

INTRODUCTION

Laxton's 2026 pricing data is prepared from "first principles" with the results indicating labour allowances and the cost of materials required for each item of work.

Laxton's 2026 has up-to-date prices in an easy to follow and comprehensive format. The main contents page and the index section enable quick identification of specific items. There is also a contents list to the Existing Site/Buildings/Services section to assist those pricing alteration works and an index to Products and Services.

The construction industry continues to be affected by inflation, high energy costs, global economic issues and a shortage of skilled and unskilled labour. Labour costs continue to rise significantly, exacerbated by a lack of young labour, skills shortage and a demand for specialised green energy roles.

Products that are no longer in great demand, or have been replaced by an alternative, are subject to higher prices or are no longer available. Alternative materials should be considered to offset these increases in cost. Many products come and go each year and Laxton's endeavours to ensure that new products, changes in name and specification are included. However, the range of new products coming to the market is wide and users are welcome to make suggestions for items that they consider should be included.

The information detailed will be of interest, and may be used by, Cost Estimators, Quantity Surveyors, Contractors, Sub-contractors, Self Builders, Architects, Developers, Students, Government and Public Health Authorities and those interested in the cost of building works.

Users should understand the limitations of any price book or pricing structure and should familiarise themselves with the introductory sections including "How to Use", "Essential Information", "Regional Variations" and the "Preliminaries Section". When pricing major quantities of an item, a firm price should be obtained from a supplier.

The Price Book is structured generally in accordance with the RICS New Rules of Measurement (NRM2: Detailed measurement for building works, 2nd edition UK October 2021). The detailed rates can easily be applied to items measured in accordance with the Standard Method of Measurement of Building Works (SMM7).

SMM7 and Uniclass follow the rules developed by The Construction Project Information Committee (CPIC), these rules are suitable for any professional working to CPI (Construction Project Information) or Uniclass standards. The RICS has replaced SMM7 by the New Rules of Measurement (NRM) which has moved away from CAWS to adopt its own system of indexing. Uniclass table J is based on the Common Arrangement and is used for organising information in specifications and bills of quantities and for classifying information on particular types of construction operations and is reflected herein

The user is urged to read the relevant sections of NRM2 to ensure understanding of the measurement rules, definition rules and coverage rules to be observed. Certain work items are deemed to be included in the measured items (and prices) without mention, and care should be taken to ascertain precisely the extent of these items by reference to the Coverage Rules in NRM2. It is worth noting that the items deemed included vary to SMM7.

The detailed rates can easily be applied to items measured in accordance with the Standard Method of Measurement of Building Works (SMM7) as published by the RICS. Laxton's 2026 is also available structured in accordance with SMM7 and further information is available from the publishers and the website.

The "Build-up" of the "All-in" labour rates has been calculated to include the basic Labour Rates and National Insurance contributions and is illustrated in the Preliminaries/General Conditions pages. All-in labour rates are shown at the head of each page in each of the Work sections. The National Agreed Wage award included in this edition was applicable from 30th June 2025. The plumbing and electrical wage rates included herein come into effect on 5th January 2026. The National Insurance rates come into effect on 6th April 2025. Material prices used are those current during September to November 2025.

The internet has made it possible to easily obtain competitive prices and check that quotations received are competitive even where large quantities are required so it is still worthwhile searching the internet for pricing information. The prices used have been obtained from a mixture of online prices, quotations from suppliers and suppliers price lists with an allowance for delivery costs included. No allowance has been made for stock issues where prices were available.

The analysis of materials included has shown that an item may consist of a number of different materials which have different waste factors. The waste % indicated within the book is for the predominant material.

The Basic Prices of Materials sections are linked to the built up prices in the delivered to site column of the priced sections.

The Composite Prices section has prices linked to those included in the detailed priced sections and is useful for those who wish to produce a quick estimate as a guide perhaps for budget purposes. Care must be taken to include items not described.

