

Quote

for

Build New House

Date:

Ref:

Your Company Name

Site Address:

Date:

Subject :

Dear

Thank you for your instruction to quote for the above project.

We have the pleasure of enclosing our Estimate for the amount of: (excluding VAT),
(inclusive of VAT at current rate) . The Estimate is valid for 90 days from the date of
this letter.

All works and specifications are detailed within the Estimate .

Please ensure that you carefully read over the enclosed Estimate , to make sure that all works
meet your requirements.

If you have any queries, or require any amendments to the specifications, please do not hesitate
to contact us and we will be happy to assist further.

We look forward to hearing from you in due course.

Yours Sincerely,

Quote

Date:

Ref:

Site Work



Preliminaries

£20,153.75

Preliminaries.

- ✓ 10 x General Labourers for 1 x Week.
- ✓ Supply and display construction sign boards. Keeping your construction site safe.
- ✓ Includes Health and Safety, First Aid, Protective clothing.
- ✓ Provide Temporary Services (Electricity supply, Telephone, Water distribution and drainage).
- ✓ We have allowed for 10 x 8 Yard Skip

Material

Description	Qty	Unit	Rate (£)	Value (£)
Sign Boards	5.0	each	£40.25	£201.25

Labour

Description	Qty	Unit	Rate (£)	Value (£)
General Labourer	400.0	hour	£10.35	£4,140.00

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	10	-	each	£293.25	£2,932.50

Other costs

Description	Qty	Unit	Rate (£)	Value (£)
Safety, First Aid, Protective clothing	1.0	each	£2,875.00	£2,875.00
Temporary services	58.0	each	£172.50	£10,005.00

Materials: £201.25

Labour: £4,140.00

Plant: £2,932.50

Other costs: £12,880.00



Demolition

£21,230.10

Demolition.

Demolition / removal includes:

- ✓ Demolishing two storey building - 150 m2

- ✓ Disposal surplus materials off site
- ✓ We have allowed for 36.8 x 8 Yard Skip

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Demolishing two storey building; cavity walls construction	150.0	m2	£69.59	£10,438.50

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	36.8	-	each	£293.25	£10,791.60

Materials: £0.00 Labour: £10,438.50 Plant: £10,791.60 Other costs: £0.00



Drainage run

£1,370.41

Drains Run construction:

- ✓ Excavate trench 750mm deep by machine
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ Bedding and surround in pea gravel
- ✓ 9 - Underground Pipe 3m - Single Socket 110mm
- ✓ Backfilling to trench with Soil.

Material

Description	Qty	Unit	Rate (£)	Value (£)
10mm Gravel/Shingle Bulk Bag	7.5	each	£36.42	£272.98
Underground Pipe 3m - Single Socket 110mm	9.0	each	£9.30	£83.73

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fill to make up levels by hand	3.1	m3	£48.65	£148.88
Fill to excavations by hand	3.3	m3	£23.00	£75.44
Load soil to Skip By Hand	4.3	m3	£19.46	£83.10
Excavate trenches by Machine	6.6	m3	£40.81	£267.69
Levelling and compacting bottoms of excavations	8.8	m2	£2.30	£20.13
Install drainage pipes and fittings	3.0	hour	£25.30	£75.90

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
6 Yard Skip 2.6m(L) x 1.5(W) x 1.2(H)	0.9	-	each	£227.70	£204.93
1.5 Tonne Excavator	1	1.0	day	£63.25	£63.25
Delivery, collection and running cost	1	-	each	£74.39	£74.39

Materials: £356.71 Labour: £671.13 Plant: £342.57 Other costs: £0.00



UPVC Manhole

£980.96

UPVC Manhole. Polypropylene Inspection Chamber:

- ✓ Excavate pit 750mm deep by hand
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of soil off site
- ✓ 150mm thick bedding in pea gravel
- ✓ 3 - 5 Inlets Inspection Chamber Base Ø450mm x 290mm (H)
- ✓ 6 - Manhole Riser Ø450mm x 235 mm (H)
- ✓ 3 - Circular Plastic Cover & Frame Ø450mm
- ✓ Fill surround with pea gravel

Material

Description	Qty	Unit	Rate (£)	Value (£)
10mm Gravel/Shingle Bulk Bag	2.2	each	£36.42	£81.83
5 Inlets Inspection Chamber Base Ø450mm x 290mm (H)	3.0	each	£29.45	£88.35
Manhole Riser Ø450mm x 235 mm (H)	6.0	each	£28.13	£168.77
Circular Plastic Cover & Frame Ø450mm	3.0	each	£18.19	£54.58

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Load soil to Skip By Hand	1.6	m3	£19.46	£30.36
Excavate Pit by Hand	1.3	m3	£126.50	£161.92
Levelling and compacting bottoms of excavations	1.7	m2	£2.30	£3.91
Fill to excavations by hand	1.0	m3	£23.00	£23.00
Install chambers, covers and fittings	3.0	each	£93.61	£280.83

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.5	-	each	£174.80	£87.40

Materials: £393.54

Labour: £500.02

Plant: £87.40

Other costs: £0.00

Substructure



Trench Foundation

£39,678.30

Trench Foundation. Length 69.5m:

- ✓ Excavate trenches by machine, Width - 800mm, Depth - 2000mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Boarded earthwork support to trench sides
- ✓ Mesh reinforcement to foundations
- ✓ Disposal of soil off site
- ✓ Ready mixed concrete foundation

Note: Substructures are based on assumed good ground conditions and are without the benefit of a geological survey; The depths of foundation and foundation design may be subject to change by site conditions and/or on the instruction of Building Control or clients Engineer or Architect. In the event of change of design and/or depth of foundation the Contractor reserves the right to amend the Contract Sum by way of re-measurement of the revised foundation design and depth.

Material

Description	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 95mm	1040.6	m	£3.25	£3,386.63
Shuttering Plywood 2440 x 1220 x 18mm	104.3	sheet	£28.73	£2,994.85
Screws 5 x 70mm box of 100	33.7	box	£3.92	£132.22
Concrete Mix C25	91.7	m3	£100.05	£9,178.59
A393 Reinforcing Mesh 4.8m x 2.4m (6.2kg/m2)	11.1	each	£138.00	£1,531.45
Plastic Reinforced Mesh Spacers 40-50mm	713.9	each	£0.39	£279.14

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Erecting and removal of Earthwork support	278.0	m2	£11.50	£3,197.00
Load soil to Skip By Hand	135.7	m3	£19.46	£2,640.15

Casting concrete to trench	83.4	m3	£48.07	£4,009.04
Excavate trenches by Machine	111.2	m3	£40.81	£4,537.68
Levelling and compacting bottoms of excavations	55.6	m2	£2.30	£127.88
Cutting and placing reinforcing mesh	111.2	m2	£2.56	£284.18

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	22.17	-	each	£293.25	£6,501.35
1.5 Tonne Excavator	1	14.0	day	£31.62	£442.75
Delivery, collection and running cost	1	-	each	£435.39	£435.39

Materials: £17,502.89

Labour: £14,795.92

Plant: £7,379.49

Other costs: £0.00



Concrete Floor

£10,947.25

Concrete Floor. Concrete ground floor slab, floor area 72m2:

- ✓ Excavate reduced levels by machine, excavation Depth: - 315mm, levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of soil off site
- ✓ 150mm backfilling to make up levels with hardcore obtained off site, compacting fill with vibrating plate
- ✓ 50mm sand or quarry dust blinding spread and levelled over hardcore, compacting blinding with vibrating plate
- ✓ 1200 gauge damp proof membrane
- ✓ Celotex or similar flooring insulation board, 100mm thick
- ✓ Celotex or similar flooring insulation board to perimeter of floor screed, 25mm thick x 165mm high
- ✓ 500 gauge separating layer/vapour barrier
- ✓ Ready mixed concrete to slab 100mm thick
- ✓ Mesh reinforcement to slab
- ✓ Cement and sand (1:3) floor screed, 65mm thick

Material

Description	Qty	Unit	Rate (£)	Value (£)
Visqueen Vapour Check 500 GA Green 4 x 50m	0.4	roll	£96.97	£40.47
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	2.0	each	£12.13	£24.71
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	26.3	each	£32.49	£852.79
Damp Proof Membrane 1200ga 4m x 3m (12m2)	7.3	each	£10.53	£77.21
Concrete Mix C25	7.7	m3	£100.05	£770.79
A393 Reinforcing Mesh 4.8m x 2.4m (6.2kg/m2)	7.2	each	£138.00	£991.87
Plastic Reinforced Mesh Spacers 40-50mm	472.5	each	£0.39	£184.75
MOT Type 1 Sub-base Bulk Bag	25.6	bag	£36.42	£933.10
Building Sand Bulk Bag	7.5	each	£36.42	£272.40
Blue Circle Mastercrete 25kg	95.7	each	£4.51	£431.55
Concrete and screed Fibres 900g (usage 1m3 screed)	5.4	each	£19.38	£103.67
Sharp Sand Bulk Bag	10.0	each	£36.42	£364.76

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Load soil to Skip By Hand	27.7	m3	£19.46	£538.50
Laying vapour control	77.6	m2	£1.28	£99.15
Laying insulation to floor	77.6	m2	£4.60	£356.96
Laying Damp Proof Membrane	82.2	m2	£1.15	£94.51
Casting concrete to slabs	7.2	m3	£55.66	£400.75
Cutting and placing reinforcing mesh	72.0	m2	£2.56	£184.00

Fill to make up levels by hand	14.4	m3	£48.65	£700.61
Spreading and Levelling Fill	144.0	m2	£0.91	£131.16
Compacting Fill	144.0	m2	£1.15	£165.60
Excavate reduced levels by Machine	22.7	m3	£40.81	£925.49
Levelling and compacting bottoms of excavations	72.0	m2	£2.30	£165.60
Laying floor screed 25 - 65mm	72.0	m2	£6.39	£460.00

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	4.52	-	each	£293.25	£1,325.49
1.5 Tonne Excavator	1	3.0	day	£73.79	£221.37
Delivery, collection and running cost	1	-	each	£130.00	£130.00

Materials: £5,048.07

Labour: £4,222.32

Plant: £1,676.86

Other costs: £0.00



Beams and Blocks

£129,415.94

Beams and Blocks. Block and beam ground floor, floor area 238m2:

- ✓ Excavate reduced levels by machine, excavation depth: 300mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of soil off site
- ✓ Backfilling to make up levels with 100mm hardcore obtained off site, compacting fill with vibrating plate
- ✓ 100mm thick ready mixed lean mix concrete blinding layer to excavations
- ✓ Construct half a brick thick sleeper walls in engineering bricks or blocks to support concrete beams
- ✓ Precast beam flooring system comprising precast concrete beams and infill concrete blocks
- ✓ 1200 gauge damp proof membrane
- ✓ 70 mm Celotex or similar flooring insulation board
- ✓ 500 gauge separating layer/vapour barrier
- ✓ Traditional cement and sand floor screed, 65mm thick

Beams and Blocks (1). Block and beam ground floor, floor area 252m2:

- ✓ Excavate reduced levels by machine, excavation depth: 300mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of soil off site
- ✓ Backfilling to make up levels with 100mm hardcore obtained off site, compacting fill with vibrating plate
- ✓ 100mm thick ready mixed lean mix concrete blinding layer to excavations
- ✓ Construct half a brick thick sleeper walls in engineering bricks or blocks to support concrete beams
- ✓ Precast beam flooring system comprising precast concrete beams and infill concrete blocks
- ✓ 1200 gauge damp proof membrane
- ✓ 70 mm Celotex or similar flooring insulation board
- ✓ 500 gauge separating layer/vapour barrier
- ✓ Traditional cement and sand floor screed, 65mm thick

Beams and Blocks (1) 1. Block and beam ground floor, floor area 230.6m2:

- ✓ Excavate reduced levels by machine, excavation depth: 300mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of soil off site
- ✓ Backfilling to make up levels with 100mm hardcore obtained off site, compacting fill with vibrating plate
- ✓ 100mm thick ready mixed lean mix concrete blinding layer to excavations
- ✓ Construct half a brick thick sleeper walls in engineering bricks or blocks to support concrete beams
- ✓ Precast beam flooring system comprising precast concrete beams and infill concrete blocks
- ✓ 1200 gauge damp proof membrane
- ✓ 70 mm Celotex or similar flooring insulation board
- ✓ 500 gauge separating layer/vapour barrier
- ✓ Traditional cement and sand floor screed, 65mm thick

Material

Description	Qty	Unit	Rate (£)	Value (£)
Concrete Mix C25	77.1	m3	£100.05	£7,714.28
MOT Type 1 Sub-base Bulk Bag	170.9	bag	£36.42	£6,224.19
70mm Celotex Insulation GA3070 Board 2400mm x 1200mm	262.7	each	£23.91	£6,280.75

25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	6.4	each	£12.13	£77.89
Class B Red Perforated Engineering Brick 65mm	642.6	each	£0.78	£502.52
Building Sand Bulk Bag	0.6	each	£36.42	£22.99
Blue Circle Cement 25kg	964.1	each	£3.85	£3,714.27
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£15.46	£0.48
Damp Proof Course 225mm x 30m	1.6	each	£7.66	£12.45
Concrete and screed Fibres 900g (usage 1m3 screed)	51.4	each	£19.38	£995.23
Sharp Sand Bulk Bag	100.2	each	£36.42	£3,650.32
Visqueen Vapour Check 500 GA Green 4 x 50m	4.1	roll	£96.97	£401.44
Solid Low Density Concrete Blocks 3.6N 100mm	7079.1	each	£2.21	£15,630.65
Concrete Floor Beam 155mm x 1m (34kg)	1489.0	m	£15.66	£23,322.21
Damp Proof Membrane 1200ga 4m x 25m (100m2)	8.5	each	£60.37	£514.04

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Casting concrete to slabs	72.1	m3	£55.66	£4,010.85
Fill to make up levels by hand	72.1	m3	£48.65	£3,505.99
Spreading and Levelling Fill	720.5	m2	£0.91	£656.28
Compacting Fill	720.5	m2	£1.15	£828.63
Laying insulation to floor	720.5	m2	£4.60	£3,314.53
Laying bricks (half a brick thick)	13.7	m2	£30.36	£414.41
Lay damp proof course	45.5	m	£2.76	£125.58
Laying floor screed 25 - 65mm	720.5	m2	£6.39	£4,603.52
Laying vapour control	720.5	m2	£1.28	£920.70
Lay beams and blocks	720.5	m2	£15.33	£11,048.43
Laying Damp Proof Membrane	773.8	m2	£1.15	£889.86
Excavate reduced levels by Machine	216.2	m3	£40.81	£8,821.13
Levelling and compacting bottoms of excavations	720.5	m2	£2.30	£1,657.26
Load soil to Skip By Hand	263.7	m3	£19.46	£5,132.39

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
1.5 Tonne Excavator	1	9.0	day	£31.62	£284.63
Delivery, collection and running cost	1	-	each	£298.08	£298.08
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	14.23	-	each	£293.25	£4,172.95
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	15.07	-	each	£293.25	£4,419.28
1.5 Tonne Excavator	1	10.0	day	£31.62	£316.25
Delivery, collection and running cost	1	-	each	£312.57	£312.57
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	13.79	-	each	£293.25	£4,043.92
1.5 Tonne Excavator	1	9.0	day	£31.62	£284.63
Delivery, collection and running cost	1	-	each	£290.38	£290.38

Materials: £69,063.69

Labour: £45,929.59

Plant: £14,422.67

Other costs: £0.00



Cavity Wall

£45,049.07

Cavity Wall. Cavity walls above DPC:

- ✓ 100mm aerated blocks outer skin in cement sand mortar (1:3)
- ✗ Cavity formed with stainless steel wall ties
- ✓ 100mm DriTherm 37 or similar cavity insulation board
- ✓ 100mm aerated blocks inner skin in cement sand mortar (1:3)
- ✓ Celcon Hi-7 Aerated Concrete Block 7.3N 100mm

Cavity Wall (1). Cavity walls above DPC:

- ✓ Facing brick outer skin in cement sand mortar (1:3)
- A Bricks Allowance: £700 per 1000 + VAT
- ✓ Cavity formed with stainless steel wall ties
- ✓ 100mm DriTherm 37 or similar cavity insulation board
- ✓ 100mm aerated blocks inner skin in cement sand mortar (1:3)
- ✓ Celcon Hi-7 Aerated Concrete Block 7.3N 100mm

Solid Wall. Solid walls above DPC:

- ✓ Facing brick in cement sand mortar (1:3) half brick thick 102.5mm
- ✓ London Brick Company Commons

Note: Plasterboard lining internally to be included within wall finishes.

Material

Description	Qty	Unit	Rate (£)	Value (£)
Staifix Housing Wall Ties HRT4 225mm box of 250	6.3	pack	£31.22	£197.78
Knauf Earthwool DriTherm Cavity Slab 37 Standard 100mm (6.55m²)	55.1	each	£24.55	£1,353.33
Celcon Hi-7 Aerated Concrete Block 7.3N 100mm	4497.0	each	£3.19	£14,325.14
Sika Maxmix Concentrated Plasticiser 1L	0.8	each	£15.46	£12.24
Building Sand Bulk Bag	16.6	each	£36.42	£604.81
Blue Circle Cement 25kg	160.0	each	£3.85	£616.32
Aerated Blocks 100mm Allowance	3131.3	each	£1.39	£4,357.19
Facing Bricks Allowance	3724.4	each	£0.80	£2,998.11
London Brick Company Commons	3874.5	each	£0.86	£3,341.76

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Forming cavity	361.0	m2	£1.06	£383.25
Laying DriTherm insulation to cavity wall	361.0	m2	£1.72	£622.78
Laying aerated blocks 100mm	7265.0	each	£1.72	£12,532.16
Laying bricks (half a brick thick)	122.0	m2	£30.36	£3,704.22

Materials: £27,806.65

Labour: £17,242.41

Plant: £0.00

Other costs: £0.00



Metal Stud Wall

£48,344.64

Metal Stud Wall. Metal stud walls above DPC:

- ✓ Metal stud work using C-Stud 70 mm at 400mm centres with head and sole metal channels and 2 rows of noggins
- ✓ 75mm Acoustic APR 35 or similar insulation board between studs

Block Wall. Block walls above DPC:

- ✓ 215mm aerated blocks in cement sand mortar (1:3)
- ✓ Celcon Standard Aerated Concrete Block 3.6N 100mm

Block Wall 1. Block walls above DPC:

- ✓ 140mm aerated blocks in cement sand mortar (1:3)
- ✓ Celcon Standard Aerated Concrete Block 3.6N 140mm

Note: Plasterboard to either side to be included within wall finishes.

Material

Description	Qty	Unit	Rate (£)	Value (£)
Knauf Earthwool Acoustic Partition Roll APR 35 75mm (15m ²)	35.2	each	£63.70	£2,240.91
Knauf U Channel 0.55mm Gauge 72mm x 3000mm	227.9	each	£5.24	£1,195.16
Knauf Deep Flange U Channel 0.7mm Gauge 72mm x 3000mm	76.0	each	£17.45	£1,325.33
Wafer Pozi tek Self Drill Screws 13mm Box of 1000	4.7	box	£14.04	£65.33
Knauf C Studs 0.55mm Gauge 70mm x 2700mm	529.0	each	£5.14	£2,719.32
Celcon Standard Aerated Concrete Block 3.6N 100mm	3159.2	each	£1.39	£4,396.07
Sika Maxmix Concentrated Plasticiser 1L	0.6	each	£15.46	£8.76
Building Sand Bulk Bag	11.9	each	£36.42	£433.34
Blue Circle Cement 25kg	113.7	each	£3.85	£438.17
Celcon Standard Aerated Concrete Block 3.6N 140mm	2293.1	each	£3.76	£8,623.34

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Laying Dritherm insulation between studs	527.8	m ²	£1.64	£867.02
Erect and fix studwork	2166.9	m	£7.39	£16,019.58
Laying aerated blocks 100mm	3008.8	each	£1.72	£5,190.16
Laying aerated blocks 140mm	2183.9	each	£2.21	£4,822.13

Materials: £21,445.75

Labour: £26,898.89

Plant: £0.00

Other costs: £0.00

Windows

£14,015.74

Windows. Quantity 15:

- ✓ Supply and install 15 x White uPVC Window 1200(W) x 1350(H), Clear glass
- ✓ Includes 1 trickle vent
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)
- ✓ Includes all ironmongery, double glazing fitting and sealing

Windows (1). Quantity 4:

- ✓ Supply and install 4 x White uPVC Window 1550(W) x 1350(H), Clear glass
- ✓ Includes 1 trickle vent
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)
- ✓ Includes all ironmongery, double glazing fitting and sealing

Windows (1) 1. Quantity 14:

- ✓ Supply and install 14 x White uPVC Window 685(W) x 1350(H), Clear glass
- ✓ Includes 1 trickle vent
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)
- ✓ Includes all ironmongery, double glazing fitting and sealing

Windows (1) 2. Quantity 3:

- ✓ Supply and install 3 x White uPVC Window 1610(W) x 1800(H), Clear glass
- ✓ Includes 1 trickle vent
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)
- ✓ Includes all ironmongery, double glazing fitting and sealing

Material

Description	Qty	Unit	Rate (£)	Value (£)
White uPVC Window 1200(W) x 1350(H), Clear glass	15.0	each	£223.20	£3,348.05
Masonry Torx Frame Screw 7.5 x 82mm	420.0	each	£0.08	£33.81
No Nonsense General Purpose Silicone Clear 310ml	17.7	each	£3.02	£53.59
Expanding Foam 750ml	11.8	each	£4.77	£56.36
Cavity Wall Lintel CG90/100 1500mm	15.0	each	£41.32	£619.79
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	56.8	each	£19.19	£1,089.81
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	2.1	kg	£5.90	£12.27
UPVC Trickle Vent	36.0	each	£10.23	£368.46
White uPVC Window 1550(W) x 1350(H), Clear glass	4.0	each	£256.24	£1,024.97
Cavity Wall Lintel CG90/100 2100mm	7.0	each	£59.16	£414.09
White uPVC Window 685(W) x 1350(H), Clear glass	14.0	each	£114.94	£1,609.19
Cavity Wall Lintel CG90/100 1050mm	14.0	each	£28.34	£396.70
White uPVC Window 1610(W) x 1800(H), Clear glass	3.0	each	£314.90	£944.71

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fit window	15.0	each	£82.80	£1,242.00
Install steel lintel	15.0	each	£8.28	£124.20
Install Cavity Closers	138.5	m	£4.34	£601.13
Install trickle vents	36.0	each	£5.75	£207.00
Fit window	4.0	each	£87.40	£349.60
Install steel lintel	7.0	each	£11.59	£81.14
Fit window	14.0	each	£77.05	£1,078.70
Install steel lintel	14.0	each	£5.52	£77.28
Fit window	3.0	each	£94.30	£282.90

Materials: £9,971.80

Labour: £4,043.94

Plant: £0.00

Other costs: £0.00



French Door

£10,562.62

French Door. French Door x 11

- ✓ Supply, fixing in position and sealing 11 x White uPVC French Door 1.5m, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

UPVC Front Door. uPVC Front Door x 3

- ✓ Supply, fixing in position and sealing 3 x uPVC Front Door 920 x 2085mm
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Wooden Door. Hardwood Front Door x 2

- ✓ Supply, fixing in position and sealing 2 x 1 Panel Shaker White Oak Veneer Glazed Front Door & Frame, (H)2032mm (W)813mm
- ✓ Complete with door frame, ironmongery to include hinges, multi-point locking system and handles
- ✗ Decoration not included
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Material

Description	Qty	Unit	Rate (£)	Value (£)
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Cavity Wall Lintel CG90/100 1800mm	11.0	each	£49.74	£547.11
White uPVC French Door 1.5m	11.0	each	£479.16	£5,270.75
Masonry Torx Frame Screw 7.5 x 82mm	172.0	each	£0.08	£13.85
No Nonsense General Purpose Silicone Clear 310ml	13.5	each	£3.02	£40.82
Expanding Foam 750ml	4.9	each	£4.77	£23.48
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	29.0	each	£19.19	£556.61
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	1.1	kg	£5.90	£6.55
uPVC Front Door 920 x 2085mm	3.0	each	£359.36	£1,078.09
Cavity Wall Lintel CG90/100 1200mm	5.0	each	£33.05	£165.25
1 Panel Shaker White Oak Veneer Glazed Front Door & Frame, (H)2032mm (W)813mm	2.0	each	£416.87	£833.75

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install steel lintel	11.0	each	£9.94	£109.30
Install french door	11.0	each	£104.55	£1,150.00
Install Cavity Closers	67.2	m	£4.34	£291.62
Install front door	5.0	each	£88.46	£442.31
Install steel lintel	5.0	each	£6.62	£33.12

Materials: £8,536.27

Labour: £2,026.36

Plant: £0.00

Other costs: £0.00



Fire_door

£27,241.35

Fire_door. Moulded fire doors x 44:

- ✓ Softwood fire door frames
- ✓ Moulded fire doors, standard ironmongery comprising hinges, and handles, fixed in position
- ✓ 6 Panel Moulded Fire Door 838 x1981mm
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)
- ✓ Apply primer, undercoat and gloss

Single. Moulded single doors x 21:

- ✓ Softwood single door frames
- ✓ Moulded single doors, standard ironmongery comprising hinges, and handles, fixed in position
- ✓ 6 Panel Hollow Door 762 x1981mm
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)
- ✓ Apply primer, undercoat and gloss

Double. Moulded double doors x 2:

- ✓ Softwood double door frames
- ✓ Moulded double doors, standard ironmongery comprising hinges, and handles, fixed in position
- ✓ 6 Panel Hollow Door 762 x1981mm
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)
- ✓ Apply primer, undercoat and gloss

Material

Description	Qty	Unit	Rate (£)	Value (£)
Softwood Fire Door Lining Set + Stops 32 x 95mm	44.0	each	£37.38	£1,644.50
Masonry Torx Frame Screw 7.5 x 82mm	670.0	each	£0.08	£53.93
Assorted Plastic Shims Pack of 100	14.3	pack	£7.66	£109.81
Cavity Wall Lintel CG90/100 1200mm	65.0	each	£33.05	£2,148.31
6 Panel Moulded Fire Door 838 x1981mm	44.0	each	£88.17	£3,879.50
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	69.0	pack	£5.07	£349.93
Tubular Latch 76 mm	67.0	each	£4.06	£271.99

Brass Door Handle Pack of 2	69.0	pack	£7.66	£528.47
Leyland Trade Undercoat Dark Grey 2.5Ltr	18.8	each	£18.69	£352.01
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	9.4	each	£30.66	£288.76
Softwood Door Lining Set + Stops 32 x 95mm	21.0	each	£32.72	£687.07
6 Panel Hollow Door 762 x1981mm	25.0	each	£30.67	£766.76
Cavity Wall Lintel CG90/100 2100mm	2.0	each	£59.16	£118.31
Softwood Double Door Lining Set + Stops 32 x 95mm	2.0	each	£35.02	£70.03

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fitting a single door lining	65.0	each	£24.84	£1,614.60
Install steel lintel	65.0	each	£6.62	£430.56
Fitting a fire door	44.0	each	£62.10	£2,732.40
Fitting a tubular latch	67.0	each	£26.39	£1,768.30
Fitting handles	134.0	each	£9.31	£1,248.21
Apply primer, undercoat and gloss	269.3	m2	£25.22	£6,792.62
Fitting a door	25.0	each	£51.75	£1,293.75
Install steel lintel	2.0	each	£11.59	£23.18
Fitting a double door lining	2.0	each	£34.16	£68.31

Materials: £11,269.41

Labour: £15,971.94

Plant: £0.00

Other costs: £0.00



Staircase

£3,000.74

Staircase.

- ✓ Supply and install 1 - Oak Single Winder Staircase, Height: 2600mm
- ✓ Apply primer, undercoat and gloss - Stringers Only!!!

Material

Description	Qty	Unit	Rate (£)	Value (£)
Johnstones Primer White 2.5 Ltr	0.1	each	£25.87	£3.25
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	0.1	each	£30.66	£3.22
Leyland Trade Undercoat White 2.5Ltr	0.1	each	£13.80	£1.74
Oak Single Winder Staircase, Height: 2600mm	1.0	each	£1,978.00	£1,978.00

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Apply primer, undercoat and gloss <200mm girth	8.0	m	£8.80	£70.38
Install prefabricated staircase	1.0	each	£869.40	£869.40

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
Delivery cost	1	-	each	£74.75	£74.75

Materials: £1,986.21

Labour: £939.78

Plant: £74.75

Other costs: £0.00



Skirting Boards

£26,134.97

Skirting Boards. MDF Primed Torus Skirting 94mm, length 1302m:

- ✓ MDF Primed Torus Skirting 94mm fix in position
- ✓ Apply primer, undercoat and gloss

Material

Description	Qty	Unit	Rate (£)	Value (£)
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	9.8	pack	£4.45	£43.46
Pinkgrip Grab Adhesive 350ml	136.7	each	£2.42	£330.15
MDF Primed Torus Skirting 94mm	1367.1	m	£3.59	£4,905.15
Johnstones Primer White 2.5 Ltr	20.5	each	£25.87	£530.61
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	16.4	each	£30.66	£502.84
Leyland Trade Undercoat White 2.5Ltr	20.5	each	£13.80	£282.99

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Cutting and fixing skirting board	1302.0	m	£6.21	£8,085.42
Apply primer, undercoat and gloss <200mm girth	1302.0	m	£8.80	£11,454.34

Materials: £6,595.20

Labour: £19,539.76

Plant: £0.00

Other costs: £0.00



Lean To Roof inc. Flat

£30,042.23

Lean To Roof inc. Flat. Roof Pitch 0°, Roof area 119.2 m2:

- ✓ Softwood treated rafters 47 x 145 mm fixed with screws or nails at 400mm centres
- ✓ 47 x 95 mm softwood treated wall plate, bedded on cement sand mortar (1:3)
- ✓ Fixing with galvanised mild steel wall plate straps at maximum 2.00 m centres
- ✓ Softwood treated ridge board 47 x 225 mm
- ✓ Roof sheathing includes Structural Plywood 2440 x 1220 x 18mm fixed with screws or nails

Lean To Roof inc. Flat (1). Roof Pitch 45°, Roof area 301.7 m2:

- ✓ Softwood treated rafters 47 x 145 mm fixed with screws or nails at 400mm centres
- ✓ Softwood treated ceiling joists 47 x 125 mm, span 2.4m
- ✓ 47 x 95 mm softwood treated wall plate, bedded on cement sand mortar (1:3)
- ✓ Fixing with galvanised mild steel wall plate straps at maximum 2.00 m centres
- ✓ Softwood treated ridge board 47 x 225 mm
- ✓ Softwood treated collars 47 x 95 mm
- ✓ Roof sheathing includes Structural Plywood 2440 x 1220 x 18mm fixed with screws or nails

Material

Description	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 95mm x 6.6 m	2.0	each	£21.48	£42.96
Screws 4 x 50mm box of 200	1.1	box	£2.97	£3.21
Building Sand Bulk Bag	0.3	each	£36.42	£11.65
Blue Circle Cement 25kg	3.1	each	£3.85	£12.06
Brown Plastic Plugs Box of 100	1.3	box	£2.20	£2.83
Heavy Restraint Strap 1200 x 30 x 5mm	43.0	each	£4.08	£175.55
Sawn Timber Treated C16/C24 47 x 145mm x 5.4 m	64.0	each	£20.62	£1,319.50
Screws 5 x 100mm box of 100	10.2	box	£5.07	£51.97
Sawn Timber Treated C16/C24 47 x 225mm x 6.6 m	2.0	each	£57.76	£115.52
Structural Plywood 2440 x 1220 x 18mm	156.4	sheet	£31.14	£4,870.00
Screws 4.5 x 60mm box of 200	26.1	box	£4.31	£112.69
Sawn Timber Treated C16/C24 47 x 95mm x 4.8 m	14.0	each	£15.62	£218.71
Sawn Timber Treated C16/C24 47 x 125mm x 3.0 m	168.0	each	£11.49	£1,930.07
Screws 5 x 80mm box of 100	14.2	box	£4.12	£58.65

Sawn Timber Treated C16/C24 47 x 95mm x 2.4 m	42.0	each	£7.81	£328.05
Sawn Timber Treated C16/C24 47 x 145mm x 4.8 m	172.0	each	£18.33	£3,152.14
Sawn Timber Treated C16/C24 47 x 225mm x 4.8 m	15.0	each	£42.01	£630.11
Sawn Timber Treated C16/C24 47 x 175mm x	67.0	each	£8.96	£600.22
Sleeve Anchor M12 x 99mm pack of 5	36.2	pack	£1.77	£64.05
Sawn Timber Treated C16/C24 47 x 95mm x	67.0	each	£3.25	£218.05
Sleeve Anchor M12 x 75mm pack of 5	33.8	pack	£1.69	£57.14

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Bedding wall plate	80.4	m	£5.11	£410.93
Install rafters	1171.2	m	£4.97	£5,818.52
Install ridge	85.2	m	£7.39	£629.87
Fixing plywood	420.9	m2	£13.05	£5,491.16
Carpenter to fit ceiling joists	604.8	m	£4.66	£2,816.86
Carpenter to fit ceiling joist support	67.0	m	£5.28	£353.66
Carpenter to fit collar support	67.0	m	£8.15	£546.09

Materials: £13,975.13

Labour: £16,067.10

Plant: £0.00

Other costs: £0.00

Roof Insulation

£17,166.29

Roof Insulation. Rafter insulation 119.2 m2 and Ceiling insulation 119.2 m2:

- ✓ 100mm Celotex or similar insulation fitted between rafters
- ✓ 50 mm Celotex or similar insulation fitted over rafters
- ✓ 170mm Earthwool or similar insulation fitted between ceiling joists
- ✓ 100mm Rockwool or similar insulation fitted above ceiling joists

Roof Insulation (1). Rafter insulation 301 m2:

- ✓ 100mm Celotex or similar insulation fitted between rafters
- ✓ 50 mm Celotex or similar insulation fitted over rafters

Material

Description	Qty	Unit	Rate (£)	Value (£)
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 170mm (8.01m²)	14.9	each	£20.95	£311.78
Rockwool RollBatt Twin Roll 100mm Loft Insulation (5.76m²)	20.7	each	£26.06	£539.17
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	160.5	each	£32.49	£5,213.92
50mm Celotex Insulation GA3050 Board 2400mm x 1200mm	156.1	each	£18.63	£2,908.38
Aluminium Foil Tape 50mm x 45m	99.9	each	£2.88	£287.26

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Laying loft insulation	119.2	m2	£9.20	£1,096.64
Laying PIR insulation between rafters	420.2	m2	£10.45	£4,393.00
Laying PIR insulation over rafters	420.2	m2	£5.75	£2,416.15

Materials: £9,260.50

Labour: £7,905.79

Plant: £0.00

Other costs: £0.00

Flat Roof Windows

£28,082.21

Flat Roof Windows. Flat Roof Window X 14.

