



Breakdown of estimate for works at:
14 Gloucester Crescent
London
NW1 7DS

Falcon ref W17-4914 Date 30/07/2019

Item	Description	Quantity	Unit	Rate	Price
	Estimate for Underpinning to Rear Projection, Structural Repairs and Redecoration to complete House				
1.0	General Items and Enabling Works				
1.1	To appoint planning consultant to apply for and fund listed building consent for the works. To be charged at their costs and fees plus 20%	1	PS	5000.00	5000.00
1.2	To provide parking dispensations to park vans on the road for the duration of the works. To be charged at the Local Authority rate (currently £33.00 per day) plus 20%.	1	ps	5000.00	5000.00
1.3	To double ply board the complete drive and clear on completion of the works.	1	item	650.00	650.00
1.4	To remove the metal handrails to the front light well and steps leading to basement. Carefully set aside and later reinstate on completion. To remove the stone copings as required, carefully set aside and later reinstate	1	item	910.00	910.00
1.5	Paint rails with 1no undercoat and 1no coat of black gloss on completion	1	item	560.00	560.00
1.6	To cut back render and remove the security grill to the kitchen window. Set aside and reinstate on completion and locally make good render.	1	item	320.00	320.00
1.7	To remove the sash and box from the kitchen window and set aside. To install temporary timber hoarding. Reinstall the window unit complete on completion of the works	1	item	340.00	340.00
1.8	To reduce opening height as required and reconstruct on completion including forming new concrete sill.	1	item	850.00	850.00



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Item	Description	Quantity	Unit	Rate	Price
1.9	To set up scaffold to provide a gradual ramp from the basement kitchen floor across the light well and onto the raised parking area to provide material access route.	1	item	2420.00	2420.00
1.10	To prepare design and drawings for underpinning to the rear projection.	1	item	600.00	600.00
1.11	To submit drawings and application to the local authority Building Control department and arrange all required visits. To be charged at cost plus 20%.	1	PS	1000.00	1000.00
1.12	To lay plastic and double plywood protection to the basement kitchen and conservatory floors for the underpinning works. Clear away on completion.	1	item	550.00	550.00
1.13	To cover existing kitchen units in plastic sheeting.	1	item	200.00	200.00
1.14	To box out and provide protection to the fire place surround	1	item	120.00	120.00
1.15	To construct timber framework floor to ceiling in front of kitchen and clad in plywood complete length of the kitchen to protect the units during the underpinning works	1	item	1280.00	1280.00
1.16	To remove the French doors leading to the conservatory, set aside and later reinstate. Protect remainder of frame with ply and hardboard	1	item	340.00	340.00
1.17	To remove the doors from the conservatory into the garden, install temporary timber doors. Refit the original doors on completion.	1	item	340.00	340.00
1.18	To remove the door from the utility room to the garden. Install temporary door and refit the original on completion.	1	item	140.00	140.00
1.19	To isolate all services and remove the utility room base and wall units, set aside and later refix on completion assuming no amendments needed.	1	item	1100.00	1100.00



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Item	Description	Quantity	Unit	Rate	Price
1.20	Appoint specialist to remove the conservatory blinds and later refit on completion of the works	1	item	500.00	500.00
1.21	To protect the conservatory framework.	1	item	120.00	120.00
1.22	To remove the utility room floor tiles, prepare base on completion and lay self levelling compound. Appoint specialist and supply and lay replacement Amtico tiles allowing a PC sum of £70.00 per m ²	1	item	1270.00	1270.00
1.23	To box out and protect the existing boiler.	1	item	140.00	140.00
1.24	To undertake professional clean of effected areas of the house.	1	item	620.00	620.00
1.25	To provide protection to access routes and clear on completion of the works.	1	item	600.00	600.00
1.26	Allowance for the repair or replacement of any services within the utility room needed and service and test boiler on completion	1	ps	750.00	750.00
1.27	To set up and maintain contractors electrical supply for the duration of the underpinning works	1	item	450.00	450.00
1.28	Assumed use of the cloakroom for welfare facilities. To provide stand alone water heater. Clear on completion and replace the WC cistern and pan allowing a PC sum of £450.00 and decorate cloakroom and clean	1	item	2450.00	2450.00
2.0	Underpinning Works				
2.1	To break out the floor slab of the utility room complete and reduce level as required. Upon completion of the underpinning works, compact the existing sub base and make up any shortfalls. Lay 1200gauge dpm, blind with sand and lay 150mm concrete slab.	1	item	1650.00	1650.00
2.2	To lay 100mm insulation, additional dpm layer and 75mm sand and cement screed	1	item	560.00	560.00



