

Extension

for

Mr Jepson  
192 Passingham Park  
Sudbury  
Norfolk  
IP33 3UQ

at:

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Sudbury  
Norfolk  
IP33 3UQ



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IP33 3UQ

Site address:  
192 Passingham Park  
Sudbury  
Norfolk  
IP33 3UQ

Wednesday, 8 June 2016

Dear Mr Jepson,

Subject: Extension

Thank you for choosing the Build It Estimating Service powered by HBXL.

Following the information and plans you have submitted, we are pleased to enclose your Detailed Estimate which includes the following:

Project cost summary  
Detailed cost breakdown for materials, plant and labour  
Detailed cost breakdown by build phase  
Indicative build programme  
Indicative cash flow projection  
Attachments with all breakdowns in spreadsheet format for easy manipulation

If you are unsure about anything within the estimate, please refer to the Estimate Assumptions page within the pack. Alternatively, you can email us at [buildit@estimating-service.co.uk](mailto:buildit@estimating-service.co.uk) and we'll be happy to help.

Every effort has been made to accurately estimate your project. Please note that VAT may be payable on some items. For further information on this please visit Build It's website [www.self-build.co.uk/vat](http://www.self-build.co.uk/vat).

Good luck with your project and don't forget to visit [www.self-build.co.uk](http://www.self-build.co.uk) or subscribe to Build It magazine for further advice and inspiration!

Yours sincerely

The Estimating Service team  
Email - [buildit@estimating-service.co.uk](mailto:buildit@estimating-service.co.uk)  
Call - 0117 916 7886

## Abbreviated Cost Breakdown

Resource	Total
Labour	£39,251.30
Material	£38,421.85
Plant	£4,770.92
Subcontractor	£20,799.27
Sundry	£184.56
Grand Total	£103,427.90

\*Grand Total includes builder margin.

## Estimate Assumptions

We have generally assumed good site access and where possible mechanical devices are available to assist with construction. Site is assumed to be level unless stated.

Ground is assumed to be excavated using normal plant and machinery and that the ground is not rock or subject to ground water, running sand or other issues.

Please note we have allowed the following Provisional Sums within this estimate:

Supply of sliding folding door system	£2,500.00
Wood Burning Stove	£2,500.00
Electrical Works	£6,500.00
Plumbing and Heating	£4,000.00
Built In Wardrobes	£500.00

Please note we have made no allowance for the following items within this estimate:

Internal and external decoration

## Your Build Route

Build It Estimating Service prices are indicative of what a main contractor might quote based on the information (tender documents) provided. It is possible to reduce project costs by undertaking some of the project management work or building work on a DIY basis and by buying materials directly from suppliers at trade prices. You can use your trial copy of EstimatorXpress by HBXL (supplied free of charge with your estimate) to accurately reflect these savings by tailoring your estimate to suit your own level of involvement. The following are typical indicative savings for the most popular build routes.

Build Route A: Building using a main contractor

This is the standard route and the basis for the Build It Estimating Service. Building using a main contractor hired directly by you using a standard contract. If you hire a project manager or other professional to oversee the build, and or administer the contract there will be additional fees, typically charged as a percentage of the contract value.

#### **Build Route B: DIY Self-build**

You could potentially reduce your project costs by 25%

Building on a largely DIY basis, substituting a proportion of labour costs with DIY, and employing subcontractors to undertake the rest of the building work. You will be acting as project manager in place of a building contractor. You will be buying most of the materials, supplying tools and hiring plant scaffold etc where necessary. You will undertake some trades on a DIY basis e.g. second fix joinery plumbing and electrics, landscaping, general labouring, decorating, tiling, flooring laying etc.

#### **Build Route C: DIY Project Manager**

You could potentially reduce build costs by 20%

Building using subcontract labour with minimal DIY involvement but full DIY project management. You will take on the role of building contractor, hiring subcontract labour, supplying plant, machinery and tools, and most of the materials.

#### **Build Route D: Builder Plus Subcontractors**

You could potentially reduce build costs by 10%

Building using a main contractor or package supplier to complete the structure to a weathertight stage, with the remaining work being undertaken by subcontractors. You take over from the contractor as DIY Project Manager from the weathertight shell stage, hiring subcontract labour as per Build Route B through to completion.

### **VAT**

New homes are currently zero rated for VAT in the UK and consequently the supply of eligible labour and materials used in the construction of new homes (as defined in HMRC VAT Notice 708 Buildings and Construction) is also zero rated. To ensure that self-builders who are not registered for VAT are not penalised there is a scheme that allows a one-off refund of VAT after the new dwelling has been completed.

For newbuild, eligible labour and any materials supplied and fixed must be charged at the zero rate of VAT, and materials suppliers must charge the standard rate of VAT (20%). The VAT element can be recovered on completion of the project under HMRC VAT Notice VAT431NB.

Those creating a new dwelling by the first time conversion of a non-residential building must pay the reduced rate of VAT on all eligible labour and materials (currently 5%) and the standard rate VAT (20%) on materials bought directly from suppliers, and can recover both following completion under HMRC VAT Notice VAT431C.

VAT on services including hire of plant tools or scaffold, delivery charges, packaging, professional fees, and non-construction materials such as carpets and white goods, is standard rated and cannot be recovered.

For advice on what you can and can't reclaim please visit [www.self-build.co.uk/vat](http://www.self-build.co.uk/vat) or [www.hmrc.gov.uk](http://www.hmrc.gov.uk)

### **Additional Costs**

Please note that the following fees and costs have not been included in the estimate unless explicitly stated. Typically, these would cost around:

- Legal Fees (site purchase): £500-1,000
- Building Regulations Fees: £500-£1,000 (charged according to scale of project)
- Planning Application Fees: £335
- Topographical Site Survey: Typical cost £350-£500
- Design Fees: Architects charge 7-15% of the total build cost for a service involving design and supervision. For planning drawings from other sources expect to pay from £2,500-£3,500, plus a similar figure for Building Regulations drawings
- Structural Engineers' Fees: £400-£500
- Warranty: Around 1% of contract value
- Self-build Insurance: £500-£800
- Service (utility) connections: Typically, £3,500-£6,000 total
- Demolition Costs (where applicable): Typically, £5,000-£10,000
- External Works: Allow an average of 15% of total build cost
- Stamp Duty and Land Tax (SDLT):

You must pay Stamp Duty Land Tax (SDLT) if you buy a property or land over a certain price in England, Wales and Northern Ireland. The current SDLT threshold is £125,000 for residential properties and £150,000 for non-residential land and properties.

SDLT no longer applies in Scotland. Instead you pay Land and Buildings Transaction Tax when you buy a property.

SDLT tax is currently levied on sale or transfer of non-residential or mixed use property or land at:

How much you pay depends on whether the land or property is:

- Residential
- non-residential or mixed-use

You can use HM Revenue and Customs' (HMRC) Stamp Duty Land Tax calculator to work out how much tax you'll pay. Visit <http://www.hmrc.gov.uk>

## Detailed Materials Cost Breakdown

### Site set up

Set up site ready to commence building works. Provide site toilet, cabin, and security fencing to protect the building works during construction. Provide lifting equipment and other small tools. Ensure the provision of adequate health and safety documentation and insurance for the duration of the contract.



**Total Cost Excluding VAT    £8,651.25**

### Demolition

An allowance has been made to carry out the demolition works as described. All demolition material to be either removed from site or recycled where possible. All demolition material becomes the property of the contractor.



### Material

#### House

#### Internal Stripping Out (Fireplace)

Block up fireplace ready for plastering  
Block up fireplace ready for plastering  
Block up fireplace ready for plastering

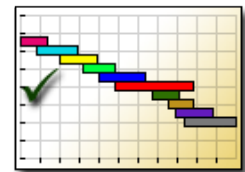
Building Sand Handy Bag  
Solid Concrete Blocks 7N 440 x 215 x 100mm  
Blue Circle Mastercrete (Plastic) 25kg

1 Each  
1 m<sup>2</sup>  
1 Each

**Total Cost Excluding VAT    £4,003.43**

### Commencement

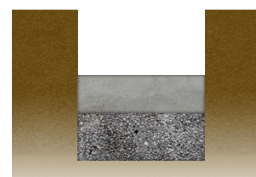
Preparation of site and commencement of all building works.



**Total Cost Excluding VAT    £593.16**

## Foundations

Excavate for foundations using mechanical plant (if required) and cast foundations. Please note that the Building Control Officer will inspect the foundation prior to concreting and may require changes to the foundation depth and construction. Variations for additional excavation, trench support and concrete etc. will incur additional costs.



### Material

#### House

#### Foundations and Footings for Block Wall (Foundations)

Structural concrete	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £100)	2.7 m³
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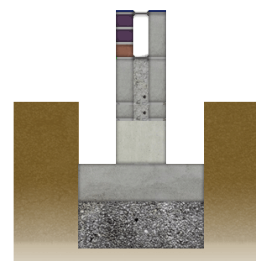
#### Foundations and Footings for External Cavity Wall (Foundations)

Structural concrete	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £100)	12 m³
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**Total Cost Excluding VAT    £3,599.64**

## Footings

Construct brick and block footings off prepared foundations.



### Material

#### House

#### Foundations and Footings for Block Wall (Foundations)

Sand below dpc in blockwork	Building Sand Bulk Bag	0.11 Each
Sand below dpc in brickwork	Building Sand Bulk Bag	0.12 Each
Blockwork below dpc	Solid Concrete Blocks 7N 440 x 215 x 100mm	1.6 m²
Bricks for use in splash course	Engineering Brick Blue Solid Class A 65mm	32 Each
Cement below dpc in blockwork	Blue Circle Mastercrete (Plastic) 25kg	0.23 Each
Cement below dpc in brickwork	Blue Circle Mastercrete (Plastic) 25kg	0.24 Each

#### Foundations and Footings for External Cavity Wall (Foundations)

Sand below dpc in blockwork	Building Sand Bulk Bag	0.77 Each
Blockwork to outer leaf below dpc	Solid Concrete Blocks 7N 440 x 215 x 100mm	5.2 m²
Blockwork to Inner leaf below dpc	Solid Concrete Blocks 7N 440 x 215 x 100mm	5.2 m²
Cement below dpc in blockwork	Blue Circle Mastercrete (Plastic) 25kg	1.5 Each
Cavity Fill	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	1 m³
Coursing blocks to inner leaf below dpc	Solid Dense Concrete Coursing Brick 7N 215 x 65 x 100mm	106 Each
Coursing blocks to outer leaf below dpc	Solid Dense Concrete Coursing Brick 7N 215 x 65 x 100mm	106 Each

**Total Cost Excluding VAT    £727.20**

## Oversite and slabbing

Construct ground floor comprising:



### Material

#### House

##### **Extension Slab (Hall Floor)**

Sand blinding to slab	Building Sand Bulk Bag	3 Each
Sub-base to concrete slab	MOT Type 1 Bulk Bag	15 Each
DPM to concrete slab	Polythene DPM Blue 4 x 25m x 300mu	1 Each
Concrete in slab	R'mix Concrete RC 30, 50mm slump 6m3 (Allowance £95)	6 m³

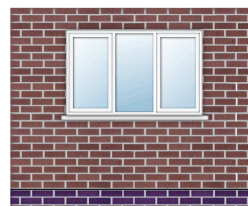
##### **Floor Screed**

Perimeter insulation	Jabfloor 2400 x 1200 x 25mm	1 Sheet
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**Total Cost Excluding VAT    £2,084.24**

## Brickwork Shell

Construct facing brick in sand/cement mortar, leaving all joints with recessed finish. All openings around windows, doors etc. to be provided with vertical damp proof courses where required. Internal leaf to be formed in blockwork.



### Material

#### House

##### **Block Wall (Block Walls)**

Sand above dpc in blockwork	Building Sand Bulk Bag	0.2 Each
Partition blocks above dpc less openings	Solid Medium Density Block 440 x 215 x 100mm 3.6N	15 m²
Cement above dpc in blockwork	Blue Circle Mastercrete (Plastic) 25kg	1.3 Each
Coursing blocks above dpc	Celcon Standard 4N Coursing Units 4N 65 x 215 x 100mm	32 Each

##### **External Cavity Block Wall (External Walls)**

Cavity Insulation to cavity blockwalls	Celotex CW4040 450 x 1200 x 50mm	189 Sheet
Sand above dpc in inner blockwork	Building Sand Bulk Bag	1.3 Each
Sand above dpc in outer blockwork	Building Sand Bulk Bag	1.3 Each
Inner leaf blocks above dpc less openings	Celcon Standard Block 440 x 215 x 100mm 3.6N	102 m²
Outer leaf blocks above dpc less openings	Solid Concrete Blocks 7N 440 x 215 x 100mm	102 m²
Cement above dpc in outer blockwork	Blue Circle Mastercrete (Plastic) 25kg	8.4 Each
Cement above dpc in inner blockwork	Blue Circle Mastercrete (Plastic) 25kg	8.4 Each
DPC to outer leaf	Polythene DPC 100mm x 30m	1.8 Each
DPC to inner leaf	Polythene DPC 100mm x 30m	1.8 Each
Brick ties to cavity blockwalls	Class 4 Wall Tie 225mm (250 Box)	1.9 Box

##### **Foundations and Footings for Block Wall (Foundations)**

DPC to blockwork	Polythene DPC 100mm x 30m	0.27 Each
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##### **Foundations and Footings for External Cavity Wall (Foundations)**

DPC to brickwork	Polythene DPC 100mm x 30m	0.9 Each
DPC to blockwork	Polythene DPC 100mm x 30m	0.9 Each

##### **HBXL Lintels (CG90 lintels)**

1050 mm lintels	Catnic CG90/100 x 1050mm	2 Each
1350 mm lintels	Catnic CG90/100 x 1350mm	2 Each

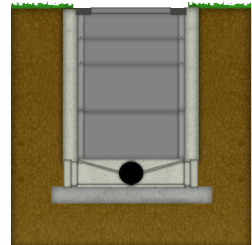


1650 mm lintels	Catnic CG90/100 x 1650mm	5 Each
750 mm lintels	Catnic CG90/100 x 750mm	2 Each
1200 mm lintels	Catnic CG90/100 x 1200mm	2 Each
1500 mm lintels	Catnic CG90/100 x 1500mm	3 Each
<b>HBXL Lintels (Concrete lintels)</b>		
750 mm lintels	Prestressed Concrete Lintel 65 x 100 x 750mm	5 Each
<b>HBXL PVC Doors (PVC Doors)</b>		
Dummy frame timber	Dry Graded C16 Regularised 47 x 100mm	26 m
Thermabate cavity closer	Manthorpe Cavity Closer 2440 x 100mm	8.4 Each
<b>HBXL PVC Windows (PVC Windows)</b>		
Dummy frame timber	Dry Graded C16 Regularised 47 x 100mm	43 m
Thermabate cavity closer	Manthorpe Cavity Closer 2440 x 100mm	14 Each
<b>Internal Cavity Block Wall (Block Up Openings)</b>		
Cavity Insulation to cavity blockwalls	Celotex CW4040 450 x 1200 x 50mm	9.4 Sheet
Sand above dpc in inner blockwork	Building Sand Bulk Bag	0.13 Each
Inner leaf blocks above dpc less openings	Celcon Standard Block 440 x 215 x 100mm 3.6N	10 m <sup>2</sup>
Cement above dpc in inner blockwork	Blue Circle Mastercrete (Plastic) 25kg	0.84 Each
DPC to outer leaf	Polythene DPC 100mm x 30m	0.15 Each
DPC to inner leaf	Polythene DPC 100mm x 30m	0.15 Each
Brick ties to cavity blockwalls	Class 4 Wall Tie 225mm (250 Box)	0.1 Box
<b>Typical Panel Doors (864 Door into Blockwork)</b>		
Internal lintel	Prestressed Concrete Lintel 100 x 65 x 1200mm	2 Each
<b>Universal Cut Roof (Main Roof)</b>		
Gable abutment (To abutment)	Cavity Tray Gable Abutment	14 Each
<b>Universal Cut Roof (Porch)</b>		
Gable abutment (To abutment)	Cavity Tray Gable Abutment	6.9 Each
<b>Wall Starters</b>		
Sealant to wall connection	Dowcorning 201 Polysulphide Sealant Teak 380ml	1 Each
Allowance for sundries	Sundry Materials (£)	22 Each
Wall starters	Wall Starter Stainless Steel 2.4M	4.7 Each

**Total Cost Excluding VAT    £10,347.51**

## Drains

Excavate for all drains and manholes. Lay drains and form manholes as required. Provide all necessary trench supports during installation of drainage.