- ✓ Supply and Install 14 x Velux Fixed Flat Glass Rooflight 600 x 900mm or similar type roof lights, complete with integral flashing
- ✓ Softwood treated timber trimming to openings

Pitched Roof Windows. 780 x 980mm. Quantity 20:

- ✓ Supply and Install 20 x Velux or similar type roof lights 780 x 980mm, complete with integral flashing
- ✓ Softwood treated timber trimming to openings

Material

Description	Qty	Unit	Rate (£)	Value (£)
Sawn Timber Treated C16/C24 47 x 145mm x 4.8 m	102.0	each	£18.33	£1,869.29
Screws 5 x 100mm box of 100	12.9	box	£5.07	£65.53
Standard Joist Hanger 44mm x 238mm JHA270/44	68.0	each	£0.99	£67.25
Standard Joist Hanger 100mm x 250mm JHA270/100	136.0	each	£0.99	£134.50
Square Twist Nails 3.7 x 30mm 1kg	20.4	pack	£5.84	£119.17
Velux Fixed Flat Glass Rooflight 600 x 900mm	14.0	each	£520.93	£7,292.98
Velux GGL MK04 Pine Roof Window 780 x 980mm	20.0	each	£242.36	£4,847.25
Velux EDW MK04 Tile Flashing 780 x 980mm	20.0	each	£57.96	£1,159.20
Velux BFX MK04 Underfelt Collar 780 x 980mm	20.0	each	£19.84	£396.75

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install rafters	489.6	m	£4.97	£2,432.33
Carpenter to fit joist hangers	204.0	each	£7.76	£1,583.55
Install flat roof window	14.0	each	£273.70	£3,831.80
Install roof window	20.0	each	£214.13	£4,282.60

Materials: £15,951.93

Labour: £12,130.28

Plant: £0.00

Other costs: £0.00



GRP

£3,769.08

GRP. Fibreglass System, total area -2m2:

- ✓ Install softwood treated firrings to create a fall on flat roof
- ✓ Roof sheathing includes Structural Plywood 2440 x 1220 x 18mm fixed with screws or nails
- ✓ GRP edge trims are fixed to the perimeter of the roof
- ✓ Joints between decking and trims seal with reinforcement bandages
- ✓ The entire roof is then laminated with a layer of GRP
- ✓ Finish roof with final layer of topcoat resin, colour and finish to be checked with client's specification
- ✓ GRP flashing and pointing with coloured mortar or grey sealant

Material

Description	Qty	Unit	Rate (£)	Value (£)
Structural Plywood 2440 x 1220 x 18mm	44.7	sheet	£31.14	£1,392.09
Screws 4.5 x 60mm box of 200	7.5	box	£4.31	£32.23
Geocel Trade Mate Roofers Seal Lead Grey 310ml	4.0	each	£5.27	£21.07
Cure-It GRP C100 Simulated Lead Flashing 100mm	3.3	each	£13.45	£44.80
Cure-It GRP 75mm Glass Bandage 65m	0.7	each	£20.07	£14.04
Treated Batten 25 x 50mm	21.6	m	£0.98	£21.11
50mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.1	pack	£4.35	£0.26
Cure-It GRP Trim PU Adhesive	6.0	each	£6.70	£40.23
Cure-It GRP B230 Raised edge Trim 3m	8.0	each	£11.96	£95.68
20mm Extra Large Head Galvanised Clout Nail 1kg	0.3	pack	£5.73	£1.83

Cure-It GRP D260 Wall Fillet 3m	4.0	each	£11.04	£44.16
Cure-It GRP A200 Fascia/Drip Trim 3m	4.0	each	£11.50	£46.00

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fixing plywood	119.2	m2	£13.05	£1,555.11
Install flashings	10.0	m	£10.63	£106.26
Apply GRP resin, mat and topcoat	119.2	m2	£0.81	£96.60
Install GRP trims	16.0	each	£16.10	£257.60

Materials: £1,753.51

Labour: £2,015.57

Plant: £0.00

Other costs: £0.00



Plain Range

£21,934.96

Plain Range. Plain Tiles, total area 301m2:

- ✓ Fix counter batten 25 x 50mm with nails or screws
- ✓ Install vapour permeable underlay to manufacturer's specifications
- ✓ Fix softwood treated tile batten 25 x 38mm with nails or screws
- ✓ Supply and fix Marley Ashmore Roof Tiles
- ✓ Ridge tiles bedded and pointed in coloured mortar
- ✓ Verge tiles pointed in coloured mortar
- ✓ Supalux board undercloak

Material

Description	Qty	Unit	Rate (£)	Value (£)
Undercloak 150 x 1200 mm	14.0	each	£2.74	£38.31
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.2	kg	£5.90	£1.03
Sharp Sand Bulk Bag	1.4	each	£36.42	£51.83
Blue Circle Cement 25kg	13.6	each	£3.85	£52.27
Treated Batten 25 x 50mm	805.2	m	£0.98	£787.06
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	29.9	pack	£4.45	£133.11
Marley Ashmore Roof Tiles	1.0	each	£1.17	£1.17
Aluminium Clout Nails 38mm 1kg Pack	7.8	kg	£8.07	£63.15
Marley Eaves Tiles	548.1	each	£0.39	£214.30
Tyvek Supro Breather Membrane 1 x 50m	8.0	each	£77.05	£613.32
Treated Batten 25 x 38mm	3266.7	m	£0.62	£2,028.62
Marley Segmental Ridge Tile Smooth Grey	94.1	each	£4.54	£427.41

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fix undercloak	16.0	m	£4.60	£73.60
Pointing verges, inc fixing clips	16.0	m	£16.95	£271.16
Fixing battens to timber	3805.5	m	£1.72	£6,564.49
Fix plain tiles (sloped)	18764.4	each	£0.46	£8,631.64
Fixing breather membrane	346.1	m2	£2.09	£723.76
Bedding ridge/hips tiles	43.0	m	£29.27	£1,258.73

Materials: £4,411.58

Labour: £17,523.38

Plant: £0.00

Other costs: £0.00

Supply and fit fascias, bargeboards and soffits:

- ✓ White uPVC Fascia board 18 x 200mm;
- ✓ White Vented uPVC soffit board 10 x 175mm;
- ✓ White uPVC Barge board 18 x 200mm;
- ✓ White Solid uPVC Rake Soffit board 10 x 175mm;
- ✓ Allowing for all fixings, jointings and edge trims to manufacturers recommendations and requirements

Material

Description	Qty	Unit	Rate (£)	Value (£)
uPVC White Vented Soffit Board 9 x 175mm x 5m	22.0	each	£20.68	£454.89
Treated Batten 19 x 50mm	135.0	m	£0.98	£131.96
White 40mm Plastic Headed Pins x 250	5.6	box	£6.65	£37.23
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	2.7	box	£6.16	£16.64
uPVC White Solid Soffit Board 9 x 175mm x 5m	5.0	each	£12.67	£63.36
uPVC White Fascia Board 18 x 200mm x 5m	27.0	each	£24.69	£666.64
White External Corner 300mm	20.0	each	£1.10	£22.08
White External Corner 500mm	20.0	each	£2.29	£45.77
White Internal Corner	20.0	each	£1.44	£28.75
White Fascia Joiner	20.0	each	£1.10	£22.08
White Fascia Board Finial	20.0	each	£1.39	£27.83

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install fascia/soffit 150-300mm	270.0	m	£10.60	£2,861.75
Fixing battens to masonry	135.0	m	£3.88	£523.97
Fix plastic accessories	25.0	hour	£23.00	£575.00

Materials: £1,517.24
Labour: £3,960.70
Plant: £0.00
Other costs: £0.00

Half Round
£4,181.55

- ✓ Supply and install uPVC gutters, brackets and accessories, colour to be agreed
- ✓ Supply and install uPVC downpipes, brackets and accessories, colour to be agreed

Material

Description	Qty	Unit	Rate (£)	Value (£)
Half Round Running Outlet - Black	8.0	each	£2.59	£20.70
Half Round Gutter 3 m length - Black	35.0	each	£5.65	£197.63
Half Round Union Bracket - Black	50.0	each	£1.82	£90.85
Half Round Stop End Outlet - Black	8.0	each	£3.12	£24.93
Half Round Adjustable Gutter Angle - Black	12.0	each	£19.30	£231.56
Half Round Internal Stop End - Black	8.0	each	£0.95	£7.64
Half Round External Stop End - Black	8.0	each	£1.53	£12.24
Half Round Guttering Angle 90° - Black	12.0	each	£2.85	£34.22
Half Round Guttering Angle 135° - Black	16.0	each	£3.01	£48.21
Half Round Fascia Bracket - Black	100.0	each	£0.78	£78.20
Screws 4 x 40mm box of 200	4.0	box	£2.77	£11.09

Round Downpipe 2.5 m lengths 68mm - Black	60.0	each	£8.46	£507.84
Round Bend 92.5° Black 68 mm	16.0	each	£2.68	£42.87
Round Bend 112.5° Black 68 mm	16.0	each	£2.68	£42.87
Round Shoe 68 mm - Black	12.0	each	£2.77	£33.26
Round Socket 68 mm Black	10.0	each	£1.47	£14.72
Half Round Clip 68 mm - Black	100.0	each	£0.86	£86.25
Round Pipe Branche 68 mm - Black	12.0	each	£4.69	£56.30
Round Hopper - Black	10.0	each	£6.99	£69.92

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install rainwater goods and accessories	111.8	hour	£23.00	£2,570.25

Materials: £1,611.30

Labour: £2,570.25

Plant: £0.00

Other costs: £0.00

Services



Electrics

£34,934.19

Electrics 2nd Fix, 1 each

Lights Fittings:

- ✓ 30 - MK Pendant Set 150mm

Switches:

- ✓ 30 - MK Light Switch 1 Gang 2 Way White

Outlets:

- ✓ 120 - MK DP Switched Socket 13A 2 Gang White

Electrics 1st Fix, 1 each

1st Fix - Cables, Boxes & Accessories:

- ✓ 3 - 1.5mm² Twin and Earth Cable 100m Reel
- ✓ 9 - 2.5mm² Twin and Earth Cable 100m Reel
- ✓ 120 - Metal Box 2 Gang 35mm
- ✓ 30 - Metal Box 1 Gang 35mm

Electrics 2nd Fix, 1 each

Lights Fittings:

- ✓ 11 - Circular Bathroom Ceiling Light IP44

Switches:

- ✓ 11 - MK Light Switch 1 Gang 2 Way White

Fans:

- ✓ 11 - 100mm Low Profile Extractor Fan Humidistat
- ✓ 11 - MK Fan Isolator Switch 3 Pole with Padlock

Electrics 1st Fix, 1 each

1st Fix - Cables, Boxes & Accessories:

- ✓ 1.1 - 1.5mm² Twin and Earth Cable 100m Reel
- ✓ 1.1 - 1.0mm² 3-Core and Earth Cable 100m Reel
- ✓ 22 - Metal Box 1 Gang 35mm

Electrics 2nd Fix, 1 each

Lights Fittings:

- ✓ 18 - MK Pendant Set 150mm

Switches:

- ✓ 9 - MK Light Switch 1 Gang 2 Way White

Outlets:

- ✓ 18 - MK 13A DP Spur Unit Switched Neon White
- ✓ 45 - MK DP Switched Socket 13A 2 Gang White

Alarms:

- ✓ 18 - BRK Mains Smoke Detector With 9V Battery Backup

Appliances:

- ✗ 9 - Cooker / Hob Supplied by Client
- ✗ 9 - Oven Supplied by Client
- ✓ 18 - MK Cooker Switch & Socket 45A 1 Gang with Neon White
- ✗ 9 - Extractor Hood Supplied by Client

Electrics 1st Fix, 1 each**1st Fix - Cables, Boxes & Accessories:**

- ✓ 1.35 - 1.5mm² Twin and Earth Cable 100m Reel
- ✓ 4.73 - 2.5mm² Twin and Earth Cable 100m Reel
- ✓ 4.5 - 10mm² Twin and Earth Cable 50m Reel
- ✓ 2.16 - 1.0mm² 3-Core and Earth Cable 100m Reel
- ✓ 45 - Metal Box 2 Gang 35mm
- ✓ 27 - Metal Box 1 Gang 35mm
- ✓ 18 - Metal Box 1 Gang 47mm

Electrics 2nd Fix, 1 each**Lights Fittings:**

- ✓ 6 - MK Pendant Set 150mm

Switches:

- ✓ 6 - MK Light Switch 1 Gang 2 Way White

Outlets:

- ✓ 6 - MK DP Switched Socket 13A 2 Gang White

Alarms:

- ✓ 6 - BRK Mains Smoke Detector With 9V Battery Backup

Consumer Unit and Accessories:

- ✓ 10 - MK Metal 17th Edition Consumer Unit 10 Way + 10MCBs

TV, Telephone & Data:

- ✓ BT Telephone Point Slave White - 27 each
- ✓ RJ45 Cat5E Wall Outlet Single - 27 each
- A TV Sockets Allowance - 27 each

Electrics 1st Fix, 1 each**1st Fix - Cables, Boxes & Accessories:**

- ✓ 0.6 - 1.5mm² Twin and Earth Cable 100m Reel
- ✓ 0.45 - 2.5mm² Twin and Earth Cable 100m Reel
- ✓ 0.72 - 1.0mm² 3-Core and Earth Cable 100m Reel
- ✓ 6 - Metal Box 2 Gang 35mm
- ✓ 87 - Metal Box 1 Gang 35mm

Material

Description	Qty	Unit	Rate (£)	Value (£)
2.5mm ² Twin and Earth Cable 100m Reel	14.2	reel	£45.30	£642.33
1.5mm ² Twin and Earth Cable 100m Reel	6.0	reel	£33.44	£202.32
Metal Box 2 Gang 35mm	171.0	each	£0.61	£104.22
Metal Box 1 Gang 35mm	166.0	each	£0.47	£78.27
MK DP Switched Socket 13A 2 Gang White	171.0	each	£3.51	£599.78
MK Pendant Set 150mm	54.0	each	£2.46	£132.89
MK Light Switch 1 Gang 2 Way White	56.0	each	£1.32	£74.06
Circular Bathroom Ceiling Light IP44	11.0	each	£21.08	£231.87

100mm Low Profile Extractor Fan Humidistat	11.0	each	£24.92	£274.13
MK Fan Isolator Switch 3 Pole with Padlock	11.0	each	£20.13	£221.37
1.0mm² 3-Core and Earth Cable 100m Reel	4.0	reel	£68.98	£274.53
10mm² Twin and Earth Cable 50m Reel	4.5	reel	£112.79	£507.56
Metal Box 1 Gang 47mm	18.0	each	£0.95	£17.18
MK 13A DP Spur Unit Switched Neon White	18.0	each	£7.46	£134.34
BRK Mains Smoke Detector With 9V Battery Backup	24.0	each	£11.41	£273.79
MK Cooker Switch & Socket 45A 1 Gang with Neon White	18.0	each	£22.38	£402.82
MK Metal 17th Edition Consumer Unit 10 Way + 10MCBs	10.0	each	£43.95	£439.53
TV Sockets Allowance	27.0	each	£5.29	£142.83
BT Telephone Point Slave White	27.0	each	£1.55	£41.92
RJ45 Cat5E Wall Outlet Single	27.0	each	£3.77	£101.84

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Electrics 1st Fix	405.3	hour	£40.25	£16,313.32
General Electrics	341.0	hour	£40.25	£13,723.24

Materials: £4,897.63

Labour: £30,036.56

Plant: £0.00

Other costs: £0.00



Incoming electrical services

£2,917.53

Incoming electrical services.

Total Length: 25m

- ✓ Excavate trenches by machine, Width - 450mm, Depth - 800mm
- ✓ Levelling bottoms of excavations
- ✓ Electrical cable and accessories
- A Allowance for connection fee - £600.00 + VAT
- ✓ Backfilling to trench with soil
- ✓ Disposal of soil off site

Material

Description	Qty	Unit	Rate (£)	Value (£)
16mm² Armoured Cable 3-Core 50m Reel	0.5	reel	£423.87	£211.93
150mm x 365M Yellow Electric Underground Warning Tape	0.1	each	£12.32	£0.86

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fill to make up levels by hand	9.0	m3	£48.65	£437.89
Load soil to Skip By Hand	11.0	m3	£19.46	£213.69
Excavate trenches by Machine	9.0	m3	£40.81	£367.25
Levelling bottoms of excavations	11.3	m2	£2.30	£25.87
Install electric cable	25.0	hour	£40.25	£1,006.25

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	1.7941176	-	each	£293.25	£526.13
1.5 Tonne Excavator	1	2.0	day	£63.25	£126.50
Delivery and Collection Cost	1	-	each	£1.15	£1.15



Plumbing

£23,516.37

Plumbing 2nd Fix, 1 each

Shower:

- ✓ 1 - Hydrolux Low Profile Square Shower Tray - 900 x 900mm
- A 1 - Shower Mixer Allowance £100.00 per each + VAT
- A 1 - Shower Enclosure Allowance £150.00 per each + VAT
- A 1 - Shower Pump Allowance £150.00 per each + VAT
- ✓ 1 - Shower Trap 70 mm Chrome

Bath:

- ✓ 16 - Ideal Standard Single-Ended Bath Acrylic 2 Tap Holes 1700mm
- ✓ 16 - Bristan Quest Surface-Mounted Bath / Shower Mixer Tap
- ✓ 16 - McAlpine Bath trap with waste Top Access 1 1/2"

Toilet:

- ✓ 19 - Ideal Standart Della Close Coupled Toilet Dual-Flush 6Ltr
- ✓ 19 - 90° Pan Connector

Basin:

- ✓ 19 - Ideal Standard Della Full Pedestal Basin 1 Tap Hole 540mm
- A 19 - Basin Taps Allowance £30.00 per each + VAT
- ✓ 19 - Trap and Waste Kit 32mm

1st Fix Plumbing, 1 each

- ✓ 59 - Full Bore Isolating Valve 15 mm
- ✓ 32 - Full Bore Isolating Valve 22 mm
- ✓ 57 - Flexible Hose 15mm x 1/2 x 300mm
- ✓ 32 - Flexible Hose 22mm x 3/4 x 300mm
- ✓ 125 - Copper Pipe Ø15 mm, 3 m Length
- ✓ 64 - Copper Pipe Ø22 mm, 3 m Length

Material

Description	Qty	Unit	Rate (£)	Value (£)
Full Bore Isolating Valve 15 mm	59.0	each	£5.07	£299.22
Copper Pipe Ø15 mm, 3 m Length	125.0	each	£6.28	£784.87
Full Bore Isolating Valve 22 mm	32.0	each	£6.32	£202.40
Flexible Hose 22mm x 3/4 x 300mm	32.0	each	£2.88	£92.00
Copper Pipe Ø22 mm, 3 m Length	64.0	each	£12.32	£788.26
Flexible Hose 15mm x 1/2 x 300mm	57.0	each	£1.03	£58.99
Hydrolux Low Profile Square Shower Tray - 900 x 900mm	1.0	each	£80.47	£80.47
Shower Mixer Allowance	1.0	each	£115.00	£115.00
Shower Enclosure Allowance	1.0	each	£172.50	£172.50
Shower Pump Allowance	1.0	each	£172.50	£172.50
Shower Trap 70 mm Chrome	1.0	each	£10.82	£10.82
Ideal Standard Single-Ended Bath Acrylic 2 Tap Holes 1700mm	16.0	each	£162.91	£2,606.54
Bristan Quest Surface-Mounted Bath / Shower Mixer Tap	16.0	each	£76.66	£1,226.54
McAlpine Bath trap with waste Top Access 1 1/2"	16.0	each	£24.76	£396.15
Ideal Standart Della Close Coupled Toilet Dual-Flush 6Ltr	19.0	each	£95.83	£1,820.76
90° Pan Connector	19.0	each	£4.20	£79.75
Ideal Standard Della Full Pedestal Basin 1 Tap Hole 540mm	19.0	each	£55.67	£1,057.76
Basin Taps Allowance	19.0	each	£34.50	£655.50

Trap and Waste Kit 32mm	19.0	each	£21.22	£403.13
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Labour

Description	Qty	Unit	Rate (£)	Value (£)
1st Fix Plumbing	134.4	hour	£40.25	£5,411.61
2nd Fix Plumbing	175.9	hour	£40.25	£7,081.58

Materials: £11,023.18	Labour: £12,493.20	Plant: £0.00	Other costs: £0.00
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Bath

£2,098.95

Bath

- ✓ Supply and fit 16 Hydrolux Sail Shower Screen, Width 790 mm
- ✓ Install new cold & hot water bath feed
- ✓ Install new bath drainage

Material

Description	Qty	Unit	Rate (£)	Value (£)
Bath Trap White 40mm	1.0	each	£6.50	£6.50
Hydrolux Sail Shower Screen, Width 790 mm	16.0	each	£80.47	£1,287.45

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fit Bath	1.0	each	£805.00	£805.00

Materials: £1,293.95	Labour: £805.00	Plant: £0.00	Other costs: £0.00
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Incoming water mains

£1,791.07

Incoming water mains.

Total Length: 25m

- ✓ Excavate trenches by machine, Width - 450mm, Depth - 800mm
- ✓ Levelling bottoms of excavations
- ✓ Water MDPE pipe and fittings
- A Allowance for connection fee - £550.00 + VAT
- ✓ Backfilling to trench with soil
- ✓ Disposal of soil off site

Material

Description	Qty	Unit	Rate (£)	Value (£)
MDPE Pipes 25 mm x 50 m	0.5	each	£31.64	£15.82
150mm x 365M Blue Water Underground Warning Tape	0.1	each	£12.32	£0.86

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Excavate trenches by Machine	9.0	m3	£40.81	£367.25
Levelling bottoms of excavations	11.3	m2	£2.30	£25.87
Load soil to Skip By Hand	11.0	m3	£19.46	£213.69
Fill to make up levels by hand	9.0	m3	£48.65	£437.89
Install water pipes and fittings	3.0	hour	£25.30	£75.90

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
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1.5 Tonne Excavator	1	2.0	day	£63.25	£126.50
Delivery and Collection Cost	1	-	each	£1.15	£1.15
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	1.7941176	-	each	£293.25	£526.13

Materials: £16.69

Labour: £1,120.61

Plant: £653.77

Other costs: £0.00



Incoming gas services

£1,740.55

Incoming gas services.

Total Length: 25m

- ✓ Excavate trenches by machine, Width - 450mm, Depth - 800mm
- ✓ Levelling bottoms of excavations
- ✓ Gas MDPE pipe and fittings
- A Allowance for connection fee - £700.00 + VAT
- ✓ Fine materials backfill above and around the pipe or cable
- ✓ Backfilling to trench with soil
- ✓ Disposal of soil off site

Material

Description	Qty	Unit	Rate (£)	Value (£)
Gas Pipe Coil - 20mm x 50m Yellow MDPE	0.5	each	£28.46	£14.24
150mm x 365M Yellow Gas Underground Warning Tape	0.1	each	£12.32	£0.86
Building Sand Bulk Bag	7.2	each	£36.42	£262.59

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Excavate trenches by Machine	9.0	m3	£40.81	£367.25
Levelling bottoms of excavations	11.3	m2	£2.30	£25.87
Install gas pipes and fittings	2.8	hour	£25.30	£69.57
Fill to make up levels by hand	9.0	m3	£48.65	£437.89
Load soil to Skip By Hand	6.5	m3	£19.46	£125.52

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
1.5 Tonne Excavator	1	2.0	day	£63.25	£126.50
Delivery and Collection Cost	1	-	each	£1.15	£1.15
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	1.0540441	-	each	£293.25	£309.10

Materials: £277.69

Labour: £1,026.11

Plant: £436.75

Other costs: £0.00



Gas Boilers

£16,424.25

Gas Boilers.

- ✓ Supply and install 9 x Vaillant ecoTEC Pro 30 Natural Gas ErP Combi Boiler
- ✓ Includes flue kit , room thermostat, magnetic filter , electrolytic scale inhibitor, filling loop
- ✓ We have allowed for chemical inhibitor
- ✓ Install new boiler pipework
- ✓ Install new condensing / overflow pipes

Material

Description	Qty	Unit	Rate (£)	Value (£)
Honeywell DT90E Digital Room Thermostat	9.0	each	£34.02	£306.15
Combi Straight Filling Loop	9.0	each	£10.25	£92.22

Adey MagnaClean Professional Magnetic Filter 22mm	9.0	each	£107.33	£965.97
Electrolytic Scale Inhibitor 15mm	9.0	each	£21.31	£191.79
Sentinel X100 Central Heating Scale Inhibitor 1L	9.0	each	£13.41	£120.68
Vaillant ecoTEC Pro 30 Natural Gas ErP Combi Boiler	9.0	each	£1,144.58	£10,301.25
Vaillant 125mm Standart Horizontal Flue Kit	9.0	each	£101.36	£912.25

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install boiler	87.8	hour	£40.25	£3,533.95

Materials: £12,890.30

Labour: £3,533.95

Plant: £0.00

Other costs: £0.00



Radiators

£30,437.18

Radiators.

- ✓ 30 - Kudox Type 22 Double Radiator 600 x 1000mm
- ✓ 12 - Kudox Type 22 Double Radiator 600 x 600mm
- ✓ 9 - Kudox Type 22 Double Radiator 600 x 400mm
- ✓ 18 - Chrome Curved Towel Radiator 1200 x 550mm
- ✓ 51 - Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm
- ✓ 51 - Torino Chrome Angled Radiator Valve & Lockshield 15mm 2 Pcs
- ✓ Install new flow and return pipes for radiators

Material

Description	Qty	Unit	Rate (£)	Value (£)
Copper Pipe Ø15 mm, 3 m Length	120.0	each	£6.28	£753.48
Copper Pipe Ø22 mm, 3 m Length	180.0	each	£12.32	£2,216.97
Copper Pipe Ø28 mm, 3 m Length	150.0	each	£22.53	£3,379.27
Compression Equal Tee 15 mm	50.0	each	£1.89	£94.30
Compression Equal Tee 22 mm	50.0	each	£4.17	£208.72
Compression Equal Tee 28 mm	50.0	each	£6.61	£330.63
Compression Elbow 15 mm	50.0	each	£1.45	£72.45
Compression Elbow 22 mm	50.0	each	£2.91	£145.47
Compression Elbow 28 mm	50.0	each	£3.67	£183.42
Kudox Type 22 Double Radiator 600 x 1000mm	30.0	each	£62.04	£1,861.27
Chrome Curved Towel Radiator 1200 x 550mm	18.0	each	£47.92	£862.57
Kudox Type 22 Double Radiator 600 x 600mm	12.0	each	£39.77	£477.20
Kudox Type 22 Double Radiator 600 x 400mm	9.0	each	£36.11	£324.99
Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm	51.0	each	£22.03	£1,123.73
Torino Chrome Angled Radiator Valve & Lockshield 15mm 2 Pcs	51.0	each	£21.08	£1,075.05

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Install new flow and return pipes for radiators	317.4	hour	£40.25	£12,775.35
Install radiator	113.1	hour	£40.25	£4,552.27

Materials: £13,109.55

Labour: £17,327.63

Plant: £0.00

Other costs: £0.00

Finishes

**Wall Finishes. Stud walls finish - 422.2m2:**

- ✓ Stud walls to be finished with Standard plasterboard
- ✓ Skim finish internally
- ✓ Supply and fix in position plaster beads and accessories
- ✓ 3 x General Labourers for 1 x Week.

Wall Finishes (1). Plasterboard on battens - 739.1m2:

- ✓ Fix 25 x 50mm battens
- ✓ Walls to be finished with Standard plasterboard
- ✓ Skim finish internally
- ✓ Supply and fix in position plaster beads and accessories

Wall Finishes (1) 1. Plasterboard on battens - 361.03m2:

- ✓ Fix 25 x 50mm battens
- ✓ Walls to be finished with Standard plasterboard
- ✓ Skim finish internally
- ✓ Supply and fix in position plaster beads and accessories

Material

Description	Qty	Unit	Rate (£)	Value (£)
Drywall Screws 32mm Box of 1000	35.2	box	£5.93	£208.68
Standard Plasterboard TE 2400 x 1200 x 12.5mm	161.3	sheet	£8.07	£1,301.86
Mini Mesh Bead 2400mm	40.0	each	£4.04	£161.46
Thin Coat Angle Bead 2400mm	40.0	each	£1.37	£54.74
Corner Tape 30 Metre Roll	20.0	roll	£18.54	£370.76
Thistle Multi Finish Plaster 25kg	244.3	bag	£7.08	£1,730.86
Drywall Scrim Tape 48mm x 90m	30.7	roll	£3.25	£99.91
Standard Plasterboard SE 2400 x 1200 x 12.5mm	420.2	sheet	£8.07	£3,392.19
Treated Batten 25 x 50mm	3438.5	m	£0.98	£3,361.09
Nylon Anchor Hammerfix Screws M6x80mm Box of 50	171.9	box	£7.76	£1,334.59
Gyproc Drywall Primer 10 Litre	2.0	each	£49.29	£98.58

Labour

Description	Qty	Unit	Rate (£)	Value (£)
General Labourer	120.0	hour	£10.35	£1,242.00
Fixing plasterboard to walls	1522.3	m2	£6.39	£9,726.00
Fixing plaster beads and accessories	2.0	each	£579.60	£1,159.20
Skimming walls	1522.3	m2	£8.36	£12,732.21
Fixing battens to masonry	3213.5	m	£3.88	£12,472.44

Materials: £12,114.72**Labour: £37,331.85****Plant: £0.00****Other costs: £0.00****Plasterboard on Battens****£33,478.72****Plasterboard on Battens. Plasterboard on battens to a total area of 738m2:**

- ✓ The underside of upper floors to be battened out with 25 x 50mm softwood treated battens to allow for fixing of ceilings
- ✓ Ceiling to be lined with Standard plasterboard
- ✓ Skim finish internally
- ✓ Quote includes for supply 108.8m Gyproc Cove 127 X 3000mm, fixing and adhesive
- ✓ Final price will be adjusted to reflect variation of the cornice/coving cost
- ✓ Quote includes thin coat beads and accessories
- ✓ 4 x General Labourers for 1 x Week.

Material

Description	Qty	Unit	Rate (£)	Value (£)
Gyproc Cove 127 X 3000mm	39.2	each	£8.61	£337.41
Gyproc Cove Adhesive 5kg Bag	9.8	bag	£12.68	£124.26
Standard Plasterboard TE 2400 x 1200 x 12.5mm	281.9	sheet	£8.07	£2,275.57
Drywall Screws 32mm Box of 1000	17.1	box	£5.93	£101.18
Thistle Multi Finish Plaster 25kg	118.4	bag	£7.08	£839.10
Drywall Scrim Tape 48mm x 90m	14.9	roll	£3.25	£48.44
Treated Batten 25 x 50mm	2305.7	m	£0.98	£2,253.86
Nylon Anchor Hammerfix Screws M6x80mm Box of 50	115.3	box	£7.76	£894.87

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Cutting and fitting cornice	108.8	m	£6.13	£667.31
Fixing plasterboard to ceiling	738.0	m2	£10.95	£8,082.86
Skimming ceiling	738.0	m2	£10.62	£7,834.16
Fixing battens to masonry	2154.9	m	£3.88	£8,363.71
General Labourer	160.0	hour	£10.35	£1,656.00

Materials: £6,874.69

Labour: £26,604.03

Plant: £0.00

Other costs: £0.00



Painting

£18,796.57

Painting.

