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ILLUSTRATIVE DOCUMENT 01 / 04

BILL OF QUANTITIES

Sample extract

Four-bedroom residential extension

Midlands region - 220 m² floor area - February 2026 - Sample ref EXT-2026-001

This five-page document is an illustrative sample extract. It demonstrates measurement structure, descriptions, rates and summary presentation. It is not a live quotation and must not be used for ordering or construction.

Purpose of this sample

The sample shows how measured work can be organised into clear work sections and priced line by line. A real Bill of Quantities would be prepared from the issued drawings, specification and agreed measurement rules, and may contain substantially more items.

Document basis

Project	Four-bedroom residential extension
Location	Midlands region
Illustrative floor area	220 m²
Pricing basis	Illustrative rates for format demonstration only
Currency	GBP (£), excluding VAT unless stated
Editable issue	Excel workbook available on request for real commissions

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Measured and priced work

Preliminaries and Substructure

Ref	Description	Unit	Qty	Rate (£)	Amount (£)
PRELIMINARIES - SITE SETUP AND PROJECT-WIDE COSTS					
PRE-001	Site establishment, mobilisation and welfare set-up	item	1.00	2,500.00	2,500.00
PRE-002	Welfare facilities and servicing	wk	28.00	185.00	5,180.00
PRE-003	Independent access scaffold to extension works	m²	180.00	22.50	4,050.00
PRE-004	Waste skips and licensed disposal	nr	8.00	320.00	2,560.00
PRE-005	Site management and supervision	wk	28.00	1,200.00	33,600.00
PRE-006	Contract works insurance and statutory notices allowance	item	1.00	3,500.00	3,500.00
PRE-007	Temporary power, water and protection	item	1.00	2,860.00	2,860.00
PRE-008	Health, safety, small tools and general attendance	item	1.00	10,550.00	10,550.00
Preliminaries total					£64,800.00
SUBSTRUCTURE - FOUNDATIONS AND BELOW-GROUND WORK					
SUB-001	Survey control, setting out and datum establishment	item	1.00	1,800.00	1,800.00
SUB-002	Excavate foundation trenches in normal ground	m³	120.00	38.00	4,560.00
SUB-003	Load, cart and dispose of surplus excavated material	m³	100.00	55.00	5,500.00
SUB-004	C25/30 concrete strip foundations	m³	45.00	165.00	7,425.00
SUB-005	Foundation blockwork and cavity construction	m²	180.00	85.00	15,300.00
SUB-006	Below-ground drainage, fittings and connections	item	1.00	12,500.00	12,500.00
SUB-007	Compacted hardcore sub-base	m³	120.00	52.00	6,240.00
SUB-008	DPM, insulation and perimeter upstands	m²	220.00	35.00	7,700.00
SUB-009	Reinforced ground-bearing concrete slab	m²	220.00	78.00	17,160.00
SUB-010	Incoming service sleeves and associated builder's work	item	1.00	2,426.35	2,426.35
Substructure total					£80,611.35

Measured and priced work

Superstructure and Roofing

Ref	Description	Unit	Qty	Rate (£)	Amount (£)
SUPERSTRUCTURE - ABOVE-GROUND STRUCTURE					
SUP-001	100 mm internal-leaf blockwork	m²	290.00	72.50	21,025.00
SUP-002	Facing brickwork to match existing	m²	290.00	95.00	27,550.00
SUP-003	Full-fill cavity insulation	m²	290.00	28.00	8,120.00
SUP-004	Proprietary lintels over openings	nr	12.00	485.00	5,820.00
SUP-005	Structural steel beams, plates and padstones	nr	6.00	1,850.00	11,100.00
SUP-006	Upper-floor joists and structural decking	m²	110.00	68.00	7,480.00
SUP-007	Softwood staircase, balustrades and guarding	item	1.00	4,200.00	4,200.00
SUP-008	Structural carpentry, fixings and sundry supports	item	1.00	6,933.32	6,933.32
Superstructure total					£92,228.32
ROOFING - ROOF STRUCTURE AND COVERINGS					
ROOF-001	C24 timber roof structure	m²	120.00	85.00	10,200.00
ROOF-002	300 mm mineral-wool roof insulation	m²	120.00	32.50	3,900.00
ROOF-003	Breather membrane, treated battens and counter-battens	m²	120.00	18.50	2,220.00
ROOF-004	Concrete interlocking roof tiles and accessories	m²	120.00	58.00	6,960.00
ROOF-005	UPVC fascias, soffits, gutters and rainwater pipes	m	42.00	45.00	1,890.00
ROOF-006	Flashings, abutments and roof completion items	item	1.00	1,035.55	1,035.55
Roofing total					£26,205.55

