

# House Side Extension

## Estimation conditions

- estimated cost for 30 sqm side house extension
- materials are delivered on site
- kitchen and bathroom are not taken into account
- it accounts for floor tiling only, excluding walls

## NOTICE!

- The below estimation is only the proposal, you can use it at your own risk
- All products are available at IBB; prices before discounts

## Main works

No	Name	Netto value	Gross value
1.	DEMOLITION	£291.43	£349.71
2.	GROUND WORKS	£561.70	£674.04
3.	IN SITU CONCRETE	£1,756.40	£2,107.68
4.	FOUNDATIONS, CONCRETE CONSTRUCTION	£1,530.68	£1,836.82
5.	WATERPROOFING	£29.31	£35.17
6.	EXTERNAL WALLS	£5,604.12	£6,724.94
7.	STEELWORKS	£1,131.05	£1,357.26
8.	CEILING CONSTRUCTIONS	£2,307.09	£2,768.51
9.	ROOF STRUCTURE	£733.64	£880.37
10.	ROOF COVERINGS	£1,409.78	£1,691.74
11.	INTERNAL WALLS	£661.29	£793.55
12.	WINDOWS	£2,202.04	£2,642.44
13.	DOORS	£1,758.63	£2,110.36
14.	DRAINAGE	£225.32	£270.38
15.	WATER SUPPLY SYSTEMS	£148.39	£178.06
16.	RAINWATER SYSTEMS	£164.79	£197.75
17.	ELECTRICAL SYSTEMS	£764.87	£917.84
18.	HEATING	£1,084.18	£1,301.01
19.	SCREED	£1,933.75	£2,320.50
20.	THERMAL INSULATIONS	£644.52	£773.42
21.	INTERNAL PLASTERS, FILLERS	£2,213.22	£2,655.87
22.	CEILINGS	£949.81	£1,139.77
23.	TILING	£1,660.11	£1,992.13
24.	FINISHING & INTERNAL PAINTING	£540.42	£648.51
25.	ELECTRIC - SECOND FIX	£244.79	£293.74
26.	ELEVATIONS, EXTERNAL FINISHING & WALL COVERINGS	£3,041.28	£3,649.54
Total:		<b>£33,592.61</b>	<b>£40,311.13</b>

# Main works and tasks

No	Name	Netto value	Gross value
<b>1</b>	<b>DEMOLITION</b>	<b>£291.43</b>	<b>£349.71</b>
1.1	Removing windows and doors	£239.98	£287.97
1.2	Removing water supply elements	£30.38	£36.46
1.3	Removing drainage installation elements	£21.07	£25.29
<b>2</b>	<b>GROUND WORKS</b>	<b>£561.70</b>	<b>£674.04</b>
<b>3</b>	<b>IN SITU CONCRETE</b>	<b>£1,756.40</b>	<b>£2,107.68</b>
3.1	Concrete	£1,756.40	£2,107.68
<b>4</b>	<b>FOUNDATIONS, CONCRETE CONSTRUCTION</b>	<b>£1,530.68</b>	<b>£1,836.82</b>
4.1	Concrete slab, raft	£616.65	£739.97
4.2	Compacting substrate	£883.05	£1,059.66
<b>5</b>	<b>WATERPROOFING</b>	<b>£29.31</b>	<b>£35.17</b>
5.1	Damp protection	£29.31	£35.17
<b>6</b>	<b>EXTERNAL WALLS</b>	<b>£5,604.12</b>	<b>£6,724.94</b>
6.1	Brick/Block walls	£5,604.12	£6,724.94
6.1.1	Solid brick or block wall	£5,212.60	£6,255.12
6.1.1.1	Lightweight aircrete block walls	£943.83	£1,132.60
6.1.1.1.1	Ytong	£943.83	£1,132.60
6.1.1.2	External brick wall	£4,268.77	£5,122.52
6.1.2	Allowance for window openings	£205.73	£246.88
6.1.3	Fitting lintels	£98.63	£118.35
6.1.3.1	Precast concret lintels	£98.63	£118.35
6.1.4	Fixing other wall accessories	£87.16	£104.59
6.1.4.1	Fixing wall starters	£87.16	£104.59
<b>7</b>	<b>STEELWORKS</b>	<b>£1,131.05</b>	<b>£1,357.26</b>
7.1	Steel beams instalment	£1,131.05	£1,357.26
<b>8</b>	<b>CEILING CONSTRUCTIONS</b>	<b>£2,307.09</b>	<b>£2,768.51</b>
8.1	Timber joists	£2,307.09	£2,768.51
8.1.1	Sheet covering	£0.00	£0.00
<b>9</b>	<b>ROOF STRUCTURE</b>	<b>£733.64</b>	<b>£880.37</b>
9.1	Pitched roof structure	£733.64	£880.37
9.1.1	Rafter structure	£733.64	£880.37
<b>10</b>	<b>ROOF COVERINGS</b>	<b>£1,409.78</b>	<b>£1,691.74</b>
10.1	Roofing membrane	£109.36	£131.23
10.1.1	Breathable membrane	£109.36	£131.23
10.2	Roofing battens	£255.60	£306.72
10.3	Roof tiles	£802.70	£963.24
10.3.1	Concrete roof tiles	£802.70	£963.24
10.4	Lead flashing	£242.12	£290.55
<b>11</b>	<b>INTERNAL WALLS</b>	<b>£661.29</b>	<b>£793.55</b>
11.1	Steel stud walls	£515.35	£618.42
11.2	Fixing plasterboards	£145.94	£175.12
<b>12</b>	<b>WINDOWS</b>	<b>£2,202.04</b>	<b>£2,642.44</b>