## Material

### Drains

#### **Shallow Access Manhole (600 Deep Access Chamber)**

Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.12 m <sup>3</sup>
Manhole base	Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	2.9 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	4.4 Each
Manhole raising pieces	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	4.7 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.44 m <sup>3</sup>
Manhole cover	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	2.9 Each

### Garden

#### **Soakaway (Small Soakaway)**

Concrete to soakaway base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.59 m <sup>3</sup>
Sand for soakaway mortar	Building Sand Handy Bag	7 Each
Deep soakaway sections	PC Soakaway Unit with Double Step Irons 1050mm Diameter x 1000mm	2.9 Each
Backfill material	Pea Gravel 10mm Bulk Bag	6.6 Each
Cement for soakaway mortar	Blue Circle Mastercrete (Plastic) 25kg	2 Each
Soakaway cover slab	Hepworth Cover Slab 1050mm 600 x 600mm Eccentric Kitemarked KSC1056060	2.9 Each
Soakaway regulating brickwork	Engineering Brick - Class B Red 73mm	163 Each
Soakaway cover	Rapide Slide Out Manhole Cover & Frame 600 x 600 x 40mm B125 H042	2.9 Each

Membrane	Lotrak 1800 Geotextile 4.5m x 100m	0.99 Each
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#### House

##### **Drain Runs (Foul Drains)**

Pipe bedding	Pea Gravel 10mm Bulk Bag	2.7 Each
Pipe cover material	Pea Gravel 10mm Bulk Bag	2.7 Each
Pipe protection concrete	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	0.73 m³
45.00 Drainage bends	OsmaDrain Drainage 110 Double Socket Short Radius Bend 45 degree 4D563	2.5 Each
Drainage pipe	OsmaDrain Drainage 110 x 3000mm Pipe Plain End 4D073	5.3 Each
Drainage special fittings	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	2.3 Each
Drainage pipe collars	OsmaDrain Drainage 110 Double Socket Pipe Coupler 4D205	7.4 Each
Drainage back inlet gullies	Hepworth Supersleve Housedrain Inlet Gully Complete SDG3/1	2 Each

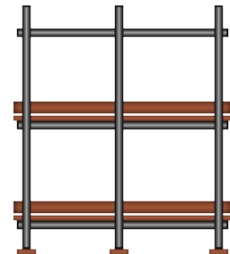
##### **Drain Runs (Suirface Drainage)**

Pipe bedding	Pea Gravel 10mm Bulk Bag	2.6 Each
Pipe cover material	Pea Gravel 10mm Bulk Bag	2.6 Each
45.00 Drainage bends	OsmaDrain Drainage 110 Double Socket Short Radius Bend 45 degree 4D563	2.5 Each
Drainage pipe	OsmaDrain Drainage 110 x 3000mm Pipe Plain End 4D073	5 Each
Drainage pipe collars	OsmaDrain Drainage 110 Double Socket Pipe Coupler 4D205	8.5 Each
Drainage gullies	OsmaDrain Drainage Single Seal Yard Gully 110mm 4D701	3 Each
Drainage rodding acceses	OsmaDrain Drainage Square Rodding Eye 110mm 4D360	3 Each

**Total Cost Excluding VAT    £7,449.11**

## Erect Scaffold

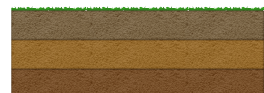
Erect scaffolding on site to provide access for our contractors. No allowance has been made to adapt the scaffolding for clients or their own contractors' requirements.



**Total Cost Excluding VAT    £2,031.82**

## External Works 1

Carry out the external works as described.



#### Material

##### House

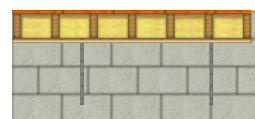
##### **Concrete Ramp Access (Access Ramp)**

Supply of Concrete Landing	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £100)	0.48 m³
Supply of Concrete Ramp	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £100)	0.48 m³

**Total Cost Excluding VAT    £526.58**

## First Floor Joists

Fix all joists and trimmers as required.



### Material

#### House

##### **Suspended Floor (First Floor)**

Floor joists	Dry Graded C16 Regularised Treated 47 x 200mm	140 m
Bracing between floor joists	Dry Graded C16 Regularised Treated 47 x 200mm	39 m
Floor joist straps	Simpson Strap 30 x 5 x 1200 @ 150mm	6.6 Each
Floor joist hangers	Joist Hanger 50mm Standard Leg	36 Each
Nailing allowance to floor structure	Round Bright Nails 100 x 4.5mm x 25kg	0.89 Box

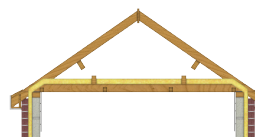
##### **Suspended Floor (Patch Floor)**

Floor joists	Dry Graded C16 Regularised Treated 47 x 200mm	7.7 m
Floor joist hangers	Joist Hanger 50mm Standard Leg	14 Each
Nailing allowance to floor structure	Round Bright Nails 100 x 4.5mm x 25kg	0.04 Box

**Total Cost Excluding VAT    £1,544.30**

## Roof Structure

Form roof structure including any fascias and bargeboards and associated guttering as described.



### Material

#### House

##### **Roof Windows (Solartube)**

Double rafters (trimmers)	Sawn Dry Graded C16 Treated 47 x 150mm	22 m
Top and bottom trimmers	Sawn Dry Graded C16 Treated 47 x 150mm	3.9 m
Window	Sun Pipe	2 Each

##### **Universal Cut Roof (Main Roof)**

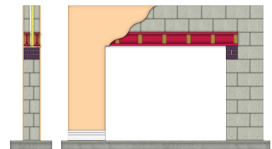
General roof joists	Dry Graded C16 Regularised Treated 47 x 150mm	131 m
Noggings between roof joists	Sawn Treated 47 x 50mm	46 m
General roof rafters	Dry Graded C16 Regularised Treated 47 x 150mm	177 m
Noggings between rafters	Sawn Treated 47 x 50mm	3 m
General roof gable Ladder Rafters	Dry Graded C16 Regularised Treated 47 x 150mm	21 m
Gable ladder noggings	Sawn Treated 47 x 50mm	5.2 m
Soffit carriers	Treated Batten 25 x 38mm	10 m
Wall plate	Dry Graded C16 Regularised Treated 75 x 100mm	14 m
Apex roof ridge	Sawn Carcassing Treated 25 x 200mm	6.9 m
Eaves fascia	Universal Fascia Board White 175mm x 5m	2.8 Each
Bargeboard	Universal Fascia Board White 175mm x 5m	2.1 Each
Bargeboard fixings	White plastic top Nail 40mm - 10G (100 box)	0.57 Each
Roof structure fixings (allowance)	Round Bright Nails 100 x 4.5mm x 25kg	0.93 Box
Tilting fillets	Treated Firrings 2EX 47 x 75mm	17 m
Tilting fillet support board	Soffit Strip Non Asbestos 4 X 2440 X 150mm	6.1 Each
Eaves ventilator	Manthorpe Soffit Vent 2440 x 10 mm White G800WH	6.1 Each
Eaves ventilator fixings	Screws Recessed 6G x 0.75 Inch Zinc Plated (200 Box)	0.91 Box
Gable soffits (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	1.1 Each
Eaves soffitts (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	1.4 Each
Soffit fixings	White plastic top Nail 40mm - 10G (100 box)	1.1 Each
Gable straps at joist level	Simpson Strap 30 x 5 x 1200 @ 150mm	5.4 Each
Wallplate straps	Simpson Strap 30 x 5 x 1200 @ 150mm	7.5 Each

Gable straps at verge level	Simpson Strap 30 x 5 x 1600 @ 150mm	6.8 Each
Gutter clips	Osma Half Round Gutter Support Bracket	15 Each
Swan necks	Osma Roundline Down Pipe Bend	4.5 Each
Gutter	Osma Half Round Gutter Black 4m	3.7 Each
Down pipe	Osma Roundline Black Pipe 5.5m	2.1 Each
Down pipe unions	Osma Roundline Down Pipe Connector	4.8 Each
Gutter outlet	Osma Half Round Running Outlet	2.5 Each
Down pipe clips	Osma Roundline Down Pipe Bracket	9.7 Each
Stop ends	Osma Half Round External Stop End	4.5 Each
Gutter unions	Osma Half Round Gutter Union Bracket	5 Each
<b>Universal Cut Roof (Porch)</b>		
General roof rafters	Dry Graded C16 Regularised Treated 47 x 150mm	3.6 m
Noggings between rafters	Sawn Treated 47 x 50mm	1.3 m
General roof gable Ladder Rafters	Dry Graded C16 Regularised Treated 47 x 150mm	4.6 m
Gable ladder noggings	Sawn Treated 47 x 50mm	1.1 m
Soffit carriers	Treated Batten 25 x 38mm	0.91 m
Wall plate	Dry Graded C16 Regularised Treated 75 x 100mm	1 m
Apex roof ridge	Sawn Carcassing Treated 25 x 200mm	0.52 m
Eaves fascia	Universal Fascia Board White 175mm x 5m	0.21 Each
Bargeboard	Universal Fascia Board White 175mm x 5m	0.43 Each
Bargeboard fixings	White plastic top Nail 40mm - 10G (100 box)	0.12 Each
Roof structure fixings (allowance)	Round Bright Nails 100 x 4.5mm x 25kg	0.02 Box
Tilting fillets	Treated Fittings 2EX 47 x 75mm	1.5 m
Tilting fillet support board	Soffit Strip Non Asbestos 4 X 2440 X 150mm	0.46 Each
Eaves ventilator	Manthorpe Soffit Vent 2440 x 10 mm White G800WH	0.45 Each
Eaves ventilator fixings	Screws Recessed 6G x 0.75 Inch Zinc Plated (200 Box)	0.07 Box
Gable soffits (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	0.22 Each
Eaves soffitts (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	0.1 Each
Soffit fixings	White plastic top Nail 40mm - 10G (100 box)	0.14 Each
Gable straps at joist level	Simpson Strap 30 x 5 x 1200 @ 150mm	1.1 Each
Wallplate straps	Simpson Strap 30 x 5 x 1200 @ 150mm	1.1 Each
Gable straps at verge level	Simpson Strap 30 x 5 x 1600 @ 150mm	2.3 Each
Gutter clips	Osma Half Round Gutter Support Bracket	2.3 Each
Swan necks	Osma Roundline Down Pipe Bend	4.5 Each
Gutter	Osma Half Round Gutter Black 4m	0.28 Each
Down pipe	Osma Roundline Black Pipe 5.5m	0.87 Each
Down pipe unions	Osma Roundline Down Pipe Connector	1.2 Each
Gutter outlet	Osma Half Round Running Outlet	2.5 Each
Down pipe clips	Osma Roundline Down Pipe Bracket	4.3 Each
Stop ends	Osma Half Round External Stop End	4.5 Each
<b>Loft</b>		
<b>Roof Windows (Velux C02 550 X 780 Window)</b>		
Top and bottom trimmers	Sawn Dry Graded C16 Treated 47 x 150mm	3.9 m
Double rafters (trimmers)	Sawn Dry Graded C16 Treated 47 x 150mm	33 m
Window	VELUX Roof Window Allowance	765 Each
Vapour barrier collar	Velux Vapour Barrier Collar BBX CO2	3.8 Each
<b>Roof Windows (Velux M04 780 X 980 Window)</b>		
Double rafters (trimmers)	Sawn Dry Graded C16 Treated 47 x 150mm	11 m
Top and bottom trimmers	Sawn Dry Graded C16 Treated 47 x 150mm	2 m
Window	VELUX Roof Window Allowance	280 Each
Vapour barrier collar	Velux Vapour Barrier Collar BBX MO4	1.9 Each

**Total Cost Excluding VAT      £6,869.90**

## Structural Openings

Form structural openings.



## Material

### House

**HBXL Structural Steel (Steelwork)**  
203x133x30Kg UB

203x133x30Kg UB

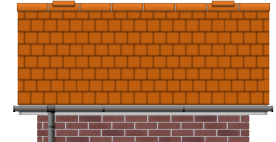
13 m

254x254x89Kg UC	254x254x89Kg UC	4.7 m
Padstones to support steelwork	Supreme Concrete Padstone 440 x 215 x 140mm	6 Each
Slates to support steelwork	Natural Slate 400 x 250mm (Each) (Allowance £1.50)	13 Each
<b>Small Structural Opening (Opening in cavity wall)</b>		
Lintel Number 1	Supreme Prestressed Textured Concrete Lintel 100 x 140 x 1050mm	2.5 Each
Lintel Number 2	Supreme Prestressed Textured Concrete Lintel 100 x 140 x 1050mm	5 Each

**Total Cost Excluding VAT    £3,131.37**

## Roof Tiling

Lay roof covering.



### Material

#### House

##### **Universal Cut Roof (Main Roof)**

Lathe	Treated Batten 25 x 38mm	253 m
Lathe nails	Round Wire Nails Galvanised 65mm x 25kg	0.61 Box
Roofing felt	Ruberoid Rubershield Pro Breather Membrane 50m x 1.5m	1.9 Each
Tiles	Reclaimed Pantile	679 Each
Tile Nails	Round Wire Nails Galvanised 65mm x 25kg	0.35 Box
Ridge tile	Marley Ridge Tile 305mm	23 Each
Additional tile and halves for valleys, hips and abbutments	Marley Eternit Hawkins Staffs Mix Single Camber Tile And Half	25 Each
Tile undercloak 1	Soffit Strip Non Asbestos 4 X 2440 X 150mm	3.8 Each
Sand pointing/bedding to ridge	Building Sand Bulk Bag	-0.01 Each
Sand pointing/bedding to verge	Building Sand Bulk Bag	-0.01 Each
Cement in pointing/bedding to ridge	Blue Circle Mastercrete (Plastic) 25kg	0.63 Each
Cement pointing/bedding to verge	Blue Circle Mastercrete (Plastic) 25kg	0.96 Each
Gable abutment (On roof)	Lead Flashing Code 4 300 x 3000mm	1.9 Roll

##### **Universal Cut Roof (Porch)**

Lathe	Treated Batten 25 x 38mm	6.1 m
Lathe nails	Round Wire Nails Galvanised 65mm x 25kg	0.01 Box
Roofing felt	Ruberoid Rubershield Pro Breather Membrane 50m x 1.5m	0.03 Each
Tiles	Reclaimed Pantile	12 Each
Tile Nails	Round Wire Nails Galvanised 65mm x 25kg	0.01 Box
Ridge tile	Marley Ridge Tile 305mm	1.7 Each
Additional tile and halves for valleys, hips and abbutments	Marley Eternit Hawkins Staffs Mix Single Camber Tile And Half	12 Each
Tile undercloak 1	Soffit Strip Non Asbestos 4 X 2440 X 150mm	0.78 Each
Sand pointing/bedding to ridge	Building Sand Bulk Bag	
Sand pointing/bedding to verge	Building Sand Bulk Bag	
Cement in pointing/bedding to ridge	Blue Circle Mastercrete (Plastic) 25kg	0.05 Each
Cement pointing/bedding to verge	Blue Circle Mastercrete (Plastic) 25kg	0.19 Each
Gable abutment (On roof)	Lead Flashing Code 4 300 x 3000mm	0.93 Roll

#### Loft

##### **Roof Windows (Velux C02 550 X 780 Window)**

Flashing kit for roof window	Velux Flashing EDP C02 For P Tiles Up to 15mm Thick	3.8 Each
Underfelt collar	Velux Underfelt Collar BFX1000 C02 & Trans Drainage Gutter	3.8 Each

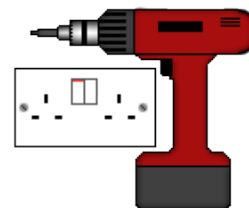
##### **Roof Windows (Velux M04 780 X 980 Window)**

Flashing kit for roof window	Velux Flashing EDP M04 For P Tiles Up to 15mm Thick	1.9 Each
Underfelt collar	Velux Underfelt Collar BFX1000 M04 & Trans Drainage Gutter	1.9 Each

**Total Cost Excluding VAT    £4,419.07**

## Electrician 1st Fix

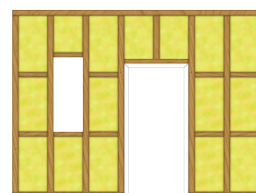
Install all cables and conduits prior to plastering.



