

Refurbishment & Alteration to convert 2 apartments back to a house

No	Description	Qty	Unit	Rate	Total	Comments
1.00	<u>Demolition & Stripping Out</u>					
	<u>General</u>					
1.01	drain plumbing and heating services and cap off	1	no		0.00	
1.02	isolate electrical services	1	no		0.00	
1.03	strip out plumbing installation	1	no		0.00	
1.04	strip out heating installation	1	no		0.00	
1.05	strip out electrical installation	1	no		0.00	
1.06	remove all carpet, vinyl and any underlay	1	no		0.00	
1.07	remove any tenants effects	1	no		0.00	
1.08	remove any asbestos - none allowed	1	no		0.00	
1.09	sundry stripping out of non original fittings etc	1	no		0.00	
	<u>remove partitions</u>					
1.10	2nd floor non original partitions forming ensuite and dressing room	61	m2		0.00	
1.11	1st floor – portions of spine wall to form ensuites and bed 5	24	m2		0.00	
1.12	ground floor – remove non original partition separating staircase between the two units	8	m2		0.00	
1.13	lower ground floor – remove non original partitions forming plant room, utility and ensuites	81	m2		0.00	
1.14	make good brickwork	1	no		0.00	
1.15	allow sum for temp propping where partitions load bearing	1	no		0.00	
1.16	allow sum for permanent support to above	1	no		0.00	
	<u>remove doors and linings. Retain original doors for reuse, dispose of others from site</u>					
1.17	2nd floor	7	no		0.00	
1.18	1st floor	3	no		0.00	
1.19	ground floor	0	no		0.00	
1.19	lower ground floor	8	no		0.00	
1.20	remove ceiling finishes	1	no		0.00	
1.21	demolish and remove rear terrace construction	1	no		0.00	
	<u>2nd floor</u>					
1.22	strip out cupboards wardrobes and fittings	1	no		0.00	
1.23	strip out bathroom fittings	1	no		0.00	
1.24	hack off wall tiles	1	no		0.00	
	<u>1st floor</u>					
1.25	strip out kitchen and fittings	1	no		0.00	
1.26	strip out bathroom fittings	1	no		0.00	
1.27	hack off wall tiles	1	no		0.00	
1.28	remove raised flooring in kitchen	27	m2		0.00	
	<u>Ground floor</u>					
1.29	remove the new staircase and balustrade	1	no		0.00	
1.30	remove kitchen fitting and wall cladding	1	no		0.00	
	<u>Lower ground floor</u>					
1.31	remove cupboards, wardrobes and fittings	1	no		0.00	
1.32	remove sanitaryware and fittings from bathrooms	3	no		0.00	
1.33	hack off wall tiles	1	no		0.00	
1.34	remove utility fittings	1	no		0.00	
1.35	remove section of raised flooring	1	no		0.00	
	Total to summary				0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
2.00	<u>Alterations and repairs</u>					
	<u>2nd floor</u>					
2.01	block up existing door opening to hall cupboard	1	no		0.00	
2.02	form new door opening to hall cupboard	1	no		0.00	
	<u>First floor</u>					
2.03	lay new boarding where area of raised floor removed	27	m2		0.00	
2.04	remove brick and concrete external stair structure	1	item		0.00	
	remove entrance door to upper apartment and brick up window apron in bricks to match existing to return opening to a window opening as before.					