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Item	Description	Quantity	Unit	Rate	Price
2.3	To excavate for an undertake mass concrete underpinning to all three external walls of the utility room to an estimate depth of 2500mm. To install clay master antiheave to inside face and back fill with selected excavated material.	1	item	19360.00	19360.00
2.4	Provisional allowance for dealing with, sleeving or working around any drains found below the utility room floor slab	1	item	500.00	500.00
3.0	Works to Under Step Cupboard Area				
3.1	To isolate and remove the ceiling light and any remaining fixtures and fitting in the under step area and lobby.	1	item	160.00	160.00
3.2	To appoint a damp proofing specialist subcontractor to hack off all existing render and supply and install a tanking system (exact details to be specified following their survey). To be charged at specialist rate plus 20%.	1	ps	4000.00	4000.00
3.3	To prepare all walls and ceiling in the under step area and the inner lobby. Apply 1no mist coat and 2no coats of dulux trade emulsion to all new plaster surfaces. Apply 2no coats of masonry paint to any new sand and cement surfaces.	1	item	620.00	620.00
3.4	To rub down and prepare all woodwork. Apply 1no undercoat and 1no top coat allowing for Dulux trade paints.	1	item	340.00	340.00
3.5	To reinstate the light and trunking on completion allowing for this to be surface mounted. Provide seal around the wire for the outside light to reduce the amount of water ingress at this point.	1	item	280.00	280.00
4.0	Basement Lower Hallway				
4.1	To remove shelves, set aside	1	item	40.00	40.00



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Item	Description	Quantity	Unit	Rate	Price
4.2	To hack off plaster to the vertical cracking adjacent to the door to the inner lobby. Allow to undertake 2.4lin.m of grout crack repair. Cover exposed area with eml and make good plaster flush with adjacent surfaces on completion.	1	item	255.00	255.00
4.3	To rake out and fill any remaining minor cracks to the walls, ceiling and woodwork.	1	item	120.00	120.00
4.4	To prepare the walls and ceiling and apply 1no mist coat to new plaster and 2no coats of Dulux trade emulsion.	1	item	1120.00	1120.00
4.5	To rub down and prepare all woodwork. Apply 1no undercoat and 1no top coat allowing for Dulux trade paints.	1	item	790.00	790.00
4.6	Remove the basement door leading to the lightwell and dispose off site. Supply and fit a replacement door allowing a PC sum of £500.00 for the door.	1	item	950.00	950.00
	Refix shelves on completion	1	item	80.00	80.00
5.0	Through Kitchen				
5.1	To isolate electrics to the under cupboard lights	1	item	85.00	85.00
5.2	To provide protection to fitted kitchen units, worktops and flooring throughout the works to the kitchen.	1	item	140.00	140.00
5.3	To carefully disassemble and remove the wall units adjacent to the front elevation in order to provide access to the cracking. Set aside and reinstate on completion of the works.	1	item	220.00	220.00
5.4	To strip the lining paper to the complete panel to the side of the basement window.	1	item	45.00	45.00



