

New Build – Residential House

for

One Two-Storey Two Bedroom Town House Starter Homes
Land at Burnroyd Avenue
Glusburn
Keighley
BD20 8TP

at:

Land at Burnroyd Avenue
Glusburn
Keighley
BD20 8TP

Three Two-Storey Two Bedroom Town House Starter Homes
Land at Burnroyd Avenue
Glusburn
Keighley
BD20 8TP

Site address:
Land at Burnroyd Avenue
Glusburn
Keighley
BD20 8TP

Monday, 30 January 2017

Dear Three Two-Storey Two Bedroom Town House Starter Homes,

Subject: House

Thank you for your valued enquiry and instructions to quote for the above project.

We are pleased to attach the following estimate as requested. Should you have any questions regarding this estimate, please do not hesitate to contact us.

Considerations:

This estimate is based on the specification described herein. Any changes to drawings or specification would be treated as a variation and may be subject to an agreed price adjustment.

This estimate is valid for a period of 28 days from date of issue.

We trust that we have interpreted your requirements correctly as every effort has been made to accurately estimate your project.

We look forward to hearing from you.

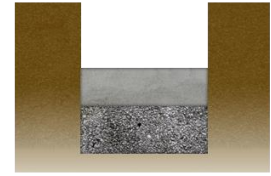
Yours sincerely

Edward J. Webb

Oakley Blythe

Foundations

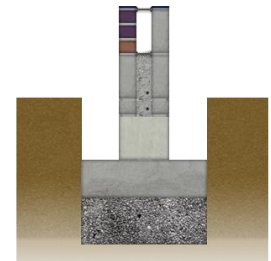
Excavate for foundations using mechanical plant (if required) and cast foundations. Please note that the Building Control Officer will inspect the foundation prior to concreting and may require changes to the foundation depth and construction. Variations for additional excavation, trench support and concrete etc. will incur additional costs.



Total Cost Excluding VAT £9,781.06

Footings

Construct brick and block footings off prepared foundations.



Material

External Walls

Brick and Block Cavity Wall (External Walls)

Trench Blocks	Trench Block 440 x 215 x 300mm	10 m ²
Blockwork to Inner leaf below dpc	Solid Dense Concrete Block 7N 440 x 215 x 100mm	21 m ²
Blockwork to outer leaf below dpc	Solid Dense Concrete Block 7N 440 x 215 x 100mm	10 m ²
Bricks below splash course	Facing Bricks - Provisional (Allowance £0.40 each)	207 Each
Bricks for use in splash course	Engineering Brick - Class A Blue 65mm	414 Each
Sand below dpc in brickwork	Building Sand Bulk Bag	0.44 Each
Sand below dpc in blockwork	Building Sand Bulk Bag	0.42 Each
Sand below dpc in trench blocks	Building Sand Bulk Bag	0.28 Each

External Cavity Block Wall (External Walls)

Trench Blocks	Trench Block 440 x 215 x 300mm	3.4 m ²
Blockwork to Inner leaf below dpc	Solid Dense Concrete Block 7N 440 x 215 x 100mm	6.8 m ²
Blockwork to outer leaf below dpc	Solid Dense Concrete Block 7N 440 x 215 x 100mm	3.4 m ²
Bricks below splash course	Facing Bricks - Provisional (Allowance £0.40 each)	68 Each
Bricks for use in splash course	Engineering Brick - Class A Blue 65mm	136 Each
Sand below dpc in trench blocks	Building Sand Bulk Bag	0.09 Each
Sand below dpc in brickwork	Building Sand Bulk Bag	0.14 Each
Sand below dpc in blockwork	Building Sand Bulk Bag	0.14 Each

Internal Walls

Internal Cavity Block Wall (Internal Walls)

Trench Blocks	Trench Block 440 x 215 x 300mm	3.4 m ²
Blockwork to Inner leaf below dpc	Solid Dense Concrete Block 7N 440 x 215 x 100mm	14 m ²
Sand below dpc in trench blocks	Building Sand Bulk Bag	0.09 Each
Sand below dpc in blockwork	Building Sand Bulk Bag	0.19 Each

Total Cost Excluding VAT £5,448.71

Oversite and slabbing

Lay and compact subbase on reduced levels and form concrete slab.



Material

Ground Slab

Floor Slab Accessories (Ground Slab)

Perimeter insulation

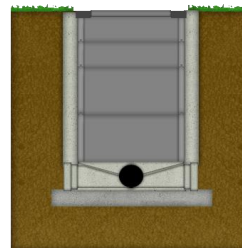
Flooring Grade Polystyrene Insulation Sheet 2400 x 1200 x 25mm

8 Sheet

Total Cost Excluding VAT £530.58

Drains

Excavate for all drains and manholes. Lay drains and form manholes as required. Provide all necessary trench supports during installation of drainage.



Material

Services

Services Installation (Installation)

Services bedding material

Services cover material

Services protection concrete

Services back fill material

Pea Gravel Bulk Bag

Pea Gravel Bulk Bag

R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)

Sub Base MOT Type 1 Bulk Bag

2.6 Each

2.6 Each

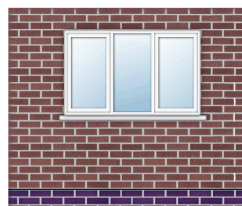
1.2 m³

5.3 Each

Total Cost Excluding VAT £1,419.50

Brickwork Shell

Construct facing brick in sand/cement mortar, leaving all joints with recessed finish. All openings around windows, doors etc. to be provided with vertical damp proof courses where required. Internal leaf to be formed in blockwork.



