

Module 7 – Refurb Costing Sheet

External Works	Rough Costs
New roof (small terraced house)	£6000+
Minor roof works	£200
Chimney - pointing	£600-£1000
Chimney - Minor works	£200
Gutters (one side)	£450
Fascia and Soffits	£1,200
External door (non composite)	£500
Windows (per unit)	£450
Blown window Pane (per unit)	£70
Garden work (per day)	£250
Fence	£700
Pointing (per wall)	£1,400

Kitchen	Rough Costs
New Kitchen (excluding appliances)	£2000
Fitting of Kitchen	£750
Tiling labour	£30sqm
Tiling (metro tiles example)	£16sqm

Electrics	Rough Costs
Full rewire (inc consumer unit)	£2,000-£4,500
Partial rewire	£1,000
New Consumer Unit	£400
Smoke Alarm/Heat detector + Install	£125

Flooring Breakdown	Rough Costs
Carpet (per sqm)	£15
Carpet underlay (per sqm)	£10
Laminate (per sqm)	£12
Laminate underlay (per sqm)	£5
LVT (per sqm)	£35
LVT underlay (per sqm)	£8
Fitter (per day)	£150-£250

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Bathroom	Rough Costs
New Suite (installed)	£2000
Towel Rail	£200
Tiling labour	£30sqm
Tiling (metro tiles example)	£16sqm

General costs	Rough Costs
Strip wallpaper/tiles	£200
Skim room	£24sqm
Paint room	£400
Re-board Ceiling	£500
Internal door with Casting + fitting	£150
Fire door with Casting +fitting	£350
Skirtings per room	£200

Plumbing	Rough Costs
New Boiler	£900
Full Heating system (including Radiators)	£3000
Radiator replacement and labour	£175
Gas connection	£400-£1000

Other	Rough Costs
Damp proof course (per meter)	£60
Woodworm treatment	£500
Skip hire (per skip)	£200
Removing load-bearing wall	£1500
Change Locks	£100

Please note that all costs provided are examples and for an average investment property assuming a general level refurb. You must conduct your own due diligence in your area as costs will vary between locations. Please also note that material costs can change quickly, so you must conduct up to date research. This data should only be used to cost up example deals.