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Item	Description	Quantity	Unit	Rate	Price
5.5	To hack off plastering to expose the cracking to the front elevation. Undertake 2.0lin.m of grout repair and cross stitch the cracking with 2no 1000mm long stainless steel reinforcement bars. Cover exposed are with eml and make good plastering flush with the surrounding surfaces.	1	item	380.00	380.00
5.6	If the cracking to the exposed masonry extends behind the granite splash backs, report to Questages and await further instruction.				
5.7	To prepare the exposed wall and supply and hang 1000grade lining paper to local area.	1	item	120.00	120.00
5.8	To rake out and fill cracking to ceiling across the width of the room apply scrim tape, fill and feather out.	1	item	140.00	140.00
5.9	Make good any access holes for the original lighting system.	1	item	45.00	45.00
5.10	Drop downlighters and reinstate on completion.	1	item	100.00	100.00
5.11	To supply and hang fibre line paper to kitchen ceiling only up to the dropped beam.	1	item	280.00	280.00
5.12	To rake out and fill all minor cracks to walls, ceiling and woodwork.	1	item	110.00	110.00
5.13	To prepare the walls and ceiling and apply 1no mist coat to new plaster and 2no coats of Dulux trade emulsion.	1	item	1280.00	1280.00
5.14	To rub down and prepare all woodwork. Apply 1no undercoat and 1no top coat allowing for Dulux trade paints.	1	item	790.00	790.00
6	Utility Room				
6.1	To take down, set aside the fitted shelves.	1	item	240.00	240.00



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Item	Description	Quantity	Unit	Rate	Price
6.2	To hack off plaster to cracking at high level to common wall with conservatory and full height to flank wall. Inject with grout and cross stitch with stainless steel bed joint reinforcement. Cover area with eml and make good plaster on completion. Allow 5.0lin.m of repair and 10no bars.	1		1375.00	1375.00
6.3	To rake out and fill all other minor cracks to walls and ceiling	1	item	60.00	60.00
6.4	To prepare the walls and ceiling and apply 1no mist coat to new plaster and 2no coats of Dulux trade emulsion.	1	item	420.00	420.00
6.5	To rubdown all woodwork and apply 1no undercoat and 1no top coat of Dulux trade paints	1	item	370.00	370.00
6.6	To refit and fixtures and fittings removed	1	item	110.00	110.00
7	Conservatory				
7.1	Protect the floor.	1	item	40.00	40.00
7.2	To hack off plaster to cracking at high level to common wall with utility. Inject with grout and cross stitch with stainless steel bed joint reinforcement. Cover area with eml and make good plaster on completion. Allow 3.0lin.m of repair and 5no bars.	1	item	740.00	740.00
7.3	To rake out and fill all other minor cracks to walls and ceiling	1	item	40.00	40.00
7.4	To prepare the walls and apply 1no mist coat to new plaster and 2no coats of Dulux trade emulsion.	1	item	360.00	360.00
7.5	To rubdown all woodwork and apply 1no undercoat and 1no top coat of Dulux trade paints	1	item	1710.00	1710.00
8.0	Ground Floor Through Lounge				
8.1	To remove, cap off the radiator below the window.	1	item	30.00	30.00
8.2	To remove the ceiling lights, set aside	2	item	40.00	80.00



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Item	Description	Quantity	Unit	Rate	Price
8.3	To remove the shelves, set aside	1	item	20.00	20.00
8.4	To protect the flooring and fireplace for the duration of the works.	1	item	120.00	120.00
8.5	To remove the plaster to the vertical crack which the stud partition and the front elevation of the house. To supply and fit once bent galvanised restraint straps secured to the timber studwork with ¾ depth timber noggin support. Grout each strap to the front elevation with 3no M10 studs. Cover exposed area with plasterboard and eml as appropriate. Make good plaster flush to adjacent surfaces on completion.	5	no	85.00	425.00
8.6	Allow to take down the loose and defective areas of cornice and dispose.	1	item	80.00	80.00
8.7	Cornice repair works be specialist funded by others..				
8.8	To rake out and fill all minor cracks to walls, ceiling and woodwork.	1	item	100.00	100.00
8.9	To prepare the walls and ceiling and apply 1no mist coat to new plaster and 2no coats of Dulux trade emulsion.	1	item	1930.00	1930.00
8.10	To rub down and prepare all woodwork. Apply 1no undercoat and 1no top coat allowing for Dulux trade paints.	1	item	2750.00	2750.00
8.11	To prepare and paint the decorative cornice to both rooms	1	item	1880.00	1880.00
8.12	To reinstate the previously set aside items	1	item	120.00	120.00
9	Ground Floor Spare Room				
9.1	To protect the carpet.	1	item	40.00	40.00
9.2	To remove radiator, cap off valves	1	item	40.00	40.00