2.05	Allow for new cill and details to match adjoining openings	1	item		0.00	
2.06	lay new soundproofing to floor area	60	m2		0.00	
	<u>Ground floor</u>					
2.07	Reverting stair configuration back to original					
2.08	infill floor where new stair had been put in	1	item		0.00	
2.09	extend landing into adjoining staircase	1	item		0.00	
2.10	remove new bottom section of winding stair where non original	1	item		0.00	
	<u>Lower ground floor</u>					
	remove infill where external door way blocked up and return opening to side entrance. Allow for cill detail to match existing	1	item		0.00	
2.12	enlarge opening to new living room to double width	1	item		0.00	
2.13	block up existing opening to new bed 6	1	item		0.00	
	<u>General</u>					
2.14	levelling floors - not allowed	1	item		0.00	
2.15	levelling ceilings - not allowed	1	item		0.00	
2.16	allow sum for floor repairs	1	item		0.00	
2.17	allow sum for timber treatment - not allowed	1	item		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
3.00	<u>New stud partitions</u>					
3.01	2nd floor	49	m2		0.00	
3.02	1st floor	78	m2		0.00	
3.03	Ground floor	0	m2		0.00	
3.04	Lower ground floor	31	m2		0.00	
3.05	Insulation to above	158	m2		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
4.00	External Repairs					
	allow sums for the following					
4.01	external brick repairs	1	item		0.00	
4.02	external render repairs	1	item		0.00	
4.03	chimney repairs	1	item		0.00	
4.04	roof tile repairs	1	item		0.00	
4.05	flashing repairs	1	item		0.00	
4.06	flat roof repairs	1	item		0.00	
4.07	repairs to stonework	1	item		0.00	
4.08	repairs to front entrance steps	1	item		0.00	
4.09	repairs to rainwater goods	1	item		0.00	
	<u>Roof terrace</u>					
4.10	remove coverings	8	m2		0.00	
4.11	allow sum for timber repairs	1	item		0.00	
4.12	new boarding	8	m2		0.00	
4.13	new covering and decking	8	m2		0.00	
4.14	remove balustrading and replace with new ms balustrading more in keeping with the property	4	lm		0.00	
Total to summary					0.00	

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Total to summary

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No	Description	Qty	Unit	Rate	Total	Comments
6.00	Electrical					
6.01	electrical works	1	item		0.00	
6.02	entry phone system	1	item		0.00	
6.03	MK edge faceplates	1	item		0.00	
6.04	allow sum for light fittings	1	item		0.00	
6.05	allow sum for mechanical wiring	1	item		0.00	
6.06	allow sum for demister pads	1	item		0.00	
6.07	allow sum for alarm	1	item		0.00	
6.08	allow sum for lighting control system	1	item		0.00	
6.09	commission above	1	item		0.00	
6.10	bwic	1	item		0.00	
6.11	recessed light fitting fire hoods	88	no		0.00	
6.12	tv installation	1	item		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
7.00	Plumbing & mechanical					
7.01	design and coordination drawings	1	item		0.00	
7.02	boiler and primary distribution	1	item		0.00	
7.03	underfloor heating	1	item		0.00	
7.04	towel rail installation	1	item		0.00	
7.05	automatic controls	1	item		0.00	
7.06	cold water installation - raw	1	item		0.00	
7.07	boosted cold water plant	1	item		0.00	
7.08	distribution chlorination	1	item		0.00	
7.09	gas installation	1	item		0.00	
7.10	extract ventilation	1	item		0.00	
7.11	above ground drainage	1	item		0.00	
7.12	install sanitaryware - incl elsewhere	1	item		0.00	
7.13	commission	1	item		0.00	
7.14	o & m manuals and instructions	1	item		0.00	
7.15	bwic	1	item		0.00	
7.16	allow sum for AC	1	item		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
8.00	Sanitaryware					
	supply sanitaryware for					
8.01	master ensuite	1	item		0.00	
8.02	ensuite 2	1	item		0.00	
8.03	ensuite 3	1	item		0.00	
8.04	ensuite 4	1	item		0.00	
8.05	ensuite 6	1	item		0.00	
8.06	lower grd cloakroom	1	item		0.00	
8.07	ground floor cloakroom – leave as is	1	item		0.00	
8.08	towel rails	7	no		0.00	
8.09	valves for above	7	no		0.00	
8.10	allow sum to fit	1	item		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
9.00	<u>Doors, linings and ironmongery</u>					
	<u>2nd floor</u>					
9.01	new panelled cupboard door sets to match existing	3	no		0.00	
9.02	new bedroom door set to match existing	1	no		0.00	
	<u>1st floor</u>					
9.03	overhaul existing bedroom door sets	4	no		0.00	
9.04	new ensuite panelled door sets to match existing	3	no		0.00	
	<u>Ground floor</u>					