The Approximate Estimating section has been costed to enable complete buildings to be priced following the format of the Standard Form of Cost Analysis as published by BCIS. The section gives examples of a detailed analysis for a detached house and an office block together with alternative composite prices enabling quick and comprehensive estimates to be produced and amended as detail design continues. Users should note that alternative forms of construction, as well as compliance with the latest Building Regulations and the requirements to achieve reductions in carbon emissions, will need to be incorporated in any cost estimate. This section has been tailored to the needs of the Contractor and Quantity Surveyor for approximate estimating data in detail but in a simpler format than can be obtained from other sources. Descriptions in the approximate estimating section have been abbreviated and care must be taken to understand the extent of works included. Allowances should be added for any changes from the norm.

Regional Variations in construction costs occur and allowances should be made for the location where the works are to be carried out. Not all materials incur regional variations, such as ironmongery, with some resources being subject to greater regional variation than others although differences in delivery costs will need to be considered. Further information is included in the Essential Information chapter. The prices in this book are based on national average prices of 1.00.

The Landfill Tax (Qualifying Material) Order 1996 and 2011 gives a lower rate for inactive (or inert) waste for materials listed (eg rocks or soil) and a standard rate for other waste.

Rates are:-

	Standard Rate	Lower Rate
01.04.15 to 31.03.16 -	£82.60 per tonne	2.60
01.04.16 to 31.03.18 -	£84.40 per tonne	2.65
01.04.18 to 31.03.19 -	£88.95 per tonne	2.80
01.04.19 to 31.03.20 -	£91.35 per tonne	2.90
01.04.20 to 31.03.21 -	£94.15 per tonne	3.00
01.04.21 to 31.03.22 -	£96.70 per tonne	3.10
01.04.22 to 31.03.23 -	£98.60 per tonne	3.15
01.04.23 to 31.03.24 -	£102.10 per tonne	3.25
01.04.24 to 31.03.25 -	£103.70 per tonne	3.30
01.04.25 to 31.03.26 -	£126.15 per tonne	4.05
From 01.04.26 to	£130.75 per tonne	8.65

Users of Laxton's should note that the Landfill Tax has been included within Disposal items with alternatives for Inert, Active and Contaminated materials. In this edition the standard rate of tax included is £130.75 per tonne and lower rate of £8.65.

The Construction (Design and Management) Regulations 2015 must be observed and it is a criminal offence not to observe the regulations. The CDM regulations place specific requirements upon Clients, Principal Designers, Designers, Principal Contractors, Contractors and Workers.

HOW TO USE AND ESSENTIAL INFORMATION

Laxton's NRM Pricing Book is divided into 4 main sections;

SECTIONS

1 INTRODUCTION AND PRELIMINARIES

Important information to be used in conjunction with the price book, including How to Use, Allowances to be made for Regional Factors and Tender Values, and Preliminary items.

2 MEASURED RATES

Measured rates are given for all descriptions of building work generally in accordance with NRM2 (New Rules of Measurement: Detailed measurement for building works - first edition). A complete breakdown is shown for all measured items, under 10 headings. This approach provides the reader with the price build-up at a glance enabling adjustments to be made easily. Net and gross rates are given for each item.

Details of Basic Prices of Materials, Composite Prices for Approximate Estimating and examples of a cost plan for an Office Development and a Detached House are included.

Prices reflect national average costs and represent target costs that should be achievable on projects in excess of £100,000. Estimators and purchasers should prepare material schedules and obtain quotations as appropriate to check that prices are achieved or improved and relevant adjustments made to the rates.

3 GENERAL INFORMATION

A useful reference section covering: Standard Rates of Wages, Builders' and Contractors' Plant, Guide Prices to Building Types, National Working Rule Agreement, Daywork Charges, Construction (Design and Management) Regulations 2015, Fees, Tables and Memoranda and Metric and Imperial Systems.

