

Carpentry ~ Painting & Decorating ~ Plumbing ~ Electrical ~ Tiling ~ Kitchen Fitting ~ Plastering ~ Laminate Flooring  
Lock Fitting ~ Gardening & Landscaping ~ Furniture Repair  
Sash Window Replacement ~ Restorations ~ Extensions ~ Shop Alterations ~ Loft Conversions

# **AEM Building & Construction**

**GENERAL (SUB) CONTRACTORS**

**A guide to our Pricing and Completion times**

## General work prices and completion times

Job	Details	Typical price quoted	Price range	Typical time to complete job
Change front door lock	Remove old lock, supply and fit new 60mm Yale lock. Replace whole mechanism.	£70	£60-£120	1-2 hours
Assemble flat pack furniture	Assemble a typical flat pack double wardrobe and five-drawer chest of drawers.	£70	£50-£100	2-4 hours
Gloss woodwork – medium sized lounge	Gloss skirting boards and one door frame in a room approx. 14'10" x 13'4" (4.52m x 4.06m). Assuming woodwork is in a reasonable condition. Rub down, prepare wood and gloss. Assuming window frames are PVC and do not need painting.	n/a	£63-£128	3-5 hours
Replace a light fitting	Replace a standard rose with a light fitting bought by customer.	£30	£25-45	1 hour
Replace a single socket with standard white double socket	Including cost of labour and materials.	£58	£41-£78	1-2 hours
Replace a standard single light switch with single white dimmer switch	Including cost of labour and materials.	£45	£34-60	1 hour
Hanging pictures and mirrors	Hang two large pictures and one large mirror. Assuming house is modern and walls are plasterboard.	£45	£30-£55	1-2 hours
Affix curtain pole and hang curtains	Customer providing own curtains and pole. Trader to fix curtain pole to wall and hang curtains for an average patio door (width 240cm, height 202cm).	£45	£30-£55	1-2 hours
Paint room - small	Repaint room approx. 7' x 7' 1" (2.13m x 2.16m). Walls only – existing plaster walls in good condition with light coloured emulsion.	£95	£80-£130	4-5 hours
Paint room - medium	Repaint room approx. 10'10" x 9'10" (3.3m x 3m). Walls only – existing plaster walls in good condition with light coloured emulsion.	£120	£100-£155	4-8 hours
Paint room - large	Repaint room approx. 20' x 16' 6" (6.1m x 5.03m). Walls only – existing plaster walls in good condition with light coloured emulsion.	£150	£125-£190	6-10 hours
Build bookshelves in sitting room	Build shelves in alcove between chimney breast and side wall. Width 2m. Eight MDF shelves floor to ceiling. No painting required. Includes price of labour plus all materials.	£200	£150-£220	4-8 hours

## Painting and decorating prices and completion times

Job	Details	Typical price quoted	Price range	Typical time to complete job
Wallpaper a room	Room size approx. 14'6" x 11' (4.42m x 3.35m). Line and paper. Assume walls are sound and room was previously painted so no existing wallpaper to remove. Customer supplying own wallpaper.	£350	£255-£440	2-3 days
Paint a room that was previously wallpapered	Room size approx. 14'6" x 11' (4.42m x 3.35m). Remove old wallpaper. Assume walls have minor imperfections. Cover with lining paper. Emulsion on top.	£480	£420-£600	3-4 days
Remove Artex from a ceiling, plaster and repaint	Room size approx 14'6" x 11' (4.42m x 3.35m). Get rid of existing Artex, replaster and paint.	£450	£350-£550	3-4 days
Paint a room - small	Room size approx 7' x 7'1" (2.13m x 2.16m). Repaint walls and ceiling with light coloured emulsion. Assuming existing plaster is in good condition.	£180	£148-£225	1-2 days
Paint a room - medium	Room size approx. 10'10" x 9'10" (3.3m x 3m). Repaint walls and ceiling with light coloured emulsion. Assuming existing plaster is in good condition.	£240	£190-£300	1-2 days
Paint a room - large	Room size approx 20' x 16'6" (6.1m x 5.03m). Repaint walls and ceiling with light coloured emulsion. Assuming existing plaster is in good condition.	£335	£240-£425	2-3 days
Gloss woodwork in one room - existing woodwork poor quality	Room size approx 10'10" x 9'10" (3.3m x 3m). Remove old gloss and prepare wood. Undercoat and gloss. Skirting boards and one door frame. No doors or windows.	£260	£208-£353	2 days
Gloss woodwork in one room - existing woodwork good quality	Room size approx 10'10" (3.3m x 3m). Assume existing gloss is good quality, just discoloured. Rub down, undercoat and gloss. Skirting boards and one door frame. No doors or windows.	£148	£100-£180	1-2 days
Repaint upstairs and downstairs hallway and stairs in an average three-bed semi-detached house	Assume existing plaster walls are in good condition and currently painted a light colour. Repaint all walls in downstairs hallway, upstairs hallway and stair area.	£350	£240-£480	1-2 days (walls only)
Paint exterior of average three-bed semi-detached house	Assuming render is in good condition and just needs a repaint.	n/a	£435-£885	2-4 days