**Total Cost Excluding VAT    £3,748.88**

## Joinery 1st Fix

Form carcassing and first fix timbers.



### Material

#### House

##### **Gallows Brackets (Porch Canopy Brackets)**

Gallows Brackets	Sundry Material Allowance	75 Each
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##### **HBXL PVC Doors (PVC Doors)**

Allowance for door	Sundry Materials (£)	798 Each
Silicon bead	General Purpose Silicone White 310ml	2.9 Each

##### **HBXL PVC Windows (PVC Windows)**

Allowance for window	Window Allowance	2042 Each
Window board	Softwood Window Board 25 x 225mm	11 m
Silicon bead	General Purpose Silicone White 310ml	4.6 Each

##### **HBXL Structural Steel (Steelwork)**

Noggins to steelwork	Sawn Treated 47 x 50mm	9 m
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##### **Quarter Turn Staircase (Stairs)**

Staircase	Quarter Turn Flight (Allowance £700)	1.9 Each
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##### **Stud Wall (Stud Walls)**

Vertical studding	Dry Graded C16 Regularised Treated 47 x 100mm	196 m
Horizontal rails (noggings)	Dry Graded C16 Regularised Treated 47 x 100mm	28 m
Head runner	Dry Graded C16 Regularised Treated 47 x 100mm	32 m
Sole plate	Dry Graded C16 Regularised Treated 47 x 100mm	18 m
Nailing allowance to studding	Round Bright Nails 100 x 4.5mm x 25kg	0.93 Box

##### **Suspended Floor (First Floor)**

Floor Boards	Caberfloor TG4 P5 2400 x 600 x 22mm	36 Sheet
Nailing to floorboards	Nails 65mm x 3.35mm Roundwire Lost Head 25kg	0.92 Box

##### **Suspended Floor (Patch Floor)**

Floor Boards	Caberfloor TG4 P5 2400 x 600 x 22mm	1.7 Sheet
Nailing to floorboards	Nails 65mm x 3.35mm Roundwire Lost Head 25kg	0.04 Box

##### **Typical Panel Doors (610 Door into Studding)**

Door casing fixings to sides	Nails Cut Clasp 75mm x 0.5kg	0.14 Box
Door casing fixings	Nails Cut Clasp 75mm x 0.5kg	0.02 Box
Door casing	Door Lining Set 686/762mm With Stops 32 x 115mm	1 Each

##### **Typical Panel Doors (762 Door Into Studding)**

Door casing fixings to sides	Nails Cut Clasp 75mm x 0.5kg	1 Box
Door casing fixings	Nails Cut Clasp 75mm x 0.5kg	0.17 Box
Door casing	Door Lining Set 686/762mm With Stops 32 x 115mm	7.2 Each

##### **Typical Panel Doors (864 Door into Blockwork)**

Door casing fixings to sides	Nails Cut Clasp 75mm x 0.5kg	0.14 Box
Door casing fixings	Nails Cut Clasp 75mm x 0.5kg	0.04 Box
Door casing	Door Lining Set 686/762 32 X 138 With Stops	1.9 Each

#### Typical Panel Doors (864 Door into Studding)

Door casing fixings to sides	Nails Cut Clasp 75mm x 0.5kg	0.29 Box
Door casing fixings	Nails Cut Clasp 75mm x 0.5kg	0.07 Box
Door casing	Door Lining Set 686/762mm With Stops 32 x 115mm	2.1 Each

#### Universal Cut Roof (Main Roof)

Insulation to rafters (layer 1)	Celotex GA3075 1200 x 2400 x75mm	2 Sheet
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#### Loft

##### Roof Windows (Velux C02 550 X 780 Window)

Window fixings to sides	Frame Fixings 8 x 100mm	1.9 Pack
Window fixings to top and bottom	Screws Recessed 10G x 3 Inch Zinc Plated (100 Box)	0.6 Box

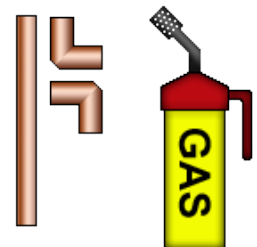
##### Roof Windows (Velux M04 780 X 980 Window)

Window fixings to sides	Frame Fixings 8 x 100mm	0.94 Pack
Window fixings to top and bottom	Screws Recessed 10G x 3 Inch Zinc Plated (100 Box)	0.4 Box

**Total Cost Excluding VAT    £12,726.76**

## Plumb 1st Fix

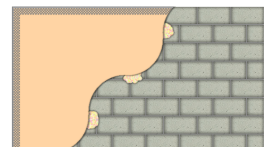
Install all pipes and plumbing fittings as described.



**Total Cost Excluding VAT    £2,307.00**

## Plastering

Apply plastering system to walls and ceilings.



### Material

#### House

##### Basic Rendering to Walls (Render Existing Walls)

Sand in basecoat to walls	Plastering Sand Bulk Bag	1.5 Each
Cement in basecoat to walls	Blue Circle Mastercrete (Plastic) 25kg	15 Each
Sand in finishing coat to walls	Plastering Sand Bulk Bag	0.58 Each
Cement in finishing coat to walls	Blue Circle Mastercrete (Plastic) 25kg	5.3 Each
Corner beads	External Render Stop Bead 3000mm	13 Each
Drip beads	PVC Bell Cast Bead White 12-22 x 2500mm	5.6 Each

##### Block Wall (Block Walls)

Plaster finish to walls	Thistle Board Finish Plaster 25kg	2.5 Each
Plastering to inner blockwall	Plasterboard 1200 x 2400 x 12.5mm Square Edge	9.9 Sheet
Wall plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	3.5 Each
Wall plastering joint treatment	Scrim Tape 50mm x 90m	0.63 Each

##### Complete Room Plastering (Replastering)

Corner beads for walls	Pvc 4mm Angle Corner Bead 2500mm	7.8 Each
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Sealer/adhesive to walls	PVA 5L	2.1 Each
Renovation skim to existing plaster	Thistle Multi Finish Plaster 25kg	12 Each
Sealer/adhesive to ceilings	PVA 5L	0.72 Each
Renovation skim to ceiling	Thistle Multi Finish Plaster 25kg	4.1 Each
Allowance for sundry materials	Sundry Materials (£)	30 Each
<b>External Cavity Block Wall (External Walls)</b>		
Plastering to inner blockwall	Plasterboard 1200 x 2400 x 12.5mm Square Edge	30 Sheet
Wall plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	10 Each
Wall plastering joint treatment	Scrim Tape 50mm x 90m	1.9 Each
Plaster finish to walls	Thistle Board Finish Plaster 25kg	7.6 Each
Render/Plaster to outer blockwall	Plastering Sand Bulk Bag	3.5 Each
Outer blockwork finish fixing system / base	Blue Circle Mastercrete (Plastic) 25kg	37 Each
<b>Floor Screed</b>		
Insulation to screed	Celotex GA3050 1200 x 2400 x 50mm	18 Sheet
Readymix floor screed	Ready mix floor screed with fibres (Allowance £120)	3.7 m³
<b>HBXL PVC Doors (PVC Doors)</b>		
Plasterboards for reveals	Plasterboard 1200 x 2400 x 12.5mm Square Edge	1.3 Sheet
Dry wall adhesive for reveals	Dri-Wall Adhesive 25kg	0.37 Each
Skim reveals	Thistle Multi Finish Plaster 25kg	0.75 Each
Angle beads for reveals	Pvc 4mm Angle Corner Bead 2500mm	7.5 Each
Screws and fixings	General Screw and Nail allowance	40 Each
<b>HBXL PVC Windows (PVC Windows)</b>		
Plasterboards for reveals	Plasterboard 1200 x 2400 x 12.5mm Square Edge	1.6 Sheet
Dry wall adhesive for reveals	Dri-Wall Adhesive 25kg	0.46 Each
Skim reveals	Thistle Multi Finish Plaster 25kg	0.91 Each
Angle beads for reveals	Pvc 4mm Angle Corner Bead 2500mm	12 Each
Screws and fixings	General Screw and Nail allowance	90 Each
<b>HBXL Structural Steel (Steelwork)</b>		
Plaster finish to steelwork	Plasterboard 1200 x 2400 x 15mm Fire Line	3 Sheet
Corner bead to steelwork	Pvc 4mm Angle Corner Bead 2500mm	2.6 Each
Plaster fixing system to steelwork	Dri-Wall Adhesive 25kg	0.86 Each
Plaster joint treatment to steelwork	Scrim Tape 50mm x 90m	0.16 Each
Finish to plaster to steelwork	Thistle Board Finish Plaster 25kg	0.63 Each
<b>HBXL Wall Upgrade (Wall Upgrade)</b>		
Plaster finish to walls	Thistle Board Finish Plaster 25kg	2.3 Each
Plastering to inner blockwall	Plasterboard 1200 x 2400 x 12.5mm Square Edge	9.2 Sheet
Wall plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	3.2 Each
Wall plastering joint treatment	Scrim Tape 50mm x 90m	0.58 Each
<b>Internal Cavity Block Wall (Block Up Openings)</b>		
Plastering to inner blockwall	Plasterboard 1200 x 2400 x 12.5mm Square Edge	2.3 Sheet
Wall plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	0.81 Each
Wall plastering joint treatment	Scrim Tape 50mm x 90m	0.15 Each
Plaster finish to walls	Thistle Board Finish Plaster 25kg	0.59 Each
<b>Quarter Turn Staircase (Stairs)</b>		
Plaster to underside of staircase	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.65 Sheet
Plaster joint treatment	Scrim Tape 50mm x 90m	0.04 Each
Fixings to plasterboard	Gyproc Drywall Timber Screws 25mm (1000 Box)	1 Box
Plaster finish to underside of staircase	Thistle Board Finish Plaster 25kg	0.17 Each
<b>Small Structural Opening (Opening in cavity wall)</b>		
Reveal plaster finish to structural opening	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.81 Sheet
Reveal plastering fixing system / basecoat to opening	Dri-Wall Adhesive 25kg	0.28 Each
Reveal plaster joint treatment structural opening	Scrim Tape 50mm x 90m	0.05 Each
Reveal finish to plaster structural opening	Thistle Board Finish Plaster 25kg	0.2 Each
Corner Bead to structural opening reveal	Pvc 4mm Angle Corner Bead 2500mm	8.6 Each
<b>Structural Opening (Small Opening (2.4-3.0m))</b>		
Reveal plaster finish to structural opening	Plasterboard 1200 x 2400 x 12.5mm Square Edge	1.2 Sheet
Reveal plastering fixing system / basecoat to opening	Dri-Wall Adhesive 25kg	0.4 Each
Reveal plaster joint treatment structural opening	Scrim Tape 50mm x 90m	0.07 Each
Reveal finish to plaster structural opening	Thistle Board Finish Plaster 25kg	0.29 Each
Corner Bead to structural opening reveal	Pvc 4mm Angle Corner Bead 2500mm	6.2 Each
<b>Stud Wall (Stud Walls)</b>		
Plasterboard to side 1 of stud wall	Plasterboard 1200 x 2400 x 12.5mm Square Edge	17 Sheet
Plaster fixings to side 1 of stud wall	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.66 Box
Plaster joint treatment to side 1 of stud wall	Scrim Tape 50mm x 90m	1.1 Each
Finish to plaster to side 1 of stud wall	Thistle Board Finish Plaster 25kg	4.3 Each
Insulation to stud wall	GP fibreglass insulation Roll 100mm 10.64m2	4.7 Each
Plasterboard to side 2 of stud wall	Plasterboard 1200 x 2400 x 12.5mm Square Edge	22 Sheet
Plaster fixings to side 2 of stud wall	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.85 Box
Plaster joint treatment to side 2 of stud wall	Scrim Tape 50mm x 90m	1.4 Each
Finish to plaster to side 2 of stud wall	Thistle Board Finish Plaster 25kg	5.6 Each



**Suspended Floor (First Floor)**

Plasterboard to floor ceilings	Plasterboard 1200 x 2400 x 12.5mm Square Edge	18 Sheet
Plaster fixings to floor ceilings	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.68 Box
Plaster joint treatment to floor ceilings	Scrim Tape 50mm x 90m	1.1 Each
Finish to plaster to floor ceilings	Thistle Board Finish Plaster 25kg	4.5 Each
Insulation to floors	GP fibreglass insulation Roll 150mm 6.99m2	7.5 Each

**Suspended Floor (Patch Floor)**

Plasterboard to floor ceilings	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.85 Sheet
Plaster fixings to floor ceilings	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.03 Box
Plaster joint treatment to floor ceilings	Scrim Tape 50mm x 90m	0.05 Each
Finish to plaster to floor ceilings	Thistle Board Finish Plaster 25kg	0.22 Each
Insulation to floors	GP fibreglass insulation Roll 150mm 6.99m2	0.41 Each

**Universal Cut Roof (Main Roof)**

Plasterboard to roof ceilings	Plasterboard 1200 x 2400 x 12.5mm Duplex	16 Sheet
Plasterboard fixings for roof ceilings	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.63 Box
Plasterboard joint treatment for roof ceilings	Scrim Tape 50mm x 90m	1 Each
Finish to plasterboard for roof ceilings	Thistle Board Finish Plaster 25kg	4.1 Each
Plasterboard to sloping ceilings	Plasterboard 1200 x 2400 x 12.5mm Duplex	1.4 Sheet
Plasterboard fixings for sloping ceilings	Gyproc Drywall Timber Screws 60mm (500 Box)	0.99 Box
Plasterboard joint treatment for sloping ceilings	Scrim Tape 50mm x 90m	0.09 Each
Finish to plasterboard for sloping ceilings	Thistle Board Finish Plaster 25kg	0.36 Each
Insulation to ceiling (layer 1)	GP fibreglass insulation Roll 150mm 6.99m2	7.7 Each
Insulation to ceiling (layer 2)	GP fibreglass insulation Roll 150mm 6.99m2	7.7 Each
Insulation to rafters (layer 2)	Celotex PL4000 1200 x 2400 x 52.5mm PB	1.9 Sheet

**Loft****Roof Windows (Velux C02 550 X 780 Window)**

Reveal and cill plaster finish to window	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.56 Sheet
Window reveal & cill plaster fixing system / base coat	Dri-Wall Adhesive 25kg	0.2 Each
Window reveal and cill plaster joint treatment	Scrim Tape 50mm x 90m	0.04 Each
Window reveal and cill finish to plaster	Thistle Board Finish Plaster 25kg	0.14 Each
Window reveal corner bead	Pvc 4mm Angle Corner Bead 2500mm	3.4 Each

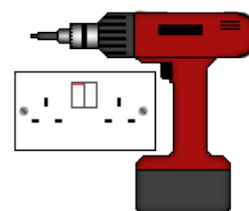
**Roof Windows (Velux M04 780 X 980 Window)**

Reveal and cill plaster finish to window	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.25 Sheet
Window reveal & cill plaster fixing system / base coat	Dri-Wall Adhesive 25kg	0.09 Each
Window reveal and cill plaster joint treatment	Scrim Tape 50mm x 90m	0.02 Each
Window reveal and cill finish to plaster	Thistle Board Finish Plaster 25kg	0.06 Each
Window reveal corner bead	Pvc 4mm Angle Corner Bead 2500mm	1.5 Each

**Total Cost Excluding VAT    £16,209.22**

**Electrician 2nd Fix**

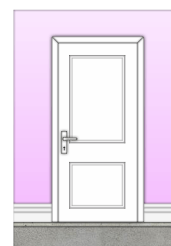
Fix all electrical fixtures and fittings. (Please note that if additional specialist fixtures are required, additional charges may be incurred.)