Material

External Walls

Brick and Block Cavity Wall (External Walls)

Bricks above dpc less openings

Blocks above dpc less openings

Coursing blocks above dpc

Cavity Insulation

Brick ties

DPC to brickwork

DPC to blockwork

Sand above dpc in brickwork

Sand above dpc in blockwork

Facing Bricks - Provisional (Allowance £0.40 each)

Insulation Block Standard 440 x 215 x 100mm

Insulation Coursing Block 3.5N 100mm

Cavity Wall Insulation 100 x 455 x 1200mm 10 Sheets 5.46m²

Brickwork Tie DD140 Type 4 225mm

Pitch Polymer DPC 100mm x 20m

Pitch Polymer DPC 100mm x 20m

Building Sand Bulk Bag

Building Sand Bulk Bag

13362 Each

216 m²

6.9 m²

41 Each

730 Each

2.3 Each

2.3 Each

10 Each

3.2 Each

Cement above dpc in brickwork	Blue Circle Mastercrete Original Cement 25kg Bag	57 Each
Cement above dpc in blockwork	Blue Circle Mastercrete Original Cement 25kg Bag	18 Each
External Cavity Block Wall (External Walls)		
Outer leaf blocks above dpc less openings	Solid Dense Concrete Block 7N 440 x 215 x 100mm	124 m ²
Inner leaf blocks above dpc less openings	Insulation Block Standard 440 x 215 x 100mm	124 m ²
Coursing blocks above dpc to inner leaf	Insulation Coursing Block 3.5N 100mm	2.3 m ²
Coursing blocks above dpc to outer leaf	Solid Dense Concrete Coursing Brick 7N 215 x 65 x 100mm	136 Each
Cavity Insulation to cavity blockwalls	Cavity Wall Insulation 100 x 455 x 1200mm 10 Sheets 5.46m ²	23 Each
Brick ties to cavity blockwalls	Brickwork Tie DD140 Type 4 225mm	398 Each
DPC to outer leaf	Pitch Polymer DPC 100mm x 20m	0.76 Each
DPC to inner leaf	Pitch Polymer DPC 100mm x 20m	0.76 Each
Sand above dpc in outer blockwork	Building Sand Bulk Bag	1.8 Each
Sand above dpc in inner blockwork	Building Sand Bulk Bag	1.8 Each
Cement above dpc in outer blockwork	Blue Circle Mastercrete Original Cement 25kg Bag	10 Each
Cement above dpc in inner blockwork	Blue Circle Mastercrete Original Cement 25kg Bag	10 Each
Front		
PVCu Front Door (Front)		
Vertical DPC	Pitch Polymer DPC 150mm x 20m	0.69 Each
External/Combination lintel	Steel Lintel 100 mm Cavity x 1200mm	3 Each
Cavity closure	Cavity Closer 100mm x 3m	6 Each
Ground Floor		
Block Wall (Ground Floor)		
Partition blocks above dpc less openings	Solid Lightweight Aggregate Block 3.5N 440 x 215 x 100mm	164 m ²
Sand above dpc in blockwork	Building Sand Bulk Bag	2.4 Each
Cement above dpc in blockwork	Blue Circle Mastercrete Original Cement 25kg Bag	14 Each
Typical Panel Doors (Ground Floor)		
Internal lintel	Prestressed Concrete Lintel 65 x 100 x 1050mm	2 Each
Internal lintel	Prestressed Concrete Lintel 65 x 100 x 1200mm	12 Each
House		
PVCu Windows 1050 Deep (House)		
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m	0.38 Each
External/Combination lintel	Steel Lintel 100 mm Cavity x 1500mm	3 Each
Dummy frame timber	Sawn Softwood Kiln Dried 47.0 x 75mm	14 Metre
Cavity closure	Cavity Closer 100mm x 3m	3 Each
PVCu Windows 1200 Deep (House)		
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m	0.84 Each
External/Combination lintel	Steel Lintel 100 mm Cavity x 2100mm	6 Each
Dummy frame timber	Sawn Softwood Kiln Dried 47.0 x 75mm	36 Metre
Cavity closure	Cavity Closer 100mm x 3m	6 Each
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m	0.42 Each
External/Combination lintel	Steel Lintel 100 mm Cavity x 900mm	3 Each
Dummy frame timber	Sawn Softwood Kiln Dried 47.0 x 75mm	11 Metre
Cavity closure	Cavity Closer 100mm x 3m	3 Each
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m	0.84 Each
External/Combination lintel	Steel Lintel 100 mm Cavity x 1500mm	6 Each
Dummy frame timber	Sawn Softwood Kiln Dried 47.0 x 75mm	29 Metre
Cavity closure	Cavity Closer 100mm x 3m	6 Each
Internal Walls		
Internal Cavity Block Wall (Internal Walls)		
Inner leaf blocks above dpc less openings	Insulation Block Standard 440 x 215 x 100mm	82 m ²
Coursing blocks above dpc	Insulation Coursing Block 3.5N 100mm	2.3 m ²
Cavity Insulation to cavity blockwalls	Cavity Wall Insulation 100 x 455 x 1200mm 10 Sheets 5.46m ²	7.7 Each
Brick ties to cavity blockwalls	Brickwork Tie DD140 Type 4 225mm	147 Each
DPC to outer leaf	Pitch Polymer DPC 100mm x 20m	0.76 Each
DPC to inner leaf	Pitch Polymer DPC 100mm x 20m	0.76 Each
Sand above dpc in inner blockwork	Building Sand Bulk Bag	1.2 Each
Cement above dpc in inner blockwork	Blue Circle Mastercrete Original Cement 25kg Bag	7 Each
Labour		
External Walls		
Brick and Block Cavity Wall (External Walls)		
Lay bricks above dpc less openings	2 Bricklayers and Mate	112 Hours
Lay blocks above dpc less openings	2 Bricklayers and Mate	54 Hours
Lay coursing blocks above dpc	2 Bricklayers and Mate	4 Hours
Fix cavity Insulation	2 Bricklayers and Mate	7 Hours
External Cavity Block Wall (External Walls)		
Lay outer blockwork above dpc	2 Bricklayers and Mate	31 Hours
Lay inner blockwork above dpc	2 Bricklayers and Mate	31 Hours
Lay coursing blocks above dpc to inner leaf	2 Bricklayers and Mate	2 Hours
Lay coursing blocks above dpc to outer leaf	2 Bricklayers and Mate	2 Hours
Fix cavity Insulation to cavity blockwork	2 Bricklayers and Mate	4 Hours
Front		
PVCu Front Door (Front)		
Form opening	Bricklayer	3 Hours
Fix vertical DPC/ Cavity closure	Bricklayer	2 Hours

