

Price list Partial Rewire 2026 Rose Connect Ltd

Labour only

Item	1st Fix Labour	2nd Fix Labour	Total Labour
Double socket point	£35	£20	£55
Single socket point	£30	£20	£50
Lighting point (pendant)	£35	£15	£50
1-way switch point	£15	£10	£25
2-way switching (per switch)	£20	£10	£30
Cooker point	£100	£25	£125
Shower point	£100	£25	£125
Extractor fan point	£55	£25	£80
Smoke/heat detector	£35	£20	£55
Data/CAT6 point	£30	£20	£50
Earth main bonding 10mm to gas or water mains up to 10m	£60 per point	£10	£70

Labour + Materials

(Standard white moulded accessories, twin & earth cable, back boxes, connectors, clips, fixings)

Item	1st Fix + Materials	2nd Fix + Materials	Total
Double socket point	£55	£30	£85
Single socket point	£50	£30	£80
Lighting point with pendant	£50	£25	£75
1-way switch point	£25	£15	£40
2-way switch point	£30	£15	£45
Cooker point	£130	£45	£175
Shower point	£155	£35	£190
Extractor fan point	£80	£70	£150
Smoke/heat detector	£55	£35	£90
CAT6 data point	£50	£25	£75
Earth main bonding 10mm to gas or water mains up to 10m	£90	£20	£110

New Intake / Submain Armoured Cable

SWA Cable from House to Outbuilding

Description	Labour Only	Supply & Fit
Up to 10m 3-core SWA	£250–£350	£450–£650
Up to 20m 3-core SWA	£350–£500	£650–£900
Up to 30m 3-core SWA	£500–£650	£900–£1,250

Excludes excavation/trenching.

Full Rewire Point Rates

For straightforward occupied or vacant rewires in Harrow:

Basis	Typical Rate
Labour only per point	£50–£70
Labour + materials per point	£75–£95

Example 3-Bed Semi Rewire (Harrow)

Approximate points:

- 30 double sockets
- 15 lighting points
- 15 switches
- 4 smoke alarms
- 1 consumer unit

Total points ≈ 64

Basis	Cost
Labour only	£3,800–£4,800
Labour + materials	£5,500–£7,000
Including RCBO consumer unit	£6,300–£7,900

Important Compliance Note – Partial Rewires

Where only part of an installation is being rewired, the existing electrical installation must be suitable for connection to the new work and comply with the current edition of **BS 7671** as far as reasonably practicable.

The following may be required before new circuits can be energised:

- Existing consumer unit (fuse board) must provide adequate protection for the new circuits.
- Consumer unit should incorporate:
 - Individual **Type A RCBOs** or Type A RCD protection.
 - **SPD (Surge Protection Device)** protection where required under current regulations.
 - Appropriate circuit identification and labelling.
- Main protective bonding must be present and correctly sized to:
 - Incoming water service.
 - Incoming gas service.
- Earthing arrangements must be verified and tested prior to connection of new circuits.
- Any deficiencies found during inspection and testing may require remedial works and will be quoted separately.

Exclusions

Quoted point rates assume:

- Existing earthing and bonding are present and compliant.
- Existing consumer unit is suitable for the addition of new circuits.
- No upgrades to DNO equipment, meter tails, service head, or electricity supply intake are required.
- No asbestos-containing materials are present.
- Making good, plastering, decorating, flooring repairs, and boxing-in are excluded unless stated otherwise.

Typical Additional Costs

Item	Typical Cost
Upgrade main water bonding	£80–£150
Upgrade main gas bonding	£80–£150
Upgrade RCDs to type A	£150–£250
SPD addition to existing board	£100–£180
Consumer unit upgrade where required for partial rewire	£650–£950