-	51.00	25.00	-	57.00	20.00	-	51.00	20.00	-	51.00	20.00	-	51.00	2.2.22
-	-	-	-	-	-	-	-	-	158.00	-	242.00	-	-	-	2.2.23
-	-	-	-	-	-	-	-	-	20.00	-	24.00	-	-	-	2.2.24



Item nr.	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
2.2.	<b>upper floor area</b> (unless otherwise described)			
	Suspended slab; average depth; protected steel frame; no coverings or finishes			
2.2.25	up to six storeys	m <sup>2</sup>	–	–
2.2.26	seven to twelve storeys	m <sup>2</sup>	–	–
	Extra for			
2.2.27	section 20 fire regulations	m <sup>2</sup>	–	–
	<b>Precast concrete floors; no frame</b>			
	Suspended slab; 75 mm thick screed; no coverings or finishes			
2.2.28	3.00 m span; 5.00 kN/m <sup>2</sup> loading	m <sup>2</sup>	42.00	– 51.00
2.2.29	6.00 m span; 5.00 kN/m <sup>2</sup> loading	m <sup>2</sup>	42.00	– 53.00
2.2.30	7.50 m span; 5.00 kN/m <sup>2</sup> loading	m <sup>2</sup>	44.00	– 56.00
2.2.31	3.00 m span; 8.50 kN/m <sup>2</sup> loading	m <sup>2</sup>	–	–
2.2.32	6.00 m span; 8.50 kN/m <sup>2</sup> loading	m <sup>2</sup>	–	–
2.2.33	7.50 m span; 8.50 kN/m <sup>2</sup> loading	m <sup>2</sup>	–	–
2.2.34	3.00 m span; 12.50 kN/m <sup>2</sup> loading	m <sup>2</sup>	–	–
2.2.35	6.00 m span; 12.50 kN/m <sup>2</sup> loading	m <sup>2</sup>	–	–
2.2.36	Suspended slab; average depth; no coverings or finishes	m <sup>2</sup>	38.00	– 61.00
	<b>Precast concrete floors; reinforced concrete frame</b>			
2.2.37	Suspended slab; average depth; no coverings or finishes	m <sup>2</sup>	–	–
	<b>Precast concrete floors and frame</b>			
2.2.38	Suspended slab; average depth; no coverings or finishes	m <sup>2</sup>	–	–
	<b>Precast concrete floors; steel frame</b>			
	Suspended slabs; average depth; unprotected steel frame; no coverings or finishes			
2.2.39	up to three storeys	m <sup>2</sup>	–	–
	Suspended slabs; average depth; protected steel frame; no coverings or finishes			
2.2.40	up to six storeys	m <sup>2</sup>	–	–
2.2.41	seven to twelve storeys	m <sup>2</sup>	–	–
	<b>Other floor and frame construction/extras</b>			
2.2.42	Reinforced concrete cantilevered balcony	nr	1,748	– 2,346
2.2.43	Reinforced concrete cantilevered walkways	m <sup>2</sup>	–	–
2.2.44	Reinforced concrete walkways and supporting frame	m <sup>2</sup>	–	–
	Reinforced concrete core with steel umbrella framer			
2.2.45	twelve to twenty four storeys	m <sup>2</sup>	–	–
	Extra for			
2.2.46	wrought formwork	m <sup>2</sup>	3.40	– 4.40
2.2.47	sound reducing quilt in screed	m <sup>2</sup>	3.90	– 5.10
2.2.48	insulation to avoid cold bridging	m <sup>2</sup>	3.90	– 6.50

INDUSTRIAL £ range £		RETAILING £ range £		LEISURE £ range £		OFFICES £ range £		HOTELS £ range £		Item nr
158.00	- 213.00	140.00	- 204.00	158.00	204.00	140.00	- 185.00	140.00	- 185.00	2.2.25
-	- -	-	- -	-	- -	158.00	- 261.00	-	-	2.2.26
-	- -	-	- -	-	- -	20.00	- 24.00	-	-	2.2.27
-	-	50.00	57.00	50.00	- 57.00	50.00	- 57.00	50.00	- 57.00	2.2.28
-	-	50.00	- 59.00	50.00	- 59.00	50.00	- 57.00	56.00	- 59.00	2.2.29
-	-	52.00	- 65.00	52.00	- 65.00	52.00	- 57.00	59.00	- 65.00	2.2.30
52.00	- 59.00	-	-	-	- -	-	- -	-	- -	2.2.31
56.00	- 63.00	-	-	-	-	-	-	-	-	2.2.32
57.00	- 65.00	-	-	-	-	-	- -	-	- -	2.2.33
56.00	- 62.00	-	- -	-	- -	-	- -	-	- -	2.2.34
62.00	- 68.00	-	- -	-	- -	-	- -	-	- -	2.2.35
50.00	- 74.00	-	- -	-	- -	-	- -	-	- -	2.2.36
82.00	- 107.00	74.00	- 116.00	74.00	- 107.00	74.00	- 105.00	74.00	- 116.00	2.2.37
-	- -	-	- -	-	- -	-	- -	-	- -	-
82.00	- 156.00	74.00	- 158.00	74.00	- 156.00	74.00	- 156.00	74.00	- 177.00	2.2.38
-	- -	-	- -	-	- -	-	- -	-	- -	-
90.00	- 164.00	86.00	- 149.00	86.00	- 138.00	74.00	- 138.00	86.00	- 149.00	2.2.39
-	- -	-	- -	-	- -	-	- -	-	- -	-
149.00	- 189.00	125.00	- 177.00	138.00	- 177.00	125.00	- 168.00	125.00	- 168.00	2.2.40
-	- -	-	- -	-	- -	158.00	- 242.00	-	- -	2.2.41
-	- -	-	- -	-	- -	-	- -	-	- -	-
-	- -	-	- -	-	- -	-	- -	-	- -	2.2.42
-	- -	128.00	- 158.00	-	- -	-	- -	-	- -	2.2.43
-	- -	145.00	- 177.00	-	- -	-	- -	-	- -	2.2.44
-	- -	-	- -	-	- -	-	- -	-	- -	-
-	- -	-	- -	-	- -	297.00	- 401.00	-	- -	2.2.45
3.40	- 4.00	3.40	- 7.00	3.40	- 7.00	3.40	- 7.00	3.40	- 9.00	2.2.46
3.80	- 7.00	3.80	- 7.00	3.80	- 7.00	3.80	- 7.00	3.80	- 7.00	2.2.47
6.50	- 9.00	6.50	- 9.00	6.50	- 9.00	6.50	- 9.00	6.50	- 9.00	2.2.48

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL
			£ range £
2.3	<b>ROOF</b>		
	<b>roof plan area</b> (Unless otherwise described)		
	comprising:		
	<b>Softwood flat roofs</b>		
	<b>Softwood trussed pitched roofs</b>		
	<b>Steel trussed pitch roofs</b>		
	<b>Concrete flat roofs</b>		
	<b>Flat roof decking and finishes</b>		
	<b>Roof claddings</b>		
	<b>Rooflights/patent glazing and glazed roofs</b>		
	<b>Comparative over/underlays</b>		
	<b>Comparative tiling and slating finishes/perimeter treatments</b>		
	<b>Comparative cladding finishes/perimeter treatments</b>		
	<b>Comparative waterproofing finishes/perimeter treatments</b>		
	<b>Softwood flat roofs</b>		
	Structure only comprising roof joists; 100 mm × 50 mm wall plates; herringbone strutting; 50 mm woodwool slabs; no coverings or finishes		
2.3.1	150 mm × 50 mm joists	m <sup>2</sup>	32.00 – 38.00
2.3.2	200 mm × 50 mm joists	m <sup>2</sup>	38.00 – 40.00
2.3.3	250 mm × 50 mm joists	m <sup>2</sup>	41.00 – 45.00
	Structure only comprising roof joists; 100 mm × 50 mm wall plates; herringbone strutting; 25 mm softwood boarding; no coverings or finishes		
2.3.4	150 mm × 50 mm joists	m <sup>2</sup>	36.00 – 40.00
2.3.5	200 mm × 50 mm joists	m <sup>2</sup>	40.00 – 44.00
2.3.6	250 mm × 50 mm joists	m <sup>2</sup>	44.00 – 49.00
	Roof joists; average depth; 25 mm softwood boarding; PVC rainwater goods; plasterboard; skim and emulsion		
2.3.7	three layer felt and chippings	m <sup>2</sup>	78.00 – 99.00
2.3.8	two coat asphalt and chippings	m <sup>2</sup>	75.00 – 109.00
	<b>Softwood trussed pitched roofs</b>		
	Structure only comprising 75 mm × 50 mm Fink roof trusses at 600 mm centres (measured on plan)		
2.3.9	22.50° pitch	m <sup>2</sup>	15.00 – 19.00
	Structure only comprising 100 mm × 38 mm Fink roof trusses at 600 mm centres (measured on plan)		
2.3.10	30° pitch	m <sup>2</sup>	17.00 – 21.00
2.3.11	35° pitch	m <sup>2</sup>	18.00 – 21.00
2.3.12	40° pitch	m <sup>2</sup>	20.00 – 25.00
	Structure only comprising 100 mm × 50 mm Fink roof trusses at 375 mm centres (measured on plan)		
2.3.13	30° pitch	m <sup>2</sup>	30.00 – 34.00
2.3.14	35° pitch	m <sup>2</sup>	30.00 – 34.00
2.3.15	40° pitch	m <sup>2</sup>	32.00 – 38.00
	Extra for		
2.3.16	forming dormers		436.00 611.00
	Structure only for “Mansard” roof comprising 100 mm × 50 mm roof trusses at 600 mm centres		
2.3.17	70° pitch	m <sup>2</sup>	23.00 – 30.00
	Fink roof trusses;narrow span; 100 mm thick insulation; uPVC rainwater goods; plasterboard; skim and emulsion		
2.3.18	concrete interlocking tile coverings	m <sup>2</sup>	74.00 – 97.00
2.3.19	clay pantile coverings	m <sup>2</sup>	82.00 – 105.00
2.3.20	composition slate coverings	m <sup>2</sup>	86.00 – 107.00
2.3.21	plain clay tile coverings	m <sup>2</sup>	105.00 – 119.00
2.3.22	natural slate coverings	m <sup>2</sup>	105.00 – 138.00
2.3.23	reconstructed stone coverings	m <sup>2</sup>	87.00 – 146.00

INDUSTRIAL £ range £		RETAILING £ range £			LEISURE £ range £		OFFICES £ range £			HOTELS £ range £			Item nr
-	-	32.00	-	38.00	-	-	32.00	-	38.00	32.00	-	38.00	2.3.1
-	-	38.00	-	40.00	-	-	38.00	-	40.00	38.00	-	40.00	2.3.2
-	-	40.00	-	45.00	-	-	40.00	-	45.00	40.00	-	45.00	2.3.3
-	-	36.00	-	40.00	-	-	36.00	-	40.00	36.00	-	40.00	2.3.4
-	-	40.00	-	44.00	-	-	40.00	-	44.00	40.00	-	44.00	2.3.5
-	-	42.00	-	64.00	-	-	42.00	-	64.00	42.00	-	49.00	2.3.6
-	-	78.00	-	99.00	-	-	78.00	-	99.00	78.00	-	99.00	2.3.7
-	-	77.00	-	109.00	-	-	77.00	-	109.00	77.00	-	109.00	2.3.8
-	-	17.00	-	21.00	-	-	17.00	-	21.00	17.00	-	21.00	2.3.9
-	-	19.00	-	23.00	-	-	19.00	-	23.00	19.00	-	24.00	2.3.10
-	-	20.00	-	23.00	-	-	20.00	-	23.00	20.00	-	24.00	2.3.11
-	-	21.00	-	26.00	-	-	21.00	-	26.00	21.00	-	27.00	2.3.12
-	-	30.00	-	34.00	-	-	30.00	-	34.00	30.00	-	36.00	2.3.13
-	-	32.00	-	36.00	-	-	32.00	-	36.00	32.00	-	38.00	2.3.14
-	-	32.00	-	39.00	-	-	32.00	-	39.00	32.00	-	40.00	2.3.15
-	-	439.00	-	611.00	-	-	439.00	-	611.00	439.00	-	611.00	2.3.16
-	-	23.00	-	32.00	-	-	23.00	-	32.00	23.00	-	32.00	2.3.17
-	-	80.00	-	109.00	-	-	80.00	-	116.00	89.00	-	121.00	2.3.18
-	-	87.00	-	116.00	-	-	87.00	-	121.00	94.00	-	128.00	2.3.19
-	-	93.00	-	119.00	-	-	93.00	-	126.00	99.00	-	134.00	2.3.20
-	-	109.00	-	138.00	-	-	109.00	-	145.00	116.00	-	152.00	2.3.21
-	-	116.00	-	145.00	-	-	116.00	-	150.00	121.00	-	158.00	2.3.22
-	-	94.00	-	150.00	-	-	94.00	-	157.00	101.00	-	164.00	2.3.23

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL	£ range	£
2.3	<b>roof plan area</b> (unless otherwise described)				
	Monopitch roof trusses; 100 mm thick insulation; PVC rainwater goods; plasterboard; skim and emulsion				
2.3.24	concrete interlocking tile coverings	m <sup>2</sup>	82.00	–	101.00
2.3.25	clay pantile coverings	m <sup>2</sup>	87.00	–	107.00
2.3.26	composition slate coverings	m <sup>2</sup>	93.00	–	113.00
2.3.27	plain clay tile coverings	m <sup>2</sup>	107.00	–	128.00
2.3.28	natural slate coverings	m <sup>2</sup>	116.00	–	138.00
2.3.29	reconstructed stone coverings	m <sup>2</sup>	93.00	–	150.00
	Dormer roof trusses; 100 mm thick insulation; PVC rainwater goods; plasterboard; skim and emulsion				
2.3.30	concrete interlocking tile coverings	m <sup>2</sup>	109.00	–	138.00
2.3.31	clay pantile coverings	m <sup>2</sup>	116.00	–	146.00
2.3.32	composition slate coverings	m <sup>2</sup>	119.00	–	165.00
2.3.33	plain clay tile coverings	m <sup>2</sup>	137.00	–	165.00
2.3.34	natural slate coverings	m <sup>2</sup>	145.00	–	169.00
2.3.35	reconstructed stone coverings	m <sup>2</sup>	119.00	–	184.00
	Extra for				
2.3.36	end of terrace semi/detached configuration	m <sup>2</sup>	30.00	–	32.00
2.3.37	hipped roof configuration	m <sup>2</sup>	30.00	–	38.00
	<b>Steel trussed pitched roofs</b>				
	Fink roof trusses; wide span; 100 mm thick insulation				
2.3.38	concrete interlocking tile coverings	m <sup>2</sup>	–	–	–
2.3.39	clay pantile coverings	m <sup>2</sup>	–	–	–
2.3.40	composition slate coverings	m <sup>2</sup>	–	–	–
2.3.41	plain clay tile coverings	m <sup>2</sup>	–	–	–
2.3.42	natural slate coverings	m <sup>2</sup>	–	–	–
2.3.43	reconstructed stone coverings	m <sup>2</sup>	–	–	–
	Steel roof trusses and beams; thermal and acoustic insulation				
2.3.44	aluminium profiled composite cladding	m <sup>2</sup>	–	–	–
2.3.45	copper roofing or boarding	m <sup>2</sup>	–	–	–
	Steel roof and glulam beams; thermal and acoustic insulation				
2.3.46	aluminium profiled composite cladding	m <sup>2</sup>	–	–	–
	<b>Concrete flat roofs</b>				
	Structure only comprising reinforced concrete suspended slab; no coverings or finishes				
2.3.47	3.65 m span; 3.00 kN/m <sup>2</sup> loading	m <sup>2</sup>	52.00	–	53.00
2.3.48	4.25 m span; 3.00 kN/m <sup>2</sup> loading	m <sup>2</sup>	62.00	–	65.00
2.3.49	3.65 m span; 8.00 kN/m <sup>2</sup> loading	m <sup>2</sup>	–	–	–
2.3.50	4.25 m span; 8.00 kN/m <sup>2</sup> loading	m <sup>2</sup>	–	–	–
	Precast concrete suspended slab; average depth; 100 mm thick insulation; uPVC rainwater goods				
2.3.51	two coat asphalt coverings and chippings	m <sup>2</sup>	–	–	–
2.3.52	polyester roofing	m <sup>2</sup>	–	–	–
	Reinforced concrete or waffle suspended slabs; average depth; 100 mm thick insulation; uPVC rainwater goods				
2.3.53	two coat asphalt coverings and chippings	m <sup>2</sup>	–	–	–
2.3.54	two coat asphalt coverings and paving slabs	m <sup>2</sup>	–	–	–
	Reinforced concrete slabs; on “Holorib” permanent steel shuttering; average depth; 100 mm thick insulation; uPVC rainwater goods				
2.3.55	two coat asphalt coverings and chippings	m <sup>2</sup>	–	–	–

INDUSTRIAL £ range £		RETAILING £ range £		LEISURE £ range £		OFFICES £ range £		HOTELS £ range £		Item nr
-	-	87.00	- 116.00	-	-	87.00	- 119.00	95.00	- 128.00	2.3.24
-	-	95.00	- 119.00	-	-	95.00	- 128.00	101.00	- 138.00	2.3.25
-	-	101.00	- 128.00	-	-	101.00	- 138.00	105.00	- 145.00	2.3.26
-	-	116.00	- 146.00	-	-	116.00	- 150.00	119.00	- 157.00	2.3.27
-	-	119.00	- 150.00	-	-	119.00	- 157.00	128.00	- 165.00	2.3.28
-	-	99.00	- 157.00	-	-	99.00	- 165.00	107.00	- 169.00	2.3.29
-	-	116.00	- 150.00	-	-	116.00	- 157.00	119.00	- 165.00	2.3.30
-	-	119.00	- 157.00	-	-	119.00	- 165.00	128.00	- 169.00	2.3.31
-	-	122.00	- 165.00	-	-	122.00	- 169.00	133.00	- 177.00	2.3.32
-	-	145.00	- 177.00	-	-	145.00	- 184.00	150.00	- 189.00	2.3.33
-	-	150.00	- 184.00	-	-	150.00	- 189.00	157.00	- 197.00	2.3.34
-	-	128.00	- 189.00	-	-	128.00	- 197.00	137.00	- 204.00	2.3.35
-	-	-	-	-	-	-	-	-	-	2.3.36
-	-	-	-	-	-	-	-	-	-	2.3.37
-	-	137.00	- 177.00	133.00	- 169.00	137.00	- 185.00	146.00	- 191.00	2.3.38
-	-	146.00	- 185.00	137.00	- 177.00	146.00	- 191.00	153.00	- 201.00	2.3.39
-	-	133.00	- 189.00	146.00	- 185.00	150.00	- 195.00	160.00	- 204.00	2.3.40
-	-	169.00	- 208.00	164.00	- 197.00	168.00	- 213.00	176.00	- 225.00	2.3.41
-	-	176.00	- 213.00	169.00	- 208.00	176.00	- 225.00	185.00	- 232.00	2.3.42
-	-	164.00	- 232.00	156.00	- 225.00	164.00	- 240.00	169.00	- 247.00	2.3.43
208.00	- 247.00	189.00	- 232.00	185.00	- 225.00	189.00	- 212.00	-	-	2.3.44
-	-	208.00	- 256.00	212.00	- 256.00	223.00	- 247.00	-	-	2.3.45
-	-	208.00	- 277.00	197.00	- 270.00	208.00	- 266.00	-	-	2.3.46
-	-	-	-	50.00	- 59.00	50.00	- 59.00	50.00	- 59.00	2.3.47
-	-	-	-	57.00	- 62.00	57.00	- 69.00	57.00	- 69.00	2.3.48
56.00	- 65.00	56.00	- 65.00	56.00	- 65.00	56.00	- 65.00	56.00	- 65.00	2.3.49
70.00	- 80.00	70.00	- 80.00	68.00	- 80.00	68.00	- 80.00	68.00	- 80.00	2.3.50
94.00	- 132.00	86.00	- 141.00	86.00	- 134.00	86.00	- 132.00	86.00	- 141.00	2.3.51
99.00	- 116.00	95.00	- 132.00	95.00	- 125.00	95.00	- 114.00	95.00	- 128.00	2.3.52
102.00	- 134.00	95.00	- 149.00	95.00	- 141.00	95.00	- 132.00	95.00	- 149.00	2.3.53
141.00	- 177.00	134.00	- 189.00	134.00	- 181.00	134.00	- 177.00	134.00	- 193.00	2.3.54
95.00	- 114.00	86.00	- 128.00	86.00	- 125.00	86.00	- 114.00	68.00	- 128.00	2.3.55

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
2.3	<b>roof plan area</b> (unless otherwise described)			
	<b>Flat roof decking and finishes</b>			
	Woodwool roof decking			
2.3.56	50 mm thick; two coat asphalt coverings to BS 5925 and chippings	m <sup>2</sup>	–	–
	Galvanised steel roof decking; 100 mm thick insulation; three layer felt roofing and chippings			
2.3.57	0.70 mm thick; 2.38 m span	m <sup>2</sup>	–	–
2.3.58	0.70 mm thick; 2.96 m span	m <sup>2</sup>	–	–
2.3.59	– 0.70 mm thick; 3.74 m span	m <sup>2</sup>	–	–
2.3.60	– 0.70 mm thick; 5.13 m span	m <sup>2</sup>	–	–
	Aluminium roof decking; 100 mm thick insulation; three layer felt roofing and chippings			
2.3.61	0.90 mm thick; 1.79 m span	m <sup>2</sup>	–	–
2.3.62	0.90 mm thick; 2.34 m span	m <sup>2</sup>	–	–
	Metal decking; 100 mm thick insulation; on wool/steel open lattice beams			
2.3.63	three layer felt roofing and chippings	m <sup>2</sup>	–	–
2.3.64	– two layer high performance felt roofing and chippings	m <sup>2</sup>	–	–
2.3.65	two coats asphalt coverings and chippings	m <sup>2</sup>	–	–
	Metal decking to “Mansard”; excluding frame; 50 mm thick insulation; two coat asphalt coverings and chippings on decking			
2.3.66	natural slate covering to “Mansard” faces	m <sup>2</sup>	–	–
	<b>Roof claddings</b>			
	Non-asbestos profiled cladding			
2.3.67	“Profite 3” ; natural	m <sup>2</sup>	–	–
2.3.68	“Profile 3” ; coloured	m <sup>2</sup>	–	–
2.3.69	"Profile 6"; natural	m <sup>2</sup>	–	–
2.3.70	“Profile 6” ; coloured	m <sup>2</sup>	–	–
2.3.71	“Profile 6” ; natural; insulated; inner lining panel	m <sup>2</sup>	–	–
	Non-asbestos profiled cladding on steel purlins			
2.3.72	insulated	m <sup>2</sup>	–	–
2.3.73	insulated; with 10% translucent sheets	m <sup>2</sup>	–	–
2.3.74	insulated; plasterboard inner lining of metal tees	m <sup>2</sup>	–	–
	Asbestos cement profiled cladding on steel purlins			
2.3.75	insulated	m <sup>2</sup>	–	–
2.3.76	insulated; with 10% translucent sheets	m <sup>2</sup>	–	–
2.3.77	insulated; plasterboard inner lining of metal tees	m <sup>2</sup>	–	–
2.3.78	insulated; steel sheet liner on metal tees	m <sup>2</sup>	–	–
	PVF2 coated galvanised steel profiled cladding			
2.3.79	0.72 mm thick; "profile 20 B"	m <sup>2</sup>	–	–
2.3.80	0.72 mm thick; “profile TOP 40”	m <sup>2</sup>	–	–
2.3.81	– 0.72 mm thick; “profile 45”	m <sup>2</sup>	–	–
	Extra for			
2.3.82	80 mm thick insulation and 0.40 mm thick coated inner lining sheet	m <sup>2</sup>	–	–
	PVF2 coated galvanised steel profiled cladding on steel purlins			
2.3.83	insulated	m <sup>2</sup>	–	–
2.3.84	insulated; plasterboard inner lining of metal tees	m <sup>2</sup>	–	–
2.3.85	insulated; plasterboard inner lining of metal tees; with 1% fire vents	m <sup>2</sup>	–	–
2.3.86	insulated; plasterboard inner lining of metal tees; with 2.50% fire vents	m <sup>2</sup>	–	–
2.3.87	insulated; coloured inner lining panel	m <sup>2</sup>	–	–
2.3.88	insulated; coloured inner lining panel; with 1% fire vents	m <sup>2</sup>	–	–
2.3.89	insulated; coloured inner lining panel; with 2.50% fire vents	m <sup>2</sup>	–	–
2.3.90	insulated; sandwich panel	m <sup>2</sup>	–	–

INDUSTRIAL £ range £		RETAILING £ range £		LEISURE £ range £		OFFICES £ range £		HOTELS £ range £		Item nr
39.00	– 55.00	43.00	– 53.00	45.00	– 56.00	39.00	– 56.00	45.00	– 56.00	2.3.56
44.00	– 56.00	44.00	– 56.00	44.00	– 56.00	44.00	– 56.00	44.00	– 56.00	2.3.57
45.00	– 58.00	45.00	– 58.00	45.00	– 58.00	45.00	– 58.00	45.00	– 58.00	2.3.58
46.00	– 59.00	46.00	– 59.00	46.00	– 59.00	46.00	– 59.00	46.00	– 59.00	2.3.59
49.00	– 61.00	49.00	– 61.00	49.00	– 61.00	49.00	– 61.00	49.00	– 61.00	2.3.60
52.00	– 64.00	52.00	– 64.00	52.00	– 64.00	52.00	– 64.00	52.00	– 64.00	2.3.61
55.00	– 68.00	55.00	– 68.00	55.00	– 68.00	55.00	– 68.00	55.00	– 68.00	2.3.62
82.00	– 101.00	87.00	– 102.00	87.00	– 102.00	87.00	– 102.00	87.00	– 106.00	2.3.63
86.00	– 102.00	87.00	– 102.00	87.00	– 109.00	87.00	– 109.00	87.00	– 109.00	2.3.64
82.00	– 107.00	82.00	– 109.00	82.00	– 109.00	82.00	– 109.00	87.00	– 118.00	2.3.65
–	–	150.00	– 244.00	137.00	– 225.00	137.00	– 225.00	149.00	– 261.00	2.3.66
14.00	– 17.00	–	–	–	–	–	–	–	–	2.3.67
16.00	– 19.00	–	–	–	–	–	–	–	–	2.3.68
16.00	– 19.00	–	–	–	–	–	–	–	–	2.3.69
17.00	– 19.00	–	–	–	–	–	–	–	–	2.3.70
28.00	– 37.00	–	–	–	–	–	–	–	–	2.3.71
28.00	– 35.00	–	–	–	–	–	–	–	–	2.3.72
31.00	– 37.00	–	–	–	–	–	–	–	–	2.3.73
45.00	– 53.00	–	–	–	–	–	–	–	–	2.3.74
28.00	– 33.00	–	–	–	–	–	–	–	–	2.3.75
31.00	– 37.00	–	–	–	–	–	–	–	–	2.3.76
43.00	– 53.00	–	–	–	–	–	–	–	–	2.3.77
43.00	– 53.00	–	–	–	–	–	–	–	–	2.3.78
19.00	– 25.00	26.00	– 35.00	26.00	– 35.00	–	–	–	–	2.3.79
19.00	– 23.00	25.00	– 33.00	25.00	– 33.00	–	–	–	–	2.3.80
21.00	– 28.00	28.00	– 37.00	28.00	– 37.00	–	–	–	–	2.3.81
12.00	– 14.00	12.00	– 14.00	12.00	– 14.00	–	–	–	–	2.3.82
34.00	– 45.00	38.00	– 50.00	38.00	– 50.00	–	–	–	–	2.3.83
50.00	– 65.00	55.00	– 72.00	55.00	– 72.00	–	–	–	–	2.3.84
59.00	– 82.00	66.00	– 89.00	66.00	– 89.00	–	–	–	–	2.3.85
73.00	– 96.00	82.00	– 102.00	82.00	– 102.00	–	–	–	–	2.3.86
52.00	– 67.00	59.00	– 73.00	59.00	– 73.00	–	–	–	–	2.3.87
59.00	– 73.00	66.00	– 82.00	66.00	– 82.00	–	–	–	–	2.3.88
73.00	– 96.00	80.00	– 96.00	80.00	– 96.00	–	–	–	–	2.3.89
109.00	– 169.00	140.00	– 191.00	140.00	– 191.00	–	–	–	–	2.3.90



Item nr	SPECIFICATIONS	Unit	RESIDENTIAL		
			£ range £		
2.3	<b>roof plan area</b> (unless otherwise described)				
	Pre-painted "Rigidal" aluminium profiled cladding				
2.3.91	0.70 mm thick; type WA6	m <sup>2</sup>	–		–
2.3.92	0.90 mm thick; type A7	m <sup>2</sup>	–		–
	PVF2 coated aluminium profiled cladding on steel purlins				
2.3.93	insulated; plasterboard inner lining on metal tees	m <sup>2</sup>	–		–
2.3.94	insulated; coloured inner lining panel	m <sup>2</sup>	–		–
	<b>Rooflights/patent glazing and glazed roofs</b>				
	Rooflights				
2.3.95	standard PVC	m <sup>2</sup>	–		–
2.3.96	feature/ventilating	m <sup>2</sup>	–		–
	Patent glazing; including flashings				
	standard aluminium georgian wired				
2.3.97	single glazed	m <sup>2</sup>	–		–
2.3.98	double glazed	m <sup>2</sup>	–		–
	purpose made polyester powder coated aluminium;				
2.3.99	double glazed low emissivity glass	m <sup>2</sup>	–		–
2.3.100	feature; to covered walkways	m <sup>2</sup>	–		–
	Glazed roofing on framing; to covered walkways				
2.3.101	feature; single glazed	m <sup>2</sup>	–		–
2.3.102	feature; double glazed barrel vault	m <sup>2</sup>	–		–
2.3.103	feature; very expensive	m <sup>2</sup>	–		–
	<b>Comparative over/underlays</b>				
	Roofing felt; unreinforced				
2.3.104	sloping (measured on face)	m <sup>2</sup>	1.40	–	1.70
	Roofing felt; reinforced				
2.3.105	sloping (measured on face)	m <sup>2</sup>	1.70	–	2.00
	Sloping (measured on plan)				
2.3.106	20° pitch	m <sup>2</sup>	2.00	–	2.50
2.3.107	30° pitch	m <sup>2</sup>	2.20	–	2.80
2.3.108	35° pitch	m <sup>2</sup>	2.80	–	3.10
2.3.109	40° pitch	m <sup>2</sup>	2.80	–	3.20
2.3.110	Building paper	m <sup>2</sup>	1.20	–	2.50
2.3.111	Vapour barrier	m <sup>2</sup>	1.80	–	5.50
	Insulation quilt; laid over ceiling joists				
2.3.112	80 mm thick	m <sup>2</sup>	3.40	–	3.80
2.3.113	100 mm thick	m <sup>2</sup>	4.10	–	4.30
2.3.114	150 mm thick	m <sup>2</sup>	5.60	–	6.20
2.3.115	200 mm thick	m <sup>2</sup>	7.50	–	8.20
	Wood fibre insulation boards; impregnated; density 220–350 kg/m <sup>3</sup>				
2.3.116	12.70 mm thick	m <sup>2</sup>	–		–
	Polystyrene insulation boards; fixed vertically with adhesive				
2.3.117	12 mm thick	m <sup>2</sup>	–		–
2.3.118	25 mm thick	m <sup>2</sup>	–		–
2.3.119	50 mm thick	m <sup>2</sup>	–		–
2.3.120	Limestone ballast	m <sup>2</sup>	–		–
	Polyurethane insulation boards; density 32k/m <sup>3</sup>				
2.3.121	30 mm thick	m <sup>2</sup>	–		–
2.3.122	35 mm thick	m <sup>2</sup>	–		–
2.3.123	50 mm thick	m <sup>2</sup>	–		–
	Cork insulation boards; density 112–125 kg/m <sup>3</sup>				
2.3.124	60 mm thick	m <sup>2</sup>	–		–
	Glass fibre insulation boards; density 120–130 kg/m <sup>2</sup>				
2.3.125	60 mm thick	m <sup>2</sup>	–		–
	Extruded polystyrene foam boards				
2.3.126	50 mm thick	m <sup>2</sup>	–		–
2.3.127	50 mm thick; with cement topping	m <sup>2</sup>	–		–
2.3.128	75 mm thick	m <sup>2</sup>	–		–

INDUSTRIAL £ range £		RETAILING £ range £		LEISURE £ range £		OFFICES £ range £		HOTELS £ range £		Item nr
26.00	– 33.00	33.00	– 40.00	33.00	– 40.00	–	–	–	–	2.3.91
30.00	– 37.00	37.00	– 45.00	37.00	– 45.00	–	–	–	–	2.3.92
	–		–		–					
52.00	– 67.00	59.00	– 74.00	59.00	– 74.00	–	–	–	–	2.3.93
55.00	– 68.00	63.00	– 77.00	63.00	– 77.00	–	–	–	–	2.3.94
122.00	– 219.00	122.00	– 219.00	122.00	– 219.00	122.00	– 219.00	122.00	– 219.00	2.3.95
–	–	219.00	– 401.00	219.00	– 401.00	219.00	– 401.00	219.00	– 401.00	2.3.96
157.00	– 219.00	165.00	– 219.00	165.00	– 219.00	165.00	– 219.00	174.00	– 244.00	2.3.97
183.00	– 235.00	200.00	– 252.00	200.00	– 252.00	200.00	– 252.00	219.00	– 278.00	2.3.98
219.00	– 261.00	235.00	– 278.00	235.00	– 278.00	235.00	– 278.00	244.00	– 305.00	2.3.99
–	–	244.00	– 435.00	244.00	– 435.00	244.00	– 435.00	244.00	– 479.00	2.3.100
–	–	340.00	– 505.00	340.00	– 505.00	340.00	– 505.00	373.00	– 556.00	2.3.101
–	–	505.00	– 751.00	505.00	– 751.00	505.00	– 751.00	505.00	– 819.00	2.3.102
–	–	751.00	– 938.00	751.00	– 938.00	751.00	– 938.00	751.00	– 998.00	2.3.103
–	–	1.40	– 1.80	–	–	1.40	– 1.80	1.40	– 1.80	2.3.104
–	–	1.80	– 2.00	–	–	1.80	– 2.00	1.80	– 2.00	2.3.105
–	–	2.00	– 2.50	–	–	2.00	– 2.50	2.00	– 2.50	2.3.106
–	–	2.20	– 2.80	–	–	2.20	– 2.80	2.20	– 2.80	2.3.107
–	–	2.80	– 3.10	–	–	2.80	– 3.10	2.80	– 3.10	2.3.108
–	–	2.80	– 3.10	–	–	2.80	– 3.10	2.80	– 3.10	2.3.109
–	–	1.30	– 2.50	–	–	1.30	– 2.50	1.30	– 2.50	2.3.110
–	–	1.80	– 5.50	–	–	1.80	– 5.50	1.80	– 5.50	2.3.111
–	–	3.40	– 3.80	–	–	3.40	– 3.80	3.40	– 3.80	2.3.112
–	–	4.10	– 4.30	–	–	4.10	– 4.30	1.40	– 4.30	2.3.113
–	–	5.50	– 6.30	–	–	5.50	– 6.30	1.40	– 6.30	2.3.114
–	–	7.50	– 8.20	–	–	7.50	– 8.20	1.40	– 8.20	2.3.115
–	–	5.00	– 7.00	–	–	–	–	–	–	2.3.116
5.50	– 6.80	5.50	– 6.80	5.50	– 6.80	5.50	– 6.80	5.50	– 6.80	2.3.117
6.80	– 7.80	6.80	– 7.80	6.80	– 7.80	6.80	– 7.80	6.80	– 7.80	2.3.118
7.80	– 9.40	7.80	– 9.40	7.80	– 9.40	7.80	– 9.40	7.80	– 9.40	2.3.119
5.50	– 9.40	5.50	– 9.40	5.50	– 9.40	5.50	– 9.40	5.50	– 9.40	2.3.120
7.80	– 9.40	7.80	– 9.40	7.80	– 9.40	7.80	– 9.40	7.80	– 9.40	2.3.121
9.40	– 9.90	9.40	– 9.90	9.40	– 9.90	9.40	– 9.90	9.40	– 9.90	2.3.122
10.90	– 12.50	10.90	– 12.50	10.90	– 12.50	10.90	– 12.50	10.90	– 12.50	2.3.123
9.90	– 13.80	9.90	– 13.80	9.90	– 13.80	9.90	– 13.80	9.90	– 13.80	2.3.124
14.00	– 17.00	14.00	– 17.00	14.00	– 17.00	14.00	– 17.00	14.00	– 17.00	2.3.125
14.00	– 16.00	14.00	– 16.00	14.00	– 16.00	14.00	– 16.00	14.00	– 16.00	2.3.126
22.00	– 25.00	22.00	– 25.00	22.00	– 25.00	22.00	– 25.00	22.00	– 25.00	2.3.127
18.00	– 20.00	18.00	– 20.00	18.00	– 20.00	18.00	– 20.00	18.00	– 20.00	2.3.128

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
2.3	<b>roof plan area</b> (unless otherwise described)			
2.3.129	“Perlite” insulation board; density 170–180 kg/m <sup>3</sup> 60 mm thick	m <sup>2</sup>	–	–
2.3.130	Foam glass insulation board; density 125–135 kg/m <sup>3</sup> 60 mm thick	m <sup>2</sup>	–	–
	Screeds to receive roof coverings			
2.3.131	50 mm thick cement and sand screed	m <sup>2</sup>	9.00	– 10.20
2.3.132	60 mm thick (average) “Isocrete K” screed; density 500 kg/m <sup>3</sup>	m <sup>2</sup>	9.70	– 10.60
2.3.133	75 mm thick lightweight bituminous screed and vapour barrier	m <sup>2</sup>	15.00	– 17.00
2.3.134	100 mm thick lightweight bituminous screed and vapour barrier	m <sup>2</sup>	19.00	– 21.00
2.3.135	50 mm thick woodwool slabs; unreinforced sloping (measured on face)	m <sup>2</sup>	9.70	– 12.50
2.3.136	sloping (measured on plan) 20° pitch	m <sup>2</sup>	11.00	– 14.00
2.3.137	30° pitch	m <sup>2</sup>	14.00	– 16.00
2.3.138	35° pitch	m <sup>2</sup>	15.00	– 18.00
2.3.139	40° pitch	m <sup>2</sup>	16.00	– 18.00
2.3.140	50 mm thick woodwool slabs; unreinforced; on and including steel purlins at 600 mm thick centres	m <sup>2</sup>	17.00	– 20.00
2.3.141	sloping (measure on face)	m <sup>2</sup>	11.00	– 14.00
2.3.142	sloping (measured on plan) 20°pitch	m <sup>2</sup>	12.00	– 14.00
2.3.143	30° pitch	m <sup>2</sup>	15.00	– 17.00
2.3.144	35° pitch	m <sup>2</sup>	17.00	– 20.00
2.3.145	40° pitch	m <sup>2</sup>	17.00	– 20.00
2.3.146	25 mm thick “Tanalised” softwood boarding sloping (measured on face)	m <sup>2</sup>	13.00	– 15.00
2.3.147	sloping (measured on plan) 20° pitch	m <sup>2</sup>	14.00	– 17.00
2.3.148	30° pitch	m <sup>2</sup>	17.00	– 20.00
2.3.149	35° pitch	m <sup>2</sup>	19.00	– 22.00
2.3.150	40° pitch	m <sup>2</sup>	21.00	– 23.00
2.3.151	18 mm thick external quality plywood boarding sloping (measured on face)	m <sup>2</sup>	17.00	– 20.00
2.3.152	sloping (measured on plan) 20° pitch	m <sup>2</sup>	19.00	– 22.00
2.3.153	30° pitch	m <sup>2</sup>	23.00	– 27.00
2.3.154	35° pitch	m <sup>2</sup>	26.00	– 30.00
2.3.155	40° pitch	m <sup>2</sup>	27.00	– 30.00
	<b>Comparative tiling and slating finishes/perimeter treatments (including underfelt, battening, eaves courses and ridges)</b>			
2.3.156	Concrete troughed interlocking tiles; 413 mm × 300 mm; 75 mm lap sloping (measured on face)	m <sup>2</sup>	16.00	– 20.00
2.3.157	sloping (measured on plan) 30° pitch	m <sup>2</sup>	21.00	– 25.00
2.3.158	35° pitch	m <sup>2</sup>	23.00	– 26.00
2.3.159	40° pitch	m <sup>2</sup>	25.00	– 27.00
2.3.160	Concrete interlocking states; 430 mm × 330 mm; 75 mm lap sloping (measured on face)	m <sup>2</sup>	17.00	– 20.00
2.3.161	sloping (measured on plan) 30° pitch	m <sup>2</sup>	18.00	– 26.00
2.3.162	35° pitch	m <sup>2</sup>	24.00	– 28.00
2.3.163	40° pitch	m <sup>2</sup>	25.00	– 28.00

INDUSTRIAL			RETAILING			LEISURE			OFFICES			HOTELS			Item nr.
£ rate £			£ rate £			£ rate £			£ rate £			£rate£			
15.00	-	16.00	15.00	-	16.00	15.00	-	16.00	15.00	-	16.00	15.00	-	16.00	2.3.129
19.00	-	22.00	19.00	-	22.00	19.00	-	22.00	19.00	-	22.00	19.00	-	22.00	2.3.130
-	-	-	9.00	-	10.20	-	-	-	9.00	-	10.20	9.00	-	10.20	2.3.131
-	-	-	9.70	-	10.70	-	-	-	9.70	-	10.60	9.70	-	10.70	2.3.132
-	-	-	16.00	-	17.00	-	-	-	16.00	-	17.00	16.00	-	17.00	2.3.133
-	-	-	18.00	-	21.00	-	-	-	18.00	-	21.00	18.00	-	21.00	2.3.134
9.70	-	12.50	-	-	-	-	-	-	9.70	-	12.50	-	-	-	2.3.135
11.10	-	13.80	-	-	-	-	-	-	11.10	-	13.80	-	-	-	2.3.136
14.00	-	17.00	-	-	-	-	-	-	14.00	-	17.00	-	-	-	2.3.137
16.00	-	18.00	-	-	-	-	-	-	16.00	-	18.00	-	-	-	2.3.138
16.00	-	18.00	-	-	-	-	-	-	16.00	-	18.00	-	-	-	2.3.139
17.00	-	20.00	-	-	-	-	-	-	17.00	-	20.00	-	-	-	2.3.140
-	-	-	11.10	-	13.80	-	-	-	11.10	-	13.80	11.10	-	13.80	2.3.141
-	-	-	12.50	-	15.00	-	-	-	12.50	-	15.00	12.50	-	15.00	2.3.142
-	-	-	15.00	-	17.00	-	-	-	15.00	-	17.00	15.00	-	17.00	2.3.143
-	-	-	17.00	-	19.00	-	-	-	17.00	-	19.00	17.00	-	19.00	2.3.144
-	-	-	17.00	-	20.00	-	-	-	17.00	-	20.00	17.00	-	20.00	2.3.145
-	-	-	13.00	-	15.00	-	-	-	13.00	-	15.00	13.00	-	15.00	2.3.146
-	-	-	14.00	-	17.00	-	-	-	14.00	-	17.00	14.00	-	17.00	2.3.147
-	-	-	17.00	-	20.00	-	-	-	17.00	-	20.00	17.00	-	20.00	2.3.148
-	-	-	20.00	-	22.00	-	-	-	20.00	-	22.00	20.00	-	22.00	2.3.149
-	-	-	20.00	-	23.00	-	-	-	20.00	-	23.00	20.00	-	23.00	2.3.150
-	-	-	17.00	-	20.00	-	-	-	17.00	-	20.00	17.00	-	20.00	2.3.151
-	-	-	19.00	-	22.00	-	-	-	19.00	-	22.00	19.00	-	22.00	2.3.152
-	-	-	23.00	-	26.00	-	-	-	23.00	-	26.00	23.00	-	26.00	2.3.153
-	-	-	26.00	-	29.00	-	-	-	26.00	-	29.00	26.00	-	29.00	2.3.154
-	-	-	26.00	-	30.00	-	-	-	26.00	-	30.00	26.00	-	30.00	2.3.155
-	-	-	16.00	-	20.00	-	-	-	16.20	-	20.10	16.20	-	20.10	2.3.156
-	-	-	21.00	-	25.00	-	-	-	20.90	-	25.20	20.90	-	25.20	2.3.157
-	-	-	23.00	-	27.00	-	-	-	23.40	-	26.90	23.40	-	26.90	2.3.158
-	-	-	25.00	-	28.00	-	-	-	25.20	-	27.70	25.20	-	27.70	2.3.159
-	-	-	17.00	-	20.00	-	-	-	17.00	-	20.10	17.00	-	20.10	2.3.160
-	-	-	22.00	-	25.00	-	-	-	21.70	-	25.20	21.70	-	25.20	2.3.161
-	-	-	24.00	-	28.00	-	-	-	24.40	-	27.70	24.40	-	27.70	2.3.162
-	-	-	25.00	-	28.00	-	-	-	25.20	-	27.70	25.20	-	27.70	2.3.163

Item nr.	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
2.3	<b>roof floor area</b> (unless otherwise described)			
	Glass fibre reinforced bitumen slates; 900 mm × 300 mm thick; fixed to boarding (not included)			
2.3.164	sloping (measured on face)	m <sup>2</sup>	16.00	– 19.00
	sloping (measured on plan)			
2.3.165	30° pitch	m <sup>2</sup>	20.00	– 23.00
2.3.166	35° pitch	m <sup>2</sup>	22.00	– 26.00
2.3.167	40° pitch	m <sup>2</sup>	23.00	– 29.00
	Concrete bold roll interlocking tiles; 418 mm × 332 mm; 75 mm lap			
2.3.168	sloping (measured on face)	m <sup>2</sup>	16.00	– 20.00
	sloping (measured on plan)			
2.3.169	30° pitch	m <sup>2</sup>	21.00	– 25.00
2.3.170	35° pitch	m <sup>2</sup>	23.00	– 27.00
2.3.171	40° pitch	m <sup>2</sup>	24.00	– 27.00
	Tudor clay pantiles; 470 mm × 285 mm; 100 mm lap			
2.3.172	sloping (measured on face)	m <sup>2</sup>	23.00	– 27.00
	sloping (measured on plan)			
2.3.173	30° pitch	m <sup>2</sup>	29.00	– 35.00
2.3.174	35° pitch	m <sup>2</sup>	32.00	– 39.00
2.3.175	40° pitch	m <sup>2</sup>	34.00	– 41.00
	Natural red pantiles; 337 mm × 241 mm; 76 mm head and 38 mm side laps			
2.3.176	sloping (measured on face)	m <sup>2</sup>	27.00	– 32.00
	sloping (measured on plan)			
2.3.177	30° pitch	m <sup>2</sup>	35.00	– 41.00
2.3.178	35° pitch	m <sup>2</sup>	38.00	– 43.00
2.3.179	40° pitch	m <sup>2</sup>	40.00	– 45.00
	Blue composition (non-asbestos) slates; 600 mm × 300 mm; 75 mm lap			
2.3.180	sloping (measured on face)	m <sup>2</sup>	28.00	– 34.00
2.3.181	sloping to mansard (measured on face)	m <sup>2</sup>	39.00	– 45.00
	sloping (measured on plan)			
2.3.182	30° pitch	m <sup>2</sup>	38.00	– 43.00
2.3.183	35° pitch	m <sup>2</sup>	41.00	– 46.00
2.3.184	40° pitch	m <sup>2</sup>	41.00	– 47.00
2.3.185	verticat to “Mansard”; including 18 mm thick blockboard (measured on face)	m <sup>2</sup>	56.00	– 67.00
2.3.186	sloping (measured on face)	m <sup>2</sup>	38.00	– 45.00
	sloping (measured on plan)			
2.3.187	30° pitch	m <sup>2</sup>	46.00	– 56.00
2.3.188	35° pitch	m <sup>2</sup>	52.00	– 63.00
2.3.189	40° pitch	m <sup>2</sup>	56.00	– 67.00
	Machine maid clay plain tiles; 267 mm × 165 mm; 64 mm lap			
2.3.190	sloping (measured on face)	m <sup>2</sup>	42.00	– 50.00
	sloping (measured on plan)			
2.3.191	30° pitch	m <sup>2</sup>	52.00	– 63.00
2.3.192	35° pitch	m <sup>2</sup>	59.00	– 70.00
2.3.193	40° pitch	m <sup>2</sup>	64.00	– 75.00
	Black “Sterreberg” glazed interlocking pantiles; 335 mm × 240 mm; 76 mm head and 38 mm side laps			
2.3.194	sloping (measured on face)	m <sup>2</sup>	38.00	– 47.00
	sloping (measured on plan)			
2.3.195	30° pitch	m <sup>2</sup>	47.00	– 58.00
2.3.196	35° pitch	m <sup>2</sup>	53.00	– 66.00
2.3.197	40° pitch	m <sup>2</sup>	58.00	– 71.00

INDUSTRIAL £ range £		RETAILING £ range £		LEISURE £ range £		OFFICES £ range £		HOTELS £ range £		Item nr
-	-	16.00	- 19.00	-	-	16.00	- 19.00	16.00	- 19.00	2.3.164
-	-	20.00	- 23.00	-	-	20.00	- 23.00	20.00	- 23.00	2.3.165
-	-	22.00	- 26.00	-	-	22.00	- 26.00	22.00	- 26.00	2.3.166
-	-	23.00	- 29.00	-	-	23.00	- 29.00	23.00	- 29.00	2.3.167
-	-	16.00	- 20.00	-	-	16.00	- 20.00	16.00	- 20.00	2.3.168
-	-	21.00	- 25.00	-	-	21.00	- 25.00	21.00	- 25.00	2.3.169
-	-	23.00	- 27.00	-	-	23.00	- 27.00	23.00	- 27.00	2.3.170
-	-	24.00	- 27.00	-	-	24.00	- 27.00	24.00	- 27.00	2.3.171
-	-	23.00	- 27.00	-	-	23.00	- 27.00	23.00	- 27.00	2.3.172
-	-	29.00	- 35.00	-	-	29.00	- 35.00	29.00	- 35.00	2.3.173
-	-	32.00	- 39.00	-	-	32.00	- 39.00	32.00	- 39.00	2.3.174
-	-	34.00	- 41.00	-	-	34.00	- 41.00	34.00	- 41.00	2.3.175
-	-	27.00	- 32.00	-	-	27.00	- 32.00	27.00	- 32.00	2.3.176
-	-	35.00	- 41.00	-	-	35.00	- 41.00	35.00	- 41.00	2.3.177
-	-	38.00	- 43.00	-	-	38.00	- 43.00	38.00	- 43.00	2.3.178
-	-	40.00	- 45.00	-	-	40.00	- 45.00	40.00	- 45.00	2.3.179
-	-	28.00	- 34.00	-	-	28.00	- 34.00	28.00	- 34.00	2.3.180
-	-	39.00	- 45.00	-	-	39.00	- 45.00	39.00	- 45.00	2.3.181
-	-	38.00	- 43.00	-	-	38.00	- 43.00	38.00	- 43.00	2.3.182
-	-	41.00	- 46.00	-	-	41.00	- 46.00	41.00	- 46.00	2.3.183
-	-	41.00	- 47.00	-	-	41.00	- 47.00	41.00	- 47.00	2.3.184
-	-	56.00	- 67.00	-	-	56.00	- 67.00	56.00	- 67.00	2.3.185
-	-	38.00	- 45.00	-	-	38.00	- 45.00	38.00	- 45.00	2.3.186
-	-	46.00	- 56.00	-	-	46.00	- 56.00	46.00	- 56.00	2.3.187
-	-	52.00	- 63.00	-	-	52.00	- 63.00	52.00	- 63.00	2.3.188
-	-	56.00	- 67.00	-	-	56.00	- 67.00	56.00	- 67.00	2.3.189
-	-	42.00	- 50.00	-	-	42.00	- 50.00	42.00	- 50.00	2.3.190
-	-	52.00	- 63.00	-	-	52.00	- 63.00	52.00	- 63.00	2.3.191
-	-	59.00	- 70.00	-	-	59.00	- 70.00	59.00	- 70.00	2.3.192
-	-	64.00	- 75.00	-	-	64.00	- 75.00	64.00	- 75.00	2.3.193
-	-	38.00	- 47.00	-	-	38.00	- 47.00	38.00	- 47.00	2.3.194
-	-	47.00	- 58.00	-	-	47.00	- 58.00	47.00	- 58.00	2.3.195
-	-	53.00	- 66.00	-	-	53.00	- 66.00	53.00	- 66.00	2.3.196
-	-	58.00	- 71.00	-	-	58.00	- 71.00	58.00	- 71.00	2.3.197

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
2.3	<b>ROOF</b>			
	<b>roof plan area (Unless otherwise described)</b>			
	<b>Comparative tiling and slating finishes/perimeter treatments</b>			
	Red cedar sawn shingles; 450 mm long; 125 mm lap			
2.3.198	sloping (measured on face)	m <sup>2</sup>	43.00	– 54.00
	sloping (measured on plan)			
2.3.199	30° pitch	m <sup>2</sup>	54.00	– 66.00
2.3.200	35° pitch	m <sup>2</sup>	61.00	– 73.00
2.3.201	40° pitch	m <sup>2</sup>	68.00	– 78.00
	Welsh natural slates; 510 mm × 255 mm; 76 mm lap			
2.3.202	sloping (measured on face)	m <sup>2</sup>	47.00	– 55.00
	sloping (measured on plan)			
2.3.203	30° pitch	m <sup>2</sup>	61.00	– 73.00
2.3.204	35° pitch	m <sup>2</sup>	69.00	– 77.00
2.3.205	40° pitch	m <sup>2</sup>	72.00	– 78.00
	Welsh slates; 610 mm × 305 mm; 76 mm lap			
2.3.206	sloping (measured on face)	m <sup>2</sup>	49.00	– 55.00
	sloping (measured on plan)			
2.3.207	30° pitch	m <sup>2</sup>	61.00	– 72.00
2.3.208	35° pitch	m <sup>2</sup>	72.00	– 78.00
2.3.209	40° pitch	m <sup>2</sup>	72.00	– 80.00
	Reconstructed stone slates; random slates; 80 mm lap			
2.3.210	sloping (measured on face)	m <sup>2</sup>	29.00	– 55.00
	sloping (measured on plan)			
2.3.211	30° pitch	m <sup>2</sup>	37.00	– 72.00
2.3.212	35° pitch	m <sup>2</sup>	38.00	– 78.00
2.3.213	40° pitch	m <sup>2</sup>	43.00	– 82.00
	Handmade sandfaced plain tiles; 267 mm × 165 mm; 64 mm lap			
2.3.214	sloping (measured on face)	m <sup>2</sup>	61.00	– 75.00
	sloping (measured on plan)			
2.3.215	30° pitch	m <sup>2</sup>	78.00	– 94.00
2.3.216	35° pitch	m <sup>2</sup>	85.00	– 104.00
2.3.217	40° pitch	m <sup>2</sup>	94.00	– 111.00
	Westmoreland green slates; random sizes; 76 mm lap			
2.3.218	sloping (measured on face)	m <sup>2</sup>	125.00	– 145.00
	sloping (measured on plan)			
2.3.219	30° pitch	m <sup>2</sup>	148.00	– 181.00
2.3.220	35° pitch	m <sup>2</sup>	181.00	– 196.00
2.3.221	40° pitch	m <sup>2</sup>	181.00	– 212.00
	Verges to sloping roofs; 250 mm × 25 mm			
	painted softwood bargeboard			
2.3.222	6 mm thick “Masterboard” soffit lining 150 mm wide	m	15.00	– 18.00
2.3.223	19 mm × 150 mm painted soffit softwood	m	18.00	– 20.00
	Eaves to sloping roofs; 200 mm × 25 mm painted softwood fascia; 6 mm			
	thick “Masterboard” soffit lining 225 mm wide			
2.3.224	100 mm uPVC gutter	m	21.00	– 28.00
2.3.225	150 mm uPVC gutter	m	26.00	– 34.00
2.3.226	100 mm cast iron gutter; decorated	m	33.00	– 40.00
2.3.227	150 mm cast iron gutter; decorated	m	41.00	– 47.00
	Eaves to sloping roofs; 200 mm × 25 mm painted softwood fascia; 19 mm ×			
	225 mm painted softwood			
2.3.228	100 mm uPVC gutter	m	25.00	– 31.00
2.3.229	150 mm uPVC gutter	m	31.00	– 38.00
2.3.230	100 mm cast iron gutter; decorated	m	38.00	– 43.00
2.3.231	150 mm cast iron gutter; decorated	m	44.00	– 50.00

INDUSTRIAL £ range £		RETAILING £ range £		LEISURE £ range £		OFFICES £ range £		HOTELS £ range £		Item nr
-	-	43.00	- 54.00	-	-	43.00	- 54.00	43.00	- 54.00	2.3.198
-	-	54.00	- 66.00	-	-	54.00	- 66.00	54.00	- 66.00	2.3.199
-	-	61.00	- 73.00	-	-	61.00	- 73.00	61.00	- 73.00	2.3.200
-	-	66.00	- 80.00	-	-	66.00	- 80.00	66.00	- 80.00	2.3.201
-	-	47.00	- 55.00	-	-	47.00	- 55.00	47.00	- 55.00	2.3.202
-	-	61.00	- 73.00	-	-	61.00	- 73.00	61.00	- 73.00	2.3.203
-	-	70.00	- 77.00	-	-	70.00	- 77.00	70.00	- 77.00	2.3.204
-	-	72.00	- 78.00	-	-	72.00	- 78.00	72.00	- 78.00	2.3.205
-	-	49.00	- 55.00	-	-	49.00	- 55.00	49.00	- 55.00	2.3.206
-	-	61.00	- 72.00	-	-	61.00	- 72.00	61.00	- 72.00	2.3.207
-	-	70.00	- 78.00	-	-	70.00	- 78.00	70.00	- 78.00	2.3.208
-	-	72.00	- 80.00	-	-	72.00	- 80.00	72.00	- 80.00	2.3.209
-	-	29.00	- 55.00	-	-	29.00	- 55.00	29.00	- 55.00	2.3.210
-	-	37.00	- 72.00	-	-	37.00	- 72.00	37.00	- 72.00	2.3.211
-	-	38.00	- 78.00	-	-	38.00	- 78.00	38.00	- 78.00	2.3.212
-	-	43.00	- 82.00	-	-	43.00	- 82.00	43.00	- 82.00	2.3.213
-	-	61.00	- 75.00	-	-	61.00	- 75.00	61.00	- 75.00	2.3.214
-	-	77.00	- 96.00	-	-	77.00	- 96.00	77.00	- 96.00	2.3.215
-	-	87.00	- 106.00	-	-	87.00	- 106.00	87.00	- 106.00	2.3.216
-	-	92.00	- 109.00	-	-	92.00	- 109.00	92.00	- 109.00	2.3.217
-	-	125.00	- 145.00	-	-	125.00	- 145.00	125.00	- 145.00	2.3.218
-	-	148.00	- 181.00	-	-	148.00	- 181.00	148.00	- 181.00	2.3.219
-	-	181.00	- 196.00	-	-	181.00	- 196.00	181.00	- 196.00	2.3.220
-	-	188.00	- 212.00	-	-	188.00	- 212.00	188.00	- 212.00	2.3.221
-	-	15.00	- 18.00	-	-	15.00	- 18.00	15.00	- 18.00	2.3.222
-	-	18.00	- 20.00	-	-	18.00	- 20.00	18.00	- 20.00	2.3.223
-	-	21.00	- 28.00	-	-	21.00	- 28.00	21.00	- 28.00	2.3.224
-	-	26.00	- 34.00	-	-	26.00	- 34.00	26.00	- 34.00	2.3.225
-	-	33.00	- 40.00	-	-	33.00	- 40.00	33.00	- 40.00	2.3.226
-	-	41.00	- 47.00	-	-	41.00	- 47.00	41.00	- 47.00	2.3.227
-	-	25.00	- 32.00	-	-	25.00	- 32.00	25.00	- 32.00	2.3.228
-	-	31.00	- 38.00	-	-	31.00	- 38.00	31.00	- 38.00	2.3.229
-	-	38.00	- 42.00	-	-	38.00	- 42.00	38.00	- 42.00	2.3.230
-	-	44.00	- 51.00	-	-	44.00	- 51.00	44.00	- 51.00	2.3.231