Fix external lintel	Bricklayer	2 Hours
Additional tasks to include Fix preformed cavity tray	Bricklayer	1 Hours

Ground Floor

Block Wall (Ground Floor)

Lay partition blocks above dpc	2 Bricklayers and Mate	42 Hours
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Typical Panel Doors (Ground Floor)

Form opening	Bricklayer	1 Hours
Fix lintel	Bricklayer	1 Hours
Form opening	Bricklayer	6 Hours
Fix lintel	Bricklayer	5 Hours

House

PVCu Windows 1050 Deep (House)

Form dummy frame	Joiner	2 Hours
Form opening	Bricklayer	3 Hours
Fix vertical DPC/ Cavity closure	Bricklayer	2 Hours
Fix external lintel	Bricklayer	2 Hours
Additional tasks to include Fix preformed cavity tray	Bricklayer	1 Hours

PVCu Windows 1200 Deep (House)

Form dummy frame	Joiner	3 Hours
Form opening	Bricklayer	6 Hours
Fix vertical DPC/ Cavity closure	Bricklayer	3 Hours
Fix external lintel	Bricklayer	3 Hours
Fix preformed cavity tray	Bricklayer	2 Hours
Form dummy frame	Joiner	2 Hours
Form opening	Bricklayer	3 Hours
Fix vertical DPC/ Cavity closure	Bricklayer	2 Hours
Fix external lintel	Bricklayer	2 Hours
Form dummy frame	Joiner	3 Hours
Form opening	Bricklayer	6 Hours
Fix vertical DPC/ Cavity closure	Bricklayer	3 Hours
Fix external lintel	Bricklayer	3 Hours
Fix preformed cavity tray	Bricklayer	2 Hours
Additional tasks to include Fix preformed cavity tray	Bricklayer	1 Hours

Internal Walls

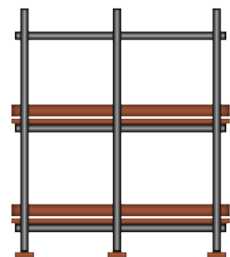
Internal Cavity Block Wall (Internal Walls)

Lay inner blockwork above dpc	2 Bricklayers and Mate	21 Hours
Lay coursing blocks above dpc	2 Bricklayers and Mate	2 Hours
Fix cavity Insulation to cavity blockwork	2 Bricklayers and Mate	2 Hours

Total Cost Excluding VAT £54,492.91

Erect Scaffold

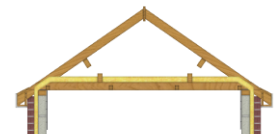
Erect scaffolding on site to provide access for our contractors. No allowance has been made to adapt the scaffolding for clients or their own contractors' requirements.



Total Cost Excluding VAT £5,434.00

Roof Structure

Form roof structure including any fascias and bargeboards and associated guttering as described.



Material

Main Roof

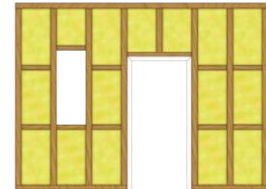
Sloping Roof Accessories (Main Roof)

General roof purlins	Sawn Dry Graded Structural Softwood Treated 75.0 x 225mm	15 Metre
General roof binders	Sawn Dry Graded Structural Softwood Treated 47.0 x 175mm	22 Metre

Total Cost Excluding VAT £719.45

Joinery 1st Fix

Form carcassing and first fix timbers.



