Wet Room – Plumbing Scope, Materials & Price

BRC Heating & Plumbing Ltd · Prepared 27/11/2026 · Merchant ref SQ05753849 (Plumbase Bude) · VAT 0% (zero-rated, eligibility declaration required)

Suggested quote: £13,068.52 (range £11,519.32 – £14,617.72), VAT 0%

Scope of works

• Strip out existing bathroom: isolate, drain down, remove suite, boards and pipework, cap off, dispose of waste.
• Break out floor for Impey Level-Dec recess; trench to external wall; core through wall; lay shower and basin wastes to new gully (gully supplied and connected by builder); backfill and reinstate slab incl. DPM patch.
• Supply 22 mm insulated copper hot and cold plus 15 mm hot water return across loft (17.5 m run).
• First fix: 15 mm supplies, isolators, WC 110 mm soil to SVP, noggins for basin, WC, rails and seat, set floor former.
• Multipanel wall panels: full height to shower wall, half height elsewhere, with trims, sealed to Altro cove (after floor is laid).
• Second fix: basin, WC, TMV3 shower kit and riser, seat, rails, drain grate to Altro clamp ring; commission and record TMV temperatures.
Excluded: building work, UFH (separate quote), screed and Altro flooring, decorating, electric towel rail, electrics/ventilation, loft hatch, external gully, secondary circulation pump/controls, asbestos or hidden services.

Materials – merchant quoted lines (net cost)

Item	Code	Qty	Line £
Multipanel base profile	MP12.0460	5	£78.93
Multipanel internal corner	MP12.0280	4	£56.32
Multipanel L-shaped end cap	MP12.0360	4	£32.04
Lightstone T&G board 2420x1185	WP-LST-2420X1200	6	£1,067.04
Eastbrook Valliant 1200 walk-in panel	EA12.3400	1	£296.40
Concave basin, semi-pedestal	23115	1	£211.17
AKW riser rail kit	30317CH	1	£105.49
AKW Arka TMV3 shower kit	25420	1	£367.02
AKW Doc M cistern, lever flush	23594	1	£127.72
Navlin Doc M raised-height pan 650	23591	1	£131.73
AKW ergonomic seat with lid	23122	1	£73.03
Impey Level-Dec 1200x1200 former	LDE1212GRY	1	£439.25
Impey vinyl gravity horizontal drain	UTVG01/H	1	£39.53
Quoted lines total			**£3,025.67**

Materials – to be added / firmed up (estimates)

Item	Est. £
Extra board, top trims, reveal trims, adhesive and sealant	£300 – £400
TMV3 basin tap, fold-down seat, drop-down rail, grab rails, traps, pan connector, soil/waste, pipework, fixings	£700 – £1,200
Breaker and core drill hire, skip, reinstatement materials, external waste pipe	£580 – £840

Labour (plumber £62.50/hr + apprentice £22.00/hr = £84.50/hr)

Stage	Hours	Cost £
Strip out	8–12	£676.00 – £1,014.00
Break out floor and trench	12–16	£1,014.00 – £1,352.00
Core wall, lay wastes, backfill, reinstate	6–8	£507.00 – £676.00
First fix	10–14	£845.00 – £1,183.00
Wall panels	12–16	£1,014.00 – £1,352.00
Second fix and commissioning	8–12	£676.00 – £1,014.00
Total	**56–78**	**£4,732.00 – £6,591.00**

Price build-up (VAT 0%)

	Low	High
Materials at cost	£4,605.67	£5,465.67
Materials + 22.5% markup	£5,641.95	£6,695.45
Labour + 10% contingency	£5,205.20	£7,250.10
Loft pipework (35 m 22 mm @ £14.50, 17.5 m 15 mm @ £9.41)	£672.17	£672.17
Total	**£11,519.32**	**£14,617.72**

Notes

• Estimated items to be confirmed by the merchant before issue; merchant prices subject to change.
• Confirm Impey former sits flush with 20 mm EPS UFH and screed; omit UFH from tray area.
• Builder's gully must be foul drainage with back/side inlet; we terminate at the gully inlet.
• Number of return visits as agreed; extra visits charged at a 2-hour minimum (£169).
• Confirm raised pan 23591 pairs with cistern 23594, and whether the Arka kit already includes a riser rail.