**Total Cost Excluding VAT    £3,748.88**

**Joinery 2nd Fix**

Fix doors and windows, fixtures and fittings.



## **Material**

### **House**

#### **Block Wall (Block Walls)**

Skirting boards	Skirting Torus/Ogee 25 x 125mm	11 m
Fixings to skirtings	Nails Cut Clasp 65mm x 0.5kg	0.88 Box

#### **External Cavity Block Wall (External Walls)**

Skirting boards	Skirting Torus/Ogee 25 x 125mm	44 m
Fixings to skirtings	Nails Cut Clasp 65mm x 0.5kg	3.4 Box

#### **HBXL Wall Upgrade (Wall Upgrade)**

Skirting boards	Skirting Torus/Ogee 25 x 125mm	15 m
Fixings to skirtings	Nails Cut Clasp 65mm x 0.5kg	1.2 Box

#### **Internal Cavity Block Wall (Block Up Openings)**

Skirting boards	Skirting Torus/Ogee 25 x 125mm	1.8 m
Fixings to skirtings	Nails Cut Clasp 65mm x 0.5kg	0.14 Box

#### **Quarter Turn Staircase (Stairs)**

Baseraill	Burbidge Baseraill Pine BR3600/41P	0.97 Each
Baseraill infill	Redwood Matchings bundle 13 x 100 x 2100mm (10 Pack)	1 Each
Spindles	Burbidge Spindle Baluster Pine 32mm SM090P	7.5 Each
Balustrade	Burbidge Handrail Pine HDR3600/32P	0.4 Each
Wall mounted handrail	Burbidge Handrail Pine HDR3600/32P	1.5 Each
Handrail supports	Burbidge Single Handrail Brass Wall Bracket	12 Each
Sundry fixings	Sundry Materials (£)	30 Each
Sundry timbers	Sundry Materials (£)	20 Each

#### **Stud Wall (Stud Walls)**

Skirting board side 1 of stud wall	Skirting Torus/Ogee 25 x 125mm	18 m
Skirting board side 2 of stud wall	Skirting Torus/Ogee 25 x 125mm	26 m

#### **Suspended Floor (First Floor)**

Perimeter floor sealant	GTEC Acoustic Sealant 0.38L Cartridge	1.7 Each
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#### **Suspended Floor (Patch Floor)**

Perimeter floor sealant	GTEC Acoustic Sealant 0.38L Cartridge	0.2 Each
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#### **Typical Panel Doors (610 Door into Studding)**

Architrave	Architrave Torus Standard 25 x 75mm	9.7 m
Fixings to architrave	Panel Pins Bright 40mm x 0.5kg	0.25 Box
Internal door threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	0.14 Sheet
Fixings to internal door threshold board	Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	0.08 Box
Door	Internal Six Panel Door Grained Primed 1981 x 610mm	1.9 Each
Hinges	Hinges Butt Pack 2 x 100mm	1.5 Pair

#### **Typical Panel Doors (762 Door Into Studding)**

Architrave	Architrave Torus Standard 25 x 75mm	70 m
Fixings to architrave	Panel Pins Bright 40mm x 0.5kg	1.8 Box
Internal door threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	1.2 Sheet
Fixings to internal door threshold board	Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	0.55 Box
Door	Internal Six Panel Grained Primed 1981 x 762mm	7.5 Each
Hinges	Hinges Butt Pack 2 x 100mm	11 Pair

#### **Typical Panel Doors (864 Door into Blockwork)**

Architrave	Architrave Torus Standard 25 x 75mm	10 m
Fixings to architrave	Panel Pins Bright 40mm x 0.5kg	0.28 Box
Internal door threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	0.19 Sheet
Fixings to internal door threshold board	Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	0.12 Box
Door	Jeld-Wen Internal Bostonian 6 Panel Grain Factory Finished Mould 864 x 1981mm 210BTN+P	1.3 Each
Hinges	Hinges Butt Pack 2 x 100mm	1.5 Pair

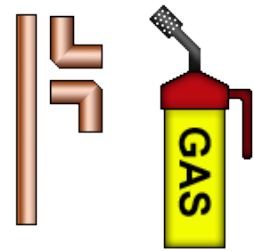
#### **Typical Panel Doors (864 Door into Studding)**

Architrave	Architrave Torus Standard 25 x 75mm	20 m
Fixings to architrave	Panel Pins Bright 40mm x 0.5kg	0.56 Box
Internal door threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	0.38 Sheet
Fixings to internal door threshold board	Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	0.24 Box
Door	Jeld-Wen Internal Bostonian 6 Panel Grain Factory Finished Mould 864 x 1981mm 210BTN+P	2.5 Each
Hinges	Hinges Butt Pack 2 x 100mm	3 Pair

**Total Cost Excluding VAT    £3,409.98**

## **Plumb 2nd Fix**

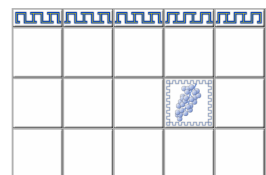
Plumb in fixtures and fittings as described.



**Total Cost Excluding VAT    £2,307.00**

## **Internal Fitting Out**

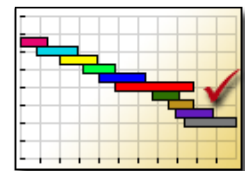
Fix internal fixtures and fittings as described.



**Total Cost Excluding VAT    £2,883.75**

## **Completion**

Completion of all building works.



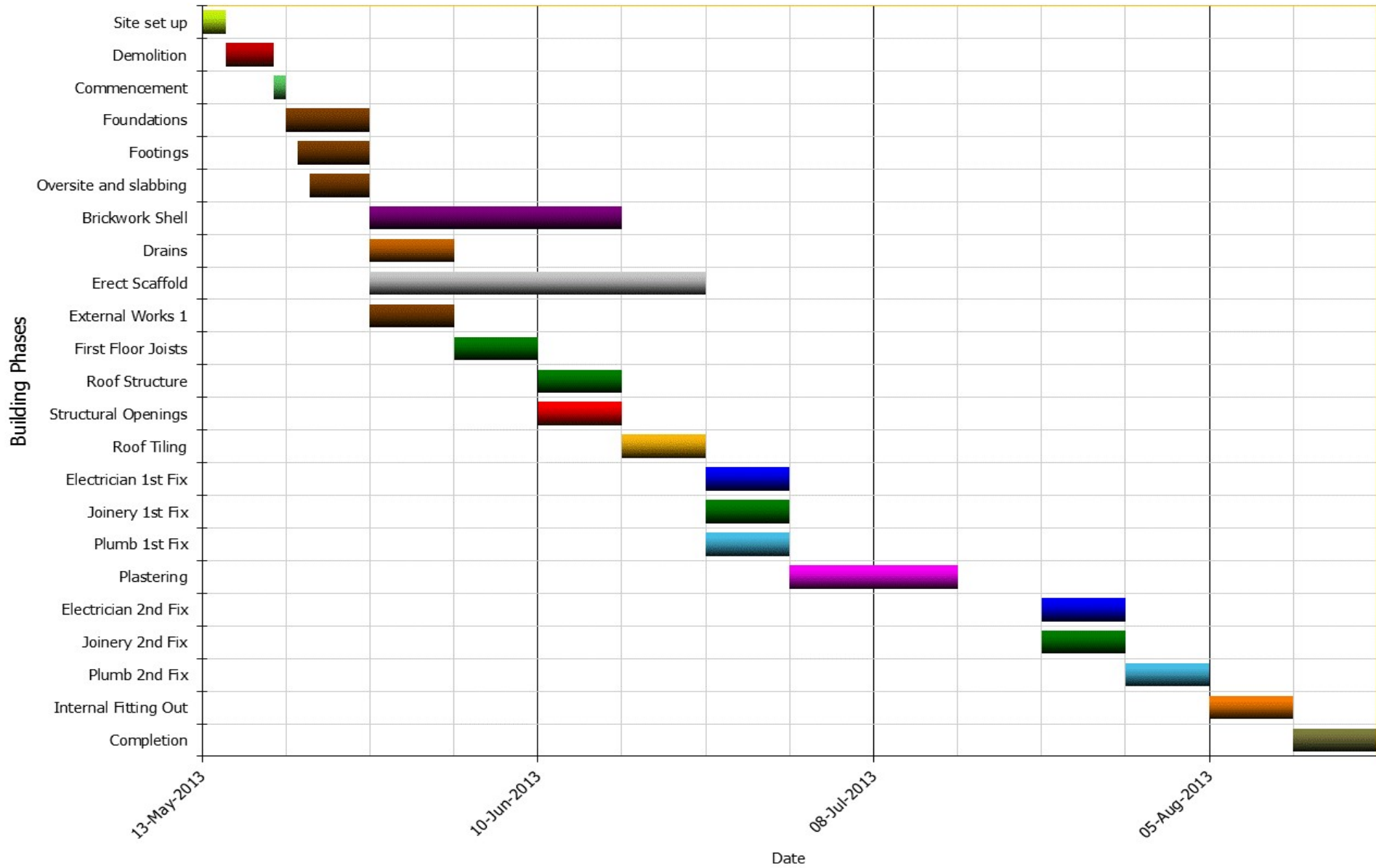
**Total Cost Excluding VAT    £107.85**

**Total Cost Excluding VAT    £103,427.90**

**Total VAT                        £20,685.58**

**Total Cost Including VAT    £124,113.48**

## Planning Bar Chart for:- Extension



### Summary of cost breakdown by resource type

Resource	Type	Total
Labour	Bricklayer	£6,728.83
	Carpenter	£7,260.23
	Groundworker	£2,122.76
	Plasterer	£10,684.26
	Roof Tiler	£2,107.75
	Sundry Labour	£1,950.29
	Insulation Installer	£91.97
	Management	£8,305.20
Labour Total		£39,251.30
Material	Aggregate	£1,950.22
	Blocks	£2,677.00
	Bricks	£227.70
	Carcasing Timber	£3,320.77
	Concrete	£3,420.13
	Concrete Products	£400.96
	Door Furniture	£97.38
	Doors	£915.97
	Foundation	£778.81
	Insulation	£3,060.39
	Lintels	£903.33
	Metalwork	£1,986.22
	Plastering	£1,565.22
	Plumbing	£192.54
	Roof Tiles	£1,033.48
	Roofing Sundries	£1,525.04
	Screws and Fixings	£651.08
	Sheet material	£623.88
	Sundry Material	£1,561.57
	Timber Mouldings	£485.21
	Timber Various	£170.14
	Windows and Door frames	£4,009.64
	Stairs	£2,112.10
	Rainwater Goods	£324.38
	Drainage	£4,428.70
Material Total		£38,421.85
Plant	Excavators	£1,087.17
	Light plant	£138.70
	Spoil removal	£2,941.00
	Sundry Plant	£173.03

	Power Tool	£84.97
	Site Accomodation	£346.05
Plant Total		£4,770.92
Subcontractor	Electrical Contractor	£7,682.31
	Plumbing Contractor	£4,798.56
	Scaffolding Contractor	£1,974.15
	Sundry Subcontractor	£6,344.25
Subcontractor Total		£20,799.27
Sundry	Sundry Item	£184.56
Sundry Total		£184.56
Grand Total		£103,427.90

## Summary of cost breakdown by build phase

Date Required	Build Phase	Type	Total
13/05/2013	Site set up	Site Accomodation	£346.05
		Management	£8,305.20
	Site set up Total		£8,651.25
15/05/2013	Demolition	Aggregate	£1.96
		Blocks	£10.27
		Bricklayer	£23.07
		Carpenter	£278.44
		Concrete Products	£4.56
		Spoil removal	£1,384.20
		Sundry Labour	£1,881.45
		Power Tool	£50.37
		Electrical Contractor	£184.56
		Plumbing Contractor	£184.56
	Demolition Total		£4,003.43
19/05/2013	Commencement	Excavators	£183.26
		Groundworker	£138.42
		Spoil removal	£213.81
		Sundry Plant	£57.68
	Commencement Total		£593.16
20/05/2013	Foundations	Concrete	£1,730.25
		Excavators	£476.70
		Groundworker	£872.67
		Light plant	£0.94
		Spoil removal	£519.08
	Foundations Total		£3,599.64
21/05/2013	Footings	Aggregate	£40.08
		Blocks	£318.83
		Bricklayer	£203.78
		Bricks	£25.84
		Concrete	£121.12
		Concrete Products	£9.11
		Groundworker	£8.41
		Light plant	£0.03
	Footings Total		£727.20
22/05/2013	Oversite and slabbing	Aggregate	£812.18
		Concrete	£657.50
		Excavators	£115.35
		Foundation	£57.65

		Groundworker	£341.20
		Insulation	£16.16
		Light plant	£26.53
		Sundry Plant	£57.68
	Oversite and slabbing Total		£2,084.24
27/05/2013	Brickwork Shell	Aggregate	£120.25
		Blocks	£2,347.90
		Bricklayer	£5,111.43
		Carcasing Timber	£155.20
		Carpenter	£141.19
		Concrete Products	£86.57
		Foundation	£350.43
		Insulation	£799.38
		Lintels	£700.13
		Metalwork	£194.75
		Roofing Sundries	£314.91
		Sundry Material	£25.38
	Brickwork Shell Total		£10,347.51
	Drains	Aggregate	£735.24
		Bricks	£201.86
		Concrete	£242.24
		Concrete Products	£9.11
		Excavators	£259.54
		Foundation	£370.72
		Groundworker	£638.47
		Light plant	£16.15
		Spoil removal	£477.87
		Sundry Plant	£57.68
		Power Tool	£11.54
		Drainage	£4,428.70
	Drains Total		£7,449.11
	Erect Scaffold	Sundry Item	£57.68
		Scaffolding Contractor	£1,974.15
	Erect Scaffold Total		£2,031.82
	External Works 1	Carpenter	£62.29
		Concrete	£115.35
		Excavators	£52.32
		Groundworker	£123.59
		Spoil removal	£173.03
	External Works 1 Total		£526.58
03/06/2013	First Floor Joists	Carcasing Timber	£860.51
		Carpenter	£454.44



		Metalwork	£158.17
		Screws and Fixings	£71.18
	First Floor Joists Total		£1,544.30
10/06/2013	Roof Structure	Carcasing Timber	£1,502.87
		Carpenter	£2,540.98
		Metalwork	£177.97
		Roofing Sundries	£693.55
		Screws and Fixings	£76.26
		Sheet material	£35.69
		Sundry Material	£221.76
		Windows and Door frames	£1,296.44
		Rainwater Goods	£324.38
	Roof Structure Total		£6,869.90
	Structural Openings	Bricklayer	£1,390.55
		Light plant	£71.98
		Lintels	£203.20
		Metalwork	£1,189.37
		Roof Tiles	£22.49
		Spoil removal	£173.03
		Power Tool	£23.07
		Sundry Item	£57.68
	Structural Openings Total		£3,131.37
17/06/2013	Roof Tiling	Aggregate	£0.00
		Carcasing Timber	£131.95
		Concrete Products	£9.11
		Plumbing	£192.54
		Roof Tiler	£2,107.75
		Roof Tiles	£1,010.99
		Roofing Sundries	£516.58
		Screws and Fixings	£66.90
		Sheet material	£25.49
		Windows and Door frames	£357.75
	Roof Tiling Total		£4,419.07
24/06/2013	Electrician 1st Fix	Electrical Contractor	£3,748.88
	Electrician 1st Fix Total		£3,748.88
	Joinery 1st Fix	Carcasing Timber	£670.23
		Carpenter	£2,467.81
		Insulation	£59.15
		Screws and Fixings	£182.41
		Sheet material	£506.34
		Sundry Material	£1,144.50
		Timber Mouldings	£196.26