Material

Ground Floor

Typical Panel Doors (Ground Floor)

Door casing	Unprimed 138 x 32mm Door Lining Set Loose Stops 5100mm	2 Each
Door casing	Unprimed 138 x 32mm Door Lining Set Loose Stops 5100mm	12 Each
Door casing	Unprimed 115 x 32mm Door Lining Set No Stops 5100mm	9 Each

Hall

Quarter Turn Staircase (Hall)

Staircase	Quarter Turn Flight (Allowance £700)	1 Each
Full newel posts	Softwood Staircase Turned Newel Post	5 Each
Half newel posts	Softwood Staircase Half Newel	1 Each
Staircase	Quarter Turn Flight (Allowance £700)	1 Each
Full newel posts	Softwood Staircase Turned Newel Post	5 Each
Half newel posts	Softwood Staircase Half Newel	1 Each
Staircase	Quarter Turn Flight (Allowance £700)	1 Each
Full newel posts	Softwood Staircase Turned Newel Post	5 Each
Half newel posts	Softwood Staircase Half Newel	1 Each

House

PVCu Windows 1050 Deep (House)

Internal window board	Window Board 25 x 219mm	3.9 Metre
Window	210C PVC Window Clear Low E Glass 1200 x 1050mm	3 Each

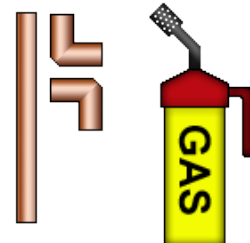
PVCu Windows 1200 Deep (House)

Internal window board	Window Board 25 x 219mm	11 Metre
Window	312CC PVC Window Clear Low E Glass 1800 x 1200mm	6 Each
Internal window board	Window Board 25 x 219mm	2.1 Metre
Window	112C PVC Window Clear Low E Glass 600 x 1200mm	3 Each
Internal window board	Window Board 25 x 219mm	7.8 Metre
Window	212C PVC Window Clear Low E Glass 1200 x 1200mm	6 Each

Total Cost Excluding VAT £15,260.31

Plumb 1st Fix

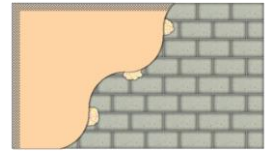
Install all pipes and plumbing fittings as described.



Total Cost Excluding VAT £14,872.00

Plastering

Apply plastering system to walls and ceilings.



Material

External Walls

Brick and Block Cavity Wall (External Walls)

Plaster finish to walls	Board Finish Plaster 25kg	20 Each
Plastering to inner blockwall	Plasterboard Square Edge 1200 x 2400 x 12.5mm	78 Sheet
Wall plastering fixing system / basecoat	Plasterboard Adhesive 25kg	27 Each
Wall plastering joint treatment	Plasterboard Tape 50mm x 90m	4.5 Each

External Cavity Block Wall (External Walls)

Plastering to inner blockwall	Plasterboard Square Edge 1200 x 2400 x 12.5mm	44 Sheet
Wall plastering fixing system / basecoat	Plasterboard Adhesive 25kg	15 Each
Wall plastering joint treatment	Plasterboard Tape 50mm x 90m	2.5 Each
Plaster finish to walls	Board Finish Plaster 25kg	11 Each
Render/Plaster to outer blockwall	Plastering Sand Bulk Bag	4.3 Each
Outer blockwork finish fixing system / base	Blue Circle Mastercrete Original Cement 25kg Bag	49 Each

Front

PVCu Front Door (Front)

Reveal and cill plaster finish	Plasterboard Square Edge 1200 x 2400 x 12.5mm	0.8 Sheet
Reveal and cill plastering fixing system / basecoat	Plasterboard Adhesive 25kg	0.28 Each
Reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m	0.05 Each
Reveal and cill finish to plaster	Board Finish Plaster 25kg	0.2 Each
Corner Bead	PVC Plastering Corner Bead 2.44m	6.4 Each

Ground Floor

Block Wall (Ground Floor)

Plaster finish to walls	Board Finish Plaster 25kg	29 Each
Plastering to inner blockwall	Plasterboard Square Edge 1200 x 2400 x 12.5mm	115 Sheet
Wall plastering fixing system / basecoat	Plasterboard Adhesive 25kg	39 Each
Wall plastering joint treatment	Plasterboard Tape 50mm x 90m	6.6 Each

Hall

Quarter Turn Staircase (Hall)

Plaster to underside of staircase	Plasterboard Square Edge 1200 x 2400 x 12.5mm	1.2 Sheet
Plaster joint treatment	Plasterboard Tape 50mm x 90m	0.07 Each
Fixings to plasterboard	Gyproc Drywall Screws 25mm 1000 box	0.07 Box
Plaster finish to underside of staircase	Board Finish Plaster 25kg	0.3 Each
Plaster to underside of staircase	Plasterboard Square Edge 1200 x 2400 x 12.5mm	1.2 Sheet
Plaster joint treatment	Plasterboard Tape 50mm x 90m	0.07 Each
Fixings to plasterboard	Gyproc Drywall Screws 25mm 1000 box	0.07 Box
Plaster finish to underside of staircase	Board Finish Plaster 25kg	0.3 Each
Plaster to underside of staircase	Plasterboard Square Edge 1200 x 2400 x 12.5mm	1.2 Sheet
Plaster joint treatment	Plasterboard Tape 50mm x 90m	0.07 Each
Fixings to plasterboard	Gyproc Drywall Screws 25mm 1000 box	0.07 Box
Plaster finish to underside of staircase	Board Finish Plaster 25kg	0.3 Each

House

PVCu Windows 1050 Deep (House)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm	0.52 Sheet
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg	0.18 Each
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m	0.03 Each
Window reveal and cill finish to plaster	Board Finish Plaster 25kg	0.13 Each
Window reveal corner bead	PVC Plastering Corner Bead 2.44m	4.2 Each

