

**ESTIMATE  
PACK**



mybuildingproject  
**estimating service**

[www.mybuildingproject.co.uk](http://www.mybuildingproject.co.uk)

# SAMPLE

Mr N E Body  
1 Any Road  
Any Town  
UK

**Site address:**  
23 Any Lane  
Any Town  
UK

Dear Mr N E Body

**Subject: 4 Bedroomed House**

Thank you for choosing the My Building Project Estimating Service.

Following the information and plans you have submitted, we are pleased to enclose your Estimate Pack 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
- 3D visualisation of your new home (if plans submitted were suitable)
- CD with one month's free access to EstimatorXpress and PlansXpress (where you can make adjustments to your estimate)
- CD 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 [support@mybuildingproject.co.uk](mailto:support@mybuildingproject.co.uk) and we'll be happy to help.

We trust that we have interpreted your requirements correctly. 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 [www.homebuilding.co.uk/vat](http://www.homebuilding.co.uk/vat).

Wishing you every success with your self build project.

Yours sincerely

The Estimating Service team  
Email - [support@mybuildingproject.co.uk](mailto:support@mybuildingproject.co.uk)  
Call - 01527 834455

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## Abbreviated Cost Breakdown

Resource	Total
Labour	£54,672.18
Material	£113,338.04
Plant	£16,739.95
Subcontractor	£24,342.50
Sundry	£750.00
Grand Total	£209,842.68

\*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.

## Your Build Route

My Building Project 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 My Building Project 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.homebuilding.co.uk/vat](http://www.homebuilding.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

Stamp Duty and Land Tax (SDLT):

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

0% up to £175,000

1% from £175,001 to £250,000,

3% from £250,001 to £500,000,

4% over £500,000

SDLT is currently levied on sale or transfer of residential property (e.g. dwelling for replacement or renovation) at:

0% up to £150,000 (£250,000 for first time buyers)

1% from £150,001 to £250,000,

3% from £250,001 to £500,000,

4% from £500,001 to £1,000,000

5% from £1,000,001 upwards

For the most recent updates on SDLT rates visit <http://www.hmrc.gov.uk>

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

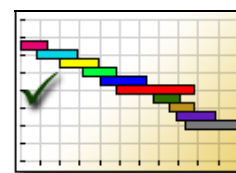
Demolition Costs (where applicable): Typically £5,000-£10,000

External Works: Allow an average of 15% of total build cost

## Detailed Materials Cost Breakdown

### Commencement

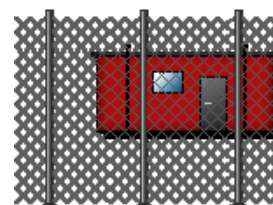
Preparation of site and commencement of all building works.



**Total Cost Excluding VAT     £3,960.53**

### 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.



### Material

#### Sundry

#### **Site Establishment (Site Establishment)**

Site Compound Base

MOT Type 1 Bulk Bag

15 Each

#### **Site Establishment (Sundry Plant)**

Wheelbarrow

Hammerlin 3 Cubic Feet Wheelbarrow

2 Each

Dustbin

Dustbin Heavy Duty With Lid 90L BM199

2 Each

Tape Measure

Stanley Powerwinder Tape 30m

1 Each

Hose Pipe

Contract Hose Pipe 50m

1 Each

Hose Pipe

Hose Tap Connector + Screw Clamp 61765

2 Each

Basic Toolkit

Gloves Super Rigger Pair

10 Pair

Basic Toolkit

Predator Saw Second Fix 22"

1 Each

Basic Toolkit

Made Up Broom Bassine 24"

2 Each

Basic Toolkit

Sledge Hammer Complete 7lb

1 Each

Basic Toolkit

Insulated Screwdriver Set 4 piece 69124

1 Each

Basic Toolkit

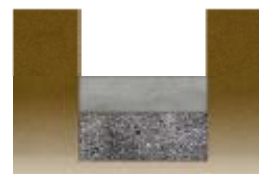
Stanley Closed Case Fibreglass Tape 30m/100ft STA034262

2 Each

**Total Cost Excluding VAT     £6,541.38**

### 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**

### **External Walls**

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

Structural concrete	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £80)	12 m³
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### **Garage**

#### **Multileaf Brick Wall (Garage)**

Structural concrete	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £80)	6.5 m³
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### **Ground Floor**

#### **Block Wall (Ground Floor)**

Structural concrete	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £80)	0.35 m³
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**Total Cost Excluding VAT     £4,517.28**

## **Oversite and slabbing**

Lay and compact subbase on reduced levels and form concrete slab.



## **Material**

### **Floor**

#### **Beam and Block Floor Accessories (Floor)**

Slip Bricks	Concrete Slip Block 385 x 100 x 40mm (Each)	86 Each
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### **Garage**

#### **Garage Slab (Garage)**

Sub-base to concrete slab	MOT Type 1 Bulk Bag	10 Each
Sand blinding to slab	Building Sand Bulk Bag	1.7 Each
Concrete in slab	R'mix Concrete RC 30, 50mm slump 6m3 (Allowance £75)	3.1 m³
DPM to concrete slab	Polythene DPM Blue 4 x 25m x 300mu	0.43 Each

### **House**

#### **Beam and Block Floor (House)**

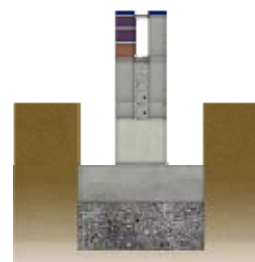
Concrete floor beams	Concrete Floor Beam 150mm	117 Metre
Floor blocks	Dense Concrete Flooring Block 4.2N 440 x 215 x 100mm	66 m²
DPM or radon membrane	Polythene DPM Black 4 x 25m x 300mu	0.83 Each
Concrete infill	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.1 m³
Cement for grouting between blocks	Blue Circle Mastercrete (Plastic) 25kg	13 Each
Sand for grouting between blocks	Sharp Sand Bulk Bag	0.66 Each
Concrete floor beams	Concrete Floor Beam 150mm	24 Metre
Floor blocks	Dense Concrete Flooring Block 4.2N 440 x 215 x 100mm	14 m²
DPM or radon membrane	Polythene DPM Black 4 x 25m x 300mu	0.22 Each
Cement for grouting between blocks	Blue Circle Mastercrete (Plastic) 25kg	2.7 Each
Sand for grouting between blocks	Sharp Sand Bulk Bag	0.14 Each
Concrete floor beams	Concrete Floor Beam 150mm	7.7 Metre
Floor blocks	Dense Concrete Flooring Block 4.2N 440 x 215 x 100mm	5.8 m²
DPM or radon membrane	Polythene DPM Black 4 x 25m x 300mu	0.12 Each
Cement for grouting between blocks	Blue Circle Mastercrete (Plastic) 25kg	1.2 Each
Sand for grouting between blocks	Sharp Sand Bulk Bag	0.06 Each

**Total Cost Excluding VAT     £6,626.73**



## Footings

Construct brick and block footings off prepared foundations.



### Material

#### External Walls

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

Cavity Fill	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	1.1 m³
Trench Blocks	Celcon Foundation Block 3.6N 440 x 215 x 275mm	112 Each
Blockwork to Inner leaf below dpc	Solid Concrete Blocks 7N 440 x 215 x 100mm	22 m²
Blockwork to outer leaf below dpc	Solid Concrete Blocks 7N 440 x 215 x 100mm	11 m²
Bricks below splash course	Facing Bricks - Provisional (Allowance £0.40 each)	224 Each
Bricks for use in splash course	Engineering Brick Blue Solid Class A 65mm	447 Each
Sand below dpc in brickwork	Building Sand Bulk Bag	0.48 Each
Sand below dpc in blockwork	Building Sand Bulk Bag	0.46 Each
Sand below dpc in trench blocks	Building Sand Bulk Bag	0.3 Each
Cement below dpc in brickwork	Blue Circle Mastercrete (Plastic) 25kg	5.4 Each
Cement below dpc in blockwork	Blue Circle Mastercrete (Plastic) 25kg	5.2 Each
Cement below dpc in trench blocks	Blue Circle Mastercrete (Plastic) 25kg	3.5 Each

#### Floor

##### **Beam and Block Floor Accessories (Floor)**

Air bricks	Wall Vent 215 x 65 x 57mm	20 Each
Cranked ventilators	Periscope Wall/Floor Vent	20 Each
Beam and block DPC	Polythene DPC 100mm x 30m	2.4 Each

#### Garage

##### **Multileaf Brick Wall (Garage)**

Blockwork below dpc.	Solid Concrete Blocks 7N 440 x 215 x 100mm	11 m²
Bricks below splash course	Facing Bricks - Provisional (Allowance £0.40 each)	432 Each
Bricks for use in splash course	Engineering Brick Blue Solid Class A 65mm	432 Each
Sand below dpc in brickwork	Building Sand Bulk Bag	0.61 Each
Sand below dpc in blockwork	Building Sand Bulk Bag	0.15 Each
Cement below dpc in brickwork	Blue Circle Mastercrete (Plastic) 25kg	7 Each
Cement below dpc in blockwork	Blue Circle Mastercrete (Plastic) 25kg	1.7 Each

#### Ground Floor

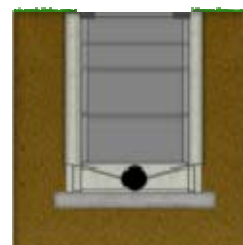
##### **Block Wall (Ground Floor)**

Blockwork below dpc	Solid Concrete Blocks 7N 440 x 215 x 100mm	1 m²
Bricks for use in splash course	Engineering Brick Blue Solid Class A 65mm	20 Each
Coursing blocks to inner leaf below dpc	Solid Dense Concrete Coursing Brick 7N 215 x 65 x 100mm	10 Each
Sand below dpc in brickwork	Building Sand Bulk Bag	0.01 Each
Sand below dpc in blockwork	Building Sand Bulk Bag	0.02 Each
Cement below dpc in brickwork	Blue Circle Mastercrete (Plastic) 25kg	0.16 Each
Cement below dpc in blockwork	Blue Circle Mastercrete (Plastic) 25kg	0.18 Each

**Total Cost Excluding VAT     £4,496.09**

## Drains

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



### Material

#### Drainage

##### **Drainage Accessories (Drainage)**

Drainage back inlet gullies	Hepworth Supersleve Housedrain Inlet Gully Complete SDG3/1	1 Each
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#### Drains

**Drain Runs (Drains)**

Pipe bedding	Pea Gravel 10mm Bulk Bag	17 Each
Pipe cover material	Pea Gravel 10mm Bulk Bag	8.6 Each
Pipe protection concrete	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	1 m³
Pipe back fill material	MOT Type 1 Bulk Bag	25 Each
Drainage pipe	OsmaDrain Drainage 110 x 3000mm Pipe Plain End 4D073	33 Each
87.5 Drainage bends	OsmaDrain Drainage 110 Double Socket Short Radius Bend 87 degree 4D561	11 Each
45.00 Drainage bends	OsmaDrain Drainage 110 Double Socket Short Radius Bend 45 degree 4D563	2 Each
22.5 Drainage bends	OsmaDrain Drainage 110 Double Socket Short Radius Bend 67 degree	15 Each
Drainage junctions	OsmaDrain Drainage 110 Double Socket Equal Junction 45 degree 4D213	5 Each

**Inspection Chamber (Drains)**

Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.1 m³
Inspection chamber	Hepworth Supersleve Inspection Chamber PPIC 100 x 940mm Deep	1 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	3 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.3 m³
Manhole cover	Square Cover C 600 X 600 X 45	1 Each

**Shallow Access Manhole (Drains)**

Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.05 m³
Manhole base	Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	1 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	2 Each
Manhole raising pieces	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	2 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.2 m³
Manhole cover	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	1 Each

Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.05 m³
Manhole base	Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	1 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	2 Each
Manhole raising pieces	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	2 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.2 m³
Manhole cover	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	1 Each

Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.05 m³
Manhole base	Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	1 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	2 Each
Manhole raising pieces	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	2 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.2 m³
Manhole cover	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	1 Each

Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.05 m³
Manhole base	Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	1 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	2 Each
Manhole raising pieces	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	2 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.2 m³
Manhole cover	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	1 Each

Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.05 m³
Manhole base	Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	1 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	2 Each
Manhole raising pieces	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	2 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.2 m³
Manhole cover	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	1 Each

Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.05 m³
Manhole base	Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	1 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	2 Each
Manhole raising pieces	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	2 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.2 m³
Manhole cover	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	1 Each

Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.05 m³
Manhole base	Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	1 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	2 Each
Manhole raising pieces	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	2 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.2 m³
Manhole cover	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	1 Each

Concrete to manhole base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.05 m³
Manhole base	Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	1 Each
Inlet bends	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	2 Each
Manhole raising pieces	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	2 Each
Concrete surround to manhole	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.2 m³
Manhole cover	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	1 Each

**Garden****Soakaway (Garden)**

Concrete to soakaway base	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	0.27 m³
Deep soakaway sections	PC Soakaway Unit with Double Step Irons 1050mm Diameter x 1000mm	1 Each
Medium depth soakaway sections	Soakaway Unit with Double Step Irons 1050mm Diameter x 750mm	1 Each
Soakaway cover slab	Hepworth Cover Slab 1050mm 600 x 600mm Eccentric Kitemarked KSC1056060	1 Each
Soakaway regulating brickwork	Engineering Brick - Class B Red 73mm	81 Each
Soakaway cover	Rapide Slide Out Manhole Cover & Frame 600 x 600 x 40mm B125 H042	1 Each
Sand for soakaway mortar	Building Sand Handy Bag	3.2 Each
Cement for soakaway mortar	Blue Circle Mastercrete (Plastic) 25kg	1 Each

Membrane  
Backfill material

Geotextile 4.5 x 100M  
Pea Gravel 10mm Bulk Bag

0.06 Each  
3 Each

**Total Cost Excluding VAT     £12,409.18**

## **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**

#### **Back**

##### **Back Door (Back)**

Vertical DPC  
Door frame  
External/Combination lintel  
Cavity closure

Polythene DPC 150mm x 30m  
Softwood External Door Frame 1981 x 838mm  
Catnic CG90/100 x 1200mm  
Manthorpe Cavity Closer 2440 x 100mm

0.15 Each  
1 Each  
1 Each  
2.5 Each

#### **Downstairs**

##### **Double Panel Doors (Downstairs)**

Internal lintel

Supreme Prestressed Textured Concrete Lintel 100 x 65 x 1800mm

1 Each

#### **External Walls**

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

Bricks above dpc less openings  
Blocks above dpc less openings  
Coursing blocks above dpc  
Cavity Insulation  
Brick ties  
DPC to brickwork  
DPC to blockwork  
Sand above dpc in brickwork  
Sand above dpc in blockwork  
Cement above dpc in brickwork  
Cement above dpc in blockwork

Facing Bricks - Provisional (Allowance £0.40 each)  
Celcon Standard Block 440 x 215 x 100mm 3.6N  
Insulation Coursing Block 3.5N 100mm  
Dry-Therm 100mm Cavity Insulation (1200 x 455 mm 6.55m2)  
Class 4 Wall Tie 225mm (250 Box)  
Polythene DPC 100mm x 30m  
Polythene DPC 100mm x 30m  
Building Sand Bulk Bag  
Building Sand Bulk Bag  
Blue Circle Mastercrete (Plastic) 25kg  
Blue Circle Mastercrete (Plastic) 25kg

12785 Each  
207 m<sup>2</sup>  
6.4 m<sup>2</sup>  
33 Each  
2.8 Box  
1.7 Each  
1.7 Each  
9.6 Each  
3.1 Each  
55 Each  
18 Each

#### **Front**

##### **Front Door (Front)**

Vertical DPC  
Door frame  
External/Combination lintel  
Cavity closure

Polythene DPC 150mm x 30m  
Hardwood 2'9 Door Frame (Open in)  
Catnic CG90/100 x 1200mm  
Manthorpe Cavity Closer 2440 x 100mm

0.15 Each  
1 Each  
1 Each  
2.5 Each

#### **Garage**

##### **Double Garage Door (Garage)**

Garage Door Frame  
External/Combination lintel

Jeld-Wen Softwood Garage Frames UF14070NS  
Catnic CX90/100 x 4575mm

1 Each  
1 Each

##### **Garage Pedestrian Door (Garage)**

Door frame  
External/Combination lintel

Softwood External Door Frame 1981 x 838mm  
Catnic CG50/100 x 1200mm

1 Each  
1 Each

##### **Multileaf Brick Wall (Garage)**

Multi leaf bricks above dpc  
Brick ties  
DPC to brickwork  
Sand above dpc in brickwork  
Cement above dpc in brickwork

Facing Bricks - Provisional (Allowance £0.40 each)  
Class 4 Wall Tie 225mm (250 Box)  
Polythene DPC 100mm x 30m  
Building Sand Bulk Bag  
Blue Circle Mastercrete (Plastic) 25kg

6909 Each  
1.2 Box  
1.6 Each  
5.2 Each  
30 Each

#### **Ground Floor**

##### **Block Wall (Ground Floor)**

Partition blocks above dpc less openings  
Coursing blocks above dpc  
DPC to blockwork  
Sand above dpc in blockwork  
Cement above dpc in blockwork

Solid Medium Density Block 440 x 215 x 100mm 3.6N  
Insulation Coursing Block 3.5N 100mm  
Polythene DPC 100mm x 30m  
Building Sand Bulk Bag  
Blue Circle Mastercrete (Plastic) 25kg

5.5 m<sup>2</sup>  
0.17 m<sup>2</sup>  
0.07 Each  
0.08 Each  
0.47 Each

##### **Typical Panel Doors (Ground Floor)**

Internal lintel  
Internal lintel

Prestressed Concrete Lintel 100 x 65 x 1200mm  
Prestressed Concrete Lintel 100 x 65 x 1200mm

6 Each  
1 Each

**House****Architectural Stone Quoins (House)**

Architectural stone	Architectural Stone Quoin	20 Each
Sundry allowance for additional fixings	Sundry Materials (£)	20 Each
Architectural stone	Architectural Stone Quoin	20 Each
Sundry allowance for additional fixings	Sundry Materials (£)	20 Each
Architectural stone	Architectural Stone Quoin	1 Each
Sundry allowance for additional fixings	Sundry Materials (£)	1 Each
Architectural stone	Architectural Stone Quoin	1 Each
Sundry allowance for additional fixings	Sundry Materials (£)	1 Each

**Gas Flue System (Flue to ridge external wall)**

Starter block	Dunbrik Standard Starter Block 12M	3 Each
Gather block	Dunbrik Gather Block 2GM	1 Each
Standard straight flue	Dunbrik Straight Bonded Block Intermediate 225mm 2M	13 Each
Coursing block	Dunbrik Straight Bonded Block Coursng 150mm 2M/150	1 Each
Coursing block	Dunbrik Straight Bonded Block Coursing 75mm 2M/75	1 Each
Offset blocks	Dunbrik Lateral Offset Block 225mm 3ME	5 Each
Termination block	Dunbrik Side Exit Block 5M	1 Each
Flue jointing compound	Dunbrik Gas Flue Silicone Sealant 310ml 1581	3 Each
Flue insulation	Dunbrik Blackboard Patent Insulation Panel Black	7 Each
Ridge terminal	Dunbrik Dunvent Ridge Vent Terminal Low Profile DUNV	1 Each

**PVCu 1800 French Door (House)**

Vertical DPC	Polythene DPC 150mm x 30m	0.46 Each
External/Combination lintel	Catnic CG90/100 x 2100mm	3 Each
Dummy frame timber	Dry Graded C16 Regularised Treated 47 x 75mm	27 m
Cavity closure	Manthorpe Cavity Closer 2440 x 100mm	7.5 Each

**Softwood Bar Dummy Sash 1200 Deep (House)**

Vertical DPC to sides of window	Polythene DPC 150mm x 30m	1.4 Each
Window	VB2N12 900 x 1200 Dummy Sash with bar	15 Each
External/Combination lintel	Catnic CG90/100 x 1200mm	15 Each
Dummy frame timber	Dry Graded C16 Regularised 47 x 75mm	50 m
Cavity closure	Manthorpe Cavity Closer 2440 x 100mm	19 Each

**Softwood Horizontal Bar Windows 1200 Deep (House)**

Vertical DPC to sides of window	Polythene DPC 150mm x 30m	0.09 Each
Window	Jeld-Wen 1770 x 1200mm Horizontal Bar Window Side Opening Glazed LEWH312CC	1 Each
External/Combination lintel	Catnic CG90/100 x 2100mm	1 Each
Dummy frame timber	Dry Graded C16 Regularised 47 x 75mm	4.2 m
Cavity closure	Manthorpe Cavity Closer 2440 x 100mm	1.3 Each

**Main Roof****Truss Roof (Main Roof)**

Gable abutment (To abutment)	Cavity Tray Gable Abutment	18 Each
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**Upstairs****Typical Panel Doors (Upstairs)**

Internal lintel	Prestressed Concrete Lintel 100 x 65 x 1200mm	1 Each
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**Window****150 mm Architectural Stone Cill (Window)**

Architectural stone	1100 x 150 mm Architectural Stone Cill	14 Each
Sundry allowance for additional fixings	Sundry Materials (£)	70 Each

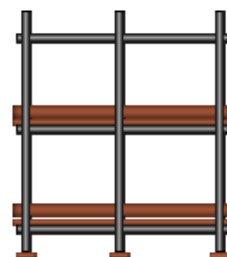
**Tapered End Architectural Stone Head (Window)**

Architectural stone	2000 x 150 mm Architectural Stone Tapered End Stone Head	2 Each
Sundry allowance for additional fixings	Sundry Materials (£)	20 Each
Architectural stone	1130 x 150 mm Architectural Stone Tapered End Stone Head	1 Each
Sundry allowance for additional fixings	Sundry Materials (£)	7.5 Each
Architectural stone	1100 x 150 mm Architectural Stone Tapered End Stone Head	6 Each
Sundry allowance for additional fixings	Sundry Materials (£)	30 Each

**Total Cost Excluding VAT      £47,733.86**

## Erect Scaffold

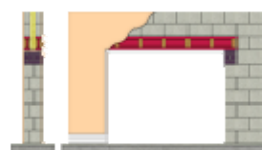
Erect scaffolding on site to provide access for our contractors. No allowance has been made to adapt the scaffolding for clients or their own contractors' requirements.



**Total Cost Excluding VAT     £6,342.50**

## Structural Openings

Form structural openings.



### Material

#### House

##### **Fabricated Steel Beam (House)**

Attic steelwork

Bricks to support steelwork

Padstones to support steelwork

Slates to pack steelwork

Universal Beam 203 x 102 x 23kg per m

Engineering Brick Blue Solid Class A 65mm

Supreme Concrete Padstone 440 x 215 x 140mm

Natural Slate 400 x 250mm (Each) (Allowance £1.50)

8.3 m

24 Each

4 Each

8 Each

**Total Cost Excluding VAT     £842.21**

## First Floor Joists

Fix all joists and trimmers as required.



### Material

#### Suspended Floor

##### **Additional Floor Joists (Suspended Floor)**

Floor joists

Floor joist hangers

Floor joist boots

Dry Graded C16 Regularised Treated 47 x 200mm

Joist Hanger 50mm Standard Leg

Joist Boot

17 m

4 Each

4 Each

##### **Suspended Floor Accessories (Suspended Floor)**

Floor joist straps

Floor trimmer No 1

Joist Hangers for trimmers

Simpson Strap 30 x 5 x 1200 @ 150mm

Dry Graded C16 Regularised Treated 75 x 200mm

Simpson Timber/Timber J Hanger 75 x 270mm

6 Each

10 m

1 Each

#### Upper Floor

##### **Suspended Floor (Upper Floor)**

Floor joists

Bracing between floor joists

Floor joist hangers

Nailing allowance to floor structure

Dry Graded C16 Regularised Treated 47 x 200mm

Dry Graded C16 Regularised Treated 47 x 200mm

Joist Hanger 50mm Standard Leg

Round Bright Nails 100 x 4.5mm x 25kg

68 m

6.7 m

18 Each

0.41 Box

Floor joists	Dry Graded C16 Regularised Treated 47 x 200mm	19 m
Nailing allowance to floor structure	Round Bright Nails 100 x 4.5mm x 25kg	0.1 Box
Floor joists	Dry Graded C16 Regularised Treated 47 x 200mm	69 m
Bracing between floor joists	Dry Graded C16 Regularised Treated 47 x 200mm	6.7 m
Floor joist hangers	Joist Hanger 50mm Standard Leg	18 Each
Nailing allowance to floor structure	Round Bright Nails 100 x 4.5mm x 25kg	0.41 Box
Floor joists	Dry Graded C16 Regularised Treated 47 x 200mm	10 m
Nailing allowance to floor structure	Round Bright Nails 100 x 4.5mm x 25kg	0.04 Box
Floor joists	Dry Graded C16 Regularised Treated 47 x 200mm	14 m
Nailing allowance to floor structure	Round Bright Nails 100 x 4.5mm x 25kg	0.06 Box

**Total Cost Excluding VAT     £1,819.31**

## Roof Structure

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



### Material

#### Ceiling

##### **Truss Roof (Ceiling)**

Noggings between roof joists	Sawn Treated 47 x 50mm	59 m
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#### Main Roof

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

General roof joists	Dry Graded C16 Regularised Treated 47 x 150mm	19 m
Noggings between roof joists	Sawn Treated 47 x 50mm	11 m
General roof rafters	Dry Graded C16 Regularised Treated 47 x 150mm	146 m
Noggings between rafters	Sawn Treated 47 x 50mm	17 m
General roof gable Ladder Rafters	Dry Graded C16 Regularised Treated 47 x 150mm	34 m
Gable ladder noggings	Sawn Treated 47 x 50mm	8.4 m
Soffit carriers	Treated Batten 25 x 38mm	6.4 m
Wall plate	Dry Graded C16 Regularised Treated 75 x 100mm	13 m
Apex roof ridge	Sawn Carcassing Treated 25 x 200mm	6.4 m
Eaves fascia	Universal Fascia Board White 175mm x 5m	2.6 Each
Bargeboard	Universal Fascia Board White 175mm x 5m	3.3 Each
Bargeboard fixings	White plastic top Nail 40mm - 10G	0.84 Each
Roof structure fixings (allowance)	Round Bright Nails 100 x 4.5mm x 25kg	0.56 Box
Gable soffits (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	1.7 Each
Eaves soffits (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	1.3 Each
Soffit fixings	White plastic top Nail 40mm - 10G	1.2 Each
Gutter	Osma Half Round Gutter Black 4m	3.2 Each
Gutter unions	Osma Half Round Gutter Union Bracket	3 Each
Gutter clips	Osma Half Round Gutter Support Bracket	12 Each
Wallplate straps	Simpson Strap 30 x 5 x 1200 @ 150mm	7 Each
Gable straps at joist level	Simpson Strap 30 x 5 x 1200 @ 150mm	7 Each
Gable straps at verge level	Simpson Strap 30 x 5 x 1600 @ 150mm	9 Each