## Plumbing prices and completion times

Job	Details	Typical price quoted	Price range	Typical time to complete job
Fit a new pedestal basin	Remove and dispose of old basin. Install a new basin in the same position, assuming that no new pipework is needed. Customer supplying own basin.	£100	£80-£140	2-4 hours
Fit a new toilet	Remove and dispose of old toilet. Install a new toilet in the same position, assuming that no new pipework is needed. Customer supplying own toilet.	£115	£80-£150	2-4 hours
Fit a new bath	Remove and dispose of old bath. Install a new bath in the same position. Customer supplying own bath.	£185	£150-£249	3-6 hours
Replace kitchen mixer tap	Remove old tap. Supply and fit a standard chrome mixer tap.	£120	£75-£150	1-2 hours
Replace faulty ball valve in toilet cistern	-	£63	£55-£75	1 hour
Fix leaky kitchen tap	To fix a standard mixer tap that is dripping constantly.	£50	£45-£60	1 hour
Install outside tap	Exterior wall behind kitchen sink.	£95	£80-£120	1-2 hours
Fix burst water pipe	Assuming pipes are easily accessible and call-out to an emergency. Includes call-out fee, labour and materials.	£90	£70-£120	1-2 hours
Fix/unblock toilet	Includes call-out fee, labour and materials.	£80	£60-£90	1-2 hours
Power flush standard gas central heating system	Three-bed semi with 10 radiators. Include labour and all chemicals and equipment needed.	£370	£350-£450	1 day
Replace a standard cold water tank	In an average three-bed semi-detached house. Assuming replacing like with like. Includes cost of labour and materials.	£250	£200-£350	0.5-1 day
Replace a standard hot water tank	In an average three-bed semi-detached house. Assuming replacing like with like. Includes cost of labour and materials.	£460	£395-£550	0.5-1 day

## Bathroom fitting/Tiling prices and completion times

Job	Details	Typical price quoted	Price range	Typical time to complete job
Survey conducted July 2012				
Fit a new pedestal basin	Remove and dispose of old basin. Install a new basin in the same position. Customer supplying new basin.	£90	£70-£120	1-2 hours
Fit a new toilet	Remove and dispose of old toilet. Install a new toilet in the same position. Customer supplying new toilet.	£100	£75-£140	1.5-3 hours
Fit a new bath	Remove and dispose of old bath. Install a new bath in the same position. Customer supplying new bath.	£175	£124-£220	3-5 hours
Tile a small bathroom	Approximate room size 7' x 7'1".	n/a	£374-£800	1-3 days
Tile a medium bathroom	Approximate room size 10'2".	£750	£600-£1,000	2-4 days
Tile a large bathroom	Approximate room size 13'4".	£1,000	£700-£1,315	3-6 days
Install under floor heating – small bathroom	Approximate room size 7' x 7'1".	£450	£350-£577	4-8 hours
Install under floor heating – medium bathroom	Approximate room size 10'2".	£575	£450-£743	4-8 hours
Install under floor heating – large bathroom	Approximate room size 13'4".	£700	£540-£850	1–2 days
Reseal bath	Standard size bath. Remove existing silicone and reseal.	£60	£45-£75	1–2 hours
Change taps on bath	Remove old mixer tap and replace with new mixer tap.	£65	£50-£80	1-2 hours
Install extractor fan in bathroom wall	Supply and fit an axial extractor fan into bathroom wall with short duct leading to exterior of property.	£200	£150-£240	2-4 hours

For more details about current rates contact: [info@aembuildingandconstruction.co.uk](mailto:info@aembuildingandconstruction.co.uk)

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