PVCu Windows 1200 Deep (House)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm	1.3 Sheet
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg	0.45 Each
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m	0.08 Each
Window reveal and cill finish to plaster	Board Finish Plaster 25kg	0.34 Each
Window reveal corner bead	PVC Plastering Corner Bead 2.44m	11 Each
Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm	0.47 Sheet
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg	0.16 Each
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m	0.03 Each

Window reveal and cill finish to plaster	Board Finish Plaster 25kg	0.12 Each
Window reveal corner bead	PVC Plastering Corner Bead 2.44m	3.8 Each
Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm	1.1 Sheet
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg	0.39 Each
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m	0.06 Each
Window reveal and cill finish to plaster	Board Finish Plaster 25kg	0.29 Each
Window reveal corner bead	PVC Plastering Corner Bead 2.44m	9.1 Each
Internal Walls		
Internal Cavity Block Wall (Internal Walls)		
Plastering to inner blockwall	Plasterboard Square Edge 1200 x 2400 x 12.5mm	30 Sheet
Wall plastering fixing system / basecoat	Plasterboard Adhesive 25kg	10 Each
Wall plastering joint treatment	Plasterboard Tape 50mm x 90m	1.7 Each
Plaster finish to walls	Board Finish Plaster 25kg	7.5 Each

Total Cost Excluding VAT £21,429.60

Joinery 2nd Fix

Fix doors and windows, fixtures and fittings.



Material

External Walls

Brick and Block Cavity Wall (External Walls)

Skirting boards	Skirting Torus/Ovolo 19 x 125mm (Redwood)	92 Metre
External Cavity Block Wall (External Walls)		
Skirting boards	Skirting Torus/Ovolo 19 x 125mm (Redwood)	30 Metre

Front

PVCu Front Door (Front)

Sealant	Silicone Sealant White 0.31 Litre	0.54 Each
Door	PVCU Front Door (Allowance)	3 Each

Ground Floor

Block Wall (Ground Floor)

Skirting boards	Skirting Torus/Ovolo 19 x 125mm (Redwood)	166 Metre
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Typical Panel Doors (Ground Floor)

Architrave	Torus Architrave 25 x 75mm (Redwood)	19 Metre
Internal door threshold board	Hardwood Ply WBP 2440 x 1220 x 12mm	0.15 Sheet
Door	Internal Door 6 Panel Textured Undercoated 686 x 1981mm	2 Each
Door furniture	Georgian Brass Internal Latch Pack	2 Each
Hinges	Butt Hinge Brassed 76mm	3 Pair
Architrave	Torus Architrave 25 x 75mm (Redwood)	120 Metre
Internal door threshold board	Hardwood Ply WBP 2440 x 1220 x 12mm	1.1 Sheet
Door	Internal Door 6 Panel Textured Undercoated 864 x 1981mm	12 Each
Door furniture	Georgian Brass Internal Latch Pack	12 Each
Hinges	Butt Hinge Brassed 76mm	18 Pair
Architrave	Torus Architrave 25 x 75mm (Redwood)	89 Metre
Internal door threshold board	Hardwood Ply WBP 2440 x 1220 x 12mm	0.77 Sheet
Door	Internal Door 6 Panel Textured Undercoated 762 x 1981mm	9 Each
Door furniture	Georgian Brass Internal Latch Pack	9 Each
Hinges	Butt Hinge Brassed 76mm	14 Pair

Hall

Quarter Turn Staircase (Hall)

Full newel post caps	Softwood Staircase Newel Cap Acorn	5 Each
Half newel post caps	Softwood Staircase Half Newel Cap Acorn	1 Each
Baserail	Softwood Staircase Floor Rail 3600mm	2.8 Each
Baserail infill	Redwood Matchings bundle 13 x 100 x 2100mm (10 Pack)	0.48 Each
Spindles	Softwood Staircase Georgian Baluster	79 Each
Balustrade	Softwood Staircase Hand Rail 3600mm	2.8 Each
Wall mounted handrail	Softwood Staircase Hand Rail 3600mm	0.91 Each
Handrail supports	Brass Wall Bracket	8 Each
Sundry fixings	Sundry Materials (£)	30 Each
Sundry timbers	Sundry Materials (£)	20 Each
Full newel post caps	Softwood Staircase Newel Cap Acorn	5 Each

Half newel post caps	Softwood Staircase Half Newel Cap Acorn	1 Each
Baseraill	Softwood Staircase Floor Rail 3600mm	2.8 Each
Baseraill infill	Redwood Matchings bundle 13 x 100 x 2100mm (10 Pack)	0.48 Each
Spindles	Softwood Staircase Georgian Baluster	79 Each
Balustrade	Softwood Staircase Hand Rail 3600mm	2.8 Each
Wall mounted handrail	Softwood Staircase Hand Rail 3600mm	0.91 Each
Handrail supports	Brass Wall Bracket	8 Each
Sundry fixings	Sundry Materials (£)	30 Each
Sundry timbers	Sundry Materials (£)	20 Each
Full newel post caps	Softwood Staircase Newel Cap Acorn	5 Each
Half newel post caps	Softwood Staircase Half Newel Cap Acorn	1 Each
Baseraill	Softwood Staircase Floor Rail 3600mm	2.8 Each
Baseraill infill	Redwood Matchings bundle 13 x 100 x 2100mm (10 Pack)	0.48 Each
Spindles	Softwood Staircase Georgian Baluster	79 Each
Balustrade	Softwood Staircase Hand Rail 3600mm	2.8 Each
Wall mounted handrail	Softwood Staircase Hand Rail 3600mm	0.91 Each
Handrail supports	Brass Wall Bracket	8 Each
Sundry fixings	Sundry Materials (£)	30 Each
Sundry timbers	Sundry Materials (£)	20 Each