- ✓ Preparing Walls, Ceilings for Painting. Smooth your walls for the best possible finish
- ✓ Fill holes and cracks, scrape any flakes, prime stained surfaces
- ✓ Walls to be painted with one mist coat and two full coats emulsion paint in Magnolia
- ✓ Ceiling to be painted with one mist coat and two full coats emulsion paint in White

Material

Description	Qty	Unit	Rate (£)	Value (£)
Crown Matt Emulsion Paint White 10Ltr	33.1	each	£12.45	£411.78
Preparation materials	1.0	each	£1,299.69	£1,299.68
Leyland Trade Matt Emulsion Paint Magnolia 10Ltr	32.6	each	£13.03	£424.52

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Painting ceiling	2214.0	m2	£2.37	£5,246.51
Preparing for Painting	2260.3	m2	£0.98	£2,209.47
Painting walls	4567.0	m2	£2.02	£9,204.60

Materials: £2,135.99

Labour: £16,660.58

Plant: £0.00

Other costs: £0.00



Through

£21,241.09

Through. Through colour K-Rend system or similar - 361.03m2:

- ✓ Block walls to be finished in through colour K-Rend system or similar externally
- ✓ Supply and fix in position Fibreglass Mesh
- ✓ Supply and fix in position render beads

Material

Description	Qty	Unit	Rate (£)	Value (£)
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Weber Pral M Render 25kg bag	390.7	bag	£16.18	£6,321.56
External Render Stop Bead 2400mm	20.0	each	£4.81	£96.14
Galvanised Steel Bell Cast Bead 65mm x 3m	20.0	each	£4.31	£86.25
Galvanised Steel Angle Bead 45mm x 2.4m	20.0	each	£2.37	£47.38
Contractors PVA 5Ltr	2.0	each	£9.58	£19.16
Corner Tape 30 Metre Roll	10.0	roll	£18.54	£185.38
Gyproc Joint Filler 12.5kg	3.0	bag	£13.20	£39.61
Drywall Screws 25mm Box of 1000	2.0	box	£5.21	£10.42
Weber Expomesh Cloth 1 x 50m Roll	8.1	roll	£74.75	£604.46

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Rendering walls (Through Coloured)	361.0	m2	£31.74	£11,459.09
Fixing plaster beads and accessories	40.8	hour	£27.60	£1,126.08
Fixing fibreglass mesh	361.0	m2	£3.45	£1,245.55

Materials: £7,410.36

Labour: £13,830.73

Plant: £0.00

Other costs: £0.00

Landscaping



Block Paving

£21,304.99

Block Paving. Block Paving, area 164m2:

- ✓ Excavate 260mm reduced levels by machine
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of soil off site
- ✓ Installing geotextile membrane
- ✓ Backfilling to make up levels with hardcore obtained off site, hardcore thickness: 150mm
- ✓ Sand or quarry dust blinding spread and levelled over hardcore
- ✓ Levelling and compacting fill and blinding with vibrating plate
- ✓ NaNmm paving blocks laid on sand bed, pointed with course sand and compacting with vibrating plate
- A Block Paving Allowance £10.00 per m2 + VAT

Paving Slabs. Paving Slabs, area 70m2:

- ✓ Excavate 330mm reduced levels by machine
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of soil off site
- ✓ Installing geotextile membrane
- ✓ Backfilling to make up levels with hardcore obtained off site, hardcore thickness: 150mm
- ✓ Ready mixed concrete to slab, thickness 100mm
- ✓ Concrete reinforcement using 1 layer of A252 Reinforcing Mesh
- ✓ Paving slabs laid on mortar bed
- ✓ undefined
- ✓ Pointed with sand and cement mortar

Material

Description	Qty	Unit	Rate (£)	Value (£)
Marshall's Driveline Piora Permeable Block Paving	1.0	m2	£50.54	£50.54
Kiln Dried Paving Sand 20kg bag	35.1	each	£4.69	£164.67
Sharp Sand Bulk Bag	21.5	each	£36.42	£783.93
4TRADE Heavy Duty Landscape Fabric 1m x 20m	12.5	roll	£26.40	£330.56
MOT Type 1 Sub-base Bulk Bag	83.3	bag	£36.42	£3,032.17
Building Sand Bulk Bag	0.3	each	£36.42	£11.30
Blue Circle Cement 25kg	61.9	each	£3.85	£238.35
Concrete Mix C25	7.7	m3	£100.05	£770.38

A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)	7.0	each	£71.04	£496.68
Plastic Reinforced Mesh Spacers 40-50mm	449.4	each	£0.39	£175.72
Pavestone Discovery Porcelain Paving	1.0	m2	£68.99	£68.99
Sika Maxmix Concentrated Plasticiser 1L	0.3	each	£15.46	£4.59

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Laying and compacting block paving	172.2	m2	£31.94	£5,500.83
Fill to make up levels by hand	42.5	m3	£48.65	£2,066.81
Spreading and Levelling Fill	398.0	m2	£0.91	£362.50
Compacting Fill	398.0	m2	£1.15	£457.70
Laying Geotextile Membrane	234.0	m2	£1.01	£236.81
Mortar pointing	400.0	m	£1.84	£736.00
Casting concrete to slabs	7.0	m3	£55.66	£389.62
Load soil to Skip By Hand	28.2	m3	£19.46	£548.42
Excavate reduced levels by Machine	23.1	m3	£40.81	£942.63
Levelling and compacting bottoms of excavations	70.0	m2	£2.30	£161.00
Cutting and placing reinforcing mesh	70.0	m2	£2.56	£178.89
Laying paving slabs	70.0	m2	£27.06	£1,894.12

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	4.6	-	each	£293.25	£1,348.95
1.5 Tonne Excavator	1	3.0	day	£73.79	£221.37
Delivery, collection and running cost	1	-	each	£131.44	£131.44

Materials: £6,127.88

Labour: £13,475.34

Plant: £1,701.77

Other costs: £0.00



Gravel / Chippings

£7,903.56

Gravel / Chippings. Gravel, area 123m2:

- ✓ Excavate 145mm reduced levels by machine
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of soil off site
- ✓ Installing geotextile membrane
- ✓ Backfilling to make up levels with hardcore obtained off site, hardcore thickness: 100mm
- ✓ Slate Chippings, spread and levelled

Blockpaving. Block Paving, area 5m2:

- ✓ Excavate 250mm reduced levels by machine
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of soil off site
- ✓ Installing geotextile membrane
- ✓ Backfilling to make up levels with hardcore obtained off site, hardcore thickness: 100mm
- ✓ Sand or quarry dust blinding spread and levelled over hardcore
- ✓ Levelling and compacting fill and blinding with vibrating plate
- ✓ NaNmm paving blocks laid on sand bed, pointed with coarse sand and compacting with vibrating plate
- ✓ Marshalls Standard Concrete Block Paving Brindle 200 x 100 x 50mm

Material

Description	Qty	Unit	Rate (£)	Value (£)
MOT Type 1 Sub-base Bulk Bag	31.3	bag	£36.42	£1,139.98
Cotswold Buff Decorative Stone Chippings Bulk Bag	12.0	each	£143.75	£1,720.69

Weed Control Landscape Fabric 1m x 20m	6.9	roll	£21.85	£151.50
Sharp Sand Bulk Bag	0.8	each	£36.42	£27.53
Wrekin Black Geotextile Fastrack 4.5m x 100m	0.0	roll	£286.23	£6.13
Marshalls Perfecta Buff Paving Slabs	1.0	m2	£45.53	£45.53
Kiln Dried Paving Sand 20kg bag	1.1	each	£4.69	£5.03

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Fill to make up levels by hand	13.6	m3	£48.65	£659.74
Spreading and Levelling Fill	133.0	m2	£0.91	£121.14
Compacting Fill	133.0	m2	£1.15	£152.95
Laying gravel/chippings surface	5.5	m3	£52.90	£293.07
Excavate reduced levels by Machine	20.1	m3	£40.81	£819.40
Levelling and compacting bottoms of excavations	132.0	m2	£2.30	£303.60
Laying Geotextile Membrane	140.5	m2	£1.01	£142.14
Load soil to Skip By Hand	24.5	m3	£19.46	£477.00
Laying and compacting block paving	5.3	m2	£31.94	£167.70

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
1.5 Tonne Excavator	1	3.0	day	£73.79	£221.37
Delivery, collection and running cost	1	-	each	£113.29	£113.29
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	3.6	-	each	£293.25	£1,055.70
1.5 Tonne Excavator	1	1.0	day	£63.25	£63.25
Delivery, collection and running cost	1	-	each	£59.51	£59.51
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.9	-	each	£174.80	£157.32

Materials: £3,096.37

Labour: £3,136.74

Plant: £1,670.44

Other costs: £0.00



Fences and Gates

£4,304.44

Fences and Gates. Length - 42m

- ✓ Excavate holes for the post by hand
- ✓ Disposal of surplus soil from site
- ✓ Supply and install 24 precast slotted concrete fence posts
- ✓ Set fence posts using Poscrete
- ✓ Supply and install 23 precast concrete gravel boards 150mm height
- ✓ Quote includes 23 pressure treated close board fence panels, Fence Height 1500mm
- ✓ Painting fence using cuprinol wood preserver

Material

Description	Qty	Unit	Rate (£)	Value (£)
Supreme Concrete Slotted Fence Post 2440mm (8FT)	24.0	each	£13.80	£331.20
Blue Circle Ready to Use Postcrete 20kg	48.0	each	£6.89	£330.65
Cuprinol Wood Preserver Clear 5 Ltr	6.8	tin	£43.13	£291.17
Supreme Concrete Recessed Gravel Board 50 x 150 x 1830mm	23.0	each	£12.45	£286.45
Close Board Dip Treated Fence Panel 1830 x 1520mm (5FT)	23.0	each	£44.44	£1,022.03

Labour

Description	Qty	Unit	Rate (£)	Value (£)
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Load soil to Skip By Hand	2.8	m3	£19.46	£54.68
Excavating holes by hand	2.3	m3	£276.00	£634.80
Setting concrete post	24.0	each	£11.04	£264.96
Backfill hole with concrete	1.1	m3	£30.67	£33.12
Painting fence	126.3	m2	£4.60	£580.84
Setting gravel board	23.0	each	£8.04	£184.97
Setting fence panel	23.0	each	£5.75	£132.25

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.9	-	each	£174.80	£157.32

Materials: £2,261.50

Labour: £1,885.62

Plant: £157.32

Other costs: £0.00



Turf

£32,122.59

Turf. Topsoil and Turfing, area 1454m2:

- ✓ Excavate 100mm reduced levels by machine
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Topsoil to be cultivated by rotavator or similar
- ✓ Lay new turf onto prepared soil

Material

Description	Qty	Unit	Rate (£)	Value (£)
Rolawn Medallion Turf 1m²	1526.7	m2	£5.08	£7,760.21

Labour

Description	Qty	Unit	Rate (£)	Value (£)
Laying turf	1454.0	m2	£5.29	£7,687.82
Excavate reduced levels by Machine	145.4	m3	£40.81	£5,933.25
Levelling and compacting bottoms of excavations	1454.0	m2	£2.30	£3,344.20
Cultivate 150mm deep, remove stones	1454.0	m2	£4.11	£5,971.79

Plant & Tool

Description	Qty	Term	Unit	Rate (£)	Value (£)
1.5 Tonne Excavator	1	19.0	day	£31.62	£600.88
Delivery, collection and running cost	1	-	each	£553.38	£553.38
Rotavator Hydraulic	1	15.0	day	£18.07	£271.07

Materials: £7,760.21

Labour: £22,937.06

Plant: £1,425.32

Other costs: £0.00

Other Costs



Provisional Sums

£65,000.00

Description	Qty	Unit	Rate (£)	Value (£)
Lift installation	1.0	each	£25,000.00	£25,000.00
Staircase	1.0	each	£20,000.00	£19,999.99
Bike store & Refuse Store	1.0	each	£5,000.00	£5,000.00
Solar Panels	1.0	each	£15,000.00	£15,000.00

Materials: £65,000.00	Labour: £0.00	Plant: £0.00	Other costs: £0.00
Subtotal:			£876,238.73
VAT @ 20%:			£175,247.75
Grand Total:			£1,051,486.47

Summary

Date:

19 Hartley Old Road
Croydon
CR8 4HH

Ref:

Description	Materials (Exclude VAT)	Labour (Exclude VAT)	Plant&Tool (Exclude VAT)	Other costs (Exclude VAT)	Total
Preparation	£201.25	£14,578.50	£13,724.10	£12,880.00	£41,383.85
Drainage	£750.25	£1,171.15	£429.97	£0.00	£2,351.37
Ground Floor	£74,111.76	£50,151.90	£16,099.53	£0.00	£140,363.19
Foundation	£17,502.89	£14,795.92	£7,379.49	£0.00	£39,678.30
Walls	£49,252.41	£44,141.30	£0.00	£0.00	£93,393.71
Roof	£48,481.19	£62,173.07	£0.00	£0.00	£110,654.26
Openings	£18,508.07	£6,070.30	£0.00	£0.00	£24,578.36
Carpentry	£19,850.83	£36,451.48	£74.75	£0.00	£56,377.06
Plumbing	£12,333.81	£14,418.80	£653.77	£0.00	£27,406.39
Heating	£26,277.55	£21,887.69	£436.75	£0.00	£48,601.98
Electrics	£5,110.43	£32,087.52	£653.77	£0.00	£37,851.72
Exterior	£7,410.36	£13,830.73	£0.00	£0.00	£21,241.09
Internal	£21,125.40	£80,596.46	£0.00	£0.00	£101,721.86
Landscaping	£19,245.96	£41,434.76	£4,954.86	£0.00	£65,635.58
Provisional, Lump, PC Sums and Daywork	£65,000.00	£0.00	£0.00	£0.00	£65,000.00
Subtotal:	£385,162.14	£433,789.59	£44,407.00	£12,880.00	£876,238.73
VAT @ 20%:					£175,247.75
Grand Total:					£1,051,486.47

Bill of Quantities

Date:

Ref:

Preliminaries

£20,153.75

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Sign Boards	5.0	each	£40.25	£201.25	£0.00	£0.00	£0.00	£201.25
Health and Safety	1.0	each	£2,875.00	£0.00	£0.00	£0.00	£2,875.00	£2,875.00
Temporary Services	58.0	each	£172.50	£0.00	£0.00	£0.00	£10,005.00	£10,005.00
General Labourers	10.0	each	£414.00	£0.00	£0.00	£4,140.00	£0.00	£4,140.00
Disposal Waste	10.0	each	£293.25	£0.00	£2,932.50	£0.00	£0.00	£2,932.50

Demolition

£21,230.10

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Demolition	1.0	each	£10,438.50	£0.00	£0.00	£10,438.50	£0.00	£10,438.50
Disposal Demolition Waste	225.0	m3	£47.96	£0.00	£10,791.60	£0.00	£0.00	£10,791.60

Drainage run

£1,370.41

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Back Fill	3.1	m3	£48.61	£0.00	£0.00	£148.88	£0.00	£148.88
Gravell Fill	3.3	m3	£106.39	£272.98	£0.00	£75.44	£0.00	£348.42
Disposal of Soil	4.3	m3	£67.45	£0.00	£204.93	£83.10	£0.00	£288.03
Trench Excavation	6.6	m3	£64.83	£0.00	£137.64	£287.81	£0.00	£425.45
Pipes & Fittings	1.0		£159.63	£83.73	£0.00	£75.90	£0.00	£159.63

UPVC Manhole

£980.96

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Disposal of soil	1.6	m3	£75.60	£0.00	£87.40	£30.36	£0.00	£117.76
Excavation	1.3	m3	£129.89	£0.00	£0.00	£165.83	£0.00	£165.83
Gravel Base	0.3	m3	£105.84	£21.04	£0.00	£5.98	£0.00	£27.02
Gravel Surround	0.7	m3	£105.85	£60.79	£0.00	£17.02	£0.00	£77.81
Chambers & Covers	3.0	each	£197.51	£311.71	£0.00	£280.83	£0.00	£592.54

Beams and Blocks

£129,415.94

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Oversite Concrete	72.1	m3	£162.72	£7,714.28	£0.00	£4,010.86	£0.00	£11,725.14
Hardcore Fill	72.1	m3	£155.65	£6,224.19	£0.00	£4,990.91	£0.00	£11,215.10
Insulation	720.5	m2	£13.42	£6,358.65	£0.00	£3,314.53	£0.00	£9,673.18
Sleeper Wall	13.7	m2	£80.74	£562.10	£0.00	£539.99	£0.00	£1,102.09
Screed	720.5	m2	£19.79	£8,737.57	£0.00	£5,524.21	£0.00	£14,261.78
Block and Beam Floor	720.5	m2	£69.39	£38,952.86	£0.00	£11,048.43	£0.00	£50,001.29
Damp Proof Membrane	773.8	m2	£1.81	£514.04	£0.00	£889.86	£0.00	£1,403.90
Excavation	216.2	m3	£56.74	£0.00	£1,786.52	£10,478.40	£0.00	£12,264.92
Disposal of Soil	263.7	m3	£67.38	£0.00	£12,636.14	£5,132.40	£0.00	£17,768.55

Concrete Floor

£10,947.25

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Disposal of Soil	27.7	m3	£67.37	£0.00	£1,325.49	£538.50	£0.00	£1,863.99
Protective Layer	77.6	m2	£1.80	£40.47	£0.00	£99.15	£0.00	£139.62
perimeter	5.6	m2	£9.01	£24.71	£0.00	£25.76	£0.00	£50.47
Insulation	72.0	m2	£16.44	£852.79	£0.00	£331.20	£0.00	£1,183.99
Damp Proof Membrane	82.2	m2	£2.09	£77.21	£0.00	£94.51	£0.00	£171.72
Concrete Slab	7.2	m3	£162.71	£770.79	£0.00	£400.75	£0.00	£1,171.54
Mesh reinforcement	72.0	m2	£18.90	£1,176.62	£0.00	£184.00	£0.00	£1,360.62
Hardcore fill	10.8	m3	£148.79	£933.10	£0.00	£673.83	£0.00	£1,606.93
Excavation	22.7	m3	£63.60	£0.00	£351.37	£1,091.09	£0.00	£1,442.46
Sand Blinding	3.6	m3	£165.54	£272.40	£0.00	£323.53	£0.00	£595.93
Floor Screed	72.0	m2	£18.89	£899.98	£0.00	£460.00	£0.00	£1,359.98

Trench Foundation

£39,678.30

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Earthwork Support	278.0	m2	£34.93	£6,513.70	£0.00	£3,197.00	£0.00	£9,710.70
Disposal of Soil	135.7	m3	£67.38	£0.00	£6,501.35	£2,640.15	£0.00	£9,141.50
Concrete Foundation	83.4	m3	£158.13	£9,178.59	£0.00	£4,009.04	£0.00	£13,187.63
Excavation	111.2	m3	£49.85	£0.00	£878.14	£4,665.56	£0.00	£5,543.70

Mesh Reinforcement	111.2	m2	£18.84	£1,810.59	£0.00	£284.18	£0.00	£2,094.77
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Cavity Wall £45,049.07

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Forming Cavity	361.0	m2	£1.61	£197.78	£0.00	£383.25	£0.00	£581.03
Insulation	361.0	m2	£5.47	£1,353.34	£0.00	£622.78	£0.00	£1,976.13
Inner Skin	432.6	m2	£51.30	£14,804.62	£0.00	£7,387.90	£0.00	£22,192.52
Outer Skin Block	301.2	m2	£32.65	£4,691.22	£0.00	£5,144.26	£0.00	£9,835.48
Outer Skin	59.8	m2	£83.98	£3,206.28	£0.00	£1,815.53	£0.00	£5,021.81
Facing Brick Wall	62.2	m2	£87.48	£3,553.42	£0.00	£1,888.69	£0.00	£5,442.11

Metal Stud Wall £48,344.64

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Insulation	527.8	m2	£5.89	£2,240.91	£0.00	£867.02	£0.00	£3,107.93
Metal Stud Wall	527.8	m2	£40.41	£5,305.15	£0.00	£16,019.58	£0.00	£21,324.73
Aerated Blocks	369.5	m2	£64.71	£13,899.69	£0.00	£10,012.29	£0.00	£23,911.98

Lean To Roof inc. Flat £30,042.23

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Wall Plate	80.4	m	£10.92	£466.98	£0.00	£410.94	£0.00	£877.92
Rafters	1171.2	m	£8.83	£4,523.61	£0.00	£5,818.52	£0.00	£10,342.12
Ridge	85.2	m	£16.14	£745.63	£0.00	£629.88	£0.00	£1,375.50
Roof Sheathing	420.9	m2	£24.88	£4,982.69	£0.00	£5,491.16	£0.00	£10,473.84
Ceiling Joists	504.0	m	£8.54	£1,959.12	£0.00	£2,347.38	£0.00	£4,306.50
Collars	100.8	m	£8.21	£357.65	£0.00	£469.48	£0.00	£827.13
Ceiling Joist Support	67.0	m	£15.19	£664.27	£0.00	£353.66	£0.00	£1,017.93
Collar Support	67.0	m	£12.26	£275.19	£0.00	£546.09	£0.00	£821.28

Roof Insulation £17,166.29

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Ceiling Insulation	119.2	m2	£16.34	£850.94	£0.00	£1,096.64	£0.00	£1,947.58
Rafter Insulation	420.2	m2	£36.22	£8,409.56	£0.00	£6,809.15	£0.00	£15,218.71

GRP £3,769.08

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Roof Sheathing	119.2	m2	£25.00	£1,424.32	£0.00	£1,555.11	£0.00	£2,979.43
Flashings	10.0	m	£17.21	£65.87	£0.00	£106.26	£0.00	£172.13
Fibreglass Covering	119.2	m2	£1.11	£35.42	£0.00	£96.60	£0.00	£132.02

GRP Trims	16.0	each	£30.34	£227.90	£0.00	£257.60	£0.00	£485.50
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Flat Roof Windows

£28,082.21

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Rafters and trimmers	2.0	each	£3,135.81	£2,255.75	£0.00	£4,015.88	£0.00	£6,271.63
Flat Roof Window	14.0	each	£794.63	£7,292.98	£0.00	£3,831.80	£0.00	£11,124.78
Roof Windows	20.0	each	£534.29	£6,403.20	£0.00	£4,282.60	£0.00	£10,685.80

Plain Range

£21,934.96

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Verges	16.0	m	£25.03	£55.74	£0.00	£344.76	£0.00	£400.50
Counter Battens	752.5	m	£2.81	£813.39	£0.00	£1,298.06	£0.00	£2,111.46
Plain Tiles	301.0	m2	£29.60	£278.62	£0.00	£8,631.64	£0.00	£8,910.26
Breather Membrane	346.1	m2	£3.86	£613.32	£0.00	£723.76	£0.00	£1,337.08
Battens	3053.0	m	£2.42	£2,135.40	£0.00	£5,266.42	£0.00	£7,401.83
Ridges	43.0	m	£41.25	£515.11	£0.00	£1,258.73	£0.00	£1,773.84

Half Round

£4,181.55

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
uPVC Gutters	1.0	each	£1,673.81	£757.26	£0.00	£916.55	£0.00	£1,673.81
uPVC Downpipes	1.0	each	£2,507.74	£854.04	£0.00	£1,653.70	£0.00	£2,507.74

UPVC

£5,477.94

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Eave Soffit	110.0	m	£19.85	£590.61	£0.00	£1,592.83	£0.00	£2,183.44
Rake Soffit	25.0	m	£18.25	£94.21	£0.00	£362.01	£0.00	£456.22
Fascia	110.0	m	£15.68	£558.98	£0.00	£1,165.89	£0.00	£1,724.87
Bargeboard	25.0	m	£15.68	£126.94	£0.00	£264.97	£0.00	£391.91
Accessories	1.0		£721.51	£146.51	£0.00	£575.00	£0.00	£721.51

Windows

£14,015.74

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
uPVC Window	36.0	each	£278.44	£7,070.68	£0.00	£2,953.20	£0.00	£10,023.88
Lintels	36.0	each	£47.59	£1,430.59	£0.00	£282.62	£0.00	£1,713.21
Cavity Closers	138.5	m	£12.30	£1,102.07	£0.00	£601.12	£0.00	£1,703.18
Trickle Vents	36.0	each	£15.98	£368.46	£0.00	£207.00	£0.00	£575.46

French Door**£10,562.62**

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Lintels	16.0	each	£53.42	£712.37	£0.00	£142.42	£0.00	£854.78
UPVC French Door	11.0	each	£589.29	£5,332.16	£0.00	£1,150.00	£0.00	£6,482.16
Cavity Closers	67.2	m	£12.72	£563.15	£0.00	£291.63	£0.00	£854.78
UPVC Door	3.0	each	£451.17	£1,088.13	£0.00	£265.39	£0.00	£1,353.52
Wooden Door	2.0	each	£508.69	£840.45	£0.00	£176.93	£0.00	£1,017.38

Fire_door**£27,241.35**

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Door Liner	67.0	each	£63.41	£2,565.35	£0.00	£1,682.91	£0.00	£4,248.26
Lintel	67.0	each	£40.60	£2,266.63	£0.00	£453.74	£0.00	£2,720.37
Door	67.0	each	£134.66	£4,996.20	£0.00	£4,026.15	£0.00	£9,022.35
Lock and Handles	67.0	each	£56.97	£800.46	£0.00	£3,016.51	£0.00	£3,816.97
Decorating	269.3	m2	£27.60	£640.78	£0.00	£6,792.62	£0.00	£7,433.40

Staircase**£3,000.74**

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Decorating	8.0	m	£9.82	£8.21	£0.00	£70.38	£0.00	£78.59
Staircase	1.0	each	£2,922.15	£1,978.00	£74.75	£869.40	£0.00	£2,922.15

Skirting Boards**£26,134.97**

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Skirting Board	1302.0	m	£10.26	£5,278.76	£0.00	£8,085.42	£0.00	£13,364.18
Decorating	1302.0	m	£9.81	£1,316.44	£0.00	£11,454.34	£0.00	£12,770.78

Plumbing**£23,516.37**

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
1st Fix Plumbing	1.0	each	£7,637.36	£2,225.74	£0.00	£5,411.61	£0.00	£7,637.36
Plumbing 2nd Fix	1.0	each	£15,879.02	£8,797.43	£0.00	£7,081.58	£0.00	£15,879.02

Bath**£2,098.95**

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Bath	1.0	each	£2,098.95	£1,293.95	£0.00	£805.00	£0.00	£2,098.95

Incoming water mains**£1,791.07**

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Excavation	9.0	m3	£57.86	£0.00	£127.65	£393.13	£0.00	£520.78
Disposal of Soil	11.0	m3	£67.38	£0.00	£526.13	£213.69	£0.00	£739.82
Back Fill	9.0	m3	£48.65	£0.00	£0.00	£437.89	£0.00	£437.89
Water supply	25.0	m	£3.70	£16.69	£0.00	£75.90	£0.00	£92.59

Gas Boilers £16,424.25

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Gas Boiler	9.0	each	£1,824.92	£12,890.30	£0.00	£3,533.95	£0.00	£16,424.25

Radiators £30,437.18

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
1st Fix Heating	1.0	each	£20,160.07	£7,384.72	£0.00	£12,775.35	£0.00	£20,160.07
Radiators	69.0	each	£148.94	£5,724.83	£0.00	£4,552.27	£0.00	£10,277.10

Incoming gas services £1,740.55

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Excavation	9.0	m3	£57.86	£0.00	£127.65	£393.13	£0.00	£520.78
Gas supply	25.0	m	£3.39	£15.10	£0.00	£69.57	£0.00	£84.67
Back Fill	9.0	m3	£77.83	£262.59	£0.00	£437.89	£0.00	£700.48
Disposal of Soil	6.5	m3	£67.38	£0.00	£309.10	£125.52	£0.00	£434.62

Electrics £34,934.19

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Electrics 1st Fix	4.0	each	£4,534.94	£1,826.44	£0.00	£16,313.32	£0.00	£18,139.77
Electrics 2nd Fix	4.0	each	£4,198.61	£3,071.19	£0.00	£13,723.24	£0.00	£16,794.43

Incoming electrical services £2,917.53

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Back Fill	9.0	m3	£48.65	£0.00	£0.00	£437.89	£0.00	£437.89
Disposal of Soil	11.0	m3	£67.38	£0.00	£526.13	£213.69	£0.00	£739.82
Excavation	9.0	m3	£57.86	£0.00	£127.65	£393.13	£0.00	£520.78
Electrics supply	25.0	m	£48.76	£212.80	£0.00	£1,006.25	£0.00	£1,219.05

Through £21,241.09

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Through Colour Render	361.0	m2	£49.25	£6,321.56	£0.00	£11,459.09	£0.00	£17,780.66

Accessories	1.0	each	£1,610.41	£484.33	£0.00	£1,126.08	£0.00	£1,610.41
Mesh	361.0	m2	£5.12	£604.46	£0.00	£1,245.55	£0.00	£1,850.02

Wall Finishes

£49,446.57

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
General Labourers	3.0	each	£414.00	£0.00	£0.00	£1,242.00	£0.00	£1,242.00
Fix Plasterboard	422.2	m2	£9.61	£1,359.76	£0.00	£2,697.39	£0.00	£4,057.15
Accessories	2.0	each	£922.37	£685.54	£0.00	£1,159.20	£0.00	£1,844.74
Skimming Walls	1522.3	m2	£9.57	£1,830.78	£0.00	£12,732.21	£0.00	£14,562.99
Fix Plasterboard to Battens	1100.1	m2	£9.61	£3,542.97	£0.00	£7,028.60	£0.00	£10,571.57
Fix Battens	3213.5	m	£5.34	£4,695.68	£0.00	£12,472.44	£0.00	£17,168.12

Plasterboard on Battens

£33,478.72

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Fix Cornice	108.8	m	£10.38	£461.67	£0.00	£667.31	£0.00	£1,128.98
Fix Plasterboard	738.0	m2	£14.17	£2,376.75	£0.00	£8,082.86	£0.00	£10,459.61
Plastering Ceiling	738.0	m2	£11.82	£887.54	£0.00	£7,834.16	£0.00	£8,721.69
Fix Battens	2154.9	m	£5.34	£3,148.73	£0.00	£8,363.71	£0.00	£11,512.44
General Labourers	4.0	each	£414.00	£0.00	£0.00	£1,656.00	£0.00	£1,656.00

Painting

£18,796.57

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Painting Ceiling	738.0	m2	£7.47	£266.93	£0.00	£5,246.51	£0.00	£5,513.43
Preparation	2260.3	m2	£1.55	£1,299.68	£0.00	£2,209.47	£0.00	£3,509.16
Painting Walls	1522.3	m2	£6.42	£569.38	£0.00	£9,204.60	£0.00	£9,773.98

Turf

£32,122.59

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Grass	1454.0	m2	£10.62	£7,760.21	£0.00	£7,687.82	£0.00	£15,448.03
Excavation	145.4	m3	£71.74	£0.00	£1,154.25	£9,277.45	£0.00	£10,431.71
Cultivation	1454.0	m2	£4.29	£0.00	£271.07	£5,971.79	£0.00	£6,242.86

Block Paving

£21,304.99

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Block Paving	164.0	m2	£34.85	£215.21	£0.00	£5,500.83	£0.00	£5,716.04
Excavation	NaN	m3	NaN	£0.00	£352.82	£1,103.63	£0.00	£1,456.45
Disposal of Soil	NaN	m3	NaN	£0.00	£1,348.95	£548.42	£0.00	£1,897.37
Laying Course	7.4	m3	£170.83	£563.66	£0.00	£697.04	£0.00	£1,260.70

Geotextile Membrane	234.0	m2	£2.42	£330.56	£0.00	£236.81	£0.00	£567.36
Sub-Base	35.1	m3	£148.78	£3,032.17	£0.00	£2,189.98	£0.00	£5,222.15
Mortar Pointing	400.0	m	£1.91	£29.03	£0.00	£736.00	£0.00	£765.03
Concrete Slab	7.0	m3	£165.71	£770.38	£0.00	£389.62	£0.00	£1,160.00
Reinforcement	70.0	m2	£12.16	£672.40	£0.00	£178.89	£0.00	£851.30
Flagstone	70.0	m2	£34.41	£514.46	£0.00	£1,894.12	£0.00	£2,408.58

Fences and Gates

£4,304.44

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Disposal of Soil	2.8	m3	£75.42	£0.00	£157.32	£54.68	£0.00	£212.00
Excavation	2.3	m3	£275.52	£0.00	£0.00	£634.80	£0.00	£634.80
Fence Posts	24.0	each	£24.84	£331.20	£0.00	£264.96	£0.00	£596.16
Concrete	1.1	m3	£336.82	£330.65	£0.00	£33.12	£0.00	£363.77
Decorating	126.3	m2	£6.91	£291.17	£0.00	£580.84	£0.00	£872.01
Gravel boards	23.0	each	£20.50	£286.45	£0.00	£184.97	£0.00	£471.42
Fences	23.0	each	£50.19	£1,022.03	£0.00	£132.25	£0.00	£1,154.28

Gravel / Chippings

£7,903.56

Description	Qty	Unit	Rate	Material	Plant	Labour	Other costs	Total
Sub-Base	13.2	m3	£155.00	£1,139.97	£0.00	£906.02	£0.00	£2,045.99
Surface	5.5	m3	£363.82	£1,720.69	£0.00	£293.07	£0.00	£2,013.75
Excavation	20.1	m3	£78.69	£0.00	£457.42	£1,123.00	£0.00	£1,580.42
Geotextile Membrane	140.5	m2	£2.13	£157.63	£0.00	£142.13	£0.00	£299.76
Disposal of Soil	24.5	m3	£68.97	£0.00	£1,213.02	£477.01	£0.00	£1,690.03
Laying Course	0.4	m3	£153.75	£27.53	£0.00	£27.82	£0.00	£55.35
Block Paving	9.0	m2	£24.25	£50.55	£0.00	£167.70	£0.00	£218.26

Provisional Sums

£65,000.00

Description	Qty	Unit	Rate (£)	Value (£)
Lift installation	1.0	each	£25,000.00	£25,000.00
Staircase	1.0	each	£20,000.00	£19,999.99
Bike store & Refuse Store	1.0	each	£5,000.00	£5,000.00
Solar Panels	1.0	each	£15,000.00	£15,000.00

Subtotal:

£876,238.73

VAT @ 20%:

£175,247.75

Grand Total:

£1,051,486.47

Material

Date:

Ref:

Site Work



Preliminaries

£201.25

Preliminaries

Sign Boards

Description	Qty	Unit	Rate	Total
Sign Boards	5.0	each	£40.25	£201.25



Drainage run

£356.71

Drainage run

Gravell Fill

Description	Qty	Unit	Rate	Total
10mm Gravel/Shingle Bulk Bag	7.5	each	£36.42	£272.98

Pipes & Fittings

Description	Qty	Unit	Rate	Total
Underground Pipe 3m - Single Socket 110mm	9.0	each	£9.30	£83.73



UPVC Manhole

£393.54

UPVC Manhole

Gravel Base

Description	Qty	Unit	Rate	Total
10mm Gravel/Shingle Bulk Bag	0.6	each	£36.42	£21.04

Gravel Surround

Description	Qty	Unit	Rate	Total
10mm Gravel/Shingle Bulk Bag	1.7	each	£36.42	£60.79

Chambers & Covers

Description	Qty	Unit	Rate	Total
5 Inlets Inspection Chamber Base Ø450mm x 290mm (H)	3.0	each	£29.45	£88.35
Manhole Riser Ø450mm x 235 mm (H)	6.0	each	£28.13	£168.77
Circular Plastic Cover & Frame Ø450mm	3.0	each	£18.19	£54.58

Substructure



Beams and Blocks

£69,063.69

Beams and Blocks

Oversite Concrete

Description	Qty	Unit	Rate	Total
Concrete Mix C25	25.5	m3	£100.05	£2,547.87

Hardcore Fill

Description	Qty	Unit	Rate	Total
MOT Type 1 Sub-base Bulk Bag	56.4	bag	£36.42	£2,055.87

Insulation

Description	Qty	Unit	Rate	Total
70mm Celotex Insulation GA3070 Board 2400mm x 1200mm	86.8	each	£23.91	£2,074.59
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	2.1	each	£12.13	£25.97

Sleeper Wall

Description	Qty	Unit	Rate	Total
Class B Red Perforated Engineering Brick 65mm	239.4	each	£0.78	£187.21
Building Sand Bulk Bag	0.2	each	£36.42	£8.58
Blue Circle Cement 25kg	2.3	each	£3.85	£8.85
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£15.46	£0.16
Damp Proof Course 225mm x 30m	0.6	each	£7.66	£4.67

Screed

Description	Qty	Unit	Rate	Total
Blue Circle Cement 25kg	316.4	each	£3.85	£1,219.03
Concrete and screed Fibres 900g (usage 1m3 screed)	17.1	each	£19.38	£331.74
Sharp Sand Bulk Bag	33.1	each	£36.42	£1,205.73
Visqueen Vapour Check 500 GA Green 4 x 50m	1.4	roll	£96.97	£132.70

Block and Beam Floor

Description	Qty	Unit	Rate	Total
Solid Low Density Concrete Blocks 3.6N 100mm	2356.2	each	£2.21	£5,202.48
Concrete Floor Beam 155mm x 1m (34kg)	490.0	m	£15.66	£7,674.87

Damp Proof Membrane

Description	Qty	Unit	Rate	Total
Damp Proof Membrane 1200ga 4m x 25m (100m2)	2.8	each	£60.37	£170.02

Beams and Blocks (1)

Sleeper Wall

Description	Qty	Unit	Rate	Total
Class B Red Perforated Engineering Brick 65mm	197.4	each	£0.78	£154.36
Building Sand Bulk Bag	0.2	each	£36.42	£7.01
Blue Circle Cement 25kg	1.9	each	£3.85	£7.28
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£15.46	£0.16
Damp Proof Course 225mm x 30m	0.5	each	£7.66	£3.85
Hardcore Fill				
Description	Qty	Unit	Rate	Total
MOT Type 1 Sub-base Bulk Bag	59.8	bag	£36.42	£2,176.71
Screed				
Description	Qty	Unit	Rate	Total
Blue Circle Cement 25kg	335.0	each	£3.85	£1,290.71
Concrete and screed Fibres 900g (usage 1m3 screed)	18.2	each	£19.38	£352.47
Sharp Sand Bulk Bag	35.1	each	£36.42	£1,276.65
Visqueen Vapour Check 500 GA Green 4 x 50m	1.4	roll	£96.97	£140.51
Oversite Concrete				
Description	Qty	Unit	Rate	Total
Concrete Mix C25	27.0	m3	£100.05	£2,697.75
Damp Proof Membrane				
Description	Qty	Unit	Rate	Total
Damp Proof Membrane 1200ga 4m x 25m (100m2)	3.0	each	£60.37	£179.32
Insulation				
Description	Qty	Unit	Rate	Total
70mm Celotex Insulation GA3070 Board 2400mm x 1200mm	91.9	each	£23.91	£2,196.59
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	2.1	each	£12.13	£25.97
Block and Beam Floor				
Description	Qty	Unit	Rate	Total
Solid Low Density Concrete Blocks 3.6N 100mm	2469.6	each	£2.21	£5,452.87
Concrete Floor Beam 155mm x 1m (34kg)	522.0	m	£15.66	£8,176.09
Beams and Blocks (1)				
1				
Damp Proof Membrane				
Description	Qty	Unit	Rate	Total
Damp Proof Membrane 1200ga 4m x 25m (100m2)	2.7	each	£60.37	£164.70
Block and Beam Floor				
Description	Qty	Unit	Rate	Total
Solid Low Density Concrete Blocks 3.6N 100mm	2253.3	each	£2.21	£4,975.29
Concrete Floor Beam 155mm x 1m (34kg)	477.0	m	£15.66	£7,471.25
Insulation				
Description	Qty	Unit	Rate	Total
70mm Celotex Insulation GA3070 Board 2400mm x 1200mm	84.1	each	£23.91	£2,009.57

25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	2.1	each	£12.13	£25.97
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Hardcore Fill

Description	Qty	Unit	Rate	Total
MOT Type 1 Sub-base Bulk Bag	54.7	bag	£36.42	£1,991.62

Sleeper Wall

Description	Qty	Unit	Rate	Total
Class B Red Perforated Engineering Brick 65mm	205.8	each	£0.78	£160.93
Building Sand Bulk Bag	0.2	each	£36.42	£7.41
Blue Circle Cement 25kg	2.0	each	£3.85	£7.52
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£15.46	£0.16
Damp Proof Course 225mm x 30m	0.5	each	£7.66	£3.93