##### **Sloping Roof Accessories (Main Roof)**

General roof binders	Dry Graded C16 Regularised Treated 47 x 175mm	24 m
Down pipe	Osma Roundline Black Pipe 5.5m	6.3 Each
Stop ends	Osma Half Round External Stop End	16 Each
Down pipe unions	Osma Roundline Down Pipe Connector	6 Each
Down pipe clips	Half Round Downpipe Saddle Bracket 68mm	34 Each
Swan necks	Osma Roundline Down Pipe Bend	16 Each
Gutter outlet	Half Round Gutter Running Outlet 112mm	8 Each
Gutter Angles	Osma Half Round Gutter Angle 90 Deg	1 Each

##### **Truss Roof (Main Roof)**

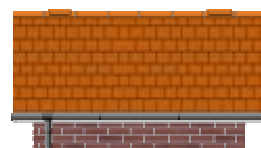
Noggings between roof joists	Sawn Treated 47 x 50mm	4 m
Truss roof assembly	Truss Roof Assembly	133 Each
Noggings between rafters	Sawn Treated 47 x 50mm	6.8 m
General roof gable Ladder Rafters	Dry Graded C16 Regularised Treated 47 x 150mm	8.1 m
Gable ladder noggings	Sawn Treated 47 x 50mm	2.9 m
Soffit carriers	Treated Batten 25 x 38mm	3.6 m
Wall plate	Dry Graded C16 Regularised Treated 75 x 100mm	4.5 m
General roof bracing	Sawn Carcassing Treated 25 x 100mm	2.9 m
Lean to roof apex wall plate	Dry Graded C16 Regularised Treated 47 x 150mm	4.5 m
Lean to roof apex wall plate fixings	Frame Fixings 8 x 100mm	1.4 Pack
Lean to roof internal wall plate	Dry Graded C16 Regularised Treated 47 x 150mm	4.5 m

Lean to roof internal wall plate fixings	Rawlbolt Plated Loose M12 60L	9.1 Each
Eaves fascia	Universal Fascia Board White 175mm x 5m	0.91 Each
Bargeboard	Universal Fascia Board White 175mm x 5m	0.77 Each
Bargeboard fixings	White plastic top Nail 40mm - 10G	0.19 Each
Roof structure fixings (allowance)	Round Bright Nails 100 x 4.5mm x 25kg	0.09 Box
Tilting fillets	Treated Fittings 2EX 47 x 75mm	6 m
Tilting fillet support board	Cement Soffit Strip 2400 x 150 x 4.5mm	1.9 Each
Eaves ventilator	Manthorpe Soffit Vent 2440 x 10 mm White G800WH	1.9 Each
Eaves ventilator fixings	Screws Recessed 6G x 0.75 Inch Zinc Plated (200 Box)	0.11 Box
Gable soffits (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	0.29 Each
Eaves soffits (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	0.34 Each
Soffit fixings	White plastic top Nail 40mm - 10G	0.25 Each
Gutter	Osma Half Round Gutter Black 4m	1.1 Each
Gutter unions	Osma Half Round Gutter Union Bracket	1 Each
Gutter clips	Osma Half Round Gutter Support Bracket	5 Each
Wallplate straps	Simpson Strap 30 x 5 x 1200 @ 150mm	3 Each
Gable straps at joist level	Simpson Strap 30 x 5 x 1200 @ 150mm	2 Each
Gable straps at verge level	Simpson Strap 30 x 5 x 1600 @ 150mm	2 Each
Primer for bargeboard and fascia	Dulux Trade Undercoat White 5L	0.04 5L
Primer for soffits	Dulux Trade Undercoat White 5L	0.04 5L
Noggings between roof joists	Sawn Treated 47 x 50mm	6.6 m
Truss roof assembly	Truss Roof Assembly	361 Each
Noggings between rafters	Sawn Treated 47 x 50mm	15 m
General roof gable Ladder Rafters	Dry Graded C16 Regularised Treated 47 x 150mm	14 m
Gable ladder noggings	Sawn Treated 47 x 50mm	5.2 m
Soffit carriers	Treated Batten 25 x 38mm	5.7 m
Wall plate	Dry Graded C16 Regularised Treated 75 x 100mm	7.6 m
General roof bracing	Sawn Carcassing Treated 25 x 100mm	8.8 m
Eaves fascia	Universal Fascia Board White 175mm x 5m	1.5 Each
Bargeboard	Universal Fascia Board White 175mm x 5m	1.4 Each
Bargeboard fixings	White plastic top Nail 40mm - 10G	0.35 Each
Roof structure fixings (allowance)	Round Bright Nails 100 x 4.5mm x 25kg	0.27 Box
Tilting fillets	Treated Fittings 2EX 47 x 75mm	9.5 m
Tilting fillet support board	Cement Soffit Strip 2400 x 150 x 4.5mm	3.1 Each
Eaves ventilator	Manthorpe Soffit Vent 2440 x 10 mm White G800WH	3.2 Each
Eaves ventilator fixings	Screws Recessed 6G x 0.75 Inch Zinc Plated (200 Box)	0.19 Box
Gable soffits (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	0.69 Each
Eaves soffits (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	0.76 Each
Soffit fixings	White plastic top Nail 40mm - 10G	0.58 Each
Gutter	Osma Half Round Gutter Black 4m	1.9 Each
Gutter unions	Osma Half Round Gutter Union Bracket	2 Each
Gutter clips	Osma Half Round Gutter Support Bracket	8 Each
Wallplate straps	Simpson Strap 30 x 5 x 1200 @ 150mm	4 Each
Gable straps at joist level	Simpson Strap 30 x 5 x 1200 @ 150mm	3 Each
Gable straps at verge level	Simpson Strap 30 x 5 x 1600 @ 150mm	4 Each
Primer for bargeboard and fascia	Dulux Trade Undercoat White 5L	0.07 5L
Primer for soffits	Dulux Trade Undercoat White 5L	0.09 5L
Noggings between roof joists	Sawn Treated 47 x 50mm	19 m
Truss roof assembly	Truss Roof Assembly	1580 Each
Noggings between rafters	Sawn Treated 47 x 50mm	44 m
General roof gable Ladder Rafters	Dry Graded C16 Regularised Treated 47 x 150mm	44 m
Gable ladder noggings	Sawn Treated 47 x 50mm	16 m
Soffit carriers	Treated Batten 25 x 38mm	16 m
Wall plate	Dry Graded C16 Regularised Treated 75 x 100mm	21 m
General roof bracing	Sawn Carcassing Treated 25 x 100mm	38 m
Eaves fascia	Universal Fascia Board White 175mm x 5m	4.2 Each
Bargeboard	Universal Fascia Board White 175mm x 5m	4.4 Each
Bargeboard fixings	White plastic top Nail 40mm - 10G	1.1 Each
Roof structure fixings (allowance)	Round Bright Nails 100 x 4.5mm x 25kg	1.2 Box
Tilting fillets	Treated Fittings 2EX 47 x 75mm	27 m
Tilting fillet support board	Cement Soffit Strip 2400 x 150 x 4.5mm	8.7 Each
Eaves ventilator	Manthorpe Soffit Vent 2440 x 10 mm White G800WH	8.9 Each
Eaves ventilator fixings	Screws Recessed 6G x 0.75 Inch Zinc Plated (200 Box)	0.53 Box
Gable soffits (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	2.2 Each
Eaves soffits (side 1)	Multi Purpose Fascia Board White 400 x 10mm X 5m	2.1 Each
Soffit fixings	White plastic top Nail 40mm - 10G	1.7 Each
Gutter	Osma Half Round Gutter Black 4m	5.3 Each
Gutter unions	Osma Half Round Gutter Union Bracket	7 Each
Gutter clips	Osma Half Round Gutter Support Bracket	19 Each
Wallplate straps	Simpson Strap 30 x 5 x 1200 @ 150mm	11 Each
Gable straps at joist level	Simpson Strap 30 x 5 x 1200 @ 150mm	8 Each
Gable straps at verge level	Simpson Strap 30 x 5 x 1600 @ 150mm	11 Each
Primer for bargeboard and fascia	Dulux Trade Undercoat White 5L	0.21 5L
Primer for soffits	Dulux Trade Undercoat White 5L	0.26 5L

**Total Cost Excluding VAT      £12,507.45**

# Roof Tiling

Lay roof covering.



## Material

### Main Roof

#### Cut Roof (Main Roof)

Lathe	Treated Batten 25 x 38mm	582 m
Lathe nails	Round Wire Nails Galvanised 65mm x 25kg	0.41 Box
Roofing felt	Breather Membrane 700 1.5 x 50 m	0.82 Each
Tiles	Eternit Hawkins Single Camber Plain Tile Staffordshire Blue	3341 Each
Tile Nails	Round Wire Nails Galvanised 65mm x 25kg	0.08 Box
Ridge tile	Eternit Hawkins Single Camber Half Round Ridge Tile 305mm Staffordshire Blue	21 Each
Eaves tiles	Clay Eaves Tile (Allowance £0.90)	85 Each
Top tiles	Clay Eaves Tile (Allowance £0.90)	85 Each
Verge tiles	Clay Tile & Half (Allowance £1.40 each)	84 Each
Tile undercloak 1	Cement Soffit Strip 2400 x 150 x 4.5mm	6.8 Each
Sand pointing/bedding to ridge	Building Sand Bulk Bag	0.06 Each
Sand pointing/bedding to verge	Building Sand Bulk Bag	0.17 Each
Cement in pointing/bedding to ridge	Blue Circle Mastercrete (Plastic) 25kg	0.74 Each
Cement pointing/bedding to verge	Blue Circle Mastercrete (Plastic) 25kg	1.9 Each

#### Truss Roof (Main Roof)

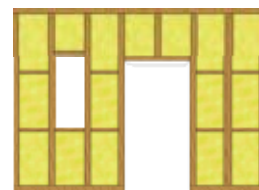
Lathe	Treated Batten 25 x 38mm	103 m
Lathe nails	Round Wire Nails Galvanised 65mm x 25kg	0.07 Box
Roofing felt	Breather Membrane 700 1.5 x 50 m	0.14 Each
Tiles	Eternit Hawkins Single Camber Plain Tile Staffordshire Blue	565 Each
Tile Nails	Round Wire Nails Galvanised 65mm x 25kg	0.01 Box
Eaves tiles	Clay Eaves Tile (Allowance £0.90)	30 Each
Top tiles	Clay Eaves Tile (Allowance £0.90)	30 Each
Verge tiles	Clay Tile & Half (Allowance £1.40 each)	19 Each
Tile undercloak 1	Cement Soffit Strip 2400 x 150 x 4.5mm	1.6 Each
Sand pointing/bedding to verge	Building Sand Bulk Bag	0.04 Each
Cement pointing/bedding to verge	Blue Circle Mastercrete (Plastic) 25kg	0.44 Each
Lean to roof ridge tile or flashing	Lead Flashing Code 4 300 x 3000mm	1.5 Roll
Lean to roof cavity tray	Manthorpe Cavity Tray Horizontal 900mm	10 Each
Lathe	Treated Batten 25 x 38mm	289 m
Lathe nails	Round Wire Nails Galvanised 65mm x 25kg	0.2 Box
Roofing felt	Breather Membrane 700 1.5 x 50 m	0.41 Each
Tiles	Eternit Hawkins Single Camber Plain Tile Staffordshire Blue	1645 Each
Tile Nails	Round Wire Nails Galvanised 65mm x 25kg	0.04 Box
Ridge tile	Eternit Hawkins Single Camber Half Round Ridge Tile 305mm Staffordshire Blue	13 Each
Eaves tiles	Clay Eaves Tile (Allowance £0.90)	51 Each
Top tiles	Clay Eaves Tile (Allowance £0.90)	51 Each
Verge tiles	Clay Tile & Half (Allowance £1.40 each)	35 Each
Additional tile and halves for valleys, hips and abutments	Clay Tile & Half (Allowance £1.40 each)	35 Each
Tile undercloak 1	Cement Soffit Strip 2400 x 150 x 4.5mm	2.8 Each
Sand pointing/bedding to ridge	Building Sand Bulk Bag	0.04 Each
Sand pointing/bedding to verge	Building Sand Bulk Bag	0.07 Each
Cement in pointing/bedding to ridge	Blue Circle Mastercrete (Plastic) 25kg	0.44 Each
Cement pointing/bedding to verge	Blue Circle Mastercrete (Plastic) 25kg	0.8 Each
Gable abutment (On roof)	Lead Flashing Code 4 300 x 3000mm	2.3 Roll
Lathe	Treated Batten 25 x 38mm	1228 m
Lathe nails	Round Wire Nails Galvanised 65mm x 25kg	0.86 Box
Roofing felt	Breather Membrane 700 1.5 x 50 m	1.8 Each
Tiles	Eternit Hawkins Single Camber Plain Tile Staffordshire Blue	7114 Each
Tile Nails	Round Wire Nails Galvanised 65mm x 25kg	0.18 Box
Ridge tile	Eternit Hawkins Single Camber Half Round Ridge Tile 305mm Staffordshire Blue	35 Each
Eaves tiles	Clay Eaves Tile (Allowance £0.90)	141 Each
Top tiles	Clay Eaves Tile (Allowance £0.90)	141 Each
Verge tiles	Clay Tile & Half (Allowance £1.40 each)	109 Each
Tile undercloak 1	Cement Soffit Strip 2400 x 150 x 4.5mm	8.9 Each
Sand pointing/bedding to ridge	Building Sand Bulk Bag	0.11 Each
Sand pointing/bedding to verge	Building Sand Bulk Bag	0.22 Each
Cement in pointing/bedding to ridge	Blue Circle Mastercrete (Plastic) 25kg	1.2 Each
Cement pointing/bedding to verge	Blue Circle Mastercrete (Plastic) 25kg	2.5 Each

**Total Cost Excluding VAT £22,485.46**



# Joinery 1st Fix

Form carcassing and first fix timbers.



## Material

### Back

#### Back Door (Back)

Door frame fixings to sides	Frame Fixings 8 x 100mm	0.75 Pack
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### Downstairs

#### Double Panel Doors (Downstairs)

Door casing fixings to sides	Cut Clasp Nails 75mm x 25kg	
Door casing fixings	Cut Clasp Nails 75mm x 25kg	
Door casing	PSE Softwood Door Casing Material 38 x 138mm (Redwood)	5.6 m

### Front

#### Front Door (Front)

Door frame fixings to sides	Frame Fixings 8 x 100mm	0.75 Pack
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### Garage

#### Double Garage Door (Garage)

Door frame fixings to sides	Frame Fixings 8 x 100mm	0.75 Pack
Door frame fixings to top and bottom	Screws Recessed 10G x 3 Inch Zinc Plated (100 Box)	0.14 Box

#### Garage Pedestrian Door (Garage)

Door frame fixings to sides	Frame Fixings 8 x 100mm	0.75 Pack
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### Ground Floor

#### Typical Panel Doors (Ground Floor)

Door casing fixings to sides	Cut Clasp Nails 75mm x 25kg	0.01 Box
Door casing fixings	Cut Clasp Nails 75mm x 25kg	
Door casing	Door Lining Set 686/762 32 X 138 With Stops	6 Each
Door casing fixings to sides	Cut Clasp Nails 75mm x 25kg	
Door casing fixings	Cut Clasp Nails 75mm x 25kg	
Door casing	Door Lining Set 686/762 32 X 138 With Stops	1 Each

### Hall

#### Straight Flight Staircase (Hall)

Staircase	Straight Flight (Allowance £500)	1 Each
Full newel posts	Burbidge Complete Newel Pine CNP1330P	2 Each

### House

#### PVCu 1800 French Door (House)

Door frame fixings to sides	Frame Fixings 8 x 100mm	2.2 Pack
Door frame fixings to top and bottom	Screws Recessed 10G x 3 Inch Zinc Plated (100 Box)	0.12 Box
Internal threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	0.57 Sheet
Fixings to threshold board	Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	0.18 Box

#### Softwood Bar Dummy Sash 1200 Deep (House)

Window fixings to sides	Frame Fixings 8 x 100mm	15 Pack
Window fixings to top and bottom	Screws Recessed 10G x 3 Inch Zinc Plated (100 Box)	0.9 Box
Internal window board	Softwood Window Board 25 x 225mm	15 m
Fixings to window board	Screws Recessed 10G x 3 Inch Zinc Plated (100 Box)	0.45 Box

#### Softwood Horizontal Bar Windows 1200 Deep (House)

Window fixings to sides	Frame Fixings 8 x 100mm	1 Pack
Window fixings to top and bottom	Screws Recessed 10G x 3 Inch Zinc Plated (100 Box)	0.12 Box
Internal window board	Softwood Window Board 25 x 225mm	1.9 m
Fixings to window board	Screws Recessed 10G x 3 Inch Zinc Plated (100 Box)	0.06 Box

### Loft

#### Loft sundries (Loft Sundries)

Loft Hatch	Manthorpe Loft Door Access GL25003	1 Each
Loft Access Way	Dry Graded C16 Regularised 47 x 100mm	20 m
Loft Access Way	Caberfloor TG4 P5 2400 x 600 x 22mm	4 Sheet
Tank Stand	Dry Graded C16 Regularised 47 x 100mm	15 m
Tank Stand	Caberfloor TG4 P5 2400 x 600 x 22mm	2 Sheet
Tank Stand and Access Way	Nails 65mm x 3.35mm Roundwire Lost Head 25kg	0.1 Box
Tank Stand	Round Wire Nails 100mm x 2.5kg	1 Box

### Upper Floor

### **Suspended Floor (Upper Floor)**

Floor Boards	Whitewood Tongue & Groove Flooring 25 x 125mm	217 m
Nailing to floorboards	Lost Head Round Wire Nails Bright 65mm x 25kg	0.19 Box
Floor Boards	Whitewood Tongue & Groove Flooring 25 x 125mm	54 m
Nailing to floorboards	Lost Head Round Wire Nails Bright 65mm x 25kg	0.05 Box
Floor Boards	Whitewood Tongue & Groove Flooring 25 x 125mm	220 m
Nailing to floorboards	Lost Head Round Wire Nails Bright 65mm x 25kg	0.2 Box
Floor Boards	Whitewood Tongue & Groove Flooring 25 x 125mm	24 m
Nailing to floorboards	Lost Head Round Wire Nails Bright 65mm x 25kg	0.02 Box
Floor Boards	Whitewood Tongue & Groove Flooring 25 x 125mm	33 m
Nailing to floorboards	Lost Head Round Wire Nails Bright 65mm x 25kg	0.03 Box

### **Upstairs**

#### **Double Panel Doors (Upstairs)**

Door casing fixings to sides	Cut Clasp Nails 75mm x 25kg	
Door casing fixings	Cut Clasp Nails 75mm x 25kg	
Door casing	PSE Softwood Door Casing Material 38 x 138mm (Redwood)	5 m

#### **Stud Wall (Upstairs)**

Vertical studding	Dry Graded C16 Regularised Treated 47 x 100mm	194 m
Horizontal rails (noggings)	Dry Graded C16 Regularised Treated 47 x 100mm	46 m
Head runner	Dry Graded C16 Regularised Treated 47 x 100mm	28 m
Sole plate	Dry Graded C16 Regularised Treated 47 x 100mm	28 m
Nailing allowance to studding	Round Bright Nails 100 x 4.5mm x 25kg	0.99 Box

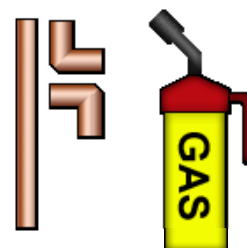
#### **Typical Panel Doors (Upstairs)**

Door casing fixings to sides	Cut Clasp Nails 75mm x 25kg	
Door casing fixings	Cut Clasp Nails 75mm x 25kg	
Door casing	Door Lining Set 686/762mm With Stops 32 x 115mm	2 Each
Door casing fixings to sides	Cut Clasp Nails 75mm x 25kg	0.01 Box
Door casing fixings	Cut Clasp Nails 75mm x 25kg	
Door casing	Door Lining Set 686/762mm With Stops 32 x 115mm	5 Each
Door casing fixings to sides	Cut Clasp Nails 75mm x 25kg	
Door casing fixings	Cut Clasp Nails 75mm x 25kg	
Door casing	Door Lining Set 686/762 32 X 138 With Stops	1 Each

**Total Cost Excluding VAT      £5,868.49**

## **Plumb 1st Fix**

Install all pipes and plumbing fittings as described.



### **Material**

#### **Bathroom 1**

##### **Soil Pipe (Bathroom 1)**

Pipe	Soil Pipe 110mm x 3M	5 Each
Pipe brackets	Soil Pipe Bracket 110mm	8 Each
2m pipe lengths	Soil Pipe 110mm x 2M	2 Each
3m pipe lengths	Soil Pipe 110mm x 3M	2 Each
87.5 degree rest bends	Soil Pipe Single Socket Bend 87.5deg 110mm	3 Each
Concrete to support rest bends	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £80)	0.15 m³
87.5 degree single branches	Soil Pipe Single Socket Single Branch 87.5deg 110mm	1 Each
87.5 degree access branches	Soil Pipe Single Socket Access Branch 87.5deg 110mm	3 Each
Boss pipes	Soil Pipe Single Socket Bossed Pipe 110mm	2 Each
32mm boss pipes	Soil Pipe Double Socket Bossed Pipe 32mm x 110mm	3 Each
40mm boss pipes	Soil Pipe Double Socket Bossed Pipe 40mm x 110mm	3 Each
Vent cowl	Soil Pipe Baloon Grating 110mm	2 Each
Offset bends	Soil Pipe Single Socket Offset Bend 110mm	4 Each
Air admittance valves	Air Admittance Valve 110mm	1 Each
Silicone lubricant	Silicone Lubricant 125gm	1 Each
Drill bit for 110mm holes	Diamond Core Drill Bit 117mm x 150mm	0.05 Each

#### **House**

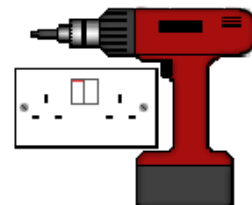
##### **Gas Flue System (Flue to ridge external wall)**

Twin wall pipe - flue block connector	Dunbrik Twinwall Flue Block Connector STWBC	1 Each
Twin wall pipe - adjustable flue	Dunbrik Twinwall Bend Adjustable 0-90 degree STW090	2 Each
Twin wall pipe	Dunbrik Twinwall Pipe 1500mm STW60	1 Each
Twin wall pipe	Dunbrik Twinwall Pipe 450mm STW18	1 Each
Twin wall pipe	Dunbrik Twinwall Pipe Adjustable 450mm STW18A	1 Each

**Total Cost Excluding VAT    £12,288.01**

## **Electrician 1st Fix**

Install all cables and conduits prior to plastering.



**Total Cost Excluding VAT    £7,500.00**

## **Plastering**

Apply plastering system to walls and ceilings.



### **Material**

#### **Back**

##### **Back Door (Back)**

Reveal and cill plaster finish	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.27 Sheet
Reveal and cill plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	0.09 Each
Reveal and cill plaster joint treatment	Scrim Tape 50mm x 90m	0.02 Each
Reveal and cill finish to plaster	Thistle Board Finish Plaster 25kg	0.07 Each
Corner Bead	Pvc 4mm Angle Corner Bead 2500mm	2.1 Each

#### **Ceiling**

##### **Truss Roof (Ceiling)**

Plasterboard to roof ceilings	Plasterboard 1200 x 2400 x 12.5mm Square Edge	29 Sheet
Plasterboard fixings for roof ceilings	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.81 Box
Plasterboard joint treatment for roof ceilings	Scrim Tape 50mm x 90m	1.6 Each
Finish to plasterboard for roof ceilings	Thistle Board Finish Plaster 25kg	7.2 Each
Insulation to ceiling (layer 1)	GP fibreglass insulation Roll 150mm 6.99m2	13 Each
Insulation to ceiling (layer 2)	GP fibreglass insulation Roll 150mm 6.99m2	13 Each

#### **Downstairs**

##### **Double Panel Doors (Downstairs)**

Reveal plaster finish	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.01 Sheet
Reveal plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	0.13 Each
Reveal plaster joint treatment	Scrim Tape 50mm x 90m	0.02 Each
Reveal finish to plaster	Thistle Board Finish Plaster 25kg	0.1 Each

#### **External Walls**

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

Plaster finish to walls	Thistle Board Finish Plaster 25kg	16 Each
Plastering to inner blockwall	Plasterboard 1200 x 2400 x 12.5mm Square Edge	64 Sheet
Wall plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	22 Each
Wall plastering joint treatment	Scrim Tape 50mm x 90m	3.6 Each

#### **Front**

##### **Front Door (Front)**

Reveal and cill plaster finish	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.27 Sheet
Reveal and cill plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	0.09 Each
Reveal and cill plaster joint treatment	Scrim Tape 50mm x 90m	0.02 Each
Reveal and cill finish to plaster	Thistle Board Finish Plaster 25kg	0.07 Each
Corner Bead	Pvc 4mm Angle Corner Bead 2500mm	2.1 Each

#### **Ground Floor**

**Block Wall (Ground Floor)**

Plaster finish to walls	Thistle Board Finish Plaster 25kg	1 Each
Plastering to inner blockwall	Plasterboard 1200 x 2400 x 12.5mm Square Edge	4 Sheet
Wall plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	1.4 Each
Wall plastering joint treatment	Scrim Tape 50mm x 90m	0.23 Each

**Hall****Straight Flight Staircase (Hall)**

Plaster to underside of staircase	Plasterboard 1200 x 2400 x 12.5mm Square Edge	1.1 Sheet
Plaster joint treatment	Scrim Tape 50mm x 90m	0.07 Each
Fixings to plasterboard	Gyproc Drywall Timber Screws 25mm (1000 Box)	0.07 Box
Plaster finish to underside of staircase	Thistle Board Finish Plaster 25kg	0.29 Each

**House****Beam and Block Floor (House)**

Readymix floor screed	Ready mix floor screed with fibres (Allowance £120)	6.6 m³
Mesh reinforcement to screed	Reinforced Steel Mesh 4.8 x 2.4m A142	5.7 Each
Readymix floor screed	Ready mix floor screed with fibres (Allowance £120)	1.4 m³
Mesh reinforcement to screed	Reinforced Steel Mesh 4.8 x 2.4m A142	1.2 Each
Readymix floor screed	Ready mix floor screed with fibres (Allowance £120)	0.58 m³
Mesh reinforcement to screed	Reinforced Steel Mesh 4.8 x 2.4m A142	0.51 Each

**PVCu 1800 French Door (House)**

Reveal and cill plaster finish	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.94 Sheet
Reveal and cill plastering fixing system / basecoat	Dri-Wall Adhesive 25kg	0.32 Each
Reveal and cill plaster joint treatment	Scrim Tape 50mm x 90m	0.05 Each
Reveal and cill finish to plaster	Thistle Board Finish Plaster 25kg	0.24 Each
Corner Bead	Pvc 4mm Angle Corner Bead 2500mm	7.5 Each

**Softwood Bar Dummy Sash 1200 Deep (House)**

Reveal and cill plaster finish to window	Plasterboard 1200 x 2400 x 12.5mm Square Edge	2.6 Sheet
Window reveal & cill plaster fixing system / base coat	Dri-Wall Adhesive 25kg	0.89 Each
Window reveal and cill plaster joint treatment	Scrim Tape 50mm x 90m	0.15 Each
Window reveal and cill finish to plaster	Thistle Board Finish Plaster 25kg	0.66 Each
Window reveal corner bead	Pvc 4mm Angle Corner Bead 2500mm	21 Each

**Softwood Horizontal Bar Windows 1200 Deep (House)**

Reveal and cill plaster finish to window	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.22 Sheet
Window reveal & cill plaster fixing system / base coat	Dri-Wall Adhesive 25kg	0.08 Each
Window reveal and cill plaster joint treatment	Scrim Tape 50mm x 90m	0.01 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	1.8 Each

**Upper Floor****Suspended Floor (Upper Floor)**

Plasterboard to floor ceilings	Plasterboard 1200 x 2400 x 12.5mm Square Edge	8.4 Sheet
Plaster fixings to floor ceilings	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.24 Box
Plaster joint treatment to floor ceilings	Scrim Tape 50mm x 90m	0.48 Each
Finish to plaster to floor ceilings	Thistle Board Finish Plaster 25kg	2.1 Each
Plasterboard to floor ceilings	Plasterboard 1200 x 2400 x 12.5mm Square Edge	2.1 Sheet
Plaster fixings to floor ceilings	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.06 Box
Plaster joint treatment to floor ceilings	Scrim Tape 50mm x 90m	0.12 Each
Finish to plaster to floor ceilings	Thistle Board Finish Plaster 25kg	0.53 Each
Plasterboard to floor ceilings	Plasterboard 1200 x 2400 x 12.5mm Square Edge	8.5 Sheet
Plaster fixings to floor ceilings	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.24 Box
Plaster joint treatment to floor ceilings	Scrim Tape 50mm x 90m	0.49 Each
Finish to plaster to floor ceilings	Thistle Board Finish Plaster 25kg	2.2 Each
Plasterboard to floor ceilings	Plasterboard 1200 x 2400 x 12.5mm Square Edge	0.92 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	0.23 Each
Plasterboard to floor ceilings	Plasterboard 1200 x 2400 x 12.5mm Square Edge	1.3 Sheet
Plaster fixings to floor ceilings	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.04 Box
Plaster joint treatment to floor ceilings	Scrim Tape 50mm x 90m	0.07 Each
Finish to plaster to floor ceilings	Thistle Board Finish Plaster 25kg	0.32 Each

**Upstairs****Stud Wall (Upstairs)**

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)	0.5 Box
Plaster joint treatment to side 1 of stud wall	Scrim Tape 50mm x 90m	0.99 Each
Finish to plaster to side 1 of stud wall	Thistle Board Finish Plaster 25kg	4.4 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	17 Sheet
Plaster fixings to side 2 of stud wall	Gyproc Drywall Timber Screws 41mm (1000 Box)	0.5 Box
Plaster joint treatment to side 2 of stud wall	Scrim Tape 50mm x 90m	0.99 Each
Finish to plaster to side 2 of stud wall	Thistle Board Finish Plaster 25kg	4.4 Each

**Total Cost Excluding VAT      £13,036.62**

# Joinery 2nd Fix

Fix doors and windows, fixtures and fittings.