Item nr	SPECIFICATIONS	Unit	RESIDENTIAL	£ range	£
2.3					
	<b>roof plan area</b> (unless otherwise described)				
	Comparative tiling and slating finishes/perimeter treatments Rainwater pipes; fixed to backgrounds; including offsets and shoe				
2.3.232	68 mm diameter uPVC 110 mm diameter uPVC 75 mm diameter cast iron; decorated 100 mm diameter cast iron; decorated	m	7.40	–	10.00
2.3.233		m	11.10	–	13.50
2.3.234		m	26.00	–	31.00
2.3.235		m	31.00	–	38.00
	Ridges				
2.3.236	concrete half round tiles machine-made clay half round tiles hand-made clay half round tiles	m	15.00	–	18.00
2.3.237		m	18.00	–	22.00
2.3.238		m	18.00	–	30.00
	Hips; including cutting roof tiles				
2.3.239	concrete half round tiles machine-made clay half round tiles hand-made clay half round tiles hand-made clay bonnet hip tiles	m	19.00	–	25.00
2.3.240		m	27.00	–	30.00
2.3.241		m	27.00	–	32.00
2.3.242		m	44.00	–	50.00
	Comparative cladding finishes (including underfelt, labourers, etc.) 0.91 mm thick aluminium roofing; commercial grade				
2.3.243	flat	m <sup>2</sup>	–	–	–
	0.91 mm thick aluminium roofing; commercial grade; fixed to boarding				
2.3.244	sloping (measured on face) sloping (measured on plan)	m <sup>2</sup>	–	–	–
2.3.245	20° pitch	m <sup>2</sup>	–	–	–
2.3.246	30° pitch	m <sup>2</sup>	–	–	–
2.3.247	35° pitch	m <sup>2</sup>	–	–	–
2.3.248	40° pitch	m <sup>2</sup>	–	–	–
	0.81 mm thick zinc roofing				
2.3.249	flat	m <sup>2</sup>	–	–	–
	0.81 mm thick zinc roofing; fixed to boarding (included)				
2.3.250	sloping (measured on face) sloping (measured on plan)	m <sup>2</sup>	–	–	–
2.3.251	20° pitch	m <sup>2</sup>	–	–	–
2.3.252	30° pitch	m <sup>2</sup>	–	–	–
2.3.253	35° pitch	m <sup>2</sup>	–	–	–
2.3.254	40° pitch	m <sup>2</sup>	–	–	–
	Copper roofing				
2.3.255	0.56 mm thick; flat 0.61 mm thick; flat	m <sup>2</sup>	–	–	–
2.3.256		m <sup>2</sup>	–	–	–
	Copper roofing; fixed to boarding (included)				
2.3.257	0.56 mm thick; sloping (measured on face) 0.56 mm thick; sloping (measured on plan)	m <sup>2</sup>	–	–	–
2.3.258	20° pitch	m <sup>2</sup>	–	–	–
2.3.259	30° pitch	m <sup>2</sup>	–	–	–
2.3.260	35° pitch	m <sup>2</sup>	–	–	–
2.3.261	40° pitch	m <sup>2</sup>	–	–	–
2.3.262	0.61 mm thick; sloping (measured on face) 0.61 mm thick; sloping (measured on plan)	m <sup>2</sup>	–	–	–
2.3.263	20° pitch	m <sup>2</sup>	–	–	–
2.3.264	30° pitch	m <sup>2</sup>	–	–	–
2.3.265	35° pitch	m <sup>2</sup>	–	–	–
2.3.266	40° pitch	m <sup>2</sup>	–	–	–
	Lead roofing				
2.3.267	code 4 sheeting; flat	m <sup>2</sup>	–	–	–
2.3.268	code 5 sheeting; flat	m <sup>2</sup>	–	–	–
2.3.269	code 6 sheeting; flat	m <sup>2</sup>	–	–	–

INDUSTRIAL		RETAILING		LEISURE		OFFICES		HOTELS		Item nr
£ range £		£ range £		£ range £		£ range £		£ range £		
-	-	7.40	- 10.50	-	-	7.40	- 10.50	7.40	- 10.50	2.3.232
-	-	10.90	- 14.00	-	-	10.90	- 14.00	10.90	- 14.00	2.3.233
-	-	26.00	- 32.00	-	-	26.00	- 32.00	26.00	- 32.00	2.3.234
-	-	32.00	- 38.00	-	-	32.00	- 38.00	32.00	- 38.00	2.3.235
-	-	15.00	- 18.00	-	-	15.00	- 18.00	15.00	- 18.00	2.3.236
-	-	19.00	- 22.00	-	-	19.00	- 22.00	19.00	- 22.00	2.3.237
-	-	18.00	- 30.00	-	-	18.00	- 30.00	18.00	- 30.00	2.3.238
-	-	19.00	- 25.00	-	-	19.00	- 25.00	19.00	- 25.00	2.3.239
-	-	27.00	- 31.00	-	-	27.00	- 31.00	27.00	- 31.00	2.3.240
-	-	27.00	- 32.00	-	-	27.00	- 32.00	27.00	- 32.00	2.3.241
-	-	44.00	- 50.00	-	-	44.00	- 50.00	44.00	- 50.00	2.3.242
-	-	43.00	- 49.00	43.00	- 49.00	43.00	- 49.00	43.00	- 49.00	2.3.243
-	-	45.00	- 52.00	45.00	- 52.00	45.00	- 52.00	45.00	- 52.00	2.3.244
-	-	50.00	- 58.00	50.00	- 58.00	50.00	- 58.00	50.00	- 58.00	2.3.245
-	-	61.00	- 70.00	61.00	- 70.00	61.00	- 70.00	61.00	- 70.00	2.3.246
-	-	68.00	- 78.00	68.00	- 78.00	68.00	- 78.00	68.00	- 78.00	2.3.247
-	-	71.00	- 78.00	71.00	- 78.00	71.00	- 78.00	71.00	- 78.00	2.3.248
-	-	53.00	- 63.00	53.00	- 63.00	53.00	- 63.00	53.00	- 63.00	2.3.249
-	-	59.00	- 68.00	59.00	- 68.00	59.00	- 68.00	59.00	- 68.00	2.3.250
-	-	67.00	- 74.00	67.00	- 74.00	67.00	- 74.00	67.00	- 74.00	2.3.251
-	-	82.00	- 87.00	82.00	- 87.00	82.00	- 87.00	82.00	- 87.00	2.3.252
-	-	89.00	- 97.00	89.00	- 97.00	89.00	- 97.00	89.00	- 97.00	2.3.253
-	-	94.00	- 102.00	94.00	- 102.00	94.00	- 102.00	94.00	- 102.00	2.3.254
-	-	63.00	- 74.00	63.00	- 74.00	63.00	- 74.00	63.00	- 74.00	2.3.255
-	-	68.00	- 75.00	68.00	- 75.00	68.00	- 75.00	68.00	- 75.00	2.3.256
-	-	68.00	- 75.00	68.00	- 75.00	68.00	- 75.00	68.00	- 75.00	2.3.257
-	-	75.00	- 82.00	75.00	- 82.00	75.00	- 82.00	75.00	- 82.00	2.3.258
-	-	89.00	- 97.00	89.00	- 97.00	89.00	- 97.00	89.00	- 97.00	2.3.259
-	-	102.00	- 109.00	102.00	- 109.00	102.00	- 109.00	102.00	- 109.00	2.3.260
-	-	102.00	- 111.00	102.00	- 111.00	102.00	- 111.00	102.00	- 111.00	2.3.261
-	-	71.00	- 80.00	71.00	- 80.00	71.00	- 80.00	71.00	- 80.00	2.3.262
-	-	78.00	- 87.00	78.00	- 87.00	78.00	- 87.00	78.00	- 87.00	2.3.263
-	-	95.00	- 102.00	95.00	- 102.00	95.00	- 102.00	95.00	- 102.00	2.3.264
-	-	106.00	- 114.00	106.00	- 114.00	106.00	- 114.00	106.00	- 114.00	2.3.265
-	-	109.00	- 118.00	109.00	- 118.00	109.00	- 118.00	109.00	- 118.00	2.3.266
-	-	70.00	- 77.00	70.00	- 77.00	70.00	- 77.00	70.00	- 77.00	2.3.267
-	-	82.00	- 89.00	82.00	- 89.00	82.00	- 89.00	82.00	- 89.00	2.3.268
-	-	87.00	- 95.00	87.00	- 95.00	87.00	- 95.00	87.00	- 95.00	2.3.269

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL		
			£ range £		
<b>roof plan area (unless otherwise described)</b>					
Lead roofing; fixed to boarding (included)					
2.3.270	code 4 sheeting; sloping(measured on face)	m <sup>2</sup>	—	—	—
code 4 sheeting; sloping (measured on plan)					
2.3.271	20° pitch	m <sup>2</sup>	—	—	—
2.3.272	30° pitch	m <sup>2</sup>	—	—	—
2.3.273	35° pitch	m <sup>2</sup>	—	—	—
2.3.274	40° pitch	m <sup>2</sup>	—	—	—
2.3.275	code 6 sheeting; sloping (measured on face)	m <sup>2</sup>	—	—	—
code 6 sheeting; sloping (measured on plan)					
2.3.276	20° pitch	m <sup>2</sup>	—	—	—
2.3.277	30° pitch	m <sup>2</sup>	—	—	—
2.3.278	35° pitch	m <sup>2</sup>	—	—	—
2.3.279	40° pitch	m <sup>2</sup>	—	—	—
2.3.280	code 6 sheeting; vertical to mansard; including insulation (measured on face)	m <sup>2</sup>	—	—	—
<b>Comparative waterproof finishes/perimeter treatments</b>					
Liquid applied coatings					
2.3.281	solar reflective paint	m <sup>2</sup>	—	—	—
2.3.282	spray applied bitumen	m <sup>2</sup>	—	—	—
2.3.283	spray applied co-polymer	m <sup>2</sup>	—	—	—
2.3.284	spray applied polyurethane	m <sup>2</sup>	—	—	—
20 mm two coat asphalt roofing; laid flat; on felt underlay					
2.3.285	to BS 6925	m <sup>2</sup>	—	—	—
2.3.286	to BS 6577	m <sup>2</sup>	—	—	—
Extra for					
2.3.287	solar reflective paint	m <sup>2</sup>	—	—	—
2.3.288	limestone chipping finish	m <sup>2</sup>	—	—	—
2.3.289	grip tiles in hot bitumen	m <sup>2</sup>	—	—	—
20 mm two coat reinforced asphaltic compound; laid flat on felt underlay					
2.3.290	to BS 6577	m <sup>2</sup>	—	—	—
Built-up bitumen felt roofing; laid flat					
2.3.291	three layer glass fibre roofing	m <sup>2</sup>	—	—	—
2.3.292	three layer asbestos based roofing	m <sup>2</sup>	—	—	—
Extra for					
2.3.293	granite chipping finish	m <sup>2</sup>	—	—	—
Built-up self finished asbestos based bitumen felt roofing; laid sloping					
2.3.294	two layer roofing (measured on face)	m <sup>2</sup>	23.00	—	28.00
2.3.295	35° pitch	m <sup>2</sup>	35.00	—	39.00
2.3.296	40° pitch	m <sup>2</sup>	36.00	—	39.00
2.3.297	three layer roofing (measured on face)	m <sup>2</sup>	31.00	—	38.00
three layer roofing (measured on plan)					
2.3.298	20° pitch	m <sup>2</sup>	47.00	—	52.00
2.3.299	30° pitch	m <sup>2</sup>	49.00	—	54.00
Elastomeric single ply roofing; laid flat					
2.3.300	“EPDM” membrane; laid loose	m <sup>2</sup>	—	—	—
2.3.301	butyl rubber membrane; laid loose	m <sup>2</sup>	—	—	—
Extra for					
2.3.302	ballast	m <sup>2</sup>	—	—	—

INDUSTRIAL £ range £		RETAILING £ range £		LEISURE £ range £		OFFICES £ range £		HOTELS £ range £		Item nr
-	-	74.00	- 80.00	74.00	- 80.00	74.00	- 80.00	74.00	- 80.00	2.3.270
-	-	80.00	- 89.00	80.00	- 89.00	80.00	- 89.00	80.00	- 89.00	2.3.271
-	-	97.00	- 105.00	97.00	- 105.00	97.00	- 105.00	97.00	- 105.00	2.3.272
-	-	109.00	- 118.00	109.00	- 118.00	109.00	- 118.00	109.00	- 118.00	2.3.273
-	-	111.00	- 118.00	111.00	- 118.00	111.00	- 118.00	111.00	- 118.00	2.3.274
-	-	93.00	- 102.00	93.00	- 102.00	93.00	- 102.00	93.00	- 102.00	2.3.275
-	-	99.00	- 111.00	99.00	- 111.00	99.00	- 111.00	99.00	- 111.00	2.3.276
-	-	125.00	- 134.00	125.00	- 134.00	125.00	- 134.00	125.00	- 134.00	2.3.277
-	-	137.00	- 146.00	137.00	- 146.00	137.00	- 146.00	137.00	- 146.00	2.3.278
-	-	144.00	- 153.00	144.00	- 153.00	144.00	- 153.00	144.00	- 153.00	2.3.279
-	-	125.00	- 181.00	125.00	- 181.00	125.00	- 181.00	125.00	- 181.00	2.3.280
-	-	1.50	- 2.90	1.50	- 2.90	1.50	- 2.90	1.50	- 2.90	2.3.281
-	-	6.20	- 10.20	6.20	- 10.20	6.20	- 10.20	6.20	- 10.20	2.3.282
-	-	7.40	- 11.30	7.40	- 11.30	7.40	- 11.30	7.40	- 11.30	2.3.283
-	-	12.20	- 17.00	13.80	- 17.00	13.80	- 17.00	13.80	- 17.00	2.3.284
-	-	13.10	- 17.00	13.10	- 17.00	13.10	- 17.00	13.10	- 17.00	2.3.285
-	-	18.00	- 23.00	18.00	- 23.00	18.00	- 23.00	18.00	- 23.00	2.3.286
-	-	2.10	- 3.00	2.10	- 3.00	2.10	- 3.00	2.10	- 3.00	2.3.287
-	-	2.60	- 7.00	2.60	- 7.00	2.60	- 7.00	2.60	- 7.00	2.3.288
-	-	29.00	- 37.00	29.00	- 37.00	29.00	- 37.00	29.00	- 37.00	2.3.289
-	-	20.00	- 25.00	20.00	- 25.00	20.00	- 25.00	20.00	- 25.00	2.3.290
-	-	17.00	- 22.00	17.00	- 22.00	17.00	- 22.00	17.00	- 22.00	2.3.291
-	-	22.00	- 25.00	22.00	- 25.00	22.00	- 25.00	22.00	- 25.00	2.3.292
-	-	2.60	- 6.80	2.60	- 6.80	2.60	- 6.80	2.60	- 6.80	2.3.293
-	-	-	-	-	-	-	-	-	-	2.3.294
-	-	-	-	-	-	-	-	-	-	2.3.295
-	-	-	-	-	-	-	-	-	-	2.3.296
-	-	-	-	-	-	-	-	-	-	2.3.297
-	-	-	-	-	-	-	-	-	-	2.3.298
-	-	-	-	-	-	-	-	-	-	2.3.299
20.00	23.00	20.00	- 23.00	20.00	- 23.00	20.00	- 23.00	20.00	- 23.00	2.3.300
20.00	23.00	20.00	- 23.00	20.00	- 23.00	20.00	- 23.00	20.00	- 23.00	2.3.301
6.20	10.20	6.20	- 10.20	6.20	- 10.20	6.20	- 10.20	6.20	- 10.20	2.3.302

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £		
	<b>roof plan area</b> (unless otherwise described)				
	Thermoplastic single ply roofing; laid flat uPVC membrane				
2.3.303	laid loose	m <sup>2</sup>	–	–	
2.3.304	mechanically fixed	m <sup>2</sup>	–	–	
2.3.305	fully adhered	m <sup>2</sup>	–	–	
2.3.306	“CPE” membrane; laid loose	m <sup>2</sup>	–	–	
2.3.307	“CPSG” membrane; fully adhered	m <sup>2</sup>	–	–	
2.3.308	“PIB” membrane; laid loose	m <sup>2</sup>	–	–	
	Extra for				
2.3.309	ballast	m <sup>2</sup>	–	–	
	High performance built-up felt roofing; laid flat three layer “Ruberglass 120 GP” felt roofing				
2.3.310	granite chipping finish	m <sup>2</sup>	–	–	
	“Andersons” three layer self-finished polyester based bitumen felt roofing				
2.3.311		m <sup>2</sup>	–	–	
	Three layer polyester based modified bitumen felt roofing roofing				
2.3.312		m <sup>2</sup>	–	–	
	“Andersons” three layer polyester based bitumen felt roofing; granite chipping finish				
2.3.313		m <sup>2</sup>	–	–	
	Three layer metal faced glass cloth reinforced bitumen roofing				
2.3.314		m <sup>2</sup>	–	–	
	Three layer “Ruberfort” HP 350" felt roofing; granite chipping finish				
2.3.315		m <sup>2</sup>	–	–	
	Three layer “Hyload 150E” elastomeric roofing; granite chipping finish				
2.3.316		m <sup>2</sup>	–	–	
	Three layer “Potybit 350" elastomeric roofing; granite chipping finish				
2.3.317		m <sup>2</sup>	–	–	
	Torch on roofing; laid flat				
2.3.318	three layer polyester based modified bitumen roofing	m <sup>2</sup>	–	–	
2.3.319	two layer polymeric isotropic roofing	m <sup>2</sup>	–	–	
	Extra for				
2.3.320	granite chipping finish	m <sup>2</sup>	–	–	
	Edges to felt flat roofs; softwood splayed fillet; 280 mm × 25 mm painted softwood fascia; no gutter				
2.3.321	aluminium edge trim	m	29.00	–	32.00
	Edges to flat roofs; code 4 lead drip dresses into gutter; 230 mm × 25 mm painted softwood fascia				
2.3.322	100 mm uPVC gutter	m <sup>2</sup>	28.00	–	37.00
2.3.323	150 mm uPVC gutter	m <sup>2</sup>	35.00	–	42.00
2.3.324	100 mm cast iron gutter; decorated	m <sup>2</sup>	42.00	–	52.00
2.3.325	150 mm cast iron gutter; decorated	m <sup>2</sup>	52.00	–	63.00
	<b>Landscaped roofs</b>				
	Vapour barrier, 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, top soil and seed				
2.3.326		m <sup>2</sup>	143.00	–	174.00

INDUSTRIAL £ range £			RETAILING £ range £			LEISURE £ range £			OFFICES £ range £			HOTELS £ range £			Item nr
20.00	–	23.00	20.00	–	23.00	20.00	–	23.00	20.00	–	23.00	20.00	–	23.00	2.3.303
25.00	–	29.00	25.00	–	29.00	25.00	–	29.00	25.00	–	29.00	25.00	–	29.00	2.3.304
28.00	–	32.00	28.00	–	32.00	28.00	–	32.00	28.00	–	32.00	28.00	–	32.00	2.3.305
23.00	–	28.00	23.00	–	28.00	23.00	–	28.00	23.00	–	28.00	23.00	–	28.00	2.3.306
23.00	–	28.00	23.00	–	28.00	23.00	–	28.00	23.00	–	28.00	23.00	–	28.00	2.3.307
26.00	–	32.00	26.00	–	32.00	26.00	–	32.00	26.00	–	32.00	26.00	–	32.00	2.3.308
6.20	–	10.20	6.20	–	10.20	6.20	–	10.20	6.20	–	10.20	6.20	–	10.20	2.3.309
28.00	–	30.00	28.00	–	30.00	28.00	–	30.00	28.00	–	30.00	28.00	–	30.00	2.3.310
28.00	–	32.00	28.00	–	32.00	28.00	–	32.00	28.00	–	32.00	28.00	–	32.00	2.3.311
29.00	–	32.00	29.00	–	32.00	29.00	–	32.00	29.00	–	32.00	29.00	–	32.00	2.3.312
32.00	–	35.00	32.00	–	35.00	32.00	–	35.00	32.00	–	35.00	32.00	–	35.00	2.3.313
35.00	–	39.00	35.00	–	39.00	35.00	–	39.00	35.00	–	39.00	35.00	–	39.00	2.3.314
35.00	–	39.00	35.00	–	39.00	35.00	–	39.00	35.00	–	39.00	35.00	–	39.00	2.3.315
37.00	–	41.00	37.00	–	41.00	37.00	–	41.00	37.00	–	41.00	37.00	–	41.00	2.3.316
39.00	–	43.00	39.00	–	43.00	39.00	–	43.00	39.00	–	43.00	39.00	–	43.00	2.3.317
–	–	–	25.00	–	30.00	25.00	–	30.00	25.00	–	30.00	25.00	–	30.00	2.3.318
–	–	–	25.00	–	30.00	25.00	–	30.00	25.00	–	30.00	25.00	–	30.00	2.3.319
–	–	–	2.40	–	6.30	2.40	–	6.30	2.40	–	6.30	2.40	–	6.30	2.3.320
–	–	–	29.00	–	32.00	29.00	–	32.00	29.00	–	32.00	29.00	–	32.00	2.3.321
–	–	–	28.00	–	37.00	–	–	–	28.00	–	37.00	28.00	–	37.00	2.3.322
–	–	–	35.00	–	43.00	–	–	–	35.00	–	43.00	35.00	–	43.00	2.3.323
–	–	–	42.00	–	52.00	–	–	–	42.00	–	52.00	42.00	–	52.00	2.3.324
–	–	–	52.00	–	66.00	–	–	–	52.00	–	66.00	52.00	–	66.00	2.3.325
–	–	–	–	–	–	143.00	–	174.00	–	–	–	–	–	–	2.3.326

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
2.4	<b>STAIRS</b>			
	storey (unless otherwise described)			
	comprising			
	<b>Timber construction</b>			
	<b>Reinforced concrete construction</b>			
	<b>Metal construction</b>			
	<b>Comparative finishes/balustrading</b>			
	<b>Timber construction</b>			
	Softwood staircase; softwood batustrades and hardwood handrail; plasterboard; skim and emulsion to soffit			
2.4.1	2.60 m rise; standard; straight flight	nr	626.00	– 948.00
2.4.2	2.60 m rise; standard; top three treads winding	nr	765.00	– 1,053
2.4.3	2.60 m rise; standard; dogleg	nr	878.00	– 1,114
	Oak staircase; balustrades and handrails; plasterboard; skim and emulsion to soffit			
2.4.4	2.60 m rise; purpose made; dogleg plus or minus for	nr	–	–
2.4.5	each 300 mm variation in storey height	nr	–	–
	<b>Reinforced concrete construction</b>			
	Escape staircase; granolithic finish; mild steel balustrades and handrails			
2.4.6	3.00 m rise; dogleg plus or minus for	nr	3,267	– 4,179
2.4.7	each 300 mm variation in storey height	nr	317.00	– 409.00
	Staircase; terrazzo finish; mild steel balustrades and handrails; plastered soffit; balustrades and staircase soffit decorated			
2.4.8	3.00 m rise; dogleg plus or minus for	nr	–	–
2.4.9	each 300 mm variation in storey height	nr	–	–
	Staircase; terrazzo finish; stainless steel balustrades and handrails; plastered and decorated soffit			
2.4.10	3.00 m rise; dogleg plus or minus for	nr	–	–
2.4.11	each 300 mm variation in storey height	nr	–	–
	Staircase; high quality finishes; stainless steel and glass balustrades; plastered and decorated soffit			
2.4.12	3.00 m rise; dogleg plus or minus for	nr	–	–
2.4.13	each 300 mm variation in storey height	nr	–	–
	<b>Metal construction</b>			
	Steel access/fire ladder			
2.4.14	3.00 m high	nr	–	–
2.4.15	4.00 m high; epoxide finished	nr	–	–
	Light duty metal staircase; galvanised finish; perforated treads; no risers; balustrades and handrails; decorated			
2.4.16	3.00 m rise; spiral; 1548 mm diameter plus or minus for			
2.4.17	each 300 mm variation in storey height	nr	–	–
2.4.18	3.00 m rise; spiral; 1936 mm diameter plus or minus for	nr	–	–
2.4.19	each 300 mm variation in storey height	nr	–	–
2.4.20	3.00 m rise; spiral; 2072 mm diameter plus or minus for	nr	–	–
2.4.21	each 300 mm variation in storey height	nr	–	–

INDUSTRIAL			RETAILING			LEISURE			OFFICES			HOTELS			Item nr.	
£	rate	£	£	rate	£	£	rate	£	£	rate	£	£	rate	£		
-		-	-		-	-		-	-		-	-		-	2.4.1	
-		-	-		-	-		-	-		-	-		-	2.4.2	
-		-	-		-	-		-	-		-	-		-	2.4.3	
-		-	-		-	-		-	-		-	-	5,655	-	7,702	2.4.4
-		-	-		-	-		-	-		-	-	913.00	-	998.00	2.4.5
4,657	-	5,783	3,267	-	5,783	4,478	-	5,220	4,478	-	5,220	3,267	-	6,525	2.4.6	
469.00	-	588.00	314.00	-	588.00	435.00	-	521.00	435.00	-	521.00	314.00	-	657.00	2.4.7	
6,525	-	8,179	6,525	-	8,743	6,133	-	8,179	6,133	-	8,393	5,041	-	9,484	2.4.8	
657.00	-	819.00	657.00	-	878.00	623.00	-	819.00	623.00	-	836.00	503.00	-	947.00	2.4.9	
-		-	6,525	-	10,619	7,438	-	9,783	7,438	-	10,704	6,525	-	11,353	2.4.10	
-		-	657.00	-	1,066	742.00	-	972.00	742.00	-	1,066	657.00	-	1,117	2.4.11	
13,050	-	14,173	14,441	-	15,255	13,050	-	14,173	12,615	-	13,430	15,353	-	16,330	2.4.12	
1,305	-	1,817	1,442	-	1,962	1,305	-	1,817	1,262	-	1,723	1,536	-	2,098	2.4.13	
494.00	-	691.00	-		-	503.00	-	521.00	-		-	-		-	2.4.14	
-		-	-		-	691.00	-	1,186	-		-	-		-	2.4.15	
2,431	-	2,959	-		-	-		-	-		-	-		-	2.4.16	
244.00	-	298.00	-		-	-		-	-		-	-		-	2.4.17	
2,790	-	3,480	-		-	-		-	-		-	-		-	2.4.18	
278.00	-	349.00	-		-	-		-	-		-	-		-	2.4.19	
2,959	-	3,480	-		-	-		-	-		-	-		-	2.4.20	
295.00	-	348.00	-		-	-		-	-		-	-		-	2.4.21	



Item nr.	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
	<b>storey (unless otherwise described)</b>			
2.4.22	3.00 m rise; straight; 760 mm wide plus or minus for	nr	–	–
2.4.23	each 300 mm variation in storey height	nr	–	–
2.4.24	3.00 m rise; straight; 900 mm wide plus or minus for	nr	–	–
2.4.25	each 300 mm variation in storey height	nr	–	–
2.4.26	3.00 m rise; straight; 1070 mm wide plus or minus for	nr	–	–
2.4.27	each 300 mm variation in storey height Heavy duty cast iron staircase; perforated treads; no risers; balustrades and hand rails; decorated	nr	–	–
2.4.28	3.00 m rise; spiral; 1548 mm diameter plus or minus for	nr	–	–
2.4.29	each 300 mm variation in storey height	nr	–	–
2.4.30	3.00 m rise; straight plus or minus for	nr	–	–
2.4.31	each 300 mm variation in storey height Feature metal staircase; galvanised finish perforated treads; no risers; decorated	nr	–	–
2.4.32	3.00 m rise; spiral balustrades and handrails plus or minus for	nr	–	–
2.4.33	each 300 mm variation in storey height	nr	–	–
2.4.34	3.00 m rise; dogleg; hardwood balustrades and handrails 3.00 m rise; dogleg; stainless steel balustrades	nr	–	–
2.4.35	and handrails Feature metal staircase; galvanised finish; concrete treads; balustrades and handrails; decorated	nr	–	–
2.4.36	3.00 m rise; dogleg Feature metal staircase to water chute; steel springers; stainless steel treads in-filled with tiling; landings every one metre rise	nr	–	–
2.4.37	9.00 m rise; spiral Galvanised steel catwalk; nylon coated balustrading	nr	–	–
2.4.38	450 mm wide	m	–	–
	<b>Comparative finishes/balustrading</b>			
	Finishes to treads and risers			
2.4.39	uPVC floor tiles including screeds	per storey	–	–
2.4.40	granolithic	per storey	–	–
2.4.41	heavy duty carpet	per storey	–	–
2.4.42	terrazzo	per storey	–	–
	Wall handrails			
2.4.43	uPVC covered mild steel rail on brackets	per storey	–	–
2.4.44	hardwood handrail on brackets	per storey	–	–
2.4.45	stainless steel handrail on brackets	per storey	–	–
	Balustrading and handrails			
2.4.46	mild steel balustrades and PVC covered handrails	per storey	–	–
2.4.47	mild steel balustrades and hardwood handrails	per storey	–	–
2.4.48	stainless steel balustrades and handrails	per storey	–	–
2.4.49	stainless steel and glass balustrades	per storey	–	–

INDUSTRIAL			RETAILING			LEISURE			OFFICES			HOTELS			Item nr
£ range £			£ range £			£ range £			£ range £			£ range £			
3,480	-	5,484	-	-	-	-	-	-	-	-	-	-	-	2.4.22	
278.00	-	348.00	-	-	-	-	-	-	-	-	-	-	-	2.4.23	
2,959	-	3,744	-	-	-	-	-	-	-	-	-	-	-	2.4.24	
314.00	-	376.00	-	-	-	-	-	-	-	-	-	-	-	2.4.25	
3,131	-	3,744	-	-	-	-	-	-	-	-	-	-	-	2.4.26	
314.00	-	373.00	-	-	-	-	-	-	-	-	-	-	-	2.4.27	
3,829	-	5,049	-	-	-	-	-	-	-	-	-	-	-	2.4.28	
383.00	-	503.00	-	-	-	-	-	-	-	-	-	-	-	2.4.29	
4,179	-	5,655	-	-	-	-	-	-	-	-	-	-	-	2.4.30	
418.00	-	563.00	-	-	-	-	-	-	-	-	-	-	-	2.4.31	
-	-	-	-	-	5,484	-	5,919	-	-	-	-	-	-	2.4.32	
-	-	-	-	-	548.00	-	592.00	-	-	-	-	-	-	2.4.33	
-	-	-	-	-	5,655	-	7,830	-	-	-	-	-	-	2.4.34	
-	-	-	-	-	6,439	-	10,444	-	-	-	-	-	-	2.4.35	
-	-	-	-	-	9,656	-	13,050	-	-	-	-	-	-	2.4.36	
-	-	-	-	-	31,320	-	38,280	-	-	-	-	-	-	2.4.37	
270.00	-	340.00	-	-	286.00	-	367.00	-	-	-	-	-	-	2.4.38	
-	-	-	657.00	-	921.00	657.00	-	921.00	657.00	-	921.00	657.00	-	921.00	2.4.39
-	-	-	998.00	-	1,134	998.00	-	1,134	998.00	-	1,134	998.00	-	1,134	2.4.40
-	-	-	1,391	-	1,740	1,391	-	1,740	1,391	-	1,740	1,391	-	1,740	2.4.41
-	-	-	2,790	-	3,651	2,790	-	3,651	2,790	-	3,651	2,790	-	3,651	2.4.42
-	-	-	261.00	-	418.00	261.00	-	418.00	261.00	-	418.00	261.00	-	418.00	2.4.43
-	-	-	713.00	-	1,186	713.00	-	1,186	713.00	-	1,186	713.00	-	1,186	2.4.44
-	-	-	3,394	-	4,521	3,394	-	4,521	3,394	-	4,521	3,394	-	4,521	2.4.45
-	-	-	819.00	-	1,049	819.00	-	1,049	819.00	-	1,049	819.00	-	1,049	2.4.46
-	-	-	1,476	-	2,089	1,476	-	2,089	1,476	-	2,089	1,476	-	2,089	2.4.47
-	-	-	6,269	-	7,591	6,269	-	7,591	6,269	-	5,289	6,269	-	7,591	2.4.48
-	-	-	5,824	-	13,903	8,359	-	13,903	8,359	-	13,903	8,359	-	13,903	2.4.49

Item nr	SPECIFICATIONS	UNIT	RESIDENTIAL £ range £	
2.5	<b>EXTERNAL WALLS</b> external wall area (unless otherwise described) comprising: <b>Timber framed walling</b> <b>Brick/block walling</b> <b>Reinforced concrete walling</b> <b>Panelled walling</b> <b>Wall claddings</b> <b>Curtain/glazed walling</b> <b>Comparative external finishes</b> <b>Timber framed walling</b> Structure only comprising softwood studs at 400 mm × 600 mm centres; head and sole plates			
2.5.1	125 mm × 50 mm	m <sup>2</sup>	16.00	– 20.00
2.5.2	125 mm × 50 mm; one layer of double sided building paper	m <sup>2</sup>	19.00	– 24.00
	Softwood stud wall; vapour barrier and plasterboard inner lining; decorated			
2.5.3	uPVC weatherboard outer lining	m <sup>2</sup>	67.00	– 87.00
2.5.4	tile hanging on battens outer lining	m <sup>2</sup>	80.00	– 96.00
	<b>Brick/block walling</b> Autoclaved aerated lightweight block walls			
2.5.5	100 mm thick	m <sup>2</sup>	20.00	– 22.00
2.5.6	140 mm thick	m <sup>2</sup>	23.00	– 29.00
2.5.7	190 mm thick	m <sup>2</sup>	32.00	– 38.00
	Dense aggregate block walls			
2.5.8	100 mm thick	m <sup>2</sup>	18.00	– 20.00
2.5.9	140 mm thick	m <sup>2</sup>	27.00	– 30.00
	Coloured dense aggregate masonry block walls			
2.5.10	100 mm thick; hollow	m <sup>2</sup>	34.00	– 38.00
2.5.11	100 mm thick; solid	m <sup>2</sup>	38.00	– 41.00
2.5.12	140 mm thick; hollow	m <sup>2</sup>	39.00	– 45.00
2.5.13	140 mm thick; solid	m <sup>2</sup>	52.00	– 55.00
	Common brick solid walls; bricks PC £120.00/1000			
2.5.14	half brick thick	m <sup>2</sup>	30.00	– 32.00
2.5.15	one brick brick	m <sup>2</sup>	52.00	– 55.00
2.5.16	one and a half brick thick	m <sup>2</sup>	73.00	– 80.00
	Add or deduct for each variation of £10.00/1000 in PC value			
2.5.17	half brick thick	m <sup>2</sup>	0.80	– 1.20
2.5.18	one brick brick	m <sup>2</sup>	1.50	– 1.90
2.5.19	one and a half brick thick	m <sup>2</sup>	2.40	– 2.90
	Extra for			
2.5.20	fair face one side	m <sup>2</sup>	1.50	– 2.10
	Engineering brick walls; class B; bricks PC £175.00/1000			
2.5.21	half brick thick	m <sup>2</sup>	34.00	– 39.00
2.5.22	one brick thick	m <sup>2</sup>	64.00	– 72.00
	Facing brick walls; sand faced facings; bricks PC £130.00/1000			
2.5.23	half brick thick; pointed one side	m <sup>2</sup>	34.00	– 39.00
2.5.24	one brick thick; pointed both sides	m <sup>2</sup>	63.00	– 72.00
	Facing brick walls; machine made facings; bricks PC £320.00/1000			
2.5.25	half brick thick; pointed one side	m <sup>2</sup>	52.00	– 55.00
2.5.26	half brick thick; built against concrete	m <sup>2</sup>	54.00	– 59.00
2.5.27	one brick thick; pointed both sides	m <sup>2</sup>	99.00	– 111.00
	Facing bricks solid walls; hand made facings; bricks PC £525.00/1000			
2.5.28	half brick thick; pointed one side	m <sup>2</sup>	68.00	– 77.00
2.5.29	one brick thick; pointed both sides	m <sup>2</sup>	134.00	– 152.00

INDUSTRIAL £ range £			RETAILING £ range £			LEISURE £ range £			OFFICES £ range £			HOTELS £ range £			Item nr
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.5.1
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.5.2
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.5.3
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.5.4
18.00	-	22.00	18.00	-	22.00	18.00	-	22.00	18.00	-	22.00	22.00	-	23.00	2.5.5
23.00	-	27.00	23.00	-	27.00	23.00	-	27.00	23.00	-	27.00	25.00	-	29.00	2.5.6
32.00	-	37.00	32.00	-	37.00	32.00	-	37.00	32.00	-	37.00	34.00	-	38.00	2.5.7
17.00	-	20.00	17.00	-	20.00	17.00	-	20.00	17.00	-	20.00	20.00	-	23.00	2.5.8
25.00	-	29.00	25.00	-	29.00	25.00	-	29.00	25.00	-	29.00	28.00	-	29.00	2.5.9
32.00	-	36.00	32.00	-	36.00	32.00	-	36.00	32.00	-	36.00	36.00	-	39.00	2.5.10
36.00	-	39.00	36.00	-	39.00	36.00	-	39.00	36.00	-	39.00	39.00	-	43.00	2.5.11
40.00	-	43.00	40.00	-	43.00	40.00	-	43.00	40.00	-	43.00	43.00	-	47.00	2.5.12
47.00	-	54.00	47.00	-	54.00	47.00	-	54.00	47.00	-	54.00	52.00	-	59.00	2.5.13
27.00	-	30.00	27.00	-	30.00	27.00	-	30.00	27.00	-	30.00	31.00	-	33.00	2.5.14
49.00	-	54.00	49.00	-	54.00	49.00	-	54.00	49.00	-	54.00	52.00	-	59.00	2.5.15
70.00	-	78.00	70.00	-	78.00	70.00	-	78.00	70.00	-	78.00	75.00	-	82.00	2.5.16
0.80	-	1.10	0.80	-	1.10	0.80	-	1.10	0.80	-	1.10	0.80	-	1.10	2.5.17
1.50	-	1.80	1.50	-	1.80	1.50	-	1.80	1.50	-	1.80	1.50	-	1.80	2.5.18
2.40	-	2.90	2.40	-	2.90	2.40	-	2.90	2.40	-	2.90	2.40	-	2.90	2.5.19
1.80	-	2.30	1.80	-	2.30	1.80	-	2.30	1.80	-	2.30	1.80	-	2.30	2.5.20
33.00	-	38.00	33.00	-	38.00	33.00	-	38.00	33.00	-	38.00	33.00	-	38.00	2.5.21
63.00	-	72.00	63.00	-	72.00	63.00	-	72.00	63.00	-	72.00	68.00	-	75.00	2.5.22
33.00	-	38.00	33.00	-	38.00	33.00	-	38.00	33.00	-	38.00	36.00	-	41.00	2.5.23
63.00	-	68.00	63.00	-	68.00	63.00	-	68.00	63.00	-	68.00	66.00	-	73.00	2.5.24
49.00	-	55.00	49.00	-	55.00	49.00	-	55.00	49.00	-	55.00	52.00	-	59.00	2.5.25
52.00	-	57.00	54.00	-	59.00	54.00	-	59.00	54.00	-	59.00	55.00	-	63.00	2.5.26
96.00	-	111.00	96.00	-	111.00	96.00	-	111.00	96.00	-	111.00	101.00	-	113.00	2.5.27
66.00	-	73.00	68.00	-	75.00	68.00	-	75.00	68.00	-	75.00	72.00	-	82.00	2.5.28
128.00	-	143.00	133.00	-	145.00	133.00	-	145.00	133.00	-	145.00	140.00	-	152.00	2.5.29

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
	Add or deduct for each variation of £10.00/100 in PC value			
2.5.30	half brick thick	m <sup>2</sup>	0.80	1.20
2.5.31	one brick thick	m <sup>2</sup>	1.50	1.80
	Composite solid walls; facing brick on outside; bricks PC £320.00/1000 and common brick on inside; bricks PC £120.00/1000			
2.5.32	one brick thick; pointed one side	m <sup>2</sup>	78.00	87.00
	Extra for			
2.5.33	one and a half brick thick; pointed one side	m <sup>2</sup>	4.30	6.80
2.5.34	weather pointing as a separate operation	m <sup>2</sup>	102.00	26.00
	Composite cavity wall; block outer skin; 50 mm thick insulation; lightweight block inner skin			
2.5.35	outer block rendered	m <sup>2</sup>	56.00	71.00
	outer block rendered; no insulation; inner skin			
2.5.36	insulating	m <sup>2</sup>	1.10	2.10
2.5.37	outer block roughcast	m <sup>2</sup>	0.50	2.10
2.5.38	coloured masonry outer block	m <sup>2</sup>	1.10	2.10
	Extra for			
2.5.39	heavyweight block inner skin	m <sup>2</sup>	2.10	3.40
2.5.40	fair face one side	m <sup>2</sup>	11.10	13.00
2.5.41	75 mm thick cavity insulation	m <sup>2</sup>	1.00	3.90
2.5.42	100 mm thick cavity insulation	m <sup>2</sup>	7.00	8.60
2.5.43	plaster and emulsion to inner skin	m <sup>2</sup>	11.70	15.00
	Composite cavity wall; facing brick outer skin; 50 mm thick insulation; plasterboard on stud inner skin; emulsion			
2.5.44	sand faced facings; PC £130.00/1000	m <sup>2</sup>	67.00	78.00
2.5.45	machine made facings; PC £320.00/1000	m <sup>2</sup>	82.00	93.00
2.5.46	hand made facings; PC £525.00/1000	m <sup>2</sup>	97.00	109.00
	As above but with plaster on lightweight block inner skin; emulsion			
2.5.47	sand faced facings; PC £130.00/1000	m <sup>2</sup>	59.00	75.00
2.5.48	machine made facings; PC £320.00/1000	m <sup>2</sup>	78.00	90.00
2.5.49	hand made facings; PC £525.00/1000	m <sup>2</sup>	90.00	107.00
	Add or deduct for each variation of £10.00/1000 in PC value			
2.5.50		m <sup>2</sup>	0.80	1.10
	Extra for			
2.5.51	heavyweight block inner skin	m <sup>2</sup>	1.10	2.10
2.5.52	insulating block inner skin	m <sup>2</sup>	2.10	5.60
2.5.53	30 mm thick cavity wall slab	m <sup>2</sup>	2.50	6.20
2.5.54	50 mm thick cavity insulation	m <sup>2</sup>	3.10	3.80
2.5.55	75 mm thick cavity insulation	m <sup>2</sup>	4.40	5.00
2.5.56	100 mm thick cavity insulation	m <sup>2</sup>	5.60	6.20
2.5.57	weather pointing as a separate operation	m <sup>2</sup>	4.40	7.00
2.5.58	purpose made feature course to windows	m <sup>2</sup>	5.60	11.20
	Composite cavity wall; facing brick outer skin; 50 mm thick insulation common brick inner skin; fair face on inside			
2.5.59	sand faced facings; PC £130.00/1000	m <sup>2</sup>	64.00	80.00
2.5.60	machine made facings; PC £320.00/1000	m <sup>2</sup>	82.00	95.00
2.5.61	hand made facings; PC £525.00/1000	m <sup>2</sup>	99.00	113.00
	Composite cavity wall; facing brick outer skin; 50 mm thick insulation common brick inner skin; plaster and emulsion			
2.5.62	sand faced facings; PC £130.00/1000	m <sup>2</sup>	74.00	87.00
2.5.63	machine made facings; PC £320.00/1000	m <sup>2</sup>	93.00	105.00
2.5.64	hand made facings; PC £525.00/1000	m <sup>2</sup>	107.00	125.00
2.5.65	Composite cavity wall; coloured masonry block; outer and inner skins; fair faced both sides	m <sup>2</sup>	102.00	138.00

INDUSTRIAL £ range £			RETAILING £ range £			LEISURE £ range £			OFFICES £ range £			HOTELS £ range £			Item nr
0.80	-	1.20	0.80	-	1.20	0.80	-	1.20	0.80	-	1.20	0.80	-	1.20	2.5.30
1.50	-	1.80	1.50	-	1.80	1.50	-	1.80	1.50	-	1.80	1.50	-	1.80	2.5.31
77.00	-	86.00	80.00	-	87.00	80.00	-	87.00	80.00	-	87.00	80.00	-	87.00	2.5.32
4.20	-	6.80	4.20	-	6.80	4.20	-	6.80	4.20	-	6.80	4.20	-	6.80	2.5.33
18.00	-	21.00	22.00	-	26.00	22.00	-	26.00	22.00	-	26.00	27.00	-	32.00	2.5.34
53.00	-	68.00	56.00	-	71.00	56.00	-	71.00	56.00	-	71.00	59.00	-	75.00	2.5.35
1.10	-	2.10	1.10	-	2.10	1.10	-	2.10	1.10	-	2.10	1.10	-	2.10	2.5.36
0.50	-	2.10	0.50	-	2.10	0.50	-	2.10	0.50	-	2.10	0.50	-	2.10	2.5.37
1.10	-	2.10	1.10	-	2.10	1.10	-	2.10	1.10	-	2.10	1.10	-	2.10	2.5.38
2.10	-	3.40	2.10	-	3.40	2.10	-	3.40	2.10	-	3.40	2.10	-	3.40	2.5.39
10.10	-	14.00	10.10	-	14.00	10.10	-	14.00	10.10	-	14.00	11.80	-	15.00	2.5.40
1.70	-	5.70	1.00	-	3.90	1.00	-	3.90	1.00	-	3.90	1.60	-	3.40	2.5.41
6.40	-	10.40	7.00	-	8.60	7.00	-	8.60	7.00	-	8.60	5.20	-	7.00	2.5.42
12.40	-	14.00	11.70	-	15.00	11.70	-	15.00	11.70	-	15.00	12.30	-	14.00	2.5.43
64.00	-	77.00	67.00	-	78.00	67.00	-	78.00	67.00	-	78.00	68.00	-	80.00	2.5.44
80.00	-	90.00	83.00	-	93.00	83.00	-	93.00	83.00	-	93.00	86.00	-	95.00	2.5.45
93.00	-	105.00	97.00	-	109.00	97.00	-	109.00	97.00	-	109.00	101.00	-	113.00	2.5.46
57.00	-	71.00	59.00	-	75.00	59.00	-	75.00	59.00	-	75.00	64.00	-	78.00	2.5.47
74.00	-	87.00	78.00	-	93.00	78.00	-	93.00	78.00	-	93.00	82.00	-	94.00	2.5.48
87.00	-	107.00	90.00	-	107.00	90.00	-	107.00	90.00	-	107.00	94.00	-	113.00	2.5.49
0.80	-	1.10	0.80	-	1.10	0.80	-	1.10	0.80	-	1.10	0.80	-	1.10	2.5.50
1.10	-	2.10	1.10	-	2.10	1.10	-	2.10	1.10	-	2.10	1.10	-	2.10	2.5.51
2.10	-	5.60	2.10	-	5.60	2.10	-	5.60	2.10	-	5.60	2.10	-	5.60	2.5.52
2.50	-	6.20	2.50	-	6.20	2.50	-	6.20	2.50	-	6.20	2.50	-	6.20	2.5.53
3.40	-	4.00	3.40	-	4.00	3.40	-	4.00	3.40	-	4.00	3.40	-	4.00	2.5.54
4.40	-	5.00	4.40	-	5.00	4.40	-	5.00	4.40	-	5.00	4.40	-	5.00	2.5.55
5.60	-	6.20	5.60	-	6.20	5.60	-	6.20	5.60	-	6.20	5.60	-	6.20	2.5.56
4.40	-	7.00	4.40	-	7.00	4.40	-	7.00	4.40	-	7.00	4.40	-	7.00	2.5.57
5.60	-	11.30	5.60	-	11.30	5.60	-	11.30	5.60	-	11.30	5.60	-	11.30	2.5.58
61.00	-	78.00	63.00	-	80.00	63.00	-	80.00	63.00	-	80.00	67.00	-	82.00	2.5.59
80.00	-	93.00	83.00	-	97.00	83.00	-	97.00	83.00	-	97.00	86.00	-	99.00	2.5.60
94.00	-	107.00	99.00	-	113.00	99.00	-	113.00	99.00	-	113.00	102.00	-	119.00	2.5.61
71.00	-	86.00	74.00	-	87.00	74.00	-	87.00	74.00	-	87.00	77.00	-	94.00	2.5.62
89.00	-	102.00	93.00	-	105.00	93.00	-	105.00	93.00	-	105.00	97.00	-	107.00	2.5.63
102.00	-	118.00	107.00	-	125.00	107.00	-	125.00	107.00	-	125.00	113.00	-	132.00	2.5.64
97.00	-	132.00	102.00	-	138.00	102.00	-	138.00	102.00	-	138.00	106.00	-	141.00	2.5.65

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
	<b>external wall area</b> (unless otherwise described)			
	<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			
2.5.66	150 mm thick	m <sup>2</sup>	86.00	– 105.00
2.5.67	225 mm thick	m <sup>2</sup>	105.00	– 116.00
	<b>Panelled walling</b>			
	Precast concrete panels; including insulation; lining and fixings			
2.5.68	standard panels	m <sup>2</sup>	–	–
2.5.69	standard panels; exposed aggregate finish	m <sup>2</sup>	–	–
2.5.70	brick clad panels	m <sup>2</sup>	–	–
2.5.71	reconstructed stone faced panels	m <sup>2</sup>	–	–
2.5.72	natural stone faced panels	m <sup>2</sup>	–	–
2.5.73	marble or granite faced panels	m <sup>2</sup>	–	–
	GRP/laminate panels; including battens; back up walls; plaster and emulsion			
2.5.74	melamine finished solid laminate panels	m <sup>2</sup>	–	–
2.5.75	single skin panels	m <sup>2</sup>	–	–
2.5.76	double skin panels	m <sup>2</sup>	–	–
2.5.77	insulated sandwich panels	m <sup>2</sup>	–	–
	<b>Wall claddings</b>			
	Non-asbestos profiled cladding			
2.5.78	"Profile 3"; natural	m <sup>2</sup>	–	–
2.5.79	"Profile 3"; coloured	m <sup>2</sup>	–	–
2.5.80	"Profile 6"; natural	m <sup>2</sup>	–	–
2.5.81	"Profile 6"; coloured	m <sup>2</sup>	–	–
2.5.82	insulated; inner lining of plasterboard	m <sup>2</sup>	–	–
2.5.83	"Profile 6"; natural; insulated; inner lining panel	m <sup>2</sup>	–	–
2.5.84	insulated; with 2.80 m high block inner skin; emulsion	m <sup>2</sup>	–	–
2.5.85	insulated; with 2.80 m high block inner skin plasterboard lining on metal tees; emulsion			
2.5.86	Asbestos cement profiled cladding on steel rails insulated; with 2.80 m high block inner skin; emulsion	m <sup>2</sup>	–	–
2.5.87	insulated; with 2.80 m high block inner skin plasterboard lining on metal tees; emulsion	m <sup>2</sup>	–	–
	PVF2 coated galvanised steel profiled cladding			
2.5.88	0.60 mm thick; "profile 20B"; corrugations vertical	m <sup>2</sup>	–	–
2.5.89	0.60 mm thick; "profile 30"; corrugations vertical	m <sup>2</sup>	–	–
2.5.90	0.60 mm thick; "profile TOP 40"; corrugations vertical	m <sup>2</sup>	–	–
2.5.91	0.60 mm thick; "profile 60B"; corrugations vertical	m <sup>2</sup>	–	–
2.5.92	0.60 mm thick; "profile 30"; corrugations horizontal	m <sup>2</sup>	–	–
2.5.93	0.60 mm thick; "profile 60B"; corrugations horizontal	m <sup>2</sup>	–	–
2.5.94	Extra for 80 mm thick insulation and 0.40 mm thick coated inner lining	m <sup>2</sup>	–	–
	PVF2 coated galvanised steel profiled cladding on steel rails			
2.5.95	insulated	m <sup>2</sup>	–	–
2.5.96	2.80 m high insulating block inner skin; emulsion	m <sup>2</sup>	–	–
2.5.97	2.80 m high insulating block inner skin; plastered lining on metal tees; emulsion	m <sup>2</sup>	–	–
2.5.98	insulated; coloured inner lining panel	m <sup>2</sup>	–	–
2.5.99	insulated; full height insulating block inner skin; plaster and emulsion	m <sup>2</sup>	–	–
2.5.100	insulated; metal sandwich panel system	m <sup>2</sup>	–	–

INDUSTRIAL £ range £			RETAILING £ range £			LEISURE £ range £			OFFICES £ range £			HOTELS £ range £			Item nr
86.00	-	105.00	86.00	-	105.00	86.00	-	105.00	86.00	-	105.00	86.00	-	105.00	2.5.66
105.00	-	116.00	105.00	-	116.00	105.00	-	116.00	105.00	-	116.00	105.00	-	116.00	2.5.67
111.00	-	168.00	114.00	-	168.00	114.00	-	168.00	114.00	-	168.00	114.00	-	181.00	2.5.68
168.00	-	235.00	183.00	-	235.00	183.00	-	235.00	183.00	-	235.00	183.00	-	252.00	2.5.69
219.00	-	278.00	235.00	-	278.00	235.00	-	278.00	235.00	-	278.00	235.00	-	295.00	2.5.70
-	-	-	373.00	-	461.00	373.00	-	461.00	373.00	-	461.00	373.00	-	505.00	2.5.71
-	-	-	521.00	-	657.00	521.00	-	657.00	521.00	-	657.00	521.00	-	699.00	2.5.72
-	-	-	597.00	-	725.00	597.00	-	725.00	597.00	-	725.00	597.00	-	793.00	2.5.73
140.00	-	183.00	140.00	-	183.00	140.00	-	183.00	-	-	-	-	-	-	2.5.74
157.00	-	200.00	165.00	-	200.00	165.00	-	200.00	132.00	-	165.00	-	-	-	2.5.75
219.00	-	261.00	227.00	-	261.00	227.00	-	261.00	200.00	-	252.00	-	-	-	2.5.76
-	-	-	261.00	-	333.00	261.00	-	333.00	252.00	-	316.00	252.00	-	316.00	2.5.77
18.00	-	21.00	-	-	-	-	-	-	-	-	-	-	-	-	2.5.78
20.00	-	23.00	-	-	-	-	-	-	-	-	-	-	-	-	2.5.79
20.00	-	23.00	-	-	-	-	-	-	-	-	-	-	-	-	2.5.80
21.00	-	23.00	-	-	-	-	-	-	-	-	-	-	-	-	2.5.81
36.00	-	45.00	-	-	-	-	-	-	-	-	-	-	-	-	2.5.82
36.00	-	45.00	-	-	-	-	-	-	-	-	-	-	-	-	2.5.83
31.00	-	36.00	-	-	-	-	-	-	-	-	-	-	-	-	2.5.84
43.00	-	50.00	-	-	-	-	-	-	-	-	-	-	-	-	2.5.85
31.00	-	35.00	-	-	-	-	-	-	-	-	-	-	-	-	2.5.86
41.00	-	49.00	-	-	-	-	-	-	-	-	-	-	-	-	2.5.87
25.00	-	31.00	31.00	-	39.00	31.00	-	39.00	-	-	-	-	-	-	2.5.88
25.00	-	31.00	31.00	-	39.00	31.00	-	39.00	-	-	-	-	-	-	2.5.89
23.00	-	29.00	29.00	-	38.00	29.00	-	38.00	-	-	-	-	-	-	2.5.90
29.00	-	37.00	37.00	-	43.00	37.00	-	43.00	-	-	-	-	-	-	2.5.91
26.00	-	33.00	33.00	-	41.00	33.00	-	41.00	-	-	-	-	-	-	2.5.92
29.00	-	38.00	38.00	-	45.00	38.00	-	45.00	-	-	-	-	-	-	2.5.93
14.00	-	15.00	14.00	-	15.00	14.00	-	15.00	-	-	-	-	-	-	2.5.94
40.00	-	52.00	-	-	-	-	-	-	-	-	-	-	-	-	2.5.95
52.00	-	63.00	-	-	-	-	-	-	-	-	-	-	-	-	2.5.96
58.00	-	75.00	-	-	-	-	-	-	-	-	-	-	-	-	2.5.97
58.00	-	75.00	67.00	-	87.00	67.00	-	87.00	-	-	-	-	-	-	2.5.98
74.00	-	99.00	82.00	-	106.00	82.00	-	106.00	82.00	-	106.00	-	-	-	2.5.99
149.00	-	227.00	174.00	-	235.00	165.00	-	227.00	191.00	-	227.00	-	-	-	2.5.100



Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
	PVF2 coated aluminium profiled cladding on steel rails			
2.5.101	insulated	m <sup>2</sup>	—	—
2.5.102	insulated; plasterboard lining on metal tees; emulsion	m <sup>2</sup>	—	—
2.5.103	insulated; coloured inner lining panel	m <sup>2</sup>	—	—
2.5.104	insulated; full height insulating block inner skin; plaster and emulsion	m <sup>2</sup>	—	—
	Extra for			
2.5.105	heavyweight block inner skin	m <sup>2</sup>	—	—
2.5.106	insulated; aluminium sandwich panel system	m <sup>2</sup>	—	—
2.5.107	insulated; aluminium sandwich panel system; on framing; on block inner skin; fair face one side	m <sup>2</sup>	—	—
	Other cladding systems			
2.5.108	vitreous enamelled insulated steel sandwich panel system; with non asbestos fibre insulating board on inner face	m <sup>2</sup>	—	—
2.5.109	Formalux sandwich panel system; with coloured lining tray; on steel cladding rails	m <sup>2</sup>	—	—
2.5.110	aluminium over cladding system rain screen	m <sup>2</sup>	—	—
2.5.111	natural stone cladding on full height insulating block inner skin; plaster and emulsion	m <sup>2</sup>	—	—
	Curtain/glazed walling			
2.5.112	12 mm Toughened glass single glazed polyester powder coated aluminium site constructed 'stick' standard curtain walling system to internal trim	m <sup>2</sup>	—	—
	Extra for			
2.5.113	single door; including hardware	m <sup>2</sup>	—	—
2.5.114	half hour fire resistant glazing	m <sup>2</sup>	—	—
2.5.115	6 mm Toughened glass single glazed polyester powder coated aluminium site constructed 'stick' standard curtain walling system to internal trim	m <sup>2</sup>	—	—
2.5.116	6 mm Clear float glass double glazed polyester powder coated aluminium site constructed 'stick' economical quality standard curtain walling system	m <sup>2</sup>	—	—
	Extra for			
2.5.117	tinted glass	m <sup>2</sup>	—	—
2.5.118	high performance glass	m <sup>2</sup>	—	—
2.5.119	low E glass	m <sup>2</sup>	—	—
2.5.120	laminated clear float glass	m <sup>2</sup>	—	—
2.5.121	clear solar control glass	m <sup>2</sup>	—	—
2.5.122	translucent thermal insulating glass	m <sup>2</sup>	—	—
2.5.123	screen printing (fritting)	m <sup>2</sup>	—	—
2.5.124	sand blasting opaque glass	m <sup>2</sup>	—	—
2.5.125	acid etched opaque glass	m <sup>2</sup>	—	—
2.5.126	'look-a-like' steel faced insulating spandrel panels	m <sup>2</sup>	—	—
2.5.127	'look-a-like' aluminium insulating spandrel panels	m <sup>2</sup>	—	—
2.5.128	'look-a-like' laminate opaque insulating spandrel panels	m <sup>2</sup>	—	—
2.5.129	block back up wall including plaster and emulsion	m <sup>2</sup>	—	—
2.5.130	opening lights; manual (actual area)	m <sup>2</sup>	—	—
2.5.131	opening lights; mechanically operated (actual area)	m <sup>2</sup>	—	—
2.5.132	single door; including hardware	nr	—	—
2.5.133	6 mm Clear float glass double glazed polyester powder coated aluminium site constructed 'stick' medium quality standard curtain walling system including opaque insulated spandrel panels	m <sup>2</sup>	—	—
2.5.134	6 mm Clear float glass double glazed polyester powder coated aluminium site constructed 'stick' medium quality standard curtain walling system including opaque insulated spandrel panels	m <sup>2</sup>	—	—