		Windows and Door frames	£2,355.45
		Stairs	£1,614.90
		Sundry Item	£69.21
		Sundry Subcontractor	£3,460.50
	Joinery 1st Fix Total		£12,726.76
	Plumb 1st Fix	Plumbing Contractor	£2,307.00
	Plumb 1st Fix Total		£2,307.00
01/07/2013	Plastering	Aggregate	£240.50
		Concrete	£553.68
		Concrete Products	£282.49
		Insulation	£2,164.08
		Light plant	£23.07
		Metalwork	£265.96
		Plasterer	£10,684.26
		Plastering	£1,565.22
		Screws and Fixings	£161.49
		Sundry Labour	£68.84
		Sundry Material	£107.64
		Insulation Installer	£91.97
	Plastering Total		£16,209.22
22/07/2013	Joinery 2nd Fix	Carpenter	£1,207.23
		Door Furniture	£97.38
		Doors	£915.97
		Insulation	£21.62
		Screws and Fixings	£92.83
		Sheet material	£56.36
		Sundry Material	£62.29
		Timber Mouldings	£288.95
		Timber Various	£170.14
	Stairs	£497.20	
Joinery 2nd Fix Total		£3,409.98	
	Electrician 2nd Fix	Electrical Contractor	£3,748.88
	Electrician 2nd Fix Total		£3,748.88
29/07/2013	Plumb 2nd Fix	Plumbing Contractor	£2,307.00
	Plumb 2nd Fix Total		£2,307.00
05/08/2013	Internal Fitting Out	Sundry Subcontractor	£2,883.75
	Internal Fitting Out Total		£2,883.75
12/08/2013	Completion	Carpenter	£107.85
	Completion Total		£107.85
Grand Total			£103,427.90

## Itemised cost breakdown by build phase

Build Phase	Resource	Type	Description	Item Used For	Total
Site set up	Labour	Management	Site manager	Site Management	£4,152.60
				Material Collection	£4,152.60
	Labour Total				£8,305.20
	Plant	Site Accomodation	Portable Toilet	Site Toilet	£346.05
	Plant Total				£346.05
Site set up Total					£8,651.25
Demolition	Labour	Bricklayer	Bricklayer	Block up fireplace	£23.07
		Carpenter	Joiner	Remove internal door and casing	£117.66
			Joiner + Mate	Remove the door casing	£10.49
				Remove the door	£11.12
				Remove the window	£139.18
		Sundry Labour	General Labourer	Remove floor	£193.59
				Remove wall	£1,082.81
				Remove suite (assumed disconnected by plumber)	£46.14
				Remove fireplace	£11.54
				Remove kitchen units	£46.14
		Skilled Labour + General Labourer		Remove existing ceiling joists	£102.95
				Remove of existing flat roof complete	£96.17
		Skilled Labour + General Labourer + General Labourer		Remove of existing roof structure	£140.62
				Remove existing stairs	£161.49
	Labour Total				£2,182.96
	Material	Aggregate	Building Sand Handy Bag	Block up fireplace ready for plastering	£1.96
		Blocks	Solid Concrete Blocks 7N 440 x 215 x 100mm	Block up fireplace ready for plastering	£10.27
		Concrete Products	Blue Circle Mastercrete (Plastic) 25kg	Block up fireplace ready for plastering	£4.56
	Material Total				£16.78
	Plant	Spoil removal	Skip 7m3 inc. Land Fill Tax	Remove of debris from site	£1,118.84
				Remove debris from site	£75.08
				Dispose of bathroom suite	£50.07
				Dispose fireplace	£7.51
				Dispose of door and casing	£45.07
		Dispose of kitchen units	£87.63		
	Power Tool	Breaker - Bosch 11208/Kango 637	breaker hire	£50.37	
	Plant Total				£1,434.57
	Subcontractor	Electrical Contractor	Electrical Contractor	Disconnect/make safe electrics	£92.28
				Provide temporary electric supply	£92.28
		Plumbing Contractor	Plumbing contractor	Disconnect plumbing systems	£184.56
	Subcontractor Total				£369.12
	Demolition Total				
Commencement	Labour	Groundworker	Groundworker	Banksman to assist with clearance of site	£138.42
	Labour Total				£138.42
	Plant	Excavators	JCB 3CX Excavator & Driver (8hr. day)	Clear topsoil for storage of site	£73.30
				Clear topsoil for removal from site	£109.96
		Spoil removal	20 Tonne Tipper & Driver inc. Land Fill Tax	Removal of spoil from site	£213.81
		Sundry Plant	Delivery (10 to 15 Miles)	Deliveries of plant for site clearance	£57.68
	Plant Total				£454.74
Commencement Total					£593.16

Foundations	Labour	Groundworker	Groundworker	Excavate trench	£50.00	
				Place cavity fill	£18.74	
				Prepare bottom of trench	£45.84	
				Remove Spoil From Site	£364.54	
		Groundworker and Labourer		Lay structural concrete	£393.55	
	Labour Total					£872.67
	Material	Concrete	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £100)		Structural concrete	£1,730.25
	Material Total					£1,730.25
	Plant	Excavators	Mini Digger & Driver (8hr. day)		Plant for excavation of trench	£476.70
		Light plant	Shovel		Plant for placing concrete	£0.94
		Spoil removal	Skip 7m3 inc. Land Fill Tax		Plant to remove excavated spoil from site	£519.08
Plant Total					£996.72	
Foundations Total						£3,599.64
Footings	Labour	Bricklayer	2 Bricklayers and Mate	Lay blockwork to inner leaf below dpc	£80.08	
				Lay blockwork to outer leaf below dpc	£80.08	
				Lay bricks for use in splash course	£19.82	
				Lay blockwork below dpc	£23.79	
		Groundworker	Groundworker	Backfill trench	£8.41	
	Labour Total					£212.19
	Material	Aggregate	Building Sand Bulk Bag	Sand below dpc in blockwork	£35.33	
				Sand below dpc in brickwork	£4.76	
		Blocks	Solid Dense Concrete Coursing Brick 7N 215 x 65 x 100mm	Coursing blocks to inner leaf below dpc	£97.82	
				Coursing blocks to outer leaf below dpc	£97.82	
			Solid Concrete Blocks 7N 440 x 215 x 100mm	Blockwork to Inner leaf below dpc	£53.63	
				Blockwork to outer leaf below dpc	£53.63	
			Blockwork below dpc	£15.93		
		Bricks	Engineering Brick Blue Solid Class A 65mm	Bricks for use in splash course	£25.84	
	Concrete	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	Cavity Fill	£121.12		
	Concrete Products	Blue Circle Mastercrete (Plastic) 25kg	Cement below dpc in blockwork	£8.03		
			Cement below dpc in brickwork	£1.08		
Material Total					£514.98	
Plant	Light plant	Shovel	Plant to backfill Trench	£0.03		
Plant Total					£0.03	
Footings Total						£727.20
Oversite and slabbing	Labour	Groundworker	Groundworker and Labourer	Lay sand blinding	£54.63	
				Tamp finish to concrete slab	£46.82	
				Place and compact concrete slab	£101.45	
				Fix Perimeter insulation	£25.25	
				Lay DPM to slab	£23.41	
				Place and compact sub-base to slab	£89.64	
	Labour Total					£341.20
	Material	Aggregate	Building Sand Bulk Bag	Sand blinding to slab	£120.25	
			MOT Type 1 Bulk Bag	Sub-base to concrete slab	£691.93	
		Concrete	R'mix Concrete RC 30, 50mm slump 6m3 (Allowance £95)	Concrete in slab	£657.50	
		Foundation	Polythene DPM Blue 4 x 25m x 300mu	DPM to concrete slab	£57.65	
Insulation		Jabfloor 2400 x 1200 x 25mm	Perimeter insulation	£16.16		
Material Total					£1,543.49	

	Plant	Excavators	Mini Digger & Driver (8hr. day)	Excavator for preparation of slab	£115.35	
		Light plant	Vibrating Poker	Concrete vibrator for slab construction	£13.84	
			Plate Compactor	Plate compactor for preparation of slab	£12.69	
		Sundry Plant	Delivery (10 to 15 Miles)	Plant delivery and collection	£57.68	
	Plant Total					£199.56
Oversite and slabbing Total					£2,084.24	
Brickwork Shell	Labour	Bricklayer	2 Bricklayers and Mate	Lay coursing blocks above dpc	£19.97	
				Lay coursing blocks below dpc	£133.47	
				Lay partition blocks above dpc	£275.91	
				Fix cavity Insulation to cavity blockwork	£241.90	
				Lay inner blockwork above dpc	£2,111.57	
				Lay outer blockwork above dpc	£1,920.06	
		Bricklayer	Form opening	£11.54		
			Fix gable abutment (To abutment)	£131.36		
			Fix lintel	£7.71		
			Apply sealant to wall connection	£55.37		
		Bricklayer and Labourer	Fit wall starters	£46.14		
			Labour to fit small lintels	£156.44		
	Carpenter	Joiner	Form dummy frame	£141.19		
	Labour Total					£5,252.62
	Material	Aggregate	Building Sand Bulk Bag	Sand above dpc in blockwork	£7.96	
				Sand above dpc in outer blockwork	£53.48	
				Sand above dpc in inner blockwork	£58.81	
		Blocks	Celcon Standard 4N Coursing Units 4N 65 x 215 x 100mm	Coursing blocks above dpc	£67.55	
			Solid Medium Density Block 440 x 215 x 100mm 3.6N	Partition blocks above dpc less openings	£160.91	
			Solid Concrete Blocks 7N 440 x 215 x 100mm	Outer leaf blocks above dpc less openings	£1,047.15	
			Celcon Standard Block 440 x 215 x 100mm 3.6N	Inner leaf blocks above dpc less openings	£1,072.29	
Carcasing Timber		Dry Graded C16 Regularised 47 x 100mm	Dummy frame timber	£155.20		
Concrete Products		Blue Circle Mastercrete (Plastic) 25kg	Cement above dpc in blockwork	£5.73		
			Cement above dpc in inner blockwork	£42.34		
			Cement above dpc in outer blockwork	£38.50		
Foundation		Manthorpe Cavity Closer 2440 x 100mm	Thermabate cavity closer	£334.72		
		Polythene DPC 100mm x 30m	DPC to blockwork	£3.07		
			DPC to brickwork	£2.37		
			DPC to outer leaf	£5.14		
			DPC to inner leaf	£5.14		
Insulation		Celotex CW4040 450 x 1200 x 50mm	Cavity Insulation to cavity blockwalls	£799.38		
Lintels		Catnic CG90/100 x 1200mm	1200 mm lintels	£62.68		
		Catnic CG90/100 x 1500mm	1500 mm lintels	£117.55		
		Catnic CG90/100 x 1350mm	1350 mm lintels	£88.20		
		Catnic CG90/100 x 1050mm	1050 mm lintels	£67.20		
	Catnic CG90/100 x 750mm	750 mm lintels	£50.18			
	Catnic CG90/100 x 1650mm	1650 mm lintels	£269.92			
	Prestressed Concrete Lintel 65 x 100 x 750mm	750 mm lintels	£33.05			
	Prestressed Concrete Lintel 100 x 65 x 1200mm	Internal lintel	£11.35			
Metalwork	Class 4 Wall Tie 225mm (250 Box)	Brick ties to cavity blockwalls	£66.90			
	Wall Starter Stainless Steel 2.4M	Wall starters	£115.35			

			Dowcorning 201 Polysulphide Sealant Teak 380ml	Sealant to wall connection	£12.49	
		Roofing Sundries	Cavity Tray Gable Abutment	Gable abutment (To abutment)	£314.91	
		Sundry Material	Sundry Materials (£)	Allowance for sundries	£25.38	
	Material Total				£5,094.89	
Brickwork Shell Total					£10,347.51	
Drains	Labour	Groundworker	Groundworker	Fix drainage back inlet gullies	£12.98	
				Fix drainage gullies	£17.30	
				Fix drainage bends and collars	£82.19	
				Fix special drainage fixings	£34.61	
				Fix drainage rodding accesses	£8.65	
				Construct manhole	£138.42	
			Groundworker and Labourer	Construct soakaway	£242.24	
				Backfill and level bedding material	£10.36	
				Backfill and level cover material	£10.36	
				Lay concrete pipe protection	£7.70	
	Material	Aggregate	Pea Gravel 10mm Bulk Bag	Pipe cover material	£228.67	
				Pipe bedding	£228.67	
		Backfill material		£264.17		
			Building Sand Handy Bag	Sand for soakaway mortar	£13.73	
			Bricks	Engineering Brick - Class B Red 73mm	Soakaway regulating brickwork	£201.86
		Concrete	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	Pipe protection concrete	£94.50	
				Concrete to manhole base	£15.29	
				Concrete surround to manhole	£56.63	
				Concrete to soakaway base	£75.81	
		Concrete Products	Blue Circle Mastercrete (Plastic) 25kg	Cement for soakaway mortar	£9.11	
		Foundation	Lotrak 1800 Geotextile 4.5m x 100m	Membrane	£370.72	
		Drainage		OsmaDrain Drainage Single Seal Yard Gully 110mm 4D701	Drainage gullies	£89.70
				OsmaDrain Drainage 110 Double Socket Pipe Coupler 4D205	Drainage pipe collars	£124.32
				OsmaDrain Drainage 110 Double Socket Short Radius Bend 45 degree 4D563	45.00 Drainage bends	£104.22
				Hepworth Supersleve Housedrain Inlet Gully Complete SDG3/1	Drainage back inlet gullies	£233.05
				OsmaDrain Drainage Square Rodding Eye 110mm 4D360	Drainage rodding accesess	£127.76
				OsmaDrain Drainage 110 x 3000mm Pipe Plain End 4D073	Drainage pipe	£220.53
				OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	Drainage special fittings	£39.57
					Inlet bends	£79.13
				Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	Manhole base	£424.91
	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4			Manhole raising pieces	£300.89	
	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3			Manhole cover	£424.91	
	Rapide Slide Out Manhole Cover & Frame 600 x 600 x 40mm B125 H042			Soakaway cover	£566.41	
	Hepworth Cover Slab 1050mm 600 x 600mm Eccentric Kitemarked KSC1056060			Soakaway cover slab	£433.67	
	PC Soakaway Unit with Double Step Irons 1050mm Diameter x 1000mm	Deep soakaway sections	£1,259.62			
	Material Total				£5,987.88	
	Plant	Excavators	JCB 3CX Excavator & Driver (8hr. day)	Excavator for drains	£259.54	
Light plant		Trench Rammer Wacker BS45/BS60	Trench compactor for drains	£16.15		
Spoil removal		20 Tonne Tipper & Driver inc. Land Fill Tax	Removal of spoil from drains	£206.60		

				Removal of spoil from manholes	£21.80	
				Removal of spoil from soakaway	£249.46	
		Sundry Plant	Delivery (10 to 15 Miles)	Deliveries and collections of plant	£57.68	
		Power Tool	Disc Cutter 12" Petrol	Pipe cutter for drains	£11.54	
	Plant Total				£822.76	
Drains Total					£7,449.11	
Erect Scaffold	Subcontractor	Scaffolding Contractor	Scaffolding contractor	Scaffold budget	£1,974.15	
	Subcontractor Total				£1,974.15	
	Sundry	Sundry Item	Sundry Costs	Allowance for sundry costs	£57.68	
	Sundry Total				£57.68	
Erect Scaffold Total					£2,031.82	
External Works 1	Labour	Carpenter	Joiner + Mate	Construct Formwork	£62.29	
		Groundworker	Groundworker and Labourer	Lay Concrete Landing	£41.53	
				Lay Concrete Ramp	£62.29	
	Groundwork Labourer			Assist Ground Preparation Machine Plant	£19.77	
	Labour Total				£185.88	
	Material	Concrete	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £100)	Supply of Concrete Ramp	£57.68	
				Supply of Concrete Landing	£57.68	
	Material Total				£115.35	
	Plant	Excavators	Mini Digger & Driver (8hr. day)	Prepare Ground By Machine Plant	£52.32	
		Spoil removal	Skip 7m3 inc. Land Fill Tax	Remove Spoil From Site	£173.03	
Plant Total				£225.35		
External Works 1 Total					£526.58	
First Floor Joists	Labour	Carpenter	Joiner	Fix floor joist hangers	£107.85	
				Fix bracing between floor joists	£125.60	
				Fix floor joist straps	£19.41	
	Joiner + Mate			Fix floor joists	£201.57	
	Labour Total				£454.44	
	Material	Carcasing Timber	Dry Graded C16 Regularised Treated 47 x 200mm	Floor joists	£680.83	
				Bracing between floor joists	£179.68	
		Metalwork	Joist Hanger 50mm Standard Leg	Floor joist hangers	£124.58	
			Simpson Strap 30 x 5 x 1200 @ 150mm	Floor joist straps	£33.59	
	Screws and Fixings	Round Bright Nails 100 x 4.5mm x 25kg	Nailing allowance to floor structure	£71.18		
Material Total				£1,089.86		
First Floor Joists Total					£1,544.30	
Roof Structure	Labour	Carpenter	Joiner	Fix eaves ventilator	£62.12	
				Fix soffit carriers	£23.94	
				Fix wall plate	£31.06	
				Fix gable soffits (side1 )	£7.98	
				Fix eaves soffitts (side 1)	£9.32	
				Fix wallplate straps	£25.88	
				Fix gable straps at joist level	£19.41	
				Fix gable straps at verge level	£25.88	
				Fix noggings between roof joists	£146.99	
				Fix noggings between rafters	£13.68	
				Fix gable ladder noggings	£19.95	
				Fix tilting fillets	£39.91	