4 BRANDS AND TRADE NAMES - COMPANY INFORMATION - PRODUCTS AND SERVICES

A unique list of Brands and Trade Names, with names and addresses given in the adjacent Company Information Section. Every company listed has been written to and amendments received entered within the database. The majority of the companies now have websites and links to these can be found on our website at www.laxton-s.co.uk, which is a useful route should you wish to make frequent searches for company websites. Simply add our website to your list of favourites.

The Product and Services section provides details of manufacturers and suppliers. These lists are useful for locating a particular branded item. There is an index at the end of the section to assist with identification.

RATES GENERALLY

Rates given are within the context of a complete contract of construction where all trades work are involved. When pricing sub-contract work careful consideration must be given to the special circumstances pertaining to the pricing of such work and the very different labour outputs that can be achieved by specialists.

The comprehensive index will take the reader straight to any particular measured item.

Users should understand the limitations of any pricing structure and should familiarise themselves with NRM2 and the information within.

SCHEDULES OF RATES

In the event that Laxton's is to be used as a Schedule of Rates the employer should at tender stage clearly indicate whether rates are to be adjusted for regional factors, tender values and for overheads and profit.

It is suggested that the employer should state that works are to be valued in accordance with Laxton's NRM Price Book 2025 Net Rate column with the addition of a percentage to be stated by the contractor to include for regional factor adjustment, tender value adjustment, overheads, profit and preliminary items not covered elsewhere. A procedure for adjustment of fluctuations should be stated (e.g. by the use of indices) and dates applicable.

Contractors must recognise that the net rates indicated within Laxton's works sections are national average costs. For large or small items of work, works in listed buildings, work of high quality or with difficult access, rates are likely to require adjustment. Minor items of maintenance works may require considerable adjustment.

PRICING AND FORMAT

Materials

The delivered to site price is given together with a percentage allowance for waste on site, where appropriate, the resultant materials cost being shown in the shaded column. The prices used are those included in the Basic Prices of Materials section. Note that where small quantities are required additional delivery charges may be incurred or allowances should be included in preliminaries for collection costs.

Labour

Hours for Craft Operative and Labourer (general building operatives) are given, these being applied to the labour rates shown in the top left-hand shaded panel, the resultant total labour cost being shown in the shaded column.

The "Build-up" of the "All-in" labour rates has been calculated to include the basic labour rates and National Insurance contributions. The national agreed wage award included in Laxton's 2025 was applicable from 24th June 2024. The plumbing and electrical wage rates included are current from 6th January 2025. National Insurance rates included are those from 6th April 2025 including the change to the insurance bands.

Sundries

These are incidental costs not included in the main materials or labour cost columns.

Mechanical Plant

Items of Mechanical Plant not included in Preliminaries/General conditions have been allowed for in the measured rates all as NRM2.

Plant and Transport costs are indicated separately in the measured rates for items where these are a major factor and material costs are insignificant as in the case of some groundwork items.

Rates

Net rates shown in the shaded column are exclusive of overheads and profit.

Gross rates are inclusive of 10% Main Contractor's overheads and profit. Readers can, of course, adjust the rates for any other percentages that they may wish to apply.