House

PVCu Windows 1050 Deep (House)

Sealant to sides and top of window	Silicone Sealant White 0.31 Litre	0.41 Each
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PVCu Windows 1200 Deep (House)

Sealant to sides and top of window	Silicone Sealant White 0.31 Litre	1.1 Each
Sealant to sides and top of window	Silicone Sealant White 0.31 Litre	0.32 Each
Sealant to sides and top of window	Silicone Sealant White 0.31 Litre	0.86 Each

Internal Walls

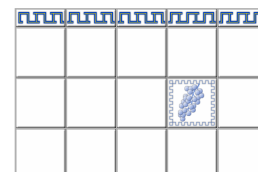
Internal Cavity Block Wall (Internal Walls)

Skirting boards	Skirting Torus/Ovolo 19 x 125mm (Redwood)	30 Metre
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Total Cost Excluding VAT £18,176.52

Internal Fitting Out

Fix internal fixtures and fittings as described.



Material

Bathroom 1

Bathroom and Cloaks (Bathroom Fitting Out)

Bathroom Suite	Bathroom Pack 3 Piece - Bath, Sink, Toilet (Allowance £250)	1 Each
Carcass to bath side	Sawn Softwood Kiln Dried 47.0 x 50mm	10 Metre
Seal Bath Perimeter	All Purpose Silicone White 0.31Litre	1 Each
Box in Soil Pipe in Bathroom	Sawn Softwood Kiln Dried 47.0 x 50mm	10 Metre
Box in Soil Pipe in Bathroom	Hardwood Ply WBP 2440 x 1220 x 5.5mm	0.5 Sheet

Bathroom 2

Bathroom and Cloaks (Shower Room Fitting Out)

Shower Room Suite	Bathroom Pack - Bath, Sink, Shower, Toilet (Allowance £150)	1 Each
Shower Room Suite	Shower Tray - Stone Resin 760 x 760mm (Allowance £75)	1 Each
Shower Room Suite	Shower Waste Trap & Grid	1 Each
Shower Room Suite	Electric Shower 8.5kW (Allowance £225)	1 Each
Shower Room Suite	Shower Door 760mm (Allowance £175)	1 Each
Shower Room Suite	Shower Side Panel 760mm (Allowance £150)	1 Each
Seal Shower	All Purpose Silicone White 0.31Litre	2 Each
Box in Soil Pipe in Shower Room	Sawn Softwood Kiln Dried 47.0 x 50mm	10 Metre
Box in Soil Pipe in Shower Room	Hardwood Ply WBP 2440 x 1220 x 5.5mm	0.5 Sheet

Cloakroom

Bathroom and Cloaks (Cloakroom fitting out)

Cloakroom Suite	Cloakroom Pack - Sink, Toilet (Allowance £125)	1 Each
Seal Basin	All Purpose Silicone White 0.31Litre	0.5 Each
Box in Soil Pipe in Cloakroom	Sawn Softwood Kiln Dried 47.0 x 50mm	10 Metre
Box in Soil Pipe in Cloakroom	Hardwood Ply WBP 2440 x 1220 x 5.5mm	0.5 Sheet

Kitchen

Fitted Kitchen

1000 Drawline base unit	Kitchen Base Unit 1000mm (Allowance £400)	0.87 Each
500 Drawer unit	Kitchen Base Unit Pan Drawers 500mm (Allowance £450)	0.87 Each
500 Drawline base unit	Kitchen Base Unit 500mm (Allowance £225)	0.87 Each
300 Drawline base unit	Kitchen Base Unit 300mm (Allowance £200)	0.87 Each
400 Drawline base unit	Kitchen Base Unit 400mm (Allowance £225)	0.87 Each
500 Drawline base unit	Kitchen Base Unit Sink 500mm (Allowance £225)	0.87 Each
Worktops	Kitchen Worktop 4100 x 600 x 40mm Granite Effect (Allowance £150)	2.6 Each
Worktop jointing strip	Kitchen Worktop Butt Joint 40mm	2.6 Each
600 Oven housing unit	Kitchen Base Unit Oven 600mm (Allowance £175)	0.87 Each
Drawline L shaped base unit	Kitchen Base Unit Corner Carousel (Allowance £700)	0.87 Each
600 Wall unit	Kitchen Wall Unit 600 x 588mm (Allowance £150)	0.87 Each
300 Wall unit	Kitchen Wall Unit 300 x 735mm (Allowance £100)	0.87 Each
400 Wall unit	Kitchen Wall Unit 400 x 735mm (Allowance £125)	0.87 Each
500 Wall unit	Kitchen Wall Unit 500 x 735mm (Allowance £125)	0.87 Each
500 Special wall unit	Kitchen Wall Unit Metal & Glass 500mm (Allowance £400)	0.87 Each
500 Larder unit	Kitchen Larder Unit 500mm (Allowance £350)	0.87 Each
Kitchen sink mixer tap	Sink Mixer Tap (Allowance £85)	0.87 Each
Kitchen sink	Kitchen Sink (Allowance £150)	0.87 Each
Silicone sealant	Silicone Sealant White 0.31 Litre	0.87 Each
Waste bin	Integrated Kitchen Waste Bin Small	0.87 Each
Towel rail	Towel Rail (Allowance £15)	0.87 Each
Oven	Oven - Built In (Allowance £700)	0.87 Each
Hob	Gas Hob (Allowance £200)	0.87 Each
Extractor	Kitchen Extractor Fan (Allowance £70)	0.87 Each
Fridge	Fridge Freezer (Allowance £400)	0.87 Each
Freezer	Freezer - Built In (Allowance £500)	0.87 Each
Dishwasher	Dishwasher (Allowance £300)	0.87 Each
Microwave	Microwave (Allowance £400)	0.87 Each