INDUSTRIAL £ range £			RETAILING £ range £			LEISURE £ range £			OFFICES £ range £			HOTELS £ range £			Item nr
46.00	-	59.00	-	-	-	-	-	-	-	-	-	-	-	2.5.101	
63.00	-	74.00	-	-	-	-	-	-	-	-	-	-	-	2.5.102	
67.00	-	82.00	74.00	-	93.00	74.00	-	93.00	-	-	-	-	-	2.5.103	
87.00	-	109.00	93.00	-	118.00	93.00	-	118.00	93.00	-	125.00	-	-	2.5.104	
1.20	-	2.40	1.20	-	2.50	1.20	-	2.50	1.20	-	2.50	-	-	2.5.105	
125.00	-	165.00	165.00	-	208.00	165.00	-	227.00	174.00	-	227.00	-	-	2.5.106	
-	-	-	191.00	-	322.00	-	-	-	-	-	-	-	-	2.5.107	
141.00	-	174.00	-	-	-	-	-	-	-	-	-	-	-	2.5.108	
165.00	-	200.00	183.00	-	208.00	183.00	-	208.00	183.00	-	208.00	-	-	2.5.109	
208.00	-	235.00	-	-	-	-	-	-	-	-	-	-	-	2.5.110	
-	-	-	-	-	-	-	-	-	376.00	-	537.00	392.00	-	554.00	2.5.111
-	-	-	232.00	-	297.00	232.00	-	297.00	232.00	-	297.00	232.00	-	297.00	2.5.112
-	-	-	1,046	-	1,307	1,046	-	1,307	1,046	-	1,307	1,046	-	1,307	2.5.113
-	-	-	184.00	-	261.00	184.00	-	261.00	184.00	-	261.00	184.00	-	261.00	2.5.114
-	-	-	297.00	-	362.00	297.00	-	362.00	297.00	-	362.00	297.00	-	362.00	2.5.115
-	-	-	327.00	-	392.00	327.00	-	392.00	327.00	-	392.00	327.00	-	392.00	2.5.116
-	-	-	10.70	-	13.10	10.70	-	13.10	10.70	-	13.10	10.70	-	13.10	2.5.117
-	-	-	26.00	-	39.00	26.00	-	39.00	26.00	-	39.00	26.00	-	39.00	2.5.118
-	-	-	33.00	-	39.00	33.00	-	39.00	33.00	-	39.00	33.00	-	39.00	2.5.119
-	-	-	26.00	-	39.00	26.00	-	39.00	26.00	-	39.00	26.00	-	39.00	2.5.120
-	-	-	65.00	-	78.00	65.00	-	78.00	65.00	-	78.00	65.00	-	78.00	2.5.121
-	-	-	105.00	-	131.00	105.00	-	131.00	105.00	-	131.00	105.00	-	131.00	2.5.122
-	-	-	39.00	-	48.00	39.00	-	48.00	39.00	-	48.00	39.00	-	48.00	2.5.123
-	-	-	20.00	-	26.00	20.00	-	26.00	20.00	-	26.00	20.00	-	26.00	2.5.124
-	-	-	65.00	-	92.00	65.00	-	92.00	65.00	-	92.00	65.00	-	92.00	2.5.125
-	-	-	39.00	-	52.00	39.00	-	52.00	39.00	-	52.00	39.00	-	52.00	2.5.126
-	-	-	26.00	-	39.00	26.00	-	39.00	26.00	-	39.00	26.00	-	39.00	2.5.127
-	-	-	78.00	-	92.00	78.00	-	92.00	78.00	-	92.00	78.00	-	92.00	2.5.128
-	-	-	39.00	-	52.00	39.00	-	52.00	39.00	-	52.00	39.00	-	52.00	2.5.129
-	-	-	196.00	-	327.00	196.00	-	327.00	196.00	-	327.00	196.00	-	327.00	2.5.130
-	-	-	523.00	-	719.00	523.00	-	719.00	523.00	-	719.00	523.00	-	719.00	2.5.131
-	-	-	1,046	-	1,307	1,046	-	1,307	1,046	-	1,307	1,046	-	1,307	2.5.132
-	-	-	392.00	-	654.00	392.00	-	654.00	392.00	-	654.00	392.00	-	654.00	2.5.133
-	-	-	458.00	-	654.00	458.00	-	654.00	458.00	-	654.00	458.00	-	654.00	2.5.134

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
2.5.135	6 mm Laminate glass double glazed polyester powder coated aluminium site constructed 'stick' high quality bespoke curtain walling system, including opaque insulated spandrel panels	m <sup>2</sup>	—	—
2.5.136	Extra over for triple glazing	m <sup>2</sup>	—	—
2.5.137	6 mm Laminate glass double glazed polyester powder coated aluminium factory produced 'unitised/panelled' high quality standard curtain walling system, including opaque insulated spandrel panels	m <sup>2</sup>	—	—
2.5.138	Extra over for opening lights; manual	m <sup>2</sup>	—	—
2.5.139	opening lights; mechanically opened	m <sup>2</sup>	—	—
2.5.140	10 mm Laminate glass double glazed polyester powder coated aluminium factory produced 'unitised/panelled' medium quality bespoke curtain walling system, including opaque insulated spandrel panels	m <sup>2</sup>	—	—
2.5.141	Extra over for stainless steel clad curtain walling	m <sup>2</sup>	—	—
2.5.142	PVF2 finished curtain walling	m <sup>2</sup>	—	—
2.5.143	brise soleil	m	—	—
2.5.144	stone spandrel panels (actual area)	m <sup>2</sup>	—	—
2.5.145	triple glazing	m <sup>2</sup>	—	—
2.5.146	triple glazing with wide cavity	m <sup>2</sup>	—	—
2.5.147	interstitial blind	m <sup>2</sup>	—	—
2.5.148	bomb proof glazing	m <sup>2</sup>	—	—
2.5.149	one hour fire protection	m <sup>2</sup>	—	—
2.5.150	faceted glazing	%	—	—
2.5.151	curved glazing	%	—	—
2.5.152	15 mm Clear and laminate triple glazed polyester powder coated aluminium factory produced modular 'unitised/panelled' prestigious quality bespoke curtain walling system, including opaque insulated spandrel panels	m <sup>2</sup>	—	—
2.5.153	15 mm Clear and laminate triple glazed bronze finished aluminium factory produced large span 'unitised/panelled' prestigious quality bespoke curtain walling system, including stone faced spandrel panels	m <sup>2</sup>	—	—
2.5.154	10 mm and 6 mm Clear and laminate structural siliconed double glazed standard 'stick and panel' assembly, with aluminium spacer bar and carrier frame, site constructed curtain walling system	m <sup>2</sup>	—	—
2.5.155	10 mm and 6 mm Clear and laminate structural siliconed double glazed standard 'unitised/panelled' assembly on aluminium frame, factory produced curtain walling system	m <sup>2</sup>	—	—
2.5.156	10 mm and 6 mm Clear and laminate structural siliconed double glazed bespoke 'unitised/panelled' assembly on aluminium frame, factory produced curtain walling system	m <sup>2</sup>	—	—
2.5.157	Extra over for triple glazing with wide cavity	m <sup>2</sup>	—	—
2.5.158	12 mm Toughened structural siliconed single glazed standard 'unitised/panelled'; assembly factory produced curtain walling system excluding support	m <sup>2</sup>	—	—
2.5.159	10 mm and 6 mm Clear and laminate structural siliconed double glazed standard 'unitised/panelled' assembly factory produced curtain walling system excluding support	m <sup>2</sup>	—	—
2.5.160	Extra over for secondary steel supports	m <sup>2</sup>	—	—
2.5.161	supporting structure for glass vertical fins	m <sup>2</sup>	—	—
2.5.162	10 mm Clear and laminate structural siliconed inverted suspended double glazed standard 'unitised/panelled' assembly factory produced curtain walling system	m <sup>2</sup>	—	—
2.5.163	Lift surround of double glazed or laminated glass with aluminium or stainless steel framing	m <sup>2</sup>	—	—

INDUSTRIAL £ rate £		RETAILING £ rate £		LEISURE £ rate £		OFFICES £ rate £		HOTELS £ rate £		Item nr.
-	-	588.00	- 784.00	588.00	- 784.00	588.00	- 784.00	588.00	- 784.00	2.5.135
-	-	105.00	- 157.00	105.00	- 157.00	105.00	- 157.00	105.00	- 157.00	2.5.136
-	-	588.00	- 719.00	588.00	- 719.00	588.00	- 719.00	588.00	- 719.00	2.5.137
-	-	196.00	- 327.00	196.00	- 327.00	196.00	- 327.00	196.00	- 327.00	2.5.138
-	-	523.00	- 719.00	523.00	- 719.00	523.00	- 719.00	523.00	- 719.00	2.5.139
-	-	719.00	- 915.00	719.00	- 915.00	719.00	- 915.00	719.00	- 915.00	2.5.140
-	-	78.00	- 119.00	78.00	- 119.00	78.00	- 119.00	78.00	- 119.00	2.5.141
-	-	105.00	- 131.00	105.00	- 131.00	105.00	- 131.00	105.00	- 131.00	2.5.142
-	-	288.00	- 327.00	288.00	- 327.00	288.00	- 327.00	288.00	- 327.00	2.5.143
-	-	261.00	- 392.00	261.00	- 392.00	261.00	- 392.00	261.00	- 392.00	2.5.144
-	-	105.00	- 131.00	105.00	- 131.00	105.00	- 131.00	105.00	- 131.00	2.5.145
-	-	131.00	- 184.00	131.00	- 184.00	131.00	- 184.00	131.00	- 184.00	2.5.146
-	-	65.00	- 196.00	65.00	- 196.00	65.00	- 196.00	65.00	- 196.00	2.5.147
-	-	119.00	- 157.00	119.00	- 157.00	119.00	- 157.00	119.00	- 157.00	2.5.148
-	-	523.00	- 784.00	523.00	- 784.00	523.00	- 784.00	523.00	- 784.00	2.5.149
-	-	20.00	- 65.00	20.00	- 65.00	20.00	- 65.00	20.00	- 65.00	2.5.150
-	-	131.00	- 149.00	131.00	- 149.00	131.00	- 149.00	131.00	- 149.00	2.5.151
-	-	1,046	- 1,307	1,046	- 1,307	1,046	- 1,307	1,046	- 1,307	2.5.152
-	-	1,569	- 1,961	1,569	- 1,961	1,569	- 1,961	1,569	- 1,961	2.5.153
-	-	458.00	- 588.00	458.00	- 588.00	458.00	- 588.00	458.00	- 588.00	2.5.154
-	-	588.00	- 719.00	588.00	- 719.00	588.00	- 719.00	588.00	- 719.00	2.5.155
-	-	784.00	- 915.00	784.00	- 915.00	784.00	- 915.00	784.00	- 915.00	2.5.156
-	-	131.00	- 184.00	131.00	- 184.00	131.00	- 184.00	131.00	- 184.00	2.5.157
-	-	392.00	- 654.00	392.00	- 654.00	392.00	- 654.00	392.00	- 654.00	2.5.158
-	-	588.00	- 850.00	588.00	- 850.00	588.00	- 850.00	588.00	- 850.00	2.5.159
-	-	131.00	- 261.00	131.00	- 261.00	131.00	- 261.00	131.00	- 261.00	2.5.160
-	-	97.00	- 196.00	97.00	- 196.00	97.00	- 196.00	97.00	- 196.00	2.5.161
-	-	915.00	- 1,046	915.00	- 1,046	915.00	- 1,046	915.00	- 1,046	2.5.162
-	-	588.00	- 981.00	588.00	- 981.00	588.00	- 981.00	588.00	- 981.00	2.5.163

Item nr.	SPECIFICATIONS	Unit	RESIDENTIAL £ range £		
2.5.164	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 - 626 mm spacing	m <sup>2</sup>	—	—	—
2.5.165	Patent glazing systems; excluding opening lights and lead flashings etc, 6.4 mm Laminate glass, aluminium glazing bars spanning up to 3m at 600 - 626 mm spacing	m <sup>2</sup>	—	—	—
	Comparative external finishes				
	Comparative concrete wall finishes				
2.5.166	wrought formwork one side including rubbing down	m <sup>2</sup>	—	—	—
2.5.167	shotblasting to expose aggregate	m <sup>2</sup>	—	—	—
2.5.168	bush hammering to expose aggregate	m <sup>2</sup>	—	—	—
	Comparative insitu finishes				
2.5.169	two coats "Sandtex Matt" cement paint	m <sup>2</sup>	—	—	—
2.5.170	cement and sand plain face rendering	m <sup>2</sup>	—	—	—
2.5.171	three coat "Tyroclean" rendering; including backing	m <sup>2</sup>	—	—	—
2.5.172	"Mineralite" decorative rendering; including backing	m <sup>2</sup>	—	—	—
	Comparative cladding				
2.5.173	25 mm thick tongued and grooved "Tanalised" softwood boarding; including battens	m <sup>2</sup>	—	—	—
2.5.174	25 mm thick tongued and grooved western red cedar boarding including battens	m <sup>2</sup>	—	—	—
2.5.175	machine made tiles; including battens	m <sup>2</sup>	—	—	—
2.5.176	best hand made sand faced tiles; including battens	m <sup>2</sup>	—	—	—
2.5.177	20 mm × 20 mm thick mosaic glass or ceramic; in common colours; fixed on prepared surface	m <sup>2</sup>	—	—	—
2.5.178	75 mm thick Portland stone facing slabs and fixing; including clamps	m <sup>2</sup>	—	—	—
2.5.179	75 mm thick Ancaster stone facing slabs and fixing; including clamps	m <sup>2</sup>	—	—	—
	Comparative curtain wall finishes				
	Extra over aluminium mill finish for				
2.5.180	natural anodising	m <sup>2</sup>	—	—	—
2.5.181	polyester powder coating	m <sup>2</sup>	—	—	—
2.5.182	brinze anodising	m <sup>2</sup>	—	—	—
2.6	<b>WINDOWS AND EXTERNAL DOORS</b> <b>window and external door area»</b> (unless otherwise described) comprising: <b>Softwood windows and external doors</b> <b>Steel windows and external doors</b> <b>Steel roller shutters</b> <b>Hardwood windows and external doors</b> <b>uPVC windows and external doors</b> <b>Aluminium windows, entrance screen and doors</b> <b>Stainless steel entrance screens and doors</b> <b>Shop fronts, shutters and grilles</b> <b>Softwood windows and external doors</b>				
2.6.1	Standard windows; painted single glazed	m <sup>2</sup>	200.00	—	261.00
2.6.2	double glazed	m <sup>2</sup>	261.00	—	314.00
2.6.3	Purpose made windows; painted single glazed	m <sup>2</sup>	261.00	—	333.00
2.6.4	double glazed	m <sup>2</sup>	333.00	—	418.00

## Approximate Estimates

INDUSTRIAL £ range £			RETAILING £ range £			LEISURE £ range £			OFFICES £ range £			HOTELS £ range £			Item nr
-	-	-	119.00	-	143.00	119.00	-	143.00	119.00	-	143.00	119.00	-	143.00	2.5.164
-	-	-	357.00	-	434.00	357.00	-	434.00	357.00	-	434.00	357.00	-	434.00	2.5.165
-	-	-	3.00	-	5.90	3.00	-	5.90	3.00	-	5.90	3.00	-	5.90	2.5.166
-	-	-	3.80	-	7.40	3.80	-	7.40	3.80	-	7.40	3.80	-	7.40	2.5.167
-	-	-	11.90	-	16.00	11.90	-	16.00	11.90	-	16.00	11.90	-	16.00	2.5.168
-	-	-	7.00	-	9.70	7.00	-	9.70	7.00	-	9.70	7.00	-	9.70	2.5.169
-	-	-	12.20	-	18.00	12.20	-	18.00	12.20	-	18.00	12.20	-	18.00	2.5.170
-	-	-	29.00	-	35.00	29.00	-	35.00	29.00	-	35.00	29.00	-	40.00	2.5.171
-	-	-	59.00	-	68.00	59.00	-	68.00	59.00	-	68.00	63.00	-	77.00	2.5.172
-	-	-	28.00	-	35.00	28.00	-	35.00	28.00	-	35.00	28.00	-	35.00	2.5.173
-	-	-	33.00	-	42.00	33.00	-	42.00	33.00	-	42.00	33.00	-	42.00	2.5.174
-	-	-	35.00	-	41.00	35.00	-	41.00	35.00	-	41.00	35.00	-	41.00	2.5.175
-	-	-	43.00	-	47.00	43.00	-	47.00	43.00	-	47.00	43.00	-	47.00	2.5.176
-	-	-	90.30	-	105.80	90.30	-	105.80	90.30	-	105.80	90.30	-	105.80	2.5.177
-	-	-	-	-	-	-	-	-	349.40	-	435.00	367.30	-	477.80	2.5.178
-	-	-	-	-	-	-	-	-	383.90	-	477.80	-	-	-	2.5.179
-	-	-	17.00	-	22.00	17.00	-	22.00	17.00	-	22.00	17.00	-	22.00	2.5.180
-	-	-	22.00	-	37.00	22.00	-	37.00	22.00	-	37.00	22.00	-	35.00	2.5.181
-	-	-	30.00	-	45.00	30.00	-	45.00	30.00	-	45.00	30.00	-	45.00	2.5.182
191.00	-	244.00	183.00	-	252.00	200.00	-	261.00	200.00	-	261.00	200.00	-	278.00	2.6.1
235.00	-	305.00	252.00	-	305.00	261.00	-	333.00	261.00	-	333.00	261.00	-	333.00	2.6.2
261.00	-	333.00	261.00	-	261.00	278.00	-	341.00	270.00	-	341.00	270.00	-	358.00	2.6.3
324.00	-	384.00	324.00	-	384.00	292.00	-	376.00	324.00	-	376.00	341.00	-	401.00	2.6.4

Item nr	SPECIFICATIONS	UNIT	RESIDENTIAL £ range £		
	<b>window and external door area</b> (unless otherwise described)				
	Standard external softwood doors and hardwood frames; doors painted; including ironmongery				
2.6.5	two panelled door; plywood panels	nr	341.00	–	409.00
2.6.6	solid flush door	nr	384.00	–	443.00
2.6.7	two panelled door; glazed panels heavy duty solid flush door	nr	725.00	–	811.00
2.6.8	single leaf	nr	–	–	–
2.6.9	double leaf Extra for	nr	–	–	–
2.6.10	emergency fire exit door	nr	–	–	–
	<b>Steel windows and external doors</b>				
	Standard windows				
2.6.11	single glazed; galvanised; painted	m <sup>2</sup>	208.00	–	270.00
2.6.12	single glazed; powder coated	m <sup>2</sup>	219.00	–	278.00
2.6.13	double glazed; galvanised; painted	m <sup>2</sup>	270.00	–	322.00
2.6.14	double glazed; powder coated	m <sup>2</sup>	278.00	–	341.00
	Purpose made windows				
2.6.15	double glazed; powder coated	m <sup>2</sup>	–	–	–
	<b>Steel roller shutters</b>				
	Shutters; galvanised				
2.6.16	manual	m <sup>2</sup>	–	–	–
2.6.17	electric	m <sup>2</sup>	–	–	–
2.6.18	manual; insulated	m <sup>2</sup>	–	–	–
2.6.19	electric; insulated	m <sup>2</sup>	–	–	–
2.6.20	electric; insulated; fire resistant	m <sup>2</sup>	–	–	–
	<b>Hardwood windows and external doors</b>				
	Standard windows; stained or uPVC coated				
2.6.21	single glazed	m <sup>2</sup>	278.00	–	392.00
2.6.22	double glazed	m <sup>2</sup>	358.00	–	452.00
	Purpose made windows; stained or uPVC coated				
2.6.23	single glazed	m <sup>2</sup>	322.00	–	435.00
2.6.24	double glazed	m <sup>2</sup>	392.00	–	503.00
	<b>uPVC windows and external doors</b>				
	Purpose made windows				
2.6.25	double glazed Extra for	m <sup>2</sup>	563.00	–	699.00
2.6.26	tinted glass	m <sup>2</sup>	–	–	–
	<b>Aluminium windows, entrance screens and doors</b>				
	Standard windows; anodised finish				
2.6.27	single glazed; horizontal sliding sash	m <sup>2</sup>	–	–	–
2.6.28	single glazed; vertical sliding sash	m <sup>2</sup>	–	–	–
2.6.29	single glazed; casement; in hardwood sub-frame	m <sup>2</sup>	295.00	–	392.00
2.6.30	double glazed; vertical sliding slash	m <sup>2</sup>	–	–	–
2.6.31	double glazed; casement; in hardwood sub-frame	m <sup>2</sup>	358.00	–	478.00
	Purpose made windows				
2.6.32	single glazed	m <sup>2</sup>	–	–	–
2.6.33	double glazed	m <sup>2</sup>	–	–	–
2.6.34	double glazed; feature; with precast concrete surrounds m <sup>2</sup>	m <sup>2</sup>	–	–	–
	Purpose made entrance screens and doors				
2.6.35	double glazed	m <sup>2</sup>	–	–	–
	Purpose made revolving door				
2.6.36	2000 mm diameter; double glazed	nr	–	–	–

INDUSTRIAL £ range £			RETAILING £ range £			LEISURE £ range £			OFFICES £ range £			HOTELS £ range £			Item nr
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.6.5
503.00	-	887.00	401.00	-	452.00	401.00	-	452.00	401.00	-	452.00	409.00	-	469.00	2.6.6
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.6.7
580.00	-	887.00	657.00	-	819.00	657.00	-	802.00	-	-	-	-	-	-	2.6.8
1,023	-	1,458	1,246	-	1,391	1,246	-	1,391	-	-	-	-	-	-	2.6.9
-	-	-	219.00	-	341.00	219.00	-	341.00	-	-	-	-	-	-	2.6.10
191.00	-	252.00	191.00	-	261.00	208.00	-	261.00	261.00	-	261.00	208.00	-	286.00	2.6.11
200.00	-	261.00	200.00	-	261.00	219.00	-	278.00	219.00	-	278.00	219.00	-	295.00	2.6.12
252.00	-	314.00	252.00	-	314.00	261.00	-	330.00	330.00	-	330.00	270.00	-	349.00	2.6.13
252.00	-	314.00	252.00	-	330.00	270.00	-	341.00	270.00	-	341.00	278.00	-	358.00	2.6.14
-	-	-	358.00	-	452.00	358.00	-	452.00	358.00	-	452.00	273.00	-	478.00	2.6.15
208.00	-	270.00	191.00	-	252.00	191.00	-	261.00	-	-	-	-	-	-	2.6.16
252.00	-	358.00	235.00	-	349.00	235.00	-	349.00	-	-	-	-	-	-	2.6.17
349.00	-	409.00	322.00	-	392.00	322.00	-	392.00	-	-	-	-	-	-	2.6.18
392.00	-	494.00	376.00	-	478.00	376.00	-	478.00	-	-	-	-	-	-	2.6.19
947.00	-	1,134	913.00	-	1,134	913.00	-	1,134	-	-	-	-	-	-	2.6.20
358.00	-	435.00	358.00	-	435.00	358.00	-	435.00	358.00	-	435.00	376.00	-	452.00	2.6.21
452.00	-	546.00	452.00	-	546.00	452.00	-	546.00	452.00	-	546.00	452.00	-	469.00	2.6.22
435.00	-	503.00	435.00	-	503.00	435.00	-	503.00	435.00	-	503.00	435.00	-	546.00	2.6.23
503.00	-	614.00	503.00	-	614.00	503.00	-	614.00	503.00	-	614.00	503.00	-	639.00	2.6.24
521.00	-	580.00	521.00	-	580.00	521.00	-	580.00	521.00	-	580.00	521.00	-	580.00	2.6.25
26.00	-	35.70	26.00	-	35.70	26.00	-	35.70	26.00	-	35.70	26.00	-	35.70	2.6.26
252.00	-	305.00	252.00	-	305.00	252.00	-	305.00	252.00	-	305.00	252.00	-	322.00	2.6.27
392.00	-	469.00	392.00	-	469.00	392.00	-	469.00	392.00	-	469.00	392.00	-	478.00	2.6.28
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.6.29
435.00	-	503.00	486.00	-	614.00	486.00	-	614.00	486.00	-	614.00	486.00	-	648.00	2.6.30
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.6.31
252.00	-	358.00	252.00	-	358.00	252.00	-	358.00	252.00	-	358.00	252.00	-	358.00	2.6.32
563.00	-	682.00	563.00	-	682.00	563.00	-	682.00	563.00	-	682.00	563.00	-	699.00	2.6.33
-	-	-	-	-	-	1,416	-	2,132	-	-	-	-	-	-	2.6.34
-	-	-	699.00	-	1,134	699.00	-	1,134	699.00	-	1,134	-	-	-	2.6.35
-	-	-	25,077	-	32,070	25,077	-	32,070	24,684	-	32,070	24,684	-	32,070	2.6.36



Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
	<b>window and external door area</b> (unless otherwise described)			
	<b>Stainless steel entrance screens and doors</b>			
	Purpose made screen; double glazed			
2.6.37	with manual doors	m <sup>2</sup>	–	–
2.6.38	with automatic doors	m <sup>2</sup>	–	–
	Purpose made revolving door			
2.6.39	2000 mm diameter; double glazed	nr	–	–
	<b>Shop fronts, shutters and grilles shop front length</b>			
2.6.40	Temporary timber shop fronts	m	–	–
2.6.41	Grilles or shutters	m	–	–
2.6.42	Fire shutters; power operated	m	–	–
	Shop front			
2.6.43	flat façade; glass in aluminium framing; manual centre doors only	m	–	–
2.6.44	flat façade; glass in aluminium framing; automatic centre doors only	m	–	–
2.6.45	hardwood and glass; including high enclosed window beds	m	–	–
	high quality; marble or granite plasters and stair risers; window beds			
2.6.46	and backings; illuminated signs	m	–	–
2.7	<b>INTERNAL WALLS, PARTITIONS AND DOORS</b>			
	<b>internal wall area</b> (unless otherwise described)			
	comprising:			
	<b>Timber or metal stud partitions and doors</b>			
	<b>Brick/block partitions and doors</b>			
	<b>Reinforced concrete walls</b>			
	<b>Solid partitioning and doors</b>			
	<b>Glazed partitioning and doors</b>			
	<b>Special partitioning and doors</b>			
	<b>WC/Changing cubicles</b>			
	<b>Comparative doors/door linings/frames</b>			
	<b>Perimeter treatments</b>			
	<b>Timber or metal stud partitions and doors</b>			
	Structure only comprising softwood studs at 400 mm × 600 mm centres;			
	head and sole plates			
2.7.1	100 mm × 38 mm	m <sup>2</sup>	12.00	– 16.00
	Softwood stud and plasterboard partitions			
2.7.2	57 mm thick "Paramount" dry partition	m <sup>2</sup>	23.00	– 26.00
2.7.3	65 mm thick "Paramount" dry partition	m <sup>2</sup>	26.00	– 28.00
2.7.4	50 mm thick laminated partition	m <sup>2</sup>	25.00	– 27.00
2.7.5	65 mm thick laminated partition	m <sup>2</sup>	29.00	– 31.00
2.7.6	65 mm thick laminated partition; emulsion both sides	m <sup>2</sup>	35.00	– 38.00
2.7.7	100 mm thick partition; taped joints; emulsion both sides	m <sup>2</sup>	38.00	– 44.00
2.7.8	100 mm thick partition; skim and emulsion both sides	m <sup>2</sup>	44.00	– 50.00
2.7.9	150 mm thick partition as party wall; skim and emulsion both sides	m <sup>2</sup>	53.00	– 63.00
	Metal stud and plasterboard partitions			
2.7.10	170 mm thick partition; one hour; taped joints; emulsion both sides	m <sup>2</sup>	–	–
2.7.11	200 mm thick partition; one hour; taped joints; emulsion both sides	m <sup>2</sup>	–	–
2.7.12	325 mm thick two layer partition; cavity insulation	m <sup>2</sup>	–	–
	Extra for			
2.7.13	curved work	m <sup>2</sup>	–	–

INDUSTRIAL			RETAILING		LEISURE			OFFICES			HOTELS			Item nr	
£ range £			£ range £		£ range £			£ range £			£ range £			-	
-	-	-	1,134	-	1,706	-	-	-	-	-	-	-	-	-	2.6.37
-	-	-	1,407	-	2,004	-	-	-	-	-	-	-	-	-	2.6.38
-	-	-	34,459	-	43,159	32,488	-	40,690	32,488	-	40,690	32,488	-	40,690	2.6.39
-	-	-	46.00	-	65.00	-	-	-	-	-	-	-	-	-	2.6.40
-	-	-	563.00	-	1,134	-	-	-	-	-	-	-	-	-	2.6.41
-	-	-	998.00	-	1,424	-	-	-	-	-	-	-	-	-	2.6.42
-	-	-	1,134	-	2,610	-	-	-	-	-	-	-	-	-	2.6.43
-	-	-	1,416	-	3,173	-	-	-	-	-	-	-	-	-	2.6.44
-	-	-	4,009	-	4,862	-	-	-	-	-	-	-	-	-	2.6.45
-	-	-	4,521	-	6,269	-	-	-	-	-	-	-	-	-	2.6.46
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.7.1
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.7.2
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.7.3
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.7.4
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.7.5
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.7.6
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.7.7
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.7.8
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.7.9
44.00	-	55.00	48.00	-	58.00	48.00	-	58.00	48.00	-	58.00	50.00	-	58.00	2.7.10
63.00	-	70.00	67.00	-	71.00	67.00	-	71.00	67.00	-	71.00	68.00	-	74.00	2.7.11
106.00	-	149.00	113.00	-	153.00	113.00	-	153.00	113.00	-	153.00	113.00	-	153.00	2.7.12
		+ 50%			+ 50%			+ 50%			+ 50%			+ 50%	2.7.13

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
	<b>internal wall area</b> (unless otherwise described)			
	Metal stud and plasterboard partitions; emulsion both sides; softwood doors and frames; painted			
2.7.14	170 mm thick partition	m <sup>2</sup>	–	–
2.7.15	200 mm thick partition; insulated	m <sup>2</sup>	–	–
	Stud or plasterboard partitions; softwood doors and frames; painted			
2.7.16	partition; plaster and emulsion both sides	m <sup>2</sup>	75.00	– 95.00
	Extra for			
2.7.17	vinyl paper in lieu of emulsion	m <sup>2</sup>	5.00	– 7.40
2.7.18	hardwood doors and frames in lieu of softwood	m <sup>2</sup>	21.00	– 25.00
2.7.19	partition; plaster and vinyl both sides	m <sup>2</sup>	89.00	– 107.00
	Stud or plasterboard partitions; hardwood doors and frames			
2.7.20	partition; plaster and emulsion both sides	m <sup>2</sup>	95.00	– 119.00
2.7.21	partition; plaster and vinyl both sides	m <sup>2</sup>	109.00	– 134.00
	<b>Brick/block partitions and doors</b>			
	Autoclaved aerated/lightweight block partitions			
2.7.22	75 mm thick	m <sup>2</sup>	14.00	– 17.00
2.7.23	100 mm thick	m <sup>2</sup>	19.00	– 23.00
2.7.24	130 mm thick; insulating	m <sup>2</sup>	23.00	– 26.00
2.7.25	150 mm thick	m <sup>2</sup>	26.00	– 28.00
2.7.26	190 mm thick	m <sup>2</sup>	31.00	– 36.00
	Extra for			
2.7.27	fair face both sides	m <sup>2</sup>	2.50	– 5.00
2.7.28	curved work		+ 10%	+ 20%
2.7.29	average thickness; fair face both sides	m <sup>2</sup>	25.00	– 31.00
2.7.30	average thickness; fair face and emulsion both sides	m <sup>2</sup>	29.00	– 38.00
2.7.31	average thickness; plaster and emulsion both sides	m <sup>2</sup>	45.00	– 54.00
	Concrete block partitions			
2.7.32	to retail units	m <sup>2</sup>	–	–
	Dense aggregate block partitions			
2.7.33	average thickness; fair face both sides	m <sup>2</sup>	29.00	– 36.00
2.7.34	average thickness; fair face and emulsion both sides	m <sup>2</sup>	34.00	– 41.00
2.7.35	average thickness; plaster and emulsion both sides	m <sup>2</sup>	50.00	– 57.00
	Coloured dense aggregate masonry block partition			
2.7.36	fair face both sides	m <sup>2</sup>	–	–
	Common brick partitions; bricks PC £120.00/1000			
2.7.37	half brick thick	m <sup>2</sup>	27.00	– 29.00
2.7.38	half brick thick; fair face both sides	m <sup>2</sup>	29.00	– 36.00
2.7.39	half brick thick; fair face and emulsion both sides	m <sup>2</sup>	34.00	– 41.00
2.7.40	half brick thick; plaster and emulsion both sides	m <sup>2</sup>	49.00	– 63.00
2.7.41	one brick thick	m <sup>2</sup>	50.00	– 57.00
2.7.42	one brick thick; fair face and emulsion both sides	m <sup>2</sup>	54.00	– 63.00
2.7.43	one brick thick; fair face and emulsion both sides	m <sup>2</sup>	59.00	– 68.00
2.7.44	one brick thick; plaster and emulsion both sides	m <sup>2</sup>	73.00	– 87.00
2.7.45	Block partitions; softwood doors and frames; painted partition	m <sup>2</sup>	42.00	– 55.00
2.7.46	partition; fair faced both sides	m <sup>2</sup>	43.00	– 59.00
2.7.47	partition; fair face and emulsion both sides	m <sup>2</sup>	50.00	– 64.00
2.7.48	partition; plastered and emulsioned both sides	m <sup>2</sup>	66.00	– 84.00
	Block partitions; hardwood doors and frames partition			
2.7.49		m <sup>2</sup>	63.00	– 80.00
2.7.50	partition; plaster and emulsion both sides	m <sup>2</sup>	86.00	– 107.00
	<b>Reinforced concrete walls</b>			
	Walls			
2.7.51	150 mm thick	m <sup>2</sup>	87.00	– 105.00
2.7.52	150 mm thick; plaster and emulsion both sides	m <sup>2</sup>	116.00	– 140.00

INDUSTRIAL £ range £			RETAILING £ range £			LEISURE £ range £			OFFICES £ range £			HOTELS £ range £			Item nr
59.00	-	80.00	63.00	-	83.00	63.00	-	83.00	63.00	-	83.00	63.00	-	86.00	2.7.14
80.00	-	97.00	82.00	-	101.00	82.00	-	101.00	82.00	-	101.00	82.00	-	107.00	2.7.15
74.00	-	93.00	77.00	-	95.00	77.00	-	95.00	77.00	-	95.00	77.00	-	101.00	2.7.16
-	-	-	5.60	-	7.80	5.60	-	7.80	5.60	-	7.80	5.60	-	12.60	2.7.17
22.00	-	25.00	22.00	-	25.00	22.00	-	25.00	22.00	-	25.00	22.00	-	33.00	2.7.18
59.00	-	105.00	87.00	-	107.00	87.00	-	107.00	87.00	-	107.00	95.00	-	126.00	2.7.19
94.00	-	114.00	95.00	-	119.00	95.00	-	119.00	95.00	-	119.00	95.00	-	126.00	2.7.20
127.00	-	125.00	109.00	-	134.00	109.00	-	134.00	109.00	-	134.00	109.00	-	152.00	2.7.21
14.00	-	16.00	14.00	-	17.00	14.00	-	17.00	14.00	-	17.00	14.00	-	17.00	2.7.22
17.00	-	22.00	18.00	-	23.00	18.00	-	23.00	18.00	-	23.00	18.00	-	23.00	2.7.23
22.00	-	25.00	23.00	-	27.00	23.00	-	27.00	23.00	-	27.00	23.00	-	27.00	2.7.24
24.00	-	27.00	25.00	-	28.00	25.00	-	28.00	25.00	-	28.00	25.00	-	28.00	2.7.25
29.00	-	34.00	31.00	-	36.00	31.00	-	36.00	31.00	-	36.00	31.00	-	36.00	2.7.26
2.60	-	5.60	2.60	-	5.60	2.60	-	5.60	2.60	-	5.60	2.60	-	5.60	2.7.27
+ 10%	-	+ 20%	+ 10%	-	+ 20%	+ 10%	-	+ 20%	+ 10%	-	+ 20%	+ 10%	-	+ 20%	2.7.28
25.00	-	29.00	19.00	-	31.00	27.00	-	31.00	27.00	-	31.00	28.00	-	33.00	2.7.29
29.00	-	38.00	29.00	-	38.00	29.00	-	38.00	29.00	-	38.00	32.00	-	39.00	2.7.30
44.00	-	52.00	45.00	-	54.00	45.00	-	54.00	45.00	-	54.00	47.00	-	57.00	2.7.31
-	-	-	40.00	-	45.00	-	-	-	-	-	-	-	-	-	2.7.32
29.00	-	34.00	30.00	-	36.00	30.00	-	36.00	30.00	-	36.00	30.00	-	38.00	2.7.33
33.00	-	41.00	34.00	-	41.00	34.00	-	41.00	34.00	-	41.00	36.00	-	43.00	2.7.34
49.00	-	54.00	50.00	-	57.00	50.00	-	57.00	50.00	-	57.00	50.00	-	59.00	2.7.35
-	-	-	-	-	-	55.00	-	68.00	-	-	-	-	-	-	2.7.36
25.00	-	29.00	27.00	-	29.00	27.00	-	29.00	27.00	-	29.00	28.00	-	31.00	2.7.37
28.00	-	34.00	29.00	-	36.00	29.00	-	36.00	29.00	-	36.00	29.00	-	38.00	2.7.38
33.00	-	41.00	34.00	-	41.00	34.00	-	41.00	34.00	-	41.00	36.00	-	43.00	2.7.39
47.00	-	61.00	49.00	-	63.00	49.00	-	63.00	49.00	-	63.00	50.00	-	68.00	2.7.40
49.00	-	54.00	50.00	-	57.00	50.00	-	57.00	50.00	-	57.00	54.00	-	59.00	2.7.41
52.00	-	59.00	54.00	-	63.00	54.00	-	63.00	54.00	-	63.00	55.00	-	63.00	2.7.42
55.00	-	64.00	59.00	-	68.00	59.00	-	68.00	59.00	-	68.00	63.00	-	71.00	2.7.43
71.00	-	82.00	73.00	-	85.00	73.00	-	85.00	73.00	-	85.00	78.00	-	90.00	2.7.44
40.00	-	54.00	42.00	-	55.00	42.00	-	55.00	42.00	-	55.00	43.00	-	57.00	2.7.45
42.00	-	55.00	43.00	-	59.00	43.00	-	59.00	43.00	-	59.00	47.00	-	59.00	2.7.46
47.00	-	63.00	50.00	-	64.00	50.00	-	64.00	50.00	-	64.00	52.00	-	64.00	2.7.47
64.00	-	80.00	66.00	-	83.00	66.00	-	83.00	66.00	-	83.00	66.00	-	86.80	2.7.48
61.00	-	77.00	63.00	-	80.00	63.00	-	80.00	63.00	-	80.00	68.00	-	82.00	2.7.49
82.00	-	105.00	86.00	-	107.00	86.00	-	107.00	86.00	-	107.00	77.00	-	97.00	2.7.50
87.00	-	102.00	87.00	-	102.00	86.80	-	102.20	86.80	-	102.20	87.00	-	102.00	2.7.51
116.00	-	140.00	116.00	-	140.00	116.50	-	140.20	116.50	-	140.20	116.00	-	140.00	2.7.52

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £		
	<b>internal wall area</b> (unless otherwise described)				
	Solid partitioning and doors				
	Patent partitioning; softwood doors				
2.7.53	frame and sheet	m <sup>2</sup>	–	–	–
2.7.54	frame and panel	m <sup>2</sup>	–	–	–
2.7.55	panel to panel	m <sup>2</sup>	–	–	–
2.7.56	economical	m <sup>2</sup>	–	–	–
	Patent partitioning; hardwood doors				
2.7.57	economical	m <sup>2</sup>	–	–	–
	Demountable partitioning; hardwood doors				
2.7.58	medium quality; vinyl faced	m <sup>2</sup>	–	–	–
2.7.59	high quality; vinyl faced	m <sup>2</sup>	–	–	–
	Glazed partitioning and doors				
	Aluminium internal patent glazing				
2.7.60	single glazed	m <sup>2</sup>	–	–	–
2.7.61	double glazed	m <sup>2</sup>	–	–	–
	Demountable steel partitioning and doors				
2.7.62	medium quality	m <sup>2</sup>	–	–	–
2.7.63	high quality	m <sup>2</sup>	–	–	–
	Demountable aluminium/steel partitioning and doors				
2.7.64	high quality	m <sup>2</sup>	–	–	–
2.7.65	high quality; sliding	m <sup>2</sup>	–	–	–
	Stainless steel glazed manual doors and screens				
2.7.66	high quality; to inner lobby of malls	m <sup>2</sup>	–	–	–
	Special partitioning and doors				
	Demountable fire partitions				
2.7.67	enamelled steel; half hour	m <sup>2</sup>	–	–	–
2.7.68	stainless steel; half hour	m <sup>2</sup>	–	–	–
	Soundproof partitions; hardwood doors				
2.7.69	luxury veneered	m <sup>2</sup>	–	–	–
	Folding Screens				
2.7.70	gym divider; electronically operated	m <sup>2</sup>	–	–	–
2.7.71	bar divider	m <sup>2</sup>	–	–	–
2.7.72	Squash court glass back wall and door	m <sup>2</sup>	–	–	–
	WC/Changing cubicles each (unless otherwise described)				
2.7.73	WC cubicles	nr	–	–	–
	Changing cubicles				
2.7.74	aluminium	nr	–	–	–
2.7.75	aluminium; textured glass and bench seating	nr	–	–	–
	Comparative doors/door linings/frames				
	Standard softwood doors; excluding ironmongery; linings and frames				
	40 mm thick flush; hollow core; painted				
2.7.76	726 mm × 2040 mm	nr	40.00	–	50.00
2.7.77	826 mm × 2040 mm	nr	40.00	–	50.00
	40 mm thick flush; hollow core; plywood faced; painted				
2.7.78	726 mm × 2040 mm	nr	50.00	–	63.00
2.7.79	826 mm × 2040 mm	nr	50.00	–	63.00
	40 mm thick flush; hollow core; sapele veneered hard board faced				
2.7.80	726 mm × 2040 mm	nr	40.00	–	50.00
2.7.81	826 mm × 2040 mm	nr	40.00	–	50.00
	40 mm thick flush; hollow core; teak veneered hard board faced				
2.7.82	726 mm × 2040 mm	nr	97.00	–	119.00
2.7.83	826 mm × 2040 mm	nr	97.00	–	119.00

INDUSTRIAL			RETAILING			LEISURE			OFFICES			HOTELS			Item nr
£ range £			£ range £			£ range £			£ range £			£ range £			-
56.00	-	109.00	63.00	-	113.00	63.00	-	113.00	63.00	-	113.00	63.00	-	138.00	2.7.53
46.00	-	87.00	50.00	-	90.00	50.00	-	90.00	50.00	-	90.00	50.00	-	113.00	2.7.54
69.00	-	149.00	75.00	-	156.00	75.00	-	156.00	75.00	-	156.00	75.00	-	174.00	2.7.55
75.00	-	95.00	80.00	-	102.00	80.00	-	102.00	80.00	-	102.00	80.00	-	126.00	2.7.56
82.00	-	101.00	82.00	-	107.00	82.00	-	107.00	82.00	-	107.00	82.00	-	113.00	2.7.57
107.00	-	140.00	113.00	-	140.00	113.00	-	140.00	113.00	-	140.00	113.00	-	152.00	2.7.58
141.00	-	197.00	141.00	-	197.00	141.00	-	197.00	141.00	-	197.00	149.00	-	215.00	2.7.59
95.00	-	132.00	-	-	-	-	-	-	-	-	-	-	-	-	2.7.60
162.00	-	201.00	-	-	-	-	-	-	-	-	-	-	-	-	2.7.61
174.00	-	219.00	-	-	-	-	-	-	174.00	-	235.00	-	-	-	2.7.62
219.00	-	270.00	-	-	-	-	-	-	235.00	-	278.00	-	-	-	2.7.63
-	-	-	-	-	-	261.00	-	469.00	-	-	-	373.20	-	469.00	2.7.64
-	-	-	-	-	-	626.00	-	765.00	-	-	-	-	-	-	2.7.65
-	-	-	373.00	-	1,002	-	-	-	-	-	-	-	-	-	2.7.66
391.00	-	592.00	452.00	-	635.00	452.00	-	635.00	452.00	-	635.00	-	-	-	2.7.67
-	-	-	792.00	-	1,002	792.00	-	1,002	792.00	-	1,002	-	-	-	2.7.68
200.00	-	270.00	219.00	-	305.00	219.00	-	305.00	219.00	-	305.00	219.00	-	330.00	2.7.69
-	-	-	-	-	-	149.00	-	165.00	-	-	-	-	-	-	2.7.70
-	-	-	-	-	-	392.00	-	443.00	-	-	-	-	-	-	2.7.71
-	-	-	-	-	-	261.00	-	309.00	-	-	-	-	-	-	2.7.72
278.00	-	435.00	286.00	-	435.00	286.00	-	435.00	278.00	-	618.00	348.00	-	618.00	2.7.73
-	-	-	-	-	-	340.00	-	618.00	-	-	-	-	-	-	2.7.74
-	-	-	-	-	-	565.00	-	740.00	-	-	-	-	-	-	2.7.75
40.00	-	50.00	40.00	-	50.00	40.00	-	50.00	40.00	-	50.00	40.00	-	50.00	2.7.76
40.00	-	50.00	40.00	-	50.00	40.00	-	50.00	40.00	-	50.00	40.00	-	50.00	2.7.77
50.00	-	63.00	50.00	-	63.00	50.00	-	63.00	50.00	-	63.00	50.00	-	63.00	2.7.78
50.00	-	63.00	50.00	-	63.00	50.00	-	63.00	50.00	-	63.00	50.00	-	63.00	2.7.79
40.00	-	50.00	40.00	-	50.00	40.00	-	50.00	40.00	-	50.00	29.00	-	50.00	2.7.80
40.00	-	50.00	40.00	-	50.00	40.00	-	50.00	40.00	-	50.00	40.00	-	50.00	2.7.81
97.00	-	118.00	97.00	-	118.00	97.00	-	118.00	97.00	-	118.00	97.00	-	118.00	2.7.82
97.00	-	118.00	97.00	-	118.00	97.00	-	118.00	97.00	-	118.00	97.00	-	118.00	2.7.83

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
	each (unless otherwise described)			
	Standard softwood fire doors; excluding ironmongery; lining and frames			
	44 mm thick flush; half hour fire check; plywood faced; painted			
2.7.84	726 mm × 2040 mm	nr	63.00	70.00
2.7.85	826 mm × 2040 mm	nr	67.00	75.00
	44 mm thick flush; half hour fire check; plywood faced; painted			
2.7.86	726 mm × 2040 mm	nr	82.00	90.00
2.7.87	826 mm × 2040 mm	nr	83.00	94.00
	54 mm thick flush; one hour fire check; sapele veneered hardboard faced			
2.7.88	726 mm × 2040 mm	nr	252.00	278.00
2.7.89	826 mm × 2040 mm	nr	261.00	278.00
	54 mm thick flush; one hour fire check; sapele veneered hardboard faced			
2.7.90	726 mm × 2040 mm	nr	270.00	305.00
2.7.91	826 mm × 2040 mm	nr	278.00	314.00
	Purpose made softwood doors; excluding ironmongery; linings and frames			
	44 mm thick four panel door; painted			
2.7.92	726 mm × 2040 mm	nr	140.00	157.00
2.7.93	826 mm × 2040 mm	nr	149.00	165.00
	50 mm thick four door panel; wax polished			
2.7.94	726 mm × 2040 mm	nr	270.00	305.00
2.7.95	826 mm × 2040 mm	nr	286.00	314.00
	Purpose made softwood door frames/linings; painted including grounds			
	32 mm × 100 mm lining			
2.7.96	726 mm × 2040 mm opening	nr	83.00	94.00
2.7.97	826 mm × 2040 mm opening	nr	87.00	97.00
	32 mm × 140 mm lining			
2.7.98	726 mm × 2040 mm opening	nr	94.00	107.00
2.7.99	826 mm × 2040 mm opening	nr	95.00	109.00
	32 mm × 250 mm cross tongued lining			
2.7.100	726 mm × 2040 mm opening	nr	122.00	141.00
2.7.101	826 mm × 2040 mm opening	nr	125.00	144.00
	32 mm × 375 mm cross tongued lining			
2.7.102	726 mm × 2040 mm opening	nr	160.00	183.00
2.7.103	826 mm × 2040 mm opening	nr	165.00	183.00
	75 mm × 100 mm rebated frame			
2.7.104	726 mm × 2040 mm opening	nr	109.00	116.00
2.7.105	826 mm × 2040 mm opening	nr	114.00	121.00
	Purpose made mahogany door frames/linings; wax polished including grounds			
	32 mm × 100 mm lining			
2.7.106	726 mm × 2040 mm opening	nr	113.00	121.00
2.7.107	826 mm × 2040 mm opening	nr	114.00	125.00
	32 mm × 140 mm lining			
2.7.108	726 mm × 2040 mm opening	nr	125.00	141.00
2.7.109	826 mm × 2040 mm opening	nr	128.00	144.00
	32 mm × 250 mm cross tongued lining			
2.7.110	726 mm × 2040 mm opening	nr	144.00	153.00
2.7.111	826 mm × 2040 mm opening	nr	146.00	158.00
	32 mm × 375 mm cross tongued lining			
2.7.112	726 mm × 2040 mm opening	nr	219.00	235.00
2.7.113	826 mm × 2040 mm opening	nr	219.00	244.00
	75 mm × 100 mm rebated frame			
2.7.114	726 mm × 2040 mm opening	nr	157.00	165.00
2.7.115	826 mm × 2040 mm opening	nr	157.00	165.00

INDUSTRIAL £ rate £		RETAILING £ rate £		LEISURE £ rate £		OFFICES £ rate £		HOTELS £ rate £		Item nr.
63.00	- 70.00	63.00	- 70.00	63.00	- 70.00	63.00	- 70.00	63.00	- 70.00	2.7.84
67.00	- 75.00	67.00	- 75.00	67.00	- 75.00	67.00	- 75.00	67.00	- 75.00	2.7.85
80.00	- 90.00	80.00	- 90.00	80.00	- 90.00	80.00	- 90.00	80.00	- 90.00	2.7.86
83.00	- 94.00	83.00	- 94.00	83.00	- 94.00	83.00	- 94.00	83.00	- 94.00	2.7.87
252.00	- 278.00	252.00	- 278.00	252.00	- 278.00	252.00	- 278.00	252.00	- 278.00	2.7.88
261.00	- 278.00	261.00	- 278.00	261.00	- 278.00	261.00	- 278.00	261.00	- 278.00	2.7.89
270.00	- 305.00	270.00	- 305.00	270.00	- 305.00	270.00	- 305.00	270.00	- 305.00	2.7.90
278.00	- 314.00	278.00	- 314.00	278.00	- 314.00	278.00	- 314.00	278.00	- 314.00	2.7.91
140.00	- 157.00	140.00	- 157.00	140.00	- 157.00	140.00	- 157.00	140.00	- 157.00	2.7.92
149.00	- 165.00	149.00	- 165.00	149.00	- 165.00	149.00	- 165.00	149.00	- 165.00	2.7.93
270.00	- 305.00	270.00	- 305.00	270.00	- 305.00	270.00	- 305.00	270.00	- 305.00	2.7.94
286.00	- 314.00	286.00	- 314.00	286.00	- 314.00	286.00	- 314.00	286.00	- 314.00	2.7.95
83.00	- 94.00	83.00	- 94.00	83.00	- 94.00	83.00	- 94.00	83.00	- 94.00	2.7.96
87.00	- 97.00	87.00	- 97.00	87.00	- 97.00	87.00	- 97.00	87.00	- 97.00	2.7.97
93.00	- 107.00	93.00	- 107.00	93.00	- 107.00	93.00	- 107.00	93.00	- 107.00	2.7.98
95.00	- 111.00	95.00	- 111.00	95.00	- 111.00	95.00	- 111.00	95.00	- 111.00	2.7.99
122.00	- 141.00	122.00	- 141.00	122.00	- 141.00	122.00	- 141.00	122.00	- 141.00	2.7.100
125.00	- 144.00	125.00	- 144.00	125.00	- 144.00	125.00	- 144.00	125.00	- 144.00	2.7.101
169.00	- 176.00	169.00	- 176.00	169.00	- 176.00	169.00	- 176.00	169.00	- 176.00	2.7.102
169.00	- 181.00	169.00	- 181.00	169.00	- 181.00	169.00	- 181.00	169.00	- 181.00	2.7.103
109.00	- 116.00	109.00	- 116.00	109.00	- 116.00	109.00	- 116.00	109.00	- 116.00	2.7.104
116.00	- 122.00	116.00	- 122.00	116.00	- 122.00	116.00	- 122.00	116.00	- 122.00	2.7.105
114.00	- 122.00	114.00	- 122.00	114.00	- 122.00	114.00	- 122.00	114.00	- 122.00	2.7.106
116.00	- 125.00	116.00	- 125.00	116.00	- 125.00	116.00	- 125.00	116.00	- 125.00	2.7.107
125.00	- 141.00	125.00	- 141.00	125.00	- 141.00	125.00	- 141.00	125.00	- 141.00	2.7.108
128.00	- 144.00	128.00	- 144.00	128.00	- 144.00	128.00	- 144.00	128.00	- 144.00	2.7.109
141.00	- 153.00	141.00	- 153.00	141.00	- 153.00	141.00	- 153.00	141.00	- 153.00	2.7.110
149.00	- 162.00	149.00	- 162.00	149.00	- 162.00	149.00	- 162.00	149.00	- 162.00	2.7.111
208.00	- 235.00	208.00	- 235.00	208.00	- 235.00	208.00	- 235.00	208.00	- 235.00	2.7.112
219.00	- 244.00	219.00	- 244.00	219.00	- 244.00	219.00	- 244.00	219.00	- 244.00	2.7.113
157.00	- 165.00	157.00	- 165.00	157.00	- 165.00	157.00	- 165.00	157.00	- 165.00	2.7.114
157.00	- 165.00	157.00	- 165.00	157.00	- 165.00	157.00	- 165.00	157.00	- 165.00	2.7.115



Item nr.	SPECIFICATIONS	Unit	RESIDENTIAL £ range £		
	<b>each</b> (unless otherwise described)				
	Standard softwood doors and frames; including ironmongery and painting				
2.7.116	flush; hollow core flush; hollow core; hardwood faced flush; solid core	nr	208.00	–	261.00
2.7.117		nr	208.00	–	278.00
2.7.118	single leaf	nr	244.00	–	314.00
2.7.119	double leaf	nr	357.00	–	479.00
2.7.120	flush; solid core; hardwood faced four panel door	nr	252.00	–	330.00
2.7.121		nr	357.00	–	435.00
	Purpose made softwood doors and hardwood frames; including ironmongery; painting and polishing flush				
	solid core; heavy duty				
2.7.122	single leaf	nr	–	–	–
2.7.123	double leaf	nr	–	–	–
	flush solid core; heavy duty; plastic laminate faced				
2.7.124	single leaf	nr	–	–	–
2.7.125	double leaf	nr	–	–	–
	Purpose made softwood fire doors and hardwood frames; including ironmongery; painting and polishing				
	flush; one hour fire resisting				
2.7.126	single leaf	nr	–	–	–
2.7.127	double leaf	nr	–	–	–
	flush; one hour fire resisting; plastic laminate faced				
2.7.128	single leaf	nr	–	–	–
2.7.129	double leaf	nr	–	–	–
	Purpose made softwood doors and pressed steel frames;				
2.7.130	flush; half hour fire check; plastic laminate faced	nr	–	–	–
	Purpose made mahogany doors and frames; including ironmongery and polishing				
2.7.131	four panel door	nr	–	–	–
	<b>Perimeter treatments</b>				
	Precast concrete lintels; in block walls				
2.7.132	75 mm wide 100 mm wide	nr	11.10	–	18.00
2.7.133		nr	18.00	–	23.00
	Precast concrete lintels; in brick walls				
2.7.134	half brick thick one brick thick	nr	18.00	–	23.00
2.7.135		nr	29.00	–	37.00
	Purpose made softwood architraves; painted; including grounds				
	25 mm × 50 mm; to both sides of openings				
2.7.136	726 mm × 2040 mm opening	nr	82.00	–	89.00
2.7.137	826 mm × 2040 mm opening	nr	83.00	–	90.00
	Purpose made mahogany architraves; wax polished; including grounds				
	25 mm × 50 mm; to both sides of openings				
2.7.138	726 mm × 2040 mm opening	nr	134.00	–	149.00
2.7.139	826 mm × 2040 mm opening	nr	134.00	–	149.00

INDUSTRIAL £ range £		RETAILING £ range £		LEISURE £ range £		OFFICES £ range £		HOTELS £ range £		Item nr
208.00	- 261.00	208.00	- 261.00	208.00	- 261.00	208.00	- 261.00	208.00	- 261.00	2.7.116
208.00	- 278.00	208.00	- 278.00	208.00	- 278.00	208.00	- 278.00	208.00	- 278.00	2.7.117
244.00	- 314.00	244.00	- 314.00	244.00	- 314.00	244.00	- 314.00	244.00	- 314.00	2.7.118
357.00	- 479.00	357.00	- 479.00	357.00	- 479.00	357.00	- 479.00	357.00	- 479.00	2.7.119
252.00	- 330.00	252.00	- 330.00	252.00	- 330.00	252.00	- 330.00	252.00	- 330.00	2.7.120
357.00	- 435.00	357.00	- 435.00	357.00	- 435.00	357.00	- 435.00	357.00	- 435.00	2.7.121
600.00	- 705.00	600.00	- 705.00	600.00	- 705.00	600.00	- 705.00	600.00	- 705.00	2.7.122
818.00	- 1,044	818.00	- 1,044	818.00	- 1,044	818.00	- 1,044	818.00	- 1,044	2.7.123
730.00	- 827.00	730.00	- 827.00	730.00	- 827.00	730.00	- 827.00	730.00	- 827.00	2.7.124
1,010	- 1,131	1,010	- 1,131	1,010	- 1,131	1,010	- 1,131	1,010	- 1,131	2.7.125
792.00	- 887.00	792.00	- 887.00	792.00	- 887.00	792.00	- 887.00	792.00	- 887.00	2.7.126
1,010	- 1,235	1,010	- 1,235	1,010	- 1,235	1,010	- 1,235	1,010	- 1,235	2.7.127
983.00	- 1,078	983.00	- 1,078	983.00	- 1,078	983.00	- 1,078	983.00	- 1,078	2.7.128
1,262	- 1,364	1,262	- 1,364	1,262	- 1,364	1,262	- 1,364	1,262	- 1,364	2.7.129
913.00	- 1,097	913.00	- 1,097	913.00	- 1,097	913.00	- 1,097	913.00	- 1,097	2.7.130
757.00	- 887.00	757.00	- 887.00	757.00	- 887.00	757.00	- 887.00	757.00	- 887.00	2.7.131
8.30	- 13.20	8.30	- 13.20	8.30	- 13.20	8.30	- 13.20	8.30	- 13.20	2.7.132
10.50	- 15.00	10.50	- 15.00	10.50	- 15.00	10.50	- 15.00	10.50	- 15.00	2.7.133
10.50	- 15.00	10.50	- 15.00	10.50	- 15.00	10.50	- 15.00	10.50	- 15.00	2.7.134
16.00	- 20.00	16.00	- 20.00	16.00	- 20.00	16.00	- 20.00	16.00	- 20.00	2.7.135
82.00	- 89.00	82.00	- 89.00	82.00	- 89.00	82.00	- 89.00	82.00	- 89.00	2.7.136
83.00	- 90.00	83.20	- 90.00	83.00	- 90.00	83.00	- 90.00	83.00	- 82.00	2.7.137
134.00	- 149.00	134.00	- 149.00	134.00	- 149.00	134.00	- 149.00	134.00	- 149.00	2.7.138
137.00	- 149.00	137.00	- 149.00	137.00	- 149.00	137.00	- 149.00	137.00	- 149.00	2.7.139