CONTENTS

Introduction	.....	iii
How to Use and Essential Information	.....	v
Contents.	.....	vii
Index	.....	ix
Preliminaries/General Conditions	.....	xxi
Tab group		
Demolitions and Alterations	3 Demolitions.....	1
Excavating and Filling	4 Alterations, Repairs and Conservation.....	3
In-Situ and Precast Concrete Works.	5 Excavation and Filling.....	45
Masonry.	7 Piling.....	57
Structural Metalwork and Carpentry	8 Underpinning.....	59
Sheet, Tile and Slate Coverings	9 Diaphragm Walls and Embedded Retaining Walls	61
Waterproofing	10 Crib Walls Gabions and Reinforced Earth	63
Proprietary Linings and Partitions	11 In-Situ Concrete Works.....	65
Cladding and Covering	12 Precast/Composite Concrete.....	89
General Joinery, Windows and Doors	13 Precast Concrete.....	91
Stairs, Walkways and Balustrades	14 Masonry.....	93
Metalwork	15 Structural Metalwork.....	129
Glazing	16 Carpentry.....	139
Finishings	17 Sheet Roof Coverings.....	161
Insulation and Fire Protection	18 Tile and Slate Roof and Wall Coverings	173
Furniture, Fittings and Equipment	19 Waterproofing.....	189
Drainage	20 Proprietary Linings and Partitions	193
Site Works	21 Cladding and Covering.....	195
Services and Transportation	22 General Joinery	199
BWIC	23 Windows, Screens and Lights.....	223
Basic Prices of Materials.	24 Doors, Shutters and Hatches.....	239
Composite Prices for Approximate Estimating.	25 Stairs, Walkways and Balustrades.....	249
Cost plan for an office development	26 Metalwork	255
Cost plan for a detached house	27 Glazing	257
Composite prices	28 Floor, Wall, Ceiling and Roof Finishings	265
	29 Decoration	297
	30 Suspended Ceilings.....	337
	31 Insulation, Fire Stopping and Fire Protection	339
	32 Furniture, Fittings and Equipment	343
	33 Drainage Above Ground	355
	34 Drainage Below Ground	363
	35 Site Works	381
	36 Fencing.....	393
	37 Soft Landscaping.....	399
	38 Mechanical Services.....	401
	39 Electrical Services	417
	40 Transportation	427
	41 Builders Work In Connection with installations....	429
GENERAL INFORMATION		
Standard Rates of Wages	.....	481
Builders and Contractors Plant	.....	489
Guide Prices to Building Types per Square Metre.	.....	493
Capital Allowances	.....	495
Homes England	.....	497
National Working Rule Agreement	.....	499
Daywork Charges	.....	517
Fees	.....	525
Construction (Design and Management) Regulations 2015	.....	561
Construction Procurement	.....	567
Tables and Memoranda	.....	577
Metric & Imperial Systems	.....	585
BRANDS AND TRADE NAMES.	.....	589
COMPANY INFORMATION	.....	609
PRODUCTS AND SERVICES	.....	633
Products and Services Index	.....	662

The greatest care has been taken to ensure accuracy but the publishers can accept no responsibility for errors or omission.

EXCAVATION AND FILLING

Labour hourly rates: (except Specialists)
 Craft Operatives 26.21 Labourer 20.81
 Rates are national average prices.
 Refer to REGIONAL VARIATIONS for indicative levels of overall pricing in regions