			Fix tilting fillet support board	£31.06
			Fix gutter	£62.12
			Fix down Pipe	£44.65
		Joiner + Mate	Fix window	£373.73
			Fix eaves fascia	£49.33
			Fix bargeboard	£42.24
			Fix General roof rafters	£739.87
			Fix apex roof ridge board	£24.67
			Fix General roof gable ladder rafters	£104.67
			Fix General roof roof joists	£268.77
			Trim opening around roof light	£373.73
Labour Total				£2,540.98
Material	Carcasing Timber	Sawn Treated 47 x 50mm	Noggings between rafters	£4.58
			Gable ladder noggings	£6.68
			Noggings between roof joists	£49.25
		Sawn Dry Graded C16 Treated 47 x 150mm	Double rafters (trimmers)	£186.57
			Top and bottom trimmers	£27.98
		Treated Batten 25 x 38mm	Soffit carriers	£5.68
		Dry Graded C16 Regularised Treated 47 x 150mm	General roof gable Ladder Rafters	£83.17
			General roof rafters	£587.90
			General roof joists	£427.13
		Dry Graded C16 Regularised Treated 75 x 100mm	Wall plate	£52.60
		Treated Firrings 2EX 47 x 75mm	Tilting fillets	£47.52
		Sawn Carcassing Treated 25 x 200mm	Apex roof ridge	£23.81
	Metalwork	Simpson Strap 30 x 5 x 1200 @ 150mm	Wallplate straps	£41.13
			Gable straps at joist level	£30.85
		Simpson Strap 30 x 5 x 1600 @ 150mm	Gable straps at verge level	£106.00
	Roofing Sundries	Sun Pipe	Window	£669.01
		Manthorpe Soffit Vent 2440 x 10 mm White G800WH	Eaves ventilator	£24.55
	Screws and Fixings	Screws Recessed 6G x 0.75 Inch Zinc Plated (200 Box)	Eaves ventilator fixings	£5.08
		Round Bright Nails 100 x 4.5mm x 25kg	Roof structure fixings (allowance)	£71.18
	Sheet material	Soffit Strip Non Asbestos 4 X 2440 X 150mm	Tilting fillet support board	£35.69
	Sundry Material	Universal Fascia Board White 175mm x 5m	Bargeboard	£40.74
			Eaves fascia	£47.58
		White plastic top Nail 40mm - 10G (100 box)	Soffit fixings	£20.49
			Bargeboard fixings	£11.81
		Multi Purpose Fascia Board White 400 x 10mm X 5m	Eaves soffitts (side 1)	£54.49
			Gable soffitts (side 1)	£46.66
	Windows and Door frames	VELUX Roof Window Allowance	Window	£1,205.41
		Velux Vapour Barrier Collar BBX CO2	Vapour barrier collar	£55.41
		Velux Vapour Barrier Collar BBX MO4	Vapour barrier collar	£35.62
	Rainwater Goods	Osma Roundline Down Pipe Bend	Swan necks	£30.83
		Osma Roundline Down Pipe Bracket	Down pipe clips	£45.06
		Osma Half Round Gutter Black 4m	Gutter	£65.29
		Osma Roundline Down Pipe Connector	Down pipe unions	£16.47
		Osma Half Round Running Outlet	Gutter outlet	£36.57
		Osma Half Round Gutter Support Bracket	Gutter clips	£22.16



			Osma Half Round Gutter Union Bracket	Gutter unions	£14.53	
			Osma Roundline Black Pipe 5.5m	Down pipe	£71.77	
			Osma Half Round External Stop End	Stop ends	£21.70	
	Material Total					£4,328.92
Roof Structure Total					£6,869.90	
Structural Openings	Labour	Bricklayer	2 Bricklayers and Mate	Remove spoil from structural opening	£144.37	
			Bricklayer	Form opening	£415.26	
				Fix lintels	£46.14	
			Bricklayers Labourer	Form opening	£389.31	
				Fix lintels	£43.26	
			Bricklayer and Labourer	Fix steelwork over 86kg	£189.97	
				Fix steelwork 26-35Kg	£162.25	
			Labour Total			
	Material	Lintels	Supreme Concrete Padstone 440 x 215 x 140mm	Padstones to support steelwork	£134.54	
			Supreme Prestressed Textured Concrete Lintel 100 x 140 x 1050mm	Lintel Number 1	£22.89	
			Lintel Number 2	£45.77		
		Metalwork	254x254x89Kg UC	254x254x89Kg UC	£614.47	
			203x133x30Kg UB	203x133x30Kg UB	£574.90	
		Roof Tiles	Natural Slate 400 x 250mm (Each) (Allowance £1.50)	Slates to support steelwork	£22.49	
	Material Total					£1,415.07
	Plant	Light plant	Shovel	Plant for forming structural opening	£2.77	
			Wheelbarrow	Plant for removing spoil from structural opening	£4.61	
			Acrow Props 1, 2 & 3	Plant for propping structural opening	£18.46	
			Strongboy Masonry Support	Plant for forming structural opening	£46.14	
		Spoil removal	Skip 7m3 inc. Land Fill Tax	Plant to remove spoil from site	£173.03	
		Power Tool	Disc Cutter 12" Petrol	Plant for forming structural opening	£23.07	
		Plant Total				
	Sundry	Sundry Item	Sundry Costs	Allowance for fabrication and connections	£57.68	
	Sundry Total					£57.68
Structural Openings Total					£3,131.37	
Roof Tiling	Labour	Roof Tiler	Roof tiler	Fix additional tile and halves for valleys, hips and abbutments	£46.95	
				Fix tile undercloak 1	£18.77	
				Fix verge tiles	£15.64	
			Roof tiler + mate	Fix ridge tile	£32.89	
				Fix gable abutment (On roof)	£214.72	
				Fix flashings around roof light	£207.63	
				Cut roof tiles around roof light	£415.26	
			3 Roof tilers + mate	Fix tiles, felt and lathe.	£1,155.88	
	Labour Total					£2,107.75
	Material	Aggregate	Building Sand Bulk Bag	Sand pointing/bedding to verge	£0.00	
				Sand pointing/bedding to ridge	£0.00	
		Carcasing Timber	Treated Batten 25 x 38mm	Lathe	£131.95	
		Concrete Products	Blue Circle Mastercrete (Plastic) 25kg	Cement in pointing/bedding to ridge	£3.36	
				Cement pointing/bedding to verge	£5.75	
		Plumbing	Lead Flashing Code 4 300 x 3000mm	Gable abutment (On roof)	£192.54	
		Roof Tiles	Reclaimed Pantile	Tiles	£814.20	
		Marley Eternit Hawkins Staffs Mix Single Camber Tile And Half	Additional tile and halves for valleys, hips and abbutments	£121.81		

			Marley Ridge Tile 305mm	Ridge tile	£74.98	
		Roofing Sundries	Ruberoid Rubershield Pro Breather Membrane 50m x 1.5m	Roofing felt	£516.58	
		Screws and Fixings	Round Wire Nails Galvanised 65mm x 25kg	Lathe nails	£42.57	
	Tile Nails			£24.33		
		Sheet material	Soffit Strip Non Asbestos 4 X 2440 X 150mm	Tile undercloak 1	£25.49	
		Windows and Door frames	Velux Flashing EDP CO2 For P Tiles Up to 15mm Thick	Flashing kit for roof window	£170.40	
			Velux Underfelt Collar BFX1000 CO2 & Trans Drainage Gutter	Underfelt collar	£55.41	
			Velux Underfelt Collar BFX1000 MO4 & Trans Drainage Gutter	Underfelt collar	£35.62	
			Velux Flashing EDP MO4 For P Tiles Up to 15mm Thick	Flashing kit for roof window	£96.32	
		Material Total				£2,311.31
Roof Tiling Total					£4,419.07	
Joinery 1st Fix	Labour	Carpenter	Joiner	Fix insulation to sloping ceilings (layer 2)	£14.88	
				Fix insulation to sloping ceilings (layer 1)	£14.88	
				Fix door casing	£161.78	
				Install Gallows Brackets	£78.44	
				Fix window board	£114.32	
				Joiner + Mate	Fix stairs	£249.16
			Fix floorboarding		£359.88	
			Fix head runner		£43.37	
			Fix studding		£267.90	
			Fix horizontal rails (noggings)		£141.83	
			Fix sole plate	£24.73		
			Joinery labour to fix door	£436.02		
			Joinery labour to fix and glaze window	£560.60		
	Labour Total				£2,467.81	
	Material	Carcasing Timber	Sawn Treated 47 x 50mm	Noggins to steelwork	£8.93	
			Dry Graded C16 Regularised Treated 47 x 100mm	Sole plate	£43.76	
				Head runner	£76.72	
				Horizontal rails (noggings)	£66.91	
				Vertical studding	£473.92	
		Insulation	Celotex GA3075 1200 x 2400 x75mm	Insulation to rafters (layer 1)	£59.15	
		Screws and Fixings	Round Bright Nails 100 x 4.5mm x 25kg	Nailing allowance to studding	£71.18	
			Frame Fixings 8 x 100mm	Window fixings to sides	£2.11	
			Screws Recessed 10G x 3 Inch Zinc Plated (100 Box)	Window fixings to top and bottom	£10.15	
			Nails 65mm x 3.35mm Roundwire Lost Head 25kg	Nailing to floorboards	£77.40	
			Nails Cut Clasp 75mm x 0.5kg	Door casing fixings	£3.43	
				Door casing fixings to sides	£18.14	
		Sheet material	Softwood Window Board 25 x 225mm	Window board	£70.32	
			Caberfloor TG4 P5 2400 x 600 x 22mm	Floor Boards	£436.02	
		Sundry Material	Sundry Materials (£)	Allowance for door	£989.70	
			Sundry Material Allowance	Gallows Brackets	£86.51	
			General Purpose Silicone White 310ml	Silicon bead	£68.29	
		Timber Mouldings	Door Lining Set 686/762mm With Stops 32 x 115mm	Door casing	£164.70	
			Door Lining Set 686/762 32 X 138 With Stops	Door casing	£31.56	
		Windows and Door frames	Window Allowance	Allowance for window	£2,355.45	
	Stairs	Quarter Turn Flight (Allowance £700)	Staircase	£1,614.90		
Material Total				£6,729.24		

	Subcontractor	Sundry Subcontractor	Subcontract Quotation	Sundry quotation 1	£576.75	
			Materials And Goods	Sundry quotation 1	£2,883.75	
	Subcontractor Total				£3,460.50	
	Sundry	Sundry Item	Sundry Costs	Allowance For Formwork	£69.21	
	Sundry Total				£69.21	
Joinery 1st Fix Total					£12,726.76	
Plumb 1st Fix	Subcontractor	Plumbing Contractor	Plumbing contractor	Plumbing quote first fix	£2,307.00	
	Subcontractor Total				£2,307.00	
Plumb 1st Fix Total					£2,307.00	
Electrician 1st Fix	Subcontractor	Electrical Contractor	Electrical Contractor	Electrician quote first fix	£3,748.88	
	Subcontractor Total				£3,748.88	
Electrician 1st Fix Total					£3,748.88	
Plastering	Labour	Plasterer	2 Plasterers and 1 Plasterers Mate	Apply finish to wall plastering	£1,090.04	
				Apply window reveal and cill finish to plaster	£21.89	
				Fix window reveal and cill plastering	£21.89	
				Fix/apply plastering to walls	£908.36	
				Fix plasterboard to roof ceilings	£205.27	
				Apply finish to ceiling plaster to roofs	£439.86	
				Fix plasterboard to sloping ceilings	£17.76	
				Apply finish to ceiling plaster to sloping ceiling	£38.07	
				Apply finish to plaster to floors	£499.84	
				Fix plasterboard to floor ceilings	£233.26	
				Fix structural opening reveal plaster	£53.10	
				Apply finish to structural opening reveal plaster	£53.10	
				Apply finish to plaster to side 2	£476.88	
				Apply finish to plaster to side 1	£368.97	
				Fix plasterboard to side 1	£215.23	
				Fix plasterboard to side 2	£278.18	
				Apply finish to render to walls	£335.36	
				Apply render basecoat to walls	£670.71	
				Apply renovation skim to ceilings	£381.99	
				Apply renovating skim to walls	£1,015.66	
				Apply finish to outer wall rendering	£599.17	
				Apply rendering to outer walls	£1,198.33	
				Lay floor screed	£722.43	
				Fix insulation to underside of screed	£72.24	
				Fix steelwork plaster	£62.31	
				Apply finish to steelwork plaster	£62.31	
				Plasterer	Plaster staircase	£92.28
					Apply sealer/adhesive to existing walls	£270.84
			Apply sealer/adhesive to ceiling		£92.60	
				Allowance for plaster reveals	£112.54	
			Plasterers Mate	Fix insulation	£73.79	
	Sundry Labour	General Labourer	Fix floor insulation	£68.84		
	Insulation Installer	Insulation Specialist	Fix insulation to ceiling (layer 1)	£45.99		
			Fix insulation to ceiling (layer 2)	£45.99		
Labour Total					£10,845.08	
	Material	Aggregate	Plastering Sand Bulk Bag	Sand in basecoat to walls	£63.72	

		Sand in finishing coat to walls	£24.99
		Render/Plaster to outer blockwall	£151.80
Concrete	Ready mix floor screed with fibres (Allowance £120)	Readymix floor screed	£553.68
Concrete Products	Blue Circle Mastercrete (Plastic) 25kg	Cement in basecoat to walls	£75.76
		Cement in finishing coat to walls	£25.95
		Outer blockwork finish fixing system / base	£180.79
Insulation	GP fibreglass insulation Roll 150mm 6.99m2	Insulation to ceiling (layer 1)	£496.35
		Insulation to ceiling (layer 2)	£496.35
		Insulation to floors	£506.86
	GP fibreglass insulation Roll 100mm 10.64m2	Insulation to stud wall	£294.14
	Celotex GA3050 1200 x 2400 x 50mm	Insulation to screed	£370.39
Metalwork	PVC Bell Cast Bead White 12-22 x 2500mm	Drip beads	£32.53
	External Render Stop Bead 3000mm	Corner beads	£75.09
	Pvc 4mm Angle Corner Bead 2500mm	Window reveal corner bead	£15.62
		Corner Bead to structural opening reveal	£47.54
		Corner beads for walls	£24.93
		Angle beads for reveals	£62.49
		Corner bead to steelwork	£7.76
Plastering	Plasterboard 1200 x 2400 x 12.5mm Square Edge	Plastering to inner blockwall	£290.27
		Reveal and cill plaster finish to window	£4.59
		Plaster to underside of staircase	£3.69
		Plasterboard to floor ceilings	£104.75
		Reveal plaster finish to structural opening	£11.13
		Plasterboard to side 2 of stud wall	£124.93
		Plasterboard to side 1 of stud wall	£96.66
		Plasterboards for reveals	£16.21
	Scrim Tape 50mm x 90m	Wall plastering joint treatment	£18.10
		Window reveal and cill plaster joint treatment	£0.29
		Plasterboard joint treatment for sloping ceilings	£0.50
		Plasterboard joint treatment for roof ceilings	£5.75
		Plaster joint treatment	£0.23
		Plaster joint treatment to floor ceilings	£6.53
		Reveal plaster joint treatment structural opening	£0.69
		Plaster joint treatment to side 2 of stud wall	£7.79
		Plaster joint treatment to side 1 of stud wall	£6.03
		Plaster joint treatment to steelwork	£0.81
	Thistle Board Finish Plaster 25kg	Plaster finish to walls	£72.07
		Window reveal and cill finish to plaster	£1.14
		Finish to plasterboard for roof ceilings	£22.89
		Finish to plasterboard for sloping ceilings	£1.98
		Plaster finish to underside of staircase	£0.92
		Finish to plaster to floor ceilings	£26.01
		Reveal finish to plaster structural opening	£2.76
		Finish to plaster to side 1 of stud wall	£24.00
		Finish to plaster to side 2 of stud wall	£31.02
		Finish to plaster to steelwork	£3.24
	Gyproc Drywall Timber Screws 25mm (1000 Box)	Fixings to plasterboard	£21.64
	Dri-Wall Adhesive 25kg	Wall plastering fixing system / basecoat	£127.36