## Material

### Back

#### Back Door (Back)

Door	Jeld-Wen External Softwood Glazed Door 838 x 1981mm E29KXT+DGC	1 Each
Door furniture	Mortice Dead Lock 5 Lever Brass 64mm	1 Each
Hinges	Butt Hinge Brass 102mm	1.5 Pair
Sealed units	Toughened Seal Units/ Ext Door (Prov)	1 Each

### Downstairs

#### Double Panel Doors (Downstairs)

Architrave	Architrave Torus Standard 25 x 75mm	11 m
Fixings to architrave	Panel Pins Bright 40mm x 0.5kg	0.22 Box
Internal door threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	0.15 Sheet
Fixings to internal door threshold board	Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	0.05 Box
Door	Internal Pair of Doors 6 Panel Smooth 1410 x 1981mm	1 Each
Door furniture	Internal Latch Pack Polished Brass Scroll	2 Each
Necked barrel bolt	Barrel Bolt Brass 75mm	1 Each
Rebate set	Latch Mortice Tubular 3" Y2648 SE	1 Each
Hinges	Butt Hinge Brass 76mm	3 Pair

### External Walls

#### Brick and Block Cavity Wall (External Walls)

Skirting boards	Skirting Torus/Ogee 25 x 125mm	85 m
Fixings to skirtings	Cut Clasp Nails 65mm x 25kg	0.13 Box

### Front

#### Front Door (Front)

Door	Jeld-Wen Hardwood 9 Panel Glazed Front Door 838 x 1981mm	1 Each
Door furniture	Mortice Dead Lock 5 Lever Brass 64mm	1 Each
Door furniture	Brass Victorian Letter Plate 250 x 75mm	1 Each
Weather bar	Hardwood Weatherboard	1 m
Hinges	Butt Hinge Brass 102mm	1.5 Pair
Sealed units	Decorative Glass Door Panel	1 Each

### Garage

#### Double Garage Door (Garage)

Garage Door	Double Garage Door 4267 x 1981mm (Allowance £1350)	1 Each
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#### Garage Pedestrian Door (Garage)

Door	Jeld-Wen External Softwood Glazed Door 838 x 1981mm E29KXT+DGC	1 Each
Door furniture	Mortice Dead Lock 5 Lever Brass 64mm	1 Each
Hinges	Butt Hinge Brass 102mm	1.5 Pair
Safety Glass	Toughened Sealed Units for KXT Door	1 Each

### Ground Floor

#### Block Wall (Ground Floor)

Skirting boards	Skirting Torus/Ogee 25 x 125mm	4.4 m
Fixings to skirtings	Cut Clasp Nails 65mm x 25kg	0.01 Box

#### Typical Panel Doors (Ground Floor)

Architrave	Architrave Torus Standard 25 x 75mm	60 m
Fixings to architrave	Panel Pins Bright 40mm x 0.5kg	1.2 Box
Internal door threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	0.55 Sheet
Fixings to internal door threshold board	Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	0.18 Box
Door	Jeld-Wen Internal Bostonian 6 Panel Grain Factory Finished Mould 864 x 1981mm 210BTN+P	6 Each
Door furniture	Internal Latch Pack Polished Brass Scroll	6 Each
Hinges	Butt Hinge Brass 76mm	9 Pair
Architrave	Architrave Torus Standard 25 x 75mm	10 m
Fixings to architrave	Panel Pins Bright 40mm x 0.5kg	0.2 Box
Internal door threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	0.09 Sheet
Fixings to internal door threshold board	Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	0.03 Box
Door	Jeld-Wen Internal Bostonian 6 Panel Grain Factory Finished Mould 864 x 1981mm 210BTN+P	1 Each
Door furniture	Internal Latch Pack Polished Brass Scroll	1 Each
Hinges	Butt Hinge Brass 76mm	1.5 Pair

### Hall

**Straight Flight Staircase (Hall)**

Full newel post caps	Burbidge Acorn Cap 119 x77 x 77mm LD225	2 Each
Baseraill	Burbidge Baseraill Pine BR3600/41P	2.1 Each
Baseraill infill	Redwood Matchings bundle 13 x 100 x 2100mm (10 Pack)	0.36 Each
Spindles	Burbidge Spindle Baluster Pine 32mm SM090P	60 Each
Balustrade	Burbidge Handrail Pine HDR3600/32P	2.1 Each
Wall mounted handrail	Burbidge Handrail Pine HDR3600/32P	1 Each
Handrail supports	Burbidge Single Handrail Brass Wall Bracket	6 Each
Sundry fixings	Sundry Materials (£)	30 Each
Sundry timbers	Sundry Materials (£)	20 Each

**House****Beam and Block Floor (House)**

Insulation to beam and block floor	Jabfloor 2400 x 1200 x 100mm	23 Sheet
Insulation to beam and block floor	Jabfloor 2400 x 1200 x 100mm	4.8 Sheet
Insulation to beam and block floor	Jabfloor 2400 x 1200 x 100mm	2 Sheet

**PVCu 1800 French Door (House)**

Door	PVC French Doors 1790 x 2090mm	3 Each
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**Suspended Floor****Suspended Floor Accessories (Suspended Floor)**

Perimeter floor sealant	Acoustic Floor Sealant 380ml	0.98 Each
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**Upstairs****Double Panel Doors (Upstairs)**

Architrave	Architrave Torus Standard 25 x 75mm	10 m
Fixings to architrave	Panel Pins Bright 40mm x 0.5kg	0.2 Box
Internal door threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	0.1 Sheet
Fixings to internal door threshold board	Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	0.03 Box
Door	Internal Pair of Doors 6 Panel Smooth 902 x 1981mm	1 Each
Door furniture	Internal Latch Pack Polished Brass Scroll	2 Each
Hinges	Butt Hinge Brassed 76mm	3 Pair
Rebate set	Latch Mortice Tubular 3" Y2648 SE	1 Each
Necked barrel bolt	Barrel Bolt Brass 75mm	1 Each

**Stud Wall (Upstairs)**

Skirting board side 1 of stud wall	Skirting Torus/Ogee 25 x 125mm	28 m
Skirting board side 2 of stud wall	Skirting Torus/Ogee 25 x 125mm	28 m

**Typical Panel Doors (Upstairs)**

Architrave	Architrave Torus Standard 25 x 75mm	19 m
Fixings to architrave	Panel Pins Bright 40mm x 0.5kg	0.36 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)	0.04 Box
Door	Internal Six Panel Door Grained Primed 1981 x 610mm	2 Each
Door furniture	Internal Latch Pack Polished Brass Scroll	2 Each
Hinges	Butt Hinge Brassed 76mm	3 Pair
Architrave	Architrave Torus Standard 25 x 75mm	50 m
Fixings to architrave	Panel Pins Bright 40mm x 0.5kg	1 Box
Internal door threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	0.46 Sheet
Fixings to internal door threshold board	Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	0.15 Box
Door	Jeld-Wen Internal Bostonian 6 Panel Grain Factory Finished Mould 864 x 1981mm 210BTN+P	5 Each
Door furniture	Internal Latch Pack Polished Brass Scroll	5 Each
Hinges	Butt Hinge Brassed 76mm	7.5 Pair
Architrave	Architrave Torus Standard 25 x 75mm	10 m
Fixings to architrave	Panel Pins Bright 40mm x 0.5kg	0.2 Box
Internal door threshold board	Hardwood Ply WBP 2440 x 1200 x 12mm	0.09 Sheet
Fixings to internal door threshold board	Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	0.03 Box
Door	Jeld-Wen Internal Bostonian 6 Panel Grain Factory Finished Mould 864 x 1981mm 210BTN+P	1 Each
Door furniture	Internal Latch Pack Polished Brass Scroll	1 Each
Hinges	Butt Hinge Brassed 76mm	1.5 Pair

**Total Cost Excluding VAT     £12,721.52**

## **Internal Fitting Out**

Fix internal fixtures and fittings as described.



## **Material**

### **Bathroom Wall**

#### **Ceramic Wall Tiling (Bathroom Wall)**

Tiles	White Trade Tile 150 x 150mm	130 Each
Border tiles	Ceramic Border Tile (Allowance £0.40 each)	33 Each
Decorative tiles	Ceramic Decorative Tile (Allowance £0.60 each)	10 Each
Tile adhesive	Waterproof Tile Adhesive 10L	0.34 10L
Tile grout	Evo-Stick Waterproof Tile Adhesive & Grout 10L	0.12 10L
Tile edge trim	Ceramic Tile Trim 9 x 2500mm	2 Each
Sealant to tiles	Silicone Sealant White 0.31 Litre	0.25 Each
Tiles	White Trade Tile 150 x 150mm	93 Each
Border tiles	Ceramic Border Tile (Allowance £0.40 each)	24 Each
Tile adhesive	Waterproof Tile Adhesive 10L	0.24 10L
Tile grout	Evo-Stick Waterproof Tile Adhesive & Grout 10L	0.09 10L
Tile edge trim	Ceramic Tile Trim 9 x 2500mm	1.4 Each
Sealant to tiles	Silicone Sealant White 0.31 Litre	0.18 Each
Tiles	White Trade Tile 150 x 150mm	83 Each
Border tiles	Ceramic Border Tile (Allowance £0.40 each)	21 Each
Decorative tiles	Ceramic Decorative Tile (Allowance £0.60 each)	4 Each
Tile adhesive	Waterproof Tile Adhesive 10L	0.22 10L
Tile grout	Evo-Stick Waterproof Tile Adhesive & Grout 10L	0.08 10L
Tile edge trim	Ceramic Tile Trim 9 x 2500mm	0.48 Each
Tile corner trim	Tile Seal Mitre & Corners	0.48 Each
Tile bath trim	Bath Seal Homelix White 1.75m	1.8 Each
Sealant to tiles	Silicone Sealant White 0.31 Litre	0.16 Each
Tiles	White Trade Tile 150 x 150mm	179 Each
Border tiles	Ceramic Border Tile (Allowance £0.40 each)	12 Each
Decorative tiles	Ceramic Decorative Tile (Allowance £0.60 each)	6 Each
Tile adhesive	Waterproof Tile Adhesive 10L	0.43 10L
Tile grout	Evo-Stick Waterproof Tile Adhesive & Grout 10L	0.15 10L
Tile edge trim	Ceramic Tile Trim 9 x 2500mm	1.8 Each
Tile shower trim	Bath Seal Homelix White 1.75m	1 Each
Sealant to tiles	Silicone Sealant White 0.31 Litre	0.21 Each

### **Bathrooms**

#### **Allowance for sanitaryware (Allowance for sanitaryware)**

Allowance for sanitaryware	Sundry Materials (£)	2000 Each
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### **Front**

#### **Allowance for Portico**

Allowance for Portico	Allowance for Portico	3000 Each
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### **House**

#### **Gas Flue System (Flue to ridge external wall)**

Notice plate	Flue Notice Plate	1 Each
Flue testing	Dunbrik Smoke Pellets (6 Per Tube)	1 Each

### **Kitchen**

#### **Allowance for kitchen (Allowance for Kitchen)**

Kitchen and Fitting	Sundry Materials (£)	5000 Each
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### **Lounge**

#### **Feature Fire Place and Fire (Feature Fireplace)**

Fire Surround	Fire Surround Back Pannel & Hearth (Allowance £250)	1 Each
Fire Surround	Sherwood Vintage Mantle Honey Oak 110132	1 Each
Gas Fire	Sensation Deluxe Gas Fire Pebble	1 Each

### **Utility**

#### **Allowance for utility (Allowance for Utility Units)**

Utility Room Units	Sundry Materials (£)	1000 Each
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**Total Cost Excluding VAT     £17,949.90**

## **Internal Decoration**

Apply decoration. (Note that a basic paint specification has been used for the purposes of estimating the building works. However, colours and finishes may be changed by agreement in writing.)



## **Material**

### **Back**

#### **Back Door (Back)**

Decoration to reveal plastering	Magnolia Trade Matt Emulsion 10L	0.01 10L
Primer for door frame internally	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for door frame internally	Dulux Trade Undercoat White 5L	0.03 5L
Paint for door frame internally	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door internally	Dulux Trade Undercoat White 5L	0.06 5L
Undercoat for door internally	Dulux Trade Undercoat White 5L	0.06 5L
Paint for door internally	Dulux Trade High Gloss White 5L	0.06 5L

### **Ceiling**

#### **Truss Roof (Ceiling)**

Decoration to plaster roof ceiling	White Trade Matt Emulsion 10L	1.4 10L
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### **Downstairs**

#### **Double Panel Doors (Downstairs)**

Primer for architrave	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for architrave	Dulux Trade Undercoat White 5L	0.03 5L
Paint for architrave	Dulux Trade High Gloss White 5L	0.03 5L
Decoration to internal door reveal plastering	Magnolia Trade Matt Emulsion 10L	0.02 10L
Primer for door casing	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for door casing	Dulux Trade Undercoat White 5L	0.06 5L
Paint for door casing	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door	Dulux Trade Undercoat White 5L	0.18 5L
Undercoat for door	Dulux Trade Undercoat White 5L	0.18 5L
Paint for door	Dulux Trade High Gloss White 5L	0.18 5L
Primer for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.02 2.5L
Undercoat for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.01 2.5L
Paint for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.02 2.5L

### **External Walls**

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

Decoration to wall or plaster	Magnolia Trade Matt Emulsion 10L	3.2 10L
Primer for skirting boards	Dulux Trade Undercoat White 5L	0.25 5L
Under Coat for skirting boards	Dulux Trade Undercoat White 5L	0.25 5L
Paint for skirting boards	Dulux Trade High Gloss White 5L	0.25 5L

### **Front**

#### **Front Door (Front)**

Decoration to reveal plastering	Magnolia Trade Matt Emulsion 10L	0.01 10L
Primer for door frame internally	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for door frame internally	Dulux Trade Undercoat White 5L	0.03 5L
Paint for door frame internally	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door internally	Dulux Trade Undercoat White 5L	0.06 5L
Undercoat for door internally	Dulux Trade Undercoat White 5L	0.06 5L
Paint for door internally	Dulux Trade High Gloss White 5L	0.06 5L

### **Garage**

#### **Double Garage Door (Garage)**

Primer for door frame internally	Dulux Trade Undercoat White 5L	0.04 5L
Undercoat for door frame internally	Dulux Trade Undercoat White 5L	0.04 5L
Paint for door frame internally	Dulux Trade High Gloss White 5L	0.04 5L

#### **Garage Pedestrian Door (Garage)**

Primer for door frame internally	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for door frame internally	Dulux Trade Undercoat White 5L	0.03 5L
Paint for door frame internally	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door internally	Dulux Trade Undercoat White 5L	0.05 5L
Undercoat for door internally	Dulux Trade Undercoat White 5L	0.05 5L
Paint for door internally	Dulux Trade High Gloss White 5L	0.05 5L

### **Ground Floor**

#### **Block Wall (Ground Floor)**

Decoration to wall or plaster	Magnolia Trade Matt Emulsion 10L	0.2 10L
Primer for skirting boards	Dulux Trade Undercoat White 5L	0.01 5L
Under Coat for skirting boards	Dulux Trade Undercoat White 5L	0.01 5L
Paint for skirting boards	Dulux Trade High Gloss White 5L	0.01 5L

#### **Typical Panel Doors (Ground Floor)**

Primer for architrave	Dulux Trade Undercoat White 5L	0.18 5L
Undercoat for architrave	Dulux Trade Undercoat White 5L	0.18 5L
Paint for architrave	Dulux Trade High Gloss White 5L	0.18 5L
Primer for door casing	Dulux Trade Undercoat White 5L	0.15 5L
Undercoat for door casing	Dulux Trade Undercoat White 5L	0.3 5L
Paint for door casing	Dulux Trade High Gloss White 5L	0.15 5L
Primer for door	Dulux Trade Undercoat White 5L	0.68 5L
Undercoat for door	Dulux Trade Undercoat White 5L	0.68 5L
Paint for door	Dulux Trade High Gloss White 5L	0.68 5L
Primer for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.06 2.5L
Undercoat for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.03 2.5L
Paint for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.06 2.5L
Primer for architrave	Dulux Trade Undercoat White 5L	0.03 5L



Undercoat for architrave	Dulux Trade Undercoat White 5L	0.03 5L
Paint for architrave	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door casing	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for door casing	Dulux Trade Undercoat White 5L	0.05 5L
Paint for door casing	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door	Dulux Trade Undercoat White 5L	0.11 5L
Undercoat for door	Dulux Trade Undercoat White 5L	0.11 5L
Paint for door	Dulux Trade High Gloss White 5L	0.11 5L
Primer for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.01 2.5L
Undercoat for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	
Paint for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.01 2.5L
<b>Hall</b>		
<b>Straight Flight Staircase (Hall)</b>		
Decoration to underside of staircase	White Trade Matt Emulsion 10L	0.06 10L
Primer for staircase	All Purpose Primer 5L	0.2 Each
Undercoat for staircase	Dulux Trade Undercoat White 5L	0.2 5L
Decoration for staircase	Varnish Polyurethane Clear Matt 2.5L	0.8 2.5L
<b>House</b>		
<b>PVCu 1800 French Door (House)</b>		
Decoration to reveal plastering	Magnolia Trade Matt Emulsion 10L	0.05 10L
Primer for threshold board	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for threshold board	Dulux Trade Undercoat White 5L	0.03 5L
Paint for threshold board	Dulux Trade High Gloss White 5L	0.03 5L
<b>Softwood Bar Dummy Sash 1200 Deep (House)</b>		
Window decoration to reveal plastering	Magnolia Trade Matt Emulsion 10L	0.13 10L
Primer to interior of window	Dulux Trade Undercoat White 5L	0.32 5L
Undercoat to interior of window	Dulux Trade Undercoat White 5L	0.32 5L
Gloss to interior of window	Dulux Trade High Gloss White 5L	0.32 5L
Primer for window board	Dulux Trade Undercoat White 5L	0.12 5L
Undercoat for window board	Dulux Trade Undercoat White 5L	0.12 5L
Paint for window board	Dulux Trade High Gloss White 5L	0.12 5L
<b>Softwood Horizontal Bar Windows 1200 Deep (House)</b>		
Window decoration to reveal plastering	Magnolia Trade Matt Emulsion 10L	0.01 10L
Primer to interior of window	Dulux Trade Undercoat White 5L	0.04 5L
Undercoat to interior of window	Dulux Trade Undercoat White 5L	0.04 5L
Gloss to interior of window	Dulux Trade High Gloss White 5L	0.04 5L
Primer for window board	Dulux Trade Undercoat White 5L	0.02 5L
Undercoat for window board	Dulux Trade Undercoat White 5L	0.02 5L
Paint for window board	Dulux Trade High Gloss White 5L	0.02 5L
<b>Upper Floor</b>		
<b>Suspended Floor (Upper Floor)</b>		
Decoration to plaster	White Trade Matt Emulsion 10L	0.42 10L
Decoration to plaster	White Trade Matt Emulsion 10L	0.1 10L
Decoration to plaster	White Trade Matt Emulsion 10L	0.43 10L
Decoration to plaster	White Trade Matt Emulsion 10L	0.05 10L
Decoration to plaster	White Trade Matt Emulsion 10L	0.06 10L
<b>Upstairs</b>		
<b>Double Panel Doors (Upstairs)</b>		
Primer for architrave	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for architrave	Dulux Trade Undercoat White 5L	0.03 5L
Paint for architrave	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door casing	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for door casing	Dulux Trade Undercoat White 5L	0.05 5L
Paint for door casing	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door	Dulux Trade Undercoat White 5L	0.12 5L
Undercoat for door	Dulux Trade Undercoat White 5L	0.12 5L
Paint for door	Dulux Trade High Gloss White 5L	0.12 5L
Primer for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.01 2.5L
Undercoat for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	
Paint for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.01 2.5L
<b>Stud Wall (Upstairs)</b>		
Decoration to plaster to side 1 of stud wall	Magnolia Trade Matt Emulsion 10L	0.87 10L
Decoration to plaster to side 2 of stud wall	Magnolia Trade Matt Emulsion 10L	0.87 10L
Priming to skirting board side 1 of stud wall	Dulux Trade Undercoat White 5L	0.08 5L
Undercoating to skirting board side 1 of stud wall	Dulux Trade Undercoat White 5L	0.08 5L
Finishing coat to skirting board side 1 of stud wall	Dulux Trade High Gloss White 5L	0.08 5L
Priming to skirting board side 2 of stud wall	Dulux Trade Undercoat White 5L	0.08 5L
Undercoating to skirting board side 2 of stud wall	Dulux Trade Undercoat White 5L	0.08 5L
Finishing coat to skirting board side 2 of stud wall	Dulux Trade High Gloss White 5L	0.08 5L
<b>Typical Panel Doors (Upstairs)</b>		
Primer for architrave	Dulux Trade Undercoat White 5L	0.06 5L
Undercoat for architrave	Dulux Trade Undercoat White 5L	0.06 5L
Paint for architrave	Dulux Trade High Gloss White 5L	0.06 5L
Primer for door casing	Dulux Trade Undercoat White 5L	0.05 5L
Undercoat for door casing	Dulux Trade Undercoat White 5L	0.1 5L
Paint for door casing	Dulux Trade High Gloss White 5L	0.05 5L
Primer for door	Dulux Trade Undercoat White 5L	0.17 5L

Undercoat for door	Dulux Trade Undercoat White 5L	0.17 5L
Paint for door	Dulux Trade High Gloss White 5L	0.17 5L
Primer for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.01 2.5L
Undercoat for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.01 2.5L
Paint for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.01 2.5L
Primer for architrave	Dulux Trade Undercoat White 5L	0.15 5L
Undercoat for architrave	Dulux Trade Undercoat White 5L	0.15 5L
Paint for architrave	Dulux Trade High Gloss White 5L	0.15 5L
Primer for door casing	Dulux Trade Undercoat White 5L	0.13 5L
Undercoat for door casing	Dulux Trade Undercoat White 5L	0.25 5L
Paint for door casing	Dulux Trade High Gloss White 5L	0.13 5L
Primer for door	Dulux Trade Undercoat White 5L	0.57 5L
Undercoat for door	Dulux Trade Undercoat White 5L	0.57 5L
Paint for door	Dulux Trade High Gloss White 5L	0.57 5L
Primer for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.05 2.5L
Undercoat for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.02 2.5L
Paint for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.05 2.5L
Primer for architrave	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for architrave	Dulux Trade Undercoat White 5L	0.03 5L
Paint for architrave	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door casing	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for door casing	Dulux Trade Undercoat White 5L	0.05 5L
Paint for door casing	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door	Dulux Trade Undercoat White 5L	0.11 5L
Undercoat for door	Dulux Trade Undercoat White 5L	0.11 5L
Paint for door	Dulux Trade High Gloss White 5L	0.11 5L
Primer for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.01 2.5L
Undercoat for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	
Paint for internal door threshold board	Ronseal Hardfloor Gloss Varnish 2.5L	0.01 2.5L

**Total Cost Excluding VAT      £4,367.29**

## External Decoration

Apply decoration. (Note that a basic paint specification has been used for the purposes of estimating the building works. However, colours and finishes may be changed by agreement in writing.)