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Item	Description	Quantity	Unit	Rate	Price
9.3	To cut off the plaster at the location of the structural repairs. Inject exposed cracking with grout and supply and install stainless steel reinforcement bars across the cracks at 400mm vertical centres. Cover exposed areas with eml and make good plaster on completion flush with the surrounding surfaces. Allow 3m of cracking and 8no bars	1	item	995.00	995.00
9.4	To run new length of cornice where missing	1	item	85.00	85.00
9.5	To rake out and fill all other minor cracks to walls and ceiling	1	item	40.00	40.00
9.6	To prepare the walls and ceiling and apply 1no mist coat to new plaster and 2no coats of Dulux trade emulsion.	1	item	420.00	420.00
9.7	To rubdown all woodwork and apply 1no undercoat and 1no top coat of Dulux trade paints	1	item	485.00	485.00
9.8	Carefully remove and reinstate shutters	1	item	80.00	80.00
9.9	Reinstate radiator on completion	1	item	45.00	45.00
10	Ground Floor WC				
10.1	Protect floor and suite	1	item	20.00	20.00
10.2	To rake out and fill all other minor cracks to walls and ceiling	1	item	40.00	40.00
10.3	To prepare the walls and ceiling and apply 1no mist coat to new plaster and 2no coats of Dulux trade emulsion.	1	item	210.00	210.00
10.4	To rubdown all woodwork and apply 1no undercoat and 1no top coat of Dulux trade paints	1	item	85.00	85.00
11	Ground Floor Lobby outside of WC				
11.1	Protect Floor				
11.2	Disconnect, set aside and later reconnect the down lighter	1	item	45.00	45.00



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Item	Description	Quantity	Unit	Rate	Price
11.3	To take down the lobby ceiling and dispose. To supply and fit replacement plasterboard ceiling and skim	1	item	210.00	210.00
11.4	To rake out and fill all other minor cracks to walls and ceiling	1	item	20.00	20.00
11.5	To prepare the walls and ceiling and apply 1no mist coat to new plaster and 2no coats of Dulux trade emulsion.	1	item	160.00	160.00
11.6	To rubdown all woodwork and apply 1no undercoat and 1no top coat of Dulux trade paints	1	item	170.00	170.00
12.0	Master Bedroom Ensuite Bathroom				
12.1	To provide protection to the bathroom suite	1	item	40.00	40.00
12.2	To carefully remove and set aside the Towel rail, WC, vanity and other fixtures and fittings	1	item	170.00	170.00
12.3	To cut off the plaster at the location of the cracks. Inject exposed cracking with grout and supply and install stainless steel reinforcement bars across the cracks at 400mm vertical centres. Cover exposed areas with eml and make good plaster on completion flush with the surrounding surfaces. Allow 3m of cracking and 8no bars	1	item	995.00	995.00
12.4	To cut out the silicone around the bath and replace with new including sealing between the bath panel and the tiles	1	item	45.00	45.00
12.5	To hack off tiles around the bath and dispose off site	1	item	210.00	210.00
12.6	Allowance to prepare the walls below and leave ready for tiling	1	item	140.00	140.00
12.7	To supply and hang tiles around the bath allowing a PC sum of £45.00 per m ²	1	item	880.00	880.00
12.8	To prepare the walls and ceiling and apply 1no mist coat to new plaster and 2no coats of Dulux trade emulsion.	1	item	360.00	360.00