				Window reveal & cill plaster fixing system / base coat	£2.01
				Reveal plastering fixing system / basecoat to opening	£4.88
				Dry wall adhesive for reveals	£5.93
				Plaster fixing system to steelwork	£5.73
			Thistle Multi Finish Plaster 25kg	Renovation skim to ceiling	£23.74
				Renovation skim to existing plaster	£69.43
				Skim reveals	£9.62
			Plasterboard 1200 x 2400 x 15mm Fire Line	Plaster finish to steelwork	£30.63
			Gyproc Drywall Timber Screws 41mm (1000 Box)	Plasterboard fixings for roof ceilings	£19.60
				Plaster fixings to floor ceilings	£22.28
				Plaster fixings to side 2 of stud wall	£26.57
				Plaster fixings to side 1 of stud wall	£20.56
			Gyproc Drywall Timber Screws 60mm (500 Box)	Plasterboard fixings for sloping ceilings	£31.20
			Plasterboard 1200 x 2400 x 12.5mm Duplex	Plasterboard to sloping ceilings	£14.84
				Plasterboard to roof ceilings	£171.45
Celotex PL4000 1200 x 2400 x 52.5mm PB	Insulation to rafters (layer 2)	£72.76			
Screws and Fixings	General Screw and Nail allowance	Screws and fixings	£161.49		
Sundry Material	Sundry Materials (£)	Allowance for sundry materials	£36.91		
	PVA 5L	Sealer/adhesive to walls	£52.71		
		Sealer/adhesive to ceilings	£18.02		
Material Total				£5,341.07	
Plant	Light plant	Screed pump	Screed pump	£23.07	
Plant Total				£23.07	
Plastering Total				£16,209.22	
Joinery 2nd Fix	Labour	Carpenter	Joiner	Hang door	£215.70
				Fix internal door threshold board	£101.49
			Joiner + Mate	Second fix staircase and handrails etc.	£373.73
			Joiners Mate	Fix skirting boards	£179.86
				Apply perimeter floor sealant	£18.30
				Fix skirting board to side 2	£64.84
				Fix skirting board to side 1	£45.81
				Fix architrave	£207.50
			Labour Total		
	Material	Door Furniture	Hinges Butt Pack 2 x 100mm	Hinges	£97.38
		Doors	Internal Six Panel Grained Primed 1981 x 762mm	Door	£563.18
			Internal Six Panel Door Grained Primed 1981 x 610mm	Door	£103.49
			Jeld-Wen Internal Bostonian 6 Panel Grain Factory Finished Mould 864 x 1981mm 210BTN+P	Door	£249.29
			Insulation	GTEC Acoustic Sealant 0.38L Cartridge	Perimeter floor sealant
		Screws and Fixings	Nails Cut Clasp 65mm x 0.5kg	Fixings to skirtings	£64.71
			Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	Fixings to internal door threshold board	£8.88
			Panel Pins Bright 40mm x 0.5kg	Fixings to architrave	£19.24
		Sheet material	Hardwood Ply WBP 2440 x 1200 x 12mm	Internal door threshold board	£56.36
		Sundry Material	Sundry Materials (£)	Sundry fixings	£37.37
				Sundry timbers	£24.92
		Timber Mouldings	Redwood Matchings bundle 13 x 100 x 2100mm (10 Pack)	Baseraill infill	£26.53
			Skirting Torus/Ogee 25 x 125mm	Skirting boards	£163.67
				Skirting board side 1 of stud wall	£40.88

				Skirting board side 2 of stud wall	£57.87
		Timber Various	Architrave Torus Standard 25 x 75mm	Architrave	£170.14
		Stairs	Burbidge Baserail Pine BR3600/41P	Baserail	£62.32
			Burbidge Spindle Baluster Pine 32mm SM090P	Spindles	£31.84
			Burbidge Handrail Pine HDR3600/32P	Balustrade	£47.10
				Wall mounted handrail	£175.55
			Burbridge Single Handrail Brass Wall Bracket	Handrail supports	£180.40
	Material Total				£2,202.75
Joinery 2nd Fix Total					£3,409.98
Electrician 2nd Fix	Subcontractor	Electrical Contractor	Electrical Contractor	Electrician quote second fix	£3,748.88
	Subcontractor Total				£3,748.88
Electrician 2nd Fix Total					£3,748.88
Plumb 2nd Fix	Subcontractor	Plumbing Contractor	Plumbing contractor	Plumbing quote second fix	£2,307.00
	Subcontractor Total				£2,307.00
Plumb 2nd Fix Total					£2,307.00
Internal Fitting Out	Subcontractor	Sundry Subcontractor	Subcontract Quotation	Sundry quotation 1	£2,883.75
	Subcontractor Total				£2,883.75
Internal Fitting Out Total					£2,883.75
Completion	Labour	Carpenter	Joiner	Return to ease door	£107.85
	Labour Total				£107.85
Completion Total					£107.85
					£103,427.90

## Itemised cost breakdown by resource type

Resource	Type	Description	Purchase Units	Order Quantity	Total Costs	
Labour	Bricklayer	2 Bricklayers and Mate	Hours	74.53	£5,051.02	
		Bricklayer	Hours	31.93	£736.58	
		Bricklayer and Labourer	Hours	11.38	£508.66	
		Bricklayers Labourer	Hours	20.00	£432.56	
	Bricklayer Total				137.84	£6,728.83
	Carpenter	Joiner	Hours	96.13	£1,885.03	
		Joiner + Mate	Hours	156.01	£4,858.89	
		Joiners Mate	Hours	44.76	£516.30	
	Carpenter Total				296.90	£7,260.23
	Groundworker	Groundworker	Hours	67.18	£1,162.33	
		Groundworker and Labourer	Hours	32.62	£940.65	
		Groundwork Labourer	Hours	1.71	£19.77	
	Groundworker Total				101.51	£2,122.76
	Plasterer	2 Plasterers and 1 Plasterers Mate	Hours	174.12	£10,042.21	
		Plasterer	Hours	24.63	£568.26	
		Plasterers Mate	Hours	5.33	£73.79	
	Plasterer Total				204.08	£10,684.26
	Roof Tiler	Roof tiler	Hours	3.53	£81.37	
		Roof tiler + mate	Hours	25.16	£870.50	
		3 Roof tilers + mate	Hours	17.28	£1,155.88	
	Roof Tiler Total				45.96	£2,107.75
	Sundry Labour	General Labourer	Hours	125.62	£1,449.06	
		Skilled Labour + General Labourer	Hours	11.78	£339.74	
		Skilled Labour + General Labourer + General Labourer	Hours	4.00	£161.49	
	Sundry Labour Total				141.40	£1,950.29
	Insulation Installer	Insulation Specialist	Hours	5.32	£91.97	
	Insulation Installer Total				5.32	£91.97
	Management	Site manager	Hours	360.00	£8,305.20	
	Management Total				360.00	£8,305.20
Labour Total				1293.01	£39,251.30	
Material	Aggregate	Building Sand Bulk Bag	Each	7.00	£280.59	
		Building Sand Handy Bag	Each	8.00	£15.69	
		Pea Gravel 10mm Bulk Bag	Each	18.00	£721.51	
		MOT Type 1 Bulk Bag	Each	15.00	£691.93	
		Plastering Sand Bulk Bag	Each	6.00	£240.50	
	Aggregate Total			54.00	£1,950.22	
	Blocks	Solid Dense Concrete Coursing Brick 7N 215 x 65 x 100mm	EA	212.00	£195.63	

	Celcon Standard 4N Coursing Units 4N 65 x 215 x 100mm	Each	32.00	£67.55
	Solid Medium Density Block 440 x 215 x 100mm 3.6N	M2	15.00	£160.91
	Solid Concrete Blocks 7N 440 x 215 x 100mm	M2	115.00	£1,180.61
	Celcon Standard Block 440 x 215 x 100mm 3.6N	M2	112.00	£1,072.29
Blocks Total			486.00	£2,677.00
Bricks	Engineering Brick - Class B Red 73mm	EA	175.00	£201.86
	Engineering Brick Blue Solid Class A 65mm	Each	32.00	£25.84
Bricks Total			207.00	£227.70
Carcasing Timber	Dry Graded C16 Regularised 47 x 100mm	M	69.00	£155.20
	Dry Graded C16 Regularised Treated 47 x 200mm	M	200.00	£860.51
	Sawn Treated 47 x 50mm	M	70.00	£69.44
	Dry Graded C16 Regularised Treated 47 x 100mm	M	294.00	£661.30
	Sawn Dry Graded C16 Treated 47 x 150mm	M	75.00	£214.55
	Treated Batten 25 x 38mm	M	291.00	£137.62
	Dry Graded C16 Regularised Treated 47 x 150mm	M	362.00	£1,098.20
	Dry Graded C16 Regularised Treated 75 x 100mm	M	16.00	£52.60
	Treated Fittings 2EX 47 x 75mm	M	20.00	£47.52
	Sawn Carcassing Treated 25 x 200mm	M	8.00	£23.81
Carcasing Timber Total			1405.00	£3,320.77
Concrete	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	M3	3.00	£363.35
	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £100)	M3	16.00	£1,845.60
	R'mix Concrete RC 30, 50mm slump 6m3 (Allowance £95)	M3	6.00	£657.50
	Ready mix floor screed with fibres (Allowance £120)	M3	4.00	£553.68
Concrete Total			29.00	£3,420.13
Concrete Products	Blue Circle Mastercrete (Plastic) 25kg	Each	88.00	£400.96
Concrete Products Total			88.00	£400.96
Door Furniture	Hinges Butt Pack 2 x 100mm	PR	18.00	£97.38
Door Furniture Total			18.00	£97.38
Doors	Internal Six Panel Door Grained Primed 1981 x 610mm	Each	2.00	£103.49
	Internal Six Panel Grained Primed 1981 x 762mm	Each	8.00	£563.18
	Jeld-Wen Internal Bostonian 6 Panel Grain Factory Finished Mould 864 x 1981mm 210BTN+P	Each	4.00	£249.29
Doors Total			14.00	£915.97
Foundation	Manthorpe Cavity Closer 2440 x 100mm	Each	22.00	£334.72
	Polythene DPC 100mm x 30m	Each	6.00	£15.71
	Lotrak 1800 Geotextile 4.5m x 100m	Each	1.00	£370.72
	Polythene DPM Blue 4 x 25m x 300mu	Each	1.00	£57.65
Foundation Total			30.00	£778.81
Insulation	GP fibreglass insulation Roll 150mm 6.99m2	EA	25.00	£1,499.55



	Celotex CW4040 450 x 1200 x 50mm	Sheet	198.00	£799.38
	Celotex GA3075 1200 x 2400 x75mm	SH	2.00	£59.15
	GTEC Acoustic Sealant 0.38L Cartridge	Each	2.00	£21.62
	Jabfloor 2400 x 1200 x 25mm	Sheet	1.00	£16.16
	Celotex GA3050 1200 x 2400 x 50mm	Sheet	19.00	£370.39
	GP fibreglass insulation Roll 100mm 10.64m2	EA	5.00	£294.14
Insulation Total			252.00	£3,060.39
Lintels	Catnic CG90/100 x 1200mm	Each	2.00	£62.68
	Catnic CG90/100 x 1350mm	Each	2.00	£88.20
	Catnic CG90/100 x 1500mm	Each	3.00	£117.55
	Catnic CG90/100 x 1050mm	Each	2.00	£67.20
	Catnic CG90/100 x 750mm	Each	2.00	£50.18
	Catnic CG90/100 x 1650mm	Each	5.00	£269.92
	Prestressed Concrete Lintel 65 x 100 x 750mm	EA	5.00	£33.05
	Prestressed Concrete Lintel 100 x 65 x 1200mm	Each	2.00	£11.35
	Supreme Concrete Padstone 440 x 215 x 140mm	Each	6.00	£134.54
Lintels Total			37.00	£903.33
Metalwork	Joist Hanger 50mm Standard Leg	EA	54.00	£124.58
	Class 4 Wall Tie 225mm (250 Box)	Box	2.00	£66.90
	Wall Starter Stainless Steel 2.4M	EA	5.00	£115.35
	Dowcorning 201 Polysulphide Sealant Teak 380ml	Each	1.00	£12.49
	Simpson Strap 30 x 5 x 1200 @ 150mm	Each	22.00	£105.57
	PVC Bell Cast Bead White 12-22 x 2500mm	Each	6.00	£32.53
	External Render Stop Bead 3000mm	Each	14.00	£75.09
	Pvc 4mm Angle Corner Bead 2500mm	Each	53.00	£158.34
	Simpson Strap 30 x 5 x 1600 @ 150mm	Each	9.00	£106.00
	254x254x89Kg UC	M	5.00	£614.47
Metalwork Total			185.00	£1,986.22
Plastering	Plasterboard 1200 x 2400 x 12.5mm Square Edge	Sheet	124.00	£652.24
	Scrim Tape 50mm x 90m	Each	9.00	£46.72
	Thistle Board Finish Plaster 25kg	Each	36.00	£186.04
	Gyproc Drywall Timber Screws 25mm (1000 Box)	Box	1.00	£21.64
	Dri-Wall Adhesive 25kg	Each	22.00	£145.92
	Thistle Multi Finish Plaster 25kg	Each	19.00	£102.79
	Plasterboard 1200 x 2400 x 15mm Fire Line	Sheet	3.00	£30.63
	Gyproc Drywall Timber Screws 41mm (1000 Box)	Box	3.00	£89.00