SITE CLEARANCE/PREPURATION	PLANT AND TRANSPORT			LABOUR			Sunds	RATES		
	Plant Cost	Trans Cost	P and T Cost	Craft Optve	Lab	Labour Cost		Nett Rate	Unit	Gross rate (10%) £
	£	£	£	Hrs	Hrs	£		£	£	£
Removing trees										
Removing trees; filling voids left by removal of roots with selected material arising from excavation										
girth 0.60 - 1.50m	258.60	-	258.60	-	11.00	228.91	-	487.51	nr	536.26
girth 1.50 - 3.00m	477.41	-	477.41	-	23.00	478.63	-	956.04	nr	1051.64
girth exceeding 3.00m	696.22	-	696.22	-	35.00	728.35	-	1424.57	nr	1567.03
Site clearance										
Clearing site vegetation; filling voids left by removal of roots with selected material arising from excavation										
bushes, scrub, undergrowth, hedges, trees and tree stumps not exceeding 600mm girth.	1.57	-	1.57	-	-	-	-	1.57	m ²	1.72
Site preparation										
Lifting turf for preservation										
stacking on site average 100m distant for future use; watering....	-	-	-	-	0.60	12.49	-	12.49	m ²	13.73
Remove top soil for preservation - by machine; (depositing on site measured separately)										
average 150mm deep.....	1.11	-	1.11	-	-	-	-	1.11	m ²	1.23
Remove top soil for preservation - by hand; (depositing on site measured separately)										
average 150mm deep.....	-	-	-	-	0.33	6.87	-	6.87	m ²	7.55
Breaking out existing hard pavings; extra over any types of excavating irrespective of depth - by machine										
concrete, 150mm thick	3.02	-	3.02	-	-	-	-	3.02	m ²	3.32
reinforced concrete, 200mm thick	5.03	-	5.03	-	-	-	-	5.03	m ²	5.53
coated macadam or asphalt, 75mm thick	0.60	-	0.60	-	-	-	-	0.60	m ²	0.66
Breaking out existing hard pavings; extra over any types of excavating irrespective of depth - by hand										
concrete, 150mm thick	-	-	-	-	1.65	34.34	-	34.34	m ²	37.77
reinforced concrete, 200mm thick	-	-	-	-	3.30	68.67	-	68.67	m ²	75.54
coated macadam or asphalt, 75mm thick	-	-	-	-	0.30	6.24	-	6.24	m ²	6.87
EXCAVATIONS										
Excavating - by machine										
Bulk excavation; to reduce levels										
maximum depth not exceeding										
0.25m.....	8.63	-	8.63	-	-	-	-	8.63	m ³	9.50
1.00m.....	4.54	-	4.54	-	-	-	-	4.54	m ³	4.99
2.00m.....	5.21	-	5.21	-	-	-	-	5.21	m ³	5.73
4.00m.....	3.74	-	3.74	-	-	-	-	3.74	m ³	4.11
6.00m.....	4.59	-	4.59	-	-	-	-	4.59	m ³	5.05
Bulk excavation; basements and the like										
maximum depth not exceeding										
0.25m.....	8.63	-	8.63	-	0.45	9.36	-	18.00	m ³	19.80
1.00m.....	5.45	-	5.45	-	0.50	10.40	-	15.86	m ³	17.44
2.00m.....	6.37	-	6.37	-	0.55	11.45	-	17.81	m ³	19.59
4.00m.....	5.77	-	5.77	-	0.70	14.57	-	20.33	m ³	22.37
6.00m.....	8.09	-	8.09	-	0.85	17.69	-	25.78	m ³	28.36
Foundation excavation; trenches width not exceeding 0.30m										
maximum depth not exceeding										
0.25m.....	22.28	-	22.28	-	2.00	41.62	-	63.90	m ³	70.29
1.00m.....	23.07	-	23.07	-	2.10	43.70	-	66.78	m ³	73.45
Foundation excavation; trenches width exceeding 0.30m										
maximum depth not exceeding										
0.25m.....	22.24	-	22.24	-	0.65	13.53	-	35.77	m ³	39.34
1.00m.....	19.06	-	19.06	-	0.70	14.57	-	33.62	m ³	36.99
2.00m.....	19.06	-	19.06	-	0.80	16.65	-	35.70	m ³	39.27
4.00m.....	14.42	-	14.42	-	1.00	20.81	-	35.23	m ³	38.75
6.00m.....	14.42	-	14.42	-	1.20	24.97	-	39.39	m ³	43.33
commencing 1.50m below existing ground level, maximum depth not exceeding										
0.25m.....	19.10	-	19.10	-	1.00	20.81	-	39.91	m ³	43.90
1.00m.....	19.10	-	19.10	-	1.05	21.85	-	40.95	m ³	45.04
2.00m.....	12.14	-	12.14	-	1.30	27.05	-	39.19	m ³	43.11
commencing 3.00m below existing ground level, maximum depth not exceeding										
0.25m.....	12.14	-	12.14	-	1.45	30.17	-	42.31	m ³	46.54
1.00m.....	14.42	-	14.42	-	1.55	32.26	-	46.67	m ³	51.34
2.00m.....	14.42	-	14.42	-	1.75	36.42	-	50.83	m ³	55.92

IN-SITU CONCRETE WORKS

Labour hourly rates: (except Specialists)
 Craft Operatives 26.21 Labourer 20.81
 Rates are national average prices.
 Refer to REGIONAL VARIATIONS for indicative levels of overall
 pricing in regions

