

Whole-House Refurbishment · Victorian Terrace · 142m²

Strip-back refurb · rewire · replumb · 2 bathrooms · kitchen · decoration throughout

Mode: Stage payments

Itemised pricing

#	Description	Qty	Unit	Rate	Labour	Materials	Total
1	Strip-out, soft demolition & skip hire	1	job	£4,600	£3,200	£1,400	£4,600
2	Structural alterations — RSJ, knock-throughs	1	job	£8,000	£4,200	£3,800	£8,000
3	Full house rewire incl. CU, smoke/CO alarms	1	job	£9,000	£5,400	£3,600	£9,000
4	Full re-plumb, new combi boiler & 8 rads	1	job	£9,700	£4,800	£4,900	£9,700
5	Two new bathrooms — supply & fit	2	no.	£7,000	£6,200	£7,800	£14,000
6	New kitchen, units, worktop & appliances	1	job	£15,700	£4,200	£11,500	£15,700
7	Plastering, screeds & decoration throughout	142	m ²	£85	£8,600	£3,400	£12,000
8	Flooring — engineered oak + tile to wet areas	142	m ²	£56	£2,600	£5,400	£8,000
9	Joinery — skirting, architraves, internal doors	1	job	£5,300	£3,100	£2,200	£5,300
10	External — repointing, gutters & decoration	1	job	£3,900	£2,400	£1,500	£3,900

Subtotal — labour £44,700

Subtotal — materials £45,500

Works subtotal £90,200

Contingency 10% £9,020

VAT 20% £19,844

TOTAL PAYABLE £119,064

Stage payment schedule

Stage	Milestone	% of contract	Amount
1	Mobilisation & strip-out complete	10%	£11,906
2	Structural works signed off	15%	£17,860
3	First fix M&E complete	20%	£23,813
4	Plastering complete & ready for 2nd fix	20%	£23,813
5	Second fix complete (kitchen & bathrooms)	20%	£23,813
6	Practical completion & snagging	10%	£11,906
7	Retention release at 6 months	5%	£5,953

Assumptions

- Property vacant during works — 14–16 week programme.
- Structural calcs & building control fees by client.
- Standard Victorian construction; no major subsidence or rot.

Exclusions

- Curtains, blinds, loose furniture & white goods beyond kitchen.
- Garden, driveway and external landscaping.
- Loft conversion or rear extension works.