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
3.1	<b>WALL FINISHES</b> <b>wall finish area</b> (unless otherwise described) comprising: <b>Sheet/board finishes</b> <b>In situ wall finishes</b> <b>Rigid tile/panel finishes</b> <b>Sheet/board finishes</b> Dry plasterboard lining; taped joints; for direct decoration			
3.1.1	9.50 mm thick Gyproc Wallboard		7.80	11.30
3.1.2	Extra for insulating grade	m <sup>2</sup>	0.50	0.60
3.1.3	insulating grade; plastic faced	m <sup>2</sup>	1.80	2.10
3.1.4	12.50 mm thick Gyproc wallboard (half hour fire resisting)	m <sup>2</sup>	8.70	12.60
3.1.5	Extra for insulating grade	m <sup>2</sup>	0.60	0.80
3.1.6	insulating grade; plastic faced	m <sup>2</sup>	1.70	1.80
3.1.7	two layers of 12.50 mm thick Gyproc wallboard (one hour fire resisting)	m <sup>2</sup>	16.00	20.00
3.1.8	9 mm thick Supalux (half hour fire resisting)	m <sup>2</sup>	16.00	20.00
	Dry plasterboard lining; taped joints; for direct decoration; including metal dabs			
3.1.9	9.50 mm thick Gyproc Wallboard	m <sup>2</sup>	8.70	12.60
	Dry plasterboard lining; taped joints; for direct decoration; including metal tees			
3.1.10	9.50 mm thick Gyproc Wallboard	m <sup>2</sup>	–	–
3.1.11	12.50 mm thick Gyproc Wallboard	m <sup>2</sup>	–	–
	Dry lining/steel panelling; including battens; plugged to wall			
3.1.12	6.40 mm thick hardboard	m <sup>2</sup>	9.50	11.30
3.1.13	9.50 mm thick Gyproc wallboard	m <sup>2</sup>	14.00	19.00
3.1.14	6 mm thick birch faced plywood	m <sup>2</sup>	16.00	18.00
3.1.15	6 mm thick WAM plywood	m <sup>2</sup>	19.00	23.00
3.1.16	15 mm thick chipboard	m <sup>2</sup>	14.00	16.00
3.1.17	15 mm thick melamine faced chipboard	m <sup>2</sup>	25.00	31.00
3.1.18	13.20 mm thick "Formica" faced chipboard	m <sup>2</sup>	34.00	50.00
	Timber boarding/panelling; on and including battens; plugged to wall			
3.1.19	12 mm thick softwood boarding	m <sup>2</sup>	22.00	28.00
3.1.20	25 mm thick softwood boarding	m <sup>2</sup>	31.00	35.00
3.1.21	hardwood panelling; t&g & v-jointed	m <sup>2</sup>	50.00	113.00
	<b>In situ wall finishes</b>			
	Extra over common brickwork for			
3.1.22	fair face and pointing both sides		3.10	4.40
	Comparative finishes			
3.1.23	one mist and two coats emulsion paint	m <sup>2</sup>	2.50	3.70
3.1.24	multi coloured gloss paint	m <sup>2</sup>	4.40	5.60
3.1.25	two coats of lightweight plaster	m <sup>2</sup>	8.70	11.30
3.1.26	9.50 mm thick Gyproc Wallboard and skim coat	m <sup>2</sup>	10.90	14.00
3.1.27	12.50 mm thick Gyproc Wallboard and skim coat	m <sup>2</sup>	12.60	16.00
3.1.28	two coats of "Thistle" plaster	m <sup>2</sup>	10.90	15.00
3.1.29	plaster and emulsion	m <sup>2</sup>	10.90	17.00
	Extra for			
3.1.30	gloss paint in lieu of emulsion	m <sup>2</sup>	1.90	2.30
3.1.31	two coat render and emulsion	m <sup>2</sup>	19.00	26.00
3.1.32	plaster and vinyl	m <sup>2</sup>	16.00	23.00
3.1.33	plaster and fabric	m <sup>2</sup>	16.00	34.00
3.1.34	squash court plaster "including markings"	m <sup>2</sup>	–	–
3.1.35	6 mm thick terrazzo wall lining; including backing	m <sup>2</sup>	–	–
3.1.36	glass reinforced gypsum	m <sup>2</sup>	–	–

INDUSTRIAL £ range £		RETAILING £ range £		LEISURE £ range £		OFFICES £ range £		HOTELS £ range £		Item nr
7.40	- 11.30	7.40	- 11.30	7.40	- 11.30	7.40	- 11.30	7.40	- 11.30	3.1.1
0.50	- 0.70	0.50	- 0.70	0.50	- 0.70	0.50	- 0.70	0.50	- 0.70	3.1.2
1.80	- 2.10	1.80	- 2.10	1.80	- 2.10	1.80	- 2.10	1.80	- 2.10	3.1.3
8.70	- 11.80	8.70	- 12.60	8.70	- 12.60	8.70	- 12.60	9.50	- 15.00	3.1.4
0.60	- 0.80	0.60	- 0.80	0.60	- 0.80	0.60	- 0.80	0.60	- 0.80	3.1.5
1.50	- 1.80	1.50	- 1.80	1.50	- 1.80	1.50	- 1.80	1.50	- 1.80	3.1.6
15.00	- 20.00	16.00	- 20.00	16.00	- 20.00	16.00	- 20.00	17.00	- 23.00	3.1.7
15.00	- 20.00	16.00	- 20.00	16.00	- 20.00	16.00	- 20.00	17.00	- 23.00	3.1.8
7.80	- 11.80	8.70	- 12.60	8.70	- 12.60	8.70	- 12.60	9.50	- 13.40	3.1.9
19.00	- 22.00	-	-	-	-	-	-	-	-	3.1.10
20.00	- 23.00	-	-	-	-	-	-	-	-	3.1.11
9.50	- 11.30	9.50	- 11.00	9.50	- 11.00	9.50	- 11.00	10.50	- 13.00	3.1.12
14.00	- 18.00	14.00	- 19.00	14.00	- 19.00	14.00	- 19.00	16.00	- 20.00	3.1.13
15.00	- 17.00	16.00	- 18.00	16.00	- 18.00	16.00	- 18.00	17.00	- 20.00	3.1.14
18.00	- 23.00	19.00	- 23.00	19.00	- 23.00	19.00	- 23.00	20.00	- 23.00	3.1.15
14.00	- 16.00	14.00	- 16.00	14.00	- 16.00	14.00	- 16.00	16.00	- 17.00	3.1.16
23.00	- 29.00	25.00	- 31.00	25.00	- 31.00	25.00	- 31.00	26.00	- 32.00	3.1.17
32.00	- 49.00	34.00	- 50.00	34.00	- 50.00	34.00	- 50.00	34.00	- 55.00	3.1.18
22.00	- 28.00	22.00	- 28.00	22.00	- 28.00	22.00	- 28.00	23.40	- 30.00	3.1.19
30.00	- 33.00	31.00	- 35.00	31.00	- 35.00	31.00	- 35.00	32.00	- 37.00	3.1.20
50.00	- 113.00	50.00	- 113.00	50.00	- 113.00	36.00	- 113.00	56.00	- 125.00	3.1.21
3.10	- 4.40	3.10	- 4.40	3.10	- 4.40	3.10	- 4.40	3.10	- 4.40	3.1.22
2.50	- 3.80	2.50	- 3.80	2.50	- 3.80	2.50	- 3.80	2.50	- 3.80	3.1.23
4.40	- 5.60	4.40	- 5.60	4.40	- 5.60	4.40	- 5.60	4.40	- 5.60	3.1.24
7.80	- 11.30	8.70	- 11.30	8.70	- 11.30	8.70	- 11.30	8.70	- 12.60	3.1.25
10.50	- 13.10	11.30	- 13.10	11.30	- 13.10	11.30	- 13.10	11.80	- 15.00	3.1.26
11.80	- 15.00	12.60	- 15.00	12.60	- 15.00	12.60	- 15.00	12.60	- 15.00	3.1.27
11.30	- 15.00	11.30	- 15.00	11.30	- 15.00	11.30	- 15.00	11.80	- 15.00	3.1.28
10.50	- 16.00	11.30	- 17.00	11.30	- 17.00	11.30	- 17.00	12.60	- 20.00	3.1.29
1.90	- 2.10	1.90	- 2.10	1.90	- 2.10	1.90	- 2.10	1.90	- 2.10	3.1.30
18.00	- 25.00	19.00	- 26.00	19.00	- 26.00	19.00	- 26.00	20.00	- 28.00	3.1.31
-	-	16.00	- 23.00	16.00	- 23.00	16.00	- 23.00	17.00	- 23.00	3.1.32
-	-	16.00	- 34.00	16.00	- 34.00	16.00	- 34.00	17.00	- 37.00	3.1.33
-	-	-	-	21.00	- 27.00	-	-	-	-	3.1.34
-	-	157.00	- 200.00	157.00	- 200.00	157.00	- 200.00	165.00	- 219.00	3.1.35
-	-	140.00	- 219.00	140.00	- 219.00	140.00	- 219.00	157.00	- 227.00	3.1.36

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £		
	<b>wall finish area</b> (unless otherwise described)				
	<b>Rigid tile/panel finishes</b>				
	Ceramic wall tiles; including backing				
3.1.37	economical	m <sup>2</sup>	21.00	–	38.00
3.1.38	medium quality	m <sup>2</sup>	38.00	–	68.00
3.1.39	high quality; to toilet blocks; kitchens and first aid rooms	m <sup>2</sup>	–		–
3.1.40	high quality; to changing areas; toilets, showers and fitness areas	m <sup>2</sup>	–		–
3.1.41	Porcelain mosaic tiling; including backing to swimming pool lining; walls and floors	m <sup>2</sup>	–		–
3.1.42	"Roman Travertine" marble wall linings; polished 19 mm thick	m <sup>2</sup>	–		–
3.1.43	40 mm thick	m <sup>2</sup>	–		–
3.1.44	Metal mirror cladding panels	m <sup>2</sup>	–		–
3.2	<b>FLOOR FINISHES</b>				
	<b>floor finish area</b> (unless otherwise described)				
	comprising;				
	<b>Sheet/board flooring</b>				
	<b>In situ screed and floor finishes</b>				
	<b>Rigid tile/slab finishes</b>				
	<b>Parquet/Wood block finishes</b>				
	<b>Flexible tiling/sheet finishes</b>				
	<b>Carpet tiles/Carpeting</b>				
	<b>Access floors and finishes</b>				
	<b>Perimeter treatments and sundries</b>				
	<b>Sheet/board flooring</b>				
	Chipboard flooring; t&g joints				
3.2.1	18 mm thick	m <sup>2</sup>	7.80	–	9.50
3.2.2	22 mm thick	m <sup>2</sup>	9.50	–	11.30
	Wrought softwood flooring				
3.2.3	25 mm thick; butt joints	m <sup>2</sup>	17.00	–	19.00
3.2.4	25 mm thick; butt joints; cleaned off and polished	m <sup>2</sup>	20.00	–	23.00
3.2.5	25 mm thick; t&g joints	m <sup>2</sup>	18.00	–	23.00
3.2.6	25 mm thick; t&g joints; cleaned off and polished	m <sup>2</sup>	22.00	–	27.00
3.2.7	Wrought softwood t&g strip flooring; 25 mm thick; polished; including fillets	m <sup>2</sup>	27.00	–	34.00
3.2.8	maple	m <sup>2</sup>	–		–
3.2.9	gurjun	m <sup>2</sup>	–		–
3.2.10	iroko	m <sup>2</sup>	–		–
3.2.11	American oak	m <sup>2</sup>	–		–
	Wrought hardwood t&g strip flooring; 25 mm thick; polished; including fillets				
3.2.12	maple	m <sup>2</sup>	–		–
3.2.13	gurjun	m <sup>2</sup>	–		–
3.2.14	iroko	m <sup>2</sup>	–		–
3.2.15	American oak	m <sup>2</sup>	–		–
	Wrought hardwood t&g strip flooring; 25 mm thick; polished; including rubber pads				
3.2.16	maple	m <sup>2</sup>	–		–
	<b>In situ screed and floor finishes</b>				
	Extra over concrete floor for				
3.2.17	power floating	m <sup>2</sup>	–		–
3.2.18	power floating; surface hardener	m <sup>2</sup>	–		–

INDUSTRIAL £ range £		RETAILING £ range £		LEISURE £ range £		OFFICES £ range £		HOTELS £ range £		Item nr
20.00	– 35.00	22.00	– 38.00	22.00	– 38.00	22.00	– 38.00	25.00	– 45.00	3.1.37
35.00	– 63.00	38.00	– 70.00	38.00	– 70.00	38.00	– 70.00	43.00	– 77.00	3.1.38
–	–	63.00	– 80.00	63.00	– 80.00	63.00	– 80.00	63.00	– 80.00	3.1.39
–	–	–	–	80.00	– 96.00	–	–	–	–	3.1.40
–	–	–	–	50.00	– 68.00	–	–	–	–	3.1.41
–	–	252.00	– 340.00	252.00	– 340.00	252.00	– 340.00	252.00	– 340.00	3.1.42
–	–	348.20	– 443.00	348.20	– 443.00	348.20	– 443.00	348.20	– 443.00	3.1.43
–	–	261.00	– 443.00	252.00	– 427.00	–	–	278.10	– 452.00	3.1.44
–	–	–	–	–	–	–	–	–	–	3.2.1
–	–	–	–	–	–	–	–	–	–	3.2.2
–	–	–	–	–	–	–	–	–	–	3.2.3
–	–	–	–	–	–	–	–	–	–	3.2.4
–	–	–	–	–	–	–	–	–	–	3.2.5
–	–	–	–	–	–	–	–	–	–	3.2.6
–	–	–	–	–	–	–	–	–	–	3.2.7
–	–	–	–	47.00	– 54.00	47.00	– 54.00	47.00	– 55.00	3.2.8
–	–	–	–	–	–	42.00	– 47.00	42.00	– 44.00	3.2.9
–	–	–	–	–	–	47.00	– 52.00	47.00	– 49.00	3.2.10
–	–	–	–	–	–	50.00	– 55.00	50.00	– 57.00	3.2.11
–	–	–	–	52.00	– 59.00	52.00	– 59.00	54.00	– 61.00	3.2.12
–	–	–	–	–	–	47.00	– 52.00	49.00	– 54.00	3.2.13
–	–	–	–	–	–	52.00	– 59.00	54.00	– 59.00	3.2.14
–	–	–	–	–	–	54.00	– 63.00	55.00	– 66.00	3.2.15
–	–	–	–	63.00	– 75.00	–	–	–	–	3.2.16
4.40	– 8.70	3.10	– 8.70	–	–	–	–	–	–	3.2.17
8.70	– 12.60	6.50	– 11.30	–	–	–	–	–	–	3.2.18

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £		
3.2	<b>floor finish area</b> (unless otherwise described)				
	Latex cement screeds				
3.2.19	3 mm thick; one coat	m <sup>2</sup>	–	–	–
3.2.20	5 mm thick; two coats	m <sup>2</sup>	–	–	–
3.2.21	Rubber latex non slip solution and epoxy sealant	m <sup>2</sup>	–	–	–
	Cement and sand (1:3) screeds				
3.2.22	25 mm thick	m <sup>2</sup>	8.70	–	9.50
3.2.23	50 mm thick	m <sup>2</sup>	10.50	–	12.20
3.2.24	75 mm thick	m <sup>2</sup>	15.00	–	17.00
	Cement and sand (1:3) paving				
3.2.25	paving	m <sup>2</sup>	7.80	–	10.50
3.2.26	32 mm thick; surface hardener	m <sup>2</sup>	9.50	–	15.00
3.2.27	screed only (for subsequent finish)	m <sup>2</sup>	12.20	–	18.00
3.2.28	screed only (for subsequent finish); allowance for skirtings	m <sup>2</sup>	14.00	–	22.00
	Mastic asphalt paving				
3.2.29	20 mm thick; BS 1076; black	m <sup>2</sup>	–	–	–
3.2.30	20 mm thick; BS 1471; red	m <sup>2</sup>	–	–	–
	Granolithic				
3.2.31	20 mm thick	m <sup>2</sup>	–	–	–
3.2.32	25 mm thick	m <sup>2</sup>	–	–	–
3.2.33	25 mm thick; including screed	m <sup>2</sup>	–	–	–
3.2.34	38 mm thick; including screed	m <sup>2</sup>	–	–	–
	"Synthanite"; on and including building paper				
3.2.35	25 mm thick	m <sup>2</sup>	–	–	–
3.2.36	50 mm thick	m <sup>2</sup>	–	–	–
3.2.37	75 mm thick	m <sup>2</sup>	–	–	–
	Acrylic polymer floor finish				
3.2.38	10 mm thick	m <sup>2</sup>	–	–	–
	Epoxy floor finish				
3.2.39	1.50 mm - 2.00 mm thick	m <sup>2</sup>	–	–	–
3.2.40	5.00 mm - 6.00 mm thick	m <sup>2</sup>	–	–	–
	Polyester resin floor finish				
3.2.41	5.00 mm - 9.00 mm thick	m <sup>2</sup>	–	–	–
	Terrazzo paving; divided into squares with ebonite strip; polished				
3.2.42	16 mm thick	m <sup>2</sup>	–	–	–
3.2.43	16 mm thick; including screed	m <sup>2</sup>	–	–	–
	<b>Rigid Tile/slab finishes</b>				
	Quarry tile flooring				
3.2.44	150 mm × 150 mm × 12.50 mm thick; red	m <sup>2</sup>	–	–	–
3.2.45	150 mm × 150 mm × 12.50 mm thick; brown	m <sup>2</sup>	–	–	–
3.2.46	200 mm × 200 mm × 19 mm thick; brown	m <sup>2</sup>	–	–	–
3.2.47	average tiling	m <sup>2</sup>	–	–	–
3.2.48	tiling; including screed	m <sup>2</sup>	–	–	–
3.2.49	tiling; including screed and allowance for skirtings	m <sup>2</sup>	–	–	–
	Brick paving				
3.2.50	paving	m <sup>2</sup>	–	–	–
3.2.51	paving; including screed	m <sup>2</sup>	–	–	–
	Glazed ceramic tiled flooring				
3.2.52	100 mm × 100 mm × 9 mm thick; red	m <sup>2</sup>	–	–	–
3.2.53	150 mm × 150 mm × 12 mm thick; red	m <sup>2</sup>	–	–	–
3.2.54	100 mm × 100 mm × 9 mm thick; black	m <sup>2</sup>	–	–	–
3.2.55	150 mm × 150 mm × 12 mm thick; black	m <sup>2</sup>	–	–	–
3.2.56	150 mm × 150 mm × 12 mm thick; anti-slip	m <sup>2</sup>	–	–	–
3.2.57	fully vitrified	m <sup>2</sup>	–	–	–
3.2.58	fully vitrified; including screed	m <sup>2</sup>	–	–	–
3.2.59	fully vitrified; including screed and allowance for skirtings	m <sup>2</sup>	–	–	–
3.2.60	high quality; to service areas; kitchen and toilet blocks; including screed	m <sup>2</sup>	–	–	–





Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £		
3.2	<b>floor finish area</b> (unless otherwise described)				
3.2.61	high quality; to foyer; fitness and bar areas; including screed	m <sup>2</sup>	–		–
3.2.62	high quality; to pool surround, bottoms, steps and changing room; including screed	m <sup>2</sup>	–		–
3.2.63	Porcelain mosaic paving; including screed to swimming pool lining; walls and floors	m <sup>2</sup>	–		–
3.2.64	Extra for non slip finish to pool lining; beach and changing areas and showers	m <sup>2</sup>	–		–
3.2.65	Terrazzo tile flooring 28 mm thick white “Sicilian” marble aggregate tiling	m <sup>2</sup>	–		–
3.2.66	tiling; including screed	m <sup>2</sup>	–		–
3.2.67	York stone 50 mm thick paving	m <sup>2</sup>	–		–
3.2.68	paving; including screed	m <sup>2</sup>	–		–
3.2.69	Slate 200 mm × 400 mm × 10 mm thick; blue-grey	m <sup>2</sup>	–		–
3.2.70	otta riven	m <sup>2</sup>	–		–
3.2.71	otta boned (polished)	m <sup>2</sup>	–		–
3.2.72	Portland stone 50 mm thick paving	m <sup>2</sup>	–		–
3.2.73	Fined sanded "Roman Travertine" marble 20 mm thick paving	m <sup>2</sup>	–		–
3.2.74	paving; including screed	m <sup>2</sup>	–		–
3.2.75	paving; including screed and allowance for skirtings	m <sup>2</sup>	–		–
3.2.76	Granite 20 mm thick paving	m <sup>2</sup>	–		–
3.2.77	<b>Parquet/wood block finishes</b> Parquet flooring; polished 8 mm thick girjun “Feltwood”	m <sup>2</sup>	25.00	–	29.00
3.2.78	Wrought hardwood block floorings; 25 mm thick; polished; t&g joints herringbone pattern merbau	m <sup>2</sup>	–		–
3.2.79	iroko	m <sup>2</sup>	–		–
3.2.80	iroko, including screed	m <sup>2</sup>	–		–
3.2.81	oak	m <sup>2</sup>	–		–
3.2.82	oak; including screed	m <sup>2</sup>	–		–
3.2.83	Composition block flooring 174 mm × 57 mm blocks	m <sup>2</sup>	–		–
3.2.84	<b>Flexible tiling</b> Thermoplastic tile flooring 2 mm thick (series 2)	m <sup>2</sup>	7.40	–	8.70
3.2.85	2 mm thick (series 4)	m <sup>2</sup>	7.40	–	8.70
3.2.86	2 mm thick; including screed	m <sup>2</sup>	17.00	–	19.00
3.2.87	Cork tile flooring 3.20 mm thick	m <sup>2</sup>	13.10	–	17.00
3.2.88	3.20 mm thick; including screed	m <sup>2</sup>	23.00	–	31.00
3.2.89	6.30 mm thick	m <sup>2</sup>	–		–
3.2.90	6.30 mm thick; including screed	m <sup>2</sup>	–		–
3.2.91	Vinyl floor tiling 2 mm thick; semi-flexible tiles	m <sup>2</sup>	7.80	–	11.30
3.2.92	2 mm thick; fully flexible tiles	m <sup>2</sup>	7.40	–	10.50
3.2.93	2.50 mm thick; semi flexible tiles	m <sup>2</sup>	9.50	–	12.60
3.2.94	tiling; including screed	m <sup>2</sup>	20.00	–	25.00
3.2.95	tiling; including screed and allowance for skirtings	m <sup>2</sup>	22.00	–	29.00
3.2.96	tiling; anti-static	m <sup>2</sup>	–		–
3.2.97	tiling; anti-static; including screed	m <sup>2</sup>	–		–

INDUSTRIAL £ range £		RETAILING £ range £		LEISURE £ range £		OFFICES £ range £		HOTELS £ range £		Item nr				
-	-	-	-	78.00	-	90.00	-	-	-	-	3.2.61			
-	-	-	-	82.00	-	95.00	-	-	-	-	3.2.62			
-	-	-	-	50.00	-	68.00	-	-	-	-	3.2.63			
-	-	-	-	1.30	-	2.50	-	-	-	-	3.2.64			
-	-	73.00	-	82.00	74.00	-	82.00	74.00	-	82.00	75.00	-	87.00	3.2.65
-	-	94.00	-	106.00	94.00	-	106.00	94.00	-	106.00	97.00	-	113.00	3.2.66
-	-	96.00	-	126.00	95.00	-	122.00	95.00	-	122.00	101.00	-	137.00	3.2.67
-	-	104.00	-	138.00	105.00	-	138.00	105.00	-	138.00	111.00	-	153.00	3.2.68
-	-	118.00	-	133.00	118.00	-	133.00	118.00	-	133.00	-	-	-	3.2.69
-	-	133.00	-	145.00	133.00	-	145.00	133.00	-	145.00	-	-	-	3.2.70
-	-	145.00	-	157.00	145.00	-	157.00	145.00	-	157.00	-	-	-	3.2.71
-	-	200.00	-	235.00	200.00	-	235.00	200.00	-	235.00	-	-	-	3.2.72
-	-	252.00	-	305.00	252.00	-	305.00	252.00	-	305.00	261.00	-	322.00	3.2.73
-	-	261.00	-	322.00	261.00	-	321.00	261.00	-	321.00	270.00	-	330.00	3.2.74
-	-	322.00	-	401.00	322.00	-	401.00	322.00	-	401.00	330.00	-	418.00	3.2.75
-	-	348.00	-	409.00	348.20	-	408.90	348.20	-	408.90	348.00	-	443.00	3.2.76
-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.77
-	-	52.00	-	61.00	52.00	-	61.00	52.00	-	61.00	52.00	-	61.00	3.2.78
-	-	55.00	-	63.00	55.00	-	63.00	55.00	-	63.00	59.00	-	66.00	3.2.79
-	-	66.00	-	80.00	66.00	-	80.00	66.00	-	80.00	66.00	-	80.00	3.2.80
-	-	54.00	-	70.00	54.00	-	70.00	54.00	-	70.00	54.00	-	70.00	3.2.81
-	-	64.00	-	78.00	64.00	-	78.00	64.00	-	78.00	66.00	-	78.00	3.2.82
-	-	63.00	-	70.00	63.00	-	70.00	63.00	-	70.00	63.00	-	73.00	3.2.83
-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.84
-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.85
-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.86
-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.87
-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.88
-	-	23.00	-	27.00	23.00	-	27.00	23.00	-	27.00	25.00	-	28.00	3.2.89
-	-	31.00	-	41.00	31.00	-	41.00	31.00	-	41.00	32.00	-	43.00	3.2.90
-	-	8.70	-	11.30	8.70	-	11.30	8.70	-	11.30	8.70	-	11.30	3.2.91
-	-	7.80	-	10.50	7.80	-	10.50	7.80	-	10.50	7.80	-	10.50	3.2.92
-	-	8.70	-	12.60	8.70	-	12.60	8.70	-	12.60	8.70	-	12.60	3.2.93
-	-	20.00	-	25.00	20.00	-	25.00	20.00	-	25.00	20.00	-	25.00	3.2.94
-	-	22.00	-	29.00	22.00	-	29.00	22.00	-	29.00	22.00	-	29.00	3.2.95
-	-	37.00	-	42.00	37.00	-	42.00	37.00	-	42.00	37.00	-	42.00	3.2.96
-	-	45.00	-	56.00	45.00	-	56.00	45.00	-	56.00	45.00	-	56.00	3.2.97

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL		
			£ range £		
3.2	<b>floor finish area</b> (unless otherwise described)				
	Vinyl sheet flooring; heavy duty				
3.2.98	2 mm thick	m <sup>2</sup>	–		–
3.2.99	2.50 mm thick	m <sup>2</sup>	–		–
3.2.100	3 mm thick; needle felt backed	m <sup>2</sup>	–		–
3.2.101	3 mm thick; foam backed	m <sup>2</sup>	–		–
	Sheeting; including screed and allowance for skirtings				
3.2.102	Altro "Safety" flooring	m <sup>2</sup>	–		–
3.2.103	2 mm thick; Altro "Marine T20" flooring	m <sup>2</sup>	–		–
3.2.104	2.50 mm thick; Altro "Classic D25" flooring	m <sup>2</sup>	–		–
3.2.105	3.50 thick; Altro "Stronghold" flooring	m <sup>2</sup>	–		–
3.2.106	flooring	m <sup>2</sup>	–		–
3.2.107	flooring; including screed	m <sup>2</sup>	–		–
	Linoleum tile flooring				
3.2.108	3.20 mm thick; coloured	m <sup>2</sup>	–		–
3.2.109	3.20 mm thick; coloured; including screed	m <sup>2</sup>	–		–
	Linoleum sheet flooring				
3.2.110	3.20 mm thick; coloured	m <sup>2</sup>	–		–
3.2.111	3.20 mm thick; marbled; including screed	m <sup>2</sup>	–		–
	Rubber tile flooring; smooth; ribbed or studded tiles				
3.2.112	2.50 mm thick	m <sup>2</sup>	–		–
3.2.113	5 mm thick	m <sup>2</sup>	–		–
3.2.114	5 mm thick; including screed	m <sup>2</sup>	–		–
	Carpet tiles/Carpeting				
3.2.115	Underlay	m <sup>2</sup>	4.40	–	6.20
	Carpet tiles				
3.2.116	nylon needlepunch (stick down)	m <sup>2</sup>	11.30	–	14.00
3.2.117	80% animal hair; 20% wool cord	m <sup>2</sup>	–		–
3.2.118	100% wool	m <sup>2</sup>	–		–
3.2.119	80% wool; 20% nylon antistatic economical; including screed and	m <sup>2</sup>	–		–
3.2.120	allowance for	m <sup>2</sup>	–		–
3.2.121	skirtings	m <sup>2</sup>	–		–
3.2.122	good quality	m <sup>2</sup>	–		–
3.2.123	good quality; including screed	m <sup>2</sup>	–		–
3.2.124	good quality; including screed and allowance for skirtings	m <sup>2</sup>	–		–
	Carpet; including underlay				
3.2.124	nylon needlepunch	m <sup>2</sup>	–		–
3.2.125	100% acrylic; light duty	m <sup>2</sup>	15.00	–	18.00
3.2.126	80% animal hair; 20% wool cord	m <sup>2</sup>	–		–
3.2.127	open weave matting poolside carpet (no underlay)	m <sup>2</sup>	–		–
3.2.128	80% wool; 20% acrylic; light duty	m <sup>2</sup>	–		–
3.2.129	100% acrylic; heavy duty	m <sup>2</sup>	–		–
3.2.130	cord	m <sup>2</sup>	–		–
3.2.131	100% wool	m <sup>2</sup>	–		–
3.2.132	good quality; including screed	m <sup>2</sup>	–		–
3.2.133	good quality (grade 5); including screed and allowance for skirtings	m <sup>2</sup>	–		–
3.2.134	80% wool; 20% acrylic; heavy duty	m <sup>2</sup>	–		–
3.2.135	"Wilton" pile carpet	m <sup>2</sup>	–		–
3.2.136	high quality; including screed	m <sup>2</sup>	–		–
3.2.137	high quality; including screed and allowance for skirtings	m <sup>2</sup>	–		–
	Access floors and finishes				
	Shallow void block and battened floors				
3.2.138	chipboard on softwood battens; partial access	m <sup>2</sup>	22.00	–	28.00
3.2.139	chipboard on softwood cradles (for uneven floors)	m <sup>2</sup>	26.00	–	30.00
3.2.140	chipboard on softwood battens and cross battens; fullaccess	m <sup>2</sup>	–		–

INDUSTRIAL £ rate £		RETAILING £ rate £		LEISURE £ rate £		OFFICES £ rate £		HOTELS £ rate £		Item nr.
-	-	14.00	- 16.00	14.00	- 16.00	14.00	- 16.00	14.00	- 16.00	3.2.98
-	-	14.00	- 17.00	14.00	- 17.00	14.00	- 17.00	14.00	- 17.00	3.2.99
-	-	9.50	- 12.60	9.50	- 12.60	9.50	- 12.60	9.50	- 12.60	3.2.100
-	-	14.00	- 17.00	14.00	- 17.00	14.00	- 17.00	14.00	- 17.00	3.2.101
-	-	26.00	- 32.00	26.00	- 32.00	26.00	- 32.00	26.00	- 32.00	3.2.102
-	-	20.00	- 25.00	20.00	- 25.00	20.00	- 25.00	-	-	3.2.103
-	-	25.00	- 29.00	25.00	- 29.00	25.00	- 29.00	-	-	3.2.104
-	-	32.00	- 37.00	32.00	- 37.00	32.00	- 37.00	-	-	3.2.105
-	-	20.00	- 38.00	20.00	- 38.00	20.00	- 38.00	-	-	3.2.106
-	-	29.00	- 50.00	29.00	- 50.00	29.00	- 50.00	-	-	3.2.107
-	-	16.00	- 18.00	16.00	- 18.00	16.00	- 18.00	-	-	3.2.108
-	-	25.00	- 34.00	25.00	- 34.00	25.00	- 34.00	-	-	3.2.109
-	-	17.00	- 18.00	17.00	- 22.00	17.00	- 22.00	-	-	3.2.110
-	-	26.00	- 34.00	26.00	- 34.00	26.00	- 34.00	-	-	3.2.111
-	-	25.00	- 29.00	25.00	- 29.00	25.00	- 29.00	-	-	3.2.112
-	-	29.00	- 34.00	29.00	- 34.00	29.00	- 34.00	-	-	3.2.113
-	-	40.00	- 50.00	40.00	- 50.00	40.00	- 50.00	-	-	3.2.114
-	-	4.40	- 6.10	4.40	- 6.10	4.40	- 6.10	-	-	3.2.115
-	-	11.30	- 14.00	11.30	- 14.00	11.30	- 14.00	-	-	3.2.116
-	-	20.00	- 23.00	20.00	- 23.00	20.00	- 23.00	-	-	3.2.117
-	-	28.00	- 34.00	28.00	- 34.00	28.00	- 34.00	-	-	3.2.118
-	-	29.00	- 41.00	29.00	- 41.00	29.00	- 41.00	-	-	3.2.119
-	-	30.00	- 34.00	30.00	- 34.00	30.00	- 34.00	-	-	3.2.120
-	-	28.00	- 41.00	28.00	- 41.00	28.00	- 41.00	28.00	- 45.00	3.2.121
-	-	38.00	- 50.00	38.00	- 50.00	38.00	- 50.00	38.00	- 55.00	3.2.122
-	-	42.00	- 55.00	42.00	- 55.00	42.00	- 55.00	42.00	- 63.00	3.2.123
-	-	15.00	- 18.00	15.00	- 18.00	15.00	- 18.00	-	-	3.2.124
-	-	19.00	- 23.00	19.00	- 23.00	19.00	- 23.00	-	-	3.2.125
-	-	23.00	- 29.00	23.00	- 29.00	23.00	- 29.00	-	-	3.2.126
-	-	-	-	20.00	- 25.00	-	-	-	-	3.2.127
-	-	29.00	- 38.00	29.00	- 38.00	29.00	- 38.00	-	-	3.2.128
-	-	30.00	- 37.00	30.00	- 37.00	30.00	- 37.00	-	-	3.2.129
-	-	-	-	37.00	- 41.00	-	-	-	-	3.2.130
-	-	37.00	- 48.00	37.00	- 48.00	37.00	- 48.00	37.00	- 48.00	3.2.131
-	-	45.00	- 63.00	45.00	- 63.00	45.00	- 63.00	45.00	- 63.00	3.2.132
-	-	47.00	- 66.00	47.00	- 66.00	47.00	- 66.00	51.00	- 70.00	3.2.133
-	-	48.00	- 57.00	48.00	- 57.00	48.00	- 57.00	51.00	- 60.00	3.2.134
-	-	52.00	- 58.00	52.00	- 58.00	52.00	- 58.00	54.00	- 60.00	3.2.135
-	-	63.00	- 73.00	63.00	- 73.00	63.00	- 73.00	66.00	- 75.00	3.2.136
-	-	66.00	- 75.00	66.00	- 75.00	66.00	- 75.00	68.00	- 82.00	3.2.137
-	-	-	-	-	-	22.00	- 28.00	-	-	3.2.138
-	-	-	-	-	-	26.00	- 30.00	-	-	3.2.139
-	-	-	-	-	-	32.00	- 36.00	-	-	3.2.140

Item nr.	SPECIFICATIONS	Unit	RESIDENTIAL £ range £		
	<b>floor finish area</b> (unless otherwise described)				
3.2.141	fibre and particle board; on lightweight concrete pedestal blocks	m <sup>2</sup>	—	—	—
	Shallow void block and battened floors; including carpet tile finish				
3.2.142	fibre and particle board; on lightweight concrete pedestal blocks	m <sup>2</sup>	—	—	—
	Access floors; excluding finish				
	600 mm × 600 mm chipboard panels faced both sides with galvanised steel sheet; on adjustable steel/aluminium pedestals; cavity 100 mm 300 mm high				
3.2.143	light grade duty	m <sup>2</sup>	—	—	—
3.2.144	medium grade duty	m <sup>2</sup>	—	—	—
3.2.145	heavy grade duty	m <sup>2</sup>	—	—	—
3.2.146	extra heavy grade duty	m <sup>2</sup>	—	—	—
	600 mm × 600 mm chipboard panels faced both sides with galvanised steel sheet; on adjustable steel/aluminium pedestals; cavity 300 mm 600 mm high				
3.2.147	medium grade duty	m <sup>2</sup>	—	—	—
3.2.148	heavy grade duty	m <sup>2</sup>	—	—	—
3.2.149	extra heavy grade duty	m <sup>2</sup>	—	—	—
	Access floor with medium quality carpeting				
3.2.150	"Durabella" suspended floor	m <sup>2</sup>	—	—	—
3.2.151	"Buroplan" partial access raised floor	m <sup>2</sup>	—	—	—
3.2.152	"Pedestal" partial access raised floor	m <sup>2</sup>	—	—	—
3.2.153	modular floor; 100% access raised floor	m <sup>2</sup>	—	—	—
	Access floor with high quality carpeting				
3.2.154	computer loading; 100% access raised floor	m <sup>2</sup>	—	—	—
	Common floor coverings bonded to access floor panels				
3.2.155	heavy duty fully flexible vinyl; to BS 3261; type A	m <sup>2</sup>	—	—	—
3.2.156	fibre bonded carpet	m <sup>2</sup>	—	—	—
3.2.157	high pressure laminate; to BS 2794; class D	m <sup>2</sup>	—	—	—
3.2.158	anti static grade fibre bonded carpet	m <sup>2</sup>	—	—	—
3.2.159	anti static grade sheet PVC; to BS 3261	m <sup>2</sup>	—	—	—
3.2.160	low loop tufted carpet	m <sup>2</sup>	—	—	—
	<b>Perimeter treatments and sundries</b>				
	Comparative skirtings				
3.2.161	25 mm × 75 mm softwood skirting; painted; including grounds	m	9.20	—	10.80
3.2.162	25 mm × 100 mm mahogany skirting; polished; including grounds	m	12.80	—	14.00
3.2.163	12.50 mm × 150 mm quarry tile skirting; including backing	m	13.10	—	16.00
3.2.164	13 mm × 75 mm granolithic skirting; including backing	m	18.00	—	22.00
3.2.165	6 mm × 75 mm terrazzo; including backing	m	32.00	—	38.00
3.2.166	Entrance matting in aluminium-framed matwell	m <sup>2</sup>	—	—	—

INDUSTRIAL £ range £			RETAILING £ range £			LEISURE £ range £			OFFICES £ range £			HOTELS £ range £			Item nr
-	-	-	-	-	-	-	-	-	30.00	-	38.00	-	-	-	3.2.141
-	-	-	-	-	-	-	-	-	45.00	-	52.00	-	-	-	3.2.142
-	-	-	-	-	-	-	-	-	41.00	-	49.00	-	-	-	3.2.143
-	-	-	-	-	-	-	-	-	47.00	-	55.00	-	-	-	3.2.144
-	-	-	-	-	-	-	-	-	59.00	-	74.00	-	-	-	3.2.145
-	-	-	-	-	-	-	-	-	66.00	-	74.00	-	-	-	3.2.146
-	-	-	-	-	-	-	-	-	53.00	-	61.00	-	-	-	3.2.147
-	-	-	-	-	-	-	-	-	61.00	-	75.00	-	-	-	3.2.148
-	-	-	-	-	-	-	-	-	68.00	-	75.00	-	-	-	3.2.149
-	-	-	-	-	-	-	-	-	59.00	-	64.00	-	-	-	3.2.150
-	-	-	-	-	-	-	-	-	67.00	-	75.00	-	-	-	3.2.151
-	-	-	-	-	-	-	-	-	75.00	-	93.00	-	-	-	3.2.152
-	-	-	-	-	-	-	-	-	97.00	-	124.00	-	-	-	3.2.153
-	-	-	-	-	-	-	-	-	109.00	-	162.00	-	-	-	3.2.154
-	-	-	-	-	-	-	-	-	7.40	-	21.00	-	-	-	3.2.155
-	-	-	-	-	-	-	-	-	7.80	-	15.20	-	-	-	3.2.156
-	-	-	-	-	-	-	-	-	7.80	-	23.00	-	-	-	3.2.157
-	-	-	-	-	-	-	-	-	9.50	-	16.00	-	-	-	3.2.158
-	-	-	-	-	-	-	-	-	13.40	-	21.00	-	-	-	3.2.159
-	-	-	-	-	-	-	-	-	16.00	-	23.00	-	-	-	3.2.160
8.30	-	9.90	9.20	-	10.80	9.20	-	10.80	9.20	-	10.80	10.80	-	11.60	3.2.161
12.50	-	14.00	12.80	-	14.40	12.80	-	14.00	12.80	-	14.00	13.70	-	15.00	3.2.162
12.20	-	15.00	13.10	-	16.00	13.10	-	16.00	13.10	-	16.00	13.40	-	16.00	3.2.163
17.00	-	22.00	18.00	-	22.00	18.00	-	22.00	18.00	-	22.00	19.00	-	23.00	3.2.164
-	-	-	32.00	-	38.00	32.00	-	38.00	32.00	-	38.00	34.10	-	39.00	3.2.165
-	-	-	305.00	-	435.00	295.00	-	401.00	295.00	-	409.00	295.00	-	409.00	3.2.166

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
3.3	<b>CEILING FINISHES</b> ceiling finish area (unless otherwise described) comprising: <b>In situ board finishes</b> <b>Suspended and integrated ceilings</b> <b>In situ/board finishes</b> Decoration only to soffits			
3.3.1	to exposed steelwork	m <sup>2</sup>	–	–
3.3.2	to concrete soffits	m <sup>2</sup>	2.50	– 3.80
3.3.3	one mist and two coats emulsion paint; to plaster/plasterboard	m <sup>2</sup>	2.50	– 3.80
3.3.4	Plaster to soffits lightweight plaster	m <sup>2</sup>	8.70	– 11.80
3.3.5	plaster and emulsion	m <sup>2</sup>	11.80	– 17.00
3.3.6	Extra for gloss paint in lieu of emulsion	m <sup>2</sup>	1.90	– 2.30
3.3.7	Plasterboard to soffits 9.50 mm Gyproc lath and skim coat	m <sup>2</sup>	12.60	– 15.00
3.3.8	9.50 mm Gyproc insulating lath and skim coat	m <sup>2</sup>	13.10	– 15.00
3.3.9	plasterboard, skim and emulsion	m <sup>2</sup>	15.00	– 18.00
3.3.10	Extra for gloss paint in lieu of emulsion	m <sup>2</sup>	1.90	– 2.30
3.3.11	plasterboard and “Artex”	m <sup>2</sup>	10.50	– 12.60
3.3.12	plasterboard; “Artex” and emulsion	m <sup>2</sup>	12.60	– 16.00
3.3.13	plaster and emulsion; including metal lathing	m <sup>2</sup>	20.00	– 28.00
3.3.14	Other board finishes; with fire-resisting properties; excluding decoration 12.50 mm thick Gyproc “Fireline”; half hour	m <sup>2</sup>	–	–
3.3.15	6 mm thick “Supalux”; half hour	m <sup>2</sup>	–	–
3.3.16	two layers of 12.50 mm thick Gyproc “Wallboard”; half hour	m <sup>2</sup>	–	–
3.3.17	two layers of 12.50 mm thick Gyproc “Fireline”; one hour	m <sup>2</sup>	–	–
3.3.18	9 mm thick “Supalux”; one hour; on fillets	m <sup>2</sup>	–	–
3.3.19	Specialist plasters; to soffits sprayed acoustic plaster; self-finished	m <sup>2</sup>	–	–
3.3.20	rendering; “Tyrolean” finish	m <sup>2</sup>	–	–
3.3.21	Other ceiling finishes 50 mm thick wood wool slabs as permanent lining	m <sup>2</sup>	–	–
3.3.22	12 mm thick pine t&g boarding	m <sup>2</sup>	16.00	– 19.00
3.3.23	16 mm thick softwood t&g boardings	m <sup>2</sup>	19.00	– 23.00
3.3.24	<b>Suspended and integrated ceilings</b> Suspended ceiling economical; exposed grid	m <sup>2</sup>	–	–
3.3.25	jointless; plasterboard	m <sup>2</sup>	–	–
3.3.26	semi-concealed grid	m <sup>2</sup>	–	–
3.3.27	medium quality; “Minatone”; concealed grid	m <sup>2</sup>	–	–
3.3.28	high quality; “Travertone”; concealed grid	m <sup>2</sup>	–	–
3.3.29	Other suspended ceilings metal linear strip; “Dampa”/“Luxalon”	m <sup>2</sup>	–	–
3.3.30	metal tray	m <sup>2</sup>	–	–
3.3.31	egg-crate	m <sup>2</sup>	–	–
3.3.32	open grid; “Formalux”/“Dimension”	m <sup>2</sup>	–	–
3.3.33	Integrated ceilings coffered; with steel surfaces	m <sup>2</sup>	–	–
3.3.34	Acoustic suspended ceilings on anti vibration mountings	m <sup>2</sup>	–	–





Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
3.4	<b>DECORATIONS</b> surface area (unless otherwise described) comprising: <b>Comparative wall and ceiling finishes</b> <b>Comparative steel/metalwork finishes</b> <b>Comparative woodwork finishes</b> <b>Comparative wall and ceiling finishes</b> Emulsion			
3.4.1	two coats	m <sup>2</sup>	1.80	2.30
3.4.2	one mist and two coats	m <sup>2</sup>	2.30	3.10
3.4.3	“Artex” plastic compound one coat; textured	m <sup>2</sup>	2.90	3.90
3.4.4	Wall paper	m <sup>2</sup>	3.90	6.40
3.4.5	Hessian wall coverings	m <sup>2</sup>	–	–
	Gloss			
3.4.6	primer and two coats	m <sup>2</sup>	3.30	4.60
3.4.7	primer and three coats	m <sup>2</sup>	4.60	5.70
	<b>Comparative steel/metalwork finishes</b> Primer			
3.4.8	only	m <sup>2</sup>	–	–
3.4.9	grit blast and one coat zinc chromate primer	m <sup>2</sup>	–	–
3.4.10	touch up primer and one coat of two pack epoxy zinc phosphate primer	m <sup>2</sup>	–	–
	Gloss			
3.4.11	three coats	m <sup>2</sup>	4.60	5.60
	Sprayed mineral fibre			
3.4.12	one hour	m <sup>2</sup>	–	–
3.4.13	two hour	m <sup>2</sup>	–	–
	Sprayed vermiculite cement			
3.4.14	one hour	m <sup>2</sup>	–	–
3.4.15	two hour	m <sup>2</sup>	–	–
	Intumescent coating with decorative top seal			
3.4.16	half hour	m <sup>2</sup>	–	–
3.4.17	one hour	m <sup>2</sup>	–	–
	<b>Comparative woodwork finishes</b> Primer			
3.4.18	only	m <sup>2</sup>	1.30	1.40
	Gloss			
3.4.19	two coats; touch up primer	m <sup>2</sup>	2.50	2.90
3.4.20	three coats; touch up primer	m <sup>2</sup>	3.30	4.30
3.4.21	primer and two coat	m <sup>2</sup>	3.90	4.60
3.4.22	primer and three coat	m <sup>2</sup>	5.10	5.60
	Polyurethane lacquer			
3.4.23	two coats	m <sup>2</sup>	2.50	3.10
3.4.24	three coats	m <sup>2</sup>	3.90	4.60
	Flame-retardant paint			
3.4.25	three coats	m <sup>2</sup>	5.90	7.40
	Polish			
3.4.26	wax polish; seal	m <sup>2</sup>	6.40	8.70
3.4.27	wax polish; stain and body in	m <sup>2</sup>	10.70	12.20
3.4.28	French polish; stain and body in	m <sup>2</sup>	16.00	19.00

INDUSTRIAL £ range £			RETAILING £ range £			LEISURE £ range £			OFFICES £ range £			HOTELS £ range £			Item nr
1.80	-	2.30	1.80	-	2.30	1.80	-	2.30	1.80	-	2.30	1.80	-	2.30	3.4.1
2.30	-	3.10	2.30	-	3.10	2.30	-	3.10	2.30	-	3.10	2.30	-	3.10	3.4.2
3.00	-	3.90	3.00	-	3.90	3.00	-	3.90	3.00	-	3.90	3.00	-	3.90	3.4.3
3.90	-	6.80	3.90	-	6.80	3.90	-	6.80	3.90	-	6.80	4.00	-	10.20	3.4.4
-	-	-	8.70	-	12.60	8.70	-	12.60	8.70	-	12.60	9.90	-	15.60	3.4.5
3.30	-	4.60	3.30	-	4.60	3.30	-	4.60	3.30	-	4.60	3.30	-	4.60	3.4.6
4.60	-	5.60	4.60	-	5.60	4.60	-	5.60	4.60	-	5.60	4.60	-	5.60	3.4.7
0.70	-	1.30	-	-	-	-	-	-	-	-	-	-	-	-	3.4.8
1.40	-	2.30	-	-	-	-	-	-	-	-	-	-	-	-	3.4.9
2.00	-	2.50	-	-	-	-	-	-	-	-	-	-	-	-	3.4.10
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4.11
8.70	-	13.40	-	-	-	-	-	-	-	-	-	-	-	-	3.4.12
14.60	-	17.50	-	-	-	-	-	-	-	-	-	-	-	-	3.4.13
9.90	-	14.60	-	-	-	-	-	-	-	-	-	-	-	-	3.4.14
11.90	-	17.50	-	-	-	-	-	-	-	-	-	-	-	-	3.4.15
15.80	-	17.50	15.80	-	17.50	15.80	-	17.50	-	-	-	-	-	-	3.4.16
25.00	-	31.00	25.00	-	31.00	25.00	-	31.00	-	-	-	-	-	-	3.4.17
1.20	-	1.40	1.20	-	1.40	1.20	-	1.40	1.20	-	1.40	1.20	-	1.40	3.4.18
2.50	-	2.90	2.50	-	2.90	2.50	-	2.90	2.50	-	2.90	2.50	-	2.90	3.4.19
3.30	-	4.40	3.30	-	4.40	3.30	-	4.40	3.30	-	4.40	3.30	-	4.40	3.4.20
3.90	-	4.60	3.90	-	4.60	3.90	-	4.60	3.90	-	4.60	3.90	-	4.60	3.4.21
5.10	-	5.60	5.10	-	5.60	5.10	-	5.60	5.10	-	5.60	5.10	-	5.60	3.4.22
2.50	-	3.10	2.50	-	3.10	2.50	-	3.10	2.50	-	3.10	2.50	-	3.10	3.4.23
3.90	-	4.60	3.90	-	4.60	3.90	-	4.60	3.90	-	4.60	3.90	-	4.60	3.4.24
5.90	-	7.10	5.90	-	7.10	5.90	-	7.10	5.90	-	7.10	5.90	-	7.10	3.4.25
5.90	-	7.10	5.90	-	8.70	5.90	-	8.70	5.90	-	8.70	5.90	-	8.70	3.4.26
10.70	-	12.20	10.70	-	12.20	10.70	-	12.20	10.70	-	12.20	10.70	-	12.20	3.4.27
16.00	-	19.00	16.00	-	19.00	16.00	-	19.00	16.00	-	19.00	16.00	-	19.00	3.4.28

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £		
4.1	<b>FITTINGS AND FURNISHINGS</b> <b>gross internal area or individual units</b> comprising: <b>Residential fittings</b> <b>Comparative fittings/sundries</b> <b>Industrial/Office furniture, fittings and equipment</b> <b>Retail furniture, fittings and equipment</b> <b>Leisure furniture, fittings and equipment</b> <b>Hotel furniture, fittings and equipment</b> <b>Residential fittings</b> Kitchen fittings for residential units				
4.1.1	one person flat/bed-sit	nr	565.00	–	1,135
4.1.2	two person flat/house	nr	761.00	–	1,920
4.1.3	three person flat/house	nr	909.00	–	2,639
4.1.4	four person house	nr	969.00	–	3,393
4.1.5	five person house	nr	1,266	–	6,269
	<b>Comparative residential fittings/sundries</b> Individual kitchen fittings				
4.1.6	600 mm × 600 mm × 300 mm wall unit	nr	70.00	–	84.00
4.1.7	1200 mm × 600 mm × 300 mm wall unit	nr	111.00	–	128.00
4.1.8	500 mm × 900 mm × 600 mm floor unit	nr	111.00	–	128.00
4.1.9	600 mm × 500 mm × 195 mm store cupboard	nr	165.00	–	183.00
4.1.10	1200 mm × 900 mm × 600 mm sink unit (excluding top)	nr	165.00	–	183.00
	Comparative wrought softwood shelving				
4.1.11	25 mm × 225 mm including black japanned brackets	m	10.70	–	12.50
4.1.12	25 mm thick slatted shelving; including bearers	m <sup>2</sup>	44.00	–	49.00
4.1.13	25 mm thick cross-tongued shelving; including bearers	m <sup>2</sup>	56.00	–	63.00
	<b>Industrial/Office furniture, fittings and equipment</b> Reception desk, shelves and cupboards for general areas				
4.1.14	economical	m <sup>2</sup>	–	–	–
4.1.15	medium quality	m <sup>2</sup>	–	–	–
4.1.16	high quality	m <sup>2</sup>	–	–	–
	Extra for				
4.1.17	high quality finishes to reception areas	m <sup>2</sup>	–	–	–
4.1.18	full kitchen equipment (one cover/20m <sup>2</sup> )	m <sup>2</sup>	–	–	–
	Furniture and fittings to general office area				
4.1.19	economical	m <sup>2</sup>	–	–	–
4.1.20	medium quality	m <sup>2</sup>	–	–	–
4.1.21	high quality	m <sup>2</sup>	–	–	–
	<b>Retail fitting out, furniture, fittings and equipment</b> Mall furniture, etc.				
4.1.22	minimal provision	m <sup>2</sup>	–	–	–
4.1.23	good provision	m <sup>2</sup>	–	–	–
4.1.24	internal planting	m <sup>2</sup>	–	–	–
4.1.25	glazed metal balustrades to voids	m <sup>2</sup>	–	–	–
4.1.26	feature pond and fountain	m <sup>2</sup>	–	–	–
4.1.27	Fitting out a retail warehouse	m <sup>2</sup>	–	–	–
	Fitting out shell for small shop (including shop fittings)				
4.1.28	simple store	m <sup>2</sup>	–	–	–
4.1.29	fashion store	m <sup>2</sup>	–	–	–
	Fitting out for department store or supermarket				
4.1.30	excluding shop fittings	m <sup>2</sup>	–	–	–
4.1.31	including shop fittings	m <sup>2</sup>	–	–	–



Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
4.1	<b>gross internal or internal units</b> (unless otherwise described) <b>Retail fitting out, furniture, fittings and</b>			
	Special fittings/equipment			
4.1.32	refrigerated installation for cold stores; display fittings in food stores	m <sup>2</sup>	—	—
4.1.33	food court furniture; fittings and special finishes (excluding catering display units)	m <sup>2</sup>	—	—
4.1.34	bakery ovens	nr	—	—
4.1.35	refuse compactors	nr	—	—
	<b>Leisure furniture, fittings and equipment</b>			
	General fittings			
4.1.36	internal planting	m <sup>2</sup>	—	—
4.1.37	signs, notice-boards, shelving, fixed seating, curtains and blinds	m <sup>2</sup>	—	—
4.1.38	electric hand-dryers, incinerators, mirrors	m <sup>2</sup>	—	—
	Specific fittings			
4.1.39	lockers, coin return locks	nr	—	—
4.1.40	kitchen units; excluding equipment	nr	—	—
4.1.41	folding sun bed	nr	—	—
4.1.42	security grille	nr	—	—
4.1.43	entrance balustrading and control turnstile	nr	—	—
4.1.44	sports nets, screens etc in a medium sized sports hall reception counter, fittings and reception counter	nr	—	—
4.1.45	screen	nr	—	—
4.1.46	bar and fittings	nr	—	—
4.1.47	telescopic seating	nr	—	—
	Swimming pool fittings			
4.1.48	metal balustrades to pool areas	nr	—	—
4.1.49	skimmer grilles to pool edge	nr	—	—
	stainless steel pool access ladder			
4.1.50	1700 mm high	nr	—	—
4.1.51	2500 mm high	nr	—	—
4.1.52	stainless steel tube ladders and fixing sockets to pool	nr	—	—
4.1.53	level deck starting blocks	nr	—	—
4.1.54	turning boards and brackets	nr	—	—
4.1.55	backstroke warning set and infill tubes	nr	—	—
4.1.56	false start equipment set including infill tubes	nr	—	—
4.1.57	set of four 25 m large rope sets; storage trolley and flush deck level adapters	nr	—	—
4.1.58	electrically operated cover to pool	nr	—	—
	Leisure pool fittings			
4.1.59	stainless steel lighting post	nr	—	—
4.1.60	water cannons	nr	—	—
4.1.61	fountain or water sculpture	nr	—	—
4.1.62	loudspeaker tower	nr	—	—
4.1.63	grp water chute; 65.00 m–80.00 m long; steel supports; spiral stairs and balustrading	nr	—	—
	Sports halls			
4.1.64	administration areas	m <sup>2</sup>	—	—
4.1.65	aerobic dance studios	m <sup>2</sup>	—	—
4.1.66	badminton courts	m <sup>2</sup>	—	—
4.1.67	bowl shalls	m <sup>2</sup>	—	—
4.1.68	café/restaurant areas	seat	—	—
4. .69	changing rooms/WCs	m <sup>2</sup>	—	—
4. .70	circulation areas	m <sup>2</sup>	—	—
4. .71	creche areas	m <sup>2</sup>	—	—
4. .72	fitness areas	m <sup>2</sup>	—	—
4. .73	indoor cricket	m <sup>2</sup>	—	—
4. .74	rifle ranges	m <sup>2</sup>	—	—
4.1.75	reception areas	m <sup>2</sup>	—	—
4.1.76	school gymnasium (no changing)	m <sup>2</sup>	—	—

INDUSTRIAL £ range £		RETAILING £ range £		LEISURE £ range £		OFFICES £ range £		HOTELS £ range £		Item nr
-	-	25.00	- 76.00	-	-	-	-	-	-	4.1.32
-	-	802.00	- 870.00	-	-	-	-	-	-	4.1.33
-	-	10,099	- 15,225	-	-	-	-	-	-	4.1.34
-	-	10,789	- 19,830	-	-	-	-	-	-	4.1.35
-	-	-	-	15.00	- 19.00	-	-	-	-	4.1.36
-	-	-	-	10.80	- 12.50	-	-	-	-	4.1.37
-	-	-	-	2.90	- 4.20	-	-	-	-	4.1.38
-	-	-	-	113.00	- 174.00	-	-	-	-	4.1.39
-	-	-	-	2,089	- 2,790	-	-	-	-	4.1.40
-	-	-	-	5,049	- 5,561	-	-	-	-	4.1.41
-	-	-	-	6,960	- 9,928	-	-	-	-	4.1.42
-	-	-	-	12,709	- 13,920	-	-	-	-	4.1.43
-	-	-	-	17,400	- 20,880	-	-	-	-	4.1.44
-	-	-	-	20,880	- 34,800	-	-	-	-	4.1.45
-	-	-	-	34,800	- 41,794	-	-	-	-	4.1.46
-	-	-	-	48,720	- 55,680	-	-	-	-	4.1.47
-	-	-	-	333.00	- 563.00	-	-	-	-	4.1.48
-	-	-	-	278.00	- 357.00	-	-	-	-	4.1.49
-	-	-	-	1,049	- 1,153	-	-	-	-	4.1.50
-	-	-	-	1,143	- 1,312	-	-	-	-	4.1.51
-	-	-	-	466.00	- 528.00	-	-	-	-	4.1.52
-	-	-	-	651.00	- 714.00	-	-	-	-	4.1.53
-	-	-	-	434.00	- 497.00	-	-	-	-	4.1.54
-	-	-	-	497.00	- 557.00	-	-	-	-	4.1.55
-	-	-	-	247.00	- 310.00	-	-	-	-	4.1.56
-	-	-	-	3,107	- 3,480	-	-	-	-	4.1.57
-	-	-	-	7,457	- 12,430	-	-	-	-	4.1.58
-	-	-	-	140.00	- 174.00	-	-	-	-	4.1.59
-	-	-	-	956.00	- 1,262	-	-	-	-	4.1.60
-	-	-	-	3,838	- 19,191	-	-	-	-	4.1.61
-	-	-	-	4,879	- 5,749	-	-	-	-	4.1.62
-	-	-	-	118,623	- 131,750	-	-	-	-	4.1.63
-	-	-	-	144.00	- 286.00	-	-	-	-	4.1.64
-	-	-	-	74.00	- 99.00	-	-	-	-	4.1.65
-	-	-	-	29.00	- 43.00	-	-	-	-	4.1.66
-	-	-	-	15.00	- 29.00	-	-	-	-	4.1.67
-	-	-	-	1,555	- 1,802	-	-	-	-	4.1.68
-	-	-	-	71.00	- 141.00	-	-	-	-	4.1.69
-	-	-	-	7.10	- 15.00	-	-	-	-	4.1.70
-	-	-	-	58.00	- 87.00	-	-	-	-	4.1.71
-	-	-	-	572.00	- 858.00	-	-	-	-	4.1.72
-	-	-	-	15.00	- 29.00	-	-	-	-	4.1.73
-	-	-	-	15.00	- 29.00	-	-	-	-	4.1.74
-	-	-	-	144.00	- 285.00	-	-	-	-	4.1.75
-	-	-	-	58.00	- 71.00	-	-	-	-	4.1.76