Oversite Concrete

Description	Qty	Unit	Rate	Total
Concrete Mix C25	24.7	m3	£100.05	£2,468.66

Screed

Description	Qty	Unit	Rate	Total
Blue Circle Cement 25kg	306.5	each	£3.85	£1,180.85
Concrete and screed Fibres 900g (usage 1m3 screed)	16.1	each	£19.38	£311.01
Sharp Sand Bulk Bag	32.1	each	£36.42	£1,167.93
Visqueen Vapour Check 500 GA Green 4 x 50m	1.3	roll	£96.97	£128.24



Concrete Floor

£5,048.07

Concrete Floor

Protective Layer

Description	Qty	Unit	Rate	Total
Visqueen Vapour Check 500 GA Green 4 x 50m	0.4	roll	£96.97	£40.47

perimeter

Description	Qty	Unit	Rate	Total
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	2.0	each	£12.13	£24.71

Insulation

Description	Qty	Unit	Rate	Total
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	26.3	each	£32.49	£852.79

Damp Proof Membrane

Description	Qty	Unit	Rate	Total
Damp Proof Membrane 1200ga 4m x 3m (12m2)	7.3	each	£10.53	£77.21

Concrete Slab

Description	Qty	Unit	Rate	Total
Concrete Mix C25	7.7	m3	£100.05	£770.79

Mesh reinforcement

Description	Qty	Unit	Rate	Total
A393 Reinforcing Mesh 4.8m x 2.4m (6.2kg/m2)	7.2	each	£138.00	£991.87

Plastic Reinforced Mesh Spacers 40-50mm	472.5	each	£0.39	£184.75
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Hardcore fill

Description	Qty	Unit	Rate	Total
MOT Type 1 Sub-base Bulk Bag	25.6	bag	£36.42	£933.10

Sand Blinding

Description	Qty	Unit	Rate	Total
Building Sand Bulk Bag	7.5	each	£36.42	£272.40

Floor Screed

Description	Qty	Unit	Rate	Total
Blue Circle Mastercrete 25kg	95.7	each	£4.51	£431.55
Concrete and screed Fibres 900g (usage 1m3 screed)	5.4	each	£19.38	£103.67
Sharp Sand Bulk Bag	10.0	each	£36.42	£364.76



Trench Foundation

£17,502.89

Trench Foundation

Earthwork Support

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 95mm	1040.6	m	£3.25	£3,386.63
Shuttering Plywood 2440 x 1220 x 18mm	104.3	sheet	£28.73	£2,994.85
Screws 5 x 70mm box of 100	33.7	box	£3.92	£132.22

Concrete Foundation

Description	Qty	Unit	Rate	Total
Concrete Mix C25	91.7	m3	£100.05	£9,178.59

Mesh Reinforcement

Description	Qty	Unit	Rate	Total
A393 Reinforcing Mesh 4.8m x 2.4m (6.2kg/m2)	11.1	each	£138.00	£1,531.45
Plastic Reinforced Mesh Spacers 40-50mm	713.9	each	£0.39	£279.14

Structure



Cavity Wall

£27,806.65

Cavity Wall

Forming Cavity

Description	Qty	Unit	Rate	Total
Staifix Housing Wall Ties HRT4 225mm box of 250	5.3	pack	£31.22	£165.04

Insulation

Description	Qty	Unit	Rate	Total
Knauf Earthwool DriTherm Cavity Slab 37 Standard 100mm (6.55m²)	46.0	each	£24.55	£1,129.17

Inner Skin

Description	Qty	Unit	Rate	Total
Celcon Hi-7 Aerated Concrete Block 7.3N 100mm	3875.4	each	£3.19	£12,344.96

Sika Maxmix Concentrated Plasticiser 1L	0.3	each	£15.46	£4.06
Building Sand Bulk Bag	5.6	each	£36.42	£203.42
Blue Circle Cement 25kg	53.4	each	£3.85	£205.65

Outer Skin Block

Description	Qty	Unit	Rate	Total
Aerated Blocks 100mm Allowance	3131.3	each	£1.39	£4,357.19
Sika Maxmix Concentrated Plasticiser 1L	0.2	each	£15.46	£3.40
Building Sand Bulk Bag	4.5	each	£36.42	£164.45
Blue Circle Cement 25kg	43.1	each	£3.85	£166.17

Cavity Wall (1)

Inner Skin

Description	Qty	Unit	Rate	Total
Celcon Hi-7 Aerated Concrete Block 7.3N 100mm	621.6	each	£3.19	£1,980.17
Sika Maxmix Concentrated Plasticiser 1L	0.0	each	£15.46	£0.64
Building Sand Bulk Bag	0.9	each	£36.42	£32.73
Blue Circle Cement 25kg	8.6	each	£3.85	£32.97

Outer Skin

Description	Qty	Unit	Rate	Total
Facing Bricks Allowance	3724.4	each	£0.80	£2,998.11
Building Sand Bulk Bag	2.8	each	£36.42	£102.49
Blue Circle Cement 25kg	26.9	each	£3.85	£103.67
Sika Maxmix Concentrated Plasticiser 1L	0.1	each	£15.46	£2.01

Insulation

Description	Qty	Unit	Rate	Total
Knauf Earthwool DriTherm Cavity Slab 37 Standard 100mm (6.55m²)	9.1	each	£24.55	£224.17

Forming Cavity

Description	Qty	Unit	Rate	Total
Staifix Housing Wall Ties HRT4 225mm box of 250	1.0	pack	£31.22	£32.74

Solid Wall

Facing Brick Wall

Description	Qty	Unit	Rate	Total
London Brick Company Commons	3874.5	each	£0.86	£3,341.76
Building Sand Bulk Bag	2.8	each	£36.42	£101.71
Blue Circle Cement 25kg	28.0	each	£3.85	£107.85
Sika Maxmix Concentrated Plasticiser 1L	0.1	each	£15.46	£2.10



Metal Stud Wall

£21,445.75

Metal Stud Wall

Insulation

Description	Qty	Unit	Rate	Total
Knauf Earthwool Acoustic Partition Roll APR 35 75mm (15m²)	35.2	each	£63.70	£2,240.91

Metal Stud Wall

Description	Qty	Unit	Rate	Total
Knauf U Channel 0.55mm Gauge 72mm x 3000mm	227.9	each	£5.24	£1,195.16
Knauf Deep Flange U Channel 0.7mm Gauge 72mm x 3000mm	76.0	each	£17.45	£1,325.33
Wafer Pozi tek Self Drill Screws 13mm Box of 1000	4.7	box	£14.04	£65.33
Knauf C Studs 0.55mm Gauge 70mm x 2700mm	529.0	each	£5.14	£2,719.32

Block Wall

Aerated Blocks

Description	Qty	Unit	Rate	Total
Celcon Standard Aerated Concrete Block 3.6N 100mm	3159.2	each	£1.39	£4,396.07
Sika Maxmix Concentrated Plasticiser 1L	0.4	each	£15.46	£5.68
Building Sand Bulk Bag	7.7	each	£36.42	£278.63
Blue Circle Cement 25kg	73.1	each	£3.85	£281.70

Block Wall

1

Aerated Blocks

Description	Qty	Unit	Rate	Total
Sika Maxmix Concentrated Plasticiser 1L	0.2	each	£15.46	£3.08
Building Sand Bulk Bag	4.2	each	£36.42	£154.71
Blue Circle Cement 25kg	40.6	each	£3.85	£156.47
Celcon Standard Aerated Concrete Block 3.6N 140mm	2293.1	each	£3.76	£8,623.34



Lean To Roof inc. Flat

£13,975.13

Lean To Roof inc. Flat

Wall Plate

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 95mm x 6.6 m	2.0	each	£21.48	£42.96
Screws 4 x 50mm box of 200	0.2	box	£2.97	£0.60
Building Sand Bulk Bag	0.1	each	£36.42	£1.82
Blue Circle Cement 25kg	0.5	each	£3.85	£1.97
Brown Plastic Plugs Box of 100	0.2	box	£2.20	£0.53
Heavy Restraint Strap 1200 x 30 x 5mm	8.0	each	£4.08	£32.66

Rafters

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 145mm x 5.4 m	64.0	each	£20.62	£1,319.50
Screws 5 x 100mm box of 100	2.6	box	£5.07	£13.20

Ridge

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 225mm x 6.6 m	2.0	each	£57.76	£115.52

Roof Sheathing

Description	Qty	Unit	Rate	Total
Structural Plywood 2440 x 1220 x 18mm	44.3	sheet	£31.14	£1,379.19

Screws 4.5 x 60mm box of 200	7.4	box	£4.31	£31.94
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Lean To Roof inc. Flat (1)

Roof Sheathing

Description	Qty	Unit	Rate	Total
Structural Plywood 2440 x 1220 x 18mm	112.1	sheet	£31.14	£3,490.80
Screws 4.5 x 60mm box of 200	18.7	box	£4.31	£80.75

Wall Plate

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 95mm x 4.8 m	14.0	each	£15.62	£218.71
Screws 4 x 50mm box of 200	0.9	box	£2.97	£2.61
Building Sand Bulk Bag	0.3	each	£36.42	£9.83
Blue Circle Cement 25kg	2.6	each	£3.85	£10.10
Brown Plastic Plugs Box of 100	1.1	box	£2.20	£2.31
Heavy Restraint Strap 1200 x 30 x 5mm	35.0	each	£4.08	£142.89

Ceiling Joists

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 125mm x 3.0 m	168.0	each	£11.49	£1,930.07
Screws 5 x 80mm box of 100	7.1	box	£4.12	£29.05

Collars

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 95mm x 2.4 m	42.0	each	£7.81	£328.05
Screws 5 x 80mm box of 100	7.2	box	£4.12	£29.60

Rafters

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 145mm x 4.8 m	172.0	each	£18.33	£3,152.14
Screws 5 x 100mm box of 100	7.6	box	£5.07	£38.77

Ridge

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 225mm x 4.8 m	15.0	each	£42.01	£630.11

Ceiling Joist Support

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 175mm x	67.0	each	£8.96	£600.22
Sleeve Anchor M12 x 99mm pack of 5	36.2	pack	£1.77	£64.05

Collar Support

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 95mm x	67.0	each	£3.25	£218.05
Sleeve Anchor M12 x 75mm pack of 5	33.8	pack	£1.69	£57.14



Roof Insulation

£9,260.50

Roof Insulation

Ceiling Insulation

Description	Qty	Unit	Rate	Total
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 170mm (8.01m²)	14.9	each	£20.95	£311.78
Rockwool RollBatt Twin Roll 100mm Loft Insulation (5.76m²)	20.7	each	£26.06	£539.17

Rafter Insulation

Description	Qty	Unit	Rate	Total
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	45.5	each	£32.49	£1,479.12
50mm Celotex Insulation GA3050 Board 2400mm x 1200mm	44.3	each	£18.63	£825.07
Aluminium Foil Tape 50mm x 45m	28.3	each	£2.88	£81.49

Roof Insulation (1)

Rafter Insulation

Description	Qty	Unit	Rate	Total
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	115.0	each	£32.49	£3,734.80
50mm Celotex Insulation GA3050 Board 2400mm x 1200mm	111.8	each	£18.63	£2,083.32
Aluminium Foil Tape 50mm x 45m	71.6	each	£2.88	£205.77



GRP

£1,753.51

GRP

Roof Sheathing

Description	Qty	Unit	Rate	Total
Structural Plywood 2440 x 1220 x 18mm	44.7	sheet	£31.14	£1,392.09
Screws 4.5 x 60mm box of 200	7.5	box	£4.31	£32.23

Flashings

Description	Qty	Unit	Rate	Total
Geocel Trade Mate Roofers Seal Lead Grey 310ml	4.0	each	£5.27	£21.07
Cure-It GRP C100 Simulated Lead Flashing 100mm	3.3	each	£13.45	£44.80

Fibreglass Covering

Description	Qty	Unit	Rate	Total
Cure-It GRP 75mm Glass Bandage 65m	0.7	each	£20.07	£14.04
Treated Batten 25 x 50mm	21.6	m	£0.98	£21.11
50mm x 2.65 Galvanized Round Wire Nail 1kg Pack	0.1	pack	£4.35	£0.26

GRP Trims

Description	Qty	Unit	Rate	Total
Cure-It GRP Trim PU Adhesive	6.0	each	£6.70	£40.23
Cure-It GRP B230 Raised edge Trim 3m	8.0	each	£11.96	£95.68
20mm Extra Large Head Galvanised Clout Nail 1kg	0.3	pack	£5.73	£1.83
Cure-It GRP D260 Wall Fillet 3m	4.0	each	£11.04	£44.16
Cure-It GRP A200 Fascia/Drip Trim 3m	4.0	each	£11.50	£46.00



Flat Roof Windows

£15,951.93

Flat Roof Windows

Rafters and trimmers

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 145mm x 4.8 m	42.0	each	£18.33	£769.71
Screws 5 x 100mm box of 100	5.3	box	£5.07	£26.98
Standard Joist Hanger 44mm x 238mm JHA270/44	28.0	each	£0.99	£27.69
Standard Joist Hanger 100mm x 250mm JHA270/100	56.0	each	£0.99	£55.38
Square Twist Nails 3.7 x 30mm 1kg	8.4	pack	£5.84	£49.07

Flat Roof Window

Description	Qty	Unit	Rate	Total
Velux Fixed Flat Glass Rooflight 600 x 900mm	14.0	each	£520.93	£7,292.98

Pitched Roof Windows**Rafters and trimmers**

Description	Qty	Unit	Rate	Total
Sawn Timber Treated C16/C24 47 x 145mm x 4.8 m	60.0	each	£18.33	£1,099.58
Screws 5 x 100mm box of 100	7.6	box	£5.07	£38.55
Standard Joist Hanger 44mm x 238mm JHA270/44	40.0	each	£0.99	£39.56
Standard Joist Hanger 100mm x 250mm JHA270/100	80.0	each	£0.99	£79.12
Square Twist Nails 3.7 x 30mm 1kg	12.0	pack	£5.84	£70.10

Roof Windows

Description	Qty	Unit	Rate	Total
Velux GGL MK04 Pine Roof Window 780 x 980mm	20.0	each	£242.36	£4,847.25
Velux EDW MK04 Tile Flashing 780 x 980mm	20.0	each	£57.96	£1,159.20
Velux BFX MK04 Underfelt Collar 780 x 980mm	20.0	each	£19.84	£396.75

**Plain Range****£4,411.58****Plain Range****Verges**

Description	Qty	Unit	Rate	Total
Undercloak 150 x 1200 mm	14.0	each	£2.74	£38.31
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.2	kg	£5.90	£1.03
Sharp Sand Bulk Bag	0.2	each	£36.42	£8.19
Blue Circle Cement 25kg	2.1	each	£3.85	£8.21

Counter Battens

Description	Qty	Unit	Rate	Total
Treated Batten 25 x 50mm	805.2	m	£0.98	£787.06
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	5.9	pack	£4.45	£26.33

Plain Tiles

Description	Qty	Unit	Rate	Total
Marley Ashmore Roof Tiles	1.0	each	£1.17	£1.17
Aluminium Clout Nails 38mm 1kg Pack	7.8	kg	£8.07	£63.15

Marley Eaves Tiles	548.1	each	£0.39	£214.30
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Breather Membrane

Description	Qty	Unit	Rate	Total
Tyvek Supro Breather Membrane 1 x 50m	8.0	each	£77.05	£613.32

Battens

Description	Qty	Unit	Rate	Total
Treated Batten 25 x 38mm	3266.7	m	£0.62	£2,028.62
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	24.0	pack	£4.45	£106.78

Ridges

Description	Qty	Unit	Rate	Total
Marley Segmental Ridge Tile Smooth Grey	94.1	each	£4.54	£427.41
Sharp Sand Bulk Bag	1.2	each	£36.42	£43.64
Blue Circle Cement 25kg	11.4	each	£3.85	£44.06



Half Round

£1,611.30

Half Round

uPVC Gutters

Description	Qty	Unit	Rate	Total
Half Round Running Outlet - Black	8.0	each	£2.59	£20.70
Half Round Gutter 3 m length - Black	35.0	each	£5.65	£197.63
Half Round Union Bracket - Black	50.0	each	£1.82	£90.85
Half Round Stop End Outlet - Black	8.0	each	£3.12	£24.93
Half Round Adjustable Gutter Angle - Black	12.0	each	£19.30	£231.56
Half Round Internal Stop End - Black	8.0	each	£0.95	£7.64
Half Round External Stop End - Black	8.0	each	£1.53	£12.24
Half Round Guttering Angle 90° - Black	12.0	each	£2.85	£34.22
Half Round Guttering Angle 135° - Black	16.0	each	£3.01	£48.21
Half Round Fascia Bracket - Black	100.0	each	£0.78	£78.20
Screws 4 x 40mm box of 200	4.0	box	£2.77	£11.09

uPVC Downpipes

Description	Qty	Unit	Rate	Total
Round Downpipe 2.5 m lengths 68mm - Black	60.0	each	£8.46	£507.84
Round Bend 92.5° Black 68 mm	16.0	each	£2.68	£42.87
Round Bend 112.5° Black 68 mm	16.0	each	£2.68	£42.87
Round Shoe 68 mm - Black	12.0	each	£2.77	£33.26
Round Socket 68 mm Black	10.0	each	£1.47	£14.72
Half Round Clip 68 mm - Black	100.0	each	£0.86	£86.25
Round Pipe Branche 68 mm - Black	12.0	each	£4.69	£56.30
Round Hopper - Black	10.0	each	£6.99	£69.92



UPVC

£1,517.24

UPVC

Eave Soffit

Description	Qty	Unit	Rate	Total
uPVC White Vented Soffit Board 9 x 175mm x 5m	22.0	each	£20.68	£454.89
Treated Batten 19 x 50mm	110.0	m	£0.98	£107.52
White 40mm Plastic Headed Pins x 250	2.2	box	£6.65	£14.63
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	2.2	box	£6.16	£13.56

Rake Soffit

Description	Qty	Unit	Rate	Total
uPVC White Solid Soffit Board 9 x 175mm x 5m	5.0	each	£12.67	£63.36
Treated Batten 19 x 50mm	25.0	m	£0.98	£24.44
White 40mm Plastic Headed Pins x 250	0.5	box	£6.65	£3.32
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	0.5	box	£6.16	£3.08

Fascia

Description	Qty	Unit	Rate	Total
uPVC White Fascia Board 18 x 200mm x 5m	22.0	each	£24.69	£543.19
White 40mm Plastic Headed Pins x 250	2.4	box	£6.65	£15.79

Bargeboard

Description	Qty	Unit	Rate	Total
uPVC White Fascia Board 18 x 200mm x 5m	5.0	each	£24.69	£123.45
White 40mm Plastic Headed Pins x 250	0.5	box	£6.65	£3.48

Accessories

Description	Qty	Unit	Rate	Total
White External Corner 300mm	20.0	each	£1.10	£22.08
White External Corner 500mm	20.0	each	£2.29	£45.77
White Internal Corner	20.0	each	£1.44	£28.75
White Fascia Joiner	20.0	each	£1.10	£22.08
White Fascia Board Finial	20.0	each	£1.39	£27.83



Windows

£9,971.80

Windows

uPVC Window

Description	Qty	Unit	Rate	Total
White uPVC Window 1200(W) x 1350(H), Clear glass	15.0	each	£223.20	£3,348.05
Masonry Torx Frame Screw 7.5 x 82mm	180.0	each	£0.08	£14.49
No Nonsense General Purpose Silicone Clear 310ml	7.7	each	£3.02	£23.14
Expanding Foam 750ml	5.1	each	£4.77	£24.33

Lintels

Description	Qty	Unit	Rate	Total
Cavity Wall Lintel CG90/100 1500mm	15.0	each	£41.32	£619.79

Cavity Closers

Description	Qty	Unit	Rate	Total
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Manthorpe Cavity Closer Double Flange 100mm x 2440mm	24.0	each	£19.19	£460.26
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.9	kg	£5.90	£5.19

Trickle Vents

Description	Qty	Unit	Rate	Total
UPVC Trickle Vent	15.0	each	£10.23	£153.52

Windows (1)

uPVC Window

Description	Qty	Unit	Rate	Total
White uPVC Window 1550(W) x 1350(H), Clear glass	4.0	each	£256.24	£1,024.97
Masonry Torx Frame Screw 7.5 x 82mm	52.0	each	£0.08	£4.19
No Nonsense General Purpose Silicone Clear 310ml	2.3	each	£3.02	£7.01
Expanding Foam 750ml	1.6	each	£4.77	£7.39

Trickle Vents

Description	Qty	Unit	Rate	Total
UPVC Trickle Vent	4.0	each	£10.23	£40.94

Lintels

Description	Qty	Unit	Rate	Total
Cavity Wall Lintel CG90/100 2100mm	4.0	each	£59.16	£236.62

Cavity Closers

Description	Qty	Unit	Rate	Total
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	7.0	each	£19.19	£133.78
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.3	kg	£5.90	£1.53

Windows (1)

1

uPVC Window

Description	Qty	Unit	Rate	Total
White uPVC Window 685(W) x 1350(H), Clear glass	14.0	each	£114.94	£1,609.19
Masonry Torx Frame Screw 7.5 x 82mm	140.0	each	£0.08	£11.27
No Nonsense General Purpose Silicone Clear 310ml	5.7	each	£3.02	£17.24
Expanding Foam 750ml	3.8	each	£4.77	£18.14

Trickle Vents

Description	Qty	Unit	Rate	Total
UPVC Trickle Vent	14.0	each	£10.23	£143.29

Cavity Closers

Description	Qty	Unit	Rate	Total
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	19.4	each	£19.19	£372.74
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.7	kg	£5.90	£4.19

Lintels

Description	Qty	Unit	Rate	Total
Cavity Wall Lintel CG90/100 1050mm	14.0	each	£28.34	£396.70

Windows (1)

2

Cavity Closers

Description	Qty	Unit	Rate	Total
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	6.4	each	£19.19	£123.03
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.2	kg	£5.90	£1.36

uPVC Window

Description	Qty	Unit	Rate	Total
White uPVC Window 1610(W) x 1800(H), Clear glass	3.0	each	£314.90	£944.71
Masonry Torx Frame Screw 7.5 x 82mm	48.0	each	£0.08	£3.86
No Nonsense General Purpose Silicone Clear 310ml	2.0	each	£3.02	£6.20
Expanding Foam 750ml	1.4	each	£4.77	£6.49

Trickle Vents

Description	Qty	Unit	Rate	Total
UPVC Trickle Vent	3.0	each	£10.23	£30.70

Lintels

Description	Qty	Unit	Rate	Total
Cavity Wall Lintel CG90/100 2100mm	3.0	each	£59.16	£177.47



French Door

£8,536.27

French Door

Lintels

Description	Qty	Unit	Rate	Total
Cavity Wall Lintel CG90/100 1800mm	11.0	each	£49.74	£547.11

UPVC French Door

Description	Qty	Unit	Rate	Total
White uPVC French Door 1.5m	11.0	each	£479.16	£5,270.75
Masonry Torx Frame Screw 7.5 x 82mm	132.0	each	£0.08	£10.63
No Nonsense General Purpose Silicone Clear 310ml	11.0	each	£3.02	£33.27
Expanding Foam 750ml	3.7	each	£4.77	£17.51

Cavity Closers

Description	Qty	Unit	Rate	Total
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	19.0	each	£19.19	£364.68
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.8	kg	£5.90	£4.47

UPVC Front Door

UPVC Door

Description	Qty	Unit	Rate	Total
Masonry Torx Frame Screw 7.5 x 82mm	24.0	each	£0.08	£1.93
uPVC Front Door 920 x 2085mm	3.0	each	£359.36	£1,078.09
No Nonsense General Purpose Silicone Clear 310ml	1.5	each	£3.02	£4.53
Expanding Foam 750ml	0.8	each	£4.77	£3.58

Cavity Closers

Description	Qty	Unit	Rate	Total
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	6.0	each	£19.19	£115.16

Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.2	kg	£5.90	£1.23
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Lintels

Description	Qty	Unit	Rate	Total
Cavity Wall Lintel CG90/100 1200mm	3.0	each	£33.05	£99.15

Wooden Door

Cavity Closers

Description	Qty	Unit	Rate	Total
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	4.0	each	£19.19	£76.77
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	0.1	kg	£5.90	£0.84

Wooden Door

Description	Qty	Unit	Rate	Total
Masonry Torx Frame Screw 7.5 x 82mm	16.0	each	£0.08	£1.29
No Nonsense General Purpose Silicone Clear 310ml	1.0	each	£3.02	£3.02
Expanding Foam 750ml	0.5	each	£4.77	£2.39
1 Panel Shaker White Oak Veneer Glazed Front Door & Frame, (H)2032mm (W)813mm	2.0	each	£416.87	£833.75

Lintels

Description	Qty	Unit	Rate	Total
Cavity Wall Lintel CG90/100 1200mm	2.0	each	£33.05	£66.10



Fire_door

£11,269.41

Fire_door

Door Liner

Description	Qty	Unit	Rate	Total
Softwood Fire Door Lining Set + Stops 32 x 95mm	44.0	each	£37.38	£1,644.50
Masonry Torx Frame Screw 7.5 x 82mm	440.0	each	£0.08	£35.42
Assorted Plastic Shims Pack of 100	9.4	pack	£7.66	£72.12

Lintel

Description	Qty	Unit	Rate	Total
Cavity Wall Lintel CG90/100 1200mm	44.0	each	£33.05	£1,454.24

Door

Description	Qty	Unit	Rate	Total
6 Panel Moulded Fire Door 838 x1981mm	44.0	each	£88.17	£3,879.50
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	44.0	pack	£5.07	£223.15

Lock and Handles

Description	Qty	Unit	Rate	Total
Tubular Latch 76 mm	44.0	each	£4.06	£178.62
Brass Door Handle Pack of 2	44.0	pack	£7.66	£337.00

Decorating

Description	Qty	Unit	Rate	Total
Leyland Trade Undercoat Dark Grey 2.5Ltr	12.1	each	£18.69	£225.65
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	6.0	each	£30.66	£185.10

Single

Lock and Handles

Description	Qty	Unit	Rate	Total
Tubular Latch 76 mm	21.0	each	£4.06	£85.25
Brass Door Handle Pack of 2	21.0	pack	£7.66	£160.84

Lintel

Description	Qty	Unit	Rate	Total
Cavity Wall Lintel CG90/100 1200mm	21.0	each	£33.05	£694.07

Door Liner

Description	Qty	Unit	Rate	Total
Softwood Door Lining Set + Stops 32 x 95mm	21.0	each	£32.72	£687.07
Masonry Torx Frame Screw 7.5 x 82mm	210.0	each	£0.08	£16.90
Assorted Plastic Shims Pack of 100	4.5	pack	£7.66	£34.42

Door

Description	Qty	Unit	Rate	Total
6 Panel Hollow Door 762 x1981mm	21.0	each	£30.67	£644.08
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	21.0	pack	£5.07	£106.50

Decorating

Description	Qty	Unit	Rate	Total
Leyland Trade Undercoat Dark Grey 2.5Ltr	5.8	each	£18.69	£107.52
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	2.9	each	£30.66	£88.20

Double**Decorating**

Description	Qty	Unit	Rate	Total
Leyland Trade Undercoat Dark Grey 2.5Ltr	1.0	each	£18.69	£18.84
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	0.5	each	£30.66	£15.46

Lintel

Description	Qty	Unit	Rate	Total
Cavity Wall Lintel CG90/100 2100mm	2.0	each	£59.16	£118.31

Door

Description	Qty	Unit	Rate	Total
6 Panel Hollow Door 762 x1981mm	4.0	each	£30.67	£122.68
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	4.0	pack	£5.07	£20.29

Lock and Handles

Description	Qty	Unit	Rate	Total
Tubular Latch 76 mm	2.0	each	£4.06	£8.12
Brass Door Handle Pack of 2	4.0	pack	£7.66	£30.64

Door Liner

Description	Qty	Unit	Rate	Total
Softwood Double Door Lining Set + Stops 32 x 95mm	2.0	each	£35.02	£70.03
Masonry Torx Frame Screw 7.5 x 82mm	20.0	each	£0.08	£1.61
Assorted Plastic Shims Pack of 100	0.4	pack	£7.66	£3.28



Staircase

£1,986.21

Staircase

Decorating

Description	Qty	Unit	Rate	Total
Johnstones Primer White 2.5 Ltr	0.1	each	£25.87	£3.25
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	0.1	each	£30.66	£3.22
Leyland Trade Undercoat White 2.5Ltr	0.1	each	£13.80	£1.74

Staircase

Description	Qty	Unit	Rate	Total
Oak Single Winder Staircase, Height: 2600mm	1.0	each	£1,978.00	£1,978.00



Skirting Boards

£6,595.20

Skirting Boards

Skirting Board

Description	Qty	Unit	Rate	Total
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	9.8	pack	£4.45	£43.46
Pinkgrip Grab Adhesive 350ml	136.7	each	£2.42	£330.15
MDF Primed Torus Skirting 94mm	1367.1	m	£3.59	£4,905.15

Decorating

Description	Qty	Unit	Rate	Total
Johnstones Primer White 2.5 Ltr	20.5	each	£25.87	£530.61
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	16.4	each	£30.66	£502.84
Leyland Trade Undercoat White 2.5Ltr	20.5	each	£13.80	£282.99

Services



Plumbing

£11,023.18

Plumbing

1st Fix Plumbing

Description	Qty	Unit	Rate	Total
Full Bore Isolating Valve 15 mm	59.0	each	£5.07	£299.22
Copper Pipe Ø15 mm, 3 m Length	125.0	each	£6.28	£784.87
Fittings Allowance	1.0	each	£0.00	£0.00
Full Bore Isolating Valve 22 mm	32.0	each	£6.32	£202.40
Flexible Hose 22mm x 3/4 x 300mm	32.0	each	£2.88	£92.00
Copper Pipe Ø22 mm, 3 m Length	64.0	each	£12.32	£788.26
Flexible Hose 15mm x 1/2 x 300mm	57.0	each	£1.03	£58.99

Plumbing 2nd Fix

Description	Qty	Unit	Rate	Total
Hydrolux Low Profile Square Shower Tray - 900 x 900mm	1.0	each	£80.47	£80.47
Shower Mixer Allowance	1.0	each	£115.00	£115.00

Shower Enclosure Allowance	1.0	each	£172.50	£172.50
Shower Pump Allowance	1.0	each	£172.50	£172.50
Shower Trap 70 mm Chrome	1.0	each	£10.82	£10.82
Ideal Standard Single-Ended Bath Acrylic 2 Tap Holes 1700mm	16.0	each	£162.91	£2,606.54
Bristan Quest Surface-Mounted Bath / Shower Mixer Tap	16.0	each	£76.66	£1,226.54
McAlpine Bath trap with waste Top Access 1 1/2"	16.0	each	£24.76	£396.15
Ideal Standart Della Close Coupled Toilet Dual-Flush 6Ltr	19.0	each	£95.83	£1,820.76
90° Pan Connector	19.0	each	£4.20	£79.75
Ideal Standard Della Full Pedestal Basin 1 Tap Hole 540mm	19.0	each	£55.67	£1,057.76
Basin Taps Allowance	19.0	each	£34.50	£655.50
Trap and Waste Kit 32mm	19.0	each	£21.22	£403.13



Bath

£1,293.95

Bath

Bath

Description	Qty	Unit	Rate	Total
Bath Trap White 40mm	1.0	each	£6.50	£6.50
Hydrolux Sail Shower Screen, Width 790 mm	16.0	each	£80.47	£1,287.45



Incoming water mains

£16.69

Incoming water mains

Water supply

Description	Qty	Unit	Rate	Total
MDPE Pipes 25 mm x 50 m	0.5	each	£31.64	£15.82
150mm x 365M Blue Water Underground Warning Tape	0.1	each	£12.32	£0.86



Gas Boilers

£12,890.30

Gas Boilers

Gas Boiler

Description	Qty	Unit	Rate	Total
Honeywell DT90E Digital Room Thermostat	9.0	each	£34.02	£306.15
Combi Straight Filling Loop	9.0	each	£10.25	£92.22
Adey MagnaClean Professional Magnetic Filter 22mm	9.0	each	£107.33	£965.97
Electrolytic Scale Inhibitor 15mm	9.0	each	£21.31	£191.79
Sentinel X100 Central Heating Scale Inhibitor 1L	9.0	each	£13.41	£120.68
Vaillant ecoTEC Pro 30 Natural Gas ErP Combi Boiler	9.0	each	£1,144.58	£10,301.25
Vaillant 125mm Standart Horizontal Flue Kit	9.0	each	£101.36	£912.25



Radiators

£13,109.55

Radiators

1st Fix Heating

Description	Qty	Unit	Rate	Total
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Copper Pipe Ø15 mm, 3 m Length	120.0	each	£6.28	£753.48
Copper Pipe Ø22 mm, 3 m Length	180.0	each	£12.32	£2,216.97
Copper Pipe Ø28 mm, 3 m Length	150.0	each	£22.53	£3,379.27
Compression Equal Tee 15 mm	50.0	each	£1.89	£94.30
Compression Equal Tee 22 mm	50.0	each	£4.17	£208.72
Compression Equal Tee 28 mm	50.0	each	£6.61	£330.63
Compression Elbow 15 mm	50.0	each	£1.45	£72.45
Compression Elbow 22 mm	50.0	each	£2.91	£145.47
Compression Elbow 28 mm	50.0	each	£3.67	£183.42

Radiators

Description	Qty	Unit	Rate	Total
Kudox Type 22 Double Radiator 600 x 1000mm	30.0	each	£62.04	£1,861.27
Chrome Curved Towel Radiator 1200 x 550mm	18.0	each	£47.92	£862.57
Kudox Type 22 Double Radiator 600 x 600mm	12.0	each	£39.77	£477.20
Kudox Type 22 Double Radiator 600 x 400mm	9.0	each	£36.11	£324.99
Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm	51.0	each	£22.03	£1,123.73
Torino Chrome Angled Radiator Valve & Lockshield 15mm 2 Pcs	51.0	each	£21.08	£1,075.05



Incoming gas services

£277.69

Incoming gas services

Gas supply

Description	Qty	Unit	Rate	Total
Gas Pipe Coil - 20mm x 50m Yellow MDPE	0.5	each	£28.46	£14.24
150mm x 365M Yellow Gas Underground Warning Tape	0.1	each	£12.32	£0.86

Back Fill

Description	Qty	Unit	Rate	Total
Building Sand Bulk Bag	7.2	each	£36.42	£262.59



Electrics

£4,897.63

Electrics

Electrics 1st Fix

Description	Qty	Unit	Rate	Total
2.5mm² Twin and Earth Cable 100m Reel	9.0	reel	£45.30	£407.69
1.5mm² Twin and Earth Cable 100m Reel	3.0	reel	£33.44	£100.33
Metal Box 2 Gang 35mm	120.0	each	£0.61	£73.14
Metal Box 1 Gang 35mm	30.0	each	£0.47	£14.14

Electrics 2nd Fix

Description	Qty	Unit	Rate	Total
MK DP Switched Socket 13A 2 Gang White	120.0	each	£3.51	£420.90
MK Pendant Set 150mm	30.0	each	£2.46	£73.83
MK Light Switch 1 Gang 2 Way White	30.0	each	£1.32	£39.67

Electrics (1)

Electrics 2nd Fix

Description	Qty	Unit	Rate	Total
MK Light Switch 1 Gang 2 Way White	11.0	each	£1.32	£14.55
Circular Bathroom Ceiling Light IP44	11.0	each	£21.08	£231.87
100mm Low Profile Extractor Fan Humidistat	11.0	each	£24.92	£274.13
MK Fan Isolator Switch 3 Pole with Padlock	11.0	each	£20.13	£221.37

Electrics 1st Fix

Description	Qty	Unit	Rate	Total
1.5mm² Twin and Earth Cable 100m Reel	1.1	reel	£33.44	£36.79
Metal Box 1 Gang 35mm	22.0	each	£0.47	£10.37
1.0mm² 3-Core and Earth Cable 100m Reel	1.1	reel	£68.98	£75.88