	MATERIALS			LABOUR			Sunds	RATES		
	Del to Site £	Waste %	Material Cost £	Craft Optve Hrs	Lab Hrs	Labour Cost £		Nett Rate £	Unit	Gross rate (10%) £
IN-SITU CONCRETE; PLAIN IN-SITU CONCRETE; READY MIXED										
Plain in-situ mass concrete; BS 8500; ordinary prescribed mix ST3, 20mm aggregate										
In filling voids	143.90	7.50	154.69	-	2.30	47.86	-	202.56	m ³	222.81
In trench filling	143.90	7.50	154.69	-	2.30	47.86	-	202.56	m ³	222.81
Poured on or against earth or unblinded hardcore										
In filling voids	143.90	7.50	154.69	-	2.30	47.86	-	202.56	m ³	222.81
In trench filling	143.90	7.50	154.69	-	2.30	47.86	-	202.56	m ³	222.81
Plain in-situ concrete in horizontal work; BS 8500; ordinary prescribed mix ST3, 20mm aggregate										
In blinding	143.90	7.50	154.69	-	2.30	47.86	-	202.56	m ³	222.81
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	3.10	64.51	-	219.20	m ³	241.12
In structures	143.90	7.50	154.69	-	3.30	68.67	-	223.37	m ³	245.70
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	3.60	74.92	-	229.61	m ³	252.57
Poured on or against earth or unblinded hardcore										
In blinding	143.90	7.50	154.69	-	2.30	47.86	-	202.56	m ³	222.81
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	3.10	64.51	-	219.20	m ³	241.12
In structures	143.90	7.50	154.69	-	3.30	68.67	-	223.37	m ³	245.70
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	3.60	74.92	-	229.61	m ³	252.57
Plain in-situ concrete in sloping work less than 15o; BS 8500; ordinary prescribed mix ST3, 20mm aggregate										
In blinding	143.90	7.50	154.69	-	2.30	47.86	-	202.56	m ³	222.81
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	3.10	64.51	-	219.20	m ³	241.12
In structures	143.90	7.50	154.69	-	3.30	68.67	-	223.37	m ³	245.70
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	3.60	74.92	-	229.61	m ³	252.57
In staircases.....	143.90	7.50	154.69	-	3.30	68.67	-	223.37	m ³	245.70
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	5.50	114.45	-	269.15	m ³	296.06
Poured on or against earth or unblinded hardcore										
In blinding	143.90	7.50	154.69	-	2.30	47.86	-	202.56	m ³	222.81
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	3.10	64.51	-	219.20	m ³	241.12
In structures	143.90	7.50	154.69	-	3.30	68.67	-	223.37	m ³	245.70
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	3.60	74.92	-	229.61	m ³	252.57
In staircases.....	143.90	7.50	154.69	-	3.30	68.67	-	223.37	m ³	245.70