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
	<b>gross internal or internal units</b> (unless otherwise described)			
4.1.77	sports hall (with changing)	m <sup>2</sup>	–	–
4.1.78	squash courts	m <sup>2</sup>	–	–
4.1.79	table tennis	m <sup>2</sup>	–	–
4.1.80	tennis courts	m <sup>2</sup>	–	–
4.1.81	viewing areas	m <sup>2</sup>	–	–
	<b>Football stadia</b>			
4.1.82	facilities to basic stand	m <sup>2</sup>	–	–
	<b>Theatres</b>			
	<b>Stage engineering equipment to large-scale modern touring theatre</b>			
4.1.83	flying	nr	–	–
4.1.84	safety curtains and fire doors	nr	–	–
4.1.85	lighting access	nr	–	–
4.1.86	stage/pit lifts	nr	–	–
4.1.87	hoists	nr	–	–
4.1.88	curtains and masking	nr	–	–
	<b>Stage engineering equipment to medium-scale modern repertory touring theatre</b>			
4.1.89	flying	nr	–	–
4.1.90	safety curtains and fire doors	nr	–	–
4.1.91	lighting access	nr	–	–
4.1.92	stage/pit lifts	nr	–	–
4.1.93	hoists	nr	–	–
4.1.94	curtains and masking	nr	–	–
	<b>Museums and art galleries</b>			
	<b>Display and retail areas</b>			
4.1.95	display cases and lighting, finishes	m <sup>2</sup>	–	–
4.1.96	display fittings and power	m <sup>2</sup>	–	–
4.1.97	interactive display	m <sup>2</sup>	–	–
4.1.98	ticketing and retail	m <sup>2</sup>	–	–
4.1.99	display case (to 1.50 m × 1.50 m)	nr	–	–
4.1.100	fibre optic lighting to display case	nr	–	–
4.1.101	interactive "hands on" feature	nr	–	–
4.1.102	interactive video installations			
4.1.103	video wall	nr	–	–
4.1.104	video monitor hardware	nr	–	–
4.1.105	AV installation to cinema	nr	–	–
	<b>Aviation</b>			
	<b>Airport passenger lounges</b>			
4.1.106	international airport	m <sup>2</sup>	–	–
4.1.107	domestic airport	m <sup>2</sup>	–	–
4.1.108	allowance for furniture	m <sup>2</sup>	–	–
4.1.109	baggage handling facilities	m <sup>2</sup>	–	–
	<b>Education</b>			
	<b>Schools and colleges</b>			
4.1.110	general teaching	m <sup>2</sup>	–	–
4.1.111	laboratories	m <sup>2</sup>	–	–
4.1.112	information technology and business studies	m <sup>2</sup>	–	–
4.1.113	design and technology	m <sup>2</sup>	–	–
4.1.114	art and design	m <sup>2</sup>	–	–
4.1.115	library resource centre	m <sup>2</sup>	–	–
4.1.116	circulation	m <sup>2</sup>	–	–
4.1.117	laboratory preparation	m <sup>2</sup>	–	–
4.1.118	staff accommodation	m <sup>2</sup>	–	–

INDUSTRIAL £ rate £		RETAILING £ rate £		LEISURE £ rate £		OFFICES £ rate £		HOTELS £ rate £		–	Item nr.
–	–	–	–	29.00	–	58.00	–	–	–	–	4.1.77
–	–	–	–	7.10	–	15.00	–	–	–	–	4.1.78
–	–	–	–	7.10	–	15.00	–	–	–	–	4.1.79
–	–	–	–	7.10	–	15.00	–	–	–	–	4.1.80
–	–	–	–	15.00	–	143.00	–	–	–	–	4.1.81
–	–	–	–	285.00	–	447.00	–	–	–	–	4.1.82
–	–	–	–	484,701	–	565,486	–	–	–	–	4.1.83
–	–	–	–	434,990	–	515,771	–	–	–	–	4.1.84
–	–	–	–	292,063	–	341,777	–	–	–	–	4.1.85
–	–	–	–	323,135	–	403,917	–	–	–	–	4.1.86
–	–	–	–	242,354	–	273,420	–	–	–	–	4.1.87
–	–	–	–	372,847	–	251,975	–	–	–	–	4.1.88
–	–	–	–	211,278	–	245,998	–	–	–	–	4.1.89
–	–	–	–	99,425	–	142,924	–	–	–	–	4.1.90
–	–	–	–	242,354	–	273,420	–	–	–	–	4.1.91
–	–	–	–	111,854	–	161,566	–	–	–	–	4.1.92
–	–	–	–	49,712	–	80,784	–	–	–	–	4.1.93
–	–	–	–	31,073	–	80,784	–	–	–	–	4.1.94
–	–	–	–	2,982	–	5,965	–	–	–	–	4.1.95
–	–	–	–	1,490	–	2,685	–	–	–	–	4.1.96
–	–	–	–	2,237	–	3,727	–	–	–	–	4.1.97
–	–	–	–	1,490	–	2,237	–	–	–	–	4.1.98
–	–	–	–	4,472	–	2,237	–	–	–	–	4.1.99
–	–	–	–	1,044	–	1,493	–	–	–	–	4.1.100
–	–	–	–	10,440	–	14,909	–	–	–	–	4.1.101
–	–	–	–	–	–	–	–	–	–	–	4.1.102
–	–	–	–	372,848	–	521,989	–	–	–	–	4.1.103
–	–	–	–	5,219	–	7,463	–	–	–	–	4.1.104
–	–	–	–	149,139	–	521,989	–	–	–	–	4.1.105
–	–	–	–	1,540	–	1,746	–	–	–	–	4.1.106
–	–	–	–	870.00	–	1,477	–	–	–	–	4.1.107
–	–	–	–	242.00	–	430.00	–	–	–	–	4.1.108
–	–	–	–	2,281	–	2,820	–	–	–	–	4.1.109
–	–	–	–	143.00	–	223.00	–	–	–	–	4.1.110
–	–	–	–	185.00	–	310.00	–	–	–	–	4.1.111
–	–	–	–	404.00	–	572.00	–	–	–	–	4.1.112
–	–	–	–	392.00	–	440.00	–	–	–	–	4.1.113
–	–	–	–	261.00	–	310.00	–	–	–	–	4.1.114
–	–	–	–	440.00	–	494.00	–	–	–	–	4.1.115
–	–	–	–	44.00	–	75.00	–	–	–	–	4.1.116
–	–	–	–	404.00	–	469.00	–	–	–	–	4.1.117
–	–	–	–	471.00	–	494.00	–	–	–	–	4.1.118



Item nr.	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
5.1	<b>SANITARY AND DISPOSAL INSTALLATIONS</b> <b>gross internal area</b> (unless otherwise described) comprising: <b>Comparative sanitary fittings/sundries</b> <b>sanitary and disposal installations</b> <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			
5.1.1	white	nr	191.00	– 217.00
5.1.2	coloured	nr	217.00	– 261.00
	low level WC's; vitreous china pan and cistern; black plastic seat; low pressure ball valve; plastic flush pipe; fixing brackets - on ground floor			
5.1.3	white	nr	165.00	– 191.00
5.1.4	coloured	nr	209.00	– 226.00
	- one of a range; on upper floors			
5.1.5	white	nr	314.00	– 357.00
5.1.6	coloured	nr	357.00	– 392.00
	Extra for bowl type wall urinal; white glazed vitreous china flushing cistern; chromium plated flush pipes and spreaders; fixing brackets			
5.1.7	white	nr	–	–
	shower tray; glazed fireclay; chromium plated waste; chain and plug; riser pipe; rose and mixing valve			
5.1.8	white	nr	–	–
5.1.9	coloured	nr	435.00	– 505.00
	sink; glazed fireclay; chromium plated waste; chain and plug; fixing			
5.1.10	white	nr	487.00	– 540.00
	sink; stainless steel; chromium plated waste; chain and self coloured			
5.1.11	single drainer	nr	–	–
5.1.12	double drainer	nr	209.00	– 261.00
	bath; reinforced acrylic; chromium plated taps; overflow; waste; chain and plug; "P" trap and overflow connections			
5.1.13	white	nr	244.00	– 384.00
5.1.14	coloured	nr	314.00	– 384.00
	bath; enamelled steel; chromium plated taps; overflow; waste; chain and plug; "P" trap and overflow connections			
5.1.15	white	nr	348.00	– 418.00
5.1.16	coloured	nr	384.00	– 452.00
	Soil waste stacks; 3.15 m storey height; branch and connection to drain			
5.1.17	110 mm diameter PVC	nr	278.00	– 314.00
	Extra for			
5.1.18	additional floors	nr	139.00	– 157.00
5.1.19	100 mm diameter cast iron; decorated	nr	–	–
	Extra for			
5.1.20	additional floors	nr	–	–

INDUSTRIAL			RETAILING			LEISURE			OFFICES			HOTELS			Item nr
£ range £			£ range £			£ range £			£ range £			£ range £			
165.00	-	209.00	191.00	-	261.00	191.00	-	261.00	191.00	-	261.00	191.00	-	314.00	5.1.1
-	-	-	-	-	-	217.00	-	307.00	217.00	-	307.00	217.00	-	307.00	5.1.2
157.00	-	191.00	165.00	-	191.00	165.00	-	191.00	165.00	-	191.00	165.00	-	226.00	5.1.3
-	-	-	-	-	-	209.00	-	261.00	209.00	-	261.00	209.00	-	286.00	5.1.4
305.00	-	358.00	314.00	-	357.00	314.00	-	357.00	314.00	-	357.00	314.00	-	384.00	5.1.5
-	-	-	-	-	-	357.00	-	401.00	357.00	-	418.00	357.00	-	443.00	5.1.6
139.00	-	165.00	157.00	-	191.00	157.00	-	191.00	157.00	-	191.00	157.00	-	191.00	5.1.7
409.00	-	461.00	443.00	-	503.00	443.00	-	503.00	443.00	-	503.00	443.00	-	503.00	5.1.8
-	-	-	-	-	-	443.00	-	537.00	443.00	-	563.00	443.00	-	827.00	5.1.9
209.00	-	261.00	209.00	-	357.00	-	-	-	209.00	-	357.00	-	-	-	5.1.10
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.1.11
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.1.12
-	-	-	-	-	-	-	-	-	-	-	-	314.00	-	452.00	5.1.13
-	-	-	-	-	-	-	-	-	-	-	-	314.00	-	452.00	5.1.14
-	-	-	-	-	-	-	-	-	-	-	-	348.00	-	486.00	5.1.15
-	-	-	-	-	-	-	-	-	-	-	-	383.00	-	503.00	5.1.16
278.00	-	314.00	278.00	-	314.00	278.00	-	314.00	278.00	-	314.00	278.00	-	314.00	5.1.17
139.00	-	165.00	139.00	-	165.00	139.00	-	165.00	139.00	-	165.00	140.00	-	165.00	5.1.18
563.00	-	597.00	563.00	-	597.00	563.00	-	597.00	563.00	-	597.00	563.00	-	597.00	5.1.19
278.00	-	314.00	278.00	-	314.00	278.00	-	314.00	278.00	-	314.00	278.00	-	314.00	5.1.20

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL		
			£ range £		
5.1	<b>SANITARY AND DISPOSAL INSTALLATIONS</b>				
	<b>gross internal area</b> (unless otherwise described)				
	<b>Sanitary and disposal installations</b>				
	Residential units				
5.1.21	range including WC; wash handbasin; bath	nr	1,391	–	2,346
5.1.22	range including WC; wash handbasin; bidet; bath	nr	1,740	–	2,790
5.1.23	and kitchen sink	nr	2,089	–	3,096
5.1.24	range including two WC's; two wash handbasins; bidet bath and kitchen sink	nr	2,609	–	3,613
	Extra for				
5.1.25	rainwater pipe per storey	nr	63.00	–	78.00
5.1.26	soil pipe per storey	nr	139.00	–	157.00
5.1.27	shower over bath	nr	348.00	–	494.00
	Industrial buildings				
	warehouse				
5.1.28	minimum provision	m <sup>2</sup>	–		–
5.1.29	high provision	m <sup>2</sup>	–		–
	production unit				
5.1.30	minimum provision	m <sup>2</sup>	–		–
5.1.31	minimum provision; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–		–
5.1.32	high provision	m <sup>2</sup>	–		–
	Retailing outlets				
5.1.33	to superstore	m <sup>2</sup>	–		–
5.1.34	to shopping centre malls; public conveniences; branch connections to shop shells	m <sup>2</sup>	–		–
5.1.35	fitting out public conveniences in shopping mall block	m <sup>2</sup>	–		–
5.1.36	Leisure buildings	m <sup>2</sup>	–		–
	Office and industrial office buildings				
5.1.37	speculative; low rise; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–		–
5.1.38	speculative; low rise	m <sup>2</sup>	–		–
5.1.39	speculative; medium rise; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–		–
5.1.40	speculative; medium rise	m <sup>2</sup>	–		–
5.1.41	speculative; high rise	m <sup>2</sup>	–		–
5.1.42	owner-occupied; low rise; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–		–
5.1.43	owner-occupied; low rise	m <sup>2</sup>	–		–
5.1.44	owner-occupied; medium rise; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–		–
5.1.45	owner-occupied; medium rise	m <sup>2</sup>	–		–
5.1.46	owner-occupied; high rise	m <sup>2</sup>	–		–
	Hotels				
5.1.47	WC; bath; shower; basin to each bedroom; sanitary accommodation to public areas	m <sup>2</sup>	–		–
5.20	<b>WATER INSTALLATIONS gross internal area</b>				
	<b>Hot and cold water installations</b>				
5.2.1	Complete installations	m <sup>2</sup>	15.00	–	26.00
5.2.2	To mall public conveniences; branch connections to shop shells	m <sup>2</sup>	–		–



Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
5.3	<b>HEATING, AIR-CONDITIONING AND VENTILATING INSTALLATIONS</b> <b>gross internal area services</b> (unless otherwise described) comprising: <b>Solid fuel radiator heating</b> <b>Gas or oil-fired radiator heating</b> <b>Gas or oil-fired convector heating</b> <b>Electric and under floor heating</b> <b>Hot air systems</b> <b>Ventilation systems</b> <b>Heating and ventilation systems</b> <b>Comfort cooling systems</b> <b>Full air-conditioning systems</b> <b>Solid fuel radiator heating</b>			
5.3.1	Chimney stack; hearth and surround to independent residential unit Chimney; hot water service and central heating for	nr	1,920	– 2,261
5.3.2	two radiators	nr	2,790	– 3,301
5.3.3	three radiators	nr	3,301	– 3,670
5.3.4	four radiators	nr	3,668	– 4,043
5.3.5	five radiators	nr	4,043	– 4,436
5.3.6	six radiators	nr	4,436	– 4,828
5.3.7	seven radiators	nr	4,828	– 5,655
	<b>Gas or oil-fired radiator heating</b> Gas-fired hot water service and central heating for			
5.3.8	three radiators	nr	2,089	– 2,959
5.3.9	four radiators	nr	2,959	– 3,225
5.3.10	five radiators	nr	3,225	– 3,437
5.3.11	six radiators	nr	3,437	– 3,668
5.3.12	seven radiators	nr	3,829	– 4,350
	Oil-fired hot water service, tank and central heating for			
5.3.13	seven radiators	nr	3,417	– 4,499
5.3.14	ten radiators	nr	3,809	– 3,732
5.3.15	LPHW radiator system	m <sup>2</sup>	29.00	– 44.00
5.3.16	speculative; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–	–
5.3.17	speculative	m <sup>2</sup>	–	–
5.3.18	owner-occupied; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–	–
5.3.19	owner-occupied	m <sup>2</sup>	–	–
5.3.20	LPHW radiant panel system	m <sup>2</sup>	–	–
5.3.21	speculative; less than 1000 m <sup>2</sup>	m <sup>2</sup>	–	–
5.3.22	speculative	m <sup>2</sup>	–	–
5.3.23	LPHW fin tube heating	m <sup>2</sup>	–	–
	<b>Gas or oil-fired convector heating</b>			
5.3.24	LPHW convector system	m <sup>2</sup>	–	–
5.3.25	speculative; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–	–
5.3.26	speculative	m <sup>2</sup>	–	–
5.3.27	owner-occupied; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–	–
5.3.28	owner-occupied	m <sup>2</sup>	–	–
	LPHW sill-line convector system			
5.3.29	owner-occupied	m <sup>2</sup>	–	–
	<b>Electric and under floor heating</b>			
5.3.30	Panel heaters	m <sup>2</sup>	–	–
5.3.31	Skirting heaters	m <sup>2</sup>	–	–
5.3.32	Storage heaters	m <sup>2</sup>	–	–
5.3.33	Underfloor heating in changing areas	m <sup>2</sup>	–	–

INDUSTRIAL			RETAILING			LEISURE			OFFICES			HOTELS			Item nr
£ range £			£ range £			£ range £			£ range £			£ range £			
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.3.1	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.3.2	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.3.3	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.3.4	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.3.5	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.3.6	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.3.7	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.3.8	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.3.9	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.3.10	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.3.11	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.3.12	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.3.13	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.3.14	
42.00	-	59.00	42.00	-	59.00	52.00	-	68.00	-	-	63.00	-	87.00	5.3.15	
-	-	-	-	-	-	-	-	-	51.00	-	64.00	-	-	5.3.16	
-	-	-	-	-	-	-	-	-	55.00	-	77.00	-	-	5.3.17	
-	-	-	-	-	-	-	-	-	55.00	-	75.00	-	-	5.3.18	
-	-	-	-	-	-	-	-	-	59.00	-	84.00	-	-	5.3.19	
-	-	-	50.00	-	77.00	63.00	-	77.00	-	-	-	-	-	5.3.20	
55.00	-	66.00	-	-	-	-	-	-	-	-	-	-	-	5.3.21	
57.00	-	68.00	-	-	-	-	-	-	-	-	-	-	-	5.3.22	
73.00	-	108.00	-	-	-	-	-	-	-	-	-	-	-	5.3.23	
43.00	-	57.00	42.00	-	80.00	55.00	-	72.00	-	-	73.00	-	92.00	5.3.24	
-	-	-	-	-	-	-	-	-	57.00	-	68.00	-	-	5.3.25	
-	-	-	-	-	-	-	-	-	59.00	-	80.00	-	-	5.3.26	
-	-	-	-	-	-	-	-	-	63.00	-	77.00	-	-	5.3.27	
-	-	-	-	-	-	-	-	-	70.00	-	87.00	-	-	5.3.28	
-	-	-	-	-	-	-	-	-	90.00	-	126.00	-	-	5.3.29	
-	-	-	-	-	-	-	-	-	12.40	-	17.00	-	-	5.3.30	
-	-	-	-	-	-	-	-	-	19.00	-	26.00	-	-	5.3.31	
-	-	-	-	-	-	-	-	-	22.00	-	30.00	-	-	5.3.32	
-	-	-	-	-	-	48.00	-	61.00	-	-	-	-	-	5.3.33	

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL		
			£ range £		
	<b>gross internal area serviced</b> (unless otherwise described)				
	<b>Hot air systems</b>				
	Hot water service and ducted hot air heating to				
5.3.34	three rooms	nr	1,920	–	2,473
5.3.35	five rooms	nr	2,559	–	2,917
5.3.36	“Elvaco” warm air heating	m <sup>2</sup>	–		–
5.3.37	Gas-fired hot air space heating	m <sup>2</sup>	–		–
5.3.38	Warm air curtains; 1.60 m long electrically-operated	nr	–		–
5.3.39	Hot water-operated; including supply pipework	nr	–		–
	<b>Ventilation system</b>				
	Local ventilation to				
5.3.40	WC’s	nr	209.00	–	278.00
5.3.41	toilet areas	m <sup>2</sup>	–		–
5.3.42	bathroom and toilet areas	m <sup>2</sup>	–		–
5.3.43	Air extract system	m <sup>2</sup>	–		–
5.3.44	Air supply and extract system	m <sup>2</sup>	–		–
5.3.45	Service yard vehicle extract system	m <sup>2</sup>	–		–
	<b>Heating and ventilation systems</b>				
5.3.46	Space heating and ventilation - economical	m <sup>2</sup>	–		–
5.3.47	Heating and ventilation	m <sup>2</sup>	–		–
5.3.48	warm air heating and ventilation	m <sup>2</sup>	–		–
5.3.49	Hot air heating and ventilation to shopping malls; including automatic remote vents in rooflights	m <sup>2</sup>	–		–
	Extra for				
5.3.50	comfort cooling	m <sup>2</sup>	–		–
5.3.51	full air-conditioning	m <sup>2</sup>	–		–
	<b>Comfort cooling systems</b>				
5.3.52	Fan coil/induction systems	m <sup>2</sup>	–		–
5.3.53	speculative; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–		–
5.3.54	speculative	m <sup>2</sup>	–		–
5.3.55	owner-occupied; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–		–
5.3.56	owner-occupied	m <sup>2</sup>	–		–
5.3.57	“VAV” system	m <sup>2</sup>	–		–
5.3.58	speculative; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–		–
5.3.59	speculative	m <sup>2</sup>	–		–
5.3.60	owner-occupied; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–		–
5.3.61	owner-occupied	m <sup>2</sup>	–		–
	<b>Full air-conditioning</b>				
	Stand-alone air-conditioning unit systems				
5.3.62	air supply and extract	m <sup>2</sup>	–		–
5.3.63	air supply and extract; including heat re-claim	m <sup>2</sup>	–		–
	Extra for				
5.3.64	automatic control installation	m <sup>2</sup>	–		–
5.3.65	Full air-conditioning with dust and humidity control	m <sup>2</sup>	–		–
5.3.66	Fan/coil/induction systems	m <sup>2</sup>	–		–
5.3.67	speculative; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–		–
5.3.68	speculative	m <sup>2</sup>	–		–
5.3.69	owner-occupied; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–		–
5.3.70	owner-occupied	m <sup>2</sup>	–		–
5.3.71	“VAV” system	m <sup>2</sup>	–		–
5.3.72	speculative; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–		–
5.3.73	speculative	m <sup>2</sup>	–		–
5.3.74	owner-occupied; area less than 1000 m <sup>2</sup>	m <sup>2</sup>	–		–
5.3.75	owner-occupied	m <sup>2</sup>	–		–

INDUSTRIAL			RETAILING		LEISURE		OFFICES		HOTELS			Item nr			
£ range £			£ range £		£ range £		£	range £	£ range £			-			
-	-	-	-	-	-	-	-	-	-	-	-	5.3.34			
-	-	-	-	-	-	-	-	-	-	-	-	5.3.35			
-	-	-	-	-	-	-	68.00	-	87.00	-	-	5.3.36			
26.00	-	50.00	-	-	-	-	-	-	-	-	-	5.3.37			
-	-	-	2,089	-	2,832	-	-	-	-	-	-	5.3.38			
-	-	-	4,222	-	4,777	-	-	-	-	-	-	5.3.39			
-	-	-	-	-	-	-	-	-	-	-	-	5.3.40			
-	-	-	-	-	-	-	3.80	-	9.40	-	-	5.3.41			
-	-	-	-	-	-	-	-	-	-	21.00	-	21.00	5.3.42		
-	-	-	35.00	-	47.00	35.00	-	47.00	35.00	-	47.00	38.00	-	50.00	5.3.43
-	-	-	-	-	-	-	50.00	-	77.00	-	-	-	-	-	5.3.44
-	-	-	35.00	-	47.00	-	-	-	-	-	-	-	-	-	5.3.45
21.00	-	49.00	23.00	-	42.00	-	-	-	-	-	-	-	-	-	5.3.46
55.00	-	70.00	-	-	-	-	-	-	-	-	-	-	-	-	5.3.47
-	-	-	105.00	-	133.00	105.00	-	133.00	105.00	-	133.00	113.00	-	157.00	5.3.48
-	-	-	90.00	-	118.00	-	-	-	-	-	-	-	-	-	5.3.49
-	-	-	78.00	-	113.00	-	-	-	-	-	-	-	-	-	5.3.50
-	-	-	90.00	-	165.00	-	-	-	-	-	-	-	-	-	5.3.51
-	-	-	-	-	-	-	-	-	-	-	157.00	-	217.00	-	5.3.52
-	-	-	-	-	-	-	-	157.00	-	194.00	157.00	-	217.00	-	5.3.53
-	-	-	-	-	-	-	165.00	-	200.00	-	-	-	-	-	5.3.54
-	-	-	-	-	-	-	165.00	-	209.00	-	-	-	-	-	5.3.55
-	-	-	-	-	-	-	174.00	-	217.00	-	-	-	-	-	5.3.56
-	-	-	157.00	-	217.00	-	-	-	-	-	191.00	-	278.00	-	5.3.57
-	-	-	-	-	-	-	-	174.00	-	261.00	-	-	-	-	5.3.58
-	-	-	-	-	-	-	-	183.00	-	261.00	-	-	-	-	5.3.59
-	-	-	-	-	-	-	-	191.00	-	270.00	-	-	-	-	5.3.60
-	-	-	-	-	-	-	-	191.00	-	278.00	-	-	-	-	5.3.61
-	-	-	-	-	-	131.00	-	174.00	-	-	-	-	-	-	5.3.62
-	-	-	-	-	-	149.00	-	191.00	-	-	-	-	-	-	5.3.63
-	-	-	-	-	-	12.00	-	38.00	-	-	-	-	-	-	5.3.64
157.00	-	261.00	-	-	-	-	-	-	-	-	-	-	-	-	5.3.65
-	-	-	174.00	-	261.00	-	-	-	-	-	183.00	-	278.00	-	5.3.66
-	-	-	-	-	-	-	-	165.00	-	209.00	-	-	-	-	5.3.67
-	-	-	-	-	-	-	-	165.00	-	235.00	-	-	-	-	5.3.68
-	-	-	-	-	-	-	-	174.00	-	261.00	-	-	-	-	5.3.69
-	-	-	-	-	-	-	-	183.00	-	278.00	-	-	-	-	5.3.70
-	-	-	-	-	-	-	-	-	-	-	209.00	-	314.00	-	5.3.71
-	-	-	-	-	-	-	-	200.00	-	261.00	-	-	-	-	5.3.72
-	-	-	-	-	-	-	-	209.00	-	278.00	-	-	-	-	5.3.73
-	-	-	-	-	-	-	-	209.00	-	303.00	-	-	-	-	5.3.74
-	-	-	-	-	-	-	-	209.00	-	314.00	-	-	-	-	5.3.75



Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
<b>5.4</b>	<b>ELECTRICAL INSTALLATIONS</b>			
	gross internal area serviced (unless otherwise described)			
	comprising:			
	<b>Mains and sub-mains switchgear and distribution</b>			
	<b>Lighting installation</b>			
	<b>Lighting and power installation</b>			
	<b>Comparative fittings/rates per point</b>			
	<b>Mains and sub-mains switchgear and distribution</b>			
5.4.1	Mains intake only	m <sup>2</sup>	–	–
5.4.2	Mains switchgear only	m <sup>2</sup>	2.50	– 4.20
	Mains and sub-mains distribution			
5.4.3	to floors only	m <sup>2</sup>	–	–
5.4.4	to floors; including small power and supplies to equipment	m <sup>2</sup>	–	–
5.4.5	to floors; including lighting and power to landlords areas and supplies to equipment	m <sup>2</sup>	–	–
5.4.6	to floors; including power, communication and supplies to equipment	m <sup>2</sup>	–	–
5.4.7	to shop units; including fire alarms and telephone distribution	m <sup>2</sup>	–	–
	<b>Lighting installation</b>			
	Lighting to			
5.4.8	warehouse area	m <sup>2</sup>	–	–
5.4.9	production area	m <sup>2</sup>	–	–
5.4.10	General lighting; including luminaries	m <sup>2</sup>	–	–
5.4.11	Emergency lighting	m <sup>2</sup>	–	–
5.4.12	standby generators only	m <sup>2</sup>	–	–
5.4.13	Underwater lighting	m <sup>2</sup>	–	–
	<b>Lighting and power installations</b>			
	Lighting and power to residential units			
5.4.14	one person flat/bed-sit	nr	956.00	– 1,485
5.4.15	two person flat/house	nr	1,135	– 2,089
5.4.16	three person flat/house	nr	1,305	– 2,524
5.4.17	four person house	nr	1,570	– 3,829
5.4.18	five/six person house	nr	1,920	– 3,829
	Extra for			
5.4.19	intercom	nr	382.00	– 435.00
	Lighting and power to industrial buildings			
5.4.20	warehouse area	m <sup>2</sup>	–	–
5.4.21	production area	m <sup>2</sup>	–	–
5.4.22	production area; high provision	m <sup>2</sup>	–	–
5.4.23	office area	m <sup>2</sup>	–	–
5.4.24	office area; high provision	m <sup>2</sup>	–	–
	Lighting and power to retail outlets			
5.4.25	shopping mall and landlords' areas	m <sup>2</sup>	–	–
	Lighting and power to offices			
5.4.26	speculative office areas; average standard	m <sup>2</sup>	–	–
5.4.27	speculative office areas; high standard	m <sup>2</sup>	–	–
5.4.28	owner-occupied office areas; average standard	m <sup>2</sup>	–	–
5.4.29	owner-occupied office areas; high standard	m <sup>2</sup>	–	–
	<b>Comparative fittings/rates per point</b>			
5.4.30	Consumer control unit	nr	157.00	– 174.00
	Fittings; excluding lamps or light fittings			
5.4.31	lighting point; PVC cables	nr	49.00	– 54.00
5.4.32	lighting point; PVC cables in screwed conduits	nr	106.00	– 116.00
5.4.33	lighting point; MICC cables	nr	90.00	– 97.00

INDUSTRIAL £ range £			RETAILING £ range £			LEISURE £ range £			OFFICES £ range £			HOTELS £ range £			Item nr
1.70	-	3.10	-	-	-	-	-	-	-	-	-	-	-	5.4.1	
4.20	-	8.30	3.80	-	8.70	-	-	-	-	-	-	-	-	5.4.2	
4.80	-	9.20	-	-	-	19.00	-	35.00	14.00	-	24.00	-	-	5.4.3	
-	-	-	-	-	-	14.00	-	17.00	-	-	-	-	-	5.4.4	
9.20	-	22.00	-	-	-	-	-	-	35.00	-	57.00	-	-	5.4.5	
-	-	-	-	-	-	-	-	-	-	-	57.00	-	82.00	5.4.6	
-	-	-	5.60	-	13.90	-	-	-	-	-	-	-	-	5.4.7	
20.00	-	38.00	-	-	-	-	-	-	-	-	-	-	-	5.4.8	
24.00	-	43.00	-	-	-	-	-	-	-	-	-	-	-	5.4.9	
-	-	-	-	-	-	24.00	-	42.00	-	-	22.00	-	35.00	5.4.10	
-	-	-	-	-	-	9.20	-	13.90	-	-	3.80	-	7.00	5.4.11	
2.50	-	10.00	2.50	-	10.00	2.50	-	10.00	2.50	-	10.00	2.50	-	10.00	5.4.12
-	-	-	-	-	-	6.30	-	12.40	-	-	-	-	-	5.4.13	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.4.14	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.4.15	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.4.16	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.4.17	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.4.18	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.4.19	
38.00	-	63.00	-	-	-	-	-	-	-	-	-	-	-	5.4.20	
43.00	-	70.00	-	-	-	-	-	-	-	-	-	-	-	5.4.21	
63.00	-	82.00	-	-	-	-	-	-	-	-	-	-	-	5.4.22	
94.00	-	113.00	-	-	-	-	-	-	-	-	-	-	-	5.4.23	
125.00	-	150.00	-	-	-	-	-	-	-	-	-	-	-	5.4.24	
-	-	-	63.00	-	107.00	-	-	-	-	-	-	-	-	5.4.25	
-	-	-	-	-	-	-	-	-	84.00	-	118.00	-	-	5.4.26	
-	-	-	-	-	-	-	-	-	106.00	-	125.00	-	-	5.4.27	
-	-	-	-	-	-	-	-	-	113.00	-	150.00	-	-	5.4.28	
-	-	-	-	-	-	-	-	-	132.00	-	165.00	-	-	5.4.29	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.4.30	
-	-	-	55.00	-	63.00	55.00	-	63.00	55.00	-	63.00	55.00	-	63.00	5.4.31
150.00	-	165.00	124.00	-	141.00	124.00	-	141.00	124.00	-	141.00	124.00	-	141.00	5.4.32
124.00	-	141.00	108.00	-	119.00	108.00	-	119.00	108.00	-	119.00	108.00	-	119.00	5.4.33

Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £		
	<b>gross internal area serviced</b>				
	Switch socket outlet; PVC cables				
5.4.34	single	nr	52.00	–	59.00
5.4.35	double	nr	63.00	–	71.00
	Switch socket outlet; PVC cables in screwed conduit				
5.4.36	single	nr	82.00	–	87.00
5.4.37	double	nr	86.00	–	95.00
	Switch socket outlet; MICC cables				
5.4.38	single	nr	82.00	–	87.00
5.4.39	double	nr	87.00	–	97.00
5.4.40	Immersion heater point (excluding heater)	nr	77.00	–	87.00
5.4.41	Cooker point; including control unit	nr	108.00	–	174.00
5.5	<b>GAS INSTALLATION</b>				
5.5.1	Connection charge	nr	563.00	–	717.00
	Supply to heaters within shopping mall and capped off				
5.5.2	Supply to shop shells	m <sup>2</sup>	–		–
5.6	<b>LIFT AND CONVEYOR INSTALLATIONS</b>				
	<b>lift or escalator</b> (unless otherwise described)				
	comprising:				
	<b>Passenger lifts</b>				
	<b>Escalators</b>				
	<b>Goods lift</b>				
	<b>Dock levellers</b>				
	<b>Electro-hydraulic passenger lifts</b>				
	Eight to twelve person lifts				
5.6.1	8 person; 0.30 m/sec; 2 - 3 levels	nr	–		–
5.6.2	8 person; 0.63 m/sec ; 3 - 5 levels	nr	–		–
5.6.3	8 person; 1.50 m/sec; 3 levels	nr	–		–
5.6.4	8 person; 1.60 m/sec; 6 - 9 levels	nr	–		–
5.6.5	10 person; 0.63 m/sec; 2 - 4 levels	nr	–		–
5.6.6	10 person; 1.00 m/sec ; 2 levels	nr	–		–
5.6.7	10 person; 1.00 m/sec; 3 - 6 levels	nr	–		–
5.6.8	10 person; 1.00 m/sec; 3 - 6 levels	nr	–		–
5.6.9	10 person; 1.60 m/sec; 4 levels	nr	–		–
5.6.10	10 person; 1.60 m/sec; 10 levels	nr	–		–
5.6.11	10 person; 1.60 m/sec; 13 levels	nr	–		–
5.6.12	10 person; 2.50 m/sec; 18 levels	nr	–		–
5.6.13	12 person; 1.00 m/sec; 2 - 3 levels	nr	–		–
5.6.14	12 person; 1.00 m/sec; 3 - 6 levels	nr	–		–
	Thirteen person lifts				
5.6.15	13 person; 0.30 m/sec 2 - 3 levels	nr	–		–
5.6.16	13 person; 0.63 m/sec 4 levels	nr	–		–
5.6.17	13 person; 1.00 m/sec 2 levels	nr	–		–
5.6.18	13 person; 1.00 m/sec 2 - 3 levels	nr	–		–
5.6.19	13 person; 1.00 m/sec 3 - 6 levels	nr	–		–
5.6.20	13 person; 1.60 m/sec 7-11 levels	nr	–		–
5.6.21	13 person; 2.50 m/sec 7–11 levels	nr	–		–
5.6.22	13 person; 2.50 m/sec 12–15 levels	nr	–		–
	Sixteen person lifts				
5.6.23	16 person; 1.00 m/sec 2 levels	nr	–		–
5.6.24	16 person; 1.00 m/sec 3 levels	nr	–		–
5.6.25	16 person; 1.00 m/sec 3 - 6 levels	nr	–		–
5.6.26	16 person; 1.60 m/sec 3 - 6 levels	nr	–		–
5.6.27	16 person; 1.60 m/sec 7–11 levels	nr	–		–
5.6.28	16 person; 2.50 m/sec 7–11 levels	nr	–		–
5.6.29	16 person; 2.50 m/sec 12–15 levels	nr	–		–
5.6.30	16 person; 3.50 m/sec ; 12 -15 levels	nr	–		–

INDUSTRIAL £ rate £			RETAILING £ rate £			LEISURE £ rate £			OFFICES £ rate £			HOTELS £ rate £			Item nr.
-	-	-	64.00	-	70.00	64.00	-	70.00	64.00	-	70.00	64.00	-	70.00	5.4.34
119.00	-	135.00	77.00	-	83.00	77.00	-	83.00	77.00	-	83.00	77.00	-	83.00	5.4.35
99.00	-	111.00	90.00	-	94.00	90.00	-	94.00	90.00	-	94.00	90.00	-	94.00	5.4.36
113.00	-	122.00	97.00	-	108.00	97.00	-	108.00	97.00	-	108.00	97.00	-	108.00	5.4.37
106.00	-	111.00	90.00	-	95.00	90.00	-	95.00	90.00	-	95.00	90.00	-	95.00	5.4.38
113.00	-	141.00	97.00	-	109.00	97.00	-	109.00	97.00	-	109.00	97.00	-	109.00	5.4.39
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.4.40
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.4.41
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.5.1
-	-	-	7.00	-	11.00	-	-	-	-	-	-	-	-	-	5.5.2
-	-	-	-	-	-	34,420	-	47,850	32,190	-	47,850	-	-	-	5.6.1
-	-	-	-	-	-	-	-	-	59,620	-	82,650	-	-	-	5.6.2
76,561	-	99,196	-	-	-	-	-	-	-	-	-	-	-	-	5.6.3
-	-	-	-	-	-	-	-	-	106,575	-	127,941	-	-	-	5.6.4
-	-	-	-	-	-	-	-	-	70,879	-	92,629	-	-	-	5.6.5
-	-	-	-	-	-	-	-	-	59,620	-	66,102	-	-	-	5.6.6
-	-	-	-	-	-	-	-	-	80,944	-	102,693	-	-	-	5.6.7
-	-	-	-	-	-	-	-	-	86,146	-	107,470	-	-	-	5.6.8
-	-	-	-	-	-	-	-	-	86,146	-	110,370	-	-	-	5.6.9
-	-	-	-	-	-	-	-	-	119,155	-	135,702	-	-	-	5.6.10
-	-	-	-	-	-	-	-	-	136,641	-	157,023	-	-	-	5.6.11
-	-	-	-	-	-	-	-	-	229,198	-	261,605	-	-	-	5.6.12
80,060	-	98,114	-	-	-	-	-	-	-	-	-	-	-	-	5.6.13
-	-	-	-	-	-	-	-	-	-	-	-	95,029	-	112,707	5.6.14
-	-	-	-	-	-	-	-	-	37,870	-	49,641	-	-	-	5.6.15
-	-	-	-	-	-	-	-	-	80,944	-	100,987	-	-	-	5.6.16
-	-	-	94,654	-	106,297	-	-	-	-	-	-	-	-	-	5.6.17
80,060	-	104,608	-	-	-	-	-	-	-	-	-	-	-	-	5.6.18
-	-	-	-	-	-	-	-	-	80,944	-	107,470	95,029	-	118,274	5.6.19
-	-	-	-	-	-	-	-	-	105,764	-	132,205	114,394	-	131,649	5.6.20
-	-	-	-	-	-	-	-	-	170,075	-	184,343	-	-	-	5.6.21
-	-	-	-	-	-	-	-	-	184,343	-	202,486	-	-	-	5.6.22
-	-	-	89,931	-	114,394	-	-	-	-	-	-	-	-	-	5.6.23
-	-	-	106,297	-	122,661	-	-	-	-	-	-	-	-	-	5.6.24
-	-	-	-	-	-	-	-	-	92,629	-	119,241	-	-	-	5.6.25
-	-	-	-	-	-	-	-	-	99,196	-	125,723	-	-	-	5.6.26
-	-	-	-	-	-	-	-	-	136,641	-	157,111	-	-	-	5.6.27
-	-	-	-	-	-	-	-	-	178,349	-	195,558	-	-	-	5.6.28
-	-	-	-	-	-	-	-	-	193,943	-	226,698	-	-	-	5.6.29
-	-	-	-	-	-	-	-	-	203,302	-	234,524	-	-	-	5.6.30

Item nr.	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
	<b>lift or escalator</b> (unless otherwise described)			
	Twenty one person lifts			
5.6.31	21 person/bed; 0.40 m/sec; 3 levels	nr	—	—
5.6.32	21 person; 0.60 m/sec; 2 levels	nr	—	—
5.6.33	21 person; 1.00 m/sec; 4 levels	nr	—	—
5.6.34	21 person; 1.60 m/sec; 4 levels	nr	—	—
5.6.35	21 person; 1.60 m/sec; 7–11 levels	nr	—	—
5.6.36	21 person; 1.60 m/sec; 10 levels	nr	—	—
5.6.37	21 person; 1.60 m/sec; 13 levels	nr	—	—
5.6.38	21 person; 2.50 m/sec; 7–11 levels	nr	—	—
5.6.39	21 person; 2.50 m/sec; 12–15 levels	nr	—	—
5.6.40	21 person; 2.50 m/sec; 18 levels	nr	—	—
5.6.41	21 person; 3.50 m/sec; 12–15 levels	nr	—	—
	Extra for			
5.6.42	enhanced finish to car	nr	—	—
5.6.43	glass backed observation car	nr	—	—
	Ten person wall climber lifts			
5.6.44	10 person; 0.50 m/sec; 2 levels	nr	—	—
	<b>Escalators</b>			
	30° escalator; 0.50 m/sec; enamelled steel glass balustrades			
5.6.45	3.50 m rise; 600 mm step width	nr	—	—
5.6.46	3.50 m rise; 800 mm step width	nr	—	—
5.6.47	3.50 m rise; 1000 mm step width	nr	—	—
	Extra for			
5.6.48	enhanced finish	nr	—	—
5.6.49	4.40 m rise; 800 mm step width	nr	—	—
5.6.50	4.40 m rise; 1000 mm step width	nr	—	—
5.6.51	5.20 m rise; 800 mm step width	nr	—	—
5.6.52	5.20 m rise; 1000 mm step width	nr	—	—
5.6.53	6.00 m rise; 800 mm step width	nr	—	—
5.6.54	6.00 m rise; 1000 mm step width	nr	—	—
	Extras (per escalator)			
5.6.55	under step lighting	nr	—	—
5.6.56	under handrail lighting	nr	—	—
5.6.57	stainless steel balustrades	nr	—	—
5.6.58	mirror glass cladding to sides and soffits	nr	—	—
5.6.59	heavy duty chairs	nr	—	—
	<b>Good lifts</b>			
5.6.60	Hoist	nr	—	—
	Kitchen service hoist			
5.6.61	50kg; 2 levels	nr	—	—
	Electric heavy duty goods lifts			
5.6.62	500 kg; 2 levels	nr	—	—
5.6.63	500 kg; 2 - 3 levels	nr	—	—
5.6.64	500 kg; 5 levels	nr	—	—
5.6.65	1000 kg; 2 levels	nr	—	—
5.6.66	1000 kg; 2 - 3 levels	nr	—	—
5.6.67	1000 kg; 5 levels	nr	—	—
5.6.68	1500 kg; 3 levels	nr	—	—
5.6.69	1500 kg; 4 levels	nr	—	—
5.6.70	1500 kg; 7 levels	nr	—	—
5.6.71	2000 kg; 2 levels	nr	—	—
5.6.72	2000 kg; 3 levels	nr	—	—
5.6.73	3000 kg; 2 levels	nr	—	—
5.6.74	3000 kg; 3 levels	nr	—	—
	Oil hydraulic heavy duty goods lifts			
5.6.75	500 kg; 3 levels	nr	—	—
5.6.76	1000 kg; 3 levels	nr	—	—
5.6.77	2000 kg; 3 levels	nr	—	—



Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
	<b>lift or escalator</b> (unless otherwise described)			
	<b>Dock levellers</b>			
5.6.79	Dock levellers	nr	–	–
5.6.80	Dock leveller and canopy	nr	–	–
<b>5.7</b>	<b>PROTECTIVE, COMMUNICATION AND SPECIAL INSTALLATIONS</b>			
	<b>s internal area served</b> (unless otherwise described)			
	comprising:			
	<b>Fire fighting/protective installations</b>			
	<b>Security/communication installations</b>			
	<b>Special installations</b>			
	<b>Fire fighting/protective installations</b>			
	Fire alarms/appliances			
5.7.1	loose fire fighting equipment	m <sup>2</sup>	–	–
5.7.2	smoke detectors; alarms and controls	m <sup>2</sup>	–	–
5.7.3	hosereels; dry risers and extinguishers	m <sup>2</sup>	–	–
	Sprinkler installations			
5.7.4	landlords areas; supply to shop shells; including fire alarms; appliances etc.	m <sup>2</sup>	–	–
5.7.5	single level sprinkler systems; alarms and smoke detectors; low hazard	m <sup>2</sup>	–	–
5.7.6	Extra for ordinary hazard	m <sup>2</sup>	–	–
5.7.7	single level sprinkler systems; alarms and smoke detectors; ordinary hazard	m <sup>2</sup>	–	–
5.7.8	double level sprinkler systems; alarms and smoke detectors; high hazard	m <sup>2</sup>	–	–
	Smoke vents			
5.7.9	automatic smoke vents over glazed shopping mall	m <sup>2</sup>	–	–
5.7.10	smoke control ventilation to atria	m <sup>2</sup>	–	–
5.7.11	Lighting protection	m <sup>2</sup>	–	–
	<b>Security/communication installations</b>			
5.7.12	Clock installation	m <sup>2</sup>	–	–
5.7.13	Security alarm system	m <sup>2</sup>	–	–
5.7.14	Telephone system	m <sup>2</sup>	–	–
5.7.15	Public address, television aerial and clocks	m <sup>2</sup>	–	–
5.7.16	Closed-circuit television	m <sup>2</sup>	–	–
5.7.17	Public address system	m <sup>2</sup>	–	–
5.7.18	Closed-circuit television and public address system	m <sup>2</sup>	–	–
	<b>Special installations</b>			
	Window cleaning equipment			
5.7.19	twin track	m	–	–
5.7.20	manual trolley/cradle	nr	–	–
5.7.21	automatic trolley/cradle	nr	–	–
5.7.22	Refrigeration installation for ice rinks	m <sup>2</sup>	–	–
5.7.23	Pool water treatment installation	m <sup>2</sup>	–	–
5.7.24	Laundry chute	nr	–	–
5.7.25	Sauna	nr	–	–
5.7.26	Jacuzzi installation	nr	–	–
5.7.27	wave machine; four chamber wave generation equipment	nr	–	–
5.7.28	Swimming pool; size 13.00 m × 6.00 m			
	Extra over cost including structure; finishings, ventilation; heating and filtration	m <sup>2</sup>	–	–

INDUSTRIAL £ range £			RETAILING £ range £			LEISURE £ range £			OFFICES £ range £			HOTELS £ range £			Item nr
9,084	-	21,750	9,263	-	21,750	-	-	-	-	-	-	9,034	-	21,750	5.6.79
13,050	-	30,023	13,050	-	30,023	-	-	-	-	-	-	-	-	-	5.6.80
-	-	-	-	-	-	0.20	-	0.30	-	-	-	-	-	-	5.7.1
3.10	-	6.20	3.10	-	6.20	6.20	-	7.80	3.10	-	6.20	7.00	-	12.50	5.7.2
4.90	-	11.70	4.90	-	11.70	-	-	-	5.50	-	11.70	5.40	-	10.80	5.7.3
-	-	-	9.10	-	17.00	-	-	-	-	-	-	-	-	-	5.7.4
11.50	-	17.00	12.50	-	17.00	-	-	-	-	-	-	-	-	-	5.7.5
4.90	-	6.20	4.90	-	6.20	-	-	-	-	-	-	-	-	-	5.7.6
17.00	-	23.00	17.00	-	23.00	-	-	-	15.00	-	22.00	13.00	-	21.00	5.7.7
25.00	-	32.00	28.00	-	33.00	-	-	-	25.00	-	32.00	-	-	-	5.7.8
-	-	-	17.00	-	28.00	-	-	-	-	-	-	-	-	-	5.7.9
-	-	-	-	-	-	-	-	-	54.00	-	63.00	54.00	-	68.00	5.7.10
0.60	-	0.80	1.20	-	2.40	0.60	-	0.80	0.90	-	1.70	0.90	-	1.70	5.7.11
-	-	-	-	-	-	0.20	-	1.20	-	-	-	-	-	-	5.7.12
-	-	-	-	-	-	1.70	-	2.50	1.70	-	2.50	-	-	-	5.7.13
-	-	-	-	-	-	1.00	-	2.10	1.00	-	2.10	-	-	-	5.7.14
2.40	-	3.80	-	-	-	2.80	-	4.20	-	-	-	2.40	-	5.30	5.7.15
-	-	-	3.80	-	4.60	3.80	-	4.60	-	-	-	-	-	-	5.7.16
-	-	-	9.90	-	11.70	9.90	-	11.70	-	-	-	-	-	-	5.7.17
-	-	-	23.00	-	45.00	13.90	-	17.00	-	-	-	-	-	-	5.7.18
-	-	-	140.00	-	165.20	-	-	-	124.00	-	149.00	135.00	-	157.00	5.7.19
-	-	-	9,092	-	10,875	-	-	-	9,092	-	10,875	8,700	-	10,440	5.7.20
-	-	-	20,044	-	25,673	-	-	-	21,323	-	25,673	20,897	-	25,673	5.7.21
-	-	-	-	-	-	487.30	-	566.90	-	-	-	-	-	-	5.7.22
-	-	-	-	-	-	487.30	-	528.90	-	-	-	-	-	-	5.7.23
-	-	-	-	-	-	12,411	-	15,225	-	-	-	-	-	-	5.7.24
-	-	-	-	-	-	-	-	-	-	-	-	12,218	-	14,987	5.7.25
-	-	-	-	-	-	13,931	-	18,894	-	-	-	7,320	-	14,987	5.7.26
-	-	-	-	-	-	46,184	-	65,079	-	-	-	-	-	-	5.7.27
-	-	-	-	-	-	-	-	-	-	-	-	945.00	-	1,076	5.7.28



Item nr	SPECIFICATIONS	Unit	RESIDENTIAL £ range £	
5.8	<b>BUILDERS' WORK IN CONNECTION WITH SERVICES</b> <b>gross internal area</b>			
	General builders work to			
5.8.1	main supplies, lighting and power to landlords areas	m <sup>2</sup>	-	-
5.8.2	central heating and electrical installation	m <sup>2</sup>	-	-
5.8.3	space heating and electrical installation	m <sup>2</sup>	-	-
5.8.4	central heating, electrical and lift installations	m <sup>2</sup>	-	-
5.8.5	space heating, electrical and ventilation installations	m <sup>2</sup>	-	-
5.8.6	air-conditioning	m <sup>2</sup>	-	-
5.8.7	air-conditioning and electrical installation	m <sup>2</sup>	-	-
5.8.8	air-conditioning, electrical and lift installations	m <sup>2</sup>	-	-
	General builders work, including allowance for plant rooms; to			
5.8.9	central heating and electrical installation	m <sup>2</sup>	-	-
5.8.10	central heating, electrical and lift installations	m <sup>2</sup>	-	-
5.8.11	air-conditioning	m <sup>2</sup>	-	-
5.8.12	air-conditioning and electrical installation	m <sup>2</sup>	-	-
5.8.13	air-conditioning, electrical and lift installations	m <sup>2</sup>	-	-

INDUSTRIAL			RETAILING			LEISURE			OFFICES			HOTELS			Item nr
£ range £			£ range £			£ range £			£ range £			£ range £			
1.80	-	5.00	-	-	-	-	-	-	-	-	-	-	-	-	5.8.1
3.60	-	12.00	5.90	-	13.40	5.90	-	13.40	8.70	-	13.40	8.70	-	13.40	5.8.2
4.60	-	13.40	7.80	-	13.90	7.80	-	13.90	10.10	-	13.90	10.10	-	13.90	5.8.3
5.20	-	13.90	8.70	-	15.00	8.70	-	15.00	11.80	-	16.00	11.80	-	16.00	5.8.4
7.80	-	18.00	11.80	-	20.00	11.80	-	22.00	17.00	-	22.00	17.00	-	22.00	5.8.5
13.20	-	20.00	16.00	-	22.00	16.00	-	22.00	19.00	-	24.00	19.00	-	24.00	5.8.6
15.00	-	22.00	18.00	-	24.00	18.00	-	24.00	21.00	-	27.00	21.00	-	27.00	5.8.7
17.00	-	24.00	20.00	-	27.00	20.00	-	27.00	23.00	-	29.00	23.00	-	29.00	5.8.8
-	-	-	23.00	-	30.00	23.40	-	29.60	29.60	-	36.70	30.00	-	37.00	5.8.9
-	-	-	30.00	-	37.00	29.60	-	36.70	36.70	-	41.80	37.00	-	42.00	5.8.10
-	-	-	42.00	-	49.00	41.80	-	48.60	53.70	-	58.80	54.00	-	59.00	5.8.11
-	-	-	54.00	-	59.00	53.70	-	58.80	66.10	-	73.30	66.00	-	73.00	5.8.12
-	-	-	66.00	-	73.00	66.10	-	73.30	76.80	-	85.30	77.00	-	85.00	5.8.13

Item nr	SPECIFICATIONS	Unit	ALL AREAS	
			£ range £	
6.1	<b>SITE WORK</b>			
	<b>surface area</b> (unless otherwise described)			
	comprising:			
	<b>Preparatory excavation</b>			
	<b>Seeded and planted areas</b>			
	<b>Sports Pitches</b>			
	<b>Parklands</b>			
	<b>Paved areas</b>			
	<b>Car parking alternatives</b>			
	<b>Roads and barriers</b>			
	<b>Road Crossing</b>			
	<b>Footbridges</b>			
	<b>Preparatory excavation and sub-bases</b>			
	Excavating			
6.1.1	top soil; average 150 mm deep	m <sup>2</sup>	1.00	– 1.70
	top soil; 225 mm deep; preserving in spoil heaps			
6.1.2	by machine	m <sup>2</sup>	1.70	– 2.40
6.1.3	by hand	m <sup>2</sup>	4.30	– 6.70
	to reduce levels; not exceeding 0.25 m deep			
6.1.4	by machine	m <sup>2</sup>	2.70	– 3.00
6.1.5	by hand	m <sup>2</sup>	11.80	– 13.00
6.1.6	to form new foundation levels and contours	m <sup>2</sup>	2.90	– 13.60
	Filling; imported top soil			
6.1.7	150 mm thick; spread and levelled for planting	m <sup>2</sup>	5.50	– 6.30
	Comparative sub-bases/beds			
6.1.8	50 mm thick; sand	m <sup>2</sup>	1.90	– 2.10
6.1.9	75 mm thick; ashes	m <sup>2</sup>	1.70	– 1.90
6.1.10	75 mm thick; sand	m <sup>2</sup>	2.70	– 2.90
6.1.11	50 mm thick; blinding concrete (1:8)	m <sup>2</sup>	3.10	– 3.50
6.1.12	100 mm thick; granular fill	m <sup>2</sup>	3.10	– 3.50
6.1.13	150 mm thick; granular fill	m <sup>2</sup>	4.90	– 5.20
6.1.14	75 mm thick; blinding concrete (1:3:6)	m <sup>2</sup>	4.70	– 5.20
	<b>Seeded and planted areas</b>			
	Plant supply, planting, maintenance and 12 months guarantee			
6.1.15	seeded areas	m <sup>2</sup>	3.10	– 6.30
6.1.16	turfed areas	m <sup>2</sup>	4.10	– 8.20
	Planted areas (per m <sup>2</sup> of surface area)			
6.1.17	herbaceous plants	m <sup>2</sup>	3.50	– 4.70
6.1.18	climbing plants	m <sup>2</sup>	4.70	– 8.20
6.1.19	general planting	m <sup>2</sup>	10.50	– 21.30
6.1.20	woodland	m <sup>2</sup>	16.00	– 32.00
6.1.21	shrubbed planting	m <sup>2</sup>	21.00	– 58.00
6.1.22	dense planting	m <sup>2</sup>	26.00	– 52.00
6.1.23	shrubbed area including allowance for small trees	m <sup>2</sup>	31.00	– 73.00
	Trees			
6.1.24	advanced nursery stock trees (12-20 cm girth)	tree	128.00	– 157.00
	semi-mature trees; 5–8 m high			
6.1.25	coniferous	tree	418.00	– 1,053
6.1.26	deciduous	tree	635.00	– 1,740

Item nr	SPECIFICATIONS	Unit	ALL AREAS £ range £
<b>surface area</b> (unless otherwise described)			
<b>Sports pitches</b>			
Costs include for cultivating ground, bringing to appropriate levels for the specified game, applying fertiliser, weedkiller, seeding and rolling and white line marking with nets, posts, etc. as required			
6.1.27	football pitch (114 m×72 m)	nr	15,139
6.1.28	cricket outfield (160 m×142 m)	nr	51,518
6.1.29	cricket square (20×20 m) including imported marl or clay loam, bringing to accurate levels, seeding with cricket square type grass	nr	4,691
6.1.30	bowling green (38 m×38 m) rink including French drain and gravel patl on four sides	nr	18,637
6.1.31	grass tennis courts 1 court (35 m×17 m) including bringing to accurate levels, chain link perimeter fencing and gate; tennis posts and net	nr	18,978
6.1.32	two grass tennis courts (35 m×32 m) ditto	pair	32,198
6.1.33	artificial surface tennis courts (35 m×17 m) including chain link fencing gate, posts and net	nr	14,969
6.1.34	two courts (45 m×32 m) ditto	pair	28,019
6.1.35	artificial football pitch, including sub-base, bitumen macadam open textured base and heavy duty "Astroturf" type carpet	nr	295,798
6.1.36	golf-putting green	hole	1,518
6.1.37	pitch and putt course	hole	4,691– 7,122
6.1.38	full length golf course, full specifications including watering system	hole	16,595– 31,441
6.1.39	championship golf course	hole	upto 116,682
<b>Parklands</b>			
NOTE: Work on parklands will involve different techniques of earth shifting and cultivation. The following rates include for normal surface excavation, they include for the provision of any land drainage.			
6.1.40	Parklands, including cultivating ground, applying fertiliser, etc and seeding with parks type grass	ha	14,457
6.1.41	General sports field	ha	17,229
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			
6.1.42	under 1 hectare in area	ha	316, 610
6.1.43	between 1 and 5 hectare in area	ha	295,798
6.1.44	Extra for planting aquatic plants in lake top soil	m <sup>2</sup>	46.00
<b>Land drainage</b>			
NOTE: If land drainage is required on a project, the propensity of the land to flood will decide the spacing of the land drains. Costs include for excavation and backfilling of trenches and laying agricultural clay drain pipes with 75 mm diameter lateral runs average 600 mm deep, and 100 mm diameter mains runs average 750 mm deep.			
6.1.45	land drainage to parkland with laterals at 30 m centres and main runs at 100 m centres	ha	2,986
6.1.46	land drainage to parkland with laterals at 10 m centres and main runs at 33 m centres	ha	8,700