**Electrics (1)
1****Electrics 1st Fix**

Description	Qty	Unit	Rate	Total
2.5mm² Twin and Earth Cable 100m Reel	4.7	reel	£45.30	£214.26
1.5mm² Twin and Earth Cable 100m Reel	1.4	reel	£33.44	£45.15
Metal Box 2 Gang 35mm	45.0	each	£0.61	£27.43
Metal Box 1 Gang 35mm	27.0	each	£0.47	£12.73
10mm² Twin and Earth Cable 50m Reel	4.5	reel	£112.79	£507.56
1.0mm² 3-Core and Earth Cable 100m Reel	2.2	reel	£68.98	£148.99
Metal Box 1 Gang 47mm	18.0	each	£0.95	£17.18

Electrics 2nd Fix

Description	Qty	Unit	Rate	Total
MK DP Switched Socket 13A 2 Gang White	45.0	each	£3.51	£157.84
MK Pendant Set 150mm	18.0	each	£2.46	£44.30
MK Light Switch 1 Gang 2 Way White	9.0	each	£1.32	£11.90
Cooker / Hob Supplied by Client	9.0	each	£0.00	£0.00
Oven Supplied by Client	9.0	each	£0.00	£0.00
Extractor Hood Supplied by Client	9.0	each	£0.00	£0.00
MK 13A DP Spur Unit Switched Neon White	18.0	each	£7.46	£134.34
BRK Mains Smoke Detector With 9V Battery Backup	18.0	each	£11.41	£205.34
MK Cooker Switch & Socket 45A 1 Gang with Neon White	18.0	each	£22.38	£402.82

**Electrics (1)
2****Electrics 1st Fix**

Description	Qty	Unit	Rate	Total
2.5mm² Twin and Earth Cable 100m Reel	0.5	reel	£45.30	£20.39
1.5mm² Twin and Earth Cable 100m Reel	0.6	reel	£33.44	£20.07
Metal Box 2 Gang 35mm	6.0	each	£0.61	£3.66
Metal Box 1 Gang 35mm	87.0	each	£0.47	£41.02
1.0mm² 3-Core and Earth Cable 100m Reel	0.7	reel	£68.98	£49.67

Electrics 2nd Fix

Description	Qty	Unit	Rate	Total
MK DP Switched Socket 13A 2 Gang White	6.0	each	£3.51	£21.04
MK Pendant Set 150mm	6.0	each	£2.46	£14.77
MK Light Switch 1 Gang 2 Way White	6.0	each	£1.32	£7.93
BRK Mains Smoke Detector With 9V Battery Backup	6.0	each	£11.41	£68.45
MK Metal 17th Edition Consumer Unit 10 Way + 10MCBs	10.0	each	£43.95	£439.53
TV Sockets Allowance	27.0	each	£5.29	£142.83
BT Telephone Point Slave White	27.0	each	£1.55	£41.92
RJ45 Cat5E Wall Outlet Single	27.0	each	£3.77	£101.84



Incoming electrical services

£212.80

Incoming electrical services

Electrics supply

Description	Qty	Unit	Rate	Total
16mm² Armoured Cable 3-Core 50m Reel	0.5	reel	£423.87	£211.93
150mm x 365M Yellow Electric Underground Warning Tape	0.1	each	£12.32	£0.86

Finishes



Through

£7,410.36

Through

Through Colour Render

Description	Qty	Unit	Rate	Total
Weber Pral M Render 25kg bag	390.7	bag	£16.18	£6,321.56

Accessories

Description	Qty	Unit	Rate	Total
External Render Stop Bead 2400mm	20.0	each	£4.81	£96.14
Galvanised Steel Bell Cast Bead 65mm x 3m	20.0	each	£4.31	£86.25
Galvanised Steel Angle Bead 45mm x 2.4m	20.0	each	£2.37	£47.38
Contractors PVA 5Ltr	2.0	each	£9.58	£19.16
Corner Tape 30 Metre Roll	10.0	roll	£18.54	£185.38
Gyproc Joint Filler 12.5kg	3.0	bag	£13.20	£39.61
Drywall Screws 25mm Box of 1000	2.0	box	£5.21	£10.42

Mesh

Description	Qty	Unit	Rate	Total
Weber Expomesh Cloth 1 x 50m Roll	8.1	roll	£74.75	£604.46



Wall Finishes

£12,114.72

Wall Finishes

Fix Plasterboard

Description	Qty	Unit	Rate	Total
Drywall Screws 32mm Box of 1000	9.8	box	£5.93	£57.90

Standard Plasterboard TE 2400 x 1200 x 12.5mm	161.3	sheet	£8.07	£1,301.86
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Accessories

Description	Qty	Unit	Rate	Total
Mini Mesh Bead 2400mm	20.0	each	£4.04	£80.73
Thin Coat Angle Bead 2400mm	20.0	each	£1.37	£27.37
Corner Tape 30 Metre Roll	10.0	roll	£18.54	£185.38

Skimming Walls

Description	Qty	Unit	Rate	Total
Thistle Multi Finish Plaster 25kg	67.8	bag	£7.08	£480.03
Drywall Scrim Tape 48mm x 90m	8.5	roll	£3.25	£27.70

Wall Finishes (1)

Skimming Walls

Description	Qty	Unit	Rate	Total
Thistle Multi Finish Plaster 25kg	118.6	bag	£7.08	£840.39
Drywall Scrim Tape 48mm x 90m	14.9	roll	£3.25	£48.51

Fix Plasterboard to Battens

Description	Qty	Unit	Rate	Total
Standard Plasterboard SE 2400 x 1200 x 12.5mm	282.3	sheet	£8.07	£2,278.95
Drywall Screws 32mm Box of 1000	17.1	box	£5.93	£101.30

Fix Battens

Description	Qty	Unit	Rate	Total
Treated Batten 25 x 50mm	2309.2	m	£0.98	£2,257.22
Nylon Anchor Hammerfix Screws M6x80mm Box of 50	115.5	box	£7.76	£896.29

Wall Finishes (1)

1

Skimming Walls

Description	Qty	Unit	Rate	Total
Thistle Multi Finish Plaster 25kg	57.9	bag	£7.08	£410.45
Drywall Scrim Tape 48mm x 90m	7.3	roll	£3.25	£23.70

Accessories

Description	Qty	Unit	Rate	Total
Gyproc Drywall Primer 10 Litre	2.0	each	£49.29	£98.58
Mini Mesh Bead 2400mm	20.0	each	£4.04	£80.73
Thin Coat Angle Bead 2400mm	20.0	each	£1.37	£27.37
Corner Tape 30 Metre Roll	10.0	roll	£18.54	£185.38

Fix Battens

Description	Qty	Unit	Rate	Total
Treated Batten 25 x 50mm	1129.3	m	£0.98	£1,103.87
Nylon Anchor Hammerfix Screws M6x80mm Box of 50	56.5	box	£7.76	£438.30

Fix Plasterboard to Battens

Description	Qty	Unit	Rate	Total
Standard Plasterboard SE 2400 x 1200 x 12.5mm	137.9	sheet	£8.07	£1,113.23

Drywall Screws 32mm Box of 1000	8.3	box	£5.93	£49.47
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Plasterboard on Battens

£6,874.69

Plasterboard on Battens

Fix Cornice

Description	Qty	Unit	Rate	Total
Gyproc Cove 127 X 3000mm	39.2	each	£8.61	£337.41
Gyproc Cove Adhesive 5kg Bag	9.8	bag	£12.68	£124.26

Fix Plasterboard

Description	Qty	Unit	Rate	Total
Standard Plasterboard TE 2400 x 1200 x 12.5mm	281.9	sheet	£8.07	£2,275.57
Drywall Screws 32mm Box of 1000	17.1	box	£5.93	£101.18

Plastering Ceiling

Description	Qty	Unit	Rate	Total
Thistle Multi Finish Plaster 25kg	118.4	bag	£7.08	£839.10
Drywall Scrim Tape 48mm x 90m	14.9	roll	£3.25	£48.44

Fix Battens

Description	Qty	Unit	Rate	Total
Treated Batten 25 x 50mm	2305.7	m	£0.98	£2,253.86
Nylon Anchor Hammerfix Screws M6x80mm Box of 50	115.3	box	£7.76	£894.87



Painting

£2,135.99

Painting

Painting Ceiling

Description	Qty	Unit	Rate	Total
Crown Matt Emulsion Paint White 10Ltr	21.4	each	£12.45	£266.93

Preparation

Description	Qty	Unit	Rate	Total
Preparation materials	1.0	each	£1,299.69	£1,299.68

Painting Walls

Description	Qty	Unit	Rate	Total
Leyland Trade Matt Emulsion Paint Magnolia 10Ltr	32.6	each	£13.03	£424.52
Crown Matt Emulsion Paint White 10Ltr	11.6	each	£12.45	£144.85

Landscaping



Turf

£7,760.21

Turf

Grass

Description	Qty	Unit	Rate	Total
Rolawn Medallion Turf 1m²	1526.7	m2	£5.08	£7,760.21

Block Paving

Block Paving

Description	Qty	Unit	Rate	Total
Marshall's Driveline Priora Permeable Block Paving	1.0	m2	£50.54	£50.54
Kiln Dried Paving Sand 20kg bag	35.1	each	£4.69	£164.67

Laying Course

Description	Qty	Unit	Rate	Total
Sharp Sand Bulk Bag	15.5	each	£36.42	£563.66

Geotextile Membrane

Description	Qty	Unit	Rate	Total
4TRADE Heavy Duty Landscape Fabric 1m x 20m	8.8	roll	£26.40	£231.67

Sub-Base

Description	Qty	Unit	Rate	Total
MOT Type 1 Sub-base Bulk Bag	58.3	bag	£36.42	£2,125.09

Paving Slabs

Mortar Pointing

Description	Qty	Unit	Rate	Total
Building Sand Bulk Bag	0.3	each	£36.42	£11.30
Blue Circle Cement 25kg	4.6	each	£3.85	£17.72

Concrete Slab

Description	Qty	Unit	Rate	Total
Concrete Mix C25	7.7	m3	£100.05	£770.38

Reinforcement

Description	Qty	Unit	Rate	Total
A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)	7.0	each	£71.04	£496.68
Plastic Reinforced Mesh Spacers 40-50mm	449.4	each	£0.39	£175.72

Geotextile Membrane

Description	Qty	Unit	Rate	Total
4TRADE Heavy Duty Landscape Fabric 1m x 20m	3.7	roll	£26.40	£98.89

Sub-Base

Description	Qty	Unit	Rate	Total
MOT Type 1 Sub-base Bulk Bag	24.9	bag	£36.42	£907.09

Flagstone

Description	Qty	Unit	Rate	Total
Pavestone Discovery Porcelain Paving	1.0	m2	£68.99	£68.99
Sharp Sand Bulk Bag	6.0	each	£36.42	£220.27
Blue Circle Cement 25kg	57.3	each	£3.85	£220.62
Sika Maxmix Concentrated Plasticiser 1L	0.3	each	£15.46	£4.59



Fences and Gates

£2,261.50

Fences and Gates

Fence Posts

Description	Qty	Unit	Rate	Total
Supreme Concrete Slotted Fence Post 2440mm (8FT)	24.0	each	£13.80	£331.20

Concrete

Description	Qty	Unit	Rate	Total
Blue Circle Ready to Use Postcrete 20kg	48.0	each	£6.89	£330.65

Decorating

Description	Qty	Unit	Rate	Total
Cuprinol Wood Preserver Clear 5 Ltr	6.8	tin	£43.13	£291.17

Gravel boards

Description	Qty	Unit	Rate	Total
Supreme Concrete Recessed Gravel Board 50 x 150 x 1830mm	23.0	each	£12.45	£286.45

Fences

Description	Qty	Unit	Rate	Total
Close Board Dip Treated Fence Panel 1830 x 1520mm (5FT)	23.0	each	£44.44	£1,022.03



Gravel / Chippings

£3,096.37

Gravel / Chippings

Sub-Base

Description	Qty	Unit	Rate	Total
MOT Type 1 Sub-base Bulk Bag	29.2	bag	£36.42	£1,062.35

Surface

Description	Qty	Unit	Rate	Total
Cotswold Buff Decorative Stone Chippings Bulk Bag	12.0	each	£143.75	£1,720.69

Geotextile Membrane

Description	Qty	Unit	Rate	Total
Weed Control Landscape Fabric 1m x 20m	6.9	roll	£21.85	£151.50

Blockpaving

Sub-Base

Description	Qty	Unit	Rate	Total
MOT Type 1 Sub-base Bulk Bag	2.1	bag	£36.42	£77.63

Laying Course

Description	Qty	Unit	Rate	Total
Sharp Sand Bulk Bag	0.8	each	£36.42	£27.53

Geotextile Membrane

Description	Qty	Unit	Rate	Total
Wrekin Black Geotextile Fastrack 4.5m x 100m	0.0	roll	£286.23	£6.13

Block Paving

Description	Qty	Unit	Rate	Total
Marshalls Perfecta Buff Paving Slabs	1.0	m2	£45.53	£45.53
Kiln Dried Paving Sand 20kg bag	1.1	each	£4.69	£5.03

Other Costs



Provisional Sums

£65,000.00

Provisional Sums

Provisional Sums

Description	Qty	Unit	Rate	Total
Lift installation	1.0	each	£25,000.00	£25,000.00
Staircase	1.0	each	£20,000.00	£19,999.99
Bike store &Refuse Store	1.0	each	£5,000.00	£5,000.00
Solar Panels	1.0	each	£15,000.00	£15,000.00

Subtotal: £385,162.14

VAT @ 20%: £77,032.43

Grand Total: £462,194.57

Labour

Date: 11/03/2020
Ref: JOB-015

Site Work



Preliminaries

£4,140.00

Preliminaries

General Labourers

Description	Qty	Unit	Rate	Total
General Labourer	400.0	hour	£10.35	£4,140.00



Demolition

£10,438.50

Demolition

Demolition

Description	Qty	Unit	Rate	Total
Demolishing two storey building; cavity walls construction	150.0	m2	£69.59	£10,438.50



Drainage run

£671.13

Drainage run

Back Fill

Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	3.1	m3	£48.65	£148.88

Gravell Fill

Description	Qty	Unit	Rate	Total
Fill to excavations by hand	3.3	m3	£23.00	£75.44

Disposal of Soil

Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	4.3	m3	£19.46	£83.10

Trench Excavation

Description	Qty	Unit	Rate	Total
Excavate trenches by Machine	6.6	m3	£40.81	£267.69
Levelling and compacting bottoms of excavations	8.8	m2	£2.30	£20.13

Pipes & Fittings

Description	Qty	Unit	Rate	Total
Install drainage pipes and fittings	3.0	hour	£25.30	£75.90



UPVC Manhole

£500.02

UPVC Manhole

Disposal of soil

Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	1.6	m3	£19.46	£30.36

Excavation

Description	Qty	Unit	Rate	Total
Excavate Pit by Hand	1.3	m3	£126.50	£161.92
Levelling and compacting bottoms of excavations	1.7	m2	£2.30	£3.91

Gravel Base

Description	Qty	Unit	Rate	Total
Fill to excavations by hand	0.3	m3	£23.00	£5.98

Gravel Surround

Description	Qty	Unit	Rate	Total
Fill to excavations by hand	0.7	m3	£23.00	£17.02

Chambers & Covers

Description	Qty	Unit	Rate	Total
Install chambers, covers and fittings	3.0	each	£93.61	£280.83

Substructure



Beams and Blocks

£45,929.59

Beams and Blocks

Oversite Concrete

Description	Qty	Unit	Rate	Total
Casting concrete to slabs	23.8	m3	£55.66	£1,324.71

Hardcore Fill

Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	23.8	m3	£48.65	£1,157.96
Spreading and Levelling Fill	238.0	m2	£0.91	£216.77
Compacting Fill	238.0	m2	£1.15	£273.70

Insulation

Description	Qty	Unit	Rate	Total
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Laying insulation to floor	238.0	m2	£4.60	£1,094.80
Sleeper Wall				
Description	Qty	Unit	Rate	Total
Laying bricks (half a brick thick)	5.1	m2	£30.36	£154.84
Lay damp proof course	17.0	m	£2.76	£46.92
Screed				
Description	Qty	Unit	Rate	Total
Laying floor screed 25 - 65mm	238.0	m2	£6.39	£1,520.55
Laying vapour control	238.0	m2	£1.28	£304.11
Block and Beam Floor				
Description	Qty	Unit	Rate	Total
Lay beams and blocks	238.0	m2	£15.33	£3,649.33
Damp Proof Membrane				
Description	Qty	Unit	Rate	Total
Laying Damp Proof Membrane	255.7	m2	£1.15	£294.02
Excavation				
Description	Qty	Unit	Rate	Total
Excavate reduced levels by Machine	71.4	m3	£40.81	£2,913.58
Levelling and compacting bottoms of excavations	238.0	m2	£2.30	£547.40
Disposal of Soil				
Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	87.1	m3	£19.46	£1,695.30
Beams and Blocks (1)				
Disposal of Soil				
Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	92.2	m3	£19.46	£1,794.94
Sleeper Wall				
Description	Qty	Unit	Rate	Total
Laying bricks (half a brick thick)	4.2	m2	£30.36	£127.51
Lay damp proof course	14.0	m	£2.76	£38.64
Hardcore Fill				
Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	25.2	m3	£48.65	£1,226.07
Spreading and Levelling Fill	252.0	m2	£0.91	£229.52
Compacting Fill	252.0	m2	£1.15	£289.80
Excavation				
Description	Qty	Unit	Rate	Total
Excavate reduced levels by Machine	75.6	m3	£40.81	£3,084.97
Levelling and compacting bottoms of excavations	252.0	m2	£2.30	£579.60
Screed				
Description	Qty	Unit	Rate	Total

Laying floor screed 25 - 65mm	252.0	m2	£6.39	£1,610.00
Laying vapour control	252.0	m2	£1.28	£322.00
Oversite Concrete				
Description	Qty	Unit	Rate	Total
Casting concrete to slabs	25.2	m3	£55.66	£1,402.63
Damp Proof Membrane				
Description	Qty	Unit	Rate	Total
Laying Damp Proof Membrane	270.2	m2	£1.15	£310.78
Insulation				
Description	Qty	Unit	Rate	Total
Laying insulation to floor	252.0	m2	£4.60	£1,159.20
Block and Beam Floor				
Description	Qty	Unit	Rate	Total
Lay beams and blocks	252.0	m2	£15.33	£3,864.00
Beams and Blocks (1)				
1				
Disposal of Soil				
Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	84.4	m3	£19.46	£1,642.17
Damp Proof Membrane				
Description	Qty	Unit	Rate	Total
Laying Damp Proof Membrane	247.9	m2	£1.15	£285.06
Block and Beam Floor				
Description	Qty	Unit	Rate	Total
Lay beams and blocks	230.6	m2	£15.33	£3,535.10
Insulation				
Description	Qty	Unit	Rate	Total
Laying insulation to floor	230.6	m2	£4.60	£1,060.53
Hardcore Fill				
Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	23.1	m3	£48.65	£1,121.96
Spreading and Levelling Fill	230.6	m2	£0.91	£209.99
Compacting Fill	230.6	m2	£1.15	£265.13
Sleeper Wall				
Description	Qty	Unit	Rate	Total
Laying bricks (half a brick thick)	4.3	m2	£30.36	£132.07
Lay damp proof course	14.5	m	£2.76	£40.02
Oversite Concrete				
Description	Qty	Unit	Rate	Total
Casting concrete to slabs	23.1	m3	£55.66	£1,283.51
Excavation				

Description	Qty	Unit	Rate	Total
Excavate reduced levels by Machine	69.2	m3	£40.81	£2,822.58
Levelling and compacting bottoms of excavations	230.6	m2	£2.30	£530.26
Screed				
Description	Qty	Unit	Rate	Total
Laying floor screed 25 - 65mm	230.6	m2	£6.39	£1,472.95
Laying vapour control	230.6	m2	£1.28	£294.60



Concrete Floor

£4,222.32

Concrete Floor

Disposal of Soil

Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	27.7	m3	£19.46	£538.50

Protective Layer

Description	Qty	Unit	Rate	Total
Laying vapour control	77.6	m2	£1.28	£99.15

perimeter

Description	Qty	Unit	Rate	Total
Laying insulation to floor	5.6	m2	£4.60	£25.76

Insulation

Description	Qty	Unit	Rate	Total
Laying insulation to floor	72.0	m2	£4.60	£331.20

Damp Proof Membrane

Description	Qty	Unit	Rate	Total
Laying Damp Proof Membrane	82.2	m2	£1.15	£94.51

Concrete Slab

Description	Qty	Unit	Rate	Total
Casting concrete to slabs	7.2	m3	£55.66	£400.75

Mesh reinforcement

Description	Qty	Unit	Rate	Total
Cutting and placing reinforcing mesh	72.0	m2	£2.56	£184.00

Hardcore fill

Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	10.8	m3	£48.65	£525.46
Spreading and Levelling Fill	72.0	m2	£0.91	£65.57
Compacting Fill	72.0	m2	£1.15	£82.80

Excavation

Description	Qty	Unit	Rate	Total
Excavate reduced levels by Machine	22.7	m3	£40.81	£925.49
Levelling and compacting bottoms of excavations	72.0	m2	£2.30	£165.60

Sand Blinding

Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	3.6	m3	£48.65	£175.16
Spreading and Levelling Fill	72.0	m2	£0.91	£65.57
Compacting Fill	72.0	m2	£1.15	£82.80

Floor Screed

Description	Qty	Unit	Rate	Total
Laying floor screed 25 - 65mm	72.0	m2	£6.39	£460.00



Trench Foundation

£14,795.92

Trench Foundation

Earthwork Support

Description	Qty	Unit	Rate	Total
Erecting and removal of Earthwork support	278.0	m2	£11.50	£3,197.00

Disposal of Soil

Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	135.7	m3	£19.46	£2,640.15

Concrete Foundation

Description	Qty	Unit	Rate	Total
Casting concrete to trench	83.4	m3	£48.07	£4,009.04

Excavation

Description	Qty	Unit	Rate	Total
Excavate trenches by Machine	111.2	m3	£40.81	£4,537.68
Levelling and compacting bottoms of excavations	55.6	m2	£2.30	£127.88

Mesh Reinforcement

Description	Qty	Unit	Rate	Total
Cutting and placing reinforcing mesh	111.2	m2	£2.56	£284.18

Structure



Cavity Wall

£17,242.41

Cavity Wall

Forming Cavity

Description	Qty	Unit	Rate	Total
Forming cavity	301.2	m2	£1.06	£319.77

Insulation

Description	Qty	Unit	Rate	Total
Laying Dritherm insulation to cavity wall	301.2	m2	£1.72	£519.63

Inner Skin

Description	Qty	Unit	Rate	Total
Laying aerated blocks 100mm	3690.8	each	£1.72	£6,366.66

Outer Skin Block

Description	Qty	Unit	Rate	Total
Laying aerated blocks 100mm	2982.2	each	£1.72	£5,144.26
Cavity Wall (1)				
Inner Skin				
Description	Qty	Unit	Rate	Total
Laying aerated blocks 100mm	592.0	each	£1.72	£1,021.23
Outer Skin				
Description	Qty	Unit	Rate	Total
Laying bricks (half a brick thick)	59.8	m2	£30.36	£1,815.53
Insulation				
Description	Qty	Unit	Rate	Total
Laying Dritherm insulation to cavity wall	59.8	m2	£1.72	£103.16
Forming Cavity				
Description	Qty	Unit	Rate	Total
Forming cavity	59.8	m2	£1.06	£63.48
Solid Wall				
Facing Brick Wall				
Description	Qty	Unit	Rate	Total
Laying bricks (half a brick thick)	62.2	m2	£30.36	£1,888.69



Metal Stud Wall

£26,898.89

Metal Stud Wall

Insulation

Description	Qty	Unit	Rate	Total
Laying Dritherm insulation between studs	527.8	m2	£1.64	£867.02

Metal Stud Wall

Description	Qty	Unit	Rate	Total
Erect and fix studwork	2166.9	m	£7.39	£16,019.58

Block Wall

Aerated Blocks

Description	Qty	Unit	Rate	Total
Laying aerated blocks 100mm	3008.8	each	£1.72	£5,190.16

Block Wall 1

Aerated Blocks

Description	Qty	Unit	Rate	Total
Laying aerated blocks 140mm	2183.9	each	£2.21	£4,822.13



Lean To Roof inc. Flat

£16,067.10

Lean To Roof inc. Flat

Wall Plate

Description	Qty	Unit	Rate	Total
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Bedding wall plate	13.2	m	£5.11	£67.47
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Rafters

Description	Qty	Unit	Rate	Total
Install rafters	345.6	m	£4.97	£1,716.94

Ridge

Description	Qty	Unit	Rate	Total
Install ridge	13.2	m	£7.39	£97.59

Roof Sheathing

Description	Qty	Unit	Rate	Total
Fixing plywood	119.2	m2	£13.05	£1,555.11

Lean To Roof inc. Flat (1)

Roof Sheathing

Description	Qty	Unit	Rate	Total
Fixing plywood	301.7	m2	£13.05	£3,936.05

Wall Plate

Description	Qty	Unit	Rate	Total
Bedding wall plate	67.2	m	£5.11	£343.47

Ceiling Joists

Description	Qty	Unit	Rate	Total
Carpenter to fit ceiling joists	504.0	m	£4.66	£2,347.38

Collars

Description	Qty	Unit	Rate	Total
Carpenter to fit roof collar	100.8	m	£4.66	£469.48

Rafters

Description	Qty	Unit	Rate	Total
Install rafters	825.6	m	£4.97	£4,101.58

Ridge

Description	Qty	Unit	Rate	Total
Install ridge	72.0	m	£7.39	£532.29

Ceiling Joist Support

Description	Qty	Unit	Rate	Total
Carpenter to fit ceiling joist support	67.0	m	£5.28	£353.66

Collar Support

Description	Qty	Unit	Rate	Total
Carpenter to fit collar support	67.0	m	£8.15	£546.09



Roof Insulation

£7,905.79

Roof Insulation

Ceiling Insulation

Description	Qty	Unit	Rate	Total
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Laying loft insulation	119.2	m2	£9.20	£1,096.64
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Rafter Insulation

Description	Qty	Unit	Rate	Total
Laying PIR insulation between rafters	119.2	m2	£10.45	£1,246.19
Laying PIR insulation over rafters	119.2	m2	£5.75	£685.40

Roof Insulation (1)

Rafter Insulation

Description	Qty	Unit	Rate	Total
Laying PIR insulation between rafters	301.0	m2	£10.45	£3,146.81
Laying PIR insulation over rafters	301.0	m2	£5.75	£1,730.75



GRP

£2,015.57

GRP

Roof Sheathing

Description	Qty	Unit	Rate	Total
Fixing plywood	119.2	m2	£13.05	£1,555.11

Flashings

Description	Qty	Unit	Rate	Total
Install flashings	10.0	m	£10.63	£106.26

Fibreglass Covering

Description	Qty	Unit	Rate	Total
Apply GRP resin, mat and topcoat	119.2	m2	£0.81	£96.60

GRP Trims

Description	Qty	Unit	Rate	Total
Install GRP trims	16.0	each	£16.10	£257.60



Flat Roof Windows

£12,130.28

Flat Roof Windows

Rafters and trimmers

Description	Qty	Unit	Rate	Total
Install rafters	201.6	m	£4.97	£1,001.55
Carpenter to fit joist hangers	84.0	each	£7.76	£652.05

Flat Roof Window

Description	Qty	Unit	Rate	Total
Install flat roof window	14.0	each	£273.70	£3,831.80

Pitched Roof Windows

Rafters and trimmers

Description	Qty	Unit	Rate	Total
Install rafters	288.0	m	£4.97	£1,430.78
Carpenter to fit joist hangers	120.0	each	£7.76	£931.50

Roof Windows

Description	Qty	Unit	Rate	Total
Install roof window	20.0	each	£214.13	£4,282.60



Plain Range

£17,523.38

Plain Range

Verges

Description	Qty	Unit	Rate	Total
Fix undercloak	16.0	m	£4.60	£73.60
Pointing veges, inc fixing clips	16.0	m	£16.95	£271.16

Counter Battens

Description	Qty	Unit	Rate	Total
Fixing battens to timber	752.5	m	£1.72	£1,298.06

Plain Tiles

Description	Qty	Unit	Rate	Total
Fix plain tiles (sloped)	18764.4	each	£0.46	£8,631.64

Breather Membrane

Description	Qty	Unit	Rate	Total
Fixing breather membrane	346.1	m2	£2.09	£723.76

Battens

Description	Qty	Unit	Rate	Total
Fixing battens to timber	3053.0	m	£1.72	£5,266.42

Ridges

Description	Qty	Unit	Rate	Total
Bedding ridge/hips tiles	43.0	m	£29.27	£1,258.73



Half Round

£2,570.25

Half Round

uPVC Gutters

Description	Qty	Unit	Rate	Total
Install rainwater goods and accessories	39.9	hour	£23.00	£916.55

uPVC Downpipes

Description	Qty	Unit	Rate	Total
Install rainwater goods and accessories	71.9	hour	£23.00	£1,653.70



UPVC

£3,960.70

UPVC

Eave Soffit

Description	Qty	Unit	Rate	Total
Install fascia/soffit 150-300mm	110.0	m	£10.60	£1,165.89
Fixing battens to masonry	110.0	m	£3.88	£426.94

Rake Soffit

Description	Qty	Unit	Rate	Total
Install fascia/soffit 150-300mm	25.0	m	£10.60	£264.97
Fixing battens to masonry	25.0	m	£3.88	£97.04

Fascia

Description	Qty	Unit	Rate	Total
Install fascia/soffit 150-300mm	110.0	m	£10.60	£1,165.89

Bargeboard

Description	Qty	Unit	Rate	Total
Install fascia/soffit 150-300mm	25.0	m	£10.60	£264.97

Accessories

Description	Qty	Unit	Rate	Total
Fix plastic accessories	25.0	hour	£23.00	£575.00

**Windows****£4,043.94****Windows****uPVC Window**

Description	Qty	Unit	Rate	Total
Fit window	15.0	each	£82.80	£1,242.00

Lintels

Description	Qty	Unit	Rate	Total
Install steel lintel	15.0	each	£8.28	£124.20

Cavity Closers

Description	Qty	Unit	Rate	Total
Install Cavity Closers	58.5	m	£4.34	£253.86

Trickle Vents

Description	Qty	Unit	Rate	Total
Install trickle vents	15.0	each	£5.75	£86.25

Windows (1)**uPVC Window**

Description	Qty	Unit	Rate	Total
Fit window	4.0	each	£87.40	£349.60

Trickle Vents

Description	Qty	Unit	Rate	Total
Install trickle vents	4.0	each	£5.75	£23.00

Lintels

Description	Qty	Unit	Rate	Total
Install steel lintel	4.0	each	£11.59	£46.37

Cavity Closers

Description	Qty	Unit	Rate	Total
Install Cavity Closers	17.0	m	£4.34	£73.77

Windows (1) 1

uPVC Window

Description	Qty	Unit	Rate	Total
Fit window	14.0	each	£77.05	£1,078.70

Trickle Vents

Description	Qty	Unit	Rate	Total
Install trickle vents	14.0	each	£5.75	£80.50

Cavity Closers

Description	Qty	Unit	Rate	Total
Install Cavity Closers	47.4	m	£4.34	£205.65

Lintels

Description	Qty	Unit	Rate	Total
Install steel lintel	14.0	each	£5.52	£77.28

Windows (1) 2

Cavity Closers

Description	Qty	Unit	Rate	Total
Install Cavity Closers	15.6	m	£4.34	£67.83

uPVC Window

Description	Qty	Unit	Rate	Total
Fit window	3.0	each	£94.30	£282.90

Trickle Vents

Description	Qty	Unit	Rate	Total
Install trickle vents	3.0	each	£5.75	£17.25

Lintels

Description	Qty	Unit	Rate	Total
Install steel lintel	3.0	each	£11.59	£34.78



French Door

£2,026.36

French Door

Lintels

Description	Qty	Unit	Rate	Total
Install steel lintel	11.0	each	£9.94	£109.30

UPVC French Door

Description	Qty	Unit	Rate	Total
Install french door	11.0	each	£104.55	£1,150.00

Cavity Closers

Description	Qty	Unit	Rate	Total
Install Cavity Closers	46.2	m	£4.34	£200.49

UPVC Front Door

UPVC Door

Description	Qty	Unit	Rate	Total
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Install front door	3.0	each	£88.46	£265.39
Cavity Closers				
Description	Qty	Unit	Rate	Total
Install Cavity Closers	12.6	m	£4.34	£54.68
Lintels				
Description	Qty	Unit	Rate	Total
Install steel lintel	3.0	each	£6.62	£19.87
Wooden Door				
Cavity Closers				
Description	Qty	Unit	Rate	Total
Install Cavity Closers	8.4	m	£4.34	£36.45
Wooden Door				
Description	Qty	Unit	Rate	Total
Install front door	2.0	each	£88.46	£176.93
Lintels				
Description	Qty	Unit	Rate	Total
Install steel lintel	2.0	each	£6.62	£13.25



Fire_door

£15,971.94

Fire_door				
Door Liner				
Description	Qty	Unit	Rate	Total
Fitting a single door lining	44.0	each	£24.84	£1,092.96
Lintel				
Description	Qty	Unit	Rate	Total
Install steel lintel	44.0	each	£6.62	£291.46
Door				
Description	Qty	Unit	Rate	Total
Fitting a fire door	44.0	each	£62.10	£2,732.40
Lock and Handles				
Description	Qty	Unit	Rate	Total
Fitting a tubular latch	44.0	each	£26.39	£1,161.27
Fitting handles	88.0	each	£9.31	£819.72
Decorating				
Description	Qty	Unit	Rate	Total
Apply primer, undercoat and gloss	172.5	m2	£25.22	£4,349.86
Single				
Lock and Handles				
Description	Qty	Unit	Rate	Total
Fitting a tubular latch	21.0	each	£26.39	£554.24
Fitting handles	42.0	each	£9.31	£391.23
Lintel				

Description	Qty	Unit	Rate	Total
Install steel lintel	21.0	each	£6.62	£139.10
Door Liner				
Description	Qty	Unit	Rate	Total
Fitting a single door lining	21.0	each	£24.84	£521.64
Door				
Description	Qty	Unit	Rate	Total
Fitting a door	21.0	each	£51.75	£1,086.75
Decorating				
Description	Qty	Unit	Rate	Total
Apply primer, undercoat and gloss	82.3	m2	£25.22	£2,076.07
Double				
Decorating				
Description	Qty	Unit	Rate	Total
Apply primer, undercoat and gloss	14.5	m2	£25.22	£366.69
Lintel				
Description	Qty	Unit	Rate	Total
Install steel lintel	2.0	each	£11.59	£23.18
Door				
Description	Qty	Unit	Rate	Total
Fitting a door	4.0	each	£51.75	£207.00
Lock and Handles				
Description	Qty	Unit	Rate	Total
Fitting a tubular latch	2.0	each	£26.39	£52.78
Fitting handles	4.0	each	£9.31	£37.26
Door Liner				
Description	Qty	Unit	Rate	Total
Fitting a double door lining	2.0	each	£34.16	£68.31



Staircase

£939.78

Staircase				
Decorating				
Description	Qty	Unit	Rate	Total
Apply primer, undercoat and gloss <200mm girth	8.0	m	£8.80	£70.38
Staircase				
Description	Qty	Unit	Rate	Total
Install prefabricated staircase	1.0	each	£869.40	£869.40