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	5.50	114.45	-	269.15	m ³	296.06
Plain in-situ concrete in sloping work greater than 15o; BS 8500; ordinary prescribed mix ST3, 20mm aggregate										
In blinding	143.90	7.50	154.69	-	2.30	47.86	-	202.56	m ³	222.81
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	3.10	64.51	-	219.20	m ³	241.12
In structures	143.90	7.50	154.69	-	3.30	68.67	-	223.37	m ³	245.70
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	3.60	74.92	-	229.61	m ³	252.57
In staircases.....	143.90	7.50	154.69	-	3.30	68.67	-	223.37	m ³	245.70
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	5.50	114.45	-	269.15	m ³	296.06
Poured on or against earth or unblinded hardcore										
In blinding	143.90	7.50	154.69	-	2.30	47.86	-	202.56	m ³	222.81
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	3.10	64.51	-	219.20	m ³	241.12
In structures	143.90	7.50	154.69	-	3.30	68.67	-	223.37	m ³	245.70
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	3.60	74.92	-	229.61	m ³	252.57
In staircases.....	143.90	7.50	154.69	-	3.30	68.67	-	223.37	m ³	245.70
thickness not exceeding 300mm.....	143.90	7.50	154.69	-	5.50	114.45	-	269.15	m ³	296.06
Plain in-situ concrete in vertical work; BS 8500; ordinary prescribed mix ST3, 20mm aggregate										
In structures	143.90	7.50	154.69	-	3.30	68.67	-	223.37	m ³	245.70
thickness not exceeding 300mm.....	143.90	5.00	151.09	-	5.50	114.45	-	265.55	m ³	292.10
Plain sundry in-situ concrete work; BS 8500; ordinary prescribed mix ST3, 20mm aggregate										
Horizontal.....	143.90	7.50	154.69	-	2.30	47.86	-	202.56	m ³	222.81
width or thickness not exceeding 300mm.....	143.90	5.00	151.09	-	5.50	114.45	-	265.55	m ³	292.10
Sloping.....	143.90	7.50	154.69	-	2.30	47.86	-	202.56	m ³	222.81
width or thickness not exceeding 300mm.....	143.90	5.00	151.09	-	5.50	114.45	-	265.55	m ³	292.10
Vertical.....	143.90	7.50	154.69	-	3.30	68.67	-	223.37	m ³	245.70
width or thickness not exceeding 300mm.....	143.90	5.00	151.09	-	5.50	114.45	-	265.55	m ³	292.10
Plain in-situ mass concrete; BS 8500; ordinary prescribed mix ST4, 20mm aggregate										
In filling voids	95.90	7.50	103.09	-	2.30	47.86	-	150.96	m ³	166.05
In trench filling	95.90	7.50	103.09	-	2.30	47.86	-	150.96	m ³	166.05
Poured on or against earth or unblinded hardcore										
In filling voids	95.90	7.50	103.09	-	2.30	47.86	-	150.96	m ³	166.05
In trench filling	95.90	7.50	103.09	-	2.30	47.86	-	150.96	m ³	166.05