### Material

#### Back

##### **Back Door (Back)**

Sealant	Silicone Sealant White 0.31 Litre	0.18 Each
Primer for door frame externally	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for door frame externally	Dulux Trade Undercoat White 5L	0.03 5L
Paint for door frame externally	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door externally	Dulux Trade Undercoat White 5L	0.06 5L
Undercoat for door externally	Dulux Trade Undercoat White 5L	0.06 5L
Paint for door externally	Dulux Trade High Gloss White 5L	0.06 5L
Primer for external cill	Cuprinol Yacht Varnish Clear Gloss 1L	0.02 1L
Undercoat/varnish for external cill	Cuprinol Yacht Varnish Clear Gloss 1L	0.02 1L
Paint/varnish for external cill	Cuprinol Yacht Varnish Clear Gloss 1L	0.02 1L

#### Front

##### **Front Door (Front)**

Sealant	Silicone Sealant White 0.31 Litre	0.18 Each
Primer for door frame externally	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for door frame externally	Dulux Trade Undercoat White 5L	0.03 5L
Paint for door frame externally	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door externally	Dulux Trade Undercoat White 5L	0.06 5L
Undercoat for door externally	Dulux Trade Undercoat White 5L	0.06 5L
Paint for door externally	Dulux Trade High Gloss White 5L	0.06 5L
Primer for external cill	Cuprinol Yacht Varnish Clear Gloss 1L	0.02 1L
Undercoat/varnish for external cill	Cuprinol Yacht Varnish Clear Gloss 1L	0.02 1L
Paint/varnish for external cill	Cuprinol Yacht Varnish Clear Gloss 1L	0.02 1L

#### Garage

##### **Double Garage Door (Garage)**

Sealant	Silicone Sealant White 0.31 Litre	0.39 Each
Primer for door frame externally	Dulux Trade Undercoat White 5L	0.04 5L
Undercoat for door frame externally	Dulux Trade Undercoat White 5L	0.04 5L
Paint for door frame externally	Dulux Trade High Gloss White 5L	0.04 5L

Undercoat for door externally	Dulux Trade Undercoat White 5L	0.27 5L
Paint for door externally	Dulux Trade High Gloss White 5L	0.27 5L
<b>Garage Pedestrian Door (Garage)</b>		
Sealant	Silicone Sealant White 0.31 Litre	0.18 Each
Primer for door frame externally	Dulux Trade Undercoat White 5L	0.03 5L
Undercoat for door frame externally	Dulux Trade Undercoat White 5L	0.03 5L
Paint for door frame externally	Dulux Trade High Gloss White 5L	0.03 5L
Primer for door externally	Dulux Trade Undercoat White 5L	0.05 5L
Undercoat for door externally	Dulux Trade Undercoat White 5L	0.05 5L
Paint for door externally	Dulux Trade High Gloss White 5L	0.05 5L
Primer for external cill	Cuprinol Yacht Varnish Clear Gloss 1L	0.01 1L
Undercoat/varnish for external cill	Cuprinol Yacht Varnish Clear Gloss 1L	0.01 1L
Paint/varnish for external cill	Cuprinol Yacht Varnish Clear Gloss 1L	0.01 1L
<b>House</b>		
<b>PVCu 1800 French Door (House)</b>		
Sealant	Silicone Sealant White 0.31 Litre	0.7 Each
<b>Softwood Bar Dummy Sash 1200 Deep (House)</b>		
Sealant to sides and top of window	Silicone Sealant White 0.31 Litre	1.9 Each
Primer to exterior of window	Dulux Trade Undercoat White 5L	0.32 5L
Undercoat to exterior of window	Dulux Trade Undercoat White 5L	0.32 5L
Gloss to exterior of window	Dulux Trade High Gloss White 5L	0.32 5L
<b>Softwood Horizontal Bar Windows 1200 Deep (House)</b>		
Sealant to sides and top of window	Silicone Sealant White 0.31 Litre	0.18 Each
Primer to exterior of window	Dulux Trade Undercoat White 5L	0.04 5L
Undercoat to exterior of window	Dulux Trade Undercoat White 5L	0.04 5L
Gloss to exterior of window	Dulux Trade High Gloss White 5L	0.04 5L
<b>Main Roof</b>		
<b>Truss Roof (Main Roof)</b>		
Undercoat for bargeboard and fascia	Dulux Trade Undercoat White 5L	0.04 5L
Paint for bargeboard and fascia	Dulux Trade High Gloss White 5L	0.04 5L
Undercoat for soffits	Dulux Trade Undercoat White 5L	0.04 5L
Paint for soffits	Dulux Trade High Gloss White 5L	0.04 5L
Undercoat for bargeboard and fascia	Dulux Trade Undercoat White 5L	0.07 5L
Paint for bargeboard and fascia	Dulux Trade High Gloss White 5L	0.07 5L
Undercoat for soffits	Dulux Trade Undercoat White 5L	0.09 5L
Paint for soffits	Dulux Trade High Gloss White 5L	0.09 5L
Undercoat for bargeboard and fascia	Dulux Trade Undercoat White 5L	0.21 5L
Paint for bargeboard and fascia	Dulux Trade High Gloss White 5L	0.21 5L
Undercoat for soffits	Dulux Trade Undercoat White 5L	0.26 5L
Paint for soffits	Dulux Trade High Gloss White 5L	0.26 5L

**Total Cost Excluding VAT     £1,171.62**

## **Landscaping**

Carry out the landscaping works as shown on drawing. Note that where planting is included that this should be carried out during the appropriate growing season.

### **Material**

#### **Garden**

##### **Site Clearance and Topsoil (Site clearance and topsoil)**

Additional soil to make up levels	Top Soil (Allowance £30)	53 Tonne
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**Total Cost Excluding VAT     £3,237.88**

## Cleaning

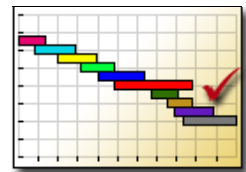
Site to be left clean and tidy and all surplus material to be removed from site.



**Total Cost Excluding VAT     £1,175.00**

## Completion

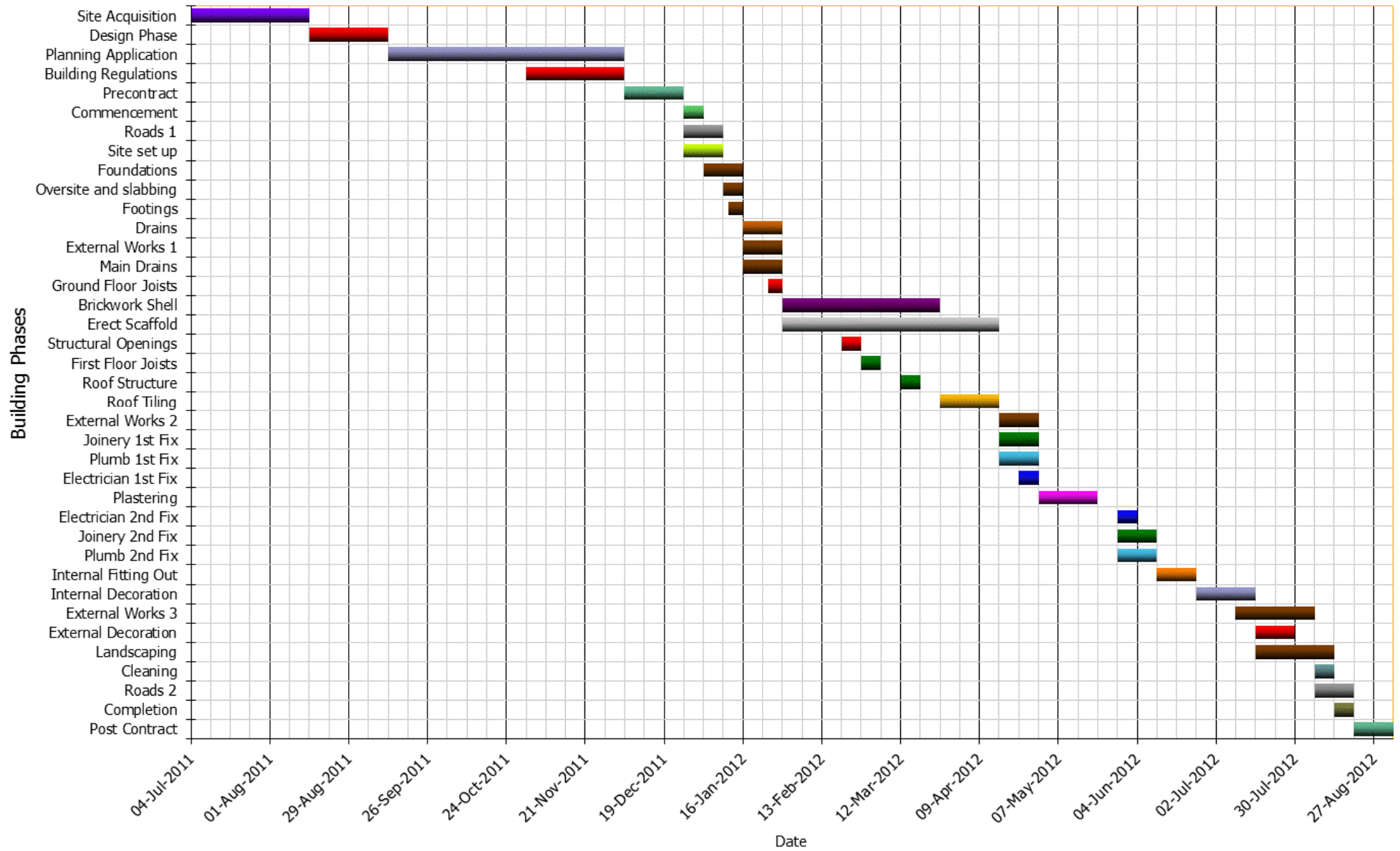
Completion of all building works.



**Total Cost Excluding VAT     £244.38**

<b>Total Cost Excluding VAT</b>	<b>£209,842.68</b>
<b>Total VAT</b>	<b>£0.00</b>
<b>Total Cost Including VAT</b>	<b>£209,842.68</b>

## Planning Bar Chart for:- 4 Bedroomed House



## Summary of cost breakdown by resource type

Resource	Type	Total
Labour	Bricklayer	£17,221.77
	Carpenter	£12,147.83
	Decorator	£4,564.37
	Groundworker	£4,297.54
	Plasterer	£7,671.01
	Roof Tiler	£6,065.04
	Sundry Labour	£1,500.00
	Insulation Installer	£159.69
	Ceramic Tiler	£537.45
	Plumber	£507.50
Labour Total		£54,672.18
Material	Aggregate	£5,203.77
	Blocks	£5,446.85
	Bricks	£11,769.73
	Carcasing Timber	£5,203.96
	Concrete	£4,278.97
	Concrete Products	£746.09
	Decoration	£832.55
	Door Furniture	£537.27
	Doors	£6,358.67
	Foundation	£1,083.22
	Insulation	£3,929.96
	Lintels	£3,741.30
	Metalwork	£1,465.34
	Plastering	£1,502.94
	Plumbing	£1,853.14
	Roof Tiles	£14,180.99
	Roofing Sundries	£1,207.24
	Screws and Fixings	£666.35
	Sheet material	£403.21
	Sundry Material	£11,771.76
	Timber Mouldings	£708.55
	Timber Various	£1,301.69
	Windows and Door frames	£7,367.70
	Stairs	£1,398.59
	Rainwater Goods	£754.22
	Brickwork sundries	£2,504.75
	Chimney sundries	£774.54
	Drainage	£5,383.26

	Stone	£4,031.25
	Ceramics etc..	£262.04
	Landscaping	£2,128.50
	PVC-u Soil Waste	£1,374.66
	Bonded Abrasives	£10.48
	Roof Trusses	£2,786.94
	Equipment	£110.11
	Tools	£257.48
Material Total		£113,338.04
Plant	Excavators	£3,480.54
	Light plant	£1,036.06
	Safety Equipment	£0.00
	Spoil removal	£4,883.35
	Sundry Plant	£375.00
	Craneage	£3,190.00
	Power Tool	£75.00
	Site Accomodation	£3,412.50
	Access Equipment	£287.50
	Transport	£0.00
Plant Total		£16,739.95
Sundry	Insurance	£0.00
	Sundry Item	£750.00
Sundry Total		£750.00
Subcontractor	Specialist Contractor	£625.00
	Electrical Contractor	£7,500.00
	Scaffolding Contractor	£6,217.50
	Plumbing Contractor	£10,000.00
Subcontractor Total		£24,342.50
Grand Total		£209,842.68

## Summary of cost breakdown by build phase

Date Required	Build Phase	Type	Total
04/07/2011	Site Acquisition	Insurance	£0.00
	Site Acquisition Total		£0.00
26/12/2011	Commencement	Excavators	£1,527.94
		Groundworker	£450.00
		Spoil removal	£1,920.09
		Sundry Plant	£62.50
	Commencement Total		£3,960.53
	Site set up	Aggregate	£806.05
		Decoration	£24.00
		Excavators	£281.25
		Light plant	£637.50
		Sundry Labour	£100.00
		Sundry Item	£625.00
		Site Accomodation	£3,412.50
		Equipment	£110.11
		Tools	£257.48
		Access Equipment	£287.50
		Transport	£0.00
	Site set up Total		£6,541.38
02/01/2012	Foundations	Concrete	£2,017.07
		Excavators	£686.98
		Groundworker	£627.67
		Light plant	£1.41
		Safety Equipment	£0.00
		Spoil removal	£1,184.15
	Foundations Total		£4,517.28
09/01/2012	Oversite and slabbing	Aggregate	£672.80
		Blocks	£1,738.22
		Concrete	£324.09
		Concrete Products	£83.38
		Excavators	£140.63
		Foundation	£102.54
		Groundworker	£1,107.58
		Insulation	£0.00
		Light plant	£60.25
		Lintels	£1,807.24
		Roofing Sundries	£0.00
		Sundry Plant	£125.00
		Craneage	£440.00



		Power Tool	£25.00
	Oversite and slabbing Total		£6,626.73
11/01/2012	Footings	Aggregate	£97.15
		Blocks	£963.17
		Bricklayer	£1,459.61
		Bricks	£1,077.69
		Carpenter	£0.00
		Concrete	£127.78
		Concrete Products	£113.87
		Foundation	£7.19
		Groundworker	£463.30
		Light plant	£0.90
		Roofing Sundries	£185.44
	Footings Total		£4,496.09
16/01/2012	Drains	Aggregate	£2,734.46
		Bricks	£87.08
		Concrete	£423.35
		Concrete Products	£4.90
		Excavators	£562.50
		Foundation	£14.90
		Groundworker	£1,348.99
		Light plant	£86.00
		Plumbing	£335.94
		Safety Equipment	£0.00
		Spoil removal	£1,252.80
		Sundry Labour	£0.00
		Sundry Material	£0.00
		Sundry Plant	£125.00
		Drainage	£5,383.26
		Power Tool	£50.00
	Drains Total		£12,409.18
25/01/2012	Ground Floor Joists	Carcasing Timber	£0.00
		Carpenter	£0.00
		Metalwork	£0.00
	Ground Floor Joists Total		£0.00
30/01/2012	Brickwork Shell	Aggregate	£859.69
		Blocks	£2,745.46
		Bricklayer	£15,632.16
		Bricks	£10,585.61
		Carcasing Timber	£142.43
		Carpenter	£244.38
		Concrete Products	£504.41

		Foundation	£606.44
		Insulation	£818.99
		Lintels	£1,829.57
		Metalwork	£131.16
		Roof Tiles	£193.00
		Roofing Sundries	£322.80
		Sundry Labour	£0.00
		Sundry Material	£227.77
		Windows and Door frames	£7,261.54
		Brickwork sundries	£2,504.75
		Chimney sundries	£373.71
		Craneage	£2,750.00
		Brickwork Shell Total	£47,733.86
	Erect Scaffold	Sundry Item	£125.00
		Scaffolding Contractor	£6,217.50
		Erect Scaffold Total	£6,342.50
20/02/2012	Structural Openings	Bricklayer	£130.00
		Bricks	£19.35
		Lintels	£104.49
		Metalwork	£511.56
		Roof Tiles	£16.13
		Spoil removal	£60.68
		Sundry Material	£0.00
		Sundry Plant	£0.00
		Craneage	£0.00
		Structural Openings Total	£842.21
27/02/2012	First Floor Joists	Carcasing Timber	£1,144.79
		Carpenter	£472.07
		Metalwork	£94.87
		Roofing Sundries	£26.88
		Screws and Fixings	£80.71
		First Floor Joists Total	£1,819.31
12/03/2012	Roof Structure	Carcasing Timber	£1,847.61
		Carpenter	£5,532.17
		Decoration	£23.78
		Metalwork	£608.26
		Roofing Sundries	£43.41
		Screws and Fixings	£197.82
		Sheet material	£62.35
		Sundry Material	£650.88
		Rainwater Goods	£754.22
		Roof Trusses	£2,786.94

	Roof Structure Total		£12,507.45
26/03/2012	Roof Tiling	Aggregate	£33.62
		Carcasing Timber	£1,213.69
		Concrete Products	£39.53
		Plumbing	£328.67
		Roof Tiler	£6,065.04
		Roof Tiles	£13,971.87
		Roofing Sundries	£573.38
		Screws and Fixings	£167.34
		Sheet material	£92.33
	Roof Tiling Total		£22,485.46
16/04/2012	Joinery 1st Fix	Carcasing Timber	£855.44
		Carpenter	£2,488.50
		Insulation	£0.00
		Roofing Sundries	£55.34
		Screws and Fixings	£172.30
		Sheet material	£196.62
		Sundry Labour	£0.00
		Sundry Material	£0.00
		Timber Mouldings	£341.80
		Timber Various	£1,014.43
		Stairs	£744.06
	Joinery 1st Fix Total		£5,868.49
	Plumb 1st Fix	Concrete	£16.13
		Chimney sundries	£379.25
		Plumber	£507.50
		Plumbing Contractor	£10,000.00
		PVC-u Soil Waste	£1,374.66
		Bonded Abrasives	£10.48
	Plumb 1st Fix Total		£12,288.01
23/04/2012	Electrician 1st Fix	Electrical Contractor	£7,500.00
	Electrician 1st Fix Total		£7,500.00
30/04/2012	Plastering	Aggregate	£0.00
		Carpenter	£0.00
		Concrete	£1,370.56
		Concrete Products	£0.00
		Foundation	£352.15
		Insulation	£1,860.78
		Metalwork	£119.50
		Plasterer	£7,671.01
		Plastering	£1,502.94
		Sundry Labour	£0.00

		Sundry Material	£0.00
		Insulation Installer	£159.69
	Plastering Total		£13,036.62
28/05/2012	Joinery 2nd Fix	Carpenter	£2,993.44
		Door Furniture	£537.27
		Doors	£6,358.67
		Insulation	£1,250.19
		Screws and Fixings	£48.17
		Sheet material	£51.90
		Sundry Labour	£0.00
		Sundry Material	£67.19
		Timber Mouldings	£366.75
		Timber Various	£287.26
		Windows and Door frames	£106.16
		Stairs	£654.53
	Joinery 2nd Fix Total		£12,721.52
11/06/2012	Internal Fitting Out	Light plant	£0.00
		Plumbing	£1,188.53
		Sundry Labour	£1,100.00
		Sundry Material	£10,809.05
		Chimney sundries	£21.58
		Stone	£4,031.25
		Ceramic Tiler	£537.45
		Ceramics etc..	£262.04
	Internal Fitting Out Total		£17,949.90
25/06/2012	Internal Decoration	Decoration	£651.01
		Decorator	£3,716.28
	Internal Decoration Total		£4,367.29
16/07/2012	External Decoration	Carpenter	£172.90
		Decoration	£133.75
		Decorator	£848.09
		Sundry Material	£16.87
	External Decoration Total		£1,171.62
	Landscaping	Excavators	£281.25
		Groundworker	£300.00
		Spoil removal	£465.63
		Sundry Plant	£62.50
		Landscaping	£2,128.50
	Landscaping Total		£3,237.88
06/08/2012	Cleaning	Light plant	£250.00
		Sundry Labour	£300.00

		Specialist Contractor	£625.00
	Cleaning Total		£1,175.00
13/08/2012	Completion	Carpenter	£244.38
		Sundry Labour	£0.00
	Completion Total		£244.38
Grand Total			£209,842.68

## Itemised cost breakdown by build phase

Build Phase	Resource	Type	Description	Item Used For	Total	
Site Acquisition	Sundry	Insurance	Insurance	Insurance	£0.00	
	Sundry Total				£0.00	
Site Acquisition Total					£0.00	
Commencement	Labour	Groundworker	Groundworker	Banksman to assist with clearance of site	£450.00	
	Labour Total				£450.00	
	Plant	Excavators	JCB 3CX Excavator & Driver (8hr. day)	Clear topsoil for removal from site	£916.76	
				Clear topsoil for storage of site	£611.17	
		Spoil removal	20 Tonne Tipper & Driver inc. Land Fill Tax	Removal of spoil from site	£1,782.59	
			3 Tonne Dumper	Dumper to assist with site clearance	£137.50	
		Sundry Plant	Delivery (10 to 15 Miles)	Deliveries of plant for site clearance	£62.50	
Plant Total				£3,510.53		
Commencement Total					£3,960.53	
Site set up	Labour	Sundry Labour	General Labourer	Set up Site Compound	£100.00	
	Labour Total				£100.00	
	Material	Aggregate	MOT Type 1 Bulk Bag	Site Compound Base	£806.05	
		Decoration	Made Up Broom Bassine 24"	Basic Toolkit	£24.00	
		Equipment	Dustbin Heavy Duty With Lid 90L BM199	Dustbin	£50.96	
			Hose Tap Connector + Screw Clamp 61765	Hose Pipe	£11.21	
			Contract Hose Pipe 50m	Hose Pipe	£47.95	
		Tools	Gloves Super Rigger Pair	Basic Toolkit	£38.83	
			Stanley Powerwinder Tape 30m	Tape Measure	£28.06	
			Hammerlin 3 Cubic Feet Wheelbarrow	Wheelbarrow	£101.51	
			Stanley Closed Case Fibreglass Tape 30m/100ft STA034262	Basic Toolkit	£32.01	
			Insulated Screwdriver Set 4 piece 69124	Basic Toolkit	£13.16	
			Sledge Hammer Complete 7lb	Basic Toolkit	£32.59	
			Predator Saw Second Fix 22"	Basic Toolkit	£11.33	
		Material Total				£1,197.63
	Plant	Excavators	JCB 3CX Excavator & Driver (8hr. day)	Clear Site Compound	£281.25	
		Light plant	Mixer 4/3 Petrol or Electric	Mixer	£240.00	
			Bowser 250 gall Fuel or Water (Road Tow)	Water Bowser	£0.00	
			Tarpaulins 18' x 12'	Tarpaulins	£97.50	
			Generator 1.5 & 2kva, 110V, Petrol	Generator	£300.00	
			Site Accomodation	Fencing - Site Security per Metre	Security Fencing (30M)	£975.00
		Site Cabin		Site Cabin	£1,625.00	
		Portable Toilet		Site Toilet	£812.50	
		Access Equipment	Steps 4' 6" to 6' 0"	Steps	£100.00	
			Ladder to 20' Double (Class 1 industrial)	Ladder	£187.50	
		Transport	Small Van	Travel Costs	£0.00	
			Medium Van	Travel Costs	£0.00	
			Large Van	Travel Costs	£0.00	
		Plant Total				£4,618.75
		Sundry	Sundry Item	Sundry Costs	Traffic Regulation	£0.00
				Health and Safety Costs	£625.00	
				Security	£0.00	
	Sundry Total				£625.00	
Site set up Total					£6,541.38	

Foundations	Labour	Groundworker	Groundworker	Excavate trench	£152.66	
				Lay mass concrete	£0.00	
				Lay structural concrete	£140.73	
				Place cavity fill	£125.86	
				Prepare bottom of trench	£127.22	
				Remove spoil from site	£81.20	
			Groundworker and Labourer		Planking and strutting	£0.00
	Labour Total					£627.67
	Material	Concrete	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £80)	Mass concrete	£0.00	
				Structural concrete	£2,017.07	
	Material Total					£2,017.07
	Plant	Excavators	JCB 3CX Excavator & Driver (8hr. day)	Plant for excavation of trench	£686.98	
		Light plant	Shovel	Plant for placing concrete	£1.41	
		Safety Equipment	Trench Sheets	Plant for planking and strutting	£0.00	
		Spoil removal	20 Tonne Tipper & Driver inc. Land Fill Tax	Plant to remove excavated spoil from site	£1,184.15	
	Plant Total					£1,872.54
Foundations Total					£4,517.28	
Oversite and slabbing	Labour	Groundworker	Groundworker and Labourer	Lay sand blinding	£33.93	
				Tamp finish to concrete slab	£0.00	
				Float finish to concrete slab	£77.56	
				Place and compact concrete slab	£63.02	
				Fix top reinforcement	£0.00	
				Fix bottom reinforcement	£0.00	
				Fix perimeter insulation	£0.00	
				Lay insulation to underside of slab	£0.00	
				Lay DPM to slab	£14.54	
				Place and compact sub-base to slab	£65.44	
				Fix beam and block floor	£796.83	
				Lay sundry concrete	£3.13	
				Fix DPM or radon membrane	£53.12	
	Labour Total					£1,107.58
	Material	Aggregate	Building Sand Bulk Bag	Sand blinding to slab	£81.86	
			MOT Type 1 Bulk Bag	Sub-base to concrete slab	£550.17	
			Sharp Sand Bulk Bag	Sand for grouting between blocks	£40.77	
		Blocks	Dense Concrete Flooring Block 4.2N 440 x 215 x 100mm	Floor blocks	£1,598.98	
			Concrete Slip Block 385 x 100 x 40mm (Each)	Brick slips	£0.00	
				Slip Bricks	£139.24	
		Concrete	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	Concrete infill	£11.42	
			R'mix Concrete RC 30, 50mm slump 6m3 (Allowance £75)	Concrete in slab	£312.67	
		Concrete Products	Blue Circle Mastercrete (Plastic) 25kg	Cement for grouting between blocks	£83.38	
		Foundation	Steel Reinforcement Mesh 4.8 x 2.4m B785	Reinforcement to top of slab	£0.00	
				Reinforcement to underside of slab	£0.00	
			Polythene DPC 100mm x 30m	Beam and block DPC	£0.00	
			Polythene DPM Black 4 x 25m x 300mu	DPM or radon membrane	£74.51	
			Polythene DPM Blue 4 x 25m x 300mu	DPM to concrete slab	£28.03	
		Insulation	Flooring Grade Polystyrene Insulation Sheet 2400 x 1200 x 25mm	Perimeter insulation	£0.00	
			Jabfloor 2400 x 1200 x 100mm	Insulation to underside of slab	£0.00	