9.05	overhaul existing panelled door sets	3	no		0.00	
9.06	ditto double doors	1	no		0.00	
9.07	new panelled door set to reception 2 to match existing	1	no		0.00	
	<u>Lower ground floor</u>					
9.08	new panelled door sets to match existing	4	no		0.00	
9.09	ditto double doors	1	no		0.00	
9.10	allow sum for supply of ironmongery	1	no		0.00	
9.11	allow sum for fixing door ironmongery	1	no		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
10.00	<u>Windows and external doors</u>					
10.01	Overhaul existing timber sash/casement windows	38	no		0.00	
10.02	new timber sliding sash window to side elevation where upper entrance door removed. Mouldings, profile and style to match existing	1	no		0.00	
10.03	remove and replace external doors to upper terrace in style to match existing	1	no		0.00	
10.04	new side entrance door set in style in keeping with the surrounding	1	no		0.00	
10.05	remove existing back doors and replace with new in style in keeping with surrounding	2	no		0.00	
10.06	allow sum for ironmongery replacement	1	item		0.00	
10.07	security grills - by others	1	item		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
11.00	Bathrooms					
	<u>2nd floor</u>					
	<u>master ensuite</u>					
11.01	cistern duct	1	item		0.00	
11.02	vanity unit	1	item		0.00	
11.03	mirrored wall cabinet	1	item		0.00	
	<u>1st floor</u>					
	<u>Ensuite 2</u>					
11.04	cistern duct	1	item		0.00	
11.05	vanity unit	1	item		0.00	
11.06	mirrored wall cabinet	1	item		0.00	
	<u>Ensuite 3</u>					
11.07	cistern duct	1	item		0.00	
11.08	bath panel and support	1	item		0.00	
11.09	vanity unit	1	item		0.00	
11.10	mirrored wall cabinet	1	item		0.00	
	<u>Ensuite 4</u>					
11.11	cistern duct	1	item		0.00	
11.12	vanity unit	1	item		0.00	
11.13	mirrored wall cabinet	1	item		0.00	
	<u>Ground floor</u>					
	<u>Cloakroom</u>					
11.14	replace cistern duct top	1	no		0.00	
	<u>Lower ground floor</u>					
	<u>Cloakroom</u>					
11.15	cistern duct	1	item		0.00	
11.16	vanity unit	1	item		0.00	
11.17	mirrored wall cabinet	1	item		0.00	
	<u>Ensuite bed 6</u>					
11.18	cistern duct	1	item		0.00	
11.19	vanity unit	1	item		0.00	
11.20	mirrored wall cabinet	1	item		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
12.00	General joinery and fittings					
12.01	new kitchen, appliances and fittings	1	item		0.00	
12.02	allow sum for utility room fittings	1	item		0.00	
12.03	allow sum to construct plant room	1	item		0.00	
12.04	master bedroom wardrobes	5	lm		0.00	
12.05	master bedroom cupboard	2	lm		0.00	
12.06	bedroom 2 wardrobes	3	lm		0.00	
12.07	bedroom 3 wardrobes	3	lm		0.00	
12.08	timber skirtings to new partitions to match existing	1	item		0.00	
12.09	window boards/threshold details to new windows	1	item		0.00	
12.10	form new straight section of stair to extend stair down to ground floor where previously removed to match original	1	item		0.00	
12.11	new stair to match existing from lower ground to ground floor	1	item		0.00	
12.12	under stair cupboard	1	item		0.00	
12.13	allow sum for balustrading to above items	1	item		0.00	
12.14	allow sum for overhauling existing stair	1	item		0.00	
12.15	allow sum for general joinery repairs	1	item		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
13.00	Floor finishes					
	<u>Porcelain tile 1 - PC £25/m2</u>					
13.01	utility	5	m2		0.00	
13.02	skirting	9	lm		0.00	
	<u>Porcelain tile 2 - PC £35/m2</u>					
13.03	Bed 6 ensuite	4	m2		0.00	
13.04	skirting	6	lm		0.00	
13.05	LG cloakroom	4	m2		0.00	
13.06	skirting	8	lm		0.00	
	<u>Porcelain 3 - PC £35/m2</u>					
13.07	bed 2 ensuite	4	m2		0.00	
13.08	skirting	8	lm		0.00	
13.09	bed 3 ensuite	5	m2		0.00	
13.10	skirting	8	lm		0.00	
13.11	Bed 4 ensuite	3	m2		0.00	
13.12	skirting	6	lm		0.00	
	<u>Stone 1 - PC £45/m2</u>					
13.13	master ensuite	17	m2			
13.14	skirting	25	lm		0.00	
13.15	allow for wbp plywood under new tiles areas	41	m2			
	<u>Engineered/solid Walnut</u>					
13.16	kitchen/living room	60	m2		0.00	
13.17	lower ground hallway	12	m2		0.00	
13.18	overhaul ground floor existing walnut	85	m2		0.00	
13.19	extend above onto new landing	10	m2		0.00	
13.20	first floor landing	13	m2		0.00	
13.21	bedroom 5	9	m2		0.00	
	<u>Carpets</u>					
13.22	bedroom 6	11	m2			
13.23	bedroom 4	11	m2			
13.24	bedroom 3	26	m2			
13.25	bedroom 2	22	m2			
13.26	master bedroom and top landing	36	m2			
13.27	stair carpet	1	no		0.00	