Item nr	SPECIFICATIONS	Unit	ALL AREAS	
			£ range £	
	<b>surface area</b> (unless otherwise described)			
	Paved areas			
	Gravel paving rolled to falls and cambers			
6.1.47	50 mm thick	m <sup>2</sup>	2.10	– 2.90
6.1.48	paving on sub-base; including excavation	m <sup>2</sup>	8.20	– 11.80
	Cold bitumen emulsion paving; in three layers			
6.1.49	25 mm thick	m <sup>2</sup>	4.00	– 5.20
	Tarmacadam paving; two layers; limestone or igneous chipping finish			
6.1.50	65 mm thick	m <sup>2</sup>	6.30	– 7.80
6.1.51	paving on sub-base; including excavation	m <sup>2</sup>	15.00	– 22.00
	Precast concrete paving slabs			
6.1.52	50 mm thick	m <sup>2</sup>	9.20	– 19.00
6.1.53	50 mm thick “Texitone” slabs	m <sup>2</sup>	13.00	– 18.00
6.1.54	slabs on sub-base; including excavation	m <sup>2</sup>	21.00	– 30.00
	Precast concrete block pavours			
6.1.55	65 mm thick “Keyblock” grey paving	m <sup>2</sup>	17.00	– 22.00
6.1.56	65 mm thick “Mount Sorrel” grey paving	m <sup>2</sup>	17.00	– 21.00
6.1.57	65 mm thick “Intersett” paving	m <sup>2</sup>	18.00	– 22.00
6.1.58	60 mm thick “Pedesta” paving	m <sup>2</sup>	14.00	– 22.00
6.1.59	pavours on sub-base; including excavation	m <sup>2</sup>	25.00	– 36.00
	Brick pavours			
	229 mm×114 mm×38 mm paving bricks			
6.1.60	laid flat	m <sup>2</sup>	29.00	– 36.00
6.1.61	laid to herringbone pattern	m <sup>2</sup>	47.00	– 52.00
6.1.62	pavours on sub-base; including excavation	m <sup>2</sup>	54.00	– 63.00
	Granite setts			
6.1.63	200 mm×100 mm×100 mm paving bricks	m <sup>2</sup>	73.00	– 80.00
6.1.64	setts on sub-base; including excavation	m <sup>2</sup>	89.00	– 96.00
	York stone slab paving			
6.1.65	paving on sub-base; including excavation	m <sup>2</sup>	96.00	– 113.00
	Cobblestone paving			
6.1.66	50 mm diameter	m <sup>2</sup>	54.00	– 66.00
6.1.67	cobblestones on sub-base; including excavation	m <sup>2</sup>	63.00	– 82.00
	<b>Car Parking alternatives</b>			
	Surface level parking; including lighting and drainage			
6.1.68	tarmacadam on sub-base	car	994.80	– 1,368
6.1.69	concrete interlocking blocks	car	1,120	– 1,493
6.1.70	“Grasscrete” precast concrete units filled with top soil and grass seed	car	609.00	– 832.00
6.1.71	at ground level with deck or building over	car	5,102	– 5,905
	Garages etc			
6.1.72	single car park	nr	669.00	– 1,049
6.1.73	single; traditional construction; in a block	nr	2,088	– 2,982
6.1.74	single; traditional construction; pitched roof	nr	2,061	– 6,090
6.1.75	double; traditional construction; pitched roof	nr	6,823	– 8,740
	Multi-storey parking; including lighting and drainage on roof of two storey shopping centre; including			
6.1.76	ramping and strengthening structure	car	4,350	– 6,611
6.1.77	split level/parking ramp	car	6,012	– 6,772
6.1.78	multi-storey flat slab	car	7,277	– 8,740
6.1.79	multi-storey warped slab	car	7,677	– 9,320
	Extra for			
6.1.80	feature cladding and pitched roof	car	931.80	– 1,584
	Underground parking; including lighting and drainage			
6.1.81	partially underground; natural ventilation; no sprinklers	car	9,942	– 13,673
6.1.82	completely underground; mechanical ventilation and sprinklers	car	13,673	– 18,253
6.1.83	completely underground; mechanical ventilation; sprinklers and landscaped roof	car	16,064	– 22,373

Item nr.	SPECIFICATIONS	Unit	ALL AREAS	
			£ range £	
	<b>surface area</b> (unless otherwise described)			
	<b>Roads and barriers</b>			
	Tarmacadam or reinforced concrete roads, including all earthworks, drainage, pavements, lighting, signs, fencing and safety barriers (where necessary); average cut 1.50 m			
6.1.84	two lane road 7.30 m wide-rural location	m	1,544	– 1,766
6.1.85	two lane road 7.30 m wide-urban location	m	1,740	– 2,089
6.1.86	two lane road 10.00 m wide-rural location	m	1,672	– 1,920
6.1.87	two lane road 10.00 m wide-urban location	m	1,920	– 2,089
	<b>Road crossings</b>			
	NOTE: Costs include road markings, beacons, lights, signs, advance danger signs etc.			
6.1.88	Zebra crossing	nr	4,009	– 4,691
6.1.89	Pelican crossing	nr	16,377	– 17,400
	<b>Footbridges</b>			
	Footbridge of either precast concrete or steel construction 4.00 m wide, 6.00 m high including deck, access stairs and ramp, parapets etc.			
6.1.90	15.00 m - 20.00 m span to two lane road	nr	162,868	– 180,993
6.1.91	30.00 m span to four lane dual carriageway	nr	180,993	– 217,157
	<b>Roadbridges</b>			
	Roadbridges including all excavation, reinforcement, formwork, concrete, bearings, expansion joints, deck water proofing and finishing 's, parapets etc.			
	RC bridge with precast beams			
6.1.92	10.00 m span	deck area m <sup>2</sup>		956.00
6.1.93	15.00 m span	deck area m <sup>2</sup>		904.00
	RC bridge with prefabricated steel beams			
6.1.94	20.00 m span	deck area m <sup>2</sup>		947.00
6.1.95	30.00 m span	deck area m <sup>2</sup>		887.00
	<b>Underpass</b>			
	Provision of underpasses to new roads, constructed as part of a road building programme			
	Precast concrete pedestrian underpass			
6.1.96	3.00 m wide × 2.50 m high	m	3,480	– 4,095
	Precast concrete vehicle underpass			
6.1.97	7.00 m wide × 5.00 m high	m	9,723	– 12,180
6.1.98	14.00 m wide × 5.00 m high	m		24,772
	Bridge type structure vehicle underpass			
6.1.99	7.00 m wide × 5.00 m high	m	17,229	– 21,238
6.1.100	14.00 m wide × 5.00 m high	m		42,135
	<b>Roundabouts</b>			
6.1.101	Roundabout on existing dual carriageway; including perimeter road,  drainage and lighting, signs and disruption while under construction	nr	316, 695	– 466,300
	<b>Guard rails and parking bollards etc.</b>			
6.1.102	Open metal post and rail fencing 1.00 m high	m	116.00	– 135.00
6.1.103	Galvanised steel post and rail fencing 2.00 m high	m	131.00	– 171.00
6.1.104	Steel guard rails and vehicle barriers	m	41.60	– 63.00
	Parking bollards			
6.1.105	precast concrete	nr	94.00	– 111.00
6.1.106	steel	nr	152.00	– 200.00
6.1.107	cast iron	nr	177.00	– 244.00
6.1.108	Vehicle control barrier; manual pole	nr	819.00	– 878.00
6.1.109	Galvanised steel cycle stand	nr	34.00	– 45.00
6.1.110	Galvanised steel flag staff	nr	921.00	– 1,168

Item nr	SPECIFICATIONS	Unit	ALL AREAS £ range £
	<b>surface area</b> (unless otherwise described)		
	<b>Street Furniture</b>		
6.1.111	Reflected traffic signs 0.25 m <sup>2</sup> area on steel post	nr	83.00–152.00
6.1.112	Internally illuminated traffic signs dependent on area	nr	181.00–244.00
6.1.113	Externally illuminated traffic signs dependent on area	nr	443.00–1,168
6.1.114	Lighting to pedestrian areas and estates roads on 4.00 m–6.00 m columns with up to 70 N lamps	nr	201.00–295.00
6.1.115	Lighting to main roads 10.00 m–12.00 m columns with 250 N lamps	nr	461.00–563.00
6.1.116	12.00 m–15.00 m columns with 400 N high pressure sodium lighting	nr	588.00–708.00
6.1.117	Benches—hardwood and precast concrete	nr	172.00–235.00
	Litter bins		
6.1.118	precast concrete	nr	172.00–200.00
6.1.119	hardwood slatted	nr	70.00–94.00
6.1.120	cast iron	nr	296.00
6.1.121	large aluminium	nr	521.00
6.1.122	Bus stops	nr	314.00
6.1.123	Bus stops including basic shelter	nr	725.00
6.1.124	Pillar box	nr	261.00
6.1.125	Telephone box	nr	2,866
	<b>Playground equipment</b>		
	Modern swings with flat rubber safety seats:		
6.1.126	four seats; two bays	nr	1,165
6.1.127	Stainless steel slide, 3.40 m long	nr	1,288
6.1.128	Climbing frame—igloo type 3.20 m×3.75 m on plan×2.00 m high	nr	1,340
6.1.129	Seesaw comprising timber plank on sealed ball bearings 3960 mm×230 mm×70 mm thick	nr	929.00
6.1.130	Wickstead “Tumbleguard” type safety surfacing around play equipment	m <sup>2</sup>	78.40
6.1.131	Bark particles type safety surfacing 150 mm thick on hardcore bed	m <sup>2</sup>	10.00
	<b>Fencing and screen walls, ancillary building etc</b>		
	Chain link fencing; plastic coated		
6.1.132	1.20 m high	m	14.00–17.00
6.1.133	1.80 m high	m	21.00–23.40
	Timber fencing		
6.1.134	1.20 m high chestnut pale facing	m	16.00–19.00
6.1.135	1.80 m high cross-boarded fencing	m	42.00–52.00
	Screen walls; one brick thick; including foundations etc.		
6.1.136	1.80 m high facing brick screen wall	m	209.00–261.00
6.1.137	1.80 m high coloured masonry block boundary wall	m	234.00–295.00
6.1.138	Squash courts, independent building, including shower	nr	63,330–74,120
	Demolish existing buildings		
6.1.139	of brick construction	m <sup>2</sup>	4.40–7.80

Item nr	SPECIFICATIONS	Unit	ALL AREAS
			£ range £
6.20	<b>EXTERNAL SERVICES</b>		
	<b>gross internal area</b> (unless otherwise described)		
	<b>Service runs</b>		
	all laid in trenches including excavation		
	Water main		
6.2.1	75 mm uPVC main in 225 mm diameter ductile iron pipe as duct	m	43.00
	Electric main		
6.2.2	600/1000 volt cables. Two core 25 mm diameter cable including 100 mm diameter clayware duct	m	29.00
	Gas main		
6.2.3	150 mm diameter ductile or cast iron gas pipe		43.00
	Telephone		
6.2.4	British Telecom installation in 100 mm diameter uPVC duct	m	17.00
6.2.5	External lighting (per m <sup>2</sup> of lighted area)	m <sup>2</sup>	2.10 – 3.30
	<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 may be 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		
6.2.6	Water	house	478.00–972.00
	Electric		
6.2.7	all electric	house	244.00
6.2.8	gas/electric	house	478.00
	Extra cost of		
6.2.9	sub-station	nr	12,197 – 18,082
6.2.10	Gas	house	478.00 – 614.00
	Extra cost of		
6.2.11	governing station	nr	12,197
6.2.12	Telephone	house	157.00
6.2.13	Sewerage	house	367.00–478.00



Item nr	SPECIFICATIONS	Unit	ALL AREAS £ range £
6.3	<b>DRAINAGE</b>  gross internal area (unless otherwise described)  comprising: <b>Overall £/m<sup>2</sup> allowances</b> <b>Comparative pipework</b> <b>Comparative manholes</b> <b>Overall £/m<sup>2</sup> allowances</b>		
6.3.1	Site drainage (per m <sup>2</sup> of paved area)	m <sup>2</sup>	6.20–16.00
6.3.2	Building drainage (per m <sup>2</sup> of gross floor area)	m <sup>2</sup>	6.20–14.00
6.3.3	Drainage work beyond the boundary of the site and final connection Drains; hand excavation; grade bottom, earthwork support, laying and jointing pipe, backfill and compact, disposal of surplus soil; land drain, clay field drain, pipes, nominal size	nr	1,480–9,382 0.75m £
6.3.4	75 mm diameter	m	23.00
6.3.5	100 mm diameter	m	25.00
6.3.6	150 mm diameter	m	26.00
	Land drain, vitrified clay perforated sub-soil pipes, nominal size		
6.3.7	100 mm diameter	m	26.00
6.3.8	150 mm diameter	m	31.00
6.3.9	225 mm diameter	m	38.00
	Machine excavation, grade bottom, earthwork support, laying and jointing pipes and accessories, backfill and compact, disposal of surplus soil (excluding beds, benchings and coverings) Vitrified clay pipes and fittings, socketted, cement and sand joints, nominal size		1.00 m £
6.3.10	100 mm diameter	m	19.00
6.3.11	150 mm diameter	m	22.00
6.3.12	225 mm diameter	m	33.00
6.3.13	300 mm diameter	m	50.00
6.3.14	450 mm diameter	m	92.00
	Vitrified clay pipes and fittings, "Hepseal" socketted, with push fit flexible joints, nominal size		
6.3.15	100 mm diameter	m	22.00
6.3.16	150 mm diameter	m	26.00
6.3.17	225 mm diameter	m	41.00
6.3.18	300 mm diameter	m	63.00
6.3.19	450 mm diameter	m	127.00
	Class M tested concrete centrifugally spun pipes and fittings, flexible joints, nominal size		
6.3.20	300 mm diameter	m	39.00
6.3.21	450 mm diameter	m	54.00
6.3.22	600 mm diameter	m	70.00
6.3.23	900 mm diameter	m	–
6.3.24	1200 mm diameter	m	–
	Cast iron "Timesaver" drain pipes and fittings, mechanical coupling joints, nominal size		
6.3.25	75 mm diameter	m	45.00
6.3.26	100 mm diameter	m	49.00
6.3.27	150 mm diameter	m	73.00
	uPVC pipes and fittings, lip seal coupling joints, nominal size		
6.3.28	100 mm diameter	m	16.00
6.3.29	160 mm diameter	m	20.00

AVERAGE DEPTH					
1.00 m	1.25 m	1.50 m	1.75 m	2.00	Item nr
£	£	£	£	£	£
31.00	41.00	59.00	70.00	80.00	6.3.4
33.00	42.00	61.00	72.00	82.00	6.3.5
35.00	43.00	63.00	73.00	85.00	6.3.6
35.00	43.00	63.00	73.00	85.00	6.3.7
38.00	47.00	68.00	77.00	87.00	6.3.8
43.00	5.00	73.00	85.00	94.00	6.3.9
AVERAGE DEPTH OF DRAIN					
1.50 m	2.00 m	2.50 m	3.00 m	3.50 m	
£	£	£	£	£	
23.00	28.00	38.00	43.00	59.00	6.3.10
26.00	33.00	41.00	47.00	63.00	6.3.11
38.00	43.00	52.00	59.00	63.00	6.3.12
57.00	61.00	68.00	75.00	80.00	6.3.13
97.00	102.00	115.00	120.00	127.00	6.3.14
26.00	33.00	41.00	47.00	63.00	6.3.15
32.00	36.00	43.00	50.00	68.00	6.3.16
45.00	50.00	59.00	66.00	92.00	6.3.17
67.00	73.00	82.00	87.00	92.00	6.3.18
132.00	137.00	148.00	155.00	162.00	6.3.19
43.00	50.00	57.00	64.00	70.00	6.3.20
63.00	66.00	77.00	84.00	89.00	6.3.21
78.00	84.00	94.00	102.00	109.00	6.3.22
134.00	141.00	155.00	164.00	172.00	6.3.23
–	216.00	230.00	242.00	251.00	6.3.24
50.00	56.00	64.00	70.00	85.00	6.3.25
53.00	57.00	68.00	73.00	89.00	6.3.26
80.00	84.00	92.00	99.00	114.00	6.3.27
20.00	26.00	35.00	40.00	55.00	6.3.28
26.00	31.00	40.00	45.00	63.00	6.3.29

Item nr	SPECIFICATIONS	Unit	1.00 m £
	gross internal area (unless otherwise described)		
	uPVC "Ultra-Rib" ribbed pipes and fittings, sealed ring push fit joints, nominal size		
6.3.30	150 mm diameter	m	17.00
6.3.31	225 mm diameter	m	27.00
6.3.32	300 mm diameter	m	38.00
		BED	
		100 mm thick	
		£	
	Pipe beds, benching and coverings granular filling, pipe size		
6.3.33	100 mm diameter	m	1.80
6.3.34	150 mm diameter	m	2.00
6.3.35	225 mm diameter	m	2.30
6.3.36	300 mm diameter	m	2.70
6.3.37	450 mm diameter	m	3.30
6.3.38	600 mm diameter	m	3.60
	In situ concrete 10.00 N/mm <sup>2</sup> - 40 mm aggregate (1:3:6), pipe size		
6.3.39	100 mm diameter	m	3.70
6.3.40	150 mm diameter	m	3.70
6.3.41	225 mm diameter	m	4.30
6.3.42	300 mm diameter	m	5.10
6.3.43	450 mm diameter	m	6.60
6.3.44	600 mm diameter	m	7.30
6.3.45	900 mm diameter	m	8.80
6.3.46	1200 mm diameter	m	11.80
	In situ concrete 20.00 N/mm <sup>2</sup> - 20 mm aggregate (1:2:4), pipe size		
6.3.47	100 mm diameter	m	3.80
6.3.48	150 mm diameter	m	3.80
6.3.49	225 mm diameter	m	4.50
6.3.50	300 mm diameter	m	5.30
6.3.51	450 mm diameter	m	6.80
6.3.52	600 mm diameter	m	7.50
6.3.53	900 mm diameter	m	9.00
6.3.54	1200 mm diameter	m	12.00
	<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> - 20 mm aggregate (1:2:4) base, formwork, one brick wall of engineering bricks PC £175.00/1000 in cement mortar (1:3) finished fair face, vitrified clay channels, plain insitu concrete 25.00 N/mm <sup>2</sup> - 20 mm aggregate (1:2:4) cover and reducing slabs, fabric reinforcement, formwork step irons,		600 mm × 450 mm
	cast iron cover and frame, depth from cover to invert		£
6.3.55	0.75 m	nr	298.00
6.3.56	1.00 m	nr	365.00
6.3.57	1.25 m	nr	439.00
6.3.58	1.50 m	nr	505.00
6.3.59	1.75 m	nr	575.00
	with reducing slab and brick shaft internal size 600 mm × 450 mm; depth from cover to invert		
6.3.60	2.00 m	nr	—
6.3.61	2.50 m	nr	—
6.3.62	3.00 m	nr	—
6.3.63	3.50 m	nr	—
6.3.64	4.00 m	nr	—

Item nr

## AVERAGE DEPTH OF DRAIN

1.50 m	2.00 m	2.50 m	3.00 m	3.50 m	
£	£	£	£	£	
22.00	26.00	36.00	43.00	58.00	6.3.30
32.00	38.00	45.00	52.00	55.00	6.3.31
43.00	47.00	55.00	63.00	68.00	6.3.32

## BED BED AND BENCHING BED AND COVERING

150 mm thick	100 mm thick	150 mm thick	100 mm thick	150 mm thick	
£	£	£	£	£	
2.70	3.60	4.00	5.30	7.80	6.3.33
3.00	3.80	4.40	6.50	8.80	6.3.34
3.30	4.90	5.80	8.80	11.30	6.3.35
3.60	5.60	7.20	10.50	13.50	6.3.36
4.80	8.50	10.10	15.00	19.00	6.3.37
5.70	11.00	12.60	19.00	23.00	6.3.38
5.10	6.90	7.70	9.60	14.00	6.3.39
5.90	7.70	8.50	11.20	16.00	6.3.40
6.60	9.20	10.70	16.00	21.00	6.3.41
7.30	10.70	14.00	19.00	25.00	6.3.42
9.60	16.00	19.00	27.00	34.00	6.3.43
11.00	21.00	25.00	35.00	42.00	6.3.44
14.00	34.00	39.00	54.00	68.00	6.3.45
17.00	50.00	55.00	74.00	96.00	6.3.46
5.30	7.00	7.90	9.80	15.00	6.3.47
6.00	7.90	8.70	11.50	16.00	6.3.48
6.80	9.40	11.00	16.00	21.00	6.3.49
7.50	11.00	14.00	20.00	25.00	6.3.50
9.80	17.00	20.00	28.00	35.00	6.3.51
11.30	21.00	25.00	36.00	43.00	6.3.52
14.30	35.00	40.00	55.00	70.00	6.3.53
17.00	51.00	57.00	75.00	98.00	6.3.54

## INTERNAL SIZE OF MANHOLE

750 × 450 mm	900 × 600 mm	900 × 900 mm	900 × 1500 mm	1200 × 1800 mm	
£	£	£	£	£	
326.00	401.00	464.00	620.00	780.00	6.3.55
399.00	486.00	563.00	745.00	929.00	6.3.56
475.00	576.00	667.00	875.00	1,085	6.3.57
551.00	663.00	768.00	998.00	1,234	6.3.58
624.00	751.00	866.00	1,124	1,385	6.3.59
-	-	959.10	1,222	1,485	6.3.60
-	-	1,148	1,443	1,741	6.3.61
-	-	1,294	1,595	1,904	6.3.62
-	-	1,433	1,745	2,061	6.3.63
-	-	1,575	1,892	2,215	6.3.64

Item nr	SPECIFICATIONS		Unit
	<b>gross internal area</b> ( unless otherwise described)		
<b>Concrete manholes</b>			
Excavate pit in firm ground, disposal, earthwork support, compact base of pit, plain insitu concrete 20.00 N/mm <sup>2</sup> -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 insitu concrete 25.00 N/mm <sup>2</sup> -20 mm aggregate (1:1:5:3) benchings, step irons, cast iron cover and frame; depth from cover to invert			
6.3.65	0.75 m		nr
6.3.66	1.00 m		nr
6.3.67	1.25 m		nr
6.3.68	1.50 m		nr
6.3.69	1.75 m		nr
		with taper piece and shaft 675 mm diameter, depth from cover to invert	
6.3.70	2.00 m		nr
6.3.71	2.50 m		nr
6.3.72	3.00 m		nr
6.3.73	3.50 m		nr
6.3.74	4.00 m		nr

INTERNAL DIAMETER OF MANHOLE			Item nr
1350 mm	1500 mm	1800 m	
£	£	£	
505.00	597.00	783.00	6.3.65
568.00	666.00	866.00	6.3.66
631.00	737.00	957.00	6.3.67
696.00	807.00	1,042	6.3.68
757.00	875.00	1,126	6.3.69
928.00	1,097	1,317	6.3.70
1,059	1,199	1,500	6.3.71
1,175	1,328	1,665	6.3.72
1,285	1,450	1,823	6.3.73
1,392	1,575	1,980	6.3.74

## Cost Limits and Allowances

Information given under this heading is based upon the cost targets currently in force for buildings financed out of public funds, i.e., hospitals, schools, universities and public authority housing. The information enables the cost limit for a scheme to be calculated and is not intended to be a substitute for estimates prepared from drawings and specifications.

The cost limits are generally set as target costs based upon the user accommodation. However ad-hoc additions can be agreed with the relevant Authority in exceptional circumstances.

The documents setting out cost targets are almost invariably complex and cover a range of differing circumstances. They should be studied carefully before being applied to any scheme; this study should preferably be undertaken in consultation with a Chartered Quantity Surveyor.

The cost limits for Public Authority housing generally known as the "Housing Cost Yardstick" have been replaced by a system of new procedures. The cost criteria prepared by the Department of the Environment that have superseded the Housing Cost Yardstick are intended as indicators and not cost limits.

### HOSPITAL BUILDINGS

Cost Allowances for all health buildings are now set at a Median Index of Public Sector Building Tender Prices (MIPS) Variation of Price (VOP) index level of 310 with a Firm Price (FP) differential allowance of 5.10% increase on the VOP level, that is, an FP index level of 325. The effective date for these increased allowances was 14 December 2000.

Both the Cost Allowances (DCAGs) and the Equipment Cost Allowance Guides (ECAGs) are now included in version 1.0 of the Health Capital Investment (HCI) document, issued in March 1997. This supersedes previous publications including version 13 of the Concise 4D/DCAG database.

"Quarterly Briefing" is now the official document for the notification of all new/revised DCAGs and ECAGs. Users should check Briefings issued from and including volume 7 no. 3 to ensure that all revisions to the HCI have been identified.

The NHS Estates has recently completed research into alternative indices for its Equipment Price Index, this was due to concerns that the index did not reflect market conditions as it had not been effectively maintained over the past few years. The result has been the development of a new equipment price index which reflects more accurately the market indicators for equipment.

The new index is a combination of various sources of information. This includes taking into consideration equipmentspecific indices issued by the NHS Executive, namely the Health Service Cost Index, the retail price index and a general construction materials index. The combination of all this produces a new index series which reflects price movement and inflationary effects specifically associated with equipment.

The new equipment price index is set at 1997=100.

The ECAGs in the HCI document result from a complete revision of existing cost guidance and therefore supersede all previous equipment cost guidance.

During the calculation of capital costs for business cases, consideration must be given to the date when the equipment is likely to be purchased in relation to the construction tender index base date. This is the base date that the capital costs are adjusted to once a business case has been approved. Most equipment is likely to be purchased near the end of a building contract and will therefore have a later base date than the construction date.

Further advice can be obtained from NHS Estates (see Useful Addresses for Further Information on page 1077).

## UNIVERSITY BUILDINGS

The Universities Funding Council and the Polytechnics & Colleges Funding Council merged in April 1993 to form the Higher Education Funding Council for England. Procedures for appraising funding requirements for University buildings have been under review for a number of years and due to public spending constraints the Government have encouraged the use of Private Finance Initiatives for proposed estates projects. For guidance on techniques to be used by higher education institutions when appraising proposals that involve the development, ownership, leasing and occupation of land and building contract:

Higher Education Funding Council for England

Northavon House  
Coldharbour Lane  
Bristol

BS16 1QD

Tel: 0207 931 7317

Information regarding Scotland and Wales can be obtained from:

Scottish Higher Education Funding Council

Donaldson House  
97 Haymarket Terrace  
Edinburgh

EH12 5HD

Tel: 0131 3136500

Higher Education Funding Council for Wales

Lambourne House  
Cardiff Business Park  
Llanishen

Cardiff

CF4 5GL

Tel: 02920 761 861



## EDUCATIONAL BUILDINGS (Procedures and Cost Guidance)

In January 1986 the then Department of Education and Science introduced new procedures for the approval of educational building projects.

In its Administrative Memorandum 1/86 and subsequent letter AB13/12/028, dated 12 November 1991, the Department currently requires detailed individual approval only for projects costing £2 million and over. Minor works i.e., costing less than £200,000, require no approval except where the authority requires such or where statutory notices are involved. Projects of £200,000, up to £2 million require approval which will be given automatically upon the submission of particulars of the scheme and performance data relating to it.

### EDUCATIONAL BUILDINGS

The Department for Education and Employment publishes information on costs and performance data for school building projects.

#### Building Guide Costs

The Building Guide Costs are intended to provide reasonable and achievable target costs for use in the cost planning of new schools and extensions. The values relate to median values between middle and lower quartile costs in LEA projects.

The Building Guide Costs relate to Q1 2003 national average price levels. The current indicative index of 141 for 1Q2003.

The values exclude the cost of:

- 'Abnormal' substructure costs (i.e. the proportion of the total substructure costs over £69/m<sup>2</sup> at Q1 2003 prices).
- External works.
- Furniture and fittings whether built-in or loose.
- Equipment, whether fixed or loose.
- ICT infrastructure or hardware.
- Professional Fees and VAT.

If used as the basis for project cost planning, the values should be adjusted to take account of tender date, location and contract size factors. Other factors affecting cost will include design, specification and site conditions. The guide values for primary and secondary extensions are intended to relate to projects providing an average mix of accommodation types. Actual costs may therefore be higher in schemes providing disproportionately more specialist accommodation.

The Building Guide Costs may be adjusted to reflect tender price movements by reference to DETR's PUBSEC index. It is suggested that adjustments for location and contract size may be made by reference to factors published by the RICS's Building Cost Information Service.

The table below provides indicative unit costs for both the primary and secondary sectors. The Department intends to use these values for reference when scrutinising cost standards in grant-aided school projects, PFI Outline Business Cases, Academies and Targeted Capital Funding.

#### Building Guide Costs per m<sup>2</sup> at Q1 2003 prices

(Relating to DETR PUBSEC indicative index 141, Q1 2003)

(NOTE: DETR PUBSEC indicative index 1995=100)

Primary School Projects	£1,080/m <sup>2</sup>
Secondary School Projects	£1,080/m <sup>2</sup>

## HOUSING ASSOCIATION SCHEMES

Grant rates 2003/2004 and other current literature is available from The Housing Corporation, 149 Tottenham Court Road, London, W1P 0BN. Tel: 0207 292 4400. For the benefit of readers, the TCI system instigated by Housing Corporation Circular HC 33/91 has been reproduced here in full and amended to accord with the cost information in F2–22/99 and Guidance Notes effective from 1 April 2003.

Advises associations of:

- (i) the Total Cost Indicators, and grant rates effective from 1 April 2003.
- (ii) the grant rates applicable to 2003/2004 approvals for mixed and publicly funded schemes for rent and housing for sale schemes approved under the Housing Act 1988 and funded by the Housing Corporation or by local authorities.

The Association Investment Profile system, and the associated Guidance (last updated in September 1989), has now been withdrawn and replaced by a new, simpler system entitled Performance Assessment and Investment Summary (PAIS). This brings together the various assessments of associations made by the Corporation in the following areas, to inform its decisions on making allocation to associations:

- Development Programme Delivery
- Development Function
- Scheme Audit
- Control and Conduct
- Landlord
- Financial Control
- Financial Health

The further reduction in grant rates for 1995/96 led the Corporation to develop improved tools for satisfying itself that associations developing for rent or sale using mixed funding will be in a position to raise the necessary private finance. The Corporation has a duty to safeguard the public investment in associations and the interests of the existing occupiers of their dwellings. As part of the Financial Health element of the PAIS, the Corporation will therefore appraise associations' financial position against typical private lender tests of gearing and interest cover.

The Corporation's objective in carrying out these tests is to satisfy itself before making mixed funded allocations that associations will in due course be able to obtain the necessary private finance. If an association has difficulty at present in satisfying the Corporation tests it will discuss with it its ability, over an agreed timescale, to satisfy typical private lender tests. It will not be debarred from receiving allocations; if it can show to the Corporation's satisfaction that it will be able to secure the necessary private finance when it is required, its bids for ADP resources will be considered.

Conversely, satisfying the tests will not carry an automatic entitlement to an allocation.

From 1 April 1995, special needs schemes receiving approval for Special Needs Management Allowance (SNMA) will no longer necessarily receive a grant rate of 100%. The grant rate will be determined on a scheme by scheme basis at 100% or such lower level as is embodied in the association bid for funding.

**Enquiries about the contents of this Circular to Regional offices of the Corporation.**

**PERFORMANCE ASSESSMENT AND INVESTMENT SUMMARY (PAIS)**

## Introduction

- (i) The Performance Assessment and Investment Summary (PAIS) is designed to assist accountable investment decisions by the Corporation by ensuring that all relevant aspects of an association's performance are taken into account. The PAIS therefore fulfils the same function as, and supersedes, the previous system of Association Investment Profiles.
- (ii) A PAIS will be produced annually for each association seeking development funding from the corporation. (Associations seeking only TIS or Miscellaneous Works allocations will not normally have a PAIS). Each association will receive a single PAIS from the Corporation, produced by the lead Regional Director for the association.

## Contents of the PAIS

- (iii) The PAIS brings together the Corporation's most recent assessments of associations under the following general headings.
- Development Programme Delivery
  - Development Function
  - Scheme Audit
  - Control and Conduct (embracing control and propriety, accountability, agency services, and equal opportunities).
  - Landlord (embracing access to housing; housing management and maintenance)
  - Financial Control
  - Financial Health
- (iv) The sources for the above are:
- Performance audit reports
  - Scheme audit reports
  - Programme Delivery assessments (see paragraph (viii) below)
  - Annual accounts review
  - Quarterly financial returns.
- Associations will previously have been informed of any areas of concern in all of these areas; the process of producing the PAIS does not involve the Corporation in making any fresh judgements of the association's performance.
- (v) **It is essential that associations provide both audited annual accounts and quarterly financial returns to the published timetables.**
- (vi) As well as recording the assessments previously made, the PAIS also includes a brief narrative summarising the performance of the association and setting out the implications, as seen by the Corporation, for future ADPfunded development by the association. This narrative will take into account the association response to any Corporation concerns expressed in the earlier assessment. If any new assessment which substantively alters the position is made by the Corporation between the issue of a PAIS and allocation decisions being made, the Corporation will issue an updated PAIS.
- (vii) The format and content of the PAIS as initially used in the current year will be further developed by the Corporation in the light of experience and feedback, and to take account of changes in the Corporation's regulatory arrangements. Comments on the PAIS issued this year will therefore be welcome, and should be sent to the lead Regional Director for the association.

## Programme Delivery Assessment

(viii) The PDA summarises the association's performance on the ADP in the following areas:

Cash Spend Performance Allocation performance for each programme heading Cost Control/Development Finance (embracing cost movement between allocation and scheme approval; cost overruns post-approval; prompt payment of debts to the Corporation; prompt submission of HAG recovery forms to the Corporation).

(ix) Programme Delivery Assessments (PDA) will in future be produced during the first quarter of each financial year, covering the association's performance during the previous year.

(x) A separate PDA will be sent to the association by each Corporation Region in which it had a Cash Planning Target (CPT) in the relevant year.

## TOTAL COST INDICATORS 2003/2004 GUIDANCE NOTES

### Introduction

These guidance notes are designed to explain the use of Total Cost Indicators (TCI), grant rates, and administrative allowances in the Social Housing Grant (SHG) funding framework. They are intended to help registered social landlords (RSLs) complete scheme submissions. The notes are effective from 1 April 2003. Enquiries about the contents of this guidance should be directed to the regional offices of the Housing Corporation.

### Fundamental Changes from 2002/2003 TCI

#### TCI methodology

The new TCI methodology introduced last year now formed the basis of the calculation of TCIs. Application of the methodology based upon 2003/2004 cost assessments continues to produce twelve cost groups. For ease of reference these are set out alphabetically in table 1.12.

The methodology starts from the premise that individual TCI equivalents for each local authority should be used to place local authority areas in TCI groups.

The first stage of the methodology builds up a TCI equivalent for a typical size of dwelling (75–80m<sup>2</sup>) for each local authority. Land prices are based upon data specially commissioned from the Valuation Office Agency (VOA) and build costs adjusted to suit individual local authority levels using the latest available location factors as published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors. The second stage uses the individual local authority costs to provide a national ranking which forms the basis for the groupings.

Further details of the new cost group and TCI methodology will be available shortly on the Corporation's main website.

#### New community self-build supplementary multiplier

This new multiplier has been introduced in order to better reflect the costs associated with developing community self-build projects. The relevant multiplier for each local authority area is set out in table 1.7.

In addition the following amendments are worthy of specific mention

#### (i) Shetland Category 1

In recognition of a general convergence between the standard of general needs provision and sheltered category 1 provision, the supplementary multipliers for sheltered category 1 have been reset to 1.00 in order to reflect the cost of providing general needs provision.

#### (ii) Purchase & Repair (P&R) / Existing Satisfactory Purchases (ESP)

The key and supplementary multipliers for P&R and ESP have been reset to reflect revised relativities and levels of divergence between base TCI's and dwelling prices.

- (iii) Homebuy In order to establish updated Homebuy groupings and limits, new top and bottom limits have been calculated using averages of archetypal semi-detached and terraced house prices and forward indexation provided by the Valuation Office Agency. Between these limits six groupings have been determined using equal inter-group percentage differences

#### **Explanation of TCI**

A key objective of the funding system is to achieve value for money in return for grant, and to ensure the correct level of grant is paid. TCI form the basis of this system, and are divided into unit type and cost group area categories.

TCI's apply equally to units funded with Social Housing Grant (SHG) by the Housing Corporation, or those sponsored by a local authority.

TCIs represent the basis for a cost evaluation of SHG funded units. TCI are also used to calculate the maximum level of grant or other public subsidy payable.

Key and supplementary multipliers are applied to the base TCIs to allow for scheme variations as outlined in the multiplier tables (tables 1.6 to 1.9 and table 1.12).

#### **Types of accommodation**

Different types of accommodation other than self-contained housing for general needs are classified as follows:

(i) Accommodation for older people

Category 1—self-contained accommodation for the more active older person, which may (optional) include an element of support and/or additional communal facilities;

Category 2—self-contained accommodation for the less active older person, which includes an element of support and the full range of communal facilities;

The term 'sheltered' is used generally to describe Category 1 and Category 2 schemes;

Frail older people—extra care accommodation, which may be either shared or self-contained, for the frail older person. Includes the full range of communal facilities, plus additional special features, including wheelchair user environments and supportive management.

(ii) Shared accommodation

Accommodation predominantly for single persons, which includes a degree of sharing between tenants of some facilities (e.g. kitchens, bathrooms, living room) and may include an element of support and/or additional communal facilities.

(iii) Supported housing

Accommodation, which may be either shared or self-contained, designed to meet the needs of particular user groups requiring intensive housing management (see the Housing Corporation's Guide to Supported Housing). Such accommodation may also include additional communal facilities.

## (iv) Accommodation for wheelchair users

Accommodation, which may be either shared or self-contained, designed for independent living by people with physical disabilities and wheelchair users. Where such accommodation is incorporated within schemes containing communal facilities, these facilities should be wheelchair accessible.

## (v) Communal facilities

Ancillary communal accommodation, the range of which comprises:

Common room—consisting of common room/s of adequate size to accommodate tenants and occasional visitors, chair storage and kitchenette for tea-making;

Associated communal facilities—consisting of warden's office, laundry room and guest room.

**Treatment of combined supported housing and general needs schemes**

Arrangements exist which allow the combination of supported housing and general needs units within a single scheme.

**Temporary housing**

Temporary Social Housing (TSH) Grant is a term used to describe SHG paid to registered social landlords (RSLs) to cover the cost of bringing properties into temporary use.

Properties are eligible for TSH Grant if they are available for use by the RSL for a period of time covered by a lease or licence for not less than two years and not more than 29 years.

A capital grant contribution will be available towards initial acquisition costs or periodic lease charges up to a grant maximum. The maxima are based upon the Housing Corporation's own assessment of what constitutes a reasonable contribution to the capitalised lease value. This is calculated using capitalised lease premium factors.

The *TSH multipliers and capitalised lease premium factor tables for 2003/2004* (table 1.10) is included in this guidance on page 940.

**The composition of TCI**

TCI comprise the following elements:

## (i) Acquisition

Purchase price of land/property.

## (ii) Works

Main works contract costs (including where applicable adjustments for additional claims and fluctuations, but excluding any costs defined as on-costs below) (see note below).

major site development works rehabilitation (where applicable). These include piling, soil stabilisation, road/sewer construction, major demolition;

major pre-works (rehabilitation) where applicable;

statutory agreements, associated bonds and party wall agreements (including all fees and charges directly attributable to such works) where applicable;

additional costs associated with complying with archaeological works and party wall agreement awards (including all fees, charges and claims attributable to such works) where applicable;

home loss and associated costs. This applies to new build only; VAT on the above, where applicable.

## (iii) On-Costs

Legal fees, disbursements and expenses;  
stamp duty;  
net gains/losses via interest charges on development period loans;  
building society or other valuation and administration fees;  
fees for building control and planning permission; fees and charges associated with compliance with European Community directives, and the Housing Corporation's requirements relating to energy rating of dwellings and Housing Quality Indicators;  
in-house or external consultants' fees, disbursements and expenses (where the development contract is a design and build contract)(see below);  
insurance premiums including building warranty and defects/liability insurance (except contract insurance Included in works costs);  
contract performance bond premiums;  
borrowing administration charges (including associated legal and valuation fees); an appropriate proportion of the RSL's development and administration costs (formerly Acquisition and Development allowances), excluding Co-operative Promotional Allowance (CPA) and Special Projects Promotion Allowances (SPPA) and including an appropriate proportion of any abortive scheme costs; furniture, loose fittings and furnishings;  
home loss and disturbance payments for rehabilitation;  
preliminary minor site development works (new build), pre-works (rehabilitation), and minor works (off-the-shelf) and minor works and repairs in connection with existing satisfactory purchases;  
marketing costs- for sale schemes only;  
post completion interest- for sale schemes only;  
legal, administrative and related fees and costs associated with negotiating and arranging leases for TSH only;  
VAT on the above, where applicable.

*Note:*

Where the development contract is design and build, the on-costs are deemed to include the builder's design fee element of the contract sum. Therefore the amount included by the builder for design fees should be deducted from the works cost element submitted by the RSL to the Housing Corporation.

Similarly, other non-works costs that maybe included by the builder such as fees for building and planning permission, building warranty and defects/liability insurance, contract performance bond and energy rating of dwellings should also be deducted from the works cost element submitted by the RSL to the Housing Corporation.

The Housing Corporation will subsequently check compliance through its compliance audit framework.

### Explanation of on-costs

TCI are inclusive of on-costs contained in the relevant on-cost table. The on-costs vary according to TCI cost group and the general purpose of the scheme. TCI levels are set with the assumption that the RSL's development and administrative costs will be contained within the percentages in the relevant on-cost table.

In order to allow a proper comparison between the total eligible costs and the relevant TCI it is necessary to add the percentage on-cost (from the relevant table) to the estimated eligible final costs of acquisition and works.

Major repairs schemes and adaptation schemes are not measured against TCIs. However, on-costs (from the relevant table) should be added to such schemes. Supplementary on-costs may not be used in any circumstances in connection with major repairs or adaptation schemes.

### Selection of on-costs

One key on-cost will apply per scheme. To this should be added any appropriate supplementary on-cost. Supplementary on-costs may be used when the accommodation is designed to meet the relevant standards set out in the Housing Corporation publication Scheme Development Standards (latest version, August 2000) including the enhancements, applicable from April 2003, notified in the Guide to the Allocation Process (GTAP) 2003/2004.

The appropriate key or supplementary on-cost is determined by the predominant dwelling type in a scheme. Predominance is established, where necessary, by the largest number of persons in total.

Where two key on-costs or two supplementary on-costs are equally applicable (e.g. supported housing and shared), the higher should be used.

### Tranches

For units developed under the Housing Act 1996, a set percentage of approved grant can be paid once a unit reaches certain key development stages. These grant payments are known as tranches.

The key stages are:

- (i) exchange of purchase contracts (ACQ);
- (ii) start on site of main contract works (SOS); this is deemed to be the date when the contractor took possession of the site/property in accordance with the signed main building contract;
- (iii) practical completion of the scheme (PC).

Where a *public subsidy* is given by way of discounted land, (acquisition public subsidy), the whole subsidy is deducted from the first tranche; any excess balance should be deducted from the second tranche. This is to ensure that grant is not paid in advance of need. In other circumstances any other public subsidy will be deducted from each tranche on a pro-rata basis. In the case of *land inclusive packages* the first and second tranches are paid together at start on site stage.

Tranche details for Special Project Promotion Allowances (SPPA) and Co-op Promotion Allowances (CPA), together with further guidance relating to tranches for management contracting arrangements, can be found in the Capital Funding Guide.

The grant on outstanding mortgages for re-improvement schemes will be paid in accordance with the tranche percentage for the scheme. All tranche payments may be paid directly to RSLs rather than via solicitors.

### The use of the TCI base table

The unit size in square metres shown in the TCI *base table 2003/2004 self-contained accommodation* (table 1.4) relates to the total floor area of the unit. The probable occupancy figure in the tables is only a guideline figure. The number of occupants is derived from the total number of bed spaces provided.

The TCI for a unit where the total floor area exceeds 120m<sup>2</sup> will be the cost of a unit of 115–120m<sup>2</sup> plus for each additional 5m<sup>2</sup> or part thereof, the difference between the cost of a 110–115 m<sup>2</sup> unit, and the cost of a 115–120m<sup>2</sup> unit. For practical purposes the unit size calculation limit has been set at a 345–350 m<sup>2</sup> unit.



In selecting the appropriate TCI floor area band the actual floor area should first be rounded to the nearest whole number. This rounded number must then be used to select the TCI floor area band.

*For example*

actual floor area=40.2m<sup>2</sup>

actual floor area rounded=40m<sup>2</sup>

selected floor area band=>35-40m<sup>2</sup>

You must not make the *wrong* assumption that 40.2m<sup>2</sup> falls into the range ">40-45m<sup>2</sup>,"

because 40.2m<sup>2</sup> must be first rounded to 40m<sup>2</sup> which falls into the range ">35-40m<sup>2</sup>,"

(i) For self-contained accommodation

Self-contained units provide each household, defined as a tenancy, with all their basic facilities behind their own lockable front door.

For self-contained units the base TCI is determined by its total floor area and the cost group in which it is located. The dwelling floor area is determined by the area of each unit for the private use of a single household. Communal areas or any facilities shared by two or more households should be excluded.

The total floor area of self-contained accommodation is measured to the finished internal faces of the main containing walls on each floor of the accommodation and includes the space, on plan, taken up by private staircases, partitions, internal walls (but not 'party' or similar walls), chimney breasts, flues and heating appliances. It includes the area of tenants' internal and/or external essential storage space. It excludes:

- (i) any space where the height to the ceiling is less than 1.50 m (e.g. areas in rooms with sloping ceilings, external dustbin enclosures);
- (ii) any porch, covered way; etc., open to the air;
- (iii) all balconies (private, escape and access) and decks;
- (iv) non-habitable basements, attics, thermal buffer zones, conservatories or sheds;
- (v) external storage space in excess of 2.50 m<sup>2</sup>;
- (vi) all space for purposes other than housing (e.g. garages, commercial premises etc.).

TCIs for Frail older persons dwellings should always be calculated as *self-contained* units even if they have some characteristic which are more typical of shared accommodation.

(ii) For shared accommodation

Shared accommodation is defined as one household (i.e. one tenancy or licence) which shares facilities (i.e. bathroom, kitchen) with other households. Each household sharing such accommodation may comprise more than one person. The base TCI for shared accommodation should be calculated separately to any self-contained accommodation in the scheme. The base TCI for shared accommodation is calculated on a per bed space basis and may include any staff with a residential tenancy for shared accommodation. Staff sleepover accommodation which is not subject to a tenancy is not regarded as a bed space for TCI purposes. The relevant base TCI cost for the cost group from the *TCI base table 2002/2003: shared accommodation* (table 1.5) is used.

(iii) For TSH shared accommodation

The relevant floor area, for TCI and capitalised lease premium calculation purposes only, should be taken as the overall building gross floor area measured to the finished internal faces of the main containing walls all as otherwise described for self-contained units above, divided by the number of people sharing. This calculation will result in the correct band size per person sharing which will then be used to select the base figure from the TCI base table: self-contained (table 1.4). This figure should then be multiplied by the number of people sharing prior to applying the relevant TSH key and supplementary multipliers or capitalised lease premium factor.

### Selection of key multipliers

Only one key multiplier can be used per unit. (See table 1.6)

*New build acquisition and works* is the basic key multiplier, hence its neutral value.

The *off-the-shelf* multiplier is used where new dwellings to a standard suitable for social housing letting are purchased, following inspection, from contractors/developers or their agents. The cost of any minor works required should be set against the on-cost allowance.

The *existing satisfactory* multiplier is used where existing dwellings of a standard and in a condition suitable for social housing letting are purchased, following inspection, from the second-hand property market. The cost of any minor works required should be set against the on-cost allowance.

The *purchase and repair* multiplier is used where existing dwellings are purchased, following inspection, from the property market which necessitate a degree of repair to bring them to a standard and condition suitable for social housing but not full rehabilitation. Purchase and repair classification will apply where the estimated repair/improvement costs of each dwelling exceed 1,500 but are less than £10,000.

The *works only* multiplier is used for accommodation which involves the development of land or property already in the RSL's ownership and for which no acquisition costs (other than basic legal charges) apply.

The *re-improvement multiplier* is used for dwellings which have already received some form of public/grant subsidy and are now being rehabilitated. Re-improvement schemes are generally expected to be submitted no less than 15 years after a rehabilitation or 30 years after construction. It should be noted that the outstanding mortgage of the original works can be considered an eligible cost and will attract the grant rate applicable to the new scheme as a whole. The re-improvement key multiplier is linked to that of the Rehabilitation works only (vacant) multiplier rather than the Rehabilitation works only (tenanted) multiplier in order to reflect the average cost of provision.

The *TSH improved and unimproved vacant* multiplier is used for accommodation with a lease of between two and 29 years.

### Selection of supplementary multipliers

Table 1.7 is used for acquisition and works, off-the-shelf, existing satisfactory and purchase and repair schemes. Works only and re-improvement schemes types use the table 1.8. None of these supplementary multipliers are applicable to TSH schemes. Supplementary multipliers for TSH schemes are in table 1.9.

Supplementary multipliers can be applied to new build and rehabilitation units when the accommodation is designed to meet the relevant standards set out in the Housing Corporation publication Scheme Development Standards (August 2000) including the enhancements, applicable from April 2003, notified in the Guide to the Allocation Process (GTAP) 2003/2004.

More than one supplementary multiplier can be used per unit. However certain combinations of multipliers are invalid. Multipliers for sheltered, frail older people, supported housing and extended families cannot be combined. The matrix on (table 1.11) gives a comprehensive list of valid combinations of multipliers.

The main reason for combinations of multipliers being invalid is that the combination of those multipliers would lead to a duplication of the financial provision for the facilities accounted for in the multipliers. e.g. category 2 includes allowance for new lifts or single storey. This means that in these circumstances the other relevant multiplier does not apply i.e. a new lift or single storey multiplier cannot be used with a category 2 multiplier.

The *supported housing* multiplier and on-costs will only apply to schemes approved within the funding framework introduced in 1995. A scheme which is developed within this framework must be eligible to receive SHMG whether or not SHMG is actually being claimed for the scheme. Applications for approval of capital only supported housing schemes which utilise the supported housing multiplier must be accompanied by form TS1 (revenue budget). This multiplier should only be used where it is the RSL's plan to use the accommodation to provide supported housing in the long term.

Supported housing schemes with shared facilities cannot be combined with either of the three common room multipliers of the supplementary multiplier table.

The supported housing multiplier cannot be used for staff units.

The appropriate *shared* supplementary multiplier is determined by the total number of bed spaces provided within all of the households sharing facilities in the scheme. Where a cluster (i.e. more than one) of shared accommodation is provided the appropriate shared supplementary multiplier is determined by the total number of bed spaces contained within the households comprising each independent and self sufficient shared accommodation arrangement. The *TCI base table: shared accommodation (table 1.5)* is deemed to include all communal and ancillary facilities.

The *shared multiplier* does not apply to either sheltered or frail older people schemes.

The *extended families* multiplier is used when a self-contained dwelling is to cater for eight or more persons and additional or duplicate facilities i.e. kitchen and/or sanitary fittings/equipment are provided. The additional space requirement is accounted for in the size band selection. Where significant additional facilities are not provided the RSL should contact the relevant local office of the Corporation to receive confirmation that the extended families multiplier may be applied.

The *served by new lifts* multiplier is used when new vertical passenger lift provision is incorporated for access to dwelling entrances and communal accommodation. The multiplier does not apply to dwellings with entrances at ground floor level unless, exceptionally, the scheme includes essential communal accommodation provided at a level other than at ground floor level.

The *wheelchair with individual carport* multiplier should be used only with individual self-contained dwellings designed in accordance with the relevant standards set out in the Housing Corporation publication Scheme Development Standards. Where non-individual self-contained wheelchair user dwellings are provided e.g. on some category 2 schemes, or where a waiver for non-compliance with the carport provisions has been obtained from the local office, the wheelchair without individual carport multiplier should be used. The wheelchair multipliers are intended to cover the costs of providing housing to suit a range of wheelchair users.

The *wheelchair* multiplier does not allow for any fixed additional equipment for people with disabilities; these needs should be met via the adaptations funding framework.

The *parent with children refugees* multiplier applies to shared accommodation specifically designed to meet the needs of parent with children, including vulnerable women with babies and women and children at risk of domestic violence. The TCI is calculated on a per bed space basis with children counted as full bed spaces. The provision of additional bunkbed spaces should be disregarded for TCI calculation purposes.

The *housing for sale* multiplier is used for all sale schemes. It cannot be used with the supported housing or shared multipliers.

The *rehabilitation pre-1919 properties* multiplier is used where the scope of the refurbishment or conversion work is carried out on a property or properties originally constructed prior to 1919. It cannot be used in connection with existing satisfactory or purchase and repair multipliers.

The *no VAT rehabilitation* multiplier is used when the scope of the refurbishment or conversion work is such that the relevant local Customs and Excise office determines that VAT is not chargeable on the works.

The *rural housing* multiplier is used for schemes identified by rural investment codes R, G and F. Rural areas mainly comprise those with 1,000 or less inhabitants. Exceptionally, the limit may be extended to 3,000 inhabitants on a case by case basis by the relevant regional office of the Housing Corporation. (See the Housing Corporation's Guide to the Allocations Process, for details of population settlements, the Housing Corporation's Rural Settlements Gazetteer, last published in 1998).

The *national park* multiplier may be applied to any scheme within a formally designated national park or formally designated area of outstanding beauty. It may be used in conjunction with the rural housing multiplier. A listing of the recognised areas is set out in table 1.13.

The *sustainability* multiplier has been introduced to encourage RSLs towards greater sustainability. In order to qualify for the 1.01 multiplier, two separate aspects must be addressed:

- (i) greening—in pursuit of the government's stated policy of increasing energy efficiency and reducing levels of CO<sub>2</sub> in the atmosphere, an 'Eco-Home' rating of 'Good' (second level) must be certified;
- (ii) security—Secured by Design certification must be obtained for the scheme.

The *adaptability* multiplier is intended to encourage RSLs to design homes with lofts that may be readily adapted to provide additional habitable space. In order to qualify for the 1.02 multiplier the following features must be present:

- (i) a clear loft area of a size and height that will satisfy planning requirements to accommodate a single bedroom;
- (ii) loft floor joists size for floor loading;
- (iii) loft floor trimmed for new staircase;
- (iv) landing layout and size that will accommodate a new access to the converted loft;
- (v) a bedroom sized gable window, dormer window or opening roof light.

The *construction clients' charter* multiplier is intended to recognise the additional expense involved in setting up and maintaining 'charter' status as supported by the Government and encouraged for all agencies and associated organisations in receipt of public funds. In order to qualify for the supplementary on-cost and associated multiplier, the RSL must be able to satisfy and comply with either the RSL group 'Clients' Charter' or the new 'Mini-Charter' criteria as appropriate. The 'Mini-Charter' is intended for RSLs with small or occasional development programmes. Details of qualifying criteria and useful links are set out in the Guide to the Allocation Process (GTAP) 2003/2004 (see also [www.clientsuccess.org](http://www.clientsuccess.org)).

The P&R/ESP multiplier is intended to address the extremes of imbalance between base TCI and dwelling prices. The levels of the P&R and ESP key multipliers are linked to the average TCI/dwelling price differences in each cost group. The supplementary multiplier adjusts TCI's at an individual local authority level. The P&R/ESP multipliers for each local authority area is set out in table 1.12.

The *TSH* supplementary multiplier is used for all schemes with a lease length of between two and 29 years requiring works, (see table 1.9) and it can only be used with the TSH shared supplementary multiplier. It does not apply to improved TSH schemes.

#### **Calculation of maximum grant contribution to lease costs**

The factors in table 1.10 are used to calculate maximum grant contributions for lease premiums outside the normal TCI framework. Whilst the factors are applied to the appropriate figures in the TCI base table and the relevant TSH key multiplier to determine the maximum contribution, any grant paid is additional to that paid in respect of works costs, which is subject to separate value for money assessment using the TCI multipliers. The grant payment will be calculated according to the actual cost of the lease premium.

The above factors should be used only in conjunction with the *TCI base table for 2003/2004: self-contained accommodation* (table 1.4) and the relevant TSH key multiplier. The resultant value reflects the maximum grant contribution towards any capitalised lease premium payable to acquire the lease. No other factors or supplementary multipliers apply. The on-costs associated with setting up the lease are included within the TCI element of eligible costs. The different principles underlying the calculation of TCI for self-contained accommodation and for shared accommodation apply equally to the calculation of capitalised lease premiums.

## GRANT RATES 2003/2004 GUIDANCE NOTES

### Introduction

In its 'Guide to Social Rents' published in December 2000, the Government set out the formula for calculating restructured (or target) rents. Rents will be set partly in relation to a property's value (30% weight) and partly in relation to local earnings (70% weight), with the latter component multiplied by a bedroom weighting factor. Restructured rents on newly provided property will be phased in accordance with individual RSL's rent plans.

Grant rates are based on scheme specific rents. The Corporation provides a grant rate calculator which will enable RSLs to calculate the maximum digible grant rate for each bid.

The calculator is made available to RSLs on an Excel spreadsheet which can be downloaded from the Corporation website.

### Explanation of grant rates

Grant rates apply equally to units funded with Social Housing Grant (SHG) by the Housing Corporation and to those sponsored by a local authority.

Grant rates represent the maximum proportion of scheme costs which will be funded by any form of public subsidy including SHG. (Public subsidy in this context is defined in general 6 of the capital Funding Guide). Where a scheme gets public subsidy from sources other than SHG, the maximum amount of SHG payable is reduced pound for pound.

The grant percentages determined by the calculator represent the maxima which may be paid. Grant paid to RSLs will be based upon the lower of the amount allocated in response to bids or the amount produced by the calculator.

### Calculation of the grant rate calculator

The main revision to the grant rate calculator for 2003/2004 is related to supported housing. In line with the Supporting People regime, the Corporation has moved away from the automatic entitlement to 100% supported housing grant rates.

The calculation of the grant rate for capital funded supported housing schemes is now similar to the calculation of any other housing scheme. However, for supported housing schemes, the assumptions for management, maintenance and voids incorporate different values depending on the length of stay or type of accommodation (i.e. self-contained or shared).

The other revision has been the calculation of major repairs for works only and rehabilitation re-improvement scheme types. In these cases, the major repairs calculation will not apply the regional noacquisition % factor.

### Cost group areas

The local authority area in which a scheme is located defines the cost group for the scheme. A list of the local authority areas in each cost group is included in table 1.12.

### Schemes for rent

The calculator will provide a maximum eligible grant rate for each unit type included within a bid base on values, incomes, TCI and standard outgoings (management, maintenance, void, major repairs and loan costs). These rates for each unit type will be aggregated to produce a maximum eligible grant rate for each bid.

### Schemes for sale

For all shared ownership schemes, prospective rents, as if renting, are needed from which the calculator will produce maximum eligible grant rates for rent. The calculator then applies the appropriate factor to the result from table 2.1 to calculate the grant appropriate to the sale scheme.

Home buy value limits, Voluntary Purchase Grant and Right to Acquire discount amounts, and Local Authority Do-it-Yourself Shared Ownership value limits are shown in tables 2.2, 2.3 and 2.4. Grant rates for LA DIYSO will be found on the grant rate calculator.

**All schemes**

Projects above TCI for rent or sale will be subject to value for money assessment Schemes will not be approved at more than 110% of TCI.

**Schemes for rent**

For schemes for rent the maximum grant percentage is fixed at grant confirmation stage. Maximum grant entitlement calculated at this stage is estimated eligible cost $\times$ grant rate. The costs are reviewed at practical completion, and grant eligibility recalculated as eligible out turn cost $\times$ the original grant rate. For RSLs following the scheme contract funding route grant will not be paid on an out turn cost greater than 110% of TCS of the estimate at confirmation or 110% of TCI, whichever is the lower. RSLs following the programme contract funding route will calculate grant eligibility on cost overruns as above, but these will be funded from their grant pot or from their own resources, rather than by allocation of additional Housing Corporation resources.

**Schemes for sale**

For housing for sale schemes maximum grant eligibility is calculated at grant confirmation as:

Estimated eligible cost $\times$ grant rate $\times$ LCHO factor=grant in £

The grant is fixed at grant confirmation; it is not recalculated at practical completion.

**Temporary Social Housing**

Grant for Temporary Social Housing remains based on 100% for non-reliefed and 70% for reliefed shared unimproved properties. Please see section TSH-2 Grant Confirmation Properties whose life is extended (Re-lifed) in the Capital Funding Guide.

**ADMINISTRATIVE ALLOWANCES****Revisions for 2003/2004**

The revised levels for 2003/2004 for special project promotion, co-operative promotion, property disposal administration expenses, grant recycling, and RSF move-on allowances are set out in the table Allowances and expenses 2003/2004 (table 3.1).

Co-operative and special project promotion allowances feature in the calculation of capital grants under the Housing Act 1996. Property disposal allowances are used in the calculation of the amounts of capital grant recovered or recycled. The percentage allowances for Homebuy and local authority DIYSO schemes are now subject to a cash cap.

**Move-on allowances**

The move-on allowance is used in the calculation of RSF increases to £543 per unit per year.