		Lintels	Concrete Floor Beam 150mm	Concrete floor beams	£1,807.24		
		Roofing Sundries	Periscope Wall/Floor Vent	Cranked ventilators	£0.00		
	Material Total					£4,728.28	
	Plant	Excavators	JCB 3CX Excavator & Driver (8hr. day)		Excavator for preparation of slab	£140.63	
		Light plant	Shovel			Shovel for slab construction	£1.50
			Vibrating Poker			Concrete vibrator for slab construction	£15.00
			Bolt Croppers			Bolt croppers for slab construction	£0.00
			Power Float 36"			Power float for slab construction	£0.00
			Plate Compactor			Plate compactor for preparation of slab	£13.75
			Wheelbarrow			Wheel barrow for slab construction	£2.50
						Wheel barrow for beam and block floor laying	£5.00
			Block Cutter			Block cutter for laying beam and block floor	£22.50
		Sundry Plant	Delivery (10 to 15 Miles)		Plant delivery and collection	£62.50	
					Crane delivery and collection charge	£62.50	
		Craneage	25 Tonne Mob Tele Crane & Driver (8hr. Day)		Crane for laying beam and block floor	£437.50	
		Sling		Slings for crane for laying beam and block floor	£2.50		
	Power Tool	Disc Cutter 12" Petrol		Disc cutter for laying beam and block floor	£25.00		
	Plant Total					£790.88	
	Oversite and slabbing Total					£6,626.73	
	Footings	Labour	Bricklayer	2 Bricklayers and Mate	Lay blockwork to inner leaf below dpc	£251.72	
Lay blockwork to outer leaf below dpc					£125.86		
Lay bricks below splash course					£307.38		
Lay bricks for use in splash course					£421.64		
Lay Trench Blocks					£220.25		
Lay blockwork below dpc					£11.25		
Lay blockwork below dpc.				£121.50			
Bricklayer				Bed wallplates	£0.00		
				Build in airbricks	£0.00		
Fix periscope extension sleeves				£0.00			
Carpenter			Joiner	Prepare wall plates	£0.00		
Groundworker			Groundworker	Backfill trench	£224.66		
		Groundworker and Labourer	Build in airbricks	£103.13			
			Fix periscope extension sleeves	£103.13			
Lay slip bricks		£32.38					
Labour Total					£1,922.90		
Material		Aggregate	Building Sand Bulk Bag	Sand below dpc in blockwork	£29.70		
				Sand below dpc in brickwork	£52.85		
				Sand below dpc in trench blocks	£14.60		
	Blocks	Solid Dense Concrete Coursing Brick 7N 215 x 65 x 100mm	Coursing blocks to inner leaf below dpc	£9.41			
			Coursing blocks to outer leaf below dpc	£0.00			
		Solid Concrete Blocks 7N 440 x 215 x 100mm	Blockwork to Inner leaf below dpc	£243.54			
			Blockwork to outer leaf below dpc	£121.77			
			Blockwork below dpc	£10.89			
	Bricks	Facing Bricks - Provisional (Allowance £0.40 each)	Blockwork below dpc.	£117.55			
			Trench Blocks	£460.01			
Bricks below splash course			£352.47				
	Engineering Brick Blue Solid Class A 65mm	Bricks for use in splash course	£725.23				



		Concrete	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	Cavity Fill	£127.78	
		Concrete Products	Blue Circle Mastercrete (Plastic) 25kg	Cement below dpc in blockwork	£34.84	
				Cement below dpc in brickwork	£61.91	
				Cement below dpc in trench blocks	£17.12	
		Foundation	Polythene DPC 100mm x 30m	DPC to suspended floor joists	£0.00	
		Roofing Sundries	Periscope Wall/Floor Vent	Beam and block DPC	£7.19	
				Periscope extension sleeves	£0.00	
Cranked ventilators	£142.44					
		Wall Vent 215 x 65 x 57mm	Air bricks	£43.00		
Material Total					£2,572.29	
	Plant	Light plant	Shovel	Plant to backfill Trench	£0.90	
Plant Total					£0.90	
Footings Total					£4,496.09	
Drains	Labour	Groundworker	Groundworker	Fix drainage back inlet gullies	£14.06	
				Fix drainage junctions	£23.44	
				Fix drainage gullies	£0.00	
				Fix drainage bends and collars	£131.25	
				Fix drainage pipe adaptors	£0.00	
				Fix drainage rodding accesses	£0.00	
				Construct manhole	£712.50	
				Fix soil pipe drains	£0.00	
				Construct soakaway	£140.63	
				Groundworker and Labourer	Backfill and level bedding material	£36.74
					Backfill and level cover material	£18.37
					Lay concrete pipe protection	£12.63
					Backfill and compact drainage fill material	£106.29
				Lay drains	£153.08	
	Sundry Labour	To be defined	Fix special drainage fixings	£0.00		
	Labour Total					£1,348.99
	Material	Aggregate	MOT Type 1 Bulk Bag	Pipe back fill material	£1,340.33	
				Pea Gravel 10mm Bulk Bag	Pipe cover material	£413.60
					Pipe bedding	£827.19
					Backfill material	£146.04
			Building Sand Handy Bag	Sand for soakaway mortar	£7.31	
		Bricks	Engineering Brick - Class B Red 73mm	Soakaway regulating brickwork	£87.08	
		Concrete	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	Pipe protection concrete	£115.44	
				Concrete to manhole base	£60.31	
				Concrete surround to manhole	£217.02	
				Concrete to soakaway base	£30.58	
		Concrete Products	Blue Circle Mastercrete (Plastic) 25kg	Cement for soakaway mortar	£4.90	
Foundation		Geotextile 4.5 x 100M	Membrane	£14.90		
Plumbing		Square Cover C 600 X 600 X 45	Manhole cover	£335.94		
Sundry Material	To be defined	Drainage special fittings	£0.00			
Drainage	OsmaDrain Drainage 110 Double Socket Short Radius Bend 45 degree 4D563	45.00 Drainage bends	£45.80			
		OsmaDrain Drainage 110 Double Socket Short Radius Bend 67 degree	22.5 Drainage bends	£371.68		
		Hepworth Supersleve Housedrain Inlet Gully Complete SDG3/1	Drainage back inlet gullies	£76.84		
		OsmaDrain Drainage 110 x 3000mm Pipe Plain End 4D073	Drainage pipe	£720.13		
		OsmaDrain Drainage 110 Double Socket Short Radius Bend 87 degree 4D561	87.5 Drainage bends	£251.87		

			Soil pipe drains	£0.00	
		OsmaDrain Drainage 110 Double Socket Equal Junction 45 degree 4D213	Drainage junctions	£160.31	
		Hepworth Supersleve Inspection Chamber PPIC 100 x 940mm Deep	Inspection chamber	£288.85	
		OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	Inlet bends	£354.37	
		Universal Raising Piece 700mm	Large raising pieces	£0.00	
		Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	Manhole base	£747.13	
		Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	Manhole raising pieces	£634.90	
		Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	Manhole cover	£747.13	
		PC Soakaway Unit with Double Step Irons 1050mm Diameter x 500mm	Shallow depth soakaway sections	£0.00	
		Soakaway Unit with Double Step Irons 1050mm Diameter x 750mm	Medium depth soakaway sections	£302.34	
		Rapide Slide Out Manhole Cover & Frame 600 x 600 x 40mm B125 H042	Soakaway cover	£115.86	
		Hepworth Cover Slab 1050mm 600 x 600mm Eccentric Kitemarked KSC1056060	Soakaway cover slab	£134.72	
		PC Soakaway Unit with Double Step Irons 1050mm Diameter x 1000mm	Deep soakaway sections	£431.34	
		Plastic Paved Area Gully 110mm (with Grid)	Drainage gullies	£0.00	
		Plastic Pipe Bend DS 11.25 deg 110mm	11.25 Drainage bends	£0.00	
		Plastic Pipe Coupling DS 110mm	Drainage pipe collars	£0.00	
			Collars for soil pipe drain	£0.00	
		Plastic Rodding Eye 110mm	Drainage rodding acesses	£0.00	
		Plastic to Clay Pipe Adapter 110mm	Drainage pipe adaptors	£0.00	
		Universal M/H Insp Chamber Raising Piece Sealing Ring	Raising piece sealing rings	£0.00	
		Universal M/H Insp Chamber Raising Piece 175mm	Small raising pieces	£0.00	
	Material Total			£8,983.88	
	Plant	Excavators	JCB 3CX Excavator & Driver (8hr. day)	Excavator for drains	£562.50
		Light plant	Shovel	Shovel for drains	£6.00
			Wheelbarrow	Wheelbarrow for drains	£10.00
			Trench Rammer Wacker BS45/BS60	Trench compactor for drains	£70.00
		Safety Equipment	Trench Sheets	Trench sheets for drains	£0.00
			Trench Props	Trench props for drains	£0.00
		Spoil removal	20 Tonne Tipper & Driver inc. Land Fill Tax	Removal of spoil from drains	£988.68
				Removal of spoil from manholes	£128.95
				Removal of spoil from soakaway	£135.17
		Sundry Plant	To be defined	Other plant for drainage	£0.00
Delivery (10 to 15 Miles)	Deliveries and collections of plant		£125.00		
	Power Tool	Disc Cutter 12" Petrol	Pipe cutter for drains	£50.00	
	Plant Total			£2,076.30	
Drains Total					£12,409.18
Ground Floor Joists	Labour	Carpenter	Joiner	Fix trimmer joist hangers	£0.00
			Joiner + Mate	Fix floor trimmer No 2	£0.00
	Labour Total				£0.00
	Material	Carcasing Timber	Dry Graded C16 Regularised Treated 75 x 200mm	Floor trimmer No 2	£0.00
			Dry Graded C16 Regularised Treated 75 x 100mm	Wallplate to support ground floor joists	£0.00
		Metalwork	Simpson Timber/Timber J Hanger 75 x 270mm	Joist Hangers for trimmers	£0.00
	Material Total			£0.00	
Ground Floor Joists Total					£0.00
Brickwork Shell	Labour	Bricklayer	2 Bricklayers and Mate	Fix cavity Insulation	£359.58
				Fix external lintel	£28.13
				Lay blocks above dpc less openings	£2,907.21

			Lay bricks above dpc less openings	£5,993.07
			Lay coursing blocks above dpc	£183.35
			Lay coursing blocks below dpc	£4.69
			Lay partition blocks above dpc	£77.37
			Lay multileaf bricks above dpc	£3,562.42
		Bricklayer	Fix external lintel	£220.00
			Fix preformed cavity tray	£88.00
			Fix vertical DPC/ Cavity closure	£210.00
			Form opening	£570.00
			Fix Lean to roof cavity tray	£22.71
			Fix gable abutment (To abutment)	£90.09
			Fix lintel	£53.44
		Bricklayer and Labourer	Fix lintel	£10.86
			Fix architectural stone	£1,153.75
			Construct flue	£97.50
	Carpenter	Joiner	Form dummy frame	£201.88
			Make door frame	£42.50
	Sundry Labour	Not required	Fix external cill	£0.00
			Fix internal lintel	£0.00
			Fix preformed cavity tray	£0.00
			Fix vertical DPC/ Cavity closure	£0.00
			Form opening	£0.00
			Fix lintel	£0.00
Labour Total				£15,876.54
Material	Aggregate	Building Sand Bulk Bag	Sand above dpc in blockwork	£151.12
			Sand above dpc in brickwork	£708.57
	Blocks	Insulation Coursing Block 3.5N 100mm	Coursing blocks above dpc	£262.80
		Solid Medium Density Block 440 x 215 x 100mm 3.6N	Partition blocks above dpc less openings	£65.80
		Celcon Standard Block 440 x 215 x 100mm 3.6N	Blocks above dpc less openings	£2,416.86
	Bricks	Facing Bricks - Provisional (Allowance £0.40 each)	Bricks above dpc less openings	£6,872.05
			Multi leaf bricks above dpc	£3,713.55
	Carcasing Timber	Dry Graded C16 Regularised 47 x 75mm	Dummy frame timber	£92.36
		Dry Graded C16 Regularised Treated 47 x 75mm	Dummy frame timber	£50.07
	Concrete Products	Blue Circle Mastercrete (Plastic) 25kg	Cement above dpc in blockwork	£89.05
			Cement above dpc in brickwork	£415.35
	Foundation	Manthorpe Cavity Closer 2440 x 100mm	Cavity closure	£580.84
		Polythene DPC 150mm x 30m	Vertical DPC	£3.51
			Vertical DPC to sides of window	£6.88
		Polythene DPC 100mm x 30m	DPC to blockwork	£5.28
			DPC to brickwork	£9.94
	Insulation	Dry-Therm 100mm Cavity Insulation (1200 x 455 mm 6.55m2)	Cavity Insulation	£818.99
	Lintels	Catnic CG90/100 x 1200mm	External/Combination lintel	£869.20
		Catnic CG90/100 x 2100mm	External/Combination lintel	£366.15
		Catnic CX90/100 x 4575mm	External/Combination lintel	£485.78
		Supreme Prestressed Textured Concrete Lintel 100 x 65 x 1800mm	Internal lintel	£8.94
		Catnic CG50/100 x 1200mm	External/Combination lintel	£49.30
		Prestressed Concrete Lintel 100 x 65 x 1200mm	Internal lintel	£50.20
	Metalwork	Class 4 Wall Tie 225mm (250 Box)	Brick ties	£131.16

		Roof Tiles	Dunbrik Dunvent Ridge Vent Terminal Low Profile DUNV	Ridge terminal	£193.00
		Roofing Sundries	Cavity Tray Gable Abutment	Gable abutment (To abutment)	£322.80
		Sundry Material	Not required	Cavity closure	£0.00
				Door Former	£0.00
	Door frame			£0.00	
	External cill			£0.00	
	Internal lintel			£0.00	
			Sundry Materials (£)	Sundry allowance for additional fixings	£227.77
		Windows and Door frames	Hardwood 2'9 Door Frame (Open in)	Door frame	£177.38
			Softwood External Door Frame 1981 x 838mm	Door frame	£156.57
			Jeld-Wen Softwood Garage Frames UF14070NS	Garage Door Frame	£127.84
			VB2N12 900 x 1200 Dummy Sash with bar	Window	£6,272.63
			Jeld-Wen 1770 x 1200mm Horizontal Bar Window Side Opening Glazed LEWH312CC	Window	£527.13
		Brickwork sundries	1100 x 150 mm Architectural Stone Cill	Architectural stone	£620.81
			Architectural Stone Quoin	Architectural stone	£1,410.94
			2000 x 150 mm Architectural Stone Tapered End Stone Head	Architectural stone	£161.25
			1130 x 150 mm Architectural Stone Tapered End Stone Head	Architectural stone	£45.69
			1100 x 150 mm Architectural Stone Tapered End Stone Head	Architectural stone	£266.06
		Chimney sundries	Dunbrik Gas Flue Silicone Sealant 310ml 1581	Flue jointing compound	£33.42
			Dunbrik Standard Starter Block 1ZM	Starter block	£17.01
			Dunbrik Gather Block 2GM	Gather block	£13.16
			Dunbrik Straight Bonded Block Intermediate 225mm 2M	Standard straight flue	£114.77
			Dunbrik Straight Bonded Block Coursng 150mm 2M/150	Coursing block	£6.65
			Dunbrik Straight Bonded Block Coursing 75mm 2M/75	Coursing block	£6.65
			Dunbrik Side Exit Block 5M	Termination block	£27.76
			Dunbrik Blackboard Patent Insulation Panel Black	Flue insulation	£104.50
			Dunbrik Lateral Offset Block 225mm 3ME	Offset blocks	£49.79
	Material Total				£29,107.33
	Plant	Craneage	4 x 4 Forklift Mast & Driver	Forklift	£2,750.00
	Plant Total				£2,750.00
	Brickwork Shell Total				
Erect Scaffold	Sundry	Sundry Item	Sundry Costs	Allowance for sundry costs	£125.00
	Sundry Total				£125.00
	Subcontractor	Scaffolding Contractor	Scaffolding contractor	Additional weeks hire charge	£1,867.50
					Scaffold budget
Subcontractor Total					£6,217.50
Erect Scaffold Total					£6,342.50
Structural Openings	Labour	Bricklayer	Bricklayer	Fix steelwork	£80.00
			Bricklayers Labourer	Fix steelwork	£50.00
	Labour Total				£130.00
	Material	Bricks	Engineering Brick Blue Solid Class A 65mm	Bricks to support steelwork	£19.35
		Lintels	Supreme Concrete Padstone 440 x 215 x 140mm	Padstones to support steelwork	£104.49
		Metalwork	Universal Beam 203 x 102 x 23kg per m	Attic steelwork	£511.56
		Roof Tiles	Natural Slate 400 x 250mm (Each) (Allowance £1.50)	Slates to pack steelwork	£16.13
		Sundry Material	Sundry Materials (£)	Allowance for fabrication and connections	£0.00
	Material Total				£651.53
	Plant	Spoil removal	Skip 7m3 inc. Land Fill Tax	Plant to remove spoil from site	£60.68

		Sundry Plant	Not required	Plant for forming opening (1)	£0.00			
				Plant for forming opening (2)	£0.00			
			To be defined	Plant for forming structural opening	£0.00			
		Craneage	25 Tonne Mob Tele Crane & Driver (8hr. Day)	Crane for structural steelwork opening	£0.00			
	Plant Total				£60.68			
Structural Openings Total					£842.21			
First Floor Joists	Labour	Carpenter	Joiner	Fix floor joist hangers	£85.00			
				Fix bracing between floor joists	£42.74			
				Fix trimmer joist hangers	£4.25			
				Fix floor joist straps	£19.13			
					Joiner + Mate	Fix floor joists	£243.22	
				Fix joist boots	£4.05			
				Fix floor trimmer No 1	£50.41			
				Fix floor trimmer No 2	£0.00			
				Fix floor joists	£23.27			
	Labour Total				£472.07			
	Material	Carcasing Timber	Dry Graded C16 Regularised Treated 47 x 200mm	Floor joists	£989.39			
				Bracing between floor joists	£67.21			
			Dry Graded C16 Regularised Treated 75 x 200mm	Floor trimmer No 1	£88.18			
				Floor trimmer No 2	£0.00			
		Metalwork	Joist Hanger 50mm Standard Leg	Floor joist hangers	£59.13			
			Simpson Strap 30 x 5 x 1200 @ 150mm	Floor joist straps	£33.54			
			Simpson Timber/Timber J Hanger 75 x 270mm	Joist Hangers for trimmers	£2.20			
		Roofing Sundries	Joist Boot	Floor joist boots	£26.88			
	Screws and Fixings	Round Bright Nails 100 x 4.5mm x 25kg	Nailing allowance to floor structure	£80.71				
Material Total				£1,347.24				
First Floor Joists Total					£1,819.31			
Roof Structure	Labour	Carpenter	Joiner	Fix valley undercloak strips	£0.00			
				Prime bargeboard and fascia	£84.02			
				Prepare bargeboard and fascia for painting	£84.02			
				Prime soffits	£81.34			
				Fix eaves ventilator	£141.52			
				Fix soffit carriers	£67.15			
				Fix hip corner ties	£0.00			
				Fix wall plate	£97.96			
				Fix gable soffits (side1 )	£10.65			
				Fix eaves soffitts (side 1)	£28.66			
				Fix wallplate straps	£79.69			
				Fix gable straps at joist level	£63.75			
				Fix gable straps at verge level	£82.88			
				Fix noggings between roof joists	£317.91			
				Fix noggings between rafters	£262.30			
				Fix gable ladder noggings	£104.57			
				Fix tilting fillets	£89.25			
				Fix tilting fillet support board	£70.76			
				Fix gutter	£195.92			
				Fix down Pipe	£110.93			
				Fix gable soffits (side1)	£20.17			

		Joiner + Mate	Fix eaves fascia	£155.58
			Fix valley boards	£0.00
			Fix hip ridge board	£0.00
			Fix Lean to roof apex wall plate	£23.00
			Fix Lean to roof internal wall plate	£23.00
			Fix bargeboard	£56.39
			Fix sarking	£0.00
			Fix General roof rafters	£589.70
			Fix valley lay boards	£0.00
			Fix apex roof ridge board	£21.60
			Fix General roof gable ladder rafters	£405.89
			Fix General roof roof joists	£38.88
			Fix longitudinal bracing	£0.00
			Fix General roof binders	£123.21
			Fix General roof purlins	£0.00
			Fix bargeboard	£110.03
			Fix general roof bracing	£101.45
			Fix truss roof assembly	£1,890.00
Labour Total				£5,532.17
Material	Carcasing Timber	Sawn Dry Graded Structural Softwood Treated 25.0 x 150mm	Valley boards	£0.00
			Valley lay boards	£0.00
		Sawn Dry Graded Structural Softwood Treated 75.0 x 225mm	General roof purlins	£0.00
		Dry Graded C16 Regularised Treated 47 x 200mm	Hip ridge rafter	£0.00
		Dry Graded C16 Regularised Treated 75 x 100mm	Wall plate	£236.01
		Dry Graded C16 Regularised Treated 47 x 100mm	Hip corner ties	£0.00
		Treated Batten 25 x 38mm	Soffit carriers	£17.41
			Tile undercloak valley strip	£0.00
		Sawn Carcassing Treated 25 x 200mm	Apex roof ridge	£33.71
		Dry Graded C16 Regularised Treated 47 x 150mm	Lean to roof internal wall plate	£16.05
			General roof gable Ladder Rafters	£354.18
			Lean to roof apex wall plate	£16.05
			General roof rafters	£514.57
			General roof joists	£67.85
		Sawn Treated 47 x 50mm	Noggings between rafters	£95.10
			Gable ladder noggings	£37.91
			Noggings between roof joists	£115.26
		Treated Fittings 2EX 47 x 75mm	Tilting fillets	£116.26
		Dry Graded C16 Regularised Treated 47 x 175mm	General roof binders	£102.69
		Sawn Carcassing Treated 25 x 100mm	Longitudinal bracing	£0.00
			General roof bracing	£124.55
	Decoration	Dulux Trade Undercoat White 5L	Primer for bargeboard and fascia	£11.00
			Primer for soffits	£12.78
	Metalwork	Simpson Strap 30 x 5 x 1200 @ 150mm	Wallplate straps	£139.75
			Gable straps at joist level	£111.80
		Simpson Strap 30 x 5 x 1600 @ 150mm	Gable straps at verge level	£356.71
	Roofing Sundries	Manthorpe Soffit Vent 2440 x 10 mm White G800WH	Eaves ventilator	£43.41
	Screws and Fixings	Clout Nails Galvanised 65mm x 25kg (slating)	Nails for sarking	£0.00
		Screws Recessed 6G x 0.75 Inch Zinc Plated (200 Box)	Eaves ventilator fixings	£2.46

			Round Bright Nails 100 x 4.5mm x 25kg	Roof structure fixings (allowance)	£164.88	
			Frame Fixings 8 x 100mm	Lean to roof apex wall plate fixings	£0.57	
			Rawlbolt Plated Loose M12 60L	Lean to roof internal wall plate fixings	£29.91	
				Lean to roof apex wall plate fixings	£0.00	
			Sheet material	BBA OSB3 2400 x 1220 x 18mm	Sarking	£0.00
				Cement Soffit Strip 2400 x 150 x 4.5mm	Tilting fillet support board	£62.35
			Sundry Material	White plastic top Nail 40mm - 10G	Soffit fixings	£70.21
					Bargeboard fixings	£15.72
					Bargeboard fixings	£30.66
				Universal Fascia Board White 175mm x 5m	Bargeboard	£130.27
					Eaves fascia	£121.79
			Multi Purpose Fascia Board White 400 x 10mm X 5m	Eaves soffitts (side 1)	£136.00	
				Gable soffitts (side 1)	£146.23	
			Rainwater Goods	Half Round Gutter Running Outlet 112mm	Gutter outlet	£53.75
				Half Round Downpipe Saddle Bracket 68mm	Down pipe clips	£95.94
				Osma Half Round Gutter Support Bracket	Gutter clips	£62.67
				Osma Half Round Gutter Union Bracket	Gutter unions	£41.58
				Osma Half Round Gutter Black 4m	Gutter	£206.74
				Osma Roundline Down Pipe Connector	Down pipe unions	£18.06
				Osma Half Round External Stop End	Stop ends	£42.57
				Osma Roundline Black Pipe 5.5m	Down pipe	£166.30
				Osma Half Round Gutter Angle 90 Deg	Gutter Angles	£6.18
				Osma Roundline Down Pipe Bend	Swan necks	£60.42
			Roof Trusses	Truss Roof Assembly	Truss roof assembly	£2,786.94
			Material Total			
Roof Structure Total				£12,507.45		
Roof Tiling	Labour	Roof Tiler	Roof tiler	Fix additional tile and halves for valleys, hips and abbutments	£35.00	
				Fix eaves tiles	£32.27	
				Fix top tiles	£46.10	
				Fix proprietary ridge fixing system	£0.00	
				Fix proprietary gable fixing system	£0.00	
				Fix tile undercloak 1	£59.17	
				Fix hip irons	£0.00	
				Fix verge tiles	£49.31	
				Fit ridge vent	£20.00	
			Roof tiler + mate	Fix ridge tile	£81.03	
				Fix hip ridge tile	£0.00	
				Fix proprietary hip ridge fixing system	£0.00	
				Fix Lean to roof ridge tile or flashing	£59.06	
				Form valley incl. tiles, pointing and lining	£0.00	
			3 Roof tilers + mate	Fix gable abutment (On roof)	£174.03	
	Fix tiles, felt and lathe.	£5,509.07				
Labour Total				£6,065.04		
Material	Aggregate	Building Sand Bulk Bag	Sand pointing/bedding to hip ridge	£0.00		
			Sand pointing/bedding to valley	£0.00		
			Sand pointing/bedding to verge	£23.65		
		Sand pointing/bedding to ridge	£9.97			
	Carcasing Timber	Treated Batten 25 x 38mm	Lathe	£1,213.69		

		Concrete Products	Blue Circle Mastercrete (Plastic) 25kg	Cement in pointing/bedding to valley Cement in pointing/bedding to hip ridge Cement in pointing/bedding to ridge Cement pointing/bedding to verge	£0.00 £0.00 £11.72 £27.81	
		Plumbing	LEAD Flashing Code 4 - 3m x 450mm	Valley Lining (Tile, Lead or preformed)	£0.00	
			Lead Flashing Code 4 300 x 3000mm	Lean to roof ridge tile or flashing Gable abutment (On roof)	£130.14 £198.52	
		Roof Tiles	Clay Tile & Half (Allowance £1.40 each)	Verge tiles Additional tile and halves for valleys, hips and abbutments	£463.82 £65.84	
			Eternit Hawkins Single Camber Half Round Ridge Tile 305mm Staffordshire Blue	Hip ridge tile Ridge tile	£0.00 £616.11	
			Clay Eaves Tile (Allowance £0.90)	Top tiles Eaves tiles	£371.67 £371.67	
			Eternit Hawkins Single Camber Plain Tile Staffordshire Blue	Tiles	£12,082.74	
		Roofing Sundries	Breather Membrane 700 1.5 x 50 m	Roofing felt	£520.52	
			PVC Dry Ridge Vent System	Proprietary hip ridge fixing system Proprietary ridge fixing system	£0.00 £0.00	
			PVC Dry Verge System	Proprietary gable fixing system	£0.00	
			Manthorpe Cavity Tray Horizontal 900mm	Lean to roof cavity tray	£52.86	
		Screws and Fixings	Clout Nails Galvanised 50mm x 25kg (slating)	Proprietary hip ridge fixings	£0.00	
			Round Wire Nails Galvanised 65mm x 25kg	Lathe nails Tile Nails Proprietary gable fixings Proprietary ridge fixings	£138.83 £28.51 £0.00 £0.00	
			Scrolled Hip Iron 12 x 6 x 1inch	Hip Irons	£0.00	
			Sheet material	Cement Soffit Strip 2400 x 150 x 4.5mm	Tile undercloak 1	£92.33
		Material Total				£16,420.43
		Roof Tiling Total				£22,485.46
Joinery 1st Fix	Labour	Carpenter	Joiner	Fix door frame	£63.75	
				Fix glazing	£318.75	
				Fix internal threshold board	£60.24	
				Fix window	£318.75	
				Fix insulation to sloping ceilings (layer 2)	£0.00	
				Fix insulation to sloping ceilings (layer 1)	£0.00	
				Fix internal window board	£179.56	
				Fix door casing	£270.94	
				Form Access way	£42.50	
				Fit Loft Hatch	£42.50	
				Construct Tank Stand	£42.50	
			Joiner + Mate	Fix glazing	£50.63	
				Fix window	£50.63	
				Fix stairs	£67.50	
				Fix floorboarding	£410.28	
				Fix head runner	£37.13	
				Fix studding	£261.33	
				Fix horizontal rails (noggings)	£234.39	
				Fix sole plate	£37.13	
Sundry Labour	Not required	Fix door frame	£0.00			