13.28	allow sum for mats and matwells	1	no		0.00	
13.29	allow for door bars	1	no			
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
14.00	Wall finishes & tops					
14.01	Kitchen splashbacks – by kitchen company	1	item		0.00	
14.02	Utility splasbacks – PC £35/m2	2	m2		0.00	
14.03	Lower grd cloakroom part tiled - PC £35/m2	4	m2		0.00	
14.04	duct top	1	no		0.00	
14.05	vanity top	1	no		0.00	
14.06	bed 6 ensuite part tiled - PC £35/m2	8	m2		0.00	
14.07	duct top	1	no		0.00	
14.08	vanity top	1	no		0.00	
14.09	bed 2 ensuite walls part tiled - PC £35/m2	10	m2		0.00	
14.10	duct top	1	no		0.00	
14.11	vanity top	1	no		0.00	
14.12	bed 3 ensuite walls part tiled - PC £35/m2	10	m2		0.00	
14.13	duct top	1	no		0.00	
14.14	vanity top	1	no		0.00	
14.15	Bed 4 ensuite walls part tiled - PC £35/m2	10	m2		0.00	
14.16	duct top	1	no		0.00	
14.17	vanity top	1	no		0.00	
14.18	master ensuite walls part tiled - £50.00/m2	20	m2		0.00	
14.19	duct top	1	no		0.00	
14.20	vanity top	1	no		0.00	
14.21	dow corning	1	no		0.00	
14.22	trims and accessories	1	no		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
15.00	<u>Decoration</u>					
15.01	internal decorations - standard Dulux range	1	no		0.00	
15.02	external decorations - standard Dulux range	1	no		0.00	
15.03	french polishing - none allowed	1	no		0.00	
15.04	wallpaper - none allowed	1	no		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
16.00	Drainage					
16.01	allow to test and carry out cctv survey of existing	1	no		0.00	
16.02	allow sum for alterations to serve new bathrooms	1	no		0.00	
16.03	allow sum for repairs	1	no		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
17.00	External Works					
	<u>Side entrance</u>					
17.01	remove brick paviors and beds to side entrance	61	m2		0.00	
17.02	reduce level and grade to form new ramp	61	m2		0.00	
17.03	lay new bed and blinding for new paving	50	m2		0.00	
17.04	new paving to falls	50	m2		0.00	
17.05	extra over above for forming steps	1	item		0.00	
17.06	excavate and lay new found for garden wall	17	lm		0.00	
17.07	new low wall to sides of ramp	17	lm		0.00	
17.08	coping to above	17	lm		0.00	
17.09	allow sum for forming planters	1	item		0.00	
17.10	allow sum for new meter housing	1	item		0.00	
17.11	allow sum for new bin store	1	item		0.00	
17.12	planting – by others	1	item		0.00	
17.13	alter and adapt new portion of railings and supply new wider gate	1	item		0.00	
17.14	sum for external electrics	1	item		0.00	
17.15	sum for light fittings	1	item		0.00	
	<u>Rear garden</u>					
17.16	allow sum for works to rear garden	1	item		0.00	
17.17	extension tbc	1	item		0.00	
	<u>Front entrance</u>					
17.18	allow sum for works to planters etc	1	item		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
18.00	Fees and charges					
	<u>Fees - not allowed</u>					
18.01	planning	1	no		0.00	
18.02	building control	1	no		0.00	
18.03	party wall	1	no		0.00	
18.04	insurance	1	no		0.00	
18.05	architects	1	no		0.00	
18.06	designers	1	no		0.00	
18.07	engineers	1	no		0.00	
	<u>Statutory Charges</u>					
	allow sums for works to incoming statutory services					
18.08	water	1	no		0.00	
18.09	electrical	1	no		0.00	
18.10	gas	1	no		0.00	
18.11	bt	1	no		0.00	
18.12	sewer	1	no		0.00	
Total to summary					0.00	

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No	Description	Qty	Unit	Rate	Total	Comments
19.00	Summary					
	Builders Work - brought forward					
1.00	Demolition & Stripping Out		item		0.00	
2.00	Alterations and repairs		item		0.00	
3.00	New stud partitions		item		0.00	
4.00	External Repairs		item		0.00	
5.00	Plastering and screeding		item		0.00	
6.00	Electrical		item		0.00	
7.00	Plumbing & mechanical		item		0.00	
8.00	Sanitaryware		item		0.00	
9.00	Doors, linings and ironmongery		item		0.00	
10.00	Windows and external doors		item		0.00	
11.00	Bathrooms		item		0.00	
12.00	General joinery and fittings		item		0.00	
13.00	Floor finishes		item		0.00	
14.00	Wall finishes & tops		item		0.00	
15.00	Decoration		item		0.00	
16.00	Drainage		item		0.00	
17.00	External Works		item		0.00	
	Total builders work				0.00	
	Contractors Preliminaries				0.00	
	Scaffolding				0.00	
	Total				0.00	
18.00	Fees and charges				0.00	
	Bond - not allowed				0.00	
	Total				0.00	
	Contingency	5	%		0.00	
	Total				0.00	
	Overheads, Profit & Inflation	0	%		0.00	
	Total Cost Plan Excl Vat				0.00	