12.1	UPVc windows	£2,202.04	£2,642.44
<b>13</b>	<b>DOORS</b>	<b>£1,758.63</b>	<b>£2,110.36</b>
13.1	External doors	£1,058.15	£1,269.78
13.2	Internal doors	£700.48	£840.58
<b>14</b>	<b>DRAINAGE</b>	<b>£225.32</b>	<b>£270.38</b>
14.1	Underground pipes installation	£104.55	£125.46
14.2	Waste pipes	£41.26	£49.52
14.2.1	Push-fit	£41.26	£49.52
14.3	Soil system	£79.50	£95.40
14.3.1	Solvent weld	£79.50	£95.40
<b>15</b>	<b>WATER SUPPLY SYSTEMS</b>	<b>£148.39</b>	<b>£178.06</b>
15.1	Water pipework	£148.39	£178.06
15.1.1	Copper pipes	£148.39	£178.06
15.1.1.1	End feed connection	£148.39	£178.06
<b>16</b>	<b>RAINWATER SYSTEMS</b>	<b>£164.79</b>	<b>£197.75</b>
16.1	UPVC guttering	£164.79	£197.75
16.1.1	Half round rainwater 112mm	£164.79	£197.75
<b>17</b>	<b>ELECTRICAL SYSTEMS</b>	<b>£764.87</b>	<b>£917.84</b>
17.1	Preparing substrate for the electrical equipment	£16.82	£20.18
17.1.1	Chop out masonry for fitting flush mounting boxes	£16.82	£20.18
17.2	Wiring	£379.04	£454.85





17.2.1	Running cable in a stud wall	£168.19	£201.83
17.2.2	Running cable in a solid wall in the chase, flush-fitting	£193.79	£232.55
17.3	Fitting boxes	£81.25	£97.50
17.4	Connecting cables to the junction boxes	£26.54	£31.85
17.5	Running earth cables	£29.59	£35.51
17.6	Electricity supply	£231.63	£277.95
17.6.1	Fitting insulated consumer unit	£231.63	£277.95
<b>18</b>	<b>HEATING</b>	<b>£1,084.18</b>	<b>£1,301.01</b>
18.1	Pipework	£902.28	£1,082.74
18.1.1	Copper pipes	£902.28	£1,082.74
18.2	Fixing Safety valves	£11.36	£13.63
18.3	Tightness test	£107.64	£129.16
18.4	Fixing radiators	£36.69	£44.03
18.5	Fixing radiator valves	£26.21	£31.45
<b>19</b>	<b>SCREED</b>	<b>£1,933.75</b>	<b>£2,320.50</b>
19.1	Screed	£1,177.43	£1,412.92
19.2	Selflevelings	£721.20	£865.44
19.2.1	AVAL selflevelings	£721.20	£865.44
19.3	Priming substrate	£35.12	£42.14
<b>20</b>	<b>THERMAL INSULATIONS</b>	<b>£644.52</b>	<b>£773.42</b>
20.1	Ceiling insulation	£181.06	£217.28
20.1.1	Ceiling, joists insulation with glasswool	£181.06	£217.28
20.1.1.1	Isover	£181.06	£217.28
20.2	Floor insulation	£366.89	£440.27



20.2.1	Floor insulation with PIR boards	£366.89	£440.27
20.2.1.1	Recticel	£366.89	£440.27
20.3	Partition wall insulation	£96.57	£115.88
20.3.1	Glasswool	£96.57	£115.88
<b>21</b>	<b>INTERNAL PLASTERS, FILLERS</b>	<b>£2,213.22</b>	<b>£2,655.87</b>
21.1	Gypsum plasters	£998.93	£1,198.72
21.2	Finish plastering	£1,214.29	£1,457.15
<b>22</b>	<b>CEILINGS</b>	<b>£949.81</b>	<b>£1,139.77</b>
22.1	Dry-lined suspended ceilings	£949.81	£1,139.77
<b>23</b>	<b>TILING</b>	<b>£1,660.11</b>	<b>£1,992.13</b>
23.1	Floor tiling	£1,660.11	£1,992.13
<b>24</b>	<b>FINISHING &amp; INTERNAL PAINTING</b>	<b>£540.42</b>	<b>£648.51</b>
24.1	Painting walls and ceilings	£540.42	£648.51
<b>25</b>	<b>ELECTRIC - SECOND FIX</b>	<b>£244.79</b>	<b>£293.74</b>
25.1	Lighting circuit	£64.49	£77.39
25.2	Power circuit	£180.29	£216.35
<b>26</b>	<b>ELEVATIONS, EXTERNAL FINISHING &amp; WALL COVERINGS</b>	<b>£3,041.28</b>	<b>£3,649.54</b>
26.1	Preparation of substrate	£97.00	£116.40
26.2	External Insulation Render Systems	£2,944.28	£3,533.13
26.2.1	External Polystyrene Insulated Render System AVAL	£2,944.28	£3,533.13



### Attention!

Our norms and rates should be taken as a guide only and there are no obligations for anybody to adhere to them. You have to take sole responsibility and apply your own rates to your quotations. Cost of materials can vary from prices shown. We cannot accept any responsibility for anyone using this information - you must make your own checks.