Labour Total				£2,488.50	
Material	Carcasing Timber	Dry Graded C16 Regularised 47 x 100mm	Tank Stand	£35.48	
			Loft Access Way	£47.30	
		Dry Graded C16 Regularised Treated 47 x 100mm	Sole plate	£72.06	
			Head runner	£72.06	
			Horizontal rails (noggings)	£121.32	
			Vertical studding	£507.23	
	Insulation	Polyisocyanurate Insulation Board 2400 x 1200 x 20mm	Insulation to rafters (layer 2)	£0.00	
		Polyisocyanurate Insulation Board 2400 x 1200 x 100mm	Insulation to rafters (layer 1)	£0.00	
	Roofing Sundries	Manthorpe Loft Door Access GL25003	Loft Hatch	£55.34	
	Screws and Fixings	Lost Head Round Wire Nails Bright 65mm x 25kg	Nailing to floorboards	£37.24	
		Cut Clasp Nails 75mm x 25kg	Door casing fixings	£1.99	
			Door casing fixings to sides	£7.95	
		Round Bright Nails 100 x 4.5mm x 25kg	Nailing allowance to studding	£77.63	
		Frame Fixings 8 x 100mm	Door frame fixings to sides	£2.19	
			Window fixings to sides	£6.66	
		Screws Recessed 10G x 3 Inch Zinc Plated (100 Box)	Door frame fixings to top and bottom	£2.31	
			Window fixings to top and bottom	£9.05	
			Fixings to window board	£4.52	
		Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	Fixings to threshold board	£1.33	
		Nails 65mm x 3.35mm Roundwire Lost Head 25kg	Tank Stand and Access Way	£8.30	
		Round Wire Nails 100mm x 2.5kg	Tank Stand	£13.14	
	Sheet material	Hardwood Ply WBP 2440 x 1200 x 12mm	Internal threshold board	£18.61	
		Caberfloor TG4 P5 2400 x 600 x 22mm	Tank Stand	£20.88	
			Loft Access Way	£41.76	
		Softwood Window Board 25 x 225mm	Internal window board	£115.36	
	Sundry Material	Not required	Sealed units	£0.00	
	Timber Mouldings	Door Lining Set 686/762mm With Stops 32 x 115mm	Door casing	£122.09	
		Door Lining Set 686/762 32 X 138 With Stops	Door casing	£147.06	
		PSE Softwood Door Casing Material 38 x 138mm (Redwood)	Door casing	£72.64	
	Timber Various	Whitewood Tongue & Groove Flooring 25 x 125mm	Floor Boards	£1,014.43	
	Stairs	Burbidge Complete Newel Pine CNP1330P	Full newel posts	£72.19	
		Straight Flight (Allowance £500)	Staircase	£671.88	
		Softwood Staircase Half Newel	Half newel posts	£0.00	
Material Total				£3,379.99	
				£5,868.49	
Labour	Plumber	Plumber	Fix 87.5 degree double branches	£0.00	
			Fix 45 degree double branches	£0.00	
			Fix 87.5 degree access bends	£0.00	
			Fix 87.5 degree rest bends	£15.00	
			Fix 87.5 degree access branches	£15.00	
			Fix corner branches	£0.00	
			Fix boss pipes	£20.00	
			Fix boss access pipes	£0.00	
			Fix 32mm boss pipes	£30.00	
			Fix 2m pipe lengths	£50.00	
			Fix pipe fixings	£20.00	

			Fix pipe	£125.00
			Fix 4m pipe lengths	£0.00
			Fix 87.5 degree single branches	£10.00
			Fix 40mm boss pipes	£30.00
			Fix 45 degree bends	£0.00
			Fix 87.5 degree bends	£0.00
			Fix air admittance valves	£5.00
			Fix concrete to support rest bends	£15.00
			Fix vent cowls	£10.00
			Fix single Sockets	£0.00
			Drill holes for 32mm and 40mm pipe in external walls	£0.00
			Drill holes for 110mm pipe in external walls	£12.50
			Fix offset bends	£20.00
			Fix 3m pipe lengths	£50.00
			Fix double sockets	£0.00
		Plumber & Mate	Fit flue	£80.00
Labour Total				£507.50
Material	Concrete	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £80)	Concrete to support rest bends	£16.13
	PVC-u Soil Waste	Soil Pipe Bracket 110mm	Pipe brackets	£43.00
		Soil Pipe 110mm x 2M	2m pipe lengths	£80.63
		Soil Pipe 110mm x 3M	3m pipe lengths	£107.50
			Pipe	£268.75
		Soil Pipe Baloon Grating 110mm	Vent cowls	£14.78
		Silicone Lubricant 125gm	Silicone lubricant	£14.78
		Soil Pipe Single Socket Offset Bend 110mm	Offset bends	£166.63
		Soil Pipe Doublew Socket 110mm	Double sockets	£0.00
		Soil Pipe Single Socket 110mm	Single Sockets	£0.00
		Soil Pipe Double Socket Bossed Pipe 40mm x 110mm	40mm boss pipes	£36.28
		Soil Pipe Double Socket Bossed Pipe 32mm x 110mm	32mm boss pipes	£36.28
		Air Admittance Valve 110mm	Air admittance valves	£119.59
		Soil Pipe Single Socket Double Branch 45deg 110mm	45 degree double branches	£0.00
		Soil Pipe Single Socket Bossed Access Pipe 110mm	Boss access pipes	£0.00
		Soil Pipe Single Socket Bossed Pipe 110mm	Boss pipes	£37.63
		Soil Pipe Single Socket Corner Branch 87.5deg 110mm	Corner branches	£0.00
		Soil Pipe Single Socket Access Branch 87.5deg 110mm	87.5 degree access branches	£306.38
		Soil Pipe Single Socket Double Branch 87.5deg 110mm	87.5 degree double branches	£0.00
		Soil Pipe Single Socket Single Branch 87.5deg 110mm	87.5 degree single branches	£45.69
		Soil Pipe Single Socket Bend 87.5deg 110mm	87.5 degree rest bends	£96.75
			87.5 degree bends	£0.00
		Soil Pipe Single Socket Bend 45deg 110mm	45 degree bends	£0.00
		Soil Pipe 110mm x 4M	4m pipe lengths	£0.00
		Soil Pipe Single Socket Access Bend 87.5deg 110mm	87.5 degree access bends	£0.00
	Chimney sundries	Dunbrik Twinwall Pipe 450mm STW18	Twin wall pipe	£39.75
		Dunbrik Twinwall Wall Bracket Adjustable To 245mm STWAB245	Twin wall pipe fixing strap	£29.01
		Dunbrik Twinwall Pipe Adjustable 450mm STW18A	Twin wall pipe	£65.86
		Dunbrik Twinwall Flue Block Connector STWBC	Twin wall pipe - flue block connector	£20.68
		Dunbrik Twinwall Pipe 1500mm STW60	Twin wall pipe	£112.39

			Dunbrik Twinwall Bend Adjustable 0-90 degree STW090	Twin wall pipe - adjustable flue	£111.56
	Bonded Abrasives		Diamond Core Drill Bit 117mm x 150mm	Drill bit for 110mm holes	£10.48
			Diamond Core Drill Bit 45mm x 150mm	Drill bit for 40mm holes	£0.00
			Diamond Core Drill Bit 38mm x 150mm	Drill bit for 32mm holes	£0.00
	Material Total				£1,780.51
	Subcontractor	Plumbing Contractor	Budget price for plumbing and heating	Budget for Plumbing and Heating	£10,000.00
	Subcontractor Total				£10,000.00
Plumb 1st Fix Total					£12,288.01
Electrician 1st Fix	Subcontractor	Electrical Contractor	Electrical Contractor	Allowance for first fix electrical	£3,750.00
				Allowance for second fix electrical	£3,750.00
	Subcontractor Total				£7,500.00
Electrician 1st Fix Total					£7,500.00
Plastering	Labour	Carpenter	Joiner	Fix floating floor	£0.00
		Plasterer	2 Plasterers and 1 Plasterers Mate	Apply finish to wall plastering	£1,447.46
				Apply reveal and cill finish to plaster	£39.45
				Apply window reveal and cill finish to plaster	£75.52
				Fix reveal and cill plastering	£39.45
				Fix window reveal and cill plastering	£75.52
				Fix/apply plastering to walls	£1,206.22
				Fix plasterboard to roof ceilings	£356.40
				Apply finish to ceiling plaster to roofs	£763.71
				Fix plasterboard to sloping ceilings	£0.00
				Apply finish to ceiling plaster to sloping ceiling	£0.00
				Apply finish to plaster to floors	£569.84
				Fix plasterboard to floor ceilings	£265.92
				Apply finish to plaster to side 2	£372.67
				Apply finish to plaster to side 1	£372.67
				Fix plasterboard to side 1	£217.39
				Fix plasterboard to side 2	£217.39
				Apply finish to internal door reveal plaster	£10.50
				Fix internal door reveal plastering	£10.50
		Fix insulation to underside of screed or floating floor	£132.81		
	Lay floor screed	£1,328.06			
		Plasterer		Plaster staircase	£95.00
		Plasterers Mate		Fix insulation	£74.53
Sundry Labour	Not required		Fit floor insulation layer 2	£0.00	
	General Labourer		Fix floor insulation	£0.00	
Insulation Installer	Insulation Specialist		Fix insulation to ceiling (layer 1)	£79.84	
			Fix insulation to ceiling (layer 2)	£79.84	
Labour Total					£7,830.69
	Material	Aggregate	Sharp Sand Bulk Bag	Floor screed sand	£0.00
		Concrete	Ready mix floor screed with fibres (Allowance £120)	Readymix floor screed	£1,370.56
		Concrete Products	Blue Circle Mastercrete (Plastic) 25kg	Floor screed cement	£0.00
		Foundation	Reinforced Steel Mesh 4.8 x 2.4m A142	Mesh reinforcement to screed	£352.15
		Insulation	GP fibreglass insulation Roll 150mm 6.99m2	Insulation to ceiling (layer 1)	£792.07
				Insulation to ceiling (layer 2)	£792.07
				Insulation to floors	£0.00
			GP fibreglass insulation Roll 100mm 10.64m2	Insulation to stud wall	£276.63

Metalwork	Pvc 4mm Angle Corner Bead 2500mm	Corner Bead	£41.00
		Window reveal corner bead	£78.49
		Corner Bead to internal door reveal	£0.00
Plastering	Plasterboard 1200 x 2400 x 12.5mm Square Edge	Plastering to inner blockwall	£428.43
		Reveal and cill plaster finish	£9.34
		Reveal and cill plaster finish to window	£17.88
		Plasterboard to sloping ceilings	£0.00
		Plasterboard to roof ceilings	£180.84
		Plaster to underside of staircase	£7.26
		Plasterboard to floor ceilings	£134.93
		Plasterboard to side 2 of stud wall	£110.30
		Plasterboard to side 1 of stud wall	£110.30
		Reveal plaster finish	£0.07
		Plaster/render to walls	£0.00
	Scrim Tape 50mm x 90m	Reveal and cill plaster joint treatment	£0.41
		Wall plastering joint treatment	£19.04
		Window reveal and cill plaster joint treatment	£0.79
		Plasterboard joint treatment for sloping ceilings	£0.00
		Plasterboard joint treatment for roof ceilings	£8.03
		Plaster joint treatment	£0.33
		Plaster joint treatment to floor ceilings	£6.00
		Plaster joint treatment to side 2 of stud wall	£4.90
		Plaster joint treatment to side 1 of stud wall	£4.90
		Reveal plaster joint treatment	£0.11
		Wall plastering/rendering joint treatment	£0.00
	Thistle Board Finish Plaster 25kg	Plaster finish to walls	£92.20
		Reveal and cill finish to plaster	£2.01
		Window reveal and cill finish to plaster	£3.85
		Finish to plasterboard for roof ceilings	£38.92
		Finish to plasterboard for sloping ceilings	£0.00
		Plaster finish to underside of staircase	£1.57
		Finish to plaster to floor ceilings	£29.04
		Finish to plaster to side 1 of stud wall	£23.74
		Finish to plaster to side 2 of stud wall	£23.74
		Reveal finish to plaster	£0.54
		Plaster/render finish to walls	£0.00
	Drywall Timber Screws 60mm 500 box	Plasterboard fixings for sloping ceilings	£0.00
	Gyproc Drywall Timber Screws 25mm (1000 Box)	Fixings to plasterboard	£1.00
	Dri-Wall Adhesive 25kg	Reveal and cill plastering fixing system / basecoat	£3.92
		Wall plastering fixing system / basecoat	£179.88
		Window reveal & cill plaster fixing system / base coat	£7.51
		Reveal plastering fixing system / basecoat	£1.04
		Wall plaster/rendering fixing system / basecoat	£0.00
	Gyproc Drywall Timber Screws 41mm (1000 Box)	Plasterboard fixings for roof ceilings	£16.90
		Plaster fixings to floor ceilings	£12.61
		Plaster fixings to side 2 of stud wall	£10.31
		Plaster fixings to side 1 of stud wall	£10.31
Sundry Material	Not required	Insulation to floor layer 2	£0.00

Material Total				£5,205.92		
Plastering Total				£13,036.62		
Joinery 2nd Fix	Labour	Carpenter	Joiner	Fix door furniture	£451.56	
				Fix glazing	£63.75	
				Fix weather bar	£10.63	
				Hang door	£701.25	
				Apply perimeter floor sealant	£0.00	
				Fit Weather Bar	£21.25	
				Fix internal door threshold board	£167.98	
		Joiner + Mate	Hang door	£607.50		
			Second fix staircase and handrails etc.	£270.00		
		Joiners Mate	Fix skirting boards	£222.86		
			Apply perimeter floor sealant	£18.50		
			Fix skirting board to side 2	£68.75		
			Fix skirting board to side 1	£68.75		
			Fix architrave	£320.66		
	Sundry Labour	Not required	Fix door furniture	£0.00		
			Fix glazing	£0.00		
			Fit Weather Bar	£0.00		
	Labour Total				£2,993.44	
	Material	Door Furniture	Brass Victorian Letter Plate 250 x 75mm		Door furniture	£19.94
			Mortice Dead Lock 5 Lever Brass 64mm		Door furniture	£92.80
			Internal Latch Pack Polished Brass Scroll		Door furniture	£373.52
			Butt Hinge Brassed 102mm		Hinges	£10.28
			Barrel Bolt Brass 75mm		Necked barrel bolt	£6.26
			Butt Hinge Brassed 76mm		Hinges	£34.47
Doors		Hardwood Weatherboard		Weather bar	£9.97	
		Toughened Seal Units/ Ext Door (Prov)		Sealed units	£134.38	
		Jeld-Wen External Softwood Glazed Door 838 x 1981mm E29KXT+DGC		Door	£550.00	
		Double Garage Door 4267 x 1981mm (Allowance £1350)		Garage Door	£1,814.06	
		Internal Pair of Doors 6 Panel Smooth 902 x 1981mm		Door	£108.84	
		Internal Pair of Doors 6 Panel Smooth 1410 x 1981mm		Door	£108.84	
		Jeld-Wen Hardwood 9 Panel Glazed Front Door 838 x 1981mm		Door	£198.26	
		Toughened Sealed Units for KXT Door		Safety Glass	£201.56	
		PVC French Doors 1790 x 2090mm		Door	£2,616.28	
		Internal Six Panel Door Grained Primed 1981 x 610mm		Door	£68.48	
		Jeld-Wen Internal Bostonian 6 Panel Grain Factory Finished Mould 864 x 1981mm 210BTN+P		Door	£547.99	
Insulation		Acoustic Floor Sealant 380ml		Perimeter floor sealant	£4.99	
		Jabfloor 2400 x 1200 x 100mm		Insulation to beam and block floor	£1,245.21	
Screws and Fixings		Cut Clasp Nails 65mm x 25kg		Fixings to skirtings	£26.05	
		Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)		Fixings to internal door threshold board	£3.77	
		Panel Pins Bright 40mm x 0.5kg		Fixings to architrave	£18.35	
Sheet material		Hardwood Ply WBP 2440 x 1200 x 12mm		Internal door threshold board	£51.90	
		Moisture Resistant Chipboard Flooring TG4 P5 2400 x 600 x 18mm		Floating floor	£0.00	
Sundry Material	Not required	Beading	£0.00			
		Door furniture	£0.00			
		Hinges	£0.00			

				Sealed units	£0.00	
				Weather bar	£0.00	
				Sealed units/Glazing	£0.00	
				Sundry Materials (£)	Sundry fixings	£40.31
					Sundry timbers	£26.88
				Wood Adhesive 1 Litre	Adhesive for floating floor	£0.00
			Timber Mouldings	Redwood Matchings bundle 13 x 100 x 2100mm (10 Pack)	Baseraill infill	£11.28
				Skirting Torus/Ogee 25 x 125mm	Skirting boards	£214.42
					Skirting board side 1 of stud wall	£66.15
					Skirting board side 2 of stud wall	£66.15
				Latch Mortice Tubular 3" Y2648 SE	Rebate set	£8.76
			Timber Various	Architrave Torus Standard 25 x 75mm	Architrave	£287.26
			Windows and Door frames	Decorative Glass Door Panel	Sealed units	£106.16
			Stairs	Burbidge Acorn Cap 119 x77 x 77mm LD225	Full newel post caps	£7.23
				Burbidge Baseraill Pine BR3600/41P	Baseraill	£123.62
				Burbidge Spindle Baluster Pine 32mm SM090P	Spindles	£221.72
				Burbidge Handrail Pine HDR3600/32P	Balustrade	£151.82
					Wall mounted handrail	£72.57
				Burbridge Single Handrail Brass Wall Bracket	Handrail supports	£77.56
			Softwood Staircase Half Newel Cap Acorn	Half newel post caps	£0.00	
			Material Total			
Joinery 2nd Fix Total				£12,721.52		
Internal Fitting Out	Labour	Sundry Labour	Specialist Fitter	Erect Portico	£800.00	
				Fit Gas Fire	£100.00	
				Fit Fire Surround	£200.00	
		Ceramic Tiler	Ceramic Tiler	Fix decorative tiles	£93.75	
				Fix and grout borders	£191.25	
				Fix and grout tiles	£252.45	
	Labour Total				£1,637.45	
	Material	Plumbing	Fire Surround Back Pannel & Hearth (Allowance £250)	Fire Surround	£335.94	
			Sherwood Vintage Mantle Honey Oak 110132	Fire Surround	£354.44	
			Sensation Deluxe Gas Fire Pebble	Gas Fire	£498.16	
		Sundry Material	Silicone Sealant White 0.31 Litre	Sealant to tiles	£3.63	
			Sundry Materials (£)	Kitchen and Fitting	£6,718.75	
				Allowance for sanitaryware	£2,687.50	
				Utility Room Units	£1,343.75	
			Waterproof Tile Adhesive 10L	Tile adhesive	£34.85	
		Evo-Stick Waterproof Tile Adhesive & Grout 10L	Tile grout	£20.56		
		Chimney sundries	Dunbrik Smoke Pellets (6 Per Tube)	Flue testing	£14.86	
			Flue Notice Plate	Notice plate	£6.72	
		Stone	Allowance for Portico	Allowance for Portico	£4,031.25	
		Ceramics etc..	Ceramic Border Tile (Allowance £0.40 each)	Border tiles	£48.03	
			White Trade Tile 150 x 150mm	Tiles	£143.56	
			Ceramic Decorative Tile (Allowance £0.60 each)	Decorative tiles	£16.13	
			Ceramic Tile Trim 9 x 2500mm	Tile edge trim	£39.47	
			Tile Seal Mitre & Corners	Tile corner trim	£1.16	
Bath Seal Homelix White 1.75m			Tile bath trim	£8.77		

				Tile shower trim	£4.93
				Material Total	£16,312.45
	Plant	Light plant	Tile Cutter	Hire of tile cutting machine	£0.00
				Plant Total	£0.00
Internal Fitting Out Total					£17,949.90
Internal Decoration	Labour	Decorator	Decorator	Apply decoration to plaster reveals	£8.68
				Apply decoration to wall or plaster	£398.05
				Apply decoration to window plaster reveals and cill	£16.61
				Apply gloss to interior of door	£15.85
				Apply gloss to interior of window	£61.97
				Apply paint to door frame internally	£31.18
				Apply paint to skirting boards	£50.14
				Apply paint to threshold board	£7.44
				Apply primer to threshold board	£7.44
				Apply primer to door frame internally	£31.18
				Apply primer to interior of door	£15.85
				Apply primer to interior of window	£61.97
				Apply primer to skirting boards	£50.14
				Apply undercoat to threshold board	£7.44
				Apply undercoat to door frame internally	£31.18
				Apply undercoat to interior of door	£15.85
				Apply undercoat to interior of window	£61.97
				Apply undercoat to skirting boards	£50.14
				Prepare threshold board for decoration	£7.44
				Prepare int. of door for primer or paint	£15.85
				Prepare int. of window for prime or paint	£61.97
				Prepare interior of door frame for decoration	£31.18
				Prepare plaster reveals for decoration	£8.68
				Prepare skirting boards for decoration	£50.14
				Prepare wall or plaster for decoration	£108.56
				Prepare window plaster reveals for decoration	£16.61
				Prepare sloping ceiling for decoration	£0.00
				Decorate sloping ceiling plaster	£0.00
				Decorate ceiling plaster	£168.02
				Prepare roof ceiling for decoration	£45.82
				Apply undercoat for window board	£22.18
				Apply paint for window board	£22.18
				Apply primer for window board	£22.18
				Prepare window board for decoration	£22.18
				Apply decoration to staircase	£75.00
				Apply undercoat to staircase	£75.00
				Decorate underside of stairs	£18.75
				Apply primer to staircase	£75.00
				Prepare floor ceilings for decoration	£34.19
				Decorate plaster to floor ceilings	£125.36
				Decorate plaster to side 2	£102.48
				Prepare skirting for priming/painting 1	£15.47
				Apply primer to skirting to side 1	£15.47
				Apply undercoat to skirting to side 1	£15.47

			Apply finishing to skirting to side 1	£15.47
			Prepare skirting for priming/painting 2	£15.47
			Apply primer to skirting to side 2	£15.47
			Apply undercoat to skirting to side 2	£15.47
			Apply finishing to skirting to side 2	£15.47
			Decorate plaster to side 1	£102.48
			Apply undercoat to door	£182.31
			Apply gloss door	£182.31
			Prepare internal door threshold board for decoration	£20.75
			Apply primer to door casing	£160.33
			Apply primer to door	£182.31
			Prepare door for primer or paint	£182.31
			Apply undercoat to door casing	£160.33
			Prepare door casing for decoration	£160.33
			Apply decoration to plaster internal door reveals	£2.31
			Prepare plaster internal door reveals for decoration	£2.31
			Apply finish to internal door threshold board	£20.75
			Apply undercoat to internal door threshold board	£20.75
			Apply primer to internal door threshold board	£20.75
			Apply paint to door casing	£160.33
Labour Total				£3,716.28
Material	Decoration	Dulux Trade Undercoat White 5L	Primer for threshold board	£0.95
			Primer for door frame internally	£3.97
			Primer for door internally	£5.65
			Primer for skirting boards	£8.93
			Primer to interior of window	£12.26
			Under Coat for skirting boards	£8.93
			Undercoat for threshold board	£0.95
			Undercoat for door frame internally	£3.97
			Undercoat for door internally	£5.65
			Undercoat to interior of window	£12.26
			Primer for window board	£4.51
			Undercoat for window board	£4.51
			Undercoat for staircase	£6.68
			Undercoating to skirting board side 2 of stud wall	£2.75
			Priming to skirting board side 2 of stud wall	£2.75
			Undercoating to skirting board side 1 of stud wall	£2.75
			Priming to skirting board side 1 of stud wall	£2.75
			Primer for door	£64.94
			Primer for architrave	£17.13
			Undercoat for door casing	£28.55
			Undercoat for architrave	£17.13
			Primer for door casing	£14.28
			Undercoat for door	£64.94
		White Trade Matt Emulsion 10L	Decoration to plaster sloping ceiling	£0.00
			Decoration to plaster roof ceiling	£30.52
			Decoration to underside of staircase	£1.23
			Decoration to plaster	£22.77
		Varnish Polyurethane Clear Matt 2.5L	Decoration for staircase	£22.68



			Dulux Trade High Gloss White 5L	Gloss to interior of window	£12.41		
			Paint for door frame internally	£4.01			
			Paint for door internally	£5.71			
			Paint for skirting boards	£9.04			
			Paint for threshold board	£0.96			
			Paint for window board	£4.57			
			Finishing coat to skirting board side 1 of stud wall	£2.79			
			Finishing coat to skirting board side 2 of stud wall	£2.79			
			Paint for door casing	£14.45			
			Paint for door	£65.72			
			Paint for architrave	£17.34			
			Magnolia Trade Matt Emulsion 10L	Decoration to reveal plastering	£1.56		
			Decoration to wall or plaster	£71.75			
			Window decoration to reveal plastering	£2.99			
			Decoration to plaster to side 1 of stud wall	£18.47			
Decoration to plaster to side 2 of stud wall	£18.47						
Ronseal Hardfloor Gloss Varnish 2.5L	Decoration to internal door reveal plastering	£0.42					
	Primer for internal door threshold board	£6.57					
	Paint for internal door threshold board	£6.57					
	Undercoat for internal door threshold board	£3.29					
	All Purpose Primer 5L	Primer for staircase	£6.72				
Material Total					£651.01		
Internal Decoration Total					£4,367.29		
External Decoration	Labour	Carpenter	Joiner	Apply sealant	£40.24		
				Apply sealant to sides and top of window	£51.32		
				Prepare soffits for painting	£81.34		
		Decorator	Decorator	Apply gloss to exterior of door	£41.51		
				Apply gloss to exterior of window	£68.85		
				Apply paint to door frame externally	£31.18		
				Apply paint/varnish to external cill	£3.94		
				Apply primer to external cill	£3.94		
				Apply primer to door frame externally	£31.18		
				Apply primer to exterior of door	£15.85		
				Apply primer to exterior of window	£68.85		
				Apply undercoat to door frame externally	£31.18		
				Apply undercoat to exterior of door	£41.51		
				Apply undercoat to exterior of window	£68.85		
				Apply undercoat/varnish to external cill	£3.94		
				Prepare external cill for decoration	£3.94		
				Prepare exterior of door for painting	£41.51		
				Prepare exterior of door frame for decoration	£31.18		
				Prepare exterior of window for painting	£68.85		
				Undercoat bargeboard and fascia	£74.14		
				Paint bargeboard and fascia	£74.14		
				Undercoat soffits	£71.77		
				Paint soffits	£71.77		
				Labour Total			
		Material	Decoration	Dulux Trade Undercoat White 5L	Primer for door externally	£5.65	