Total Cost Excluding VAT £12,872.46

Internal Decoration

Apply decoration. (Note that a basic paint specification has been used for the purposes of estimating the building works. However, colours and finishes may be changed by agreement in writing.)



Material

External Walls

Brick and Block Cavity Wall (External Walls)

Decoration to wall or plaster	Contract Emulsion Magnolia 5 Litre	7.8 Each
Primer for skirting boards	Undercoat White 5 Litre	0.28 Each
Under Coat for skirting boards	Undercoat White 5 Litre	0.28 Each
Paint for skirting boards	Gloss Brilliant White 5 Litre	0.28 Each

External Cavity Block Wall (External Walls)

Decoration to wall or plaster	Contract Emulsion Magnolia 5 Litre	4.4 Each
Primer for skirting boards	Undercoat White 5 Litre	0.09 Each
Under Coat for skirting boards	Undercoat White 5 Litre	0.09 Each
Paint for skirting boards	Gloss Brilliant White 5 Litre	0.09 Each

Front

PVCu Front Door (Front)

Decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre	0.08 Each
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Ground Floor

Block Wall (Ground Floor)

Decoration to wall or plaster	Contract Emulsion Magnolia 5 Litre	11 Each
Primer for skirting boards	Undercoat White 5 Litre	0.5 Each
Under Coat for skirting boards	Undercoat White 5 Litre	0.5 Each
Paint for skirting boards	Gloss Brilliant White 5 Litre	0.5 Each

Typical Panel Doors (Ground Floor)

Primer for architrave	Undercoat White 5 Litre	0.06 Each
Undercoat for architrave	Undercoat White 5 Litre	0.06 Each
Paint for architrave	Gloss Brilliant White 5 Litre	0.06 Each
Primer for door casing	Undercoat White 5 Litre	0.05 Each
Undercoat for door casing	Undercoat White 5 Litre	0.1 Each
Paint for door casing	Gloss Brilliant White 5 Litre	0.05 Each
Primer for door	Undercoat White 5 Litre	0.18 Each

Undercoat for door	Undercoat White 5 Litre	0.18 Each
Paint for door	Gloss Brilliant White 5 Litre	0.18 Each
Primer for internal door threshold board	Quick Drying Floor Varnish Clear Gloss 2.5 Litre	0.02 Each
Undercoat for internal door threshold board	Quick Drying Floor Varnish Clear Gloss 2.5 Litre	0.01 Each
Paint for internal door threshold board	Quick Drying Floor Varnish Clear Gloss 2.5 Litre	0.02 Each
Primer for architrave	Undercoat White 5 Litre	0.36 Each
Undercoat for architrave	Undercoat White 5 Litre	0.36 Each
Paint for architrave	Gloss Brilliant White 5 Litre	0.36 Each
Primer for door casing	Undercoat White 5 Litre	0.3 Each
Undercoat for door casing	Undercoat White 5 Litre	0.6 Each
Paint for door casing	Gloss Brilliant White 5 Litre	0.3 Each
Primer for door	Undercoat White 5 Litre	1.4 Each
Undercoat for door	Undercoat White 5 Litre	1.4 Each
Paint for door	Gloss Brilliant White 5 Litre	1.4 Each
Primer for internal door threshold board	Quick Drying Floor Varnish Clear Gloss 2.5 Litre	0.11 Each
Undercoat for internal door threshold board	Quick Drying Floor Varnish Clear Gloss 2.5 Litre	0.06 Each
Paint for internal door threshold board	Quick Drying Floor Varnish Clear Gloss 2.5 Litre	0.11 Each
Primer for architrave	Undercoat White 5 Litre	0.27 Each
Undercoat for architrave	Undercoat White 5 Litre	0.27 Each
Paint for architrave	Gloss Brilliant White 5 Litre	0.27 Each
Primer for door casing	Undercoat White 5 Litre	0.22 Each
Undercoat for door casing	Undercoat White 5 Litre	0.45 Each
Paint for door casing	Gloss Brilliant White 5 Litre	0.22 Each
Primer for door	Undercoat White 5 Litre	0.94 Each
Undercoat for door	Undercoat White 5 Litre	0.94 Each
Paint for door	Gloss Brilliant White 5 Litre	0.94 Each
Primer for internal door threshold board	Quick Drying Floor Varnish Clear Gloss 2.5 Litre	0.08 Each
Undercoat for internal door threshold board	Quick Drying Floor Varnish Clear Gloss 2.5 Litre	0.04 Each
Paint for internal door threshold board	Quick Drying Floor Varnish Clear Gloss 2.5 Litre	0.08 Each
Hall		
Quarter Turn Staircase (Hall)		
Decoration to underside of staircase	Contract Emulsion Brilliant White 5 Litre	0.12 Each
Primer for staircase	All Purpose Primer 5L	0.2 Each
Undercoat for staircase	Undercoat White 5 Litre	0.2 Each
Decoration for staircase	Varnish Gloss 2.5L	0.4 Each
Decoration to underside of staircase	Contract Emulsion Brilliant White 5 Litre	0.12 Each
Primer for staircase	All Purpose Primer 5L	0.2 Each
Undercoat for staircase	Undercoat White 5 Litre	0.2 Each
Decoration for staircase	Varnish Gloss 2.5L	0.4 Each
Decoration to underside of staircase	Contract Emulsion Brilliant White 5 Litre	0.12 Each
Primer for staircase	All Purpose Primer 5L	0.2 Each
Undercoat for staircase	Undercoat White 5 Litre	0.2 Each
Decoration for staircase	Varnish Gloss 2.5L	0.4 Each
House		
PVCu Windows 1050 Deep (House)		
Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre	0.05 Each
Primer for window board	Undercoat White 5 Litre	0.03 Each
Undercoat for window board	Undercoat White 5 Litre	0.03 Each
Paint for window board	Gloss Brilliant White 5 Litre	0.03 Each
PVCu Windows 1200 Deep (House)		
Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre	0.13 Each
Primer for window board	Undercoat White 5 Litre	0.09 Each
Undercoat for window board	Undercoat White 5 Litre	0.09 Each
Paint for window board	Gloss Brilliant White 5 Litre	0.09 Each
Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre	0.05 Each
Primer for window board	Undercoat White 5 Litre	0.02 Each
Undercoat for window board	Undercoat White 5 Litre	0.02 Each
Paint for window board	Gloss Brilliant White 5 Litre	0.02 Each
Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre	0.11 Each
Primer for window board	Undercoat White 5 Litre	0.06 Each
Undercoat for window board	Undercoat White 5 Litre	0.06 Each
Paint for window board	Gloss Brilliant White 5 Litre	0.06 Each
Internal Walls		
Internal Cavity Block Wall (Internal Walls)		
Decoration to wall or plaster	Contract Emulsion Magnolia 5 Litre	3 Each
Primer for skirting boards	Undercoat White 5 Litre	0.09 Each
Under Coat for skirting boards	Undercoat White 5 Litre	0.09 Each
Paint for skirting boards	Gloss Brilliant White 5 Litre	0.09 Each