**Supported Housing management Grants (SHMG)**

Rates of SHMG will increase by 2.5%. SHMG is a revenue grant paid to RSLs to contribute to the costs of providing intensive housing management for people living in supported housing.

**Limit on the management element of the service charge on leasehold schemes for the elderly**

This limit is announced jointly by the Corporation and the Office of the Deputy Prime Minister. The limit for the 2002/2003 is £268 per unit per year and the VAT enhanced limit is £302. This appeared in circular R2-05/02. The limit for the 2003/2004 will be the limit for the 2002/2003 $\times$ RPI plus 0.5%, based on the RPI at September 2002.

**Table 1.1: Key on-costs 2003/2004 by cost group**

Note: only one of the following to be used.

Keyon-costs	Cost group											
	A1 & A2	A3	A4	B1	B2	B3	C1	C2	C3	D1	D2	E
	%	%	%	%	%	%	%	%	%	%	%	%
a) New build												
i) acquisition and works	11	12	12	12	13	13	14	14	14	15	15	16
ii) off-the-shelf	8	8	8	8	8	8	8	8	8	8	8	8
iii) works only	17	17	17	17	17	17	17	17	17	17	17	17
b) Rehabilitation												
i) acquisition and works (vacant)	11	11	12	12	13	13	14	14	15	15	16	17
ii) acquisition and works (tenanted)	13	14	14	15	16	16	17	18	18	19	20	21
iii) existing satisfactory	9	9	9	9	9	9	9	9	9	9	9	9
iv) purchase and repair	10	10	10	10	10	10	10	10	10	10	10	10
v) RH works only (vacant)	22	22	22	22	22	22	22	22	22	22	22	22
vi) RH works only (tenanted)	26	26	26	26	26	26	26	26	26	26	26	26
vii) Re-improvements	22	22	22	22	22	22	22	22	22	22	22	22
viii) TSH (unimproved vacant)	21	21	21	21	21	21	21	21	21	21	21	21
ix) TSH (improved vacant)	10	10	10	10	10	10	10	10	10	10	10	10
c) Major repairs and miscellaneous works	25	25	25	25	25	25	25	25	25	25	25	25
d) Adaptation works	13	13	13	13	13	13	13	13	13	13	13	13

**Table 1.2: Supplementary on-costs 2003/2004**

Supplementary on (all cost groups)	Purchase & Repair and Acquisition & Works	Works only and re-improvements	Off-the-Shelf existing satisfactory
	%	%	%
a) Sheltered with common room or communal facilities	2	3	1
b) Frail older persons	4	6	3
c) i) Supported housing	4	6	3
ii) Supported Room or common	5	7	4
d) Shared	5	7	5
e) Construction Clients'	1	1	0
f) Housing for sale	4	6	5
g) Community self	4	6	0
h) i) TSH shared unimproved	7		
ii) TSH shared improved	5		

Table 1.3: Grant payments for tranches 2003/2004 Tranche percentages

Scheme type	Cost groups	Acquisition & Works			Works only re-improvement		Off-the-self/existing satis.	Purchase & repair		
		(i)	(ii)	(iii)	(i)	(ii)	(i)	(i) + (ii)	(iii)	
<b>Housing for rent</b>										
Mixed funded: New build	All	40	40	20	65	35	100			
Mixed funded:	All	50	30	20	60	40	100	80		20
Rehabilitation										
100% SHG: New build	As, Bs & Cs	30	35	35	50	50	100			
100% SHG: New build	Ds & Es	20	35	45	45	55	100			
100% SHG:	As, Bs &	50	20	30	40	60	100	80		20
Rehabilitation										
100% SHG:	Ds & Es	45	20	35	35	65	100	80		20
Rehabilitation										
TSH unimproved					65	35				
TSH improved							100			
<b>Housing for sale</b>										
Mixed funded: New build and rehabilitation	All	50	45	5	95	5	100	95		5



Table 1.4: TCI base table 2003/2004: self-contained accomodation

Total unit costs Unit floor areas	Probable Occupancy (persons)	All self-contained accomodation (including all frail older persons and TSH) £ per unit Cost Group											
		A1&A2	A3	A4	B1	B2	B3	C1	C2	C3	D1	D2	E1
Up To 25m <sup>2</sup>	1	£78,400	£70,100	£65,200	£65,200	£80,600	£57,300	£53,100	£49,900	£47,300	£43,900	£41,800	£39,700
Exceeding/not exceeding													
25–30m <sup>2</sup>	1	£89,200	£79,300	£73,400	£67,800	£63,900	£59,100	£55,200	£52,100	£48,300	£45,600	£43,200	£40,100
30–35m <sup>2</sup>	1 and 2	£100,000	£88,500	£81,500	£75,100	£70,600	£65,100	£60,600	£56,900	£52,600	£49,400	£48,600	£43,200
35–40m <sup>2</sup>	1 and 2	£110,800	£97,600	£89,800	£82,400	£77,300	£71,100	£65,900	£61,700	£56,900	£53,300	£50,100	£46,400
40–45m <sup>2</sup>	2	£121,800	£106,800	£98,000	£89,700	£84,000	£77,000	£71,200	£66,400	£61,200	£57,100	£53,600	£49,600
45–50m <sup>2</sup>	2	£132,400	£116,000	£106,200	£97,000	£90,600	£83,000	£76,600	£71,200	£65,500	£60,900	£57,100	£52,800
50–55m <sup>2</sup>	2 and 3	£143,200	£125,100	£114,500	£104,300	£97,300	£89,000	£81,900	£76,000	£69,800	£64,700	£60,600	£55,900
55–60m <sup>2</sup>	2 and 3	£154,000	£134,300	£122,700	£111,600	£104,000	£95,000	£87,200	£80,800	£74,100	£68,500	£64,100	£59,100
60–65m <sup>2</sup>	3 and 4	£164,800	£143,500	£130,900	£118,900	£110,600	£101,000	£92,500	£85,500	£78,400	£72,300	£67,600	£62,300
65–70m <sup>2</sup>	3 and 4	£175,600	£152,600	£139,100	£126,200	£117,300	£106,900	£97,900	£90,300	£82,700	£76,100	£71,100	£65,500
70–75m <sup>2</sup>	3, 4 and 5	£186,400	£161,800	£147,300	£133,500	£124,000	£112,900	£103,200	£95,100	£87,000	£79,900	£74,500	£68,600
75–80m <sup>2</sup>	3, 4 and 5	£197,200	£171,000	£155,500	£140,800	£130,700	£118,900	£108,500	£99,900	£91,300	£83,700	£78,000	£71,800
80–85m <sup>2</sup>	4, 5 and 6	£208,000	£180,100	£163,700	£148,100	£137,300	£124,900	£113,900	£104,600	£95,600	£87,600	£81,500	£75,000
85–90m <sup>2</sup>	4, 5 and 6	£218,000	£189,300	£171,900	£155,400	£144,000	£130,900	£119,200	£109,400	£99,900	£91,400	£85,000	£78,100
90–95m <sup>2</sup>	5 and 6	£229,600	£198,500	£180,200	£162,700	£150,700	£138,800	£124,500	£114,200	£104,200	£95,200	£88,500	£81,300
95–100m <sup>2</sup>	5 and 6	£240,400	£207,600	£188,400	£169,900	£157,400	£142,800	£129,800	£119,000	£108,500	£99,000	£92,000	£84,500
100–105m <sup>2</sup>	6 and 7	£251,200	£216,800	£196,600	£177,200	£164,000	£148,800	£135,200	£123,700	£112,800	£102,800	£95,000	£87,700
105–110m <sup>2</sup>	6 and 7	£262,000	£226,000	£204,800	£184,500	£170,700	£154,800	£140,500	£128,500	£117,100	£106,600	£99,000	£90,800
110–115m <sup>2</sup>	6, 7 and 8	£272,700	£235,100	£213,000	£191,800	£177,400	£160,800	£145,800	£133,300	£121,400	£110,400	£102,400	£94,000
115–120m <sup>2</sup>	6, 7 and 8	£283,500	£244,300	£221,200	£199,100	£184,100	£166,700	£151,200	£138,100	£125,700	£114,200	£105,900	£97,200

## Note:

In selecting the appropriate TCI floor area band the actual floor area should first be rounded to the nearest whole number.

This rounded figure must then be used to select the TCI floor area band.

For example:

Actual floor area=40.2m<sup>2</sup>

Actual floor area rounded=40m<sup>2</sup>

Selected floor area band=>35–40m<sup>2</sup>

You must not make the wrong assumption that 40.2m<sup>2</sup> falls into range 40–45m<sup>2</sup> must be first rounded to 40m<sup>2</sup> which falls in the 35–40m<sup>2</sup>

**Table 1.5: TCI base table 2003/2004: shared accommodation**

Total unit costs	All shared accommodation (including all frail older persons and TSH) £ per unit Costs Group											
	A1&A2	A3	A4	B	B2	B3	C1	C2	C3	D1	D2	E1
TCI per persons												
Each persons bed space	£115,400	£100,000	£90,900	£82,400	£76,400	£69,600	£61,200	£63,500	£53,400	£49,000	£45,700	£42,000

**Table 1.6: Key multiplier 2003/2004 by cost group**

Note: only one of the following to be used

Scheme type	TCI calc. Form Line no.	Costs group											
		A1&A2	A3	A4	B1	B2	B3	C1	C2	C3	D1	D2	E1
<b>a) New build</b>													
i) acquisition and works	0010	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
ii) off-the-shelf	0020	0.46	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.97	0.90	0.90	0.90
iii) works only	0090	1.18	0.50	0.53	0.58	0.60	0.64	0.68	0.73	0.76	0.83	0.86	0.89
<b>b) Rehabilitation</b>													
i) acquisition and works (vacant)	0100	1.08	1.16	1.17	1.17	1.16	1.15	1.15	1.15	1.15	1.14	1.15	1.15
i) acquisition and works (tenanted)	0105	1.09	1.08	1.08	0.72	1.07	1.07	1.07	1.06	1.07	1.09	1.09	1.09
ii) existing satisfactory	0120	0.43	1.24	1.17	1.20	1.15	1.07	1.01	0.97	0.95	0.94	0.94	0.94
iii) purchase and repair	0110	0.44	1.25	1.18	1.21	1.16	1.08	1.02	0.98	0.96	0.95	0.95	0.95
iv) works (vacant)	0125	0.43	0.47	0.50	0.54	0.57	0.60	0.64	0.69	0.72	0.78	0.81	0.83
iv) works only (tenanted)	0130	1.18	0.48	0.51	0.56	0.58	0.62	0.66	0.71	0.74	0.80	0.84	0.86
v) re-improvements	0135	1.18	0.47	0.50	0.54	0.57	0.60	0.64	0.69	0.72	0.78	0.81	0.83
<b>c) TSH</b>													
i) vacant improved	0030	1.18	1.16	1.17	1.17	1.16	1.15	1.15	1.15	1.15	1.14	1.15	1.15
ii) vacant unimproved	0035	1.18	1.16	1.17	1.17	1.16	1.15	1.15	1.15	1.15	1.14	1.15	1.15

**Table 1.7: Supplementary multipliers for acquisition and works, off-the-shelf, existing satisfactory and purchase and repair schemes only  
2003/2004**

Scheme type	TCI calc. From Line no.	Cost Group											
		A1&A2	A3	A4	B1	B2	B3	C1	C2	C3	D1	D2	E1
Sheltered Cat 1	0140	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sheltered Cat 2	0170	1.24	1.26	1.28	1.3	0.31	1.33	1.35	1.37	1.4	1.4	1.42	1.42
Frail elderly	0180	1.38	1.14	1.44	1.46	1.49	1.51	1.54	1.57	1.63	1.62	1.65	1.66
Special needs	0186	1.14	1.15	1.16	1.17	1.17	1.18	1.19	1.2	1.22	1.22	1.22	1.23
Extended general family	0195	1.07	1.08	1.08	1.09	1.1	1.1	1.11	1.12	1.13	1.14	1.15	1.15
Shared 2-5	0200	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Shared 4-6	0210	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Shared 7-10	0220	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79
Shared 11+	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74
Served by new lifts	0245	1.06	1.06	1.06	1.07	1.07	1.08	1.08	1.09	1.09	1.1	1.1	1.1
Single storey	0095	1.21	1.2	1.2	1.19	1.18	1.18	1.17	1.16	1.15	1.14	1.13	1.12
Common room only	0250	1.07	1.07	1.07	1.07	1.07	1.07	1.08	1.08	1.08	1.08	1.09	1.09
Associated communal facilities	0260	1.04	1.04	1.05	1.05	1.05	1.05	1.06	1.06	1.07	1.07	1.07	1.07
Common room and associated facilities	0270	1.11	1.11	1.12	1.12	1.12	1.12	1.14	1.14	1.15	1.15	1.16	1.16
Wheelchair with individual carport	0380	1.28	1.28	1.27	1.27	1.27	1.27	1.27	1.26	1.26	1.26	1.26	1.26
Wheelchair without individual carport	0385	1.07	1.07	1.08	1.08	1.09	1.09	1.1	1.11	1.11	1.12	1.13	1.13
Rural housing	0430	1.11	1.12	1.13	1.14	1.15	1.15	1.17	1.18	1.19	1.21	1.21	1.22
Construction 'Clients' Charter'	0460	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Housing for sale	5100	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03	1.03
Parents with children refuges	0420	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Pre 1919 rehabilitation	0310	1.05	1.06	1.06	1.06	1.07	1.07	1.08	1.08	1.09	1.1	1.1	1.1
No VAT rehabilitation	0320	0.94	0.94	0.93	0.93	0.92	0.92	0.91	0.9	0.9	0.89	0.88	0.88
National Parks	0440	1.14	1.15	1.15	1.16	1.17	1.17	1.18	1.19	1.2	1.21	1.22	1.23
Adaptability-loft	0470	1.02	1.02	1.02	1.02	1.02	1.02	1.03	1.03	1.03	1.03	1.03	1.04
Sustainability	0450	1.01	1.01	1.01	1.01	1.01	1.02	1.02	1.02	1.02	1.02	1.02	1.02
P&R multiplier	0480	Please refer to Table 1.12 for individual local authority multiplier for this scheme type											
Community self build	0490	1.04	1.04	1.04	1.04	1.04	1.04	1.03	1.03	1.03	1.03	1.03	1.03

Notes:  
 Shared categories refer to bed spaces per scheme/cluster'  
 Shared categories cannot be used with 'frail older persons'  
 'Served with new lifts' cannot be used with 'frail older persons', or 'sheltered category 2'  
 'Single storey' is applicable to new build only and cannot be used with 'frail older persons', 'sheltered category 2' or 'Wheelchair with carport'  
 'Common room' is applicable to 'sheltered category 1 and 'self-contained supported housing' only  
 'Pre 1919 rehabilitation' cannot be used with 'EPS' 'Purchase and repair'  
 'Wheelchair without individual carport' needs a waiver from the local Corporation office when used

Table 1.8: Supplementary multipliers for works only re-improvements schemes only 2003/2004

Scheme type	TCI calc. From Line no.	Cost Group											
		A1&A2	A3	A4	B1	B2	B3	C1	C2	C3	D1	D2	E1
Sheltered Cat1	0140	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sheltered Cat 2	0170	1.48	1.49	1.48	1.50	1.49	1.48	1.48	1.49	1.48	1.46	1.47	1.47
Frail elderly	0180	1.77	1.77	1.76	1.76	1.77	1.75	1.73	1.75	1.76	1.72	1.73	1.74
Special needs	0186	1.28	1.28	1.28	1.28	1.27	1.26	1.26	1.26	1.27	1.25	1.25	1.26
Extended general family	0195	1.14	1.15	1.14	1.15	1.16	1.15	1.15	1.16	1.16	1.16	1.17	1.17
Shared 2-3	0200	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Shared 4-6	0210	0.76	0.77	0.79	0.80	0.81	0.82	0.84	0.84	0.85	0.86	0.86	0.86
Shared 7-10	0220	0.58	0.60	0.64	0.65	0.67	0.69	0.71	1.31	0.75	0.76	0.76	0.76
Shared 11+	0235	0.48	0.51	0.55	0.57	0.59	0.62	0.65	0.66	0.69	0.70	0.71	0.71
Served by new lifts	0245	1.12	1.11	1.10	1.12	1.11	1.12	1.11	1.12	1.11	1.12	1.11	1.11
Single storey	0095	1.42	1.38	1.35	1.31	1.28	1.26	1.23	1.21	1.18	1.16	1.15	1.14
Common room only	0250	1.14	1.13	1.12	1.12	1.11	1.10	1.11	1.10	1.10	1.09	1.10	1.10
Associated communal facilities	0260	1.08	1.08	1.09	1.08	1.08	1.07	1.08	1.08	1.08	1.08	1.08	1.08
Common room and associated facilities	0270	1.22	1.21	1.21	1.20	1.19	1.18	1.19	1.18	1.18	1.17	1.18	1.18
Wheelchair with individual carport	0380	1.56	1.53	1.47	1.45	1.42	1.40	1.37	1.34	1.31	1.30	1.29	1.29
Wheelchair without individual carport	0385	1.14	1.13	1.14	1.13	1.14	1.13	1.14	1.14	1.13	1.14	1.15	1.15
Rural housing	0430	1.22	1.23	1.22	1.23	1.24	1.22	1.23	1.24	1.23	1.24	1.24	1.25
Construction 'Clients' Charter'	0460	1.02	1.02	1.02	1.02	1.02	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Housing for sale	5100	1.06	1.06	1.05	1.05	1.05	1.04	1.04	1.04	1.04	1.03	1.03	1.03
Parents with children refuges	0420	0.50	0.53	0.57	0.59	0.61	0.63	0.66	0.67	0.70	0.71	0.72	0.72
Pre 1919 rehabilitation	0310	1.11	1.11	1.10	1.10	1.11	1.10	1.11	1.10	1.11	1.12	1.11	1.11
No VAT rehabilitation	0320	0.88	0.89	0.88	0.88	0.87	0.88	0.88	0.87	0.88	0.87	0.86	0.88
National Parks	0440	1.28	1.28	1.26	1.27	1.27	1.25	1.24	1.25	1.24	1.24	1.25	1.26
Adaptability—loft	0470	1.04	1.04	1.03	1.03	1.03	1.03	1.04	1.04	1.04	1.03	1.03	1.05
Sustainability	0450	1.02	1.02	1.02	1.02	1.02	1.03	1.03	1.03	1.03	1.02	1.02	1.02

Notes:  
 Shared categories refer to bed spaces per scheme/cluster  
 Shared categories cannot be used with 'frail older persons'  
 'Served with new lifts' cannot be used with 'frail older persons' or 'sheltered category 2'  
 'Single storey' is applicable to new build and cannot be used with frail older persons' 'sheltered category 2' or 'Wheelchair with carport'  
 'Common room' is applicable to sheltered category 1 and 'self-contained supported housing' only  
 'Pre 1919 rehabilitation' cannot be used with 'ESP' or 'purchase and repair'  
 'Wheelchair without individual carport' needs a waiver from the local Corporation office when used  
 'Parents with children' refuges is applicable to 'shared general needs' and 'shared supported housing' only



Table: 1.10: Capitalised leased premium factors for temporary housing (TSH) 2003/2004

	TCI calc. Form Line no.	Cost Group												
		A1&A2	A3	A4	B1	B2	B3	C1	C2	C3	D1	D2	E1	
<b>TSH term (years)</b>	<b>N/a</b>													
29		0.26	0.25	0.24	0.23	0.21	0.20	0.19	0.17	0.16	0.13	0.12	0.12	
28		0.26	0.25	0.23	0.22	0.21	0.20	0.18	0.16	0.15	0.13	0.12	0.11	
27		0.25	0.24	0.23	0.21	0.20	0.19	0.18	0.16	0.15	0.13	0.12	0.11	
26		0.25	0.23	0.22	0.21	0.20	0.19	0.17	0.15	0.15	0.12	0.11	0.11	
25		0.24	0.23	0.22	0.20	0.19	0.18	0.17	0.15	0.14	0.12	0.11	0.11	
24		0.23	0.22	0.21	0.20	0.19	0.18	0.16	0.15	0.14	0.12	0.11	0.10	
23		0.23	0.22	0.21	0.19	0.18	0.17	0.16	0.14	0.14	0.11	0.11	0.10	
22		0.22	0.21	0.20	0.19	0.18	0.17	0.15	0.14	0.13	0.11	0.10	0.10	
21		0.21	0.20	0.19	0.18	0.17	0.16	0.15	0.13	0.13	0.11	0.10	0.09	
20		0.21	0.20	0.19	0.18	0.17	0.16	0.15	0.13	0.12	0.11	0.10	0.09	
19		0.20	0.19	0.18	0.17	0.16	0.15	0.14	0.13	0.12	0.10	0.09	0.09	
18		0.20	0.19	0.18	0.17	0.16	0.15	0.14	0.12	0.12	0.10	0.09	0.09	
17		0.19	0.18	0.17	0.16	0.15	0.15	0.13	0.12	0.11	0.10	0.09	0.09	
16		0.19	0.18	0.17	0.16	0.15	0.14	0.13	0.12	0.11	0.09	0.09	0.08	
15		0.18	0.17	0.16	0.15	0.15	0.14	0.13	0.11	0.11	0.09	0.08	0.08	
14		0.17	0.17	0.16	0.15	0.14	0.13	0.12	0.11	0.10	0.09	0.08	0.08	
13		0.17	0.16	0.15	0.14	0.14	0.13	0.12	0.11	0.10	0.09	0.08	0.07	
12		0.16	0.15	0.15	0.14	0.13	0.12	0.11	0.10	0.10	0.08	0.07	0.07	
11		0.16	0.15	0.14	0.13	0.13	0.12	0.11	0.10	0.09	0.08	0.07	0.07	
10		0.15	0.14	0.14	0.13	0.12	0.12	0.11	0.09	0.09	0.08	0.07	0.07	
9		0.14	0.14	0.13	0.12	0.12	0.11	0.10	0.09	0.09	0.07	0.07	0.08	
8		0.14	0.13	0.13	0.12	0.11	0.11	0.10	0.09	0.08	0.07	0.06	0.06	
7		0.13	0.13	0.12	0.11	0.11	0.10	0.09	0.08	0.08	0.07	0.06	0.06	
6		0.13	0.12	0.11	0.11	0.10	0.10	0.09	0.08	0.07	0.06	0.06	0.06	
5		0.10	0.09	0.09	0.08	0.08	0.08	0.07	0.06	0.06	0.05	0.05	0.04	
4		0.08	0.07	0.07	0.07	0.06	0.06	0.05	0.05	0.05	0.04	0.04	0.03	
3		0.06	0.06	0.06	0.05	0.05	0.05	0.04	0.04	0.04	0.03	0.03	0.03	
2		0.05	0.05	0.04	0.04	0.04	0.04	0.03	0.03	0.03	0.02	0.02	0.02	







## Key:

CAT1	Category1
CAT2	Category2
FE	Frail older persons
SN	Supported housing
ExFam	Extended families
SH 23	Shared 2-3 bed spaces
SH 46	Shared 4-6 bed spaces
SH 10	Shared 7-10 bed spaces
SH 11+	Shared 11+ bed spaces
LIFT	Served by new lifts
SS	Single Storey
SUS	Sustainability
CCC	Construction 'Clients' Charter'
ADA	Adaptability
CR	Common room
FAC	Common room associated communal facilities only
CR&FC	Common room & communal facilities
1919	Rehab pre-1919 properties
VAT	No VAT rehabilitation
WC&C	Wheelchair and individual carport
WC	Wheelchair without individual carport
PWCR	Parent with children refuges
HFS	Housing for sale
RH	Rural housing
NP	National parks
P&R	Purchase & repair
CSB	Community self build

## Notes:

It is valid to combine each supplementary multiplier singularly with each key multiplier with the following exceptions:

- the 'housing for sale' multiplier cannot be combined with the 'rehabilitation re-improvement' key multiplier,
- the 'single storey' multiplier can only be combined with the 'new build acquisition works' 'new build off-the-shelf' and 'new build works only' key multiplier;
- the 'rehabilitation pre-1919' multiplier cannot be combined with the 'existing satisfactory' or 'purchase and repair' key multiplier.
- the 'P&R' supplementary multiplier may only be used in conjunction with the 'housing for sale' multiplier in circumstances outline in the Capital Funding Guide (sale-1 paragraph 2.).

TSH is not included in this matrix.

**Table 1.12: TCI grouping, ESP and P&R supplementary multipliers and Home buy groupings 2003/2004**

In alphabetical order- commencing with the London authorities

LA code	LA name	TCI grouping	ESP multiplier*	Home buy grouping
203	Barking and Dagenham	B3	0.95	H3
204	Barnet	A2	1.15	H1
205	Bexley	A4	0.90	H1
206	Brent	A3	1.05	H1
207	Bromley	A2	1.00	H1
208	Camden	A2	1.15	H1
202	City of London	A1	1.00	H1
209	Croydon	A3	0.85	H1
210	Ealing	A3	0.95	H1
211	Enfield	A2	1.15	H1
212	Greenwich	B1	1.00	H1
213	Hackney	A3	1.00	H1
214	Hammersmith and Fulham	A2	1.15	H1
215	Haringey	A3	1.00	H1
216	Harrow	A3	1.00	H1
217	Havering	B1	0.90	H2
218	Hillingdon	A3	0.85	H1
219	Hounslow	A2	1.00	H1
220	Islington	A2	1.15	H1
221	Kensington and Chelsea	A1	1.15	H1
222	Kingston upon Thames	A4	1.15	H1
223	Lambeth	A2	1.10	H1
224	Lewisham	A4	1.00	H1
225	Merton	A3	1.15	H1
226	Newham	A4	0.90	H2
227	Redbridge	B1	0.95	H1
228	Richmond upon Thames	A3	1.10	H1
229	Southwark	A2	1.00	H1
230	Sutton	A3	0.85	H1
231	Tower Hamlets	A4	1.15	H1
232	Waltham Forest	B1	1.00	H2
233	Wandsworth	A3	1.15	H1
234	Westminster, City of	A1	1.15	H1
272	Adur	C2	1.15	H2
638	Allerdale	D2	0.90	H6
594	Alnwick	D2	1.00	H5
482	Amber Valley	D1	0.85	H6
273	Arun	B2	0.90	H3
474	Ashfield	D2	0.90	H6
251	Ashford	C1	1.00	H3
316	Aylesbury Vale	B3	1.00	H2
348	Babergh	C3	1.00	H4
551	Barnsley	E1	0.90	H6
639	Barrow-in-Furness	D1	0.85	H6
355	Basildon	C1	1.00	H2
279	Basingstoke and Deane	B1	0.95	H2
475	Bassetlaw	D1	0.85	H6
701	Bath and North East Somerset	B1	0.85	H3
331	Bedford	C2	1.10	H3
595	Berwick-upon-Tweed	D2	0.90	H6
515	Birmingham	C2	1.00	H3
451	Blaby	C3	0.95	H5
624	Blackburn	D2	0.90	H6
625	Blackpool	D1	0.85	H6

LA code	LA name	TCI grouping	ESP multiplier*	Home buy grouping
356	Bradford	E1	1.00	H5
357	Braintree	C1	1.00	H3
341	Breckland	D1	0.90	H5
356	Brentwood	B2	1.05	H1
531	Bridgnorth	C3	1.00	H3
706	Brighton and Hove	B1	1.00	H1
436	Bristol	B2	0.95	H2
342	Broadland	C3	0.95	H5
501	Bromsgrove	C2	0.85	H4
321	Broxbourne	B1	1.00	H1
476	Broxtowe	D1	0.95	H5
626	Bumley	D2	0.90	H6
607	Bury	O2	0.95	H5
556	Calderdale	E1	0.90	H6
335	Cambridge	A4	1.15	H1
522	Cannock Chase	C3	0.85	H6
252	Canterbury	B3	0.85	H3
429	Caradon	D1	1.00	H4
640	Carlisle	D2	1.00	H5
430	Carrick	C3	1.15	H3
597	Castle Morpeth	D2	1.00	H5
358	Castle Point	C1	1.00	H3
452	Chamwood	C2	0.90	H5
359	Chelmsford	B3	1.00	H2
441	Cheltenham	B3	1.05	H2
311	Cherwell	B3	1.00	H3
616	Chester	C3	1.00	H4
484	Chesterfield	D1	0.90	H5
581	Chester-le-Street	D2	0.90	H6
274	Chichester	B1	0.95	H1
318	Chiltern	B1	1.00	H1
627	Chorley	C3	0.85	H5
402	Christchurch	B2	0.90	H2
360	Colchester	C2	1.00	H3
617	Congleton	D2	1.00	H4
641	Copeland	D2	0.90	H6
467	Corby	D2	0.90	H6
442	Cotswold	C1	1.15	H2
516	Coventry	D1	1.00	H4
560	Craven	D2	1.10	H3
275	Crawley	B3	1.05	H2
618	Crew and Nantwich	D1	1.00	H5
322	Dacorum	A3	1.00	H1
582	Darlington	D1	0.85	H5
253	Dartford	C1	1.00	H3
468	Daventry	C2	0.95	H4
485	Derby	D1	0.85	H5
490	Derbyshire Dales	C3	1.00	H4
583	Derwentside	D1	0.85	H6
552	Doncaster	D1	0.85	H6
254	Dover	C2	1.05	H3
517	Dudley	C3	1.00	H4
584	Durham	D1	1.00	H4
585	Easington	D2	0.90	H6
336	East Cambridgeshire	C1	1.05	H2

LA code	LA name	TCI grouping	ESP multiplier*	Home buy grouping
469	East Northamptonshire	C1	0.85	H5
708	East Riding	D2	0.90	H6
523	East Staffordshire	D2	1.00	H5
266	Eastbourne	C1	1.15	H1
281	Eastleigh	B3	1.00	H2
642	Eden	D1	1.00	H4
619	Ellesmere Port and Neston	D2	0.90	H6
300	Elmbridge	B1	1.15	H1
361	Epping Forest	B1	1.15	H1
301	Epsom and Enwell	B2	1.15	H1
486	Erewash	D1	0.90	H5
420	Exeter	C1	1.00	H3
282	Fareham	B3	1.00	H2
337	Fenland	D1	1.00	H4
349	Forest Heath	C2	1.00	H4
443	Forest of Dean	C3	1.05	H3
628	Fylde	C2	0.85	H5
589	Gateshead	D2	0.95	H5
477	Gedling	D1	0.95	H5
444	Gloucester	C2	1.00	H3
283	Gosport	C1	1.00	H3
256	Gravesham	C2	1.00	H3
343	Great Yarmouth	D2	0.95	H5
302	Guildford	B1	1.10	H1
620	Halton	C3	0.85	H6
561	Hambleton	C3	1.00	H4
453	Harborough	C1	0.85	H4
362	Harlow	C1	1.15	H1
562	Harrogate	C2	1.10	H3
284	Hart	A4	1.00	H1
577	Hartlepool	D2	0.90	H6
267	Hastings	C3	1.15	H3
285	Havant	B3	0.95	H3
712	Hereford	C1	0.85	H4
324	Hertsmere	A3	1.00	H1
487	High Peak	C3	1.00	H4
454	Hinkley and Bosworth	C3	0.95	H5
276	Horsham	B2	1.00	H1
338	Huntingdonshire	C1	1.00	H3
629	Hyndburn	E1	0.90	H6
350	Ipswich	C2	1.00	H4
707	Isle of Wight	C3	1.00	H4
447	Isles of Scilly	A2	1.00	H1
409	Kennet	B3	1.00	H3
431	Kerrier	D2	1.10	H4
470	Kettering	C2	0.85	H5
347	King's Lynn and West Norfolk	D1	0.90	H5
574	Kingston upon Hull	D2	0.90	H6
557	Kilkees	D2	0.90	H5
601	Knowsley	D2	0.90	H6
630	Lancaster	C3	0.95	H5
558	Leeds	D1	1.00	H4
455	Leicester	C3	0.85	H5
269	Lewes	B2	0.85	H3

LA code	LA name	TCI grouping	ESP multiplier*	Home buy grouping
363	Maldon	C2	1.10	H3
713	Malvern Hills District	C1	1.00	H3
608	Manchester	C2	1.00	H4
478	Mansfield	D2	0.90	H6
456	Melton	C2	0.85	H5
414	Mendip	D1	1.00	H4
333	Mid Bedfordshire	C1	1.10	H2
425	Mid Devon	C2	1.00	H4
351	Mid Suffolk	C3	1.00	H4
277	Mid Sussex	B2	1.00	H1
579	Middlesbrough	D2	0.90	H6
319	Milton Keynes	C1	0.95	H3
303	Mole Valley	B2	1.15	H1
286	New Forest	B2	1.00	H2
479	Newark and Sherwood	D1	0.90	H5
590	Newcastle upon Tyne	C3	1.00	H4
525	Newcastle-under-Lyme	D2	0.90	H6
432	North Cornwall	D1	1.15	H3
421	North Devon	C2	1.00	H4
403	North Dorset	C1	1.00	H3
488	North East Derbyshire	D1	1.00	H5
709	North East Lincolnshire	E1	0.90	H6
325	North Hertfordshire	B3	1.15	H1
463	North Kesteven	D1	0.85	H6
710	North Lincolnshire	E1	0.90	H6
344	North Norfolk	D1	0.95	H5
532	North Shropshire	D2	1.00	H5
440	North Somerset	C1	1.00	H2
591	North Tyneside	D1	1.00	H5
510	North Warwickshire	C3	1.00	H5
457	North West Leicestershire	C3	0.85	H5
410	North Wiltshire	B3	0.95	H3
471	Northampton	C1	0.90	H4
345	Norwich	C1	0.85	H4
480	Nottingham City	C3	0.85	H5
511	Nuneaton and Bedworth	C3	0.85	H5
458	Oadby and Wigston	C3	1.00	H4
609	Oldham	D1	0.85	H5
533	Oswestry	D1	0.85	H6
312	Oxford	A2	0.95	H1
631	Pendle	D2	0.90	H6
433	Pen with	D1	1.05	H3
339	Peterborough	C3	1.00	H4
422	Plymouth	C3	1.00	H4
404	Poole	B2	0.85	H3
287	Portsmouth	C1	1.00	H3
632	Preston	C3	0.85	H5
405	Purbeck	C1	1.00	H3
296	Reading	A4	0.90	H1
578	Redcar and Cleveland	E1	0.90	H6
505	Redditch	C3	1.00	H4
304	Reigate and Banstead	B2	1.10	H1
434	Restormel	D1	1.05	H4
633	Ribble Valley	C3	1.00	H4

LA code	LA name	TCI grouping	ESP multiplier*	Home buy grouping
512	Rugby	C3	0.95	H5
305	Runnymede	B2	1.05	H1
481	Rushcliffe	C3	1.00	H4
288	Rushmoor	B2	1.00	H1
459	Rutland	C1	0.95	H4
564	Ryedale	D1	1.00	H4
611	Salford	D1	0.85	H6
411	Salisbury	B3	1.00	H2
518	Sandwell	D1	0.90	H5
566	Scarborough	D2	0.95	H5
586	Sedgefield	D2	0.90	H6
415	Sedgemoor	D1	1.05	H4
604	Sefton	D1	0.95	H5
565	Selby	D2	1.10	H4
259	Sevenoaks	B2	1.05	H1
554	Sheffield	D2	1.00	H4
260	Shepway	C3	1.05	H3
534	Shrewsbury and Atcham	D1	1.00	H4
297	Slough	B2	1.00	H1
519	Solihull	B2	0.95	H2
334	South Bedfordshire	C2	1.05	H3
317	South Bucks	B1	1.10	H1
340	South Cambridgeshire	B3	1.15	H1
489	South Derbyshire	D2	0.90	H6
702	South Gloucestershire	B2	0.85	H3
423	South Hams	C3	1.15	H2
464	South Holland	D2	0.90	H6
465	South Kesteven	D1	0.95	H5
643	South Lakeland	C3	1.00	H4
346	South Norfolk	C3	0.95	H5
472	South Northamptonshire	B3	0.85	H4
313	South Oxfordshire	B2	1.00	H1
635	South Ribble	C3	0.85	H5
535	South Shropshire	D1	1.00	H4
418	South Somerset	C2	1.00	H4
526	South Staffordshire	C2	0.85	H5
592	South Tyneside	D2	1.00	H5
289	Southampton	B3	1.00	H3
365	Southend-on-Sea	C2	1.00	H3
306	Spelthorne	B2	1.15	H1
326	St. Albans	A3	1.15	H1
352	St. Edmundsbury	C1	1.00	H3
603	St. Helens	C3	0.85	H6
527	Stafford	D1	0.90	H5
528	Staffordshire Moorlands	D2	0.90	H6
327	Stevenage	C1	1.15	H1
612	Stockport	C1	1.00	H3
580	Stockton-on-Tees	D2	0.90	H6
529	Stoke-on-Trent	D2	0.90	H6
513	Stratford-on-Avon	B1	1.00	H1
445	Stroud	C2	1.00	H3
353	Suffolk Coastal	C3	1.00	H4
593	Sunderland	D1	1.00	H5
307	Surray Heath	B2	1.05	H1

LA code	LA name	TCI grouping	ESP multiplier*	Home buy grouping
587	Teesdale	D2	0.90	H5
424	Teignbridge	C1	0.95	H4
366	Tendring	D1	1.05	H3
290	Test Valley	C1	1.00	H3
446	Tewkesbury	C2	1.00	H4
262	Thanet	C2	1.00	H3
711	The Medway Towns	C2	1.00	H3
536	The Wrekin	D1	0.95	H5
328	Three Rivers	A3	1.05	H1
367	Thurrock	C2	1.10	H3
263	Tonbridge and Malling	B2	1.00	H2
426	Torbay	C2	1.00	H4
427	Torridge	C3	1.00	H4
614	Trafford	B3	0.85	H3
264	Tunbridge Wells	B3	1.00	H2
598	Tynedale	D1	1.00	H5
368	Uttlesford	B2	1.00	H1
314	Vale of White Horse	B3	1.00	H2
622	Vale Royal	C3	1.00	H4
559	Wakefield	D1	0.85	H5
520	Walsall	C3	0.85	H5
599	Wansbeck	D2	0.90	H6
623	Warrington	C3	0.85	H6
514	Warwick	B3	1.05	H1
329	Watford	A3	0.90	H1
354	Waveney	D2	0.95	H5
309	Waverley	B1	1.10	H1
271	Wealden	C1	1.15	H2
588	Wear Valley	D2	0.90	H6
473	Welling borough	C3	0.90	H5
330	Welwyn Hatfield	B1	1.00	H1
295	West Berkshire	B1	0.95	H2
428	West Devon	C3	1.15	H2
406	West Dorset	B3	1.00	H3
636	West Lancashire	C2	0.90	H5
466	West Lindsey	E1	0.90	H6
315	West Oxfordshire	B1	0.90	H2
417	West Somerset	C3	1.00	H4
413	West Wiltshire	C1	0.95	H3
407	Weymouth and Portland	C1	0.85	H4
615	Wigan	D1	0.90	H5
291	Winchester	A4	1.00	H1
298	Windsor and Maidenhead	B1	1.15	H1
605	Wirral	D2	0.90	H6
310	Woking	B1	1.00	H1
299	Wokingham	B2	1.05	H1
521	Wolverhampton	D2	0.90	H5
507	Worcester City	C2	1.00	H3
278	Worthing	C1	1.10	H2
508	Wychavon	C2	1.00	H3
320	Wycombe	B1	0.90	H2
637	Wyre	C3	0.85	H5
509	Wyre Forest	C2	0.90	H4
567	York	C3	1.05	H3

Table 1.13: National parks and areas of outstanding beauty in England

National parks	Areas of outstanding beauty
The Broads	Arnside and Silverdale
Dartmoor	Blackdown Hills
Exmoor	Cannock Chase
Lake District	Chichester Harbour
The New Forest	Chilterns
North Yorkshire Moor	Cornwall
Northumberland	Cotswolds
Peak District	Cranbourne Chase and West Wiltshire Downs
Yorkshire Dales	Debham Vale
	Dorset
	East Devon
	East Hampshire
	Forest of Bowland
	High Weald
	Howardian Hills
	Isle of Wight
	Isles of Scilly
	Kent Downs
	Lincolnshire Wolds
	Malvern Hills
	Mendip Hills
	Nidderdale
	Norfolk Coast
	North Devon
	North Pennines
	Northumberland Coast
	North Wessex Downs
	Quantock Hills
	Shropshire Hills
	Solway Coast
	South Devon
	South Hampshire Coast
	Suffolk Coast and Heaths
	Surrey Hills
	Sussex Downs
	Tamar Valley
	Wye Valley



**Table 2.1: Low cost home ownership (LCHO) factors 2003/2004**

<b>Sale programme</b>	<b>Priority investment areas</b>	<b>Other areas</b>
Shared ownership	58%	50%
Shared ownership for the elderly	68%	60%
Improvement for outright sale	33%	

**Table 2.2: Home buy value limits and oncost allowance 2003/2004**

	<b>Home buy cost groups</b>					
	<b>H1</b>	<b>H2</b>	<b>H3</b>	<b>H4</b>	<b>H5</b>	<b>H6</b>
Home buy value limits (£)						
Homes with up to and including two bedrooms	161,300	129,600	104,100	83,600	67,200	54,000
Homes with more than two bedrooms	201,600	161,200	128,900	103,100	82,400	65,900
On-cost allowances (%)						
Applied to actual purchase cost*	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%

Note:

\* there is a cap of £2,500 on this allowance

**Table 2.3: Voluntary purchase grant (VPG) and right to acquire discount amounts 2003/2004**

	<b>Home buy cost groups</b>					
	<b>H1</b>	<b>H2</b>	<b>H3</b>	<b>H4</b>	<b>H5</b>	<b>H6</b>
VPG and RTA discount amounts £	16,000	13,500	11,000	10,000	9,000	9,000

The RTA discount amounts, and the local authorities that they apply to, are set by Statutory Instrument, the Housing Right to Acquire Discount Order (2002 No 1091) and may be varied by subsequent orders. The indicative RTA discount levels for 2003/04 are set out above. The current intention is that the TA discount levels should reflect those for VPG. Any discrepancies should be reported to the Corporation.

**Table 2.4: Local authority do-it-yourself shared ownership (LA DIYSO) value limits, grant rates and on-cost allowance 2003/2004**

	Home buy cost groups					
	H1	H2	H3	H4	H5	H6
LA DIYSO value limits (£)						
Homes with up to and including two bedrooms	161,300	129,600	104,100	83,600	67,200	54,000
Homes with more than two bedrooms	201,600	161,200	128,900	103,100	82,400	65,900
Grant rates (%)						
(Refer to grant rate calculator)						
Applied to value for unsold equity*						
On-cost allowances (%)						
Applied to actual purchase cost**	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Total grant rate will be: (value of unsold equity×grant rate)+(total purchase price×on cost allowance)						

Notes:

\* for LA DIYSO: for each Corporation investment region a fixed rate grant rate will apply

\*\* there is a cap of £4,160 on this allowance

Table 3.1: Allowances and expenses 2003/2004

	£	IMS code*	£ (VAT enhanced)	IMS code*
Special project promotion				
• London				
Agency Schemes				
First project	12,026	A010	(13,538)	A020
Second and subsequent projects	8,018	A050	(9,026)	A060
Directly managed schemes				
First project	10,864	A090	(12,230)	A100
Second and subsequent projects	7,216	A130	(8,123)	A140
• Outside London				
Agency schemes				
First project	8,738	A030	(9,836)	A040
Second and subsequent projects	5,823	A070	(6,555)	A080
Directly managed schemes				
First project	7,865	A110	(8,854)	A120
Second and subsequent projects	5,244	A150	(5,903)	A160
Co-operative promotion				
• London				
Per new primary co-op project	8,980	A170	(10,109)	A180
For second and subsequent schemes:				
New build	5,990	A210	(6,743)	A220
Rehabilitation	1,347	A250	(1,516)	A260
• Outside London				
Per new primary co-op project	8,143	A190	(9,164)	A200
For second and subsequent schemes:				
New build	5,427	A230	(6,109)	A240
Rehabilitation	1,221	A270	(1,374)	A280
Property disposal deductible administration expenses				
• All areas				
Stair casing sales	449	A900	(n/a)	
Right to buy sales (house)	701		(n/a)	
Right to buy sales (flats)	1,576		(n/a)	
Voluntary and Statutory Purchase Grants (house)	701	A940	(n/a)	
Voluntary and Statutory Purchase Grants (flat)	1,576	A950	(n/a)	
Recovery of tenant's discount	103		(n/a)	
Move on allowances for RSF				
• All areas	543		(597)	

## 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 prices (page 778);
- (b) by reference to average published prices per square metre of floor area (page 787). 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 791–793, 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.

	Cost Index	Tender Index
1991	355	262
1992	365	243
1993	372	235
1994	382	252
1995	401	265
1996	411	267
1997	421	283
1998	439	313
1999	460	332
2000	489	359
2001	507	384
2002	536 (P)	412
2003	566 (F)	428 (F)
2004	593 (F)	441 (F)
2005	628 (F)	454 (F)

### 3 FEES

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

### 4

### VALUE ADDED TAX (V.A.T.)

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 V.A.T. 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 2003 for a property which cost £200,000 when completed in 1976.

<b>Present Cost</b>		£ 200,000.00
Known cost at mid 1976	Predicted tender index fourth quarter 2003=433	
	Tender index fourth quarter 1976=100	
	Increase in tender index=333%	
	applied to known cost=	£ 666,000.00
Present cost (excluding any allowance for demolition)=		£ 866,000.00
<b>Allowance for inflation</b>		
Present cost at day one of policy		£ 866,000.00
	Predicted tender index fourth quarter 2004=446	
	Predicted tender index fourth quarter 2003=433	
	Increase in tender index=3.00%	
	applied to present cost=say	
	Anticipated cost at expiry of policy=	£ 26,000.00
		£ 892,000.00

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 rebuilding could commence, then a further similar allowance must be made.

	Predicted tender index fourth quarter 2005=459	
	Predicted tender index fourth quarter 2004=446	
	Increase in tender index= 2.91%	
	applied to cost at expiry of policy = say	
	Anticipated cost at tender date =	£ 26,000.00
		£ 918,000.00

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 tender index fourth quarter 2006=672	
	Predicted tender index fourth quarter 2005=646	
	Increase in tender index=4.02%	

This is the total increase at the end of the one year period. The amount applicable to the contract would be about half, say

		£ 18,475.00
	Estimated cost of reinstatement=	£ 936,500.00

**SUMMARY OF EXAMPLE**

Estimated cost of reinstatement =	£ 936,500.00
Add professional fees at, say 16% =	£ 149,800.00 s/t £1,086,300.00
Add for V.A.T., currently at 17½ % say =	<u>£ 190,100.00</u>
<b>Total insurance cover required =</b>	<b><u>£ 1,276,400.00</u></b>

# The Aggregates Tax

## The Tax

The Aggregates Tax came into operation on 1 April 2002 in the UK, except for Northern Ireland where it will be phased in over five years commencing in 2003.

It is currently levied at the rate of £1.60 per tonne 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 liable for the levy unless it is specifically exempted.

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

The hope is that this 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+vibration, dust+other emissions to air, visual intrusion, loss of amenity+damage to wildlife habitats

The intention is for part of the revenue from the levy to be recycled to business and communities affected by aggregates extraction, through :

- a 0.1 percentage point cut in employers' national insurance contributions
- a new £35 million per annum 'Sustainability Fund' to reduce the need for virgin materials and to limit the effects of extraction on the environment where it takes place. A number of key priorities have been identified with a promise to give effect to them through existing programmes. The intention was to publish the results early in 2003.

## Definition

'Aggregates' mean 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’ aggregate won from a source and used in a location within the UK territorial boundaries (land or sea). The tax is not levied on aggregate which is exported nor on aggregate 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 commencement date of the levy
- aggregate which is being returned to the land from which it was won
- aggregate won from a farm land or forest where used on that farm or forest
- rock which has not been subjected to an industrial crushing process
- aggregate won by being removed from the ground on the site of any building or proposed building in the course of excavations carried out in connection with the modification or erection of the building and exclusively for the purpose of laying foundations or of laying any pipe or cable
- aggregate won by being removed from the bed of any river, canal or watercourse or channel in or approach to any port or harbour (natural or artificial), in the course of carrying out any dredging exclusively for the purpose of creating, restoring, improving or maintaining that body of water
- aggregate won by being removed from the ground along the line of any highway or proposed highway in the course of excavations for improving, maintaining or constructing the highway+otherwise than purely to extract the aggregate
- drill cuttings from petroleum operations on and on the seabed
- aggregate resulting from works carried out in exercise of powers under the New Road and Street Works Act 1991, the Roads (Northern Ireland) Order 1993 or the Street Works (Northern Ireland) Order 1995
- aggregate removed for the purpose of cutting of rock to produce dimension stone, or the production of lime or cement from limestone.
- Aggregate arising as a waste material during the processing of the following industrial minerals:
  - ball clay
  - barytes
  - calcite
  - china clay
  - coal, lignite, slate or shale
  - feldspar
  - flint
  - fluorspar
  - fuller’s earth
  - gems and semi-precious stones
  - gypsum
  - any metal or the ore of any metal
  - muscovite
  - perlite
  - potash
  - pumice



- o rock phosphates
- o sodium chloride
- o talc
- o vermiculite

However, the levy is still chargeable on any aggregate 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

## **BACKGROUND**

### **Environment Act 1995**

Provides for planning permissions for minerals extraction (which includes aggregates) to be reviewed and updated on a regular basis by the mineral planning authorities.

Minerals planning guidance notes were to be updated to ensure that all mineral operators provide local benefits that clearly outweigh the likely impacts of mineral extraction.

### **The Rural White Paper published in November 2000**

This set out the government's Vision of a countryside that is sustainable economically, socially and environmentally' apart from economic support, action was proposed to deal with a number of environmental threats, one is to reduce the environmental impact (such as damage to biodiversity and visual intrusion) of aggregate extraction by imposing an aggregates levy.

### **Finance Act 2001**

This provides for a levy being charged on aggregate which is subject to commercial exploitation. It places the levy under the care and management of the Commissioners of Customs & Excise.

### Anticipated impact

The British Aggregates Association has suggested that the additional cost imposed by quarries is more likely to be in the order of £2.65 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 £8.00 to £10.65 per tonne, there will be a significant impact on construction costs.

The Civil Engineering Contractors Association has predicted that the tax will push up total construction prices in the civil sector by 1.3%. Other models have come up with figures much higher than this, but the level for any particular project will of course depend on the constituents and type of work involved. It has been estimated that between 20 and 25% of aggregate production is used for road maintenance and construction. Obviously there will be a substantial cost impact on civil engineering schemes involving large quantities of aggregates as fill materials etc. in schemes such as roads, railways and airports, but there will also be a significant impact on any building work which employs large quantities of aggregates not only in their primary state but also as concrete or concrete based products. An average building project could attract an increase of approximately 0.8 to 1%.

Individual typical materials could be affected as follows:

- Concrete: given that a cubic metre contains 1.9–2.4 tonnes of sand and aggregate, the levy could push up prices by £ 3.04–3.84 per m<sup>3</sup> at the £1.60 rate, were this to be £2.65 as reasoned above, the resulting increase would be £5.04–6.36 per m<sup>3</sup>. On a ready mix supply price of say £65 per m<sup>3</sup>, this would represent an average rise of 5.29% or 8.77% respectively.
- Precast concrete blocks: anticipated at 10 p per m<sup>2</sup> on dense aggregate
- Concrete roof tiles: anticipated at 10 p to 50 p per m<sup>2</sup> of roofing
- Precast concrete pavings: anticipated at 2 to 5% on the cost of concrete pavings, flagsblocks, kerbs etc.
- Bitumen macadam paving: anticipated to be in the region of 2.5% on the cost of materials

### Avoidance

An alternative to using new aggregate 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 t/m<sup>3</sup> and the total quantity involved less than 1,000 m<sup>3</sup>):

Importing fill material:

	£/m <sup>3</sup>	£/tonne
Cost of 'new' aggregate delivered to site	17.10	9.50
Addition for Aggregate Tax	2.88	1.60
Total cost of importing fill materials	19.98	11.10

## Disposing of site material:

	<b>£/m<sup>3</sup></b>	<b>£/tonne</b>
Cost of removing materials from site	9.50	5.28
Total cost of disposal of site material	9.50	5.28

## Crushing site materials:

	<b>£/m<sup>3</sup></b>	<b>£/tonne</b>
Transportation of material from excavations or demolition places to temporary stockpiles	1.25	.69
Transportation of material from temporary stockpiles to the crushing plant	1.00	.56
Establishing plant and equipment on site; removing on completion	.75	.42
Maintain and operate plant	3.75	2.08
Crushing hard materials on site	5.50	3.05
Screening material on site	.75	.42
Total cost of crushing site materials	13.00	7.22

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 £6.98 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 £16.48 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.

## Specimen Unit rates

Establishing plant and equipment on site; removing on completion	
Crushing plant	£500
Screening plant	£250
Maintain and operate plant	
Crushing plant	£3,000 per week
Screening plant	£750 per week
Transportation of material from excavations or demolition places to temporary stockpiles	£1.25perm <sup>3</sup>
Transportation of material from temporary stockpiles to the crushing plant	£1.00 per m <sup>3</sup>
Breaking up material on site using impact breakers	
mass concrete	£5.50 per m <sup>3</sup>
reinforced concrete	£6.50 per m <sup>3</sup>
brickwork	£2.50 per m <sup>3</sup>
Crushing material on site	
mass concrete ne 1000m <sup>3</sup>	£5.50 per m <sup>3</sup>
mass concrete 1000–5000 m <sup>3</sup>	£5.00 per m <sup>3</sup>
mass concrete over 5000 m <sup>3</sup>	£4.50 per m <sup>3</sup>
reinforced concrete ne 1000m <sup>3</sup>	£6.50 per m <sup>3</sup>
reinforced concrete 1000–5000 m <sup>3</sup>	£6.00 per m <sup>3</sup>
reinforced concrete over 5000 m <sup>3</sup>	£5.50 per m <sup>3</sup>
brickwork ne 1000m <sup>3</sup>	£5.00 per m <sup>3</sup>
brickwork 1000–5000m <sup>3</sup>	£4.50 per m <sup>3</sup>
brickwork over 5000 m <sup>3</sup>	£4.00 per m <sup>3</sup>
Screening material on site	£0.75 per m <sup>3</sup>

# 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 to small and medium sized enterprises and on certain types of energy saving plant and machinery, whilst reduced rates apply to items with an expected economic life of more than 25 years.

## The Act

The primary legislation is now contained in the Capital Allowances Act 2001. Amendments to the Act have been made in each subsequent Finance Act.

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:

### *LIST C EXPENDITURE UNAFFECTED BY SECTIONS 21 AND 22*

*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 motivepower) 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, aircooling 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; wash basins, 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 and structures on which such boards or slides are mounted).*
17. *Any glasshouse constructed so that the required environment (namely, air, heat, light, imigation 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.*

### **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.

### **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.

### **Rate of Allowances**

Capital Allowances on plant and machinery are given in the form of writing down allowances at the rate of 25% per annum on a reducing balance basis. For every £100 of qualifying expenditure £25 is claimable in year 1, £18.75 in year 2 and so on until either the all the allowances have been claimed or the asset is sold. In addition to the basic rate, enhanced rates are available to certain types of business and on certain classes of asset.

Capital expenditure on plant and machinery by a small and medium sized enterprise attracts a 40% first year allowance. In subsequent years allowances are available at the 25% rate mentioned above. The definition of small and medium sized enterprise is broadly one that meets at least 2 of the following criteria:

- Turnover not more than £11.2m
- Assets not more than £5.6m
- Not more than 250 employees

First year allowances are not generally available on the provision of plant and machinery for leasing.

### **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 Product List published on the DETR 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. Leased assets only qualify from 17 April 2002.

Eight technologies were originally covered by the scheme and a further five technologies were added in the Finance Act 2002:

- Combined heat and power e.g. utilisation of the heat produced as a waste by-product in power stations.
- Boilers.
- Motors.
- Variable Speed Drives.
- Refrigeration.
- Pipe Insulation.
- Thermal screens.
- Lighting.
- Heat pumps
- Radiant and warm air heaters
- Solar heaters
- Energy-efficient refrigeration equipment
- Compressor equipment

Buildings and structures as defined above and long life assets as discussed below cannot qualify.

### **Information and Communications Technology**

In addition to utilising the tax system to direct investment towards environmentally friendly technology, the Government also wants to ensure small business remains globally competitive through investment in computers and the like. 100% first year allowances are also available on expenditure incurred on "Information and Communications Technology" by a small enterprise between 1 April 2000 and 31 March 2003.

The 3 classes of ICT defined in the Finance Act 2000 are:

- Computers, peripheral devices, data connection equipment and cabling and dedicated electrical systems
- WAP phones, third generation mobile phones, and devices for receiving and transmitting information to and from data networks and similar devices connected to a television set
- Software

The definition of a small enterprise is broadly one that meets at least 2 of the following criteria:

- Turnover not more than £2.8m
- Assets not more than £1.4m
- Not more than 50 employees

### **Long Life Assets**

A reduced writing down allowance of 6% per annum is available on plant and machinery that is a long-life asset. 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 longlife assets.



### 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.

### 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 that year's allowance is lost.

A purchaser of used industrial building will be entitled to allowances equal to, in very simple terms, the original construction cost after adjustment for any periods of non-qualifying use. The allowances will be spread equally over the remaining period to the date twenty-five years after first use. The only exception to this rule is where the purchaser acquires the building unused from a property developer when the allowances will be based on the purchase price.

### 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 with 1980 and the expenditure incurred on, or in connection with:

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

The property must not have more than 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 a years. The allowances may be recovered if the flat is sold or ceases to be let within 7 years

### **Agricultural Buildings**

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.

*For further information contact:*

*Andrew Green*

*E-mail: [green@nbwcrosherjames.com](mailto:green@nbwcrosherjames.com)*

*Or call*

*NBW Crosher & James*

*Help Line: 0800 526 262*

*London: 020 7845 0600*

*Birmingham: 0121 632 3600*

*Edinburgh: 0131 220 4225*

*[www.nbwcrosherjames.com](http://www.nbwcrosherjames.com)*

# Land Remediation

## 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 re-mediate 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 re-mediating until the land use is changed. In addition, it may be necessary to take action only where there are appropriate, cost-effective re-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 re-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 will regulate seriously contaminated sites which will be known as 'special sites'. The risks involved in the purchase of potentially contaminated sites is 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 are to be introduced this year. 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, re-remediation, apportionment of liabilities and recovery of costs of re-remediation. The measures are to be applied in accordance with the following criteria:

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

Liability for the costs of re-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.

## Land remediation Techniques

There are two principal approaches to re-mediation—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 re-mediation, 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:

- \* Dilution—the reduction of the concentrations of contaminants to below trigger levels by on-site mixing with cleaner material.
- \* 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, the costs of which range from £35/m<sup>2</sup> to more than £110/m<sup>2</sup>.

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

- \* Bio-re-mediation—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.

### Off-site techniques

Removal is the most common and cost-effective approach to re-mediation in the UK, providing a broad spectrum solution by dealing with all contaminants. Removal is suited to sites where sources of contamination can be easily identified.

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.

### Cost drivers

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

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

Indicative costs of land remediation techniques (excluding land fill tax)		
Re-mediation techniques	Unit	Rate (£/unit)
Removal	disposed material (m <sup>3</sup> )	64–180
Clean cover	surface area of site (m <sup>2</sup> )	23–64
On-site encapsulation	encapsulated material (m <sup>3</sup> )	23–95
Bio-re-mediation	treated material (tonne)	36–101
Soil washing	treated material (tonne)	48–101
Soil flushing	treated material (tonne)	74–127
Vacuum extraction	treated material (tonne)	64–127
Thermal treatment	treated material (tonne)	865–1430

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

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 table below sets out the costs of re-mediation using *dig-and-dump* methods for different sizes of project. 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			
Item	Disposal Volume (less than 3000 m <sup>2</sup> ) (£/m <sup>2</sup> )	Disposal Volume (less than 10000 m <sup>2</sup> ) (£/m <sup>2</sup> )	Disposal Volume (more than 10000 m <sup>2</sup> ) (£/m <sup>2</sup> )
General items and site organisation costs	47–84	23–41	5–18
Site investigation and testing	3–15	2–5	1–3
Excavation and backfill	15–30	11–23	7–15
Disposal costs (including tipping charges but not landfill tax)	18–36	23–41	30–53
Haulage	13–30	12–16	10–20
<b>Total (£/m<sup>2</sup>)</b>	<b>96–195</b>	<b>71–126</b>	<b>53–109</b>
<i>Allowance for site abnormalities</i>	<i>0–5+</i>	<i>0–15+</i>	<i>0–10+</i>

The strict health and safety requirements of re-mediation 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 £1.55 to £2.10 a mile. Short journeys to tips, which involve proportionally longer standing times, typically incur higher mileage rates.