				Primer for door frame externally	£3.97	
				Primer to exterior of window	£12.26	
				Undercoat for door externally	£14.79	
				Undercoat for door frame externally	£3.97	
				Undercoat to exterior of window	£12.26	
				Undercoat for soffits	£12.78	
				Undercoat for bargeboard and fascia	£11.00	
				Cuprinol Yacht Varnish Clear Gloss 1L	Paint/varnish for external cill	£0.54
					Primer for external cill	£0.54
		Undercoat/varnish for external cill	£0.54			
					Gloss to exterior of window	£12.41
					Paint for door externally	£14.96
Paint for door frame externally					£4.01	
				Paint for soffits	£12.94	
				Paint for bargeboard and fascia	£11.14	
				Sealant	£7.42	
	Sundry Material		Silicone Sealant White 0.31 Litre	Sealant to sides and top of window	£9.46	
Material Total					£150.63	
External Decoration Total					£1,171.62	
Landscaping	Labour	Groundworker	Groundworker	Banksman to assist with clearance of site	£300.00	
	Labour Total				£300.00	
	Material	Landscaping	Top Soil (Allowance £30)	Additional soil to make up levels	£2,128.50	
	Material Total				£2,128.50	
	Plant	Excavators	JCB 3CX Excavator & Driver (8hr. day)	Excavator to clear site and lay top soil	£281.25	
		Spoil removal	20 Tonne Tipper & Driver inc. Land Fill Tax	Removal of spoil from site	£328.13	
			3 Tonne Dumper	Dumper to assist with site clearance	£137.50	
		Sundry Plant	Delivery (10 to 15 Miles)	Deliveries of plant for site clearance	£62.50	
	Plant Total				£809.38	
	Landscaping Total					£3,237.88
Cleaning	Labour	Sundry Labour	General Labourer	Cleaning down brickwork etc	£300.00	
	Labour Total				£300.00	
	Plant	Light plant	Steam Cleaner with Lance	Cleaning down brickwork etc	£250.00	
	Plant Total				£250.00	
	Subcontractor	Specialist Contractor	Specialist contractor	Professional cleaning of house	£625.00	
	Subcontractor Total				£625.00	
Cleaning Total					£1,175.00	
Completion	Labour	Carpenter	Joiner	Return to ease door	£244.38	
		Sundry Labour	Not required	Return to ease door	£0.00	
	Labour Total				£244.38	
Completion Total					£244.38	
					£209,842.68	

## Itemised cost breakdown by resource type

Type	Description	Purchase Units	Sum of Quantity	Sum of Wastage	Order Quantity	Total Costs
Aggregate	Building Sand Bulk Bag	Each	22.35	1.68	24.03	£1,072.32
	Pea Gravel 10mm Bulk Bag	Each	28.91	2.17	31.08	£1,386.83
	MOT Type 1 Bulk Bag	Each	50.18	3.76	53.94	£2,696.54
	Building Sand Handy Bag	Each	3.20	0.24	3.44	£7.31
	Sharp Sand Bulk Bag	Each	0.85	0.06	0.91	£40.77
Aggregate Total			105.49	7.91	113.40	£5,203.77
Blocks	Insulation Coursing Block 3.5N 100mm	M2	6.52	0.49	7.01	£262.80
	Solid Dense Concrete Coursing Brick 7N 215 x 65 x 100mm	EA	10.00	0.75	10.75	£9.41
	Solid Medium Density Block 440 x 215 x 100mm 3.6N	M2	5.50	0.41	5.91	£65.80
	Celcon Standard Block 440 x 215 x 100mm 3.6N	M2	206.73	15.51	222.24	£2,416.86
	Solid Concrete Blocks 7N 440 x 215 x 100mm	M2	45.36	3.40	48.76	£493.74
	Celcon Foundation Block 3.6N 440 x 215 x 275mm	Each	111.87	8.39	120.27	£460.01
	Dense Concrete Flooring Block 4.2N 440 x 215 x 100mm	M2	85.00	6.37	91.37	£1,598.98
	Concrete Slip Block 385 x 100 x 40mm (Each)	EA	86.35	6.48	92.83	£139.24
Blocks Total			557.34	41.80	599.14	£5,446.85
Bricks	Facing Bricks - Provisional (Allowance £0.40 each)	Each	20349.91	1526.24	21876.15	£10,938.07
	Engineering Brick - Class B Red 73mm	EA	81.00	6.08	87.08	£87.08
	Engineering Brick Blue Solid Class A 65mm	Each	923.51	69.26	992.77	£744.58
Bricks Total			21354.41	1601.58	22955.99	£11,769.73
Carcasing Timber	Dry Graded C16 Regularised 47 x 75mm	M	53.70	4.03	57.73	£92.36
	Sawn Dry Graded Structural Softwood Treated 25.0 x 150mm	MT	0.00	0.00	0.00	£0.00
	Dry Graded C16 Regularised Treated 47 x 75mm	M	27.00	2.03	29.03	£50.07
	Dry Graded C16 Regularised Treated 47 x 200mm	M	210.81	15.81	226.62	£1,056.60
	Dry Graded C16 Regularised Treated 75 x 200mm	M	9.96	0.75	10.71	£88.18
	Dry Graded C16 Regularised Treated 75 x 100mm	M	46.10	3.46	49.56	£236.01
	Dry Graded C16 Regularised 47 x 100mm	M	35.00	2.63	37.63	£82.78
	Dry Graded C16 Regularised Treated 47 x 100mm	M	294.88	22.12	316.99	£772.66
	Treated Batten 25 x 38mm	M	2234.55	167.59	2402.14	£1,231.10
	Sawn Carcassing Treated 25 x 200mm	M	6.40	0.48	6.88	£33.71
	Dry Graded C16 Regularised Treated 47 x 150mm	M	274.11	20.56	294.67	£968.72
	Sawn Treated 47 x 50mm	M	214.83	16.11	230.94	£248.26
	Treated Fittings 2EX 47 x 75mm	M	42.00	3.15	45.15	£116.26
	Sawn Dry Graded Structural Softwood Treated 75.0 x 225mm	MT	0.00	0.00	0.00	£0.00
	Dry Graded C16 Regularised Treated 47 x 175mm	M	24.34	1.83	26.16	£102.69
	Sawn Carcassing Treated 25 x 100mm	M	50.10	3.76	53.86	£124.55
Carcasing Timber Total			3523.77	264.28	3788.05	£5,203.96
Concrete	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £80)	M3	18.91	1.42	20.33	£2,033.19

	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	M3	4.93	0.37	5.29	£562.55
	R'mix Concrete RC 30, 50mm slump 6m3 (Allowance £75)	M3	3.10	0.23	3.34	£312.67
	Ready mix floor screed with fibres (Allowance £120)	M3	8.50	0.64	9.14	£1,370.56
Concrete Total			35.44	2.66	38.10	£4,278.97
Concrete Products	Blue Circle Mastercrete (Plastic) 25kg	Each	152.12	11.41	163.53	£746.09
Concrete Products Total			152.12	11.41	163.53	£746.09
Decoration	Dulux Trade Undercoat White 5L	5L	11.91	0.89	12.80	£397.65
	White Trade Matt Emulsion 10L	10L	2.55	0.19	2.74	£54.52
	Varnish Polyurethane Clear Matt 2.5L	2.5L	0.80	0.06	0.86	£22.68
	Cuprinol Yacht Varnish Clear Gloss 1L	1L	0.14	0.01	0.15	£1.62
	Dulux Trade High Gloss White 5L	5L	5.78	0.43	6.21	£195.25
	Magnolia Trade Matt Emulsion 10L	10L	5.35	0.40	5.75	£113.67
	Ronseal Hardfloor Gloss Varnish 2.5L	2.5L	0.40	0.03	0.42	£16.43
	All Purpose Primer 5L	EA	0.20	0.02	0.22	£6.72
	Made Up Broom Bassine 24"	Each	2.00	0.15	2.15	£24.00
Decoration Total			29.11	2.18	31.30	£832.55
Door Furniture	Brass Victorian Letter Plate 250 x 75mm	Each	1.00	0.08	1.08	£19.94
	Mortice Dead Lock 5 Lever Brass 64mm	Each	3.00	0.23	3.23	£92.80
	Butt Hinge Brassed 102mm	PR	4.50	0.34	4.84	£10.28
	Barrel Bolt Brass 75mm	Each	2.00	0.15	2.15	£6.26
	Butt Hinge Brassed 76mm	PR	28.50	2.14	30.64	£34.47
	Internal Latch Pack Polished Brass Scroll	Each	19.00	1.43	20.43	£373.52
Door Furniture Total			58.00	4.35	62.35	£537.27
Doors	Hardwood Weatherboard	M	1.00	0.08	1.08	£9.97
	Toughened Seal Units/ Ext Door (Prov)	Each	1.00	0.08	1.08	£134.38
	Jeld-Wen External Softwood Glazed Door 838 x 1981mm E29KXT+DGC	Each	2.00	0.15	2.15	£550.00
	Double Garage Door 4267 x 1981mm (Allowance £1350)	EA	1.00	0.08	1.08	£1,814.06
	Internal Pair of Doors 6 Panel Smooth 902 x 1981mm	EA	1.00	0.08	1.08	£108.84
	Internal Pair of Doors 6 Panel Smooth 1410 x 1981mm	EA	1.00	0.08	1.08	£108.84
	Jeld-Wen Hardwood 9 Panel Glazed Front Door 838 x 1981mm	Each	1.00	0.08	1.08	£198.26
	Toughened Sealed Units for KXT Door	Each	1.00	0.08	1.08	£201.56
	PVC French Doors 1790 x 2090mm	Each	3.00	0.23	3.23	£2,616.28
	Internal Six Panel Door Grained Primed 1981 x 610mm	Each	2.00	0.15	2.15	£68.48
	Jeld-Wen Internal Bostonian 6 Panel Grain Factory Finished Mould 864 x 1981mm 210BTN+P	Each	13.00	0.98	13.98	£547.99
Doors Total			27.00	2.03	29.03	£6,358.67
Foundation	Manthorpe Cavity Closer 2440 x 100mm	Each	32.50	2.44	34.94	£580.84
	Polythene DPC 150mm x 30m	Each	2.25	0.17	2.42	£10.39
	Polythene DPC 100mm x 30m	Each	7.35	0.55	7.90	£22.41

	Geotextile 4.5 x 100M	EA	0.06	0.00	0.06	£14.90
	Polythene DPM Black 4 x 25m x 300mu	Each	1.17	0.09	1.26	£74.51
	Steel Reinforcement Mesh 4.8 x 2.4m B785	EA	0.00	0.00	0.00	£0.00
	Polythene DPM Blue 4 x 25m x 300mu	Each	0.43	0.03	0.46	£28.03
	Reinforced Steel Mesh 4.8 x 2.4m A142	Each	7.39	0.55	7.95	£352.15
Foundation Total			51.16	3.84	54.99	£1,083.22
Insulation	Polyisocyanurate Insulation Board 2400 x 1200 x 20mm	SH	0.00	0.00	0.00	£0.00
	Polyisocyanurate Insulation Board 2400 x 1200 x 100mm	EA	0.00	0.00	0.00	£0.00
	Acoustic Floor Sealant 380ml	EA	0.98	0.07	1.05	£4.99
	GP fibreglass insulation Roll 150mm 6.99m2	EA	26.79	2.01	28.80	£1,584.14
	Dry-Therm 100mm Cavity Insulation (1200 x 455 mm 6.55m2)	Each	32.51	2.44	34.94	£818.99
	Jabfloor 2400 x 1200 x 100mm	Sheet	29.75	2.23	31.98	£1,245.21
	Flooring Grade Polystyrene Insulation Sheet 2400 x 1200 x 25mm	SH	0.00	0.00	0.00	£0.00
	GP fibreglass insulation Roll 100mm 10.64m2	EA	4.68	0.35	5.03	£276.63
Insulation Total			94.70	7.10	101.81	£3,929.96
Lintels	Catnic CG90/100 x 1200mm	Each	17.00	1.28	18.28	£869.20
	Catnic CG90/100 x 2100mm	Each	4.00	0.30	4.30	£366.15
	Catnic CX90/100 x 4575mm	Each	1.00	0.08	1.08	£485.78
	Supreme Prestressed Textured Concrete Lintel 100 x 65 x 1800mm	Each	1.00	0.08	1.08	£8.94
	Catnic CG50/100 x 1200mm	Each	1.00	0.08	1.08	£49.30
	Prestressed Concrete Lintel 100 x 65 x 1200mm	Each	8.00	0.60	8.60	£50.20
	Concrete Floor Beam 150mm	MT	149.44	11.21	160.64	£1,807.24
	Supreme Concrete Padstone 440 x 215 x 140mm	Each	4.00	0.30	4.30	£104.49
Lintels Total			185.44	13.91	199.34	£3,741.30
Metalwork	Joist Hanger 50mm Standard Leg	EA	40.00	3.00	43.00	£59.13
	Class 4 Wall Tie 225mm (250 Box)	Box	3.98	0.30	4.28	£131.16
	Simpson Strap 30 x 5 x 1200 @ 150mm	Each	51.00	3.83	54.83	£285.09
	Simpson Timber/Timber J Hanger 75 x 270mm	Each	1.00	0.08	1.08	£2.20
	Pvc 4mm Angle Corner Bead 2500mm	Each	34.34	2.58	36.91	£119.50
	Simpson Strap 30 x 5 x 1600 @ 150mm	Each	26.00	1.95	27.95	£356.71
	Universal Beam 203 x 102 x 23kg per m	M	8.28	0.62	8.90	£511.56
Metalwork Total			164.59	12.34	176.94	£1,465.34
Plastering	Plasterboard 1200 x 2400 x 12.5mm Square Edge	Sheet	157.56	11.82	169.38	£999.35
	Scrim Tape 50mm x 90m	Each	9.03	0.68	9.70	£44.51
	Thistle Board Finish Plaster 25kg	Each	40.11	3.01	43.12	£215.60
	Drywall Timber Screws 60mm 500 box	BX	0.00	0.00	0.00	£0.00
	Gyproc Drywall Timber Screws 25mm (1000 Box)	Box	0.07	0.00	0.07	£1.00
	Dri-Wall Adhesive 25kg	Each	24.77	1.86	26.62	£192.35

	Gyproc Drywall Timber Screws 41mm (1000 Box)	Box	2.42	0.18	2.60	£50.13
Plastering Total			233.95	17.55	251.50	£1,502.94
Plumbing	LEAD Flashing Code 4 - 3m x 450mm	RO	0.00	0.00	0.00	£0.00
	Square Cover C 600 X 600 X 45	EA	1.00	0.08	1.08	£335.94
	Fire Surround Back Pannel & Hearth (Allowance £250)	EA	1.00	0.08	1.08	£335.94
	Sherwood Vintage Mantle Honey Oak 110132	Each	1.00	0.08	1.08	£354.44
	Sensation Deluxe Gas Fire Pebble	Each	1.00	0.08	1.08	£498.16
	Lead Flashing Code 4 300 x 3000mm	Roll	3.82	0.29	4.11	£328.67
Plumbing Total			7.82	0.59	8.41	£1,853.14
Roof Tiles	Clay Tile & Half (Allowance £1.40 each)	EA	281.55	21.12	302.67	£529.66
	Clay Eaves Tile (Allowance £0.90)	EA	614.66	46.10	660.75	£743.35
	Dunbrik Dunvent Ridge Vent Terminal Low Profile DUNV	Each	1.00	0.08	1.08	£193.00
	Eternit Hawkins Single Camber Half Round Ridge Tile 305mm Staffordshire Blue	Each	69.26	5.19	74.45	£616.11
	Eternit Hawkins Single Camber Plain Tile Staffordshire Blue	Each	12664.52	949.84	13614.36	£12,082.74
	Natural Slate 400 x 250mm (Each) (Allowance £1.50)	EA	8.00	0.60	8.60	£16.13
Roof Tiles Total			13638.98	1022.92	14661.91	£14,180.99
Roofing Sundries	Breather Membrane 700 1.5 x 50 m	EA	3.12	0.23	3.36	£520.52
	Cavity Tray Gable Abutment	EA	18.48	1.39	19.86	£322.80
	Joist Boot	EA	4.00	0.30	4.30	£26.88
	PVC Dry Ridge Vent System	M	0.00	0.00	0.00	£0.00
	PVC Dry Verge System	M	0.00	0.00	0.00	£0.00
	Wall Vent 215 x 65 x 57mm	EA	20.00	1.50	21.50	£43.00
	Periscope Wall/Floor Vent	EA	20.00	1.50	21.50	£142.44
	Manthorpe Loft Door Access GL25003	Each	1.00	0.08	1.08	£55.34
	Manthorpe Soffit Vent 2440 x 10 mm White G800WH	Each	13.99	1.05	15.03	£43.41
	Manthorpe Cavity Tray Horizontal 900mm	Each	10.32	0.77	11.10	£52.86
Roofing Sundries Total			90.91	6.82	97.73	£1,207.24
Screws and Fixings	Cut Clasp Nails 65mm x 25kg	BX	0.13	0.01	0.14	£26.05
	Lost Head Round Wire Nails Bright 65mm x 25kg	BX	0.49	0.04	0.52	£37.24
	Clout Nails Galvanised 65mm x 25kg (slating)	BX	0.00	0.00	0.00	£0.00
	Clout Nails Galvanised 50mm x 25kg (slating)	BX	0.00	0.00	0.00	£0.00
	Round Wire Nails Galvanised 65mm x 25kg	BX	1.86	0.14	2.00	£167.34
	Scrolled Hip Iron 12 x 6 x 1inch	EA	0.00	0.00	0.00	£0.00
	Round Bright Nails 100 x 4.5mm x 25kg	Box	4.14	0.31	4.45	£323.22
	Frame Fixings 8 x 100mm	Pack	22.60	1.70	24.30	£9.42
	Screws Recessed 10G x 3 Inch Zinc Plated (100 Box)	Box	1.79	0.13	1.92	£15.88
	Screws Recessed 10G x 2.5 Inch Zinc Plated (100 Box)	Box	0.69	0.05	0.74	£5.10
	Cut Clasp Nails 75mm x 25kg	BX	0.05	0.00	0.05	£9.94

	Nails 65mm x 3.35mm Roundwire Lost Head 25kg	Box	0.10	0.01	0.11	£8.30
	Round Wire Nails 100mm x 2.5kg	Box	1.00	0.08	1.08	£13.14
	Panel Pins Bright 40mm x 0.5kg	Box	3.38	0.25	3.63	£18.35
	Rawlbolt Plated Loose M12 60L	Each	9.09	0.68	9.77	£29.91
	Screws Recessed 6G x 0.75 Inch Zinc Plated (200 Box)	Box	0.83	0.06	0.89	£2.46
Screws and Fixings Total			46.15	3.46	49.61	£666.35
Sheet material	BBA OSB3 2400 x 1220 x 18mm	SH	0.00	0.00	0.00	£0.00
	Cement Soffit Strip 2400 x 150 x 4.5mm	EA	33.86	2.54	36.40	£154.68
	Hardwood Ply WBP 2440 x 1200 x 12mm	Sheet	2.15	0.16	2.31	£70.51
	Caberfloor TG4 P5 2400 x 600 x 22mm	Sheet	6.00	0.45	6.45	£62.65
	Softwood Window Board 25 x 225mm	M	16.90	1.27	18.17	£115.36
	Moisture Resistant Chipboard Flooring TG4 P5 2400 x 600 x 18mm	SH	0.00	0.00	0.00	£0.00
Sheet material Total			58.90	4.42	63.32	£403.21
Sundry Material	Not required	Unit	144.00	0.00	144.00	£0.00
	Silicone Sealant White 0.31 Litre	EA	4.49	0.34	4.82	£20.51
	Sundry Materials (£)	EA	8219.50	616.46	8835.96	£11,044.95
	To be defined	Unit	0.00	0.00	0.00	£0.00
	White plastic top Nail 40mm - 10G	EA	6.20	0.46	6.66	£116.60
	Waterproof Tile Adhesive 10L	10L	1.22	0.09	1.32	£34.85
	Evo-Stick Waterproof Tile Adhesive & Grout 10L	10L	0.43	0.03	0.46	£20.56
	Wood Adhesive 1 Litre	EA	0.00	0.00	0.00	£0.00
	Universal Fascia Board White 175mm x 5m	Each	19.08	1.43	20.51	£252.05
	Multi Purpose Fascia Board White 400 x 10mm X 5m	Each	9.33	0.70	10.03	£282.23
Sundry Material Total			8404.25	619.52	9023.77	£11,771.76
Timber Mouldings	Redwood Matchings bundle 13 x 100 x 2100mm (10 Pack)	EA	0.36	0.03	0.39	£11.28
	PSE Softwood Door Casing Material 38 x 138mm (Redwood)	M	10.60	0.80	11.40	£72.64
	Door Lining Set 686/762mm With Stops 32 x 115mm	Each	7.00	0.53	7.53	£122.09
	Door Lining Set 686/762 32 X 138 With Stops	Each	8.00	0.60	8.60	£147.06
	Skirting Torus/Ogee 25 x 125mm	M	144.14	10.81	154.95	£346.71
	Latch Mortice Tubular 3"" Y2648 SE	Each	2.00	0.15	2.15	£8.76
Timber Mouldings Total			172.11	12.91	185.02	£708.55
Timber Various	Whitewood Tongue & Groove Flooring 25 x 125mm	M	547.05	41.03	588.07	£1,014.43
	Architrave Torus Standard 25 x 75mm	M	171.02	12.83	183.85	£287.26
Timber Various Total			718.07	53.85	771.92	£1,301.69
Windows and Door frames	Decorative Glass Door Panel	EA	1.00	0.08	1.08	£106.16
	Hardwood 2'9 Door Frame (Open in)	EA	1.00	0.08	1.08	£177.38
	Softwood External Door Frame 1981 x 838mm	Each	2.00	0.15	2.15	£156.57
	Jeld-Wen Softwood Garage Frames UF14070NS	Each	1.00	0.08	1.08	£127.84

	VB2N12 900 x 1200 Dummy Sash with bar	EA	15.00	1.13	16.13	£6,272.63
	Jeld-Wen 1770 x 1200mm Horizontal Bar Window Side Opening Glazed LEWH312CC	Each	1.00	0.08	1.08	£527.13
Windows and Door frames Total			21.00	1.58	22.58	£7,367.70
Stairs	Straight Flight (Allowance £500)	EA	1.00	0.08	1.08	£671.88
	Burbidge Complete Newel Pine CNP1330P	Each	2.00	0.15	2.15	£72.19
	Burbidge Acorn Cap 119 x77 x 77mm LD225	Each	2.00	0.15	2.15	£7.23
	Burbidge Baserail Pine BR3600/41P	Each	2.13	0.16	2.29	£123.62
	Burbidge Spindle Baluster Pine 32mm SM090P	Each	60.00	4.50	64.50	£221.72
	Burbidge Handrail Pine HDR3600/32P	Each	3.15	0.24	3.38	£224.40
	Burbridge Single Handrail Brass Wall Bracket	Each	6.00	0.45	6.45	£77.56
	Softwood Staircase Half Newel	EA	0.00	0.00	0.00	£0.00
	Softwood Staircase Half Newel Cap Acorn	EA	0.00	0.00	0.00	£0.00
Stairs Total			76.27	5.72	82.00	£1,398.59
Rainwater Goods	Osma Half Round Gutter Support Bracket	Each	44.00	3.30	47.30	£62.67
	Osma Half Round Gutter Union Bracket	Each	13.00	0.98	13.98	£41.58
	Osma Half Round Gutter Black 4m	Each	11.52	0.86	12.39	£206.74
	Osma Roundline Down Pipe Connector	Each	6.00	0.45	6.45	£18.06
	Osma Half Round External Stop End	Each	16.00	1.20	17.20	£42.57
	Osma Roundline Black Pipe 5.5m	Each	6.33	0.47	6.80	£166.30
	Half Round Downpipe Saddle Bracket 68mm	EA	34.00	2.55	36.55	£95.94
	Osma Half Round Gutter Angle 90 Deg	Each	1.00	0.08	1.08	£6.18
	Half Round Gutter Running Outlet 112mm	EA	8.00	0.60	8.60	£53.75
	Osma Roundline Down Pipe Bend	Each	16.00	1.20	17.20	£60.42
Rainwater Goods Total			155.85	11.69	167.54	£754.22
Brickwork sundries	1100 x 150 mm Architectural Stone Cill	EA	14.00	1.05	15.05	£620.81
	Architectural Stone Quoin	EA	42.00	3.15	45.15	£1,410.94
	2000 x 150 mm Architectural Stone Tapered End Stone Head	EA	2.00	0.15	2.15	£161.25
	1130 x 150 mm Architectural Stone Tapered End Stone Head	EA	1.00	0.08	1.08	£45.69
	1100 x 150 mm Architectural Stone Tapered End Stone Head	EA	6.00	0.45	6.45	£266.06
Brickwork sundries Total			65.00	4.88	69.88	£2,504.75
Chimney sundries	Dunbrik Gas Flue Silicone Sealant 310ml 1581	Each	3.00	0.23	3.23	£33.42
	Dunbrik Standard Starter Block 1ZM	Each	3.00	0.23	3.23	£17.01
	Dunbrik Gather Block 2GM	Each	1.00	0.08	1.08	£13.16
	Dunbrik Straight Bonded Block Intermediate 225mm 2M	Each	13.00	0.98	13.98	£114.77
	Dunbrik Straight Bonded Block Coursng 150mm 2M/150	Each	1.00	0.08	1.08	£6.65
	Dunbrik Straight Bonded Block Coursing 75mm 2M/75	Each	1.00	0.08	1.08	£6.65
	Dunbrik Side Exit Block 5M	Each	1.00	0.08	1.08	£27.76
	Dunbrik Blackboard Patent Insulation Panel Black	Each	7.00	0.53	7.53	£104.50