Skirting Boards

£19,539.76

Skirting Boards
Skirting Board

Description	Qty	Unit	Rate	Total
Cutting and fixing skirting board	1302.0	m	£6.21	£8,085.42
Decorating				
Description	Qty	Unit	Rate	Total
Apply primer, undercoat and gloss <200mm girth	1302.0	m	£8.80	£11,454.34

Services



Plumbing

£12,493.20

Plumbing

1st Fix Plumbing

Description	Qty	Unit	Rate	Total
1st Fix Plumbing	134.4	hour	£40.25	£5,411.61

Plumbing 2nd Fix

Description	Qty	Unit	Rate	Total
2nd Fix Plumbing	175.9	hour	£40.25	£7,081.58



Bath

£805.00

Bath

Bath

Description	Qty	Unit	Rate	Total
Fit Bath	1.0	each	£805.00	£805.00



Incoming water mains

£1,120.61

Incoming water mains

Excavation

Description	Qty	Unit	Rate	Total
Excavate trenches by Machine	9.0	m3	£40.81	£367.25
Levelling bottoms of excavations	11.3	m2	£2.30	£25.87

Disposal of Soil

Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	11.0	m3	£19.46	£213.69

Back Fill

Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	9.0	m3	£48.65	£437.89

Water supply

Description	Qty	Unit	Rate	Total
Install water pipes and fittings	3.0	hour	£25.30	£75.90



Gas Boilers

£3,533.95

Gas Boilers

Gas Boiler

Description	Qty	Unit	Rate	Total
Install boiler	87.8	hour	£40.25	£3,533.95



Radiators

£17,327.63

Radiators

1st Fix Heating

Description	Qty	Unit	Rate	Total
Install new flow and return pipes for radiators	317.4	hour	£40.25	£12,775.35

Radiators

Description	Qty	Unit	Rate	Total
Install radiator	113.1	hour	£40.25	£4,552.27



Incoming gas services

£1,026.11

Incoming gas services

Excavation

Description	Qty	Unit	Rate	Total
Excavate trenches by Machine	9.0	m3	£40.81	£367.25
Levelling bottoms of excavations	11.3	m2	£2.30	£25.87

Gas supply

Description	Qty	Unit	Rate	Total
Install gas pipes and fittings	2.8	hour	£25.30	£69.57

Back Fill

Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	9.0	m3	£48.65	£437.89

Disposal of Soil

Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	6.5	m3	£19.46	£125.52



Electrics

£30,036.56

Electrics

Electrics 1st Fix

Description	Qty	Unit	Rate	Total
Electrics 1st Fix	172.5	hour	£40.25	£6,943.12

Electrics 2nd Fix

Description	Qty	Unit	Rate	Total
General Electrics	93.0	hour	£40.25	£3,743.25

Electrics (1)

Electrics 2nd Fix

Description	Qty	Unit	Rate	Total
General Electrics	36.9	hour	£40.25	£1,483.21

Electrics 1st Fix

Description	Qty	Unit	Rate	Total
Electrics 1st Fix	27.5	hour	£40.25	£1,106.88
Electrics (1)				
1				
Electrics 1st Fix				
Description	Qty	Unit	Rate	Total
Electrics 1st Fix	126.7	hour	£40.25	£5,099.67
Electrics 2nd Fix				
Description	Qty	Unit	Rate	Total
General Electrics	117.5	hour	£40.25	£4,727.36
Electrics (1)				
2				
Electrics 1st Fix				
Description	Qty	Unit	Rate	Total
Electrics 1st Fix	78.6	hour	£40.25	£3,163.65
Electrics 2nd Fix				
Description	Qty	Unit	Rate	Total
General Electrics	93.7	hour	£40.25	£3,769.41



Incoming electrical services

£2,050.96

Incoming electrical services

Back Fill

Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	9.0	m3	£48.65	£437.89

Disposal of Soil

Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	11.0	m3	£19.46	£213.69

Excavation

Description	Qty	Unit	Rate	Total
Excavate trenches by Machine	9.0	m3	£40.81	£367.25
Levelling bottoms of excavations	11.3	m2	£2.30	£25.87

Electrics supply

Description	Qty	Unit	Rate	Total
Install electric cable	25.0	hour	£40.25	£1,006.25

Finishes



Through

£13,830.73

Through

Through Colour Render

Description	Qty	Unit	Rate	Total
Rendering walls (Through Coloured)	361.0	m2	£31.74	£11,459.09

Accessories

Description	Qty	Unit	Rate	Total
Fixing plaster beads and accessories	40.8	hour	£27.60	£1,126.08
Mesh				
Description	Qty	Unit	Rate	Total
Fixing fibreglass mesh	361.0	m2	£3.45	£1,245.55



Wall Finishes

£37,331.85

Wall Finishes

General Labourers

Description	Qty	Unit	Rate	Total
General Labourer	120.0	hour	£10.35	£1,242.00

Fix Plasterboard

Description	Qty	Unit	Rate	Total
Fixing plasterboard to walls	422.2	m2	£6.39	£2,697.39

Accessories

Description	Qty	Unit	Rate	Total
Fixing plaster beads and accessories	1.0	each	£579.60	£579.60

Skimming Walls

Description	Qty	Unit	Rate	Total
Skimming walls	422.2	m2	£8.36	£3,531.13

Wall Finishes (1)

Skimming Walls

Description	Qty	Unit	Rate	Total
Skimming walls	739.1	m2	£8.36	£6,181.56

Fix Plasterboard to Battens

Description	Qty	Unit	Rate	Total
Fixing plasterboard to walls	739.1	m2	£6.39	£4,722.03

Fix Battens

Description	Qty	Unit	Rate	Total
Fixing battens to masonry	2158.1	m	£3.88	£8,376.16

Wall Finishes (1)

1

Skimming Walls

Description	Qty	Unit	Rate	Total
Skimming walls	361.0	m2	£8.36	£3,019.52

Accessories

Description	Qty	Unit	Rate	Total
Fixing plaster beads and accessories	1.0	each	£579.60	£579.60

Fix Battens

Description	Qty	Unit	Rate	Total
Fixing battens to masonry	1055.4	m	£3.88	£4,096.28

Fix Plasterboard to Battens

Description	Qty	Unit	Rate	Total
Fixing plasterboard to walls	361.0	m2	£6.39	£2,306.58



Plasterboard on Battens

£26,604.03

Plasterboard on Battens

Fix Cornice

Description	Qty	Unit	Rate	Total
Cutting and fitting cornice	108.8	m	£6.13	£667.31

Fix Plasterboard

Description	Qty	Unit	Rate	Total
Fixing plasterboard to ceiling	738.0	m2	£10.95	£8,082.86

Plastering Ceiling

Description	Qty	Unit	Rate	Total
Skimming ceiling	738.0	m2	£10.62	£7,834.16

Fix Battens

Description	Qty	Unit	Rate	Total
Fixing battens to masonry	2154.9	m	£3.88	£8,363.71

General Labourers

Description	Qty	Unit	Rate	Total
General Labourer	160.0	hour	£10.35	£1,656.00



Painting

£16,660.58

Painting

Painting Ceiling

Description	Qty	Unit	Rate	Total
Painting ceiling	2214.0	m2	£2.37	£5,246.51

Preparation

Description	Qty	Unit	Rate	Total
Preparing for Painting	2260.3	m2	£0.98	£2,209.47

Painting Walls

Description	Qty	Unit	Rate	Total
Painting walls	4567.0	m2	£2.02	£9,204.60

Landscaping



Turf

£22,937.06

Turf

Grass

Description	Qty	Unit	Rate	Total
Laying turf	1454.0	m2	£5.29	£7,687.82

Excavation

Description	Qty	Unit	Rate	Total
Excavate reduced levels by Machine	145.4	m3	£40.81	£5,933.25
Levelling and compacting bottoms of excavations	1454.0	m2	£2.30	£3,344.20

Cultivation

Description	Qty	Unit	Rate	Total
Cultivate 150mm deep, remove stones	1454.0	m2	£4.11	£5,971.79



Block Paving

£13,475.34

Block Paving

Block Paving

Description	Qty	Unit	Rate	Total
Laying and compacting block paving	172.2	m2	£31.94	£5,500.83

Laying Course

Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	7.4	m3	£48.65	£359.06
Spreading and Levelling Fill	164.0	m2	£0.91	£149.37
Compacting Fill	164.0	m2	£1.15	£188.60

Geotextile Membrane

Description	Qty	Unit	Rate	Total
Laying Geotextile Membrane	164.0	m2	£1.01	£165.97

Sub-Base

Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	24.6	m3	£48.65	£1,196.89
Spreading and Levelling Fill	164.0	m2	£0.91	£149.37
Compacting Fill	164.0	m2	£1.15	£188.60

Paving Slabs

Mortar Pointing

Description	Qty	Unit	Rate	Total
Mortar pointing	400.0	m	£1.84	£736.00

Concrete Slab

Description	Qty	Unit	Rate	Total
Casting concrete to slabs	7.0	m3	£55.66	£389.62

Disposal of Soil

Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	28.2	m3	£19.46	£548.42

Excavation

Description	Qty	Unit	Rate	Total
Excavate reduced levels by Machine	23.1	m3	£40.81	£942.63
Levelling and compacting bottoms of excavations	70.0	m2	£2.30	£161.00

Reinforcement

Description	Qty	Unit	Rate	Total
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Cutting and placing reinforcing mesh	70.0	m2	£2.56	£178.89
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Geotextile Membrane

Description	Qty	Unit	Rate	Total
Laying Geotextile Membrane	70.0	m2	£1.01	£70.84

Sub-Base

Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	10.5	m3	£48.65	£510.86
Spreading and Levelling Fill	70.0	m2	£0.91	£63.76
Compacting Fill	70.0	m2	£1.15	£80.50

Flagstone

Description	Qty	Unit	Rate	Total
Laying paving slabs	70.0	m2	£27.06	£1,894.12



Fences and Gates

£1,885.62

Fences and Gates

Disposal of Soil

Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	2.8	m3	£19.46	£54.68

Excavation

Description	Qty	Unit	Rate	Total
Excavating holes by hand	2.3	m3	£276.00	£634.80

Fence Posts

Description	Qty	Unit	Rate	Total
Setting concrete post	24.0	each	£11.04	£264.96

Concrete

Description	Qty	Unit	Rate	Total
Backfill hole with concrete	1.1	m3	£30.67	£33.12

Decorating

Description	Qty	Unit	Rate	Total
Painting fence	126.3	m2	£4.60	£580.84

Gravel boards

Description	Qty	Unit	Rate	Total
Setting gravel board	23.0	each	£8.04	£184.97

Fences

Description	Qty	Unit	Rate	Total
Setting fence panel	23.0	each	£5.75	£132.25



Gravel / Chippings

£3,136.74

Gravel / Chippings

Sub-Base

Description	Qty	Unit	Rate	Total
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Fill to make up levels by hand	12.3	m3	£48.65	£598.44
Spreading and Levelling Fill	123.0	m2	£0.91	£112.03
Compacting Fill	123.0	m2	£1.15	£141.45
Surface				
Description	Qty	Unit	Rate	Total
Laying gravel/chippings surface	5.5	m3	£52.90	£293.07
Excavation				
Description	Qty	Unit	Rate	Total
Excavate reduced levels by Machine	17.8	m3	£40.81	£727.58
Levelling and compacting bottoms of excavations	123.0	m2	£2.30	£282.90
Geotextile Membrane				
Description	Qty	Unit	Rate	Total
Laying Geotextile Membrane	129.7	m2	£1.01	£131.20
Disposal of Soil				
Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	21.8	m3	£19.46	£423.49
Blockpaving				
Excavation				
Description	Qty	Unit	Rate	Total
Excavate reduced levels by Machine	2.3	m3	£40.81	£91.82
Levelling and compacting bottoms of excavations	9.0	m2	£2.30	£20.70
Sub-Base				
Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	0.9	m3	£48.65	£43.79
Spreading and Levelling Fill	5.0	m2	£0.91	£4.55
Compacting Fill	5.0	m2	£1.15	£5.75
Laying Course				
Description	Qty	Unit	Rate	Total
Fill to make up levels by hand	0.4	m3	£48.65	£17.51
Spreading and Levelling Fill	5.0	m2	£0.91	£4.55
Compacting Fill	5.0	m2	£1.15	£5.75
Disposal of Soil				
Description	Qty	Unit	Rate	Total
Load soil to Skip By Hand	2.8	m3	£19.46	£53.52
Geotextile Membrane				
Description	Qty	Unit	Rate	Total
Laying Geotextile Membrane	10.8	m2	£1.01	£10.92
Block Paving				
Description	Qty	Unit	Rate	Total
Laying and compacting block paving	5.3	m2	£31.94	£167.70

Subtotal:	£433,789.59
VAT @ 20%:	£86,757.92
Grand Total:	£520,547.51

Plant & Tool

Date: 11/03/2020
Ref: JOB-015

Site Work



Preliminaries

£2,932.50

Preliminaries

Disposal Waste

Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	10	-	each	£293.25	£2,932.50



Demolition

£10,791.60

Demolition

Disposal Demolition Waste

Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	36.8	-	each	£293.25	£10,791.60



Drainage run

£342.57

Drainage run

Disposal of Soil

Description	Qty	Term	Unit	Rate	Total
6 Yard Skip 2.6m(L) x 1.5(W) x 1.2(H)	0.9	-	each	£227.70	£204.93

Trench Excavation

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	1.0	day	£63.25	£63.25
Delivery, collection and running cost	1	-	each	£74.39	£74.39



UPVC Manhole

£87.40

UPVC Manhole

Disposal of soil

Description	Qty	Term	Unit	Rate	Total
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.5	-	each	£174.80	£87.40

Substructure



Beams and Blocks

£14,422.67

Beams and Blocks

Excavation

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	9.0	day	£31.62	£284.63
Delivery, collection and running cost	1	-	each	£298.08	£298.08

Disposal of Soil

Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	14.23	-	each	£293.25	£4,172.95

Beams and Blocks (1)

Disposal of Soil

Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	15.07	-	each	£293.25	£4,419.28

Excavation

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	10.0	day	£31.62	£316.25
Delivery, collection and running cost	1	-	each	£312.57	£312.57

Beams and Blocks (1)

1

Disposal of Soil

Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	13.79	-	each	£293.25	£4,043.92

Excavation

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	9.0	day	£31.62	£284.63
Delivery, collection and running cost	1	-	each	£290.38	£290.38



Concrete Floor

£1,676.86

Concrete Floor

Disposal of Soil

Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	4.52	-	each	£293.25	£1,325.49

Excavation

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	3.0	day	£73.79	£221.37
Delivery, collection and running cost	1	-	each	£130.00	£130.00



Trench Foundation

£7,379.49

Trench Foundation

Disposal of Soil

Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	22.17	-	each	£293.25	£6,501.35

Excavation

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	14.0	day	£31.62	£442.75
Delivery, collection and running cost	1	-	each	£435.39	£435.39

Structure



Staircase

£74.75

Staircase

Staircase

Description	Qty	Term	Unit	Rate	Total
Delivery cost	1	-	each	£74.75	£74.75

Services



Incoming water mains

£653.77

Incoming water mains

Excavation

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	2.0	day	£63.25	£126.50
Delivery and Collection Cost	1	-	each	£1.15	£1.15

Disposal of Soil

Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	1.7941176470588236	-	each	£293.25	£526.13



Incoming gas services

£436.75

Incoming gas services

Excavation

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	2.0	day	£63.25	£126.50
Delivery and Collection Cost	1	-	each	£1.15	£1.15

Disposal of Soil

Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	1.0540441176470587	-	each	£293.25	£309.10



Incoming electrical services

£653.77

Incoming electrical services

Disposal of Soil

Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	1.7941176470588236	-	each	£293.25	£526.13

Excavation

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	2.0	day	£63.25	£126.50
Delivery and Collection Cost	1	-	each	£1.15	£1.15

Landscaping



Turf

£1,425.32

Turf

Excavation

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	19.0	day	£31.62	£600.88
Delivery, collection and running cost	1	-	each	£553.38	£553.38

Cultivation

Description	Qty	Term	Unit	Rate	Total
Rotavator Hydraulic	1	15.0	day	£18.07	£271.07



Block Paving

£1,701.77

Paving Slabs

Disposal of Soil

Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	4.6	-	each	£293.25	£1,348.95

Excavation

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	3.0	day	£73.79	£221.37
Delivery, collection and running cost	1	-	each	£131.44	£131.44



Fences and Gates

£157.32

Fences and Gates

Disposal of Soil

Description	Qty	Term	Unit	Rate	Total
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.9	-	each	£174.80	£157.32



Gravel / Chippings

£1,670.44

Gravel / Chippings

Excavation

Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	3.0	day	£73.79	£221.37
Delivery, collection and running cost	1	-	each	£113.29	£113.29
Disposal of Soil					
Description	Qty	Term	Unit	Rate	Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	3.6	-	each	£293.25	£1,055.70
Blockpaving					
Excavation					
Description	Qty	Term	Unit	Rate	Total
1.5 Tonne Excavator	1	1.0	day	£63.25	£63.25
Delivery, collection and running cost	1	-	each	£59.51	£59.51
Disposal of Soil					
Description	Qty	Term	Unit	Rate	Total
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	0.9	-	each	£174.80	£157.32
Subtotal:				£44,407.00	
VAT @ 20%:				£8,881.40	
Grand Total:				£53,288.40	

Other costs

Date: 11/03/2020
Ref: JOB-015

Site Work



Preliminaries

£12,880.00

Preliminaries

Health and Safety

Description	Qty	Unit	Rate	Total
Safety, First Aid, Protective clothing	1.0	each	£2,875.00	£2,875.00

Temporary Services

Description	Qty	Unit	Rate	Total
Temporary services	58.0	each	£172.50	£10,005.00

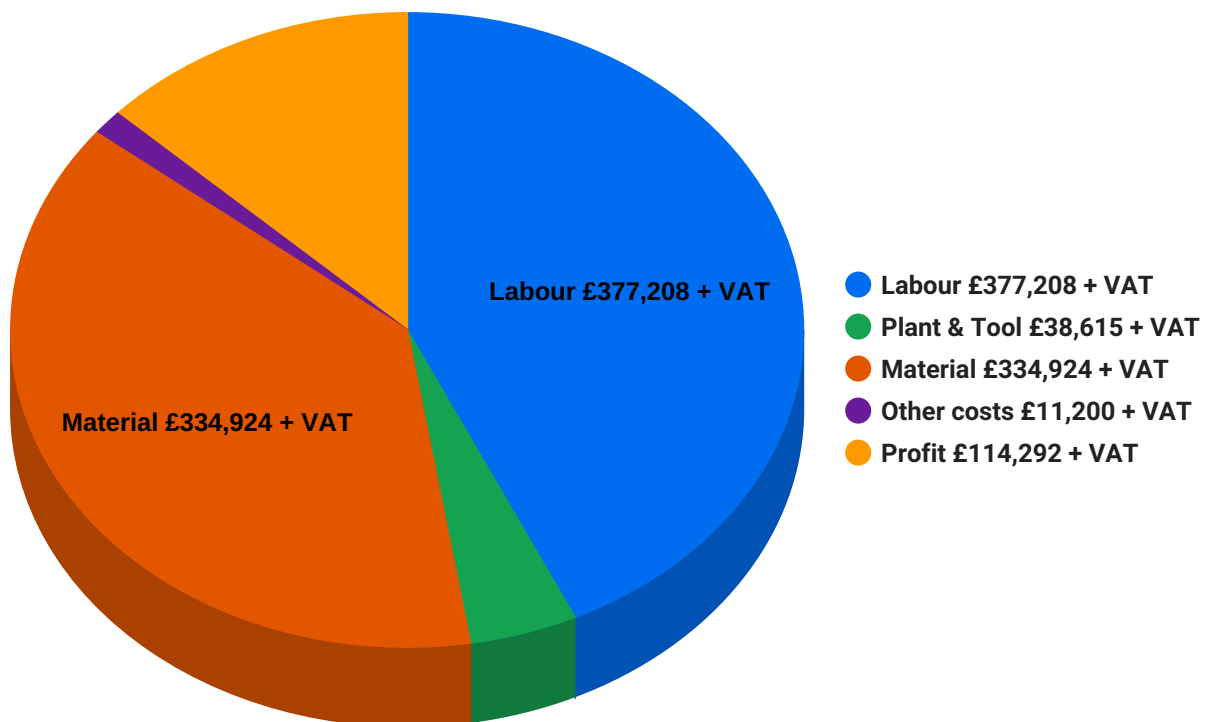
Subtotal: **£12,880.00**

VAT @ 20%: **£2,576.00**

Grand Total: **£15,456.00**

Profits: Total

Date: 11/03/2020
Ref: JOB-015



Site Work

	£17,525	£20,154	£2,629
Preliminaries			
Description	Costs	Revenue	Profit
Preliminaries			
Sign Boards			
Sign Boards	£175.00	£201.25	£26.25
Health and Safety			
Safety, First Aid, Protective clothing	£2,500.00	£2,875.00	£375.00

Temporary Services

Temporary services	£8,700.00	£10,005.00	£1,305.00
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General Labourers

General Labourer	£3,600.00	£4,140.00	£540.00
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Disposal Waste

8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£2,550.00	£2,932.50	£382.50
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Demolition**£18,461****£21,230****£2,769**

Description	Costs	Revenue	Profit
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Demolition**Demolition**

Demolishing two storey building; cavity walls construction	£9,076.96	£10,438.50	£1,361.54
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Disposal Demolition Waste

8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£9,384.00	£10,791.60	£1,407.60
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Drainage run**£1,192****£1,370****£179**

Description	Costs	Revenue	Profit
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Drainage run**Back Fill**

Fill to make up levels by hand	£129.46	£148.88	£19.42
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Gravell Fill

Fill to excavations by hand	£65.60	£75.44	£9.84
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10mm Gravel/Shingle Bulk Bag	£237.37	£272.98	£35.61
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Disposal of Soil

6 Yard Skip 2.6m(L) x 1.5(W) x 1.2(H)	£178.20	£204.93	£26.73
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Load soil to Skip By Hand	£72.26	£83.10	£10.84
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Trench Excavation

Excavate trenches by Machine	£232.77	£267.69	£34.92
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1.5 Tonne Excavator	£55.00	£63.25	£8.25
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Levelling and compacting bottoms of excavations	£17.50	£20.13	£2.63
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Delivery, collection and running cost	£64.69	£74.39	£9.70
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Pipes & Fittings

Install drainage pipes and fittings	£66.00	£75.90	£9.90
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Underground Pipe 3m - Single Socket 110mm	£72.81	£83.73	£10.92
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UPVC Manhole**£853****£981****£128**

Description	Costs	Revenue	Profit
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UPVC Manhole**Disposal of soil**

4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	£76.00	£87.40	£11.40
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Load soil to Skip By Hand	£26.40	£30.36	£3.96
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Excavation

Excavate Pit by Hand	£140.80	£161.92	£21.12
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Levelling and compacting bottoms of excavations	£3.40	£3.91	£0.51
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Gravel Base

10mm Gravel/Shingle Bulk Bag	£18.30	£21.04	£2.75
Fill to excavations by hand	£5.20	£5.98	£0.78

Gravel Surround

10mm Gravel/Shingle Bulk Bag	£52.86	£60.79	£7.93
Fill to excavations by hand	£14.80	£17.02	£2.22

Chambers & Covers

5 Inlets Inspection Chamber Base Ø450mm x 290mm (H)	£76.83	£88.35	£11.52
Manhole Riser Ø450mm x 235 mm (H)	£146.76	£168.77	£22.01
Circular Plastic Cover & Frame Ø450mm	£47.46	£54.58	£7.12
Install chambers, covers and fittings	£244.20	£280.83	£36.63

Substructure

Trench Foundation	£34,503	£39,678	£5,175
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Description	Costs	Revenue	Profit
Trench Foundation			
Earthwork Support			
Sawn Timber Treated C16/C24 47 x 95mm	£2,944.90	£3,386.63	£441.74
Shuttering Plywood 2440 x 1220 x 18mm	£2,604.22	£2,994.85	£390.63
Erecting and removal of Earthwork support	£2,780.00	£3,197.00	£417.00
Screws 5 x 70mm box of 100	£114.97	£132.22	£17.25
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£5,653.35	£6,501.35	£848.00
Load soil to Skip By Hand	£2,295.78	£2,640.15	£344.37
Concrete Foundation			
Concrete Mix C25	£7,981.38	£9,178.59	£1,197.21
Casting concrete to trench	£3,486.12	£4,009.04	£522.92
Excavation			
Excavate trenches by Machine	£3,945.81	£4,537.68	£591.87
1.5 Tonne Excavator	£385.00	£442.75	£57.75
Levelling and compacting bottoms of excavations	£111.20	£127.88	£16.68
Delivery, collection and running cost	£378.60	£435.39	£56.79
Mesh Reinforcement			
A393 Reinforcing Mesh 4.8m x 2.4m (6.2kg/m2)	£1,331.70	£1,531.45	£199.75
Cutting and placing reinforcing mesh	£247.11	£284.18	£37.07
Plastic Reinforced Mesh Spacers 40-50mm	£242.73	£279.14	£36.41

Concrete Floor	£9,519	£10,947	£1,428
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Description	Costs	Revenue	Profit
Concrete Floor			
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£1,152.60	£1,325.49	£172.89

Load soil to Skip By Hand	£468.26	£538.50	£70.24
Protective Layer			
Visqueen Vapour Check 500 GA Green 4 x 50m	£35.19	£40.47	£5.28
Laying vapour control	£86.22	£99.15	£12.93
perimeter			
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	£21.49	£24.71	£3.22
Laying insulation to floor	£22.40	£25.76	£3.36
Insulation			
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	£741.56	£852.79	£111.23
Laying insulation to floor	£288.00	£331.20	£43.20
Damp Proof Membrane			
Damp Proof Membrane 1200ga 4m x 3m (12m2)	£67.14	£77.21	£10.07
Laying Damp Proof Membrane	£82.18	£94.51	£12.33
Concrete Slab			
Concrete Mix C25	£670.25	£770.79	£100.54
Casting concrete to slabs	£348.48	£400.75	£52.27
Mesh reinforcement			
A393 Reinforcing Mesh 4.8m x 2.4m (6.2kg/m2)	£862.50	£991.87	£129.38
Cutting and placing reinforcing mesh	£160.00	£184.00	£24.00
Plastic Reinforced Mesh Spacers 40-50mm	£160.65	£184.75	£24.10
Hardcore fill			
MOT Type 1 Sub-base Bulk Bag	£811.39	£933.10	£121.71
Fill to make up levels by hand	£456.92	£525.46	£68.54
Spreading and Levelling Fill	£57.02	£65.57	£8.55
Compacting Fill	£72.00	£82.80	£10.80
Excavation			
1.5 Tonne Excavator	£192.50	£221.37	£28.88
Excavate reduced levels by Machine	£804.77	£925.49	£120.72
Levelling and compacting bottoms of excavations	£144.00	£165.60	£21.60
Delivery, collection and running cost	£113.04	£130.00	£16.96
Sand Blinding			
Building Sand Bulk Bag	£236.87	£272.40	£35.53
Fill to make up levels by hand	£152.31	£175.16	£22.85
Spreading and Levelling Fill	£57.02	£65.57	£8.55
Compacting Fill	£72.00	£82.80	£10.80
Floor Screed			
Blue Circle Mastercrete 25kg	£375.26	£431.55	£56.29
Laying floor screed 25 - 65mm	£400.00	£460.00	£60.00
Concrete and screed Fibres 900g (usage 1m3 screed)	£90.15	£103.67	£13.52
Sharp Sand Bulk Bag	£317.18	£364.76	£47.58
Beams and Blocks	£112,536	£129,416	£16,880
Description	Costs	Revenue	Profit

Beams and Blocks

Oversite Concrete

Concrete Mix C25	£2,215.54	£2,547.87	£332.33
Casting concrete to slabs	£1,151.92	£1,324.71	£172.79

Hardcore Fill

MOT Type 1 Sub-base Bulk Bag	£1,787.71	£2,055.87	£268.16
Fill to make up levels by hand	£1,006.92	£1,157.96	£151.04
Spreading and Levelling Fill	£188.50	£216.77	£28.27
Compacting Fill	£238.00	£273.70	£35.70

Insulation

70mm Celotex Insulation GA3070 Board 2400mm x 1200mm	£1,803.99	£2,074.59	£270.60
Laying insulation to floor	£952.00	£1,094.80	£142.80
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	£22.58	£25.97	£3.39

Sleeper Wall

Class B Red Perforated Engineering Brick 65mm	£162.79	£187.21	£24.42
Building Sand Bulk Bag	£7.46	£8.58	£1.12
Blue Circle Cement 25kg	£7.70	£8.85	£1.16
Sika Maxmix Concentrated Plasticiser 1L	£0.14	£0.16	£0.02
Laying bricks (half a brick thick)	£134.64	£154.84	£20.20
Damp Proof Course 225mm x 30m	£4.06	£4.67	£0.61
Lay damp proof course	£40.80	£46.92	£6.12

Screed

Blue Circle Cement 25kg	£1,060.03	£1,219.03	£159.00
Laying floor screed 25 - 65mm	£1,322.22	£1,520.55	£198.33
Concrete and screed Fibres 900g (usage 1m3 screed)	£288.47	£331.74	£43.27
Sharp Sand Bulk Bag	£1,048.46	£1,205.73	£157.27
Visqueen Vapour Check 500 GA Green 4 x 50m	£115.39	£132.70	£17.31
Laying vapour control	£264.44	£304.11	£39.67

Block and Beam Floor

Lay beams and blocks	£3,173.33	£3,649.33	£476.00
Solid Low Density Concrete Blocks 3.6N 100mm	£4,523.90	£5,202.48	£678.58
Concrete Floor Beam 155mm x 1m (34kg)	£6,673.80	£7,674.87	£1,001.07

Damp Proof Membrane

Damp Proof Membrane 1200ga 4m x 25m (100m2)	£147.84	£170.02	£22.18
Laying Damp Proof Membrane	£255.67	£294.02	£38.35

Excavation

1.5 Tonne Excavator	£247.50	£284.63	£37.13
Excavate reduced levels by Machine	£2,533.55	£2,913.58	£380.03
Levelling and compacting bottoms of excavations	£476.00	£547.40	£71.40
Delivery, collection and running cost	£259.20	£298.08	£38.88

Disposal of Soil

8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£3,628.65	£4,172.95	£544.30
Load soil to Skip By Hand	£1,474.17	£1,695.30	£221.13

Beams and Blocks (1)

Disposal of Soil

8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£3,842.85	£4,419.28	£576.43
Load soil to Skip By Hand	£1,560.82	£1,794.94	£234.12

Sleeper Wall

Class B Red Perforated Engineering Brick 65mm	£134.23	£154.36	£20.13
Building Sand Bulk Bag	£6.10	£7.01	£0.91
Blue Circle Cement 25kg	£6.33	£7.28	£0.95
Sika Maxmix Concentrated Plasticiser 1L	£0.14	£0.16	£0.02
Laying bricks (half a brick thick)	£110.88	£127.51	£16.63
Damp Proof Course 225mm x 30m	£3.35	£3.85	£0.50
Lay damp proof course	£33.60	£38.64	£5.04

Hardcore Fill

MOT Type 1 Sub-base Bulk Bag	£1,892.79	£2,176.71	£283.92
Fill to make up levels by hand	£1,066.15	£1,226.07	£159.92
Spreading and Levelling Fill	£199.58	£229.52	£29.94
Compacting Fill	£252.00	£289.80	£37.80

Excavation

1.5 Tonne Excavator	£275.00	£316.25	£41.25
Excavate reduced levels by Machine	£2,682.58	£3,084.97	£402.39
Levelling and compacting bottoms of excavations	£504.00	£579.60	£75.60
Delivery, collection and running cost	£271.80	£312.57	£40.77

Screed

Blue Circle Cement 25kg	£1,122.36	£1,290.71	£168.35
Laying floor screed 25 - 65mm	£1,400.00	£1,610.00	£210.00
Concrete and screed Fibres 900g (usage 1m3 screed)	£306.50	£352.47	£45.98
Sharp Sand Bulk Bag	£1,110.13	£1,276.65	£166.52
Visqueen Vapour Check 500 GA Green 4 x 50m	£122.18	£140.51	£18.33
Laying vapour control	£280.00	£322.00	£42.00

Oversite Concrete

Concrete Mix C25	£2,345.87	£2,697.75	£351.88
Casting concrete to slabs	£1,219.68	£1,402.63	£182.95

Damp Proof Membrane

Damp Proof Membrane 1200ga 4m x 25m (100m2)	£155.93	£179.32	£23.39
Laying Damp Proof Membrane	£270.24	£310.78	£40.54

Insulation

70mm Celotex Insulation GA3070 Board 2400mm x 1200mm	£1,910.08	£2,196.59	£286.51
Laying insulation to floor	£1,008.00	£1,159.20	£151.20
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	£22.58	£25.97	£3.39

Block and Beam Floor

Lay beams and blocks	£3,360.00	£3,864.00	£504.00
Solid Low Density Concrete Blocks 3.6N 100mm	£4,741.63	£5,452.87	£711.24
Concrete Floor Beam 155mm x 1m (34kg)	£7,109.64	£8,176.09	£1,066.45

Beams and Blocks (1)

Disposal of Soil

8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£3,516.45	£4,043.92	£527.47
Load soil to Skip By Hand	£1,427.97	£1,642.17	£214.20

Damp Proof Membrane

Damp Proof Membrane 1200ga 4m x 25m (100m2)	£143.22	£164.70	£21.48
Laying Damp Proof Membrane	£247.88	£285.06	£37.18

Block and Beam Floor

Lay beams and blocks	£3,074.00	£3,535.10	£461.10
Solid Low Density Concrete Blocks 3.6N 100mm	£4,326.34	£4,975.29	£648.95
Concrete Floor Beam 155mm x 1m (34kg)	£6,496.74	£7,471.25	£974.51

Insulation

70mm Celotex Insulation GA3070 Board 2400mm x 1200mm	£1,747.45	£2,009.57	£262.12
Laying insulation to floor	£922.20	£1,060.53	£138.33
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	£22.58	£25.97	£3.39

Hardcore Fill

MOT Type 1 Sub-base Bulk Bag	£1,731.84	£1,991.62	£259.78
Fill to make up levels by hand	£975.62	£1,121.96	£146.34
Spreading and Levelling Fill	£182.60	£209.99	£27.39
Compacting Fill	£230.55	£265.13	£34.58

Sleeper Wall

Class B Red Perforated Engineering Brick 65mm	£139.94	£160.93	£20.99
Building Sand Bulk Bag	£6.44	£7.41	£0.97
Blue Circle Cement 25kg	£6.54	£7.52	£0.98
Sika Maxmix Concentrated Plasticiser 1L	£0.14	£0.16	£0.02
Laying bricks (half a brick thick)	£114.84	£132.07	£17.23
Damp Proof Course 225mm x 30m	£3.42	£3.93	£0.51
Lay damp proof course	£34.80	£40.02	£5.22

Oversite Concrete

Concrete Mix C25	£2,146.66	£2,468.66	£322.00
Casting concrete to slabs	£1,116.10	£1,283.51	£167.41

Excavation

1.5 Tonne Excavator	£247.50	£284.63	£37.13
Excavate reduced levels by Machine	£2,454.42	£2,822.58	£368.16
Levelling and compacting bottoms of excavations	£461.10	£530.26	£69.17
Delivery, collection and running cost	£252.50	£290.38	£37.88

Screed

Blue Circle Cement 25kg	£1,026.83	£1,180.85	£154.02
Laying floor screed 25 - 65mm	£1,280.83	£1,472.95	£192.12
Concrete and screed Fibres 900g (usage 1m3 screed)	£270.44	£311.01	£40.57
Sharp Sand Bulk Bag	£1,015.59	£1,167.93	£152.34
Visqueen Vapour Check 500 GA Green 4 x 50m	£111.51	£128.24	£16.73