Total Cost Excluding VAT £8,216.29

External Decoration

Apply decoration. (Note that a basic paint specification has been used for the purposes of estimating the building works. However, colours and finishes may be changed by agreement in writing.)



Material

External Walls

External Cavity Block Wall (External Walls)

Decoration to wall finish outer leaf

Smooth Masonry Paint Brilliant White 10 Litre

1.9 Each

Total Cost Excluding VAT £651.54

Landscaping

Carry out the landscaping works as shown on drawing. Note that where planting is included that this should be carried out during the appropriate growing season.

Material

Garden

Landscaping (Plants)

Top dressing to planted areas

Fertiliser to planted areas

Weed suppressant

Shrub type 1

Shrub type 2

Tree type 1

Tree type 2

Bark Chips

Fertiliser 3kg

Weed Control Fabric

Shrub (3 Litre Pot) (Allowance £15)

Shrub (10 Litre Pot) (Allowance £30)

Standard Tree (Allowance £45)

Large Tree (Allowance £75)

4.8 Bag

0.6 Each

12 m²

3 Each

2 Each

3 Each

4 Each

Total Cost Excluding VAT £1,102.66

Cleaning

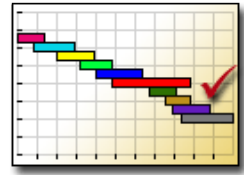
Site to be left clean and tidy and all surplus material to be removed from site.



Total Cost Excluding VAT £4,262.54

Completion

Completion of all building works.



Total Cost Excluding VAT £377.00

Total Cost Excluding VAT £175,047.12
Total VAT £35,009.42
Total Cost Including VAT £210,056.55

Acceptance of Estimate/Variation

Reference: House (Estimate dated Monday, 30 January 2017)

Three Two-Storey Two Bedroom Town House Starter Homes
Land at Burnroyd Avenue
Glusburn
Keighley
BD20 8TP

Site address:
Land at Burnroyd Avenue
Glusburn
Keighley
BD20 8TP

Please carry out the building works itemised in the Estimate defined above, dated Monday, 30 January 2017 to the value of:

Total Cost Excluding VAT	£175,047.12
Total VAT	£35,009.42
Total Cost Including VAT	£210,056.55

Signed Three Two-Storey Two Bedroom Town House
Starter Homes
Date/...../20.....

Signed on behalf of
Date/...../20.....

Acceptance of Estimate/Variation

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BD20 8TP

Please carry out the building works itemised in the Estimate defined above, dated Monday, 30 January 2017 to the value of:

Total Cost Excluding VAT	£175,047.12
Total VAT	£35,009.42
Total Cost Including VAT	£210,056.55

Signed Three Two-Storey Two Bedroom Town House
Starter Homes
Date/...../20.....

Signed on behalf of
Date/...../20.....

Terms & Conditions

You terms and conditions can be inserted here, and the document will be completed with your details inserted to make this your tender reply to the customer.

Please contact Edward J. Webb using the details in the head of this document if you would like to know more or hire our services.