Measured and priced work

Building services and finishes

Ref	Description	Unit	Qty	Rate (£)	Amount (£)
MECHANICAL, ELECTRICAL AND PLUMBING					
MEP-001	Electrical first-fix installation	item	1.00	2,850.00	2,850.00
MEP-002	Electrical second fix, testing and certification	item	1.00	1,950.00	1,950.00
MEP-003	Plumbing first fix and distribution pipework	item	1.00	3,200.00	3,200.00
MEP-004	Plumbing second fix and commissioning	item	1.00	2,150.00	2,150.00
MEP-005	Heating system, emitters and controls	item	1.00	9,800.00	9,800.00
MEP-006	Sanitaryware, taps and bathroom fittings allowance	item	1.00	6,200.00	6,200.00
MEP-007	Mechanical extract and background ventilation	item	1.00	2,800.00	2,800.00
MEP-008	System testing, certification and handover	item	1.00	1,800.00	1,800.00
MEP-009	Lighting, controls and electrical accessories allowance	item	1.00	6,338.16	6,338.16
Mechanical, electrical and plumbing total					£37,088.16
FINISHES					
FIN-001	Plasterboard linings to walls and ceilings	m²	285.00	24.50	6,982.50
FIN-002	Skim coat and finishing	m²	285.00	12.00	3,420.00
FIN-003	Internal doors, frames and basic ironmongery	nr	10.00	425.00	4,250.00
FIN-004	Skirting boards and architraves	m	150.00	18.50	2,775.00
FIN-005	Internal decoration to walls, ceilings and timberwork	m²	500.00	15.50	7,750.00
FIN-006	Floor finishes and associated trims	m²	220.00	42.00	9,240.00
FIN-007	Kitchen and fitted-joinery allowance	item	1.00	12,000.00	12,000.00
FIN-008	Specialist finishes, sealants and completion items	item	1.00	8,051.84	8,051.84
Finishes total					£54,469.34

Measured and priced work

External works and project summary

Ref	Description	Unit	Qty	Rate (£)	Amount (£)
EXTERNAL WORKS					
EXT-001	External excavation and disposal	m³	25.00	65.00	1,625.00
EXT-002	Surface-water drainage and connections	m	35.00	110.00	3,850.00
EXT-003	Paving and hard-landscaping finishes	m²	80.00	95.00	7,600.00
EXT-004	Soft landscaping and making good	m²	200.00	45.00	9,000.00
EXT-005	Close-boarded fencing	m	50.00	75.00	3,750.00
EXT-006	External access gate and ironmongery	item	1.00	1,250.00	1,250.00
EXT-007	Incoming utility connections allowance	item	1.00	6,500.00	6,500.00
EXT-008	External testing, reinstatement and sundry completion	item	1.00	3,409.41	3,409.41
External works total					£36,984.41

Financial summary

Work section	Amount (£)
Preliminaries	64,800.00
Substructure	80,611.35
Superstructure	92,228.32
Roofing	26,205.55
Mechanical, electrical and plumbing	37,088.16
Finishes	54,469.34
External works	36,984.41
Subtotal excluding VAT	£392,387.13
Example VAT at 20% (assumed)	£78,477.43
Total including VAT	**£470,864.56**

What is included
Measured descriptions, units, illustrative quantities and rates, work-section totals and a VAT summary. The same figures are used across the four-document sample set.

Important limitation
This is a format demonstration, not a priced offer. Real quantities, rates, scope, assumptions and exclusions depend on the issued project information and agreed brief.