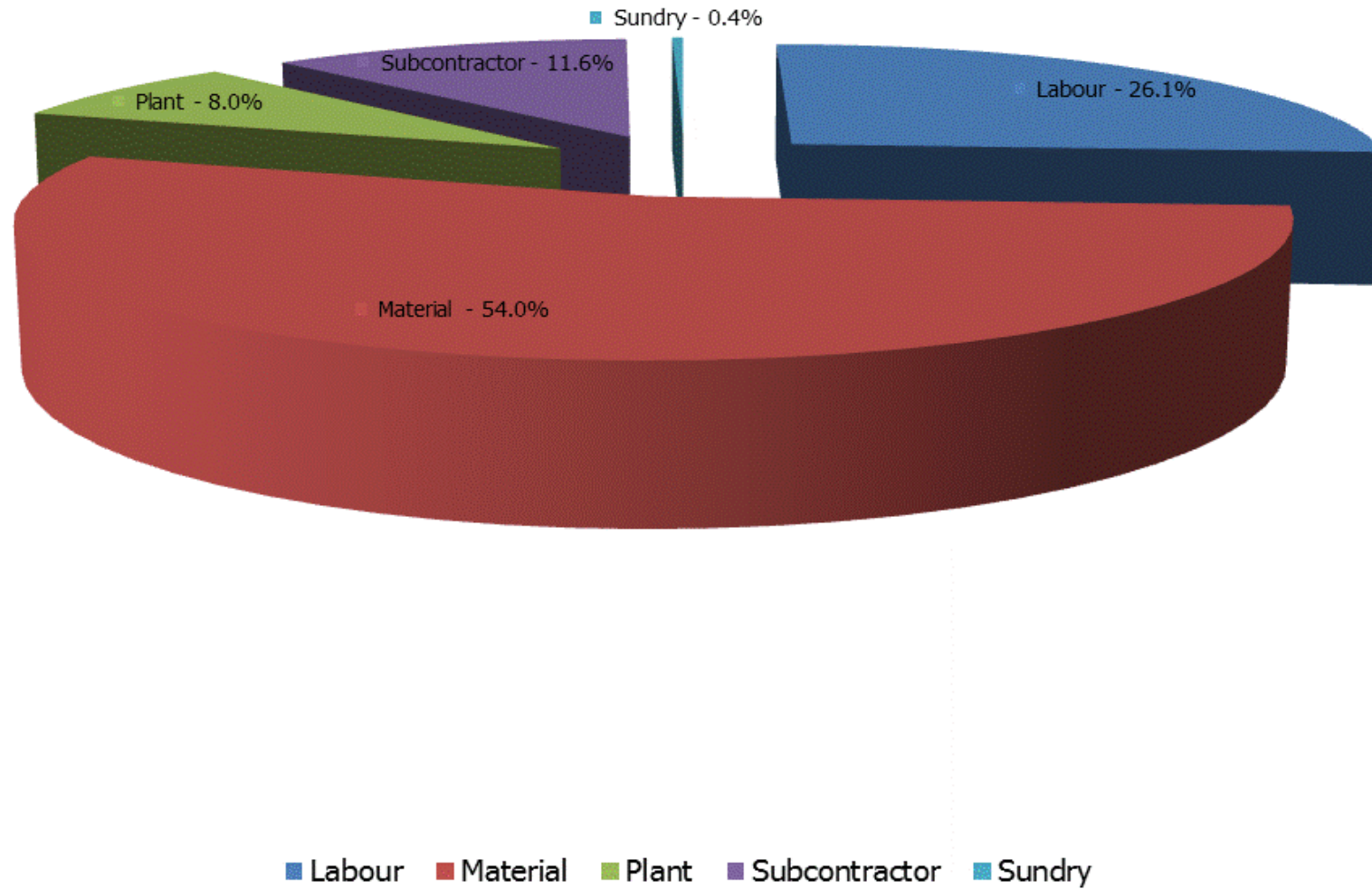


	Dunbrik Lateral Offset Block 225mm 3ME	Each	5.00	0.38	5.38	£49.79
	Dunbrik Smoke Pellets (6 Per Tube)	Each	1.00	0.08	1.08	£14.86
	Flue Notice Plate	Each	1.00	0.08	1.08	£6.72
	Dunbrik Twinwall Pipe 450mm STW18	Each	1.00	0.08	1.08	£39.75
	Dunbrik Twinwall Wall Bracket Adjustable To 245mm STWAB245	Each	1.00	0.08	1.08	£29.01
	Dunbrik Twinwall Pipe Adjustable 450mm STW18A	Each	1.00	0.08	1.08	£65.86
	Dunbrik Twinwall Flue Block Connector STWBC	Each	1.00	0.08	1.08	£20.68
	Dunbrik Twinwall Pipe 1500mm STW60	Each	1.00	0.08	1.08	£112.39
	Dunbrik Twinwall Bend Adjustable 0-90 degree STW090	Each	2.00	0.15	2.15	£111.56
Chimney sundries Total			44.00	3.30	47.30	£774.54
Drainage	Plastic Paved Area Gully 110mm (with Grid)	EA	0.00	0.00	0.00	£0.00
	Plastic Pipe Bend DS 11.25 deg 110mm	EA	0.00	0.00	0.00	£0.00
	OsmaDrain Drainage 110 Double Socket Short Radius Bend 87 degree 4D561	Each	11.00	0.83	11.83	£251.87
	OsmaDrain Drainage 110 Double Socket Equal Junction 45 degree 4D213	Each	5.00	0.38	5.38	£160.31
	OsmaDrain Drainage 110 Double Socket Short Radius Bend 45 degree 4D563	Each	2.00	0.15	2.15	£45.80
	Plastic Pipe Coupling DS 110mm	EA	0.00	0.00	0.00	£0.00
	OsmaDrain Drainage 110 Double Socket Short Radius Bend 67 degree	Each	15.00	1.13	16.13	£371.68
	OsmaDrain Drainage 110 x 3000mm Pipe Plain End 4D073	Each	32.66	2.45	35.11	£720.13
	Plastic Rodding Eye 110mm	EA	0.00	0.00	0.00	£0.00
	Plastic to Clay Pipe Adapter 110mm	EA	0.00	0.00	0.00	£0.00
	Hepworth Supersleve Housedrain Inlet Gully Complete SDG3/1	Each	1.00	0.08	1.08	£76.84
	Universal M/H Insp Chamber Raising Piece Sealing Ring	EA	0.00	0.00	0.00	£0.00
	Universal M/H Insp Chamber Raising Piece 175mm	EA	0.00	0.00	0.00	£0.00
	Universal Raising Piece 700mm	EA	0.00	0.00	0.00	£0.00
	OsmaDrain Drainage 110 Single Socket Short Radius Bend 11 degree 4D168	Each	19.00	1.43	20.43	£354.37
	Hepworth Supersleve Inspection Chamber PPIC 100 x 940mm Deep	Each	1.00	0.08	1.08	£288.85
	Hepworth Supersleve Universal Inspection Chamber Polymer Cover & Frame SDC3	Each	8.00	0.60	8.60	£747.13
	Hepworth Supersleve Universal Inspection Chamber Raising Piece SDC4	Each	16.00	1.20	17.20	£634.90
	Hepworth Supersleve Universal Inspection Chamber Base Unit SDC5	Each	8.00	0.60	8.60	£747.13
	PC Soakaway Unit with Double Step Irons 1050mm Diameter x 1000mm	EA	1.00	0.08	1.08	£431.34
	Soakaway Unit with Double Step Irons 1050mm Diameter x 750mm	EA	1.00	0.08	1.08	£302.34
	PC Soakaway Unit with Double Step Irons 1050mm Diameter x 500mm	EA	0.00	0.00	0.00	£0.00
	Hepworth Cover Slab 1050mm 600 x 600mm Eccentric Kitemarked KSC1056060	Each	1.00	0.08	1.08	£134.72
	Rapide Slide Out Manhole Cover & Frame 600 x 600 x 40mm B125 H042	Each	1.00	0.08	1.08	£115.86
Drainage Total			122.66	9.20	131.86	£5,383.26
Stone	Allowance for Portico	EA	3000.00	225.00	3225.00	£4,031.25
Stone Total			3000.00	225.00	3225.00	£4,031.25
Ceramics etc..	Ceramic Border Tile (Allowance £0.40 each)	EA	89.35	6.70	96.05	£48.03

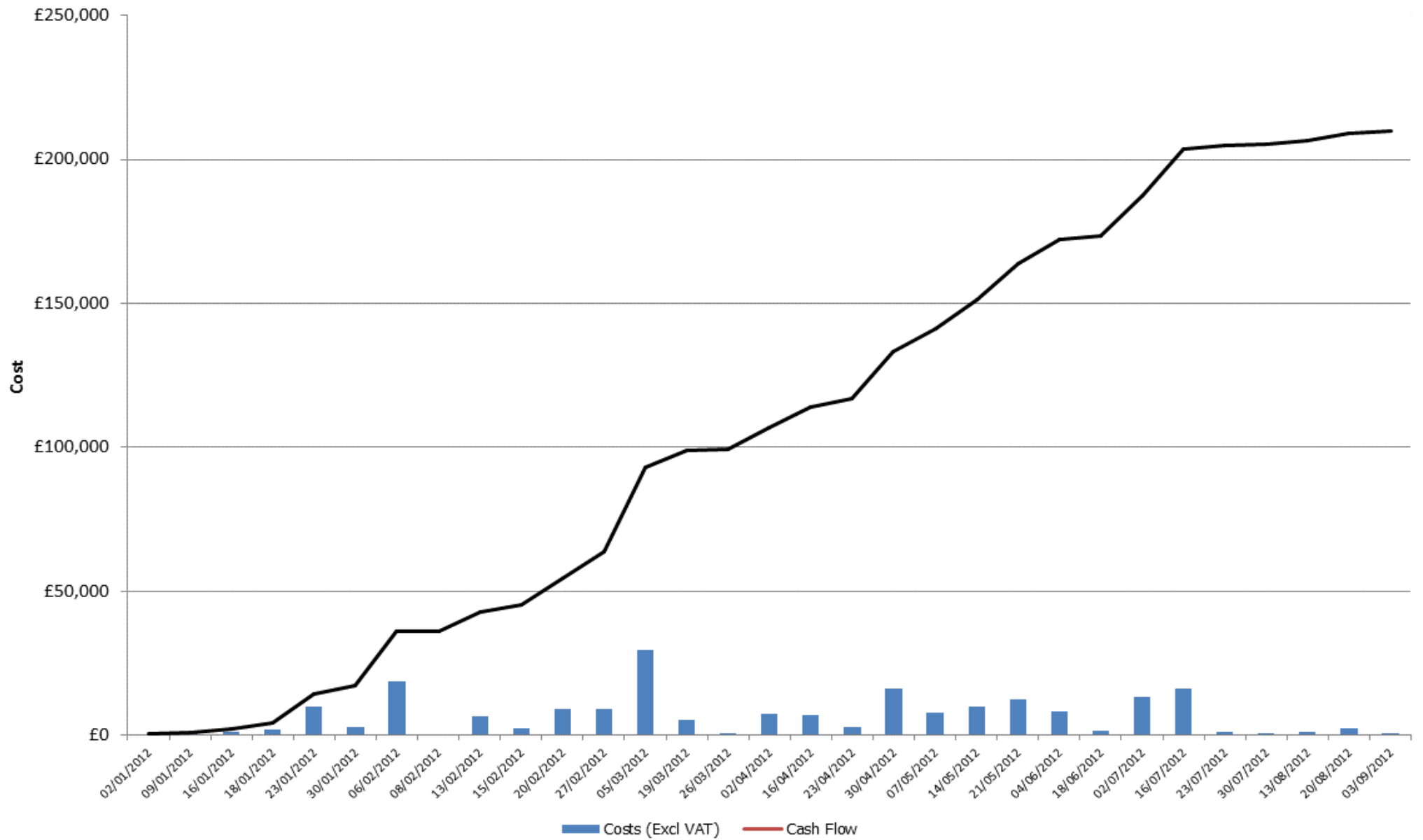
	White Trade Tile 150 x 150mm	Each	485.60	36.42	522.02	£143.56
	Ceramic Decorative Tile (Allowance £0.60 each)	EA	20.00	1.50	21.50	£16.13
	Ceramic Tile Trim 9 x 2500mm	EA	5.76	0.43	6.19	£39.47
	Tile Seal Mitre & Corners	EA	0.48	0.04	0.52	£1.16
	Bath Seal Homelix White 1.75m	Each	2.78	0.21	2.99	£13.70
Ceramics etc.. Total			603.97	45.30	649.27	£262.04
Landscaping	Top Soil (Allowance £30)	Tonne	52.80	3.96	56.76	£2,128.50
Landscaping Total			52.80	3.96	56.76	£2,128.50
PVC-u Soil Waste	Soil Pipe Bracket 110mm	EA	8.00	0.60	8.60	£43.00
	Soil Pipe 110mm x 2M	EA	2.00	0.15	2.15	£80.63
	Soil Pipe 110mm x 3M	EA	7.00	0.53	7.53	£376.25
	Soil Pipe Baloon Grating 110mm	EA	2.00	0.15	2.15	£14.78
	Silicone Lubricant 125gm	EA	1.00	0.08	1.08	£14.78
	Soil Pipe Single Socket Offset Bend 110mm	EA	4.00	0.30	4.30	£166.63
	Soil Pipe Doublew Socket 110mm	EA	0.00	0.00	0.00	£0.00
	Soil Pipe Single Socket 110mm	EA	0.00	0.00	0.00	£0.00
	Soil Pipe Double Socket Bossed Pipe 40mm x 110mm	EA	3.00	0.23	3.23	£36.28
	Soil Pipe Double Socket Bossed Pipe 32mm x 110mm	EA	3.00	0.23	3.23	£36.28
	Air Admittance Valve 110mm	EA	1.00	0.08	1.08	£119.59
	Soil Pipe Single Socket Double Branch 45deg 110mm	EA	0.00	0.00	0.00	£0.00
	Soil Pipe Single Socket Bossed Access Pipe 110mm	EA	0.00	0.00	0.00	£0.00
	Soil Pipe Single Socket Bossed Pipe 110mm	EA	2.00	0.15	2.15	£37.63
	Soil Pipe Single Socket Corner Branch 87.5deg 110mm	EA	0.00	0.00	0.00	£0.00
	Soil Pipe Single Socket Access Branch 87.5deg 110mm	EA	3.00	0.23	3.23	£306.38
	Soil Pipe Single Socket Double Branch 87.5deg 110mm	EA	0.00	0.00	0.00	£0.00
	Soil Pipe Single Socket Single Branch 87.5deg 110mm	EA	1.00	0.08	1.08	£45.69
	Soil Pipe Single Socket Bend 87.5deg 110mm	EA	3.00	0.23	3.23	£96.75
	Soil Pipe Single Socket Bend 45deg 110mm	EA	0.00	0.00	0.00	£0.00
	Soil Pipe 110mm x 4M	EA	0.00	0.00	0.00	£0.00
	Soil Pipe Single Socket Access Bend 87.5deg 110mm	EA	0.00	0.00	0.00	£0.00
PVC-u Soil Waste Total			40.00	3.00	43.00	£1,374.66
Bonded Abrasives	Diamond Core Drill Bit 117mm x 150mm	EA	0.05	0.00	0.05	£10.48
	Diamond Core Drill Bit 45mm x 150mm	EA	0.00	0.00	0.00	£0.00
	Diamond Core Drill Bit 38mm x 150mm	EA	0.00	0.00	0.00	£0.00
Bonded Abrasives Total			0.05	0.00	0.05	£10.48
Roof Trusses	Truss Roof Assembly	Each	2074.00	155.55	2229.55	£2,786.94
Roof Trusses Total			2074.00	155.55	2229.55	£2,786.94
Equipment	Dustbin Heavy Duty With Lid 90L BM199	Each	2.00	0.15	2.15	£50.96

	Hose Tap Connector + Screw Clamp 61765	Each	2.00	0.15	2.15	£11.21
	Contract Hose Pipe 50m	Each	1.00	0.08	1.08	£47.95
Equipment Total			5.00	0.38	5.38	£110.11
Tools	Gloves Super Rigger Pair	PR	10.00	0.75	10.75	£38.83
	Stanley Powerwinder Tape 30m	Each	1.00	0.08	1.08	£28.06
	Hammerlin 3 Cubic Feet Wheelbarrow	Each	2.00	0.15	2.15	£101.51
	Stanley Closed Case Fibreglass Tape 30m/100ft STA034262	Each	2.00	0.15	2.15	£32.01
	Insulated Screwdriver Set 4 piece 69124	Each	1.00	0.08	1.08	£13.16
	Sledge Hammer Complete 7lb	Each	1.00	0.08	1.08	£32.59
	Predator Saw Second Fix 22"	Each	1.00	0.08	1.08	£11.33
Tools Total			18.00	1.35	19.35	£257.48
Grand Total			55988.33	4188.33	60176.66	£113,338.04

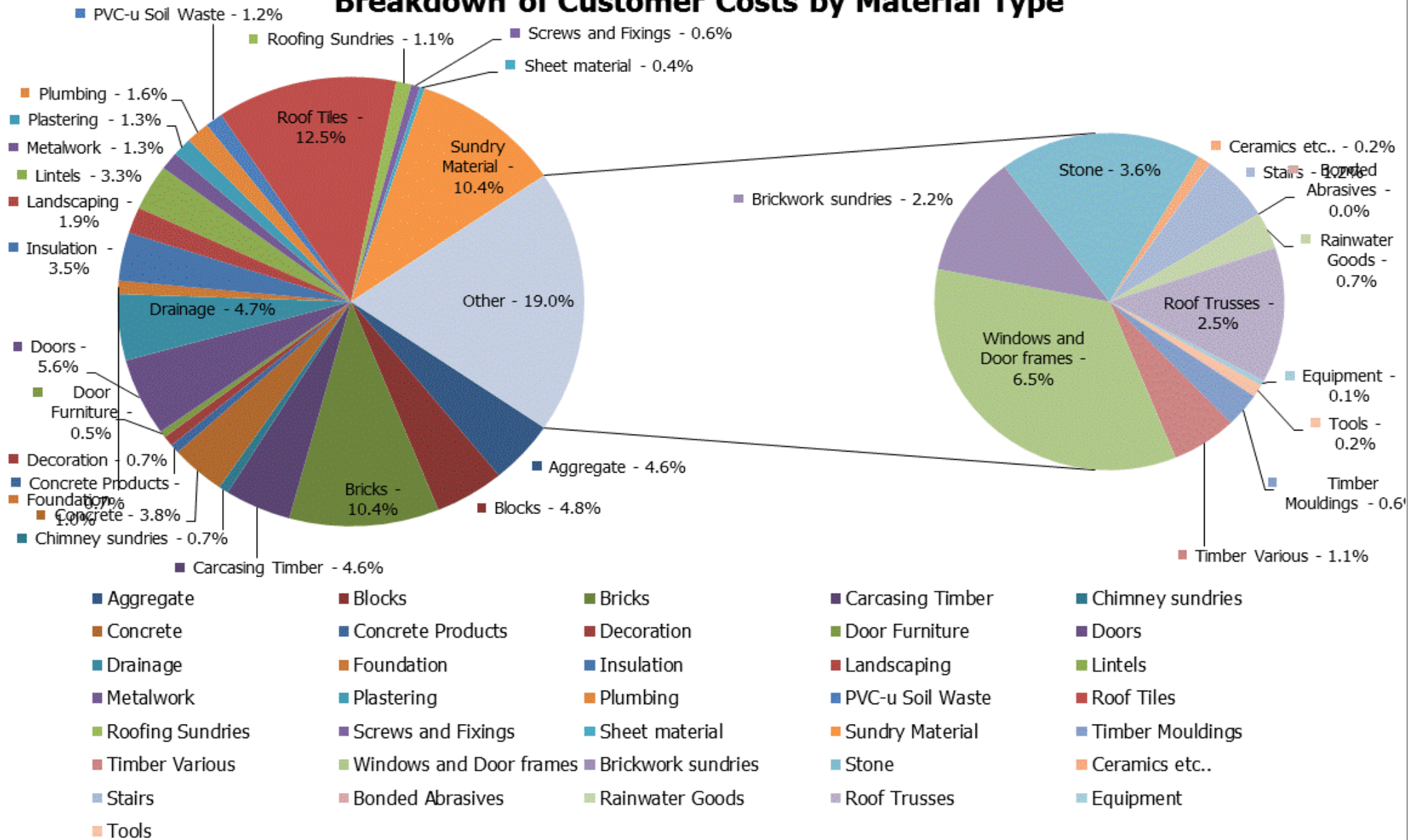
## Breakdown of Customer Costs by Resource Type



## Indicative Cash Flow



## Breakdown of Customer Costs by Material Type





## Notes

No building works to be commenced until full planning permission has been granted or permitted development has been confirmed.

All works to be carried out in accordance with current Building Regulations and to the approval of the Building Control Officer. No work to commence until approval of plans has been made.

All works to be carried out in accordance with safe working practices and in accordance with CDM 2007 regulations.

### EXISTING SERVICES

Existing Electrical Supplies. Prior to commencement of all building works positions of all cables and apparatus should be identified and marked on site and also recorded on plans and made available in health and safety file.

Existing Gas Supplies. Prior to commencement of all building works positions of all pipes, conduits and apparatus should be identified and marked on site and also recorded on plans and made available in health and safety file.

Existing Water Supplies. Prior to commencement of all building works positions of all pipes, conduits and apparatus should be identified and marked on site and also recorded on plans and made available in health and safety file.

Existing Telecoms and Cabling. Prior to commencement of all building works positions of all pipes, conduits and apparatus should be identified and marked on site and also recorded on plans and made available in health and safety file.

### SITE PREPARATION

All vegetable matter to be stripped from site of building and treated with proprietary weed killer where required. Topsoil to be set aside for reuse.

BUILDING REGULATIONS PART E, July 2003  
RESISTANCE TO THE PASSAGE OF SOUND  
All new dwellings are subject to pre-completion testing (PCT) for demonstrating that the proposals and workmanship comply with Requirement E1 of the building regulations. The developer is to liaise with the Local Building Inspector to arrange for a satisfactory testing programme.

BUILDING REGULATIONS PART L  
CONSERVATION OF FUEL AND POWER  
All new dwellings must be given an energy rating, using the Standard Assessment Procedure (SAP). The rating must be displayed in the property in the form of a notice of durable material, indelibly marked.

BUILDING REGULATIONS PART M May 2004 ACCESS AND USE OF BUILDINGS Provide:  
A level, ramped or stepped approach (design criteria in accordance with the approved document part M) to the principal entrance door, which is suitable to the individual design.  
Overall external door frame width of 832mm (838mm door).  
Disabled thresholds to entrance door.  
Internal doors to be 838mm wide with livings and steps to suit 900mm structural opening.  
Ambulant disabled steps internally to ground floor lobby.  
Electrical sockets and switches to be within 450-1200mm from finished floor level.  
Ground floor WC with an unobstructed clearance of 1000mm wide and 750mm deep to the door (on frontal approach). Internally provide min. width of 900mm with a clear unobstructed access of 650mm - max. basin size 350x250mm centred max. 400mm from the front face of the W.C.

BOLER  
Condensing boiler as indicated. Fuel to terminals minimum 300mm from any adjacent opening (where oil fired boiler is to be used 600mm from opening) and in accordance with CORGI Regulations and Guidelines. (Gas)  
Heating system to incorporate zone controls via thermostatic radiator valves and boiler to incorporate timing device, interlocking facilities and flow control to prevent unnecessary boiler cycling. Provide and supply commissioning instructions to end user.

Minimum Domestic Boiler SEDBUK rating not less than the appropriate entry below:  
Condensing Boiler: 90% (Rating A or B)

NOTICE PLATES  
Every combustion appliance to have a suitably positioned label of durable material, indelibly marked to indicate its limitations of use. The label should be fixed in a secure position, such as adjacent to the gas or electricity consumer unit, the water supply stop cock or next to the chimney or hearth described.

PROVISION OF INFORMATION  
A completion certificate from a competent person will be required to confirm that the combustion appliances achieve compliance with the requirements of the Building Regulations.

HOT WATER STORAGE  
Storage vessel to comply with BS3198 and to incorporate a thermostat and timer. Heating system to comply with BS5445:1990. Hot water vessels and all pipework in unheated areas to be insulated. Pipework within 1 metre of hot water storage cylinder to be insulated to achieve maximum U value of 0.45W/m<sup>2</sup>°C.

PLUMBING  
New waste connections to air admittance valves having rodding eye and access point at base.  
Sink, Bath and Shower 30mm waste and 75mm trap  
Wash Basin 32mm waste and 75mm trap  
W.C. and Cistern 100mm waste connection  
All above ground drainage to comply with BS 5572.  
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening.

BACKGROUND VENTILATION  
Background ventilation to the whole dwelling is to be at least equivalent to min 5000mm<sup>2</sup> to all habitable rooms and 2500mm<sup>2</sup> to Kitchens, Utility Rooms and Bathrooms with external walls. All internal doors are to have a 10mm undercut.  
The whole building ventilation rate is to be as follows:  
1 bedroom dwelling 13 l/s  
2 bedroom dwelling 17 l/s  
3 bedroom dwelling 21 l/s  
4 bedroom dwelling 25 l/s  
5 bedroom dwelling 29 l/s

EXTRACT VENTILATION  
Mechanical ventilation is to be installed:  
Kitchen extractor fan capable of 60 l/s, or cooker hood capable of at least 30 l/s  
Utility extractor fan capable of 30 l/s  
Bathroom/En-Suite extractor fan capable of 15 l/s  
WC extractor fan capable of 6 l/s with 15 minute over run & connected to light switch (internal W.C.'s only)

SMOKE ALARMS  
Smoke alarms where indicated to be inter-connected and mains wired with emergency battery back-up supply. To be minimum 300mm from electrical fittings and maximum 7.5 metres from any adjacent habitable room door. All to comply with B.S. 5446 Part 1.

BUILDING REGULATIONS PART P  
ELECTRICAL SAFETY  
Electrical installation to be carried out by a professional contractor and to comply with the Electricity At Work Regulations 1989 as amended.  
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002. Installation to be tested before being taken into service and to comply with BS 7671:2001 and certification to be provided.

FOR EXTENSIONS AND ALTERATIONS:  
The existing equipment rating and condition to be assessed to carry the additional load or improved to carry the additional load. The correct protective measures are to be used and the earthing and equipotential bonding arrangements are satisfactory.

LIGHTING EFFICIENCY  
Method for determining the number of locations to be equipped as a reasonable provision for efficient lighting offer:  
No. of Rooms 1-3: Min. number of locations 1  
No. of Rooms 4-6: Min. number of locations 2  
No. of Rooms 7-9: Min. number of locations 3  
No. of Rooms 10-12: Min. number of locations 4

Provide 2 No. lighting outlets/luminaires to ground floor and 2 No. to first floor that only take lamps having a luminous efficacy greater than 40 lumens per circuit watt as follows:

Ground Floor  
1 No. fitting to Hall  
1 No. fitting to Kitchen/Utility

First Floor  
1 No. fitting to Landing  
1 No. fitting to Bathroom

External lighting system to include:  
Automatic extinguishing when there is enough daylight, and when not required at night, OR have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit watt (such as fluorescent or compact fluorescent lamp types, and not GLS tungsten lamps with bayonet cap or Edison screw bases)

## HBXL Home Design

### Project

## Project Description

1 Ave Road  
Bromsgrove  
Worcestershire

### Drawing Title

## General Arrangement

### Client

Mr A Winner

1

## Number

### Date

June 2011

### Drawn by

Adrian Wild

### Scale

1:100

### Checked by

## Page Size - A1

5000 mm