Laying vapour control	£256.17	£294.60	£38.43
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Structure

Cavity Wall	£39,173	£45,049	£5,876
Description	Costs	Revenue	Profit
Cavity Wall			
Forming Cavity			
Staifix Housing Wall Ties HRT4 225mm box of 250	£143.51	£165.04	£21.53
Forming cavity	£278.06	£319.77	£41.71
Insulation			
Knauf Earthwool DriTherm Cavity Slab 37 Standard 100mm (6.55m²)	£981.89	£1,129.17	£147.28
Laying Dritherm insulation to cavity wall	£451.85	£519.63	£67.78
Inner Skin			
Celcon Hi-7 Aerated Concrete Block 7.3N 100mm	£10,734.75	£12,344.96	£1,610.21
Sika Maxmix Concentrated Plasticiser 1L	£3.53	£4.06	£0.53
Building Sand Bulk Bag	£176.89	£203.42	£26.53
Blue Circle Cement 25kg	£178.83	£205.65	£26.82
Laying aerated blocks 100mm	£5,536.23	£6,366.66	£830.43
Outer Skin Block			
Aerated Blocks 100mm Allowance	£3,788.86	£4,357.19	£568.33
Sika Maxmix Concentrated Plasticiser 1L	£2.96	£3.40	£0.44
Building Sand Bulk Bag	£143.00	£164.45	£21.45
Blue Circle Cement 25kg	£144.50	£166.17	£21.68
Laying aerated blocks 100mm	£4,473.27	£5,144.26	£670.99
Cavity Wall (1)			
Inner Skin			
Celcon Hi-7 Aerated Concrete Block 7.3N 100mm	£1,721.89	£1,980.17	£258.28
Sika Maxmix Concentrated Plasticiser 1L	£0.56	£0.64	£0.08
Building Sand Bulk Bag	£28.46	£32.73	£4.27
Blue Circle Cement 25kg	£28.67	£32.97	£4.30
Laying aerated blocks 100mm	£888.03	£1,021.23	£133.20
Outer Skin			
Facing Bricks Allowance	£2,607.05	£2,998.11	£391.06
Building Sand Bulk Bag	£89.12	£102.49	£13.37
Blue Circle Cement 25kg	£90.15	£103.67	£13.52
Laying bricks (half a brick thick)	£1,578.72	£1,815.53	£236.81
Sika Maxmix Concentrated Plasticiser 1L	£1.75	£2.01	£0.26
Insulation			
Knauf Earthwool DriTherm Cavity Slab 37 Standard 100mm (6.55m²)	£194.93	£224.17	£29.24
Laying Dritherm insulation to cavity wall	£89.70	£103.16	£13.46
Forming Cavity			
Staifix Housing Wall Ties HRT4 225mm box of 250	£28.47	£32.74	£4.27

Forming cavity	£55.20	£63.48	£8.28
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Solid Wall

Facing Brick Wall

London Brick Company Commons	£2,905.88	£3,341.76	£435.88
Building Sand Bulk Bag	£88.44	£101.71	£13.27
Blue Circle Cement 25kg	£93.78	£107.85	£14.07
Sika Maxmix Concentrated Plasticiser 1L	£1.83	£2.10	£0.27
Laying bricks (half a brick thick)	£1,642.34	£1,888.69	£246.35

Metal Stud Wall	£42,039	£48,345	£6,306
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Description	Costs	Revenue	Profit
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Metal Stud Wall

Insulation

Laying Dritherm insulation between studs	£753.93	£867.02	£113.09
Knauf Earthwool Acoustic Partition Roll APR 35 75mm (15m²)	£1,948.62	£2,240.91	£292.29

Metal Stud Wall

Knauf U Channel 0.55mm Gauge 72mm x 3000mm	£1,039.27	£1,195.16	£155.89
Knauf Deep Flange U Channel 0.7mm Gauge 72mm x 3000mm	£1,152.46	£1,325.33	£172.87
Wafer Pozi tek Self Drill Screws 13mm Box of 1000	£56.81	£65.33	£8.52
Erect and fix studwork	£13,930.07	£16,019.58	£2,089.51
Knauf C Studs 0.55mm Gauge 70mm x 2700mm	£2,364.63	£2,719.32	£354.69

Block Wall

Aerated Blocks

Celcon Standard Aerated Concrete Block 3.6N 100mm	£3,822.67	£4,396.07	£573.40
Sika Maxmix Concentrated Plasticiser 1L	£4.94	£5.68	£0.74
Building Sand Bulk Bag	£242.29	£278.63	£36.34
Blue Circle Cement 25kg	£244.96	£281.70	£36.74
Laying aerated blocks 100mm	£4,513.18	£5,190.16	£676.98

Block Wall 1

Aerated Blocks

Sika Maxmix Concentrated Plasticiser 1L	£2.68	£3.08	£0.40
Building Sand Bulk Bag	£134.53	£154.71	£20.18
Blue Circle Cement 25kg	£136.06	£156.47	£20.41
Celcon Standard Aerated Concrete Block 3.6N 140mm	£7,498.56	£8,623.34	£1,124.78
Laying aerated blocks 140mm	£4,193.16	£4,822.13	£628.97

Windows	£12,188	£14,016	£1,828
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Description	Costs	Revenue	Profit
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Windows

uPVC Window

White uPVC Window 1200(W) x 1350(H), Clear glass	£2,911.35	£3,348.05	£436.70
Fit window	£1,080.00	£1,242.00	£162.00
Masonry Torx Frame Screw 7.5 x 82mm	£12.60	£14.49	£1.89

No Nonsense General Purpose Silicone Clear 310ml	£20.12	£23.14	£3.02
Expanding Foam 750ml	£21.16	£24.33	£3.17
Lintels			
Cavity Wall Lintel CG90/100 1500mm	£538.95	£619.79	£80.84
Install steel lintel	£108.00	£124.20	£16.20
Cavity Closers			
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£400.23	£460.26	£60.03
Install Cavity Closers	£220.75	£253.86	£33.11
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£4.51	£5.19	£0.68
Trickle Vents			
UPVC Trickle Vent	£133.50	£153.52	£20.02
Install trickle vents	£75.00	£86.25	£11.25
Windows (1)			
uPVC Window			
White uPVC Window 1550(W) x 1350(H), Clear glass	£891.28	£1,024.97	£133.69
Fit window	£304.00	£349.60	£45.60
Masonry Torx Frame Screw 7.5 x 82mm	£3.64	£4.19	£0.55
No Nonsense General Purpose Silicone Clear 310ml	£6.10	£7.01	£0.91
Expanding Foam 750ml	£6.43	£7.39	£0.96
Trickle Vents			
UPVC Trickle Vent	£35.60	£40.94	£5.34
Install trickle vents	£20.00	£23.00	£3.00
Lintels			
Cavity Wall Lintel CG90/100 2100mm	£205.76	£236.62	£30.86
Install steel lintel	£40.32	£46.37	£6.05
Cavity Closers			
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£116.33	£133.78	£17.45
Install Cavity Closers	£64.15	£73.77	£9.62
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£1.33	£1.53	£0.20
Windows (1)			
1			
uPVC Window			
White uPVC Window 685(W) x 1350(H), Clear glass	£1,399.30	£1,609.19	£209.89
Fit window	£938.00	£1,078.70	£140.70
Masonry Torx Frame Screw 7.5 x 82mm	£9.80	£11.27	£1.47
No Nonsense General Purpose Silicone Clear 310ml	£14.99	£17.24	£2.25
Expanding Foam 750ml	£15.77	£18.14	£2.37
Trickle Vents			
UPVC Trickle Vent	£124.60	£143.29	£18.69
Install trickle vents	£70.00	£80.50	£10.50
Cavity Closers			
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£324.12	£372.74	£48.62
Install Cavity Closers	£178.83	£205.65	£26.82
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£3.64	£4.19	£0.55

Lintels

Cavity Wall Lintel CG90/100 1050mm	£344.96	£396.70	£51.74
Install steel lintel	£67.20	£77.28	£10.08

**Windows (1)
2****Cavity Closers**

Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£106.98	£123.03	£16.05
Install Cavity Closers	£58.98	£67.83	£8.85
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£1.18	£1.36	£0.18

uPVC Window

White uPVC Window 1610(W) x 1800(H), Clear glass	£821.49	£944.71	£123.22
Fit window	£246.00	£282.90	£36.90
Masonry Torx Frame Screw 7.5 x 82mm	£3.36	£3.86	£0.50
No Nonsense General Purpose Silicone Clear 310ml	£5.39	£6.20	£0.81
Expanding Foam 750ml	£5.64	£6.49	£0.85

Trickle Vents

UPVC Trickle Vent	£26.70	£30.70	£4.00
Install trickle vents	£15.00	£17.25	£2.25

Lintels

Cavity Wall Lintel CG90/100 2100mm	£154.32	£177.47	£23.15
Install steel lintel	£30.24	£34.78	£4.54

French Door**£9,185****£10,563****£1,378**

Description	Costs	Revenue	Profit
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French Door**Lintels**

Cavity Wall Lintel CG90/100 1800mm	£475.75	£547.11	£71.36
Install steel lintel	£95.04	£109.30	£14.26

UPVC French Door

White uPVC French Door 1.5m	£4,583.26	£5,270.75	£687.49
Masonry Torx Frame Screw 7.5 x 82mm	£9.24	£10.63	£1.39
No Nonsense General Purpose Silicone Clear 310ml	£28.93	£33.27	£4.34
Expanding Foam 750ml	£15.23	£17.51	£2.28
Install french door	£1,000.00	£1,150.00	£150.00

Cavity Closers

Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£317.11	£364.68	£47.57
Install Cavity Closers	£174.34	£200.49	£26.15
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£3.89	£4.47	£0.58

UPVC Front Door**UPVC Door**

Masonry Torx Frame Screw 7.5 x 82mm	£1.68	£1.93	£0.25
uPVC Front Door 920 x 2085mm	£937.47	£1,078.09	£140.62
No Nonsense General Purpose Silicone Clear 310ml	£3.94	£4.53	£0.59
Expanding Foam 750ml	£3.11	£3.58	£0.47

Install front door	£230.77	£265.39	£34.62
Cavity Closers			
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£100.14	£115.16	£15.02
Install Cavity Closers	£47.55	£54.68	£7.13
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£1.07	£1.23	£0.16
Lintels			
Cavity Wall Lintel CG90/100 1200mm	£86.22	£99.15	£12.93
Install steel lintel	£17.28	£19.87	£2.59
Wooden Door			
Cavity Closers			
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£66.76	£76.77	£10.01
Install Cavity Closers	£31.70	£36.45	£4.75
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£0.73	£0.84	£0.11
Wooden Door			
Masonry Torx Frame Screw 7.5 x 82mm	£1.12	£1.29	£0.17
No Nonsense General Purpose Silicone Clear 310ml	£2.63	£3.02	£0.39
Expanding Foam 750ml	£2.08	£2.39	£0.31
Install front door	£153.85	£176.93	£23.08
1 Panel Shaker White Oak Veneer Glazed Front Door & Frame, (H)2032mm (W)813mm	£725.00	£833.75	£108.75
Lintels			
Cavity Wall Lintel CG90/100 1200mm	£57.48	£66.10	£8.62
Install steel lintel	£11.52	£13.25	£1.73
Fire_door	£23,688	£27,241	£3,553
Description	Costs	Revenue	Profit
Fire_door			
Door Liner			
Fitting a single door lining	£950.40	£1,092.96	£142.56
Softwood Fire Door Lining Set + Stops 32 x 95mm	£1,430.00	£1,644.50	£214.50
Masonry Torx Frame Screw 7.5 x 82mm	£30.80	£35.42	£4.62
Assorted Plastic Shims Pack of 100	£62.71	£72.12	£9.41
Lintel			
Cavity Wall Lintel CG90/100 1200mm	£1,264.56	£1,454.24	£189.68
Install steel lintel	£253.44	£291.46	£38.02
Door			
6 Panel Moulded Fire Door 838 x1981mm	£3,373.48	£3,879.50	£506.02
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	£194.04	£223.15	£29.11
Fitting a fire door	£2,376.00	£2,732.40	£356.40
Lock and Handles			
Tubular Latch 76 mm	£155.32	£178.62	£23.30
Brass Door Handle Pack of 2	£293.04	£337.00	£43.96
Fitting a tubular latch	£1,009.80	£1,161.27	£151.47
Fitting handles	£712.80	£819.72	£106.92

Decorating

Leyland Trade Undercoat Dark Grey 2.5Ltr	£196.22	£225.65	£29.43
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	£160.96	£185.10	£24.14
Apply primer, undercoat and gloss	£3,782.49	£4,349.86	£567.37

Single**Lock and Handles**

Tubular Latch 76 mm	£74.13	£85.25	£11.12
Brass Door Handle Pack of 2	£139.86	£160.84	£20.98
Fitting a tubular latch	£481.95	£554.24	£72.29
Fitting handles	£340.20	£391.23	£51.03

Lintel

Cavity Wall Lintel CG90/100 1200mm	£603.54	£694.07	£90.53
Install steel lintel	£120.96	£139.10	£18.14

Door Liner

Fitting a single door lining	£453.60	£521.64	£68.04
Softwood Door Lining Set + Stops 32 x 95mm	£597.45	£687.07	£89.62
Masonry Torx Frame Screw 7.5 x 82mm	£14.70	£16.90	£2.20
Assorted Plastic Shims Pack of 100	£29.93	£34.42	£4.49

Door

6 Panel Hollow Door 762 x1981mm	£560.07	£644.08	£84.01
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	£92.61	£106.50	£13.89
Fitting a door	£945.00	£1,086.75	£141.75

Decorating

Leyland Trade Undercoat Dark Grey 2.5Ltr	£93.50	£107.52	£14.03
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	£76.70	£88.20	£11.51
Apply primer, undercoat and gloss	£1,805.28	£2,076.07	£270.79

Double**Decorating**

Leyland Trade Undercoat Dark Grey 2.5Ltr	£16.38	£18.84	£2.46
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	£13.44	£15.46	£2.02
Apply primer, undercoat and gloss	£318.86	£366.69	£47.83

Lintel

Cavity Wall Lintel CG90/100 2100mm	£102.88	£118.31	£15.43
Install steel lintel	£20.16	£23.18	£3.02

Door

6 Panel Hollow Door 762 x1981mm	£106.68	£122.68	£16.00
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	£17.64	£20.29	£2.65
Fitting a door	£180.00	£207.00	£27.00

Lock and Handles

Tubular Latch 76 mm	£7.06	£8.12	£1.06
Brass Door Handle Pack of 2	£26.64	£30.64	£4.00
Fitting a tubular latch	£45.90	£52.78	£6.88
Fitting handles	£32.40	£37.26	£4.86

Door Liner

Fitting a double door lining	£59.40	£68.31	£8.91
Softwood Double Door Lining Set + Stops 32 x 95mm	£60.90	£70.03	£9.13
Masonry Torx Frame Screw 7.5 x 82mm	£1.40	£1.61	£0.21
Assorted Plastic Shims Pack of 100	£2.85	£3.28	£0.43

Staircase**£2,609****£3,001****£391**

Description	Costs	Revenue	Profit
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Staircase**Decorating**

Johnstones Primer White 2.5 Ltr	£2.83	£3.25	£0.42
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	£2.80	£3.22	£0.42
Leyland Trade Undercoat White 2.5Ltr	£1.51	£1.74	£0.23
Apply primer, undercoat and gloss <200mm girth	£61.20	£70.38	£9.18

Staircase

Oak Single Winder Staircase, Height: 2600mm	£1,720.00	£1,978.00	£258.00
Install prefabricated staircase	£756.00	£869.40	£113.40
Delivery cost	£65.00	£74.75	£9.75

Skirting Boards**£22,726****£26,135****£3,409**

Description	Costs	Revenue	Profit
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Skirting Boards**Skirting Board**

65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	£37.79	£43.46	£5.67
Pinkgrip Grab Adhesive 350ml	£287.09	£330.15	£43.06
MDF Primed Torus Skirting 94mm	£4,265.35	£4,905.15	£639.80
Cutting and fixing skirting board	£7,030.80	£8,085.42	£1,054.62

Decorating

Johnstones Primer White 2.5 Ltr	£461.40	£530.61	£69.21
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	£437.25	£502.84	£65.59
Leyland Trade Undercoat White 2.5Ltr	£246.08	£282.99	£36.91
Apply primer, undercoat and gloss <200mm girth	£9,960.30	£11,454.34	£1,494.04

Lean To Roof inc. Flat**£26,124****£30,042****£3,919**

Description	Costs	Revenue	Profit
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Lean To Roof inc. Flat**Wall Plate**

Sawn Timber Treated C16/C24 47 x 95mm x 6.6 m	£37.36	£42.96	£5.60
Screws 4 x 50mm box of 200	£0.52	£0.60	£0.08
Bedding wall plate	£58.67	£67.47	£8.80
Building Sand Bulk Bag	£1.58	£1.82	£0.24
Blue Circle Cement 25kg	£1.71	£1.97	£0.26
Brown Plastic Plugs Box of 100	£0.46	£0.53	£0.07

Heavy Restraint Strap 1200 x 30 x 5mm	£28.40	£32.66	£4.26
Rafters			
Sawn Timber Treated C16/C24 47 x 145mm x 5.4 m	£1,147.39	£1,319.50	£172.11
Screws 5 x 100mm box of 100	£11.48	£13.20	£1.72
Install rafters	£1,492.99	£1,716.94	£223.95
Ridge			
Sawn Timber Treated C16/C24 47 x 225mm x 6.6 m	£100.45	£115.52	£15.07
Install ridge	£84.86	£97.59	£12.73
Roof Sheathing			
Structural Plywood 2440 x 1220 x 18mm	£1,199.30	£1,379.19	£179.89
Screws 4.5 x 60mm box of 200	£27.77	£31.94	£4.17
Fixing plywood	£1,352.27	£1,555.11	£202.84
Lean To Roof inc. Flat (1)			
Roof Sheathing			
Structural Plywood 2440 x 1220 x 18mm	£3,035.48	£3,490.80	£455.32
Screws 4.5 x 60mm box of 200	£70.22	£80.75	£10.53
Fixing plywood	£3,422.65	£3,936.05	£513.40
Wall Plate			
Sawn Timber Treated C16/C24 47 x 95mm x 4.8 m	£190.18	£218.71	£28.53
Screws 4 x 50mm box of 200	£2.27	£2.61	£0.34
Bedding wall plate	£298.67	£343.47	£44.80
Building Sand Bulk Bag	£8.55	£9.83	£1.28
Blue Circle Cement 25kg	£8.78	£10.10	£1.32
Brown Plastic Plugs Box of 100	£2.01	£2.31	£0.30
Heavy Restraint Strap 1200 x 30 x 5mm	£124.25	£142.89	£18.64
Ceiling Joists			
Sawn Timber Treated C16/C24 47 x 125mm x 3.0 m	£1,678.32	£1,930.07	£251.75
Carpenter to fit ceiling joists	£2,041.20	£2,347.38	£306.18
Screws 5 x 80mm box of 100	£25.26	£29.05	£3.79
Collars			
Sawn Timber Treated C16/C24 47 x 95mm x 2.4 m	£285.26	£328.05	£42.79
Carpenter to fit roof collar	£408.24	£469.48	£61.24
Screws 5 x 80mm box of 100	£25.74	£29.60	£3.86
Rafters			
Sawn Timber Treated C16/C24 47 x 145mm x 4.8 m	£2,740.99	£3,152.14	£411.15
Screws 5 x 100mm box of 100	£33.71	£38.77	£5.06
Install rafters	£3,566.59	£4,101.58	£534.99
Ridge			
Sawn Timber Treated C16/C24 47 x 225mm x 4.8 m	£547.92	£630.11	£82.19
Install ridge	£462.86	£532.29	£69.43
Ceiling Joist Support			
Sawn Timber Treated C16/C24 47 x 175mm x	£521.93	£600.22	£78.29

Carpenter to fit ceiling joist support	£307.53	£353.66	£46.13
Sleeve Anchor M12 x 99mm pack of 5	£55.70	£64.05	£8.36
Collar Support			
Sawn Timber Treated C16/C24 47 x 95mm x	£189.61	£218.05	£28.44
Carpenter to fit collar support	£474.86	£546.09	£71.23
Sleeve Anchor M12 x 75mm pack of 5	£49.69	£57.14	£7.45
Roof Insulation	£14,927	£17,166	£2,239
Description	Costs	Revenue	Profit
Roof Insulation			
Ceiling Insulation			
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 170mm (8.01m²)	£271.11	£311.78	£40.67
Rockwool RollBatt Twin Roll 100mm Loft Insulation (5.76m²)	£468.84	£539.17	£70.33
Laying loft insulation	£953.60	£1,096.64	£143.04
Rafter Insulation			
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	£1,286.19	£1,479.12	£192.93
50mm Celotex Insulation GA3050 Board 2400mm x 1200mm	£717.45	£825.07	£107.62
Laying PIR insulation between rafters	£1,083.64	£1,246.19	£162.55
Laying PIR insulation over rafters	£596.00	£685.40	£89.40
Aluminium Foil Tape 50mm x 45m	£70.86	£81.49	£10.63
Roof Insulation (1)			
Rafter Insulation			
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	£3,247.65	£3,734.80	£487.15
50mm Celotex Insulation GA3050 Board 2400mm x 1200mm	£1,811.58	£2,083.32	£271.74
Laying PIR insulation between rafters	£2,736.36	£3,146.81	£410.45
Laying PIR insulation over rafters	£1,505.00	£1,730.75	£225.75
Aluminium Foil Tape 50mm x 45m	£178.93	£205.77	£26.84
Flat Roof Windows	£24,419	£28,082	£3,663
Description	Costs	Revenue	Profit
Flat Roof Windows			
Rafters and trimmers			
Sawn Timber Treated C16/C24 47 x 145mm x 4.8 m	£669.31	£769.71	£100.40
Screws 5 x 100mm box of 100	£23.46	£26.98	£3.52
Install rafters	£870.91	£1,001.55	£130.64
Standard Joist Hanger 44mm x 238mm JHA270/44	£24.08	£27.69	£3.61
Standard Joist Hanger 100mm x 250mm JHA270/100	£48.16	£55.38	£7.22
Carpenter to fit joist hangers	£567.00	£652.05	£85.05
Square Twist Nails 3.7 x 30mm 1kg	£42.67	£49.07	£6.40
Flat Roof Window			
Velux Fixed Flat Glass Rooflight 600 x 900mm	£6,341.72	£7,292.98	£951.26
Install flat roof window	£3,332.00	£3,831.80	£499.80

Pitched Roof Windows

Rafters and trimmers

Sawn Timber Treated C16/C24 47 x 145mm x 4.8 m	£956.16	£1,099.58	£143.42
Screws 5 x 100mm box of 100	£33.52	£38.55	£5.03
Install rafters	£1,244.16	£1,430.78	£186.62
Standard Joist Hanger 44mm x 238mm JHA270/44	£34.40	£39.56	£5.16
Standard Joist Hanger 100mm x 250mm JHA270/100	£68.80	£79.12	£10.32
Carpenter to fit joist hangers	£810.00	£931.50	£121.50
Square Twist Nails 3.7 x 30mm 1kg	£60.96	£70.10	£9.14

Roof Windows

Velux GGL MK04 Pine Roof Window 780 x 980mm	£4,215.00	£4,847.25	£632.25
Velux EDW MK04 Tile Flashing 780 x 980mm	£1,008.00	£1,159.20	£151.20
Velux BFX MK04 Underfelt Collar 780 x 980mm	£345.00	£396.75	£51.75
Install roof window	£3,724.00	£4,282.60	£558.60

GRP	£3,277	£3,769	£492
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Description	Costs	Revenue	Profit
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GRP

Roof Sheathing

Structural Plywood 2440 x 1220 x 18mm	£1,210.51	£1,392.09	£181.58
Screws 4.5 x 60mm box of 200	£28.03	£32.23	£4.20
Fixing plywood	£1,352.27	£1,555.11	£202.84

Flashings

Geocel Trade Mate Roofers Seal Lead Grey 310ml	£18.32	£21.07	£2.75
Cure-It GRP C100 Simulated Lead Flashing 100mm	£38.96	£44.80	£5.84
Install flashings	£92.40	£106.26	£13.86

Fibreglass Covering

Apply GRP resin, mat and topcoat	£84.00	£96.60	£12.60
Cure-It GRP 75mm Glass Bandage 65m	£12.21	£14.04	£1.83
Treated Batten 25 x 50mm	£18.36	£21.11	£2.75
50mm x 2.65 Galvanized Round Wire Nail 1kg Pack	£0.23	£0.26	£0.03

GRP Trims

Cure-It GRP Trim PU Adhesive	£34.98	£40.23	£5.25
Install GRP trims	£224.00	£257.60	£33.60
Cure-It GRP B230 Raised edge Trim 3m	£83.20	£95.68	£12.48
20mm Extra Large Head Galvanised Clout Nail 1kg	£1.59	£1.83	£0.24
Cure-It GRP D260 Wall Fillet 3m	£38.40	£44.16	£5.76
Cure-It GRP A200 Fascia/Drip Trim 3m	£40.00	£46.00	£6.00

Plain Range	£19,074	£21,935	£2,861
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Description	Costs	Revenue	Profit
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Plain Range

Verges

Undercloak 150 x 1200 mm	£33.31	£38.31	£5.00
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£0.90	£1.03	£0.14
Fix undercloak	£64.00	£73.60	£9.60
Pointing veges, inc fixing clips	£235.79	£271.16	£35.37
Sharp Sand Bulk Bag	£7.12	£8.19	£1.07
Blue Circle Cement 25kg	£7.14	£8.21	£1.07
Counter Battens			
Treated Batten 25 x 50mm	£684.40	£787.06	£102.66
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	£22.90	£26.33	£3.43
Fixing battens to timber	£1,128.75	£1,298.06	£169.31
Plain Tiles			
Marley Ashmore Roof Tiles	£1.02	£1.17	£0.15
Fix plain tiles (sloped)	£7,505.77	£8,631.64	£1,125.87
Aluminium Clout Nails 38mm 1kg Pack	£54.91	£63.15	£8.24
Marley Eaves Tiles	£186.35	£214.30	£27.95
Breather Membrane			
Tyvek Supro Breather Membrane 1 x 50m	£533.32	£613.32	£80.00
Fixing breather membrane	£629.36	£723.76	£94.40
Battens			
Treated Batten 25 x 38mm	£1,764.02	£2,028.62	£264.60
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	£92.85	£106.78	£13.93
Fixing battens to timber	£4,579.50	£5,266.42	£686.92
Ridges			
Marley Segmental Ridge Tile Smooth Grey	£371.66	£427.41	£55.75
Bedding ridge/hips tiles	£1,094.55	£1,258.73	£164.18
Sharp Sand Bulk Bag	£37.95	£43.64	£5.69
Blue Circle Cement 25kg	£38.31	£44.06	£5.75
UPVC	£4,763	£5,478	£715
Description	Costs	Revenue	Profit
UPVC			
Eave Soffit			
uPVC White Vented Soffit Board 9 x 175mm x 5m	£395.56	£454.89	£59.33
Treated Batten 19 x 50mm	£93.50	£107.52	£14.03
White 40mm Plastic Headed Pins x 250	£12.72	£14.63	£1.91
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	£11.79	£13.56	£1.77
Install fascia/soffit 150-300mm	£1,013.82	£1,165.89	£152.07
Fixing battens to masonry	£371.25	£426.94	£55.69
Rake Soffit			
uPVC White Solid Soffit Board 9 x 175mm x 5m	£55.10	£63.36	£8.27
Treated Batten 19 x 50mm	£21.25	£24.44	£3.19
White 40mm Plastic Headed Pins x 250	£2.89	£3.32	£0.43
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	£2.68	£3.08	£0.40

Install fascia/soffit 150-300mm	£230.41	£264.97	£34.56
Fixing battens to masonry	£84.38	£97.04	£12.66
Fascia			
uPVC White Fascia Board 18 x 200mm x 5m	£472.34	£543.19	£70.85
White 40mm Plastic Headed Pins x 250	£13.73	£15.79	£2.06
Install fascia/soffit 150-300mm	£1,013.82	£1,165.89	£152.07
Bargeboard			
uPVC White Fascia Board 18 x 200mm x 5m	£107.35	£123.45	£16.10
White 40mm Plastic Headed Pins x 250	£3.03	£3.48	£0.45
Install fascia/soffit 150-300mm	£230.41	£264.97	£34.56
Accessories			
White External Corner 300mm	£19.20	£22.08	£2.88
Fix plastic accessories	£500.00	£575.00	£75.00
White External Corner 500mm	£39.80	£45.77	£5.97
White Internal Corner	£25.00	£28.75	£3.75
White Fascia Joiner	£19.20	£22.08	£2.88
White Fascia Board Finial	£24.20	£27.83	£3.63
Half Round	£3,636	£4,182	£545
Description	Costs	Revenue	Profit
Half Round			
uPVC Gutters			
Half Round Running Outlet - Black	£18.00	£20.70	£2.70
Install rainwater goods and accessories	£797.00	£916.55	£119.55
Half Round Gutter 3 m length - Black	£171.85	£197.63	£25.78
Half Round Union Bracket - Black	£79.00	£90.85	£11.85
Half Round Stop End Outlet - Black	£21.68	£24.93	£3.25
Half Round Adjustable Gutter Angle - Black	£201.36	£231.56	£30.20
Half Round Internal Stop End - Black	£6.64	£7.64	£1.00
Half Round External Stop End - Black	£10.64	£12.24	£1.60
Half Round Guttering Angle 90° - Black	£29.76	£34.22	£4.46
Half Round Guttering Angle 135° - Black	£41.92	£48.21	£6.29
Half Round Fascia Bracket - Black	£68.00	£78.20	£10.20
Screws 4 x 40mm box of 200	£9.64	£11.09	£1.45
uPVC Downpipes			
Round Downpipe 2.5 m lengths 68mm - Black	£441.60	£507.84	£66.24
Install rainwater goods and accessories	£1,438.00	£1,653.70	£215.70
Round Bend 92.5° Black 68 mm	£37.28	£42.87	£5.59
Round Bend 112.5° Black 68 mm	£37.28	£42.87	£5.59
Round Shoe 68 mm - Black	£28.92	£33.26	£4.34
Round Socket 68 mm Black	£12.80	£14.72	£1.92
Half Round Clip 68 mm - Black	£75.00	£86.25	£11.25
Round Pipe Branche 68 mm - Black	£48.96	£56.30	£7.34

Services

Electrics	£30,378	£34,934	£4,557
Description	Costs	Revenue	Profit
Electrics			
Electrics 1st Fix			
2.5mm² Twin and Earth Cable 100m Reel	£354.51	£407.69	£53.18
1.5mm² Twin and Earth Cable 100m Reel	£87.24	£100.33	£13.09
Electrics 1st Fix	£6,037.50	£6,943.12	£905.63
Metal Box 2 Gang 35mm	£63.60	£73.14	£9.54
Metal Box 1 Gang 35mm	£12.30	£14.14	£1.84
Electrics 2nd Fix			
General Electrics	£3,255.00	£3,743.25	£488.25
MK DP Switched Socket 13A 2 Gang White	£366.00	£420.90	£54.90
MK Pendant Set 150mm	£64.20	£73.83	£9.63
MK Light Switch 1 Gang 2 Way White	£34.50	£39.67	£5.17
Electrics (1)			
Electrics 2nd Fix			
General Electrics	£1,289.75	£1,483.21	£193.46
MK Light Switch 1 Gang 2 Way White	£12.65	£14.55	£1.90
Circular Bathroom Ceiling Light IP44	£201.63	£231.87	£30.24
100mm Low Profile Extractor Fan Humidistat	£238.37	£274.13	£35.76
MK Fan Isolator Switch 3 Pole with Padlock	£192.50	£221.37	£28.88
Electrics 1st Fix			
1.5mm² Twin and Earth Cable 100m Reel	£31.99	£36.79	£4.80
Electrics 1st Fix	£962.50	£1,106.88	£144.38
Metal Box 1 Gang 35mm	£9.02	£10.37	£1.35
1.0mm² 3-Core and Earth Cable 100m Reel	£65.98	£75.88	£9.90
Electrics (1)			
1			
Electrics 1st Fix			
2.5mm² Twin and Earth Cable 100m Reel	£186.31	£214.26	£27.95
1.5mm² Twin and Earth Cable 100m Reel	£39.26	£45.15	£5.89
Electrics 1st Fix	£4,434.50	£5,099.67	£665.17
Metal Box 2 Gang 35mm	£23.85	£27.43	£3.58
Metal Box 1 Gang 35mm	£11.07	£12.73	£1.66
10mm² Twin and Earth Cable 50m Reel	£441.36	£507.56	£66.20
1.0mm² 3-Core and Earth Cable 100m Reel	£129.56	£148.99	£19.43
Metal Box 1 Gang 47mm	£14.94	£17.18	£2.24
Electrics 2nd Fix			
General Electrics	£4,110.75	£4,727.36	£616.61
MK DP Switched Socket 13A 2 Gang White	£137.25	£157.84	£20.59

MK Pendant Set 150mm	£38.52	£44.30	£5.78
MK Light Switch 1 Gang 2 Way White	£10.35	£11.90	£1.55
Cooker / Hob Supplied by Client	£0.00	£0.00	£0.00
Oven Supplied by Client	£0.00	£0.00	£0.00
Extractor Hood Supplied by Client	£0.00	£0.00	£0.00
MK 13A DP Spur Unit Switched Neon White	£116.82	£134.34	£17.52
BRK Mains Smoke Detector With 9V Battery Backup	£178.56	£205.34	£26.78
MK Cooker Switch & Socket 45A 1 Gang with Neon White	£350.28	£402.82	£52.54

Electrics (1)

2

Electrics 1st Fix

2.5mm² Twin and Earth Cable 100m Reel	£17.73	£20.39	£2.66
1.5mm² Twin and Earth Cable 100m Reel	£17.45	£20.07	£2.62
Electrics 1st Fix	£2,751.00	£3,163.65	£412.65
Metal Box 2 Gang 35mm	£3.18	£3.66	£0.48
Metal Box 1 Gang 35mm	£35.67	£41.02	£5.35
1.0mm² 3-Core and Earth Cable 100m Reel	£43.19	£49.67	£6.48

Electrics 2nd Fix

General Electrics	£3,277.75	£3,769.41	£491.66
MK DP Switched Socket 13A 2 Gang White	£18.30	£21.04	£2.75
MK Pendant Set 150mm	£12.84	£14.77	£1.93
MK Light Switch 1 Gang 2 Way White	£6.90	£7.93	£1.03
BRK Mains Smoke Detector With 9V Battery Backup	£59.52	£68.45	£8.93
MK Metal 17th Edition Consumer Unit 10 Way + 10MCBs	£382.20	£439.53	£57.33
TV Sockets Allowance	£124.20	£142.83	£18.63
BT Telephone Point Slave White	£36.45	£41.92	£5.47
RJ45 Cat5E Wall Outlet Single	£88.56	£101.84	£13.28

Incoming electrical services

£2,537

£2,918

£381

Description	Costs	Revenue	Profit
Incoming electrical services			
Back Fill			
Fill to make up levels by hand	£380.77	£437.89	£57.12
Disposal of Soil			
Load soil to Skip By Hand	£185.82	£213.69	£27.87
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£457.50	£526.13	£68.63
Excavation			
1.5 Tonne Excavator	£110.00	£126.50	£16.50
Excavate trenches by Machine	£319.35	£367.25	£47.90
Levelling bottoms of excavations	£22.50	£25.87	£3.38
Delivery and Collection Cost	£1.00	£1.15	£0.15
Electrics supply			
16mm² Armoured Cable 3-Core 50m Reel	£184.29	£211.93	£27.64
Install electric cable	£875.00	£1,006.25	£131.25