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12.9	To rubdown all woodwork and apply 1no undercoat and 1no top coat of Dulux trade paints	1	item	160.00	160.00
12.10	To reinstate the previously set aside items	1	item	270.00	270.00
13	Master Bedroom				
13.1	To provide protection to the floor and fitted wardrobes.	1	item	40.00	40.00
13.2	To cut out cracking above the ensuite door, inject with grout and cover with eml before making good plaster.	1	item	110.00	110.00
13.3	To rake out and fill all other minor cracks to walls and ceiling	1	item	60.00	60.00
13.4	To prepare the walls and ceiling and apply 1no mist coat to new plaster and 2no coats of Dulux trade emulsion.	1	item	760.00	760.00
13.5	To rubdown all woodwork and apply 1no undercoat and 1no top coat of Dulux trade paints. No allowance for the fitted wardrobes	1	item	490.00	490.00
14	James Bedroom				
14.1	To provide protection to the floor	1	item	60.00	60.00
14.2	To rake out and fill all other minor cracks to walls and ceiling	1	item	80.00	80.00
14.3	To prepare the walls and ceiling and apply 1no mist coat to new plaster and 2no coats of Dulux trade emulsion.	1	item	840.00	840.00
14.4	To rubdown all woodwork and apply 1no undercoat and 1no top coat of Dulux trade paints. No allowance for the fitted wardrobes	1	item	490.00	490.00
15	Ann's Bedroom				
15.1	To provide protection to the floor	1	item	40.00	40.00
15.2	To rake out and fill all other minor cracks to walls and ceiling	1	item	60.00	60.00



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15.3	To prepare the walls and ceiling and apply 1no mist coat to new plaster and 2no coats of Dulux trade emulsion.	1	item	760.00	760.00
15.4	To rubdown all woodwork and apply 1no undercoat and 1no top coat of Dulux trade paints. No allowance for the fitted wardrobes	1	item	490.00	490.00
16	Hall, Stairs and Landing				
16.1	To provide protection to the complete staircase in the form of self adhesive carpet protection. Clear on the completion of the crack repairs and change for new prior to the commencement of decoration.	1	item	580.00	580.00
16.2	To hack off the cracking to the second floor half landing. Inject with grout and cross stitch with stainless steel bed joint reinforcement. Cover area with eml and make good plaster on completion. Allow 3.0lin.m of repair and 5no bars.	1	item	740.00	740.00
16.3	To hack off plaster to the first floor landing to expose the possible vertical pipes. On the assumption that the cracking has been caused by the pipes, cover with eml and make good plaster locally.	1	item	360.00	360.00
16.4	To rake out and fill all other minor cracks to walls and ceiling	1	item	400.00	400.00
16.5	To prepare the walls and ceiling and apply 1no mist coat to new plaster and 2no coats of Dulux trade emulsion.	1	item	3850.00	3850.00
16.6	To rubdown all woodwork and apply 1no undercoat and 1no top coat of Dulux trade paints	1	item	3965.00	3965.00
17	Rear Elevation External Works				
17.1	To appoint specialist to design a scaffold to access the vertical cracking where the rear projection abuts the main house on the insured and neighbours side.	1	item	4125.00	4125.00



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Item	Description	Quantity	Unit	Rate	Price
17.2	To protect the roof of the insured and neighbours conservatories during the repair works	1	item	900.00	900.00
17.3	To cut out the vertical cracking where the rear projection abuts the main house on the insured side, make good brickwork to close up junction and cross stitch with 500mm long bars resin anchored into the main elevation. Locally repoint on completion.	1	item	970.00	970.00
17.4	To undertake the same works as detailed above to the neighbours side. No access available at time of inspection, so provisional at this stage.	1	item	970.00	970.00
17.5	To repaint the back and right hand side of the rear projection only in white masonry paint.	1	item	620.00	620.00
17.6	To prepare and paint the utility room door and frame	1	item	95.00	95.00
17.7	To prepare and paint the back external face of the conservatory only.	1	item	440.00	440.00
17.8	To cut out and fill cracking between timber window frames and render surrounds and locally paint render.	1	item	200.00	200.00
17.9	To prepare and repaint the windows to the complete rear elevation	1	item	1560.00	1560.00
17.10	Allowance to investigate only and report back on condition of the lead flashing at junctions of flat roofs to main house	2	nr	110.00	220.00
The above prices are exclusive of VAT which will be added at rate ruling at time of invoice. Prices are subject to the				TOTAL	106915.00