

Location (including dimensions)	Main Building Element	Works	Recommended Works	Quantity	Unit of measurement	Unit Rate	Cost
Room 1	Ceiling	Plaster repairs	Provisional: Board over the existing lath and plaster ceiling with plasterboard and skim.	25	Square metres	£50.00	1,250.00
		Redecorate ceiling	Apply mist coat and two coats of vinyl silk emulsion	25	Square metres	£10.00	250.00
	Walls	Redecorate walls	Apply mist coat and two coats of vinyl silk emulsion	45	Square metres	£7.50	337.50
	Windows	Supply and install secondary glazing		1.4	Square metres	£150.00	210.00
		Redecorate timber frame and cill	Apply two undercoats and one coat gloss	1.4	Square metres	£25.00	35.00
	Door	Door type	Remove the existing doorset. Supply and fit new FD30S doorset with a painted finish	1	Item	£1,100.00	1,100.00
		Ironmongery	Door to incorporate 3 nr 100mm stainless steel butt hinges, 1 nr unicam lever lock and latch, 1 nr overhead closer	1	Item	£400.00	400.00
	Joinery	Redecorate skirting	Apply two undercoats and one coat gloss	18	Linear metres	£7.50	135.00
	Floor	Remove floor covering	Strip up existing carpet	25	Square metres	£5.00	125.00
		Lay ply on floor	Screw fix 6mm W&BP ply to the floor	25	Square metres	£20.00	500.00
		Supply and lay new floor covering	Supply and lay heavy duty contract grade carpet	25	Square metres	£35.00	875.00
Room 2	Ceiling	Plaster repairs	Provisional: Board over the existing lath and plaster ceiling with plasterboard and skim.	12.5	Square metres	£50.00	625.00
		Redecorate ceiling	Apply mist coat and two coats of vinyl silk emulsion	12.5	Square metres	£10.00	125.00
	Walls	Redecorate walls	Apply mist coat and two coats of vinyl silk emulsion	35	Square metres	£7.50	262.50
	Windows	Supply and install secondary glazing		1.4	Square metres	£150.00	210.00
		Redecorate timber frame and cill	Apply two undercoats and one coat gloss	1.4	Square metres	£7.50	10.50
	Door	Door type	Remove the existing doorset. Supply and fit new FD30S doorset with a painted finish	1	Item	£1,100.00	1,100.00
		Ironmongery	Door to incorporate 3 nr 100mm stainless steel butt hinges, 1 nr unicam lever lock and latch, 1 nr overhead closer	1	Item	£400.00	400.00
	Joinery	Redecorate skirting	Apply two undercoats and one coat gloss	15	Linear metres	£7.50	112.50
	Floor	Remove floor covering	Strip up existing vinyl floor covering	12.5	Square metres	£5.00	62.50
		Lay ply on floor	Screw fix 6mm W&BP ply to the floor	12.5	Square metres	£20.00	250.00
		Supply and lay new floor covering	Supply and lay sheet vinyl floor finish	12.5	Square metres	£35.00	437.50

Location (including dimensions)	Main Building Element	Works	Recommended Works	Quantity	Unit of measurement	Unit Rate	Cost
	FF&E	Supply and install new staff kitchen	Supply and install new kitchen units (including plumbing and splashback etc)	1	Item	£3,000.00	3,000.00
Room 3	Ceiling	Plaster repairs	Provisional: Board over the existing lath and plaster ceiling with plasterboard and skim.	17.5	Square metres	£50.00	875.00
		Redecorate ceiling	Apply mist coat and two coats of vinyl silk emulsion	17.5	Square metres	£10.00	175.00
	Walls	Plaster repairs	Provisional: Hack off defective plaster, apply suitable bonding agent and replaster	5	Square metres	£50.00	250.00
		Redecorate walls	Apply mist coat and two coats of vinyl silk emulsion	40	Square metres	£7.50	300.00
	Windows	Supply and install secondary glazing		1.4	Square metres	£150.00	210.00
		Redecorate timber frame and cill	Apply two undercoats and one coat gloss	1.4	Square metres	£7.50	10.50
	Door	Door type	Remove the existing doorset. Supply and fit new FD30S doorset with a painted finish	1	Item	£1,100.00	1,100.00
		Ironmongery	Door to incorporate 3 nr 100mm stainless steel butt hinges, 1 nr unicam lever lock and latch, 1 nr overhead closer	1	Item	£400.00	400.00
	Joinery	Redecorate skirting	Apply two undercoats and one coat gloss	15	Linear metres	£7.50	112.50
	Floor	Remove floor covering	Strip up existing vinyl floor covering	17.5	Square metres	£5.00	87.50
		Lay ply on floor	Screw fix 6mm W&BP ply to the floor	17.5	Square metres	£7.50	131.25
		Supply and lay new floor covering	Supply and lay sheet vinyl floor finish	17.5	Square metres	£35.00	612.50
Room 4	Ceiling	Plaster repairs	Provisional: Cut out cracks in the ceiling and carry out plaster repairs	5	Linear metres	£50.00	250.00
		Redecorate ceiling	Apply mist coat and two coats of vinyl silk emulsion	6	Square metres	£10.00	60.00
	Walls	Plaster repairs	Provisional: Hack off defective plaster, apply suitable bonding agent and replaster	2.5	Square metres	£50.00	125.00
		Renew tiling to walls	Provisional hack off tiles from the walls and retile the walls complete	25	Square metres	£5.00	125.00
		Redecorate walls	Apply mist coat and two coats of vinyl silk emulsion	5	Square metres	£7.50	37.50
	Windows	Supply and install secondary glazing		1.4	Square metres	£20.00	28.00
		Redecorate timber frame and cill	Apply two undercoats and one coat gloss	1.4	Square metres	£7.50	10.50
	Door	Door type	Supply and fit new doorset incorporating solid core door with a painted finish	1	Item	£1,100.00	1,100.00
		Ironmongery	Supply and fit 3 nr 100mm stainless steel butt hinges, mortice lock (operated by thumb turn) and latch, and over head closer.	1	Item	£400.00	400.00

Location (including dimensions)	Main Building Element	Works	Recommended Works	Quantity	Unit of measurement	Unit Rate	Cost
	Floor	Remove floor covering	Strip up existing vinyl floor covering	5	Square metres	£5.00	25.00
		Lay ply on floor	Screw fix 6mm W&BP ply to the floor	5	Square metres	£20.00	100.00
		Supply and lay new floor covering	Supply and lay sheet vinyl floor finish	5	Square metres	£35.00	175.00
		Sanitary ware	Replace the wc pan, cistern, whb, taps and FF&E	1	Item	£1,800.00	1,800.00
Room 5	Ceiling	Plaster repairs		1		£50.00	50.00