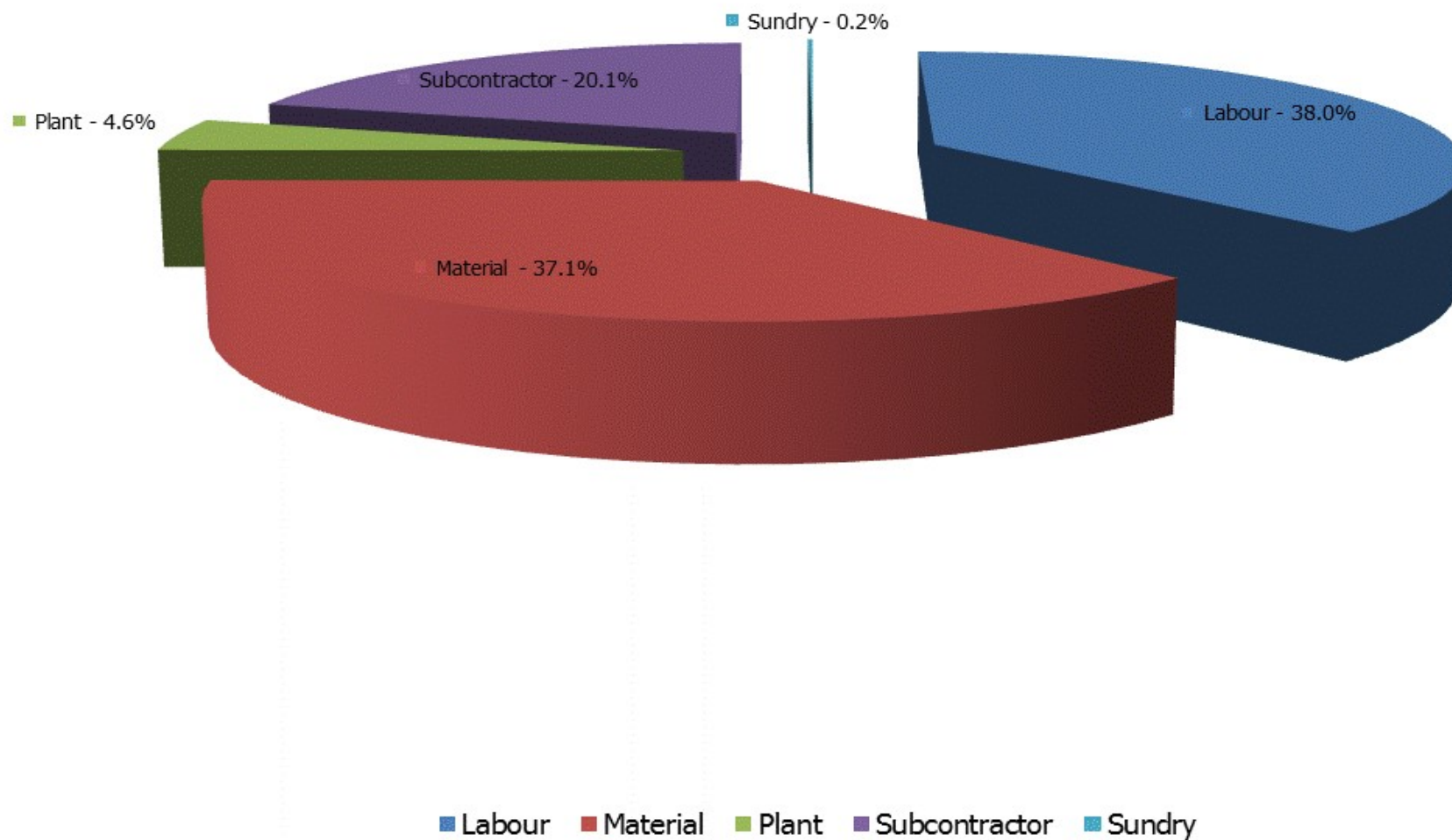
	Gyproc Drywall Timber Screws 60mm (500 Box)	Box	1.00	£31.20
	Plasterboard 1200 x 2400 x 12.5mm Duplex	Sheet	19.00	£186.29
	Celotex PL4000 1200 x 2400 x 52.5mm PB	SH	2.00	£72.76
Plastering Total			239.00	£1,565.22
Plumbing	Lead Flashing Code 4 300 x 3000mm	Roll	3.00	£192.54
Plumbing Total			3.00	£192.54
Roof Tiles	Reclaimed Pantile	EA	743.00	£814.20
	Marley Eternit Hawkins Staffs Mix Single Camber Tile And Half	Each	40.00	£121.81
	Marley Ridge Tile 305mm	EA	26.00	£74.98
	Natural Slate 400 x 250mm (Each) (Allowance £1.50)	EA	13.00	£22.49
Roof Tiles Total			822.00	£1,033.48
Roofing Sundries	Cavity Tray Gable Abutment	EA	21.00	£314.91
	Sun Pipe	EA	2.00	£669.01
	Manthorpe Soffit Vent 2440 x 10 mm White G800WH	Each	7.00	£24.55
	Ruberoid Rubershield Pro Breather Membrane 50m x 1.5m	Each	2.00	£516.58
Roofing Sundries Total			32.00	£1,525.04
Screws and Fixings	Round Wire Nails Galvanised 65mm x 25kg	BX	1.00	£66.90
	Round Bright Nails 100 x 4.5mm x 25kg	Box	3.00	£213.55
	Frame Fixings 8 x 100mm	Pack	3.00	£2.11
	Screws Recessed 10G x 3 Inch Zinc Plated (100 Box)	Box	1.00	£10.15
	Nails 65mm x 3.35mm Roundwire Lost Head 25kg	Box	1.00	£77.40
	Nails Cut Clasp 75mm x 0.5kg	Box	2.00	£21.57
	Nails Cut Clasp 65mm x 0.5kg	Box	6.00	£64.71
	Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	Box	1.00	£8.88
	Panel Pins Bright 40mm x 0.5kg	Box	3.00	£19.24
	General Screw and Nail allowance	Each	140.00	£161.49
	Screws Recessed 6G x 0.75 Inch Zinc Plated (200 Box)	Box	1.00	£5.08
Screws and Fixings Total			162.00	£651.08
Sheet material	Softwood Window Board 25 x 225mm	M	12.00	£70.32
	Caberfloor TG4 P5 2400 x 600 x 22mm	Sheet	40.00	£436.02
	Hardwood Ply WBP 2440 x 1200 x 12mm	Sheet	2.00	£56.36
	Soffit Strip Non Asbestos 4 X 2440 X 150mm	Each	12.00	£61.18
Sheet material Total			66.00	£623.88
Sundry Material	Sundry Materials (£)	EA	966.00	£1,114.28
	Sundry Material Allowance	EA	75.00	£86.51
	General Purpose Silicone White 310ml	Each	8.00	£68.29
	PVA 5L	Each	3.00	£70.73
	Universal Fascia Board White 175mm x 5m	Each	6.00	£88.31

	White plastic top Nail 40mm - 10G (100 box)	EA	2.00	£32.30
	Multi Purpose Fascia Board White 400 x 10mm X 5m	Each	3.00	£101.15
Sundry Material Total			1063.00	£1,561.57
Timber Mouldings	Redwood Matchings bundle 13 x 100 x 2100mm (10 Pack)	EA	1.00	£26.53
	Door Lining Set 686/762mm With Stops 32 x 115mm	Each	11.00	£164.70
	Door Lining Set 686/762 32 X 138 With Stops	Each	2.00	£31.56
	Skirting Torus/Ogee 25 x 125mm	M	125.00	£262.42
Timber Mouldings Total			139.00	£485.21
Timber Various	Architrave Torus Standard 25 x 75mm	M	118.00	£170.14
Timber Various Total			118.00	£170.14
Windows and Door frames	Window Allowance	EA	2042.00	£2,355.45
	VELUX Roof Window Allowance	EA	1045.00	£1,205.41
	Velux Vapour Barrier Collar BBX CO2	Each	4.00	£55.41
	Velux Vapour Barrier Collar BBX MO4	Each	2.00	£35.62
	Velux Flashing EDP CO2 For P Tiles Up to 15mm Thick	Each	4.00	£170.40
	Velux Underfelt Collar BFX1000 CO2 & Trans Drainage Gutter	Each	4.00	£55.41
	Velux Underfelt Collar BFX1000 MO4 & Trans Drainage Gutter	Each	2.00	£35.62
	Velux Flashing EDP MO4 For P Tiles Up to 15mm Thick	Each	2.00	£96.32
Windows and Door frames Total			3105.00	£4,009.64
Stairs	Burbidge Baserail Pine BR3600/41P	Each	1.00	£62.32
	Burbidge Spindle Baluster Pine 32mm SM090P	Each	8.00	£31.84
	Burbidge Handrail Pine HDR3600/32P	Each	2.00	£222.65
	Burbidge Single Handrail Brass Wall Bracket	Each	13.00	£180.40
	Quarter Turn Flight (Allowance £700)	EA	2.00	£1,614.90
Stairs Total			26.00	£2,112.10
Rainwater Goods	Osma Roundline Down Pipe Bend	Each	9.00	£30.83
	Osma Roundline Down Pipe Bracket	Each	14.00	£45.06
	Osma Half Round Gutter Black 4m	Each	4.00	£65.29
	Osma Roundline Down Pipe Connector	Each	6.00	£16.47
	Osma Half Round Running Outlet	Each	5.00	£36.57
	Osma Half Round Gutter Support Bracket	Each	17.00	£22.16
	Osma Half Round Gutter Union Bracket	Each	5.00	£14.53
	Osma Roundline Black Pipe 5.5m	Each	3.00	£71.77
	Osma Half Round External Stop End	Each	9.00	£21.70
Rainwater Goods Total			72.00	£324.38
Drainage	OsmaDrain Drainage 110 x 3000mm Pipe Plain End 4D073	Each	11.00	£220.53
	OsmaDrain Drainage 110 Double Socket Pipe Coupler 4D205	Each	17.00	£124.32
	Hepworth Supersleve Housedrain Inlet Gully Complete SDG3/1	Each	2.00	£233.05

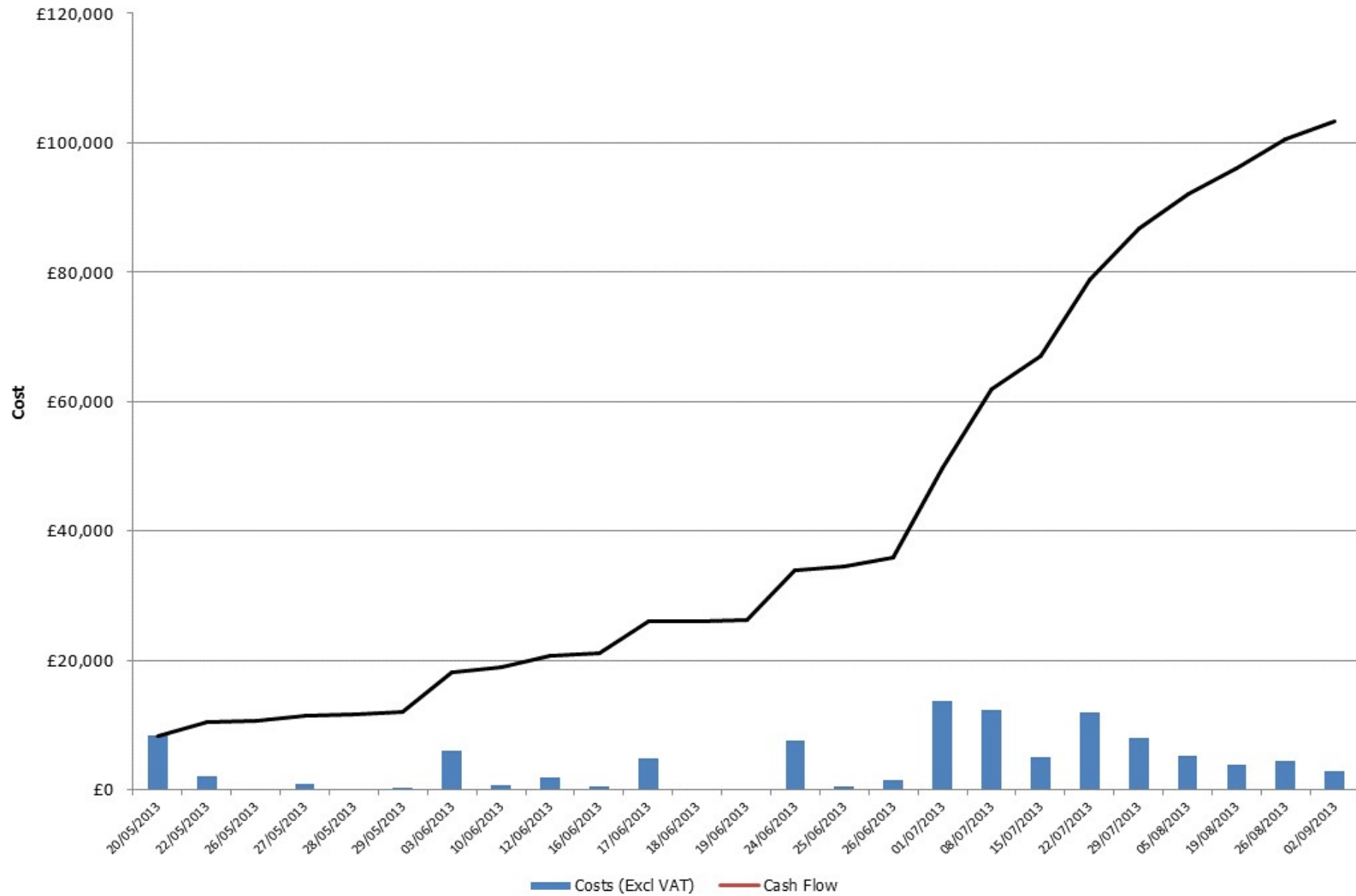
		OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	Each	7.00	£118.70
		OsmaDrain Drainage 110 Double Socket Short Radius Bend 45 degree 4D563	Each	5.00	£104.22
		OsmaDrain Drainage Square Rodding Eye 110mm 4D360	Each	3.00	£127.76
		OsmaDrain Drainage Single Seal Yard Gully 110mm 4D701	Each	3.00	£89.70
		Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	Each	3.00	£424.91
		Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	Each	5.00	£300.89
		Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	Each	3.00	£424.91
		Hepworth Cover Slab 1050mm 600 x 600mm Eccentric Kitemarked KSC1056060	Each	3.00	£433.67
		Rapide Slide Out Manhole Cover & Frame 600 x 600 x 40mm B125 H042	Each	3.00	£566.41
		PC Soakaway Unit with Double Step Irons 1050mm Diameter x 1000mm	EA	3.00	£1,259.62
	Drainage Total				68.00
Material Total				8720.00	£38,421.85
Plant	Excavators	Mini Digger & Driver (8hr. day)	Day	2.79	£644.38
		JCB 3CX Excavator & Driver (8hr. day)	Day	1.71	£442.80
	Excavators Total			4.50	£1,087.17
	Light plant	Shovel	Week	0.54	£3.74
		Trench Rammer Wacker BS45/BS60	Week	0.20	£16.15
		Plate Compactor	Week	0.20	£12.69
		Vibrating Poker	Week	0.20	£13.84
		Screed pump	Week	0.20	£23.07
		Wheelbarrow	Week	0.40	£4.61
		Acrow Props 1, 2 & 3	Week	4.00	£18.46
		Strongboy Masonry Support	Week	4.00	£46.14
	Light plant Total			9.74	£138.70
	Spoil removal	Skip 7m3 inc. Land Fill Tax	Each	13.00	£2,249.33
		20 Tonne Tipper & Driver inc. Land Fill Tax	20 Tonne	3.43	£691.67
	Spoil removal Total			16.43	£2,941.00
	Sundry Plant	Delivery (10 to 15 Miles)	Each	6.00	£173.03
	Sundry Plant Total			6.00	£173.03
	Power Tool	Breaker - Bosch 11208/Kango 637	Week	1.09	£50.37
		Disc Cutter 12" Petrol	Week	0.60	£34.61
	Power Tool Total			1.69	£84.97
	Site Accomodation	Portable Toilet	Week	12.00	£346.05
	Site Accomodation Total			12.00	£346.05
Plant Total				50.36	£4,770.92
Subcontractor	Electrical Contractor	Electrical Contractor	Unit	6660.00	£7,682.31
	Electrical Contractor Total			6660.00	£7,682.31
	Plumbing Contractor	Plumbing contractor	Unit	4160.00	£4,798.56

	Plumbing Contractor Total			4160.00	£4,798.56
	Scaffolding Contractor	Scaffolding contractor	Unit	1711.44	£1,974.15
	Scaffolding Contractor Total			1711.44	£1,974.15
	Sundry Subcontractor	Subcontract Quotation	Unit	3000.00	£3,460.50
		Materials And Goods	Unit	2500.00	£2,883.75
	Sundry Subcontractor Total			5500.00	£6,344.25
	Subcontractor Total				18031.44
Sundry	Sundry Item	Sundry Costs	Each	160.00	£184.56
	Sundry Item Total			160.00	£184.56
Sundry Total				160.00	£184.56
Grand Total				28254.81	£103,427.90

## Breakdown of Customer Costs by Resource Type



## Indicative Cash Flow



## Breakdown of Customer Costs by Material Type