A further source of cost variation relates to tipping charges. The table below summarises typical tipping charges for 2002, exclusive of landfill tax:

Typical 2003 tipping charges (excluding landfill tax)	
Waste classification	Charges (£/tonne)
Non-hazardous wastes	6–13
Hazardous wastes	13–24
Special waste	15–30
Contaminated liquid	15–42
Contaminated sludge	42–56

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.

Over the past two years, prices at licensed tips have varied by as much as 50%. In addition, a special waste regulation charge of £15 per load, equivalent to 80 p a tonne, is also payable.

Landfill tax, currently charged at £14 a tonne for active waste, is also payable, although exemptions are currently available for the disposal of historically contaminated material (refer also to *Landfill Tax* on page 979).

## **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.

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.



# 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:

- £2 per tonne – Inactive or inert wastes.  
Included are soil, stones, brick, plain and reinforced concrete, plaster and glass.
- £14 per tonne – All other taxable wastes.  
Included are timber, paint and other organic wastes generally found in demolition work, builders skips etc.

From 1 April 2003 the rate of for “all other taxable wastes” was increased from £13 to £14 per tonne, whilst the rate for “inactive or inert wastes” remained at £2 per tonne.

It is intended to raise the standard rate of landfill tax for “all other taxable wastes” in future years by an additional £1 per tonne each year. These increases will take place at least until 2004 when the standard rate will become £15 per tonne.

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 2004 net rate	£11.74 per m <sup>3</sup>
		Tax, 2 t per m <sup>3</sup> (unbulked) @ £2.00	<u>£ 4.00 per m<sup>3</sup></u>
		Spon's rate including tax (page 130)	£15.74 per m <sup>3</sup>

- \* Active waste      Active waste will normally be disposed of by skip and will probably be mixed inactive waste. The tax levied will depend on the weight of the materials in the skip which can vary significantly.

### **Exemptions**

The following disposals are exempt from Landfill Tax:

- \* dredgings which arise from the maintenance of inland waterways and harbours.
- \* naturally occurring materials arising from mining or quarrying operations.
- \* waste resulting from the cleaning up of historically contaminated land, although to obtain an exemption it is necessary to first obtain a contaminated land certificate from Customs and Excise.
- \* waste removed from one site to be used on another or to be recycled or incinerated.

An additional exemption was introduced from the 1st October 1999 for inert waste used to restore landfill sites and to fill working and old quarries with a planning condition or obligation in existence to fill the void.

For further information contact the Landfill Tax Helpdesk, Telephone: 0645 128484.

# Revisions to Part L of the Building Regulations

## Introduction

The revised Part L of the Building Regulations was published on 31 October 2001. The main thrust of the revisions is to control carbon emissions from buildings created by their environmental services. 46% of the UK's carbon emissions relate to the occupation of buildings. The Kyoto protocol set targets for a reduction in the production of six greenhouse gases to 12½% below their 1990 output by 2008–2012. In addition the Government has also set a target for the reduction of carbon dioxide production to 20% below 1990 levels by 2010. The revisions to Part L is one of the Government's principal tools in promoting their post-Kyoto environmental agenda. Much of the impact of the new Part L will be felt by house builders, as domestic housing produces almost 59% of the UK's building related carbon output, and it is the prime target of the new regulations. However, the regulations also set challenging targets for non-domestic buildings which will affect designers, constructors and clients. A phased programme of revisions to Part L is also planned as part of an on-going process to increase the performance of buildings to meet the 2010 carbon production targets.

## Cost Implications

It is likely that the revisions to Part L will have a significant effect on the costs of simple buildings, where the costs of the envelope comprise a high proportion of the overall cost.

Most of the additional cost of compliance will be associated with enhancements to the thermal performance of the envelope. Buildings with a high ratio of wall and roof area to floor area will incur particularly high costs associated with improved fabric insulation. Window blinds, often installed as part of a tenant's fit-out may also be required as part of the base-build to provide enhanced solar control.

One of the results of improved thermal performance of buildings is the reduction of heating and cooling loads. As a result, any additional services costs will be offset, in whole or in part, by savings on the sizing of heating and cooling plant. Savings on the services installation will not offset the increased cost of fabric and solar control however.

The rates within the 'Prices for Measured Works' and the 'Approximate Estimating' sections of Spon's Architects' and Builders' Price Book 2004 have been adjusted to take into account the implications of buildings complying with the revised Part L Regulations.

# 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 the EC Sixth Directive 77/388 which is currently restated and consolidated in the UK through the VAT Act 1994 and various Statutory Instruments as amended by subsequent Finance Acts. The tax is administered in the UK by HM Customs & Excise.

*VAT Notice 708: Buildings and construction (August 1997)* gives the interpretation of the law in connection with construction works from the point of view of Customs and Excise. VAT tribunals and court decisions since the date of this publication will affect the application of the law in certain instances. This leaflet is available from any VAT Business Advice Centre. The telephone and address is in local telephone books under "Customs and Excise". It is also available from the Internet. The Customs and Excise website address is [www.hmce.gov.uk](http://www.hmce.gov.uk)

## The Scope of VAT

VAT is payable on:

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

## Rates of VAT

There are three rates of VAT:

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

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

## Recovery of VAT

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

As a VAT registered person, the taxpayer can reclaim from Customs and Excise 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 which relates to any nonbusiness activity or to any exempt supplies they make.

At predetermined intervals the taxpayer will pay to Customs and Excise 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 Customs and Excise.

### Example

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

### Taxable Persons

A taxable person is an individual, partnership, company that 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 £55,000 for 200203. 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 is reasonable grounds for believing that the value of the taxable supplies in the period of 30 days then beginning will exceed £55,000.

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

Generally property transactions such as leasing of land and buildings are exempt unless a landlord chooses to standardrate its supplies by a process known as electing to waive exemption—more commonly 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 subject to satisfying the complex anti-avoidance rules applicable in this area.

### 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 and the Isle of Man; or
- Not made in the course or furtherance of business

### In Course or Furtherance of Business

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

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

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

- Anyone 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 clubs and other recreational bodies including charities and non-profit making bodies.

Examples of non-business activities are:

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

### **Construction Services**

In general the provision of construction services by a contractor will be VAT standard rated at 17.5%. This VAT may be recoverable depending on the nature of the business being conducted in connection with the building. There are a number of VAT reliefs for construction services provided in relation to certain residential and charitable use buildings.

The supply of building materials is VAT standard rated at 17.5%. 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**

At the time of the 2002 Budget the following construction services are VAT zero-rated including 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 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 that 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 time based, floor area based or on a head count with approval required from Customs and Excise.

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.

### **The construction of an annex used for a ‘relevant charitable’ purpose**

The 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 handicapped persons**

Certain goods and services supplied to a handicapped person, or a charity making these items and services available to handicapped 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 the 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 which 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 therefore where 'approved alterations' are being carried out the zero-rate of VAT can be applied. Additionally following an announcement in the 2001 Budget listed places of worship can apply for a grant on repair and maintenance works equal to the difference between the 17.5% paid for the repair and maintenance works and the value if the works had been charged at 5%. Information relating to the scheme can be obtained from the website [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 out on goods they use to construct their home by use of a special refund mechanism made by way of an application to Customs & Excise. 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-rate construction services**

Following the 2002 Budget the construction services detailed below attract the reduced rate of VAT of 5%.

### **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' or a 'relevant residential' purpose building into a house for multiple occupation such as a bed-sitting 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 property 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, 'relevant residential' purpose building and multiple occupation dwelling that has been derelict for three or more years can be supplied at a reduced rate of VAT of 5%.

### **Installation of energy saving materials**

The installation of certain energy saving materials including insulation, draught stripping, central heating and hot water controls and solar panels can be provided at the reduced rate. This applies to:

- owner occupied homes;
- homes rented from private landlords;
- homes rented from local authorities and housing associations;
- residential caravans;
- residential boats;
- relevant residential buildings such as old people's homes, children's homes and nursing homes; and
- non-business charity buildings.

### **Installation, maintenance and repair of central heating systems**

The grant funded installation, maintenance and repair of central heating systems in the homes of qualifying persons and those on benefits will be at a reduced rate of VAT of 5%.

### **Installation of security goods**

If in conjunction with the installation of energy saving materials or qualifying works to central heating systems for qualifying pensioners then any security goods also installed can be treated at the reduced rate.

### **Building Contracts**

#### **Design and build contracts**

If a contractor provides a design and build service relating to works that are entitled to a reduced or zero rate of VAT 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 management 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.

*For further information contact*

*Julian Potts*

*E-mail: [potts@nbwcrosherjames.com](mailto:potts@nbwcrosherjames.com)*

*Or call*

*NBW Crosher & James*

*Help Line: 0800 526 262*

*London: 020 7845 0600*

*Birmingham: 0121 632 3600*

*Edinburgh: 0131 220 4225*

*[www.nbwcrosherjames.com](http://www.nbwcrosherjames.com)*

## **PART V**

# **Tables and Memoranda**

*This part of the book contains the following sections:*

*Conversion Tables, page*

*Formulae, page*

*Design Loadings for Buildings, page*

*Planning Parameters, page*

*Sound Insulation, page*

*Thermal Insulation, page*

*Weights of Various Materials, page*

*Memoranda for each Trade, page*

*Useful Addresses for Further Information, page*

# Tables and Memoranda

## CONVERSION TABLES

	Unit	Conversion factors	
<b>Length</b>			
Millimetre	mm	1 in=25.4 mm	1 mm=0.0394 in
Centimetre e	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
<b>Note:</b> 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	
<b>Area</b>			
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>
<b>Note:</b> 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	
<b>Volume</b>			
Cubic Centimetre	cm <sup>3</sup>	1 cm <sup>3</sup> =0.061 0 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
<b>Note:</b> 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.			
<b>Mass</b>			
Milligram	mg	1 mg=0.0154 grain	1 grain=64.935 mg
Gram	g	1g=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
<b>Note:</b> 1g	=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	

	<b>Unit</b>	<b>Conversion factors</b>
<b>FORCE</b>		
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
<b>Pressure and stress</b>		
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>
<b>Coefficient of consolidation (Cv) or swelling</b>		
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
<b>Coefficient of permeability</b>		
Metre per second	m/s	1 cm/s=0.01 m/s
Metre per year	m/year	1 ft/year=0.3048 m/year =0.9651×(10) <sup>8</sup> m/s
<b>Temperature</b>		
Degree Celsius °C		$^{\circ}\text{F} = \frac{9 \times ^{\circ}\text{C}}{5} + 32$

## FORMULAE

### Two dimensional figures

Figure	Area
Square	(side) <sup>2</sup>
Rectangle	Length×breadth
Triangle	$\frac{1}{2}$ (base×height) $s = \frac{a + b + c}{2}$ or
	or $a^2 = b^2 + c^2 - (2bc \cos A)$ where A is the angle opposite side a
Hexagon	2.6×(side) <sup>2</sup>
Octagon	4.83×(side) <sup>2</sup>
Trapezoid	height× $\frac{1}{2}$ (base + top)
Circle	3.142×radius <sup>2</sup> or 0.7854×diameter <sup>2</sup> (circumference =2×3.142×radius or 3.142× diameter)

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	$\frac{(3.142 \times h) \times (3 \times r^2 + h^2)}{6}$	$2 \times 3.142 \times r \times h$
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	$\text{Volume} = \frac{x}{3} [(y_1 + y_n) + 2(y_2 + y_4) + 4(y_3 + y_5)]$

The volume to be measured must be represented by an odd number of cross-sections ( $y_1 - y_n$ ) taken at fixed intervals ( $x$ ), the sum of the areas at even numbered intermediate cross-sections ( $y_2, y_4$ , etc.) is multiplied by 4 and the sum of the areas at odd numbered intermediate cross-sections ( $y_3, y_5$ , etc.) is multiplied by 2, and the end cross-sections and  $y_n$ ) taken once only. The resulting *weighted average* of these areas is multiplied by  $\frac{1}{3}$  of the distance between the cross-sections ( $x$ ) to give the total volume.

Formula	Description
Trapezoidal Rule	$(0.16 \times [\text{Total length of trench}] \times [\text{area of first section} \times 4 \text{ times area of middle section} + \text{area of last section}])$

**Note:** Both Simpson's Rule and Trapezoidal Rule are useful in accurately calculating the volume of an irregular trench, or similar longitudinal earthworks movement, e.g. road construction.

## DESIGN LOADINGS FOR BUILDINGS

**Note:** Refer to BS 6399: Part 1:1996 Code of Practice for Dead and Imposed Loads for minimum 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  $1 \text{ kN/m}^2$ .

Floor area usage	Distributed load $\text{KN/m}^2$	Concentrated load $\text{kN/300 mm}^2$
Industrial occupancy class (workshops, factories)		
Foundries	20.0	–
Cold storage	5.0 for each metre of storage height 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

<b>Floor area usage</b>	<b>Distributed load kN/m<sup>2</sup></b>	<b>Concentrated load kN/300 mm<sup>2</sup></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



Floor area usage	Distributed load kN/m <sup>2</sup>	Concentrated load kN/300 mm <sup>2</sup>
Drill rooms and drill halls	5.0	9.0
Assembly areas without fixed seating, stages gymnasias	5.0	3.6
Bars	5.0	–
Projection rooms	5.0	–
Corridors, hallways, aisles, 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	–
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>Floor area usage</b>	<b>Distributed load kN/m<sup>2</sup></b>	<b>Concentrated load kN/300 mm<sup>2</sup></b>
<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
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

Floor area usage	Distributed load kN/m <sup>2</sup>	Concentrated load kN/300 mm <sup>2</sup>
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
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

Floor area usage	Distributed load kN/m <sup>2</sup>	Concentrated load kN/300 mm <sup>2</sup>
<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
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	1.5 per metre run concentrated at the outer edge
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

<b>Floor area usage</b>	<b>Distributed load kN/m<sup>2</sup></b>	<b>Concentrated load kN/300 mm<sup>2</sup></b>
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 centres
<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 crowds, such as wheeled vehicles, trolleys and the like	5.0	4.5
Corridors, hallways, stairs, landings, footbridges, etc.	4.0	4.5
Shop floors for the display and sale of merchandise	4.0	3.6
Kitchens, laundries	3.0	4.5
Toilet rooms	2.0	–
Balconies	Same as rooms to which they give access but with a minimum of 4.0	1.5 per metre run concentrated at the outer edge
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

Floor area usage	Distributed load kN/m <sup>2</sup>	Concentrated load kN/300 mm <sup>2</sup>
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
Corridors, hallways, footbridges, etc. subject to loads greater than for crowds, such as wheeled vehicles, trolleys and the like	5.0	4.5
Cat walks	–	1.0 at 1 m centres
<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

### 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+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 area measured on the same basis as GEA, but excluding external wall thickness.

#### 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.

#### Wall to floor ratio

The factor produced by dividing the external wall area by the GIFA.

#### Window to external wall ratio

The factor produced by dividing the external windows and door area by the external wall area.

**Circulation (C)**

Circulation and ancillary area measured on plan on each floor for staircases, lift lobbies, lift wells, lavatories, cleaners' cupboards usually represented as the allowances for circulation and ancillary space as a percentage of NIFA.

**Plant area**

Plant rooms and vertical duct space.

**Retail definitions**

**Sales area \***

NIFA usable for retailing excluding store rooms unless formed by non-structural partitions.

**Storage area \***

NIFA not forming part of the sales area and usable only for storage.

**Shop frontage \***

Overall external frontage to shop premises including entrance and return shop frontage, but excluding recesses, doorways and the like of other accommodation.

**Overall frontage \***

Overall measurement in a straight line across the front of the building and any return frontage, from the outside of external walls and/or the entire line or party walls.

**Shop width \***

Internal measurement between inside faces of external walls at shop front or other points of reference.

**Shop depth \***

Overall measurement from back of pavement or forecourt to back of sales area measured over any non-structural partitions.

**Built depth \***

Overall external ground level measurement from front to rear walls of building.

**Zone A**

Front zone of 6 m in standard retail units 6 m×24 m.

**Housing definitions**

**Number of persons housed**

The total number for whom actual bed spaces are provided in the dwellings as designed.

**Average number of persons per dwelling**

The total number of persons housed divided by the total number of dwellings.

**Density**

The total number of persons housed divided by the site in hectares or acres. The total number of units divided by the site area in hectares or acres.



## 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 IV—Approximate Estimating) on page 677.

<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	75–100m <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>
Private developer:	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×0.97
Solid wall office	GEA×0.95

These measures apply except for thick stone façades—take measurements on site.

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 5575 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
36.5×32×9.1 m	29×26×7.6–9.1 m	29.5×16.5× 6.7–7.6 m
32×26×7.6–9.1 m	32×23×7.6–9.1 m	26×16.5×6.7–7.6 m
	32×17×6.7–7.6 m	22.5×16.5 ×6.7–7. 6 m

Community halls

17.2×15.6×6.7 m
17×8.5×6.7 m

Court sizes:

badminton	13.4×6.1 m	volleyball	18×9 m
basketball	26+2×14+1 m	tug of war	35 (min)×5 m (min)
handball	30–40×17–20 m	bowls	4.5×32 m (min) per rink
hockey	36–44×18–22 m	cricket nets	3.05 (min)×33.5 m per net
women's lacrosse	27–36×15–21 m	snooker	3.7×1.9 m table size
men's lacrosse	46–48×18–24 m	ice hockey	56.61×26–30.5 m
netball	30.50×15.25 m	racquets	18.288×9.144 m
tennis	23.77×10.97 m	squash	9.754×6.4×5.64 m

Olympic standard	50 m×21 m (8 lanes) water depth 1.8 m (constant)
ASA, national and county championship standard	25 or 33.3 m long with width multiple of 2.1 m wide lanes minimum water depth 900 mm 1 m springboard needs minimum 3 m water depth
Learner pool	width 7.0–7.5 m depth 600–900 mm
Toddlers pool	450 mm depth
Leisure pool	informal shape: will sometimes encompass 25 m in one direction to accommodate roping-off for swimming lanes; water area from 400–750 m <sup>2</sup>
Splash pool	minimum depth 1.05 m
Changing cubicles	minimum dimensions: 914×1057 mm

Typical swimming pool dimensions:

**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 Average area per screen

10 (minimum six) 325 m<sup>2</sup>

Typical dimensions:

71×45 m (10 screens)

66×43 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

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> )
<b>Bungalows</b>					
one-bed	15.0	6.0	3.5	11.0	–
two-bed	17.0	9.0	3.5	12.5	10.0
<b>Houses</b>					
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
<b>Flats</b>					
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

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×4.0 m	
four star		7.5 m×3.75 m	
three/two star		7.0 m×3.5 m	
Typical corridor width		1.4 m to 1.6 m	

**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
<b>Wall and Window to floor ratios</b>				
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		
		(1)	(2)	(3)
Building types		W/F	W/W	IW/F
Industrial	warehouse	0.45	0.04	-
	factory	0.60	0.14	-
	nursery	0.70	0.14	-
Offices	open	0.80	0.35	0.30
	cellular	0.80	0.35	1.10

	<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	0.8–1.8
	(excluding hws cylinders)	
	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–.5
	lift rooms	0.2–0.5
	toilet ventilation	0.3–1.0

### Other key dimensions

#### *Structural grid and cladding rail spacing for industrial buildings*

Typical economic dimensions		m
	spans	18
	column spacing	6–7.5
	purlin spacing	18
<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	3.9–5
	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

**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



	3
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<b>Raised floor areas</b>	<b>mm</b>
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Minimum clear void for:	
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Speculative offices	100–200
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Trading floors	300
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**Note:** one floor box per 9 m<sup>2</sup>

<b>Suspended ceilings</b>	<b>mm</b>
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Minimum clear voids (beneath beams)	
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Mechanically ventilated offices	300
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Fan coil air-conditioned offices	450
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VAV air-conditioned offices	550
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Trading floors	760
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### 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

## 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.

### Sanitary provisions

For the provisions of sanitary appliances refer to BS 6465: Part 1:1994, which suggests the following minimum requirements (refer to the relevant documentation to ensure information is correct).

#### Factories (table 5)

	Males	Females
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	

#### Housing (table)

	2-4 person	5 person	6 person and over
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

#### Office building and shops (table 4)

	Number per male and per female staff
WC's (no urinals)	1 for 1 to 15 persons
and wash hand basins	2 for 16 to 30 persons
	3 for 31 to 50 persons
	4 for 51 to 75 persons
	5 for 76 to 100 persons
	add 1 for every additional 25 persons or part thereof
Cleaners' sink	At least 1 per floor

For WC's (urinals provided), urinals, incinerators, etc. refer to BS 6465: Part 1:1984. One unisex type WC and one smaller compartment for each sex on each floor where male and female toilets are provided—refer to BS 5810:1979 and Building Regulations 1985 Schedule 2 (shortly to be replaced by part M).

**Swimming pools (table 11)**

	For spectators Males	Females	For bathers 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	1 per 10 changing places
Urinals	1 per 50 persons	n/a	1 per 20 changing places	n/a
Wash basins	1 per 60 persons	1 per 60 persons	1 per 15 changing places	1 per 15 changing places
Showers	n/a	n/a	1 per 8 changing places	1 per 8 changing places

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> degrees C)
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

	Temperature °C (winter)	Air infiltration rate (changes per hour)	Ventilation allowance (W/m <sup>3</sup> degrees C)
<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 entrance halls, staircases, corridors	18	1.5	0.50
	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
bowl shalls	16–21	3
activity rooms	16–21	3
function room/bar	21±2	2–4
fitness/dance studio	16–21	3–6
snooker room	16–21	3–6
projectile room	16–21	3–6
changing rooms	22	10
swimming pools	28	4–6
bar and cafe areas	23	2–4
administration areas	21	2–4

### Pool water temperature

°C

#### Swimming pools

main pool	27	Ventilation rates must be related to the control of condensation. The criteria is the water area and the recommended basis is 20 litres/per m <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	

### 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
Homes	1000 on target
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

	<b>Electrical socket outlets (NHBC)</b>	<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

**Lifts**

Performance standard to be not less than BS 5655: Lifts and service Lifts.

Industrial

Typical goods lift - 1000 kg

Offices

Dependant on number of storeys and planning layout, usually based on

	Number of lifts
< 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 45–55 m<sup>2</sup> GIA

**Offices**

medium tech

28–37 m<sup>2</sup> GIFA

hightech 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>.

**Recommended sizes of various sports facilities**

Archery (Clout) 7.3 m firing area	Range 109.728 (Women), 146.304 (Men) 182.88 (Normal range)
Baseball	Overall 60 m×70 m
Basketball	14 m×26 m
Camogie	91–110 m×54–68 m
Discus and Hammer	Safety cage 2.74 m square Landing area 45 arc (65° safety) 70 m radius
Football, American	Pitch 109.80 m×48.80 m overall 118.94 m×57.94 m
Football, Association	NPFA rules Senior pitches 96–100 m×60–64 m Junior pitches 90 m×46–55 m International 100–110 m×64–75 m
Football, Australian Rules	Overall 135–185 m×110–155 m
Football, Canadian	Overall 45.74 m×59.47 m
Football, Gaelic	128–146.40 m×76.80–91.50 m
Football, Rugby League	111–122 m×68 m
Football, Rugby Union	144 m max×69 m
Handball	91–110 m×55–65 m
Hockey	91.50 m×54.90 m
Hurling	137 m×82 m
Javelin	Runway 36.50 m×4.27 m Landing area 80–95 m long, 48 m wide
Jump, High	Running area 38.80 m×19 m Landing area 5 m×4 m
Jump, Long	Runway 45 m×1.22 m Landing area 9 m×2.75 m
Jump, Triple	Runway 45 m×1.22 m Landing area 7.30 m×2.75 m
Korfball	90 m×40 m
Lacrosse	(Mens) 100 m×55 m (Womens) 110 m×73 m
Netball	15.25 m×30.48 m
Pole Vault	Runway 45 m×1.22 m Landing area 5 m×5 m



Polo	275 m×183 m
Rounders	Overall 19 m×17 m
400m Running Track	115.61 m bend length×2 84.39 m straight length×2 Overall 176.91 m long×92.52 m wide
Shot Putt	Base 2.135 m diameter Landing area 65° arc, 25 m radius from base
Shinty	128–183 m×64–91.50 m
Tennis	Court 23.77 m×10.97 m Overall minimum 36.27 m×18.29 m
Tug-of-war	46 m×5 m

## SOUND INSULATION

### Sound reduction requirements as Building Regulations (E1/2/3)

The Building Regulations on airborne and impact sound (E1/2/3) state simply that both airborne and impact sound must be reasonably reduced in floors and walls. No minimum reduction is given but the following tables give example sound reductions for various types of constructions.

Sound reductions of typical walls	Average sound reduction (dB)
13 mm Fibreboard	20
16 mm Plasterboard	25
6 mm Float glass	30
16 mm Plasterboard, plastered both sides	35
75 mm Plastered concrete blockwork (100 mm)	44
110 mm half brick wall, half brick thick, plastered both sides	43
240 mm Brick wall one brick thick, plastered both sides	48
Timber stud partitioning with plastered metal lathing both sides	35
Cupboards used as partitions	30
Cavity block wall, plastered both sides	42
75 mm Breeze block cavity wall, plastered both sides	50
100 mm Breeze block cavity wall, plastered both sides including 50 mm air-gap and plasterboard suspended ceiling	55
As above with 150 mm Breeze blocks	65
19 mm T & G boarding on timber joists including plasterboard ceiling and plaster skim coat	32
As above including metal lash and plaster ceiling	37
As above with solid sound proofing material between joists approx 98 kg per sq metre	55
As above with floating floor of T & G boarding on batten and soundproofing quilt	75

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

### Resistance to the passage of heat

Provisions meeting the requirement set out in the Building Regulations (L2/3):

	<b>Minimum U—Value</b>
<b>a) Dwellings</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>U—Value</b>
<b>Concrete blockwork</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 Theramlite block, 9.5 mm plasterboard	0.55
105 mm brickwork, 50 mm cavity, 100 mm Thermalite block, 25 mm insulating plasterboard	0.53
105 mm brickwork, 50 mm cavity, 125 mm Thermalite block, 25 mm insulating plasterboard	0.47

	<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

**U—Value**

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
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
<b>Flat roofs</b>		
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

**U-Value**

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	0.32
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**

<b>Material</b>	<b>kg/m<sup>3</sup></b>	<b>Material</b>	<b>kg/m<sup>3</sup></b>
<b>Aggregates</b>			
Ashes	610	Lime:	Chalk (lump)
Cement (Portland)	1600		Ground
Chalk	2406		Quick
Chippings (stone)	1762	Sand:	Dry
Clinker (furnace)	800		Wet
Clinker (concrete)	1441	Water	1000
Ballast or stone 2241		Shale/Whinstone	2637
Pumice	640	Broken stone 1709	
Gravel	1790	Pitch	1152
<b>Metals</b>			
Aluminium	2559	Lead	11260
Brass	8129	Tin	7448
Bronze	8113	Zinc	7464
Gunmetal	8475		
Iron:			
Cast	7207		
Wrought	7687		
<b>Stone and brickwork</b>			
Blockwork:		Brickwork:	
	Aerated	650	Common Fletton
	Dense concrete	1800	1822
	Lightweight concrete	1200	Glazed brick
	Pumice concrete	1080	2080
			Staffordshire Blue
			2162
			Red Engineering
			2240
			Concrete
			1841

Material	kg/m <sup>3</sup>	Material	kg/m <sup>3</sup>
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
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
TypeII/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 (3.051)	1.72
4 ton truck (4.061)	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

## Planking and strutting

Maximum depth of excavation in various soils without the use of earthwork support

Ground conditions	Metres (m)
Compact soil	3.65
Drained loam	1.85
Dry sand	0.30
Gravelly earth	0.60
Ordinary earth	0.90
Stiff clay	3.00

It is important to note that the above table should only be used as a guide. Each case must be taken on its merits and, as the limited distances given above are approached, careful watch must be kept for the slightest signs of caving in.

## Baulkage of soils after excavation

Soil type	Approximate bulk of 1 m <sup>3</sup> after excavation
Vegetable soil and loam	25–30%
Soft clay	30–40%
Stiff clay	10–15%
Gravel	20–25%
Sand	40–50%
Chalk	40–50%
Rock, weathered	30–40%
Rock, unweathered	50–60%

## CONCRETE WORK

## Approximate average weights of materials

Materials Percentage of	Weight per m <sup>3</sup> voids (%)	(kg)	
Sand	39	1660	
Gravel 10–20 mm	45	1440	
Gravel 35–75 mm	42	1555	
Crushed stone	50	1330	
Crushed granite			
	(over 15 mm)	50	1345
	(n.e. 15 mm)	47	1440
“All-in” ballast	32	1800	



**Common mixes for various types of work per m<sup>3</sup>**

<b>Recommended mix</b>	<b>Class of work suitable for:</b>	<b>Cement (kg)</b>	<b>Sand (kg)</b>	<b>Coarse Aggregate (kg)</b>	<b>No. of 50 kg bags of cement per m<sup>3</sup> of combined aggregate</b>
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**

<b>Nominal sizes (m)</b>	<b>Cross-sectional area (mm<sup>2</sup>)</b>	<b>Mass per metre run (kg)</b>
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.

## 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 × 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%

## BRICKWORK AND BLOCKWORK

Number of bricks required for various types of work per m<sup>2</sup> of walling

Description	Brick size	
	215×102.5×50 mm	215×102.5×65 mm
Half brick thick		
Stretcher bond	74	59
English bond	108	86
English garden wall bond	90	72
Flemish bond	96	79
Flemish garden wall bond	83	66
One brick thick and cavity wall of two half brick skins Stretcher bond	148	119

Quantities of bricks and mortar required per m<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 215×102.5×50 mm half brick wall (103 mm)	m <sup>2</sup>	72	0.022	0.027	0.032
2×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 215×102.5×65 mm half brick wall (103 mm)	m <sup>2</sup>	58	0.019	0.022	0.026
2×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 200×100×75 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 200×100×100 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 300×100×75 mm 90 mm thick	m <sup>2</sup>	33	–	0.015	
300×100×100 mm 90 mm thick	m	44	0.015	0.018	

Note: Assuming 10 mm thick joints.

**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×height Co-ordinating size	Work size	Thicknesses
A	400×100	390×90	(75, 90, 100, 140 & 190 mm
	400×200	440×190	(
	450×225	440×215	(75, 90, 100, 140, 190, & 215 mm
B	400×100	390×90	(75, 90, 100
	400×200	390×190	(140 & 190 mm
	450×200	440×190	(
	450×225	440×215	(75, 90, 100
	450×300	440×290	(140, 190, & 215 mm
	600×200	590×190	(
	600×225	590×215	(
C	400×200	390×190	(
	450×200	440×190	(
	450×225	440×215	(60 & 75 mm
	450×300	440×290	(
	600×200	590×190	(
	600×225	590×215	(

**ROOFING****Total roof loadings for various types of tiles/slates**

Slate/Tile	Roof load (slope) kg/m <sup>2</sup>		Total dead load kg/m <sup>2</sup>
	Slate/Tile	Roofing underlay and battens	
Asbestos cement slate (600 × 300)	21.50	3.14	24.64
Clay tile	interlocking	67.00	72.50
	plain	43.50	46.37
Concrete tile	interlocking	47.20	49.89
	plain	78.20	83.70
Natural slate (18" × 10")	35.40	3.40	38.80
		Roof load (plan) kg/m <sup>2</sup>	
Asbestos cement slate (600 × 300)	28.45	76.50	104.95
Clay tile	interlocking	53.54	130.04
	plain	83.71	60.21
Concrete tile	interlocking	57.60	134.10
	plain	96.64	173.14

<b>Tiling data</b>						
<b>Product</b>		<b>Lap (mm)</b>	<b>Gauge of battens</b>	<b>No. slates per m<sup>2</sup></b>	<b>Battens (m/m<sup>2</sup>)</b>	<b>Weight as laid (kg/m<sup>2</sup>)</b>
<b>CEMENT SLATES</b>						
Eternit slates	600×300 mm	100	250	13.4	4.00	19.50
(Duracem)		90	255	13.1	3.92	19.20
		80	260	12.9	3.85	19.00
		70	265	12.7	3.77	18.60
	600×350 mm	100	250	11.5	4.00	19.50
		90	255	11.2	3.92	19.20
	500×250 mm	100	200	20.0	5.00	20.00
		90	205	19.5	4.88	19.50
		80	210	19.1	4.76	19.00
		70	215	18.6	4.65	18.60
	400×200 mm	90	155	32.3	6.45	20.80
		80	160	31.3	6.25	20.20
		70	165	30.3	6.06	19.60
<b>CONCRETE TILES/SLATES</b>						
<b>Redland Roofing</b>						
Stonewold slate	430×380 mm	75	355	8.2	2.82	51.20
Double Roman tile	418×330 mm	75	355	8.2	2.91	45.50
Grovebury pantile	41 8×332 mm	75	343	9.7	2.91	47.90
Norfolk pantlie	381×227 mm	75	306	16.3	3.26	44.01
		100	281	17.8	3.56	48.06
<b>Renown inter-locking</b>						
tile	41 8×330 mm	75	343	9.7	2.91	46.40
“49” tile	381×227 mm	75	306	16.3	3.26	44.80
		100	281	17.8	3.56	48.95
Plain, vertical tiling	265×165 mm	35	115	52.7	8.70	62.20
<b>Marley Roofing</b>						
Bold roll tile	420×330 mm	75	344	9.7	2.90	47.00
		100	–	10.5	3.20	51.00
Modern roof tile	420×330 mm	75	338	10.2	3.00	54.00
		100	–	11.0	3.20	58.00
Ludlow major	420×330 mm	75	338	10.2	3.00	45.00
		100	–	11.0	3.20	49.00
Ludlow plus	387×229 mm	75	305	16.1	3.30	47.00
		100	–	17.5	3.60	51.00
Mendip tile	420×330 mm	75	338	10.2	3.00	47.00
		100	–	11.0	3.20	51.00
Wessex	413×330 mm	75	338	10.2	3.00	54.00
		100	–	11.0	3.20	58.00
Plain tile	267×165 mm	65	100	60.0	10.00	76.00
		75	95	64.0	10.50	81.00
		85	90	68.0	11.30	86.00
Plain vertical tiles (feature)	267×165 mm	35	110	53.0	8.70	67.00
		34	115	56.0	9.10	71.00

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	28.36	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

Type of felt	Nominal mass per unit area (kg/10m)	Nominal mass per unit area of fiber base (g/m <sup>2</sup> )	Nominal length of roll (m)
<b>Class 1</b>			
1 B fine granule surfaced bitumen	14	220	10 or 20
1 E mineral surfaced bitumen	18	330	10 or 20
1 F reinforced bitumen	25	470	10
1E mineral surfaced bitumen	38	470	10
1 F 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		20

\* Excluding effect of perforations

## 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



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.

**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 planing of two opposed faces****Reductions from basic sizes for timber**

Purpose		15–35 mm	36–100 mm	101–150 mm	over 150 mm
a)	Constructional timber	3 mm	3 mm	5 mm	6 mm
b)	Matching interlocking boards	4 mm	4 mm	6 mm	6 mm
c)	Wood trim not specified in BS 584	5 mm	7 mm	7 mm	9 mm
d)	Joinery and cabinet work	7 mm	9 mm	11 mm	13 mm

**Note:** The reduction of width or depth is overall the extreme size and is exclusive of any reduction of the face by the machining of a tongue or lap joints.

**Maximum spans for various roof trusses****Maximum permissible spans for rafters for Fink trussed rafters**

Basic size (mm)	Actual size (mm)	Pitch (degrees)								
		15 (m)	17.5 (m)	20 (m)	22.5 (m)	25 (m)	27.5 (m)	30 (m)	32.5 (m)	35 (m)
38×75	35×72	6.03	6.16	6.29	6.41	6.51	6.60	6.70	6.80	6.90
38×100	35×97	7.48	7.67	7.83	7.97	8.10	8.22	8.34	8.47	8.61
38×125	35×120	8.80	9.00	9.20	9.37	9.54	9.68	9.82	9.98	10.16
44×75	41×72	6.45	6.59	6.71	6.83	6.93	7.03	7.14	7.24	7.35
44×100	41×97	8.05	8.23	8.40	8.55	8.68	8.81	8.93	9.09	9.22
44×125	41×120	9.38	9.60	9.81	9.99	10.15	10.31	10.45	10.64	10.81
50×75	47×72	6.87	7.01	7.13	7.25	7.35	7.45	7.53	7.67	7.78
50×100	47×97	8.62	8.80	8.97	9.12	9.25	9.38	9.50	9.66	9.80
50×125	47×120	10.01	10.24	10.44	10.62	10.77	10.94	11.00	11.00	11.00

**Sizes of internal and external doorsets**

Description	Internal Permissible deviation		External Permissible deviation	
	Size (mm)		Size (mm)	
Co-ordinating dimension: height of door leaf height sets	2100		2100	
Co-ordinating dimension:				
height of ceiling	2300		2300	
height set	2350		2350	
	2400		2400	
	2700		2700	
	3000		3000	
Co-ordinating dimension: width of all door sets	600 S		900 S	
	700 S		1000 S	
S=Single leaf set	800 S&D		1200 D	
D=Double leaf set	900 S&D		1500 D	
	1000 S&D		1800 D	
	1200 D		2100 D	
	1500 D			
	1800 D			
	2100 D			
Work size: height of door leaf height set	2090	±2.0	2095	±2.0
Work size: height of	2285 )		2295 )	
ceiling height set	2335 )		2345 )	
	2385 )	±2.0	2395 )	±2.0
	2685 )		2695 )	
	2985 )		2995 )	
Work size: width of	590 S )		895 S )	
all door sets	690 S )		995 S )	
	790 S&D )		1195 D )	±2.0
S=Single leaf set	890 S&D )		1495 D )	
D=Double leaf set	990 S&D )	±2.0	1795 D )	
	1190 D )		2095 D )	
	1490 D )			
	1790 D )			
	2090 D )			
Width of door leaf	526 F )		806 F&P)	
in single leaf sets	626 F )		906 F&P)	±1.5
F=Flush leaf	726 F&P )	±1.5		
P=Panel leaf	826 F&P )			
	926 F&P )			

Description	Internal		External	
	Size (mm)	Permissible deviation	Size (mm)	Permissible deviation
Width of door leaf	362 F )		552 F&P )	
in double leaf sets	412 F )		702 F&P )	±1.5
F = Flush leaf	426 F )		852 F&P )	
P=Panel leaf	562 F&P )	±1.5	1002 F&P )	
	712 F&P )			
	826 F&P )			
	1012 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		
914×419	388	3.404
	343	3.382
914×305	289	2.988
	253	2.967
	224	2.948
	201	2.932
838×292	226	2.791
	194	2.767
	176	2.754
762×267	197	2.530
	173	2.512
	147	2.493
686×254	170	2.333
	152	2.320
	140	2.310
	125	2.298
610×305	238	2.421
	179	2.381
	149	2.361
610×229	140	2.088
	125	2.075
	113	2.064
	101	2.053
533×210	122	1.872
	109	1.860
	101	1.853
	92	1.844
	82	1.833

Size (mm)	Mass (kg/m)	Surface area per m run (m <sup>2</sup> )
457×191	98	1.650
	89	1.641
	82	1.633
	74	1.625
	67	1.617
457×152	82	1.493
	74	1.484
	67	1.474
	60	1.487
	52	1.476
406×178	74	1.493
	67	1.484
	60	1.476
	54	1.468
406×140	46	1.332
356×171	39	1.320
	67	1.371
	57	1.358
	51	1.351
356×127	45	1.343
	39	1.169
	33	1.160
305×165	54	1.245
	46	1.235
	40	1.227
	48	1.079
305×127	42	1.069
	37	1.062
	33	1.006
305×102	28	0.997
	25	0.988
	43	1.069
254×146	37	1.060
	31	1.050
	28	0.900
254×102	25	0.893
	22	0.887
	30	0.912
203×133	30	0.912
	25	0.904

Size (mm)	Mass (kg/m)	Surface area per m run (m <sup>2</sup> )
<b>Universal columns</b>		
356×406	634	2.525
	551	2.475
	467	2.425
	393	2.379
	340	2.346
	287	2.312
	235	2.279
356×368	202	2.187
	177	2.170
	153	2.154
	129	2.137
305×305	283	1.938
	240	1.905
	198	1.872
	158	1.839
	137	1.822
	118	1.806
254×254	97	1.789
	167	1.576
	132	1.543
	107	1.519
	89	1.502
203×203	73	1.485
	86	1.236
	71	1.218
	60	1.204
	52	1.194
152×152	46	1.187
	37	0.912
	30	0.900
	23	0.889
<b>Joists</b>		
254×203	81.85	1.193
254×114	37.20	0.882
203×152	52.09	0.911
152×127	37.20	0.722
127×114	29.76	0.620
127×114	26.79	0.635
114×114	26.79	0.600
102×102	23.07	0.528

Size (mm)	Mass (kg/m)	Surface area per m run (m <sup>2</sup> )	
89×89	19.35		0.460
76×76	12.65		0.403
Circular hollow sections—outside dia (mm)	Mass (m <sup>2</sup> )	Surface area per m run (mm)	Thickness
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

Size (mm)	Mass (m <sup>2</sup> )	Surface area per m run (mm)	Thickness
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
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



Size (mm)	Mass (m <sup>2</sup> )	Surface area per m run (mm)	Thickness
<b>Square hollow sections</b>			
20×20	1.12	0.076	2.00
	1.35	0.074	2.50
30×30	2.14	0.114	2.50
	2.51	0.113	3.00
40×40	2.92	0.155	2.50
	3.45	0.154	3.00
50×50	4.46	0.151	4.00
	4.66	0.193	3.20
60×60	5.72	0.191	4.00
	6.97	0.189	5.00
70×70	5.67	0.233	3.20
	6.97	0.231	4.00
80×80	8.54	0.229	5.00
	7.46	0.272	3.60
90×90	10.10	0.269	5.00
	8.59	0.312	3.60
100×100	11.70	0.309	5.00
	14.40	0.306	6.30
120×120	9.72	0.352	3.60
	13.30	0.349	5.00
150×150	16.40	0.346	6.30
	12.00	0.391	4.00
180×180	14.80	0.389	5.00
	18.40	0.386	6.30
200×200	22.90	0.383	8.00
	27.90	0.379	10.00
250×250	18.00	0.469	5.00
	22.30	0.466	6.30
300×300	27.90	0.463	8.00
	34.20	0.459	10.00
350×350	22.70	0.589	5.00
	28.30	0.586	6.30
400×400	35.40	0.583	8.00
	43.60	0.579	10.00
450×450	53.40	0.573	12.50
	66.40	0.566	16.00

Size (mm)	Mass (m <sup>2</sup> )	Surface area per m run (mm)	Thickness
180×180	34.20	0.706	6.30
	43.00	0.703	8.00
	53.00	0.699	10.00
	65.20	0.693	12.50
	81.40	0.686	16.00
200×200	38.20	0.786	6.30
	48.00	0.783	8.00
	59.30	0.779	10.00
	73.00	0.773	12.50
	91.50	0.766	16.00
250×250	48.10	0.986	6.30
	60.50	0.983	8.00
	75.00	0.979	10.00
	92.60	0.973	12.50
	117.00	0.966	16.00
300×300	90.70	1.180	10.00
	112.00	1.170	12.50
	142.00	1.170	16.00
350×350	106.00	1.380	10.00
	132.00	1.370	12.50
	167.00	1.370	16.00
400×400	122.00	1.580	10.00
	152.00	1.570	12.50
<b>Rectangular hollow sections</b>			
50×30	2.92	0.155	2.50
	3.66	0.153	3.20
60×40	4.66	0.193	3.20
	5.72	0.191	4.00
80×40	5.67	0.232	3.20
	6.97	0.231	4.00
90×50	7.46	0.272	3.60
	10.10	0.269	5.00
100×50	6.75	0.294	3.00
	7.18	0.293	3.20
	8.86	0.291	4.00
100×60	8.59	0.312	3.60
	11.70	0.309	5.00
	14.40	0.306	6.30

Size (mm)	Mass (m <sup>2</sup> )	Surface area per m run (mm)	Thickness
120×60	9.72	0.352	3.60
	13.30	0.349	5.00
	16.40	0.346	6.30
120×80	14.80	0.389	5.00
	18.40	0.386	6.30
	22.90	0.383	8.00
	27.90	0.379	10.00
150×100	18.70	0.489	5.00
	23.30	0.486	6.30
	29.10	0.483	8.00
	35.70	0.479	10.00
160×80	18.00	0.469	5.00
	22.30	0.466	6.30
	27.90	0.463	8.00
	34.20	0.459	10.00
200×100	22.70	0.589	5.00
	28.30	0.586	6.30
	35.40	0.583	8.00
	43.60	0.579	10.00
250×150	38.20	0.786	6.30
	48.00	0.783	8.00
	59.30	0.779	10.00
	73.00	0.773	12.50
	91.50	0.766	16.00
300×200	48.10	0.986	6.30
	60.50	0.983	8.00
	75.00	0.979	10.00
	92.60	0.973	12.50
	117.00	0.966	16.00
400×200	90.70	1.180	10.00
	112.00	1.170	12.50
	142.00	1.170	16.00
450×250	106.00	1.380	10.00
	132.00	1.370	12.50
	167.00	1.370	16.00

Size (mm)	Mass (kg/m)	Surface area per m run (m <sup>2</sup> )
<b>Channels</b>		
432×102	65.54	1.217
381×102	55.10	1.118
305×102	46.18	0.966
305×89	41.69	0.920
254×89	35.74	0.820
254×76	28.29	0.774
229×89	32.76	0.770
229×76	26.06	0.725
203×89	29.78	0.720
203×76	23.82	0.675
178×89	26.81	0.671
178×76	20.84	0.625
152×89	23.84	0.621
152×76	17.88	0.575
127×64	14.90	0.476

Angles—sum of leg lengths	Thickness (mm)	Mass (kg/m)	Surface area per m run (m <sup>2</sup> )
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

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
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

## 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)
<b>Copper to EN 1057:1996</b>						
	<b>Table X</b>		<b>Table Y</b>		<b>Table Z</b>	
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

Nominal size (mm)	Outside diameter		Wall (mm)	Weight thickness (kg/m)	Weight screwed and socketted (kg/m)
	max (mm)	min (mm)			
<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
80	89.5	88.1	4.05	8.470	8.640

Nominal size (mm)	Outside diameter		Wall thickness (mm)	Weight (kg/m)	Weight screwed and socketted (kg/m)
	max (mm)	min (mm)			
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	



**Maximum distances between pipe supports**

Pipe material	BS nominal pipe size		Pipes fitted vertically support distances in metres	Pipes fitted horizontally onto low gradients support distances 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
muPVC	6.00	159.0	3.90	2.8
	1.25	32.0	1.20	0.5
	1.50	40.0	1.20	0.5
Polypropylene	2.00	50.0	1.20	0.6
	1.25	32.0	1.20	0.5
PVC	1.50	40.0	1.20	0.5
		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

## 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
	<b>Minimum thickness of insulation (mm)</b>		
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

## 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) Infirmarys	25	0.6
(d) Infirmarys (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)	Up to 0.025	Declared thermal conductivity		
		0.026 to 0.040	0.041 to 0.055	0.056 to 0.070
Minimum thickness of insulation				
<b>LTHW Systems</b>				
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
65	38	50	50	50
80	38	50	50	50

Size of tube (mm)	Up to 0.025	Minimum thickness of insulation		
		0.026 to 0.040	0.041 to 0.055	0.056 to 0.070
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>				
<b>Declared thermal conductivity</b>				
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

**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	9E	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 (126, 127 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.

**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 & Everes’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.

### **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.

## VENTILATION AND AIR-CONDITIONING

## Typical fresh air supply factors in typical situations

Building type	Litres of fresh air per second per person	Litres of fresh air per second per m <sup>2</sup> floor
<b>area</b>		
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	2140×1220
4	+0.2	10.00	2760×1220
5	+0.2	12.50	3180×2100
6	+0.2	15.00	4600×3180
10	+0.3	25.00)	
12	+0.3	30.00)	6000×3300
15	+0.5	37.50	3050×3000
19	+1.0	47.50)	
25	+1.0	63.50)	3000×2900
<b>Clear sheet glass</b>			
2*	+0.2	5.00	1920×1220
3	+0.3	7.50	2130×1320
4	+0.3	10.00	2760×1220
5*	+0.3	12.50)	
6*	+0.3	15.00)	2130×2400
<b>Cast glass</b>			
3	+0.4		
	-0.2	6.00)	
4	+0.5	7.50)	2140×1280
5	+0.5	9.50	2140×1320
6	+0.5	11.50)	
10	+0.8	21.50)	3700×1280
<b>Wired glass</b>			
(Cast wired glass)			
6	+0.3	-)	
	-0.7	)	3700×1840
7	+0.7	-)	
(Polished wire glass)			
6	+1.0	-	330×1830

\* The 5 mm and 6 mm thickness are known as *thick drawn sheet*. Although 2 mm sheet glass is available it is not recommended for general glazing purposes.

## DRAINAGE

## Width required for trenches for various diameters of pipes

Pipe diameter (mm)	Trench n.e. 1.50 m deep	Trench over 1.50 m deep
n.e. 100 mm	450 mm	600 mm
100–150 mm	500 mm	650 mm
150–225 mm	600 mm	750 mm
225–300 mm	650 mm	800 mm
300–400 mm	750 mm	900 mm
400–450 mm	900 mm	1050 mm
450–600 mm	1100 mm	1300 mm

## Weights and dimensions of typically sized uPVC pipes

Nominal size	Mean outside diameter (mm)		Wall thickness	Weight kg per metre
	min	max		
<b>Standard pipes</b>				
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
<b>Perforated pipes</b>				
<b>Heavy grade as above</b>				
<b>Thin wall</b>				
82.40	82.40	82.70	1.70	–
110.00	111.00	110.40	2.20	–
160.00	160.00	160.60	3.20	–

## Vitrified clay pipes

Product	Nominal diameter (mm)	Effective pipe length (mm)	Limits of bore load		Crushing strength per metre length (kN/m)	Weight kg/pipe (/m)
			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)

Product	Nominal diameter	Effective pipe length	Limits of bore load		Crushing strength per metre length	Weight kg/pipe (/m)
	(mm)		(mm)	min		
Supersleve	100	1600	96	105	35.00	15.63(9.77)
Hepseal	450	2500	444	464	44.00	500.00 (200.00)
	500	2500	494	514	48.00	555.56 (222.22)
	600	3000	591	615	70.00	847.46 (282.47)
	700	3000	689	719	81.00	1111.11 (370.37)
	800	3000	788	822	86.00	1351.35 (450.35)
	1000	3000	985	1027	120.00	2000.00 (666.67)
Hepline	100	1250	95	107	22.00	15.15(12.12)
	150	1500	145	160	22.00	32.79(21.86)
	225	1850	219	239	28.00	74.07 (40.04)
	300	1850	292	317	34.00	105.28 (56.90)
Hepduct	90	1500	–	–	28.00	12.05(8.03)
(Conduit) 150	100	1600	–	–	28.00	14.29(8.93)
	125	1250	–	–	22.00	21.28(17.02)
	150	1250	–	–	22.00	28.57 (22.86)
	225	1850	–	–	28.00	64.52 (34.88)
	300	1850	–	–	34.00	111.11 (60.06)

## USEFUL ADDRESSES FOR FURTHER INFORMATION

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Duxon's Turn  
Maylands Avenue  
Hemel Hempstead  
Hertfordshire  
HP2 4SB  
Tel: 01442 247 146  
Fax: 01442 256 749  
E-mail: [airo@bcs.org.uk](mailto:airo@bcs.org.uk)  
Web: [www.airo.co.uk](http://www.airo.co.uk)

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Web: [www.alfed.org.uk](http://www.alfed.org.uk)

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Fax: 0121 456 2274

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West Midlands  
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Fax: 0121 456 2274  
E-mail: [info@alfed.org.uk](mailto:info@alfed.org.uk)  
Web: [www.alfed.org.uk](http://www.alfed.org.uk)

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London  
EC3V 9DS  
Tel: 0207 626 4111  
Fax: 0207 626 4222  
E-mail: [info@ahec.co.uk](mailto:info@ahec.co.uk)  
Web: [www.ahec-europe.org](http://www.ahec-europe.org)

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2 Church Entry  
London  
EC4V 5HB  
Tel: 0207 236 3934  
Fax: 0207 329 3677  
E-mail: [office@ancientmonumentsociety.org.uk](mailto:office@ancientmonumentsociety.org.uk)  
Web: [www.ancientmonumentsociety.org.uk](http://www.ancientmonumentsociety.org.uk)

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Fax: 01202201008  
E-mail: [apa-bournemouth@apawood.org](mailto:apa-bournemouth@apawood.org)  
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15 Saint Mary Street  
Chippenham  
Wiltshire  
SN15 3WD  
Tel: 01249 444 505  
Fax: 01249 443 602  
E-mail: [mail@asi.org.uk](mailto:mail@asi.org.uk)  
Web: [www.asi.org.uk](http://www.asi.org.uk)

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Buckinghamshire  
HP27 9RW  
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Fax: 01844 274 781  
E-mail: [daveparsons@aasc.org.uk](mailto:daveparsons@aasc.org.uk)

### ARCHITECTURAL ASSOCIATION (AA)

34 - 36 Bedford Square  
London  
WC1B 3ES  
Tel: 0207 887 4000  
Fax: 0207 414 0782  
E-mail: [admissions@aa-school.ac.uk](mailto:admissions@aa-school.ac.uk)  
Web: [www.aa-school.ac.uk](http://www.aa-school.ac.uk)

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 Leicestershire  
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 Fax: 0151 420 5853

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 Staffordshire  
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 Fax: 01283 568 228  
 E-mail: [arca.ltd@virgin.net](mailto:arca.ltd@virgin.net)  
 Web: [www.arca.org.uk](http://www.arca.org.uk)

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 Web: [www.ais-interiors.org.uk](http://www.ais-interiors.org.uk)

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60 Charles Street  
 Leicester  
 Leicestershire  
 LE1 1 FB  
 Tel: 0116 253 6161  
 Fax: 0116 251 4568  
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 Web: [www.britishprecast.org](http://www.britishprecast.org)

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 Fax: 0208 547 1564  
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Fax: 0247 669 0077  
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Web: [www.bali.co.uk](http://www.bali.co.uk)

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Federation House  
Station Road  
Stoke-on-Trent  
Staffordshire  
ST4 2RT  
Tel: 01782 747 123  
Fax: 01782 747 161  
E-mail: [info@bathroom-association.org.uk](mailto:info@bathroom-association.org.uk)  
Web: [www.bathroom-association.org](http://www.bathroom-association.org)

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Garston  
Watford  
Hertfordshire  
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Tel: 01923 665 300  
Fax: 01923 665 301  
E-mail: [info.bba.stal.co.uk](mailto:info.bba.stal.co.uk)  
Web: [www.bbacerts.co.uk](http://www.bbacerts.co.uk)

**BRITISH CABLES ASSOCIATION (BCA)**

37 a Walton Road  
East Molesey  
Surrey  
KT8 0DH  
Tel: 0208 941 4079  
Fax: 0208 783 0104  
E-mail: [admin@bcauk.org](mailto:admin@bcauk.org)

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PO Box 1155  
MCF Complex  
60 New Road  
Kidderminster  
Worcestershire  
DY10 2ZH  
Tel: 01562 747 351  
Fax: 01562 747 359  
E-mail: [bcma@ciara.net](mailto:bcma@ciara.net)  
Web: [www.home.ciara.net/bcma](http://www.home.ciara.net/bcma)

**BRITISH CEMENT ASSOCIATION (BCA), CENTRE FOR CONCRETE INFORMATION**

Century House  
Telford Avenue  
Crowthorne  
Berkshire  
RG45 6YS  
Tel: 01344 762 676  
Fax: 01344 761 214  
E-mail: [library@bca.org.uk](mailto:library@bca.org.uk)  
Web: [www.bca.org.uk](http://www.bca.org.uk)

**BRITISH CERAMIC CONFEDERATION (BCC)**

Federation House  
Station Road  
Stoke-on-Trent  
Staffordshire  
ST4 2SA  
Tel: 01782 744 631  
Fax: 01782 744 102  
E-mail: [bcc@ceramfed.co.uk](mailto:bcc@ceramfed.co.uk)

**BRITISH CERAMIC RESEARCH LTD (BCR)**

Queens Road  
Penkhull  
Stoke-on-Trent  
Staffordshire  
ST4 7LQ  
Tel: 01782 845 431  
Fax: 01782 412 331

**BRITISH CERAMIC TILE COUNCIL (BCTC TILE ASSOCIATION)**

Forum Court  
83 Copers Cope Road  
Beckenham  
Kent  
BR3 1NR  
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AEA Technology Environment  
F6 Culham  
Abingdon  
Oxfordshire  
OX 14 3DB  
Tel: 01235 463 162  
Fax: 01235 463 004

**WATER RESEARCH CENTRE**

PO Box 16  
Henley Road  
Medmenham  
Marlow  
Buckinghamshire  
SL7 2HD  
Tel: 01491 636 500  
Fax: 01491 636 501  
E-mail: [solutions@wrplc.co.uk](mailto:solutions@wrplc.co.uk)  
Web: [www.wrplc.co.uk](http://www.wrplc.co.uk)

**WATER SERVICES ASSOCIATION**

1 Queen Anne's Gate  
London  
SW1H 9BT  
Tel: 0207 957 4567  
Fax: 0207 957 4666

**WATERHEATER MANUFACTURERS ASSOCIATION**

Milverton Lodge  
Hanson Road  
Victoria Park  
Manchester  
M14 5BZ  
Tel: 01612244009  
Fax: 0161 257 2166  
E-mail: [wma@beama.org.uk](mailto:wma@beama.org.uk)  
Web: [www.wma.uk.com](http://www.wma.uk.com)

**WELDING MANUFACTURERS' ASSOCIATION**

Westminster Tower  
3 Albert Embankment  
London  
SE1 7SL

**WOOD PANEL INDUSTRIES FEDERATION**

28 Market Place  
Hertfordshire  
WD25 9XX  
Tel: 01923 664 100  
Fax: 01923 664 335  
E-mail: [enquiries@breccertification.co.uk](mailto:enquiries@breccertification.co.uk)  
Web: [www.breccertification.co.uk](http://www.breccertification.co.uk)

**WOOD WOOL SLAB MANUFACTURERS ASSOCIATION**

26 Store Street  
London  
WC1E 7BT  
Tel: 0207 323 3770  
Fax: 0207 323 0307

**ZINC DEVELOPMENT ASSOCIATION**

6 Wrens Court  
56 Victoria Road  
Sutton Coldfield  
West Midlands  
B72 1SY  
Tel: 0121 355 8386

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## CD-ROM Installation Instructions

### System requirements

#### Minimum

- 66 MHz processor
- 12MB of RAM
- 10MB available hard disk space
- Quad speed CD-ROM drive
- Microsoft Windows 95/98/2000/NT/ME/XP
- VGA or SVGA (256 colours)
- Mouse

#### Recommended

- 133 MHz (or better) processor
- 16 MB of RAM
- 10 MB available hard disk space or more
- 12× speed CD-ROM drive
- Microsoft Windows 95/98/2000/NT
- SVGA monitor (256 colours) or better
- Mouse

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#### Installation

##### How to install *Spon's Architects' and Builders' Price Book 2004 CD-ROM*

##### Windows 95/98/2000/NT

*Spon's Architects' and Builders' Price Book 2004 CD-ROM* should run automatically when inserted into the CD-ROM drive. If it fails to run, follow the instructions below.

- Click the **Start** button and choose Run.
- Click the **Browse** button.
- Select your CD-ROM drive.
- Select the Setup file (setup.exe) then click **Open**.
- Click the Ok button.
- Follow the instructions on screen.
- The installation process will create a folder containing an icon for *Spon's Architects' and Builders' Price Book 2004 CD-ROM* and also an icon on your desktop.

##### How to run the *Spon's Architects' and Builders' Price Book 2004 CD-ROM*

- Double click the icon (from the folder or desktop) installed by the Setup program.
- Follow the instructions on screen.

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