FLOOR, WALL, CEILING AND ROOF FINISHINGS

Labour hourly rates: (except Specialists) Craft Operatives 26.21 Labourer 20.81 Rates are national average prices. Refer to REGIONAL VARIATIONS for indicative levels of overall pricing in regions	MATERIALS			LABOUR			Sunds	RATES			
	Del to Site £	Waste %	Material Cost £	Craft Optve Hrs	Lab Hrs	Labour Cost £		Nett Rate £	Unit	Gross rate (10%) £	
IN-SITU, TILED, BLOCK, MOSAIC, SHEET, APPLIED LIQUID OR PLANTED FINISHES											
Screeds, beds and toppings; Mortar, cement and sand (1:3) - screeds											
19mm work to floors on concrete base; one coat; screeded level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	3.06	5.00	3.20	0.24	0.15	9.41	-	12.61	m ²	13.87	
19mm work to floors on concrete base; one coat; screeded level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	3.06	5.00	3.20	0.34	0.15	12.03	-	15.23	m ²	16.76	
25mm work to floors on concrete base; one coat; screeded level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	3.97	5.00	4.16	0.26	0.16	10.14	-	14.30	m ²	15.74	
25mm work to floors on concrete base; one coat; screeded level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	3.97	5.00	4.16	0.36	0.16	12.77	-	16.93	m ²	18.62	
32mm work to floors on concrete base; one coat; screeded level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	5.04	5.00	5.28	0.29	0.18	11.35	-	16.63	m ²	18.29	
32mm work to floors on concrete base; one coat; screeded level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	5.04	5.00	5.28	0.39	0.18	13.97	-	19.25	m ²	21.17	
38mm work to floors on concrete base; one coat; screeded level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	5.95	5.00	6.24	0.31	0.19	12.08	-	18.32	m ²	20.15	
38mm work to floors on concrete base; one coat; screeded level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	5.95	5.00	6.24	0.41	0.19	14.70	-	20.94	m ²	23.03	
50mm work to floors on concrete base; one coat; screeded level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	7.78	5.00	8.16	0.36	0.21	13.81	-	21.96	m ²	24.16	
50mm work to floors on concrete base; one coat; screeded level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	7.78	5.00	8.16	0.46	0.21	16.43	-	24.58	m ²	27.04	
19mm work to floors on concrete base; one coat; troweled level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	3.06	5.00	3.20	0.36	0.15	12.56	-	15.76	m ²	17.33	
19mm work to floors on concrete base; one coat; troweled level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	3.06	5.00	3.20	0.46	0.15	15.18	-	18.38	m ²	20.22	
25mm work to floors on concrete base; one coat; troweled level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	3.97	5.00	4.16	0.38	0.16	13.29	-	17.45	m ²	19.20	
25mm work to floors on concrete base; one coat; troweled level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	3.97	5.00	4.16	0.48	0.16	15.91	-	20.07	m ²	22.08	
32mm work to floors on concrete base; one coat; troweled level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	5.04	5.00	5.28	0.41	0.18	14.49	-	19.77	m ²	21.75	
32mm work to floors on concrete base; one coat; troweled level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	5.04	5.00	5.28	0.51	0.18	17.11	-	22.39	m ²	24.63	
38mm work to floors on concrete base; one coat; troweled level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	5.95	5.00	6.24	0.43	0.19	15.22	-	21.46	m ²	23.61	
38mm work to floors on concrete base; one coat; troweled level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	5.95	5.00	6.24	0.53	0.19	17.85	-	24.08	m ²	26.49	
50mm work to floors on concrete base; one coat; troweled level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	7.78	5.00	8.16	0.48	0.21	16.95	-	25.11	m ²	27.62	
50mm work to floors on concrete base; one coat; troweled level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	7.78	5.00	8.16	0.58	0.21	19.57	-	27.73	m ²	30.50	
19mm work to floors on concrete base; one coat; floated level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	3.06	5.00	3.20	0.34	0.15	12.03	-	15.23	m ²	16.76	
19mm work to floors on concrete base; one coat; floated level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	3.06	5.00	3.20	0.44	0.15	14.65	-	17.86	m ²	19.64	
25mm work to floors on concrete base; one coat; floated level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	3.97	5.00	4.16	0.36	0.16	12.77	-	16.93	m ²	18.62	
25mm work to floors on concrete base; one coat; floated level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	3.97	5.00	4.16	0.46	0.16	15.39	-	19.55	m ²	21.50	
32mm work to floors on concrete base; one coat; floated level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	5.04	5.00	5.28	0.39	0.18	13.97	-	19.25	m ²	21.17	
32mm work to floors on concrete base; one coat; floated level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	5.04	5.00	5.28	0.49	0.18	16.59	-	21.87	m ²	24.06	
38mm work to floors on concrete base; one coat; floated level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	5.95	5.00	6.24	0.41	0.19	14.70	-	20.94	m ²	23.03	
38mm work to floors on concrete base; one coat; floated level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	5.95	5.00	6.24	0.51	0.19	17.32	-	23.56	m ²	25.92	
50mm work to floors on concrete base; one coat; floated level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	7.78	5.00	8.16	0.46	0.21	16.43	-	24.58	m ²	27.04	
50mm work to floors on concrete base; one coat; floated level and to falls only not exceeding 15 degrees from horizontal .. to falls and crossfalls and to slopes not exceeding 15 degrees from horizontal ..	7.78	5.00	8.16	0.56	0.21	19.05	-	27.20	m ²	29.93	
13mm work to walls on brickwork or blockwork base; one coat; screeded											
width exceeding 600mm.....	1.98	5.00	2.08	0.40	0.20	14.65	-	16.72	m ²	18.40	
width; 300mm.....	0.61	10.00	0.67	0.24	0.06	7.54	-	8.21	m	9.03	