150mm x 365M Yellow Electric Underground Warning Tape	£0.75	£0.86	£0.11
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Plumbing	£20,449	£23,516	£3,067
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Description	Costs	Revenue	Profit
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Plumbing

1st Fix Plumbing

Full Bore Isolating Valve 15 mm	£260.19	£299.22	£39.03
1st Fix Plumbing	£4,705.75	£5,411.61	£705.86
Copper Pipe Ø15 mm, 3 m Length	£682.50	£784.87	£102.38
Fittings Allowance	£0.00	£0.00	£0.00
Full Bore Isolating Valve 22 mm	£176.00	£202.40	£26.40
Flexible Hose 22mm x 3/4 x 300mm	£80.00	£92.00	£12.00
Copper Pipe Ø22 mm, 3 m Length	£685.44	£788.26	£102.82
Flexible Hose 15mm x 1/2 x 300mm	£51.30	£58.99	£7.69

Plumbing 2nd Fix

Hydrolux Low Profile Square Shower Tray - 900 x 900mm	£69.97	£80.47	£10.50
Shower Mixer Allowance	£100.00	£115.00	£15.00
Shower Enclosure Allowance	£150.00	£172.50	£22.50
Shower Pump Allowance	£150.00	£172.50	£22.50
2nd Fix Plumbing	£6,157.90	£7,081.58	£923.68
Shower Trap 70 mm Chrome	£9.41	£10.82	£1.41
Ideal Standard Single-Ended Bath Acrylic 2 Tap Holes 1700mm	£2,266.56	£2,606.54	£339.98
Bristan Quest Surface-Mounted Bath / Shower Mixer Tap	£1,066.56	£1,226.54	£159.98
McAlpine Bath trap with waste Top Access 1 1/2"	£344.48	£396.15	£51.67
Ideal Standart Della Close Coupled Toilet Dual-Flush 6Ltr	£1,583.27	£1,820.76	£237.49
90° Pan Connector	£69.35	£79.75	£10.40
Ideal Standard Della Full Pedestal Basin 1 Tap Hole 540mm	£919.79	£1,057.76	£137.97
Basin Taps Allowance	£570.00	£655.50	£85.50
Trap and Waste Kit 32mm	£350.55	£403.13	£52.58

Bath	£1,825	£2,099	£274
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Description	Costs	Revenue	Profit
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Bath

Bath

Fit Bath	£700.00	£805.00	£105.00
Bath Trap White 40mm	£5.65	£6.50	£0.85
Hydrolux Sail Shower Screen, Width 790 mm	£1,119.52	£1,287.45	£167.93

Incoming water mains	£1,557	£1,791	£234
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Description	Costs	Revenue	Profit
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Incoming water mains

Excavation

1.5 Tonne Excavator	£110.00	£126.50	£16.50
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Excavate trenches by Machine	£319.35	£367.25	£47.90
Levelling bottoms of excavations	£22.50	£25.87	£3.38
Delivery and Collection Cost	£1.00	£1.15	£0.15
Disposal of Soil			
Load soil to Skip By Hand	£185.82	£213.69	£27.87
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£457.50	£526.13	£68.63
Back Fill			
Fill to make up levels by hand	£380.77	£437.89	£57.12
Water supply			
MDPE Pipes 25 mm x 50 m	£13.76	£15.82	£2.06
Install water pipes and fittings	£66.00	£75.90	£9.90
150mm x 365M Blue Water Underground Warning Tape	£0.75	£0.86	£0.11
Incoming gas services	£1,514	£1,741	£227
Description	Costs	Revenue	Profit
Incoming gas services			
Excavation			
1.5 Tonne Excavator	£110.00	£126.50	£16.50
Excavate trenches by Machine	£319.35	£367.25	£47.90
Levelling bottoms of excavations	£22.50	£25.87	£3.38
Delivery and Collection Cost	£1.00	£1.15	£0.15
Gas supply			
Gas Pipe Coil - 20mm x 50m Yellow MDPE	£12.38	£14.24	£1.86
Install gas pipes and fittings	£60.50	£69.57	£9.07
150mm x 365M Yellow Gas Underground Warning Tape	£0.75	£0.86	£0.11
Back Fill			
Building Sand Bulk Bag	£228.34	£262.59	£34.25
Fill to make up levels by hand	£380.77	£437.89	£57.12
Disposal of Soil			
Load soil to Skip By Hand	£109.15	£125.52	£16.37
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£268.78	£309.10	£40.32
Gas Boilers	£14,282	£16,424	£2,142
Description	Costs	Revenue	Profit
Gas Boilers			
Gas Boiler			
Install boiler	£3,073.00	£3,533.95	£460.95
Honeywell DT90E Digital Room Thermostat	£266.22	£306.15	£39.93
Combi Straight Filling Loop	£80.19	£92.22	£12.03
Adey MagnaClean Professional Magnetic Filter 22mm	£839.97	£965.97	£126.00
Electrolytic Scale Inhibitor 15mm	£166.77	£191.79	£25.02
Sentinel X100 Central Heating Scale Inhibitor 1L	£104.94	£120.68	£15.74
Vaillant ecoTEC Pro 30 Natural Gas ErP Combi Boiler	£8,957.61	£10,301.25	£1,343.64

Vaillant 125mm Standart Horizontal Flue Kit	£793.26	£912.25	£118.99
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Radiators	£26,467	£30,437	£3,970
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Description	Costs	Revenue	Profit
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Radiators

1st Fix Heating

Copper Pipe Ø15 mm, 3 m Length	£655.20	£753.48	£98.28
Install new flow and return pipes for radiators	£11,109.00	£12,775.35	£1,666.35
Copper Pipe Ø22 mm, 3 m Length	£1,927.80	£2,216.97	£289.17
Copper Pipe Ø28 mm, 3 m Length	£2,938.50	£3,379.27	£440.77
Compression Equal Tee 15 mm	£82.00	£94.30	£12.30
Compression Equal Tee 22 mm	£181.50	£208.72	£27.22
Compression Equal Tee 28 mm	£287.50	£330.63	£43.13
Compression Elbow 15 mm	£63.00	£72.45	£9.45
Compression Elbow 22 mm	£126.50	£145.47	£18.97
Compression Elbow 28 mm	£159.50	£183.42	£23.93

Radiators

Kudox Type 22 Double Radiator 600 x 1000mm	£1,618.50	£1,861.27	£242.77
Install radiator	£3,958.50	£4,552.27	£593.77
Chrome Curved Towel Radiator 1200 x 550mm	£750.06	£862.57	£112.51
Kudox Type 22 Double Radiator 600 x 600mm	£414.96	£477.20	£62.24
Kudox Type 22 Double Radiator 600 x 400mm	£282.60	£324.99	£42.39
Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm	£977.16	£1,123.73	£146.57
Torino Chrome Angled Radiator Valve & Lockshield 15mm 2 Pcs	£934.83	£1,075.05	£140.22

Finishes

Wall Finishes	£42,997	£49,447	£6,450
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Description	Costs	Revenue	Profit
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Wall Finishes

General Labourers

General Labourer	£1,080.00	£1,242.00	£162.00
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Fix Plasterboard

Drywall Screws 32mm Box of 1000	£50.35	£57.90	£7.55
Fixing plasterboard to walls	£2,345.56	£2,697.39	£351.83
Standard Plasterboard TE 2400 x 1200 x 12.5mm	£1,132.05	£1,301.86	£169.81

Accessories

Mini Mesh Bead 2400mm	£70.20	£80.73	£10.53
Fixing plaster beads and accessories	£504.00	£579.60	£75.60
Thin Coat Angle Bead 2400mm	£23.80	£27.37	£3.57
Corner Tape 30 Metre Roll	£161.20	£185.38	£24.18

Skimming Walls

Thistle Multi Finish Plaster 25kg	£417.42	£480.03	£62.61
Drywall Scrim Tape 48mm x 90m	£24.09	£27.70	£3.61

Skimming walls	£3,070.55	£3,531.13	£460.58
Wall Finishes (1)			
Skimming Walls			
Thistle Multi Finish Plaster 25kg	£730.77	£840.39	£109.62
Drywall Scrim Tape 48mm x 90m	£42.18	£48.51	£6.33
Skimming walls	£5,375.27	£6,181.56	£806.29
Fix Plasterboard to Battens			
Standard Plasterboard SE 2400 x 1200 x 12.5mm	£1,981.70	£2,278.95	£297.25
Drywall Screws 32mm Box of 1000	£88.09	£101.30	£13.21
Fixing plasterboard to walls	£4,106.11	£4,722.03	£615.92
Fix Battens			
Treated Batten 25 x 50mm	£1,962.80	£2,257.22	£294.42
Nylon Anchor Hammerfix Screws M6x80mm Box of 50	£779.38	£896.29	£116.91
Fixing battens to masonry	£7,283.62	£8,376.16	£1,092.54
Wall Finishes (1)			
1			
Skimming Walls			
Thistle Multi Finish Plaster 25kg	£356.91	£410.45	£53.54
Drywall Scrim Tape 48mm x 90m	£20.61	£23.70	£3.09
Skimming walls	£2,625.67	£3,019.52	£393.85
Accessories			
Gyproc Drywall Primer 10 Litre	£85.72	£98.58	£12.86
Mini Mesh Bead 2400mm	£70.20	£80.73	£10.53
Fixing plaster beads and accessories	£504.00	£579.60	£75.60
Thin Coat Angle Bead 2400mm	£23.80	£27.37	£3.57
Corner Tape 30 Metre Roll	£161.20	£185.38	£24.18
Fix Battens			
Treated Batten 25 x 50mm	£959.89	£1,103.87	£143.98
Nylon Anchor Hammerfix Screws M6x80mm Box of 50	£381.13	£438.30	£57.17
Fixing battens to masonry	£3,561.98	£4,096.28	£534.30
Fix Plasterboard to Battens			
Standard Plasterboard SE 2400 x 1200 x 12.5mm	£968.03	£1,113.23	£145.20
Drywall Screws 32mm Box of 1000	£43.02	£49.47	£6.45
Fixing plasterboard to walls	£2,005.72	£2,306.58	£300.86
Plasterboard on Battens	£29,112	£33,479	£4,367
Description	Costs	Revenue	Profit
Plasterboard on Battens			
Fix Cornice			
Gyproc Cove 127 X 3000mm	£293.40	£337.41	£44.01
Gyproc Cove Adhesive 5kg Bag	£108.05	£124.26	£16.21
Cutting and fitting cornice	£580.27	£667.31	£87.04
Fix Plasterboard			
Standard Plasterboard TE 2400 x 1200 x 12.5mm	£1,978.76	£2,275.57	£296.81

Drywall Screws 32mm Box of 1000	£87.98	£101.18	£13.20
Fixing plasterboard to ceiling	£7,028.57	£8,082.86	£1,054.29
Plastering Ceiling			
Thistle Multi Finish Plaster 25kg	£729.65	£839.10	£109.45
Drywall Scrim Tape 48mm x 90m	£42.12	£48.44	£6.32
Skimming ceiling	£6,812.31	£7,834.16	£1,021.85
Fix Battens			
Treated Batten 25 x 50mm	£1,959.88	£2,253.86	£293.98
Nylon Anchor Hammerfix Screws M6x80mm Box of 50	£778.15	£894.87	£116.72
Fixing battens to masonry	£7,272.79	£8,363.71	£1,090.92
General Labourers			
General Labourer	£1,440.00	£1,656.00	£216.00
Painting	£16,345	£18,797	£2,452
Description	Costs	Revenue	Profit
Painting			
Painting Ceiling			
Crown Matt Emulsion Paint White 10Ltr	£232.11	£266.93	£34.82
Painting ceiling	£4,562.18	£5,246.51	£684.33
Preparation			
Preparation materials	£1,130.16	£1,299.68	£169.52
Preparing for Painting	£1,921.28	£2,209.47	£288.19
Painting Walls			
Leyland Trade Matt Emulsion Paint Magnolia 10Ltr	£369.15	£424.52	£55.37
Crown Matt Emulsion Paint White 10Ltr	£125.96	£144.85	£18.89
Painting walls	£8,004.00	£9,204.60	£1,200.60
Through	£18,471	£21,241	£2,771
Description	Costs	Revenue	Profit
Through			
Through Colour Render			
Rendering walls (Through Coloured)	£9,964.43	£11,459.09	£1,494.66
Weber Pral M Render 25kg bag	£5,497.01	£6,321.56	£824.55
Accessories			
External Render Stop Bead 2400mm	£83.60	£96.14	£12.54
Fixing plaster beads and accessories	£979.20	£1,126.08	£146.88
Galvanised Steel Bell Cast Bead 65mm x 3m	£75.00	£86.25	£11.25
Galvanised Steel Angle Bead 45mm x 2.4m	£41.20	£47.38	£6.18
Contractors PVA 5Ltr	£16.66	£19.16	£2.50
Corner Tape 30 Metre Roll	£161.20	£185.38	£24.18
Gyproc Joint Filler 12.5kg	£34.44	£39.61	£5.17
Drywall Screws 25mm Box of 1000	£9.06	£10.42	£1.36
Mesh			
Weber Expomesh Cloth 1 x 50m Roll	£525.62	£604.46	£78.84

Fixing fibreglass mesh	£1,083.09	£1,245.55	£162.46
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Landscaping

Block Paving	£18,526	£21,305	£2,779
Description	Costs	Revenue	Profit
Block Paving			
Marshalls Driveline Piora Permeable Block Paving	£43.95	£50.54	£6.59
Laying and compacting block paving	£4,783.33	£5,500.83	£717.50
Kiln Dried Paving Sand 20kg bag	£143.19	£164.67	£21.48
Laying Course			
Sharp Sand Bulk Bag	£490.14	£563.66	£73.52
Fill to make up levels by hand	£312.23	£359.06	£46.83
Spreading and Levelling Fill	£129.89	£149.37	£19.48
Compacting Fill	£164.00	£188.60	£24.60
Geotextile Membrane			
4TRADE Heavy Duty Landscape Fabric 1m x 20m	£201.45	£231.67	£30.22
Laying Geotextile Membrane	£144.32	£165.97	£21.65
Sub-Base			
MOT Type 1 Sub-base Bulk Bag	£1,847.90	£2,125.09	£277.19
Fill to make up levels by hand	£1,040.77	£1,196.89	£156.12
Spreading and Levelling Fill	£129.89	£149.37	£19.48
Compacting Fill	£164.00	£188.60	£24.60
Paving Slabs			
Mortar Pointing			
Building Sand Bulk Bag	£9.83	£11.30	£1.47
Blue Circle Cement 25kg	£15.41	£17.72	£2.31
Mortar pointing	£640.00	£736.00	£96.00
Concrete Slab			
Concrete Mix C25	£669.90	£770.38	£100.48
Casting concrete to slabs	£338.80	£389.62	£50.82
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£1,173.00	£1,348.95	£175.95
Load soil to Skip By Hand	£476.89	£548.42	£71.53
Excavation			
1.5 Tonne Excavator	£192.50	£221.37	£28.88
Excavate reduced levels by Machine	£819.68	£942.63	£122.95
Levelling and compacting bottoms of excavations	£140.00	£161.00	£21.00
Delivery, collection and running cost	£114.30	£131.44	£17.14
Reinforcement			
A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)	£431.90	£496.68	£64.78
Cutting and placing reinforcing mesh	£155.56	£178.89	£23.33

Plastic Reinforced Mesh Spacers 40-50mm	£152.80	£175.72	£22.92
Geotextile Membrane			
4TRADE Heavy Duty Landscape Fabric 1m x 20m	£85.99	£98.89	£12.90
Laying Geotextile Membrane	£61.60	£70.84	£9.24
Sub-Base			
MOT Type 1 Sub-base Bulk Bag	£788.77	£907.09	£118.32
Fill to make up levels by hand	£444.23	£510.86	£66.63
Spreading and Levelling Fill	£55.44	£63.76	£8.32
Compacting Fill	£70.00	£80.50	£10.50
Flagstone			
Pavestone Discovery Porcelain Paving	£59.99	£68.99	£9.00
Laying paving slabs	£1,647.06	£1,894.12	£247.06
Sharp Sand Bulk Bag	£191.54	£220.27	£28.73
Blue Circle Cement 25kg	£191.84	£220.62	£28.78
Sika Maxmix Concentrated Plasticiser 1L	£3.99	£4.59	£0.60
Gravel / Chippings	£6,873	£7,904	£1,031
Description	Costs	Revenue	Profit
Gravel / Chippings			
Sub-Base			
MOT Type 1 Sub-base Bulk Bag	£923.78	£1,062.35	£138.57
Fill to make up levels by hand	£520.38	£598.44	£78.06
Spreading and Levelling Fill	£97.42	£112.03	£14.61
Compacting Fill	£123.00	£141.45	£18.45
Surface			
Cotswold Buff Decorative Stone Chippings Bulk Bag	£1,496.25	£1,720.69	£224.44
Laying gravel/chippings surface	£254.84	£293.07	£38.23
Excavation			
1.5 Tonne Excavator	£192.50	£221.37	£28.88
Excavate reduced levels by Machine	£632.68	£727.58	£94.90
Levelling and compacting bottoms of excavations	£246.00	£282.90	£36.90
Delivery, collection and running cost	£98.51	£113.29	£14.78
Geotextile Membrane			
Weed Control Landscape Fabric 1m x 20m	£131.74	£151.50	£19.76
Laying Geotextile Membrane	£114.09	£131.20	£17.11
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£918.00	£1,055.70	£137.70
Load soil to Skip By Hand	£368.25	£423.49	£55.24
Blockpaving			
Excavation			
1.5 Tonne Excavator	£55.00	£63.25	£8.25
Excavate reduced levels by Machine	£79.84	£91.82	£11.98
Levelling and compacting bottoms of excavations	£18.00	£20.70	£2.70

Delivery, collection and running cost	£51.75	£59.51	£7.76
Sub-Base			
MOT Type 1 Sub-base Bulk Bag	£67.50	£77.63	£10.13
Fill to make up levels by hand	£38.08	£43.79	£5.71
Spreading and Levelling Fill	£3.96	£4.55	£0.59
Compacting Fill	£5.00	£5.75	£0.75
Laying Course			
Sharp Sand Bulk Bag	£23.94	£27.53	£3.59
Fill to make up levels by hand	£15.23	£17.51	£2.28
Spreading and Levelling Fill	£3.96	£4.55	£0.59
Compacting Fill	£5.00	£5.75	£0.75
Disposal of Soil			
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	£136.80	£157.32	£20.52
Load soil to Skip By Hand	£46.54	£53.52	£6.98
Geotextile Membrane			
Wrekin Black Geotextile Fastrack 4.5m x 100m	£5.33	£6.13	£0.80
Laying Geotextile Membrane	£9.50	£10.92	£1.43
Block Paving			
Marshalls Perfecta Buff Paving Slabs	£39.59	£45.53	£5.94
Laying and compacting block paving	£145.83	£167.70	£21.87
Kiln Dried Paving Sand 20kg bag	£4.37	£5.03	£0.66
Fences and Gates	£3,743	£4,304	£561
Description	Costs	Revenue	Profit
Fences and Gates			
Disposal of Soil			
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	£136.80	£157.32	£20.52
Load soil to Skip By Hand	£47.55	£54.68	£7.13
Excavation			
Excavating holes by hand	£552.00	£634.80	£82.80
Fence Posts			
Supreme Concrete Slotted Fence Post 2440mm (8FT)	£288.00	£331.20	£43.20
Setting concrete post	£230.40	£264.96	£34.56
Concrete			
Blue Circle Ready to Use Postcrete 20kg	£287.52	£330.65	£43.13
Backfill hole with concrete	£28.80	£33.12	£4.32
Decorating			
Cuprinol Wood Preserver Clear 5 Ltr	£253.19	£291.17	£37.98
Painting fence	£505.08	£580.84	£75.76
Gravel boards			
Supreme Concrete Recessed Gravel Board 50 x 150 x 1830mm	£249.09	£286.45	£37.36
Setting gravel board	£160.84	£184.97	£24.13
Fences			

Close Board Dip Treated Fence Panel 1830 x 1520mm (5FT)	£888.72	£1,022.03	£133.31
Setting fence panel	£115.00	£132.25	£17.25

Turf	£27,933	£32,123	£4,190
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Description	Costs	Revenue	Profit
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Turf

Grass

Rolawn Medallion Turf 1m²	£6,748.01	£7,760.21	£1,012.20
Laying turf	£6,685.06	£7,687.82	£1,002.76

Excavation

1.5 Tonne Excavator	£522.50	£600.88	£78.38
Excavate reduced levels by Machine	£5,159.35	£5,933.25	£773.90
Levelling and compacting bottoms of excavations	£2,908.00	£3,344.20	£436.20
Delivery, collection and running cost	£481.20	£553.38	£72.18

Cultivation

Rotavator Hydraulic	£235.71	£271.07	£35.36
Cultivate 150mm deep, remove stones	£5,192.86	£5,971.79	£778.93

Other Costs

Provisional Sums	£56,522	£65,000	£8,478
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Description	Costs	Revenue	Profit
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Provisional Sums

Provisional Sums

Lift installation	£21,739.13	£25,000.00	£3,260.87
Staircase	£17,391.30	£19,999.99	£2,608.69
Bike store & Refuse Store	£4,347.83	£5,000.00	£652.17
Solar Panels	£13,043.48	£15,000.00	£1,956.52

Subtotal:			£114,292.01
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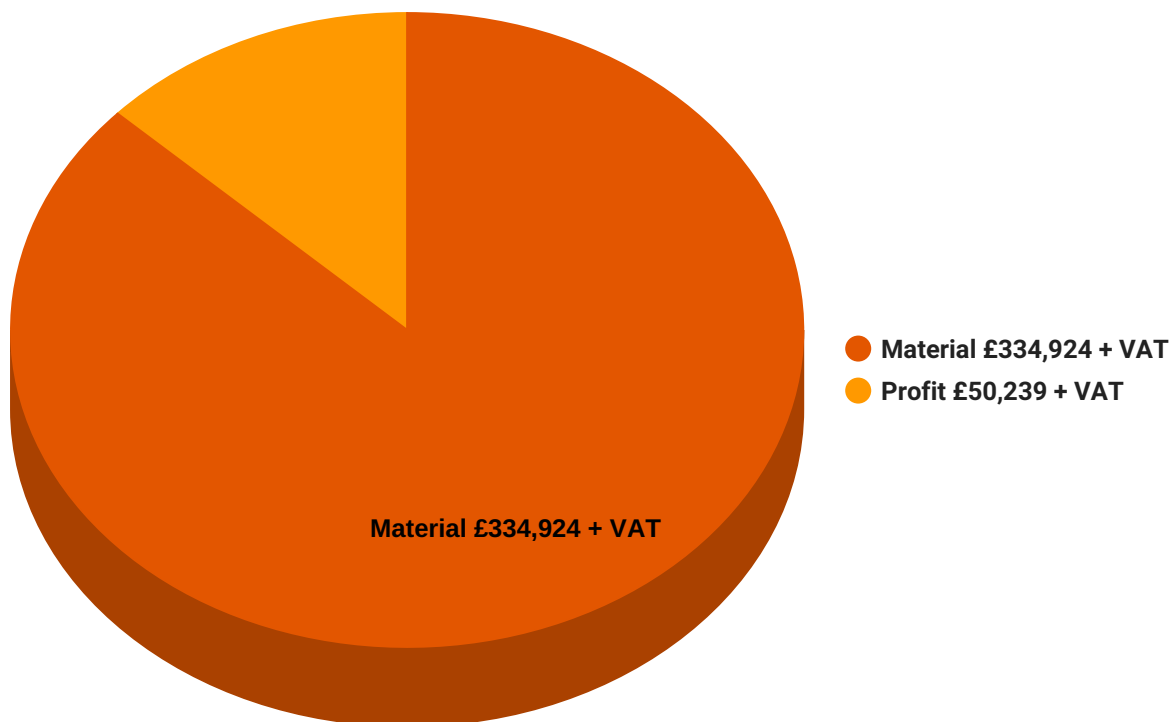
VAT @ 20%:			£22,858.40
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Grand Total:			£137,150.41
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Profits: Material

Date:

Ref:



Site Work

Preliminaries	£175	£201	£26
Description	Costs	Revenue	Profit
Preliminaries			
Sign Boards			
Sign Boards	£175.00	£201.25	£26.25
Drainage run	£310	£357	£47

Description	Costs	Revenue	Profit
Drainage run			
Gravell Fill			
10mm Gravel/Shingle Bulk Bag	£237.37	£272.98	£35.61
Pipes & Fittings			
Underground Pipe 3m - Single Socket 110mm	£72.81	£83.73	£10.92

UPVC Manhole	£342	£394	£51
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Description	Costs	Revenue	Profit
UPVC Manhole			
Gravel Base			
10mm Gravel/Shingle Bulk Bag	£18.30	£21.04	£2.75
Gravel Surround			
10mm Gravel/Shingle Bulk Bag	£52.86	£60.79	£7.93
Chambers & Covers			
5 Inlets Inspection Chamber Base Ø450mm x 290mm (H)	£76.83	£88.35	£11.52
Manhole Riser Ø450mm x 235 mm (H)	£146.76	£168.77	£22.01
Circular Plastic Cover & Frame Ø450mm	£47.46	£54.58	£7.12

Substructure

Trench Foundation	£15,220	£17,503	£2,283
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Description	Costs	Revenue	Profit
Trench Foundation			
Earthwork Support			
Sawn Timber Treated C16/C24 47 x 95mm	£2,944.90	£3,386.63	£441.74
Shuttering Plywood 2440 x 1220 x 18mm	£2,604.22	£2,994.85	£390.63
Screws 5 x 70mm box of 100	£114.97	£132.22	£17.25
Concrete Foundation			
Concrete Mix C25	£7,981.38	£9,178.59	£1,197.21
Mesh Reinforcement			
A393 Reinforcing Mesh 4.8m x 2.4m (6.2kg/m2)	£1,331.70	£1,531.45	£199.75
Plastic Reinforced Mesh Spacers 40-50mm	£242.73	£279.14	£36.41

Concrete Floor	£4,390	£5,048	£658
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Description	Costs	Revenue	Profit
Concrete Floor			
Protective Layer			
Visqueen Vapour Check 500 GA Green 4 x 50m	£35.19	£40.47	£5.28
perimeter			
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	£21.49	£24.71	£3.22
Insulation			
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	£741.56	£852.79	£111.23
Damp Proof Membrane			

Damp Proof Membrane 1200ga 4m x 3m (12m2)	£67.14	£77.21	£10.07
Concrete Slab			
Concrete Mix C25	£670.25	£770.79	£100.54
Mesh reinforcement			
A393 Reinforcing Mesh 4.8m x 2.4m (6.2kg/m2)	£862.50	£991.87	£129.38
Plastic Reinforced Mesh Spacers 40-50mm	£160.65	£184.75	£24.10
Hardcore fill			
MOT Type 1 Sub-base Bulk Bag	£811.39	£933.10	£121.71
Sand Blinding			
Building Sand Bulk Bag	£236.87	£272.40	£35.53
Floor Screed			
Blue Circle Mastercrete 25kg	£375.26	£431.55	£56.29
Concrete and screed Fibres 900g (usage 1m3 screed)	£90.15	£103.67	£13.52
Sharp Sand Bulk Bag	£317.18	£364.76	£47.58
Beams and Blocks	£60,055	£69,064	£9,008
Description	Costs	Revenue	Profit
Beams and Blocks			
Oversite Concrete			
Concrete Mix C25	£2,215.54	£2,547.87	£332.33
Hardcore Fill			
MOT Type 1 Sub-base Bulk Bag	£1,787.71	£2,055.87	£268.16
Insulation			
70mm Celotex Insulation GA3070 Board 2400mm x 1200mm	£1,803.99	£2,074.59	£270.60
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	£22.58	£25.97	£3.39
Sleeper Wall			
Class B Red Perforated Engineering Brick 65mm	£162.79	£187.21	£24.42
Building Sand Bulk Bag	£7.46	£8.58	£1.12
Blue Circle Cement 25kg	£7.70	£8.85	£1.16
Sika Maxmix Concentrated Plasticiser 1L	£0.14	£0.16	£0.02
Damp Proof Course 225mm x 30m	£4.06	£4.67	£0.61
Screed			
Blue Circle Cement 25kg	£1,060.03	£1,219.03	£159.00
Concrete and screed Fibres 900g (usage 1m3 screed)	£288.47	£331.74	£43.27
Sharp Sand Bulk Bag	£1,048.46	£1,205.73	£157.27
Visqueen Vapour Check 500 GA Green 4 x 50m	£115.39	£132.70	£17.31
Block and Beam Floor			
Solid Low Density Concrete Blocks 3.6N 100mm	£4,523.90	£5,202.48	£678.58
Concrete Floor Beam 155mm x 1m (34kg)	£6,673.80	£7,674.87	£1,001.07
Damp Proof Membrane			
Damp Proof Membrane 1200ga 4m x 25m (100m2)	£147.84	£170.02	£22.18
Beams and Blocks (1)			
Sleeper Wall			
Class B Red Perforated Engineering Brick 65mm	£134.23	£154.36	£20.13

Building Sand Bulk Bag	£6.10	£7.01	£0.91
Blue Circle Cement 25kg	£6.33	£7.28	£0.95
Sika Maxmix Concentrated Plasticiser 1L	£0.14	£0.16	£0.02
Damp Proof Course 225mm x 30m	£3.35	£3.85	£0.50
Hardcore Fill			
MOT Type 1 Sub-base Bulk Bag	£1,892.79	£2,176.71	£283.92
Screed			
Blue Circle Cement 25kg	£1,122.36	£1,290.71	£168.35
Concrete and screed Fibres 900g (usage 1m3 screed)	£306.50	£352.47	£45.98
Sharp Sand Bulk Bag	£1,110.13	£1,276.65	£166.52
Visqueen Vapour Check 500 GA Green 4 x 50m	£122.18	£140.51	£18.33
Oversite Concrete			
Concrete Mix C25	£2,345.87	£2,697.75	£351.88
Damp Proof Membrane			
Damp Proof Membrane 1200ga 4m x 25m (100m2)	£155.93	£179.32	£23.39
Insulation			
70mm Celotex Insulation GA3070 Board 2400mm x 1200mm	£1,910.08	£2,196.59	£286.51
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	£22.58	£25.97	£3.39
Block and Beam Floor			
Solid Low Density Concrete Blocks 3.6N 100mm	£4,741.63	£5,452.87	£711.24
Concrete Floor Beam 155mm x 1m (34kg)	£7,109.64	£8,176.09	£1,066.45
Beams and Blocks (1)			
1			
Damp Proof Membrane			
Damp Proof Membrane 1200ga 4m x 25m (100m2)	£143.22	£164.70	£21.48
Block and Beam Floor			
Solid Low Density Concrete Blocks 3.6N 100mm	£4,326.34	£4,975.29	£648.95
Concrete Floor Beam 155mm x 1m (34kg)	£6,496.74	£7,471.25	£974.51
Insulation			
70mm Celotex Insulation GA3070 Board 2400mm x 1200mm	£1,747.45	£2,009.57	£262.12
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	£22.58	£25.97	£3.39
Hardcore Fill			
MOT Type 1 Sub-base Bulk Bag	£1,731.84	£1,991.62	£259.78
Sleeper Wall			
Class B Red Perforated Engineering Brick 65mm	£139.94	£160.93	£20.99
Building Sand Bulk Bag	£6.44	£7.41	£0.97
Blue Circle Cement 25kg	£6.54	£7.52	£0.98
Sika Maxmix Concentrated Plasticiser 1L	£0.14	£0.16	£0.02
Damp Proof Course 225mm x 30m	£3.42	£3.93	£0.51
Oversite Concrete			
Concrete Mix C25	£2,146.66	£2,468.66	£322.00
Screed			
Blue Circle Cement 25kg	£1,026.83	£1,180.85	£154.02
Concrete and screed Fibres 900g (usage 1m3 screed)	£270.44	£311.01	£40.57

Sharp Sand Bulk Bag	£1,015.59	£1,167.93	£152.34
Visqueen Vapour Check 500 GA Green 4 x 50m	£111.51	£128.24	£16.73

Structure

Cavity Wall	£24,180	£27,807	£3,627
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Description	Costs	Revenue	Profit
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Cavity Wall

Forming Cavity

Staifix Housing Wall Ties HRT4 225mm box of 250	£143.51	£165.04	£21.53
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Insulation

Knauf Earthwool DriTherm Cavity Slab 37 Standard 100mm (6.55m²)	£981.89	£1,129.17	£147.28
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Inner Skin

Celcon Hi-7 Aerated Concrete Block 7.3N 100mm	£10,734.75	£12,344.96	£1,610.21
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Sika Maxmix Concentrated Plasticiser 1L	£3.53	£4.06	£0.53
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Building Sand Bulk Bag	£176.89	£203.42	£26.53
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Blue Circle Cement 25kg	£178.83	£205.65	£26.82
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Outer Skin Block

Aerated Blocks 100mm Allowance	£3,788.86	£4,357.19	£568.33
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Sika Maxmix Concentrated Plasticiser 1L	£2.96	£3.40	£0.44
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Building Sand Bulk Bag	£143.00	£164.45	£21.45
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Blue Circle Cement 25kg	£144.50	£166.17	£21.68
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Cavity Wall (1)

Inner Skin

Celcon Hi-7 Aerated Concrete Block 7.3N 100mm	£1,721.89	£1,980.17	£258.28
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Sika Maxmix Concentrated Plasticiser 1L	£0.56	£0.64	£0.08
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Building Sand Bulk Bag	£28.46	£32.73	£4.27
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Blue Circle Cement 25kg	£28.67	£32.97	£4.30
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Outer Skin

Facing Bricks Allowance	£2,607.05	£2,998.11	£391.06
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Building Sand Bulk Bag	£89.12	£102.49	£13.37
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Blue Circle Cement 25kg	£90.15	£103.67	£13.52
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Sika Maxmix Concentrated Plasticiser 1L	£1.75	£2.01	£0.26
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Insulation

Knauf Earthwool DriTherm Cavity Slab 37 Standard 100mm (6.55m²)	£194.93	£224.17	£29.24
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Forming Cavity

Staifix Housing Wall Ties HRT4 225mm box of 250	£28.47	£32.74	£4.27
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Solid Wall

Facing Brick Wall

London Brick Company Commons	£2,905.88	£3,341.76	£435.88
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Building Sand Bulk Bag	£88.44	£101.71	£13.27
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Blue Circle Cement 25kg	£93.78	£107.85	£14.07
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Sika Maxmix Concentrated Plasticiser 1L	£1.83	£2.10	£0.27
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Metal Stud Wall	£18,648	£21,446	£2,797
Description	Costs	Revenue	Profit
Metal Stud Wall			
Insulation			
Knauf Earthwool Acoustic Partition Roll APR 35 75mm (15m²)	£1,948.62	£2,240.91	£292.29
Metal Stud Wall			
Knauf U Channel 0.55mm Gauge 72mm x 3000mm	£1,039.27	£1,195.16	£155.89
Knauf Deep Flange U Channel 0.7mm Gauge 72mm x 3000mm	£1,152.46	£1,325.33	£172.87
Wafer Pozi tek Self Drill Screws 13mm Box of 1000	£56.81	£65.33	£8.52
Knauf C Studs 0.55mm Gauge 70mm x 2700mm	£2,364.63	£2,719.32	£354.69
Block Wall			
Aerated Blocks			
Celcon Standard Aerated Concrete Block 3.6N 100mm	£3,822.67	£4,396.07	£573.40
Sika Maxmix Concentrated Plasticiser 1L	£4.94	£5.68	£0.74
Building Sand Bulk Bag	£242.29	£278.63	£36.34
Blue Circle Cement 25kg	£244.96	£281.70	£36.74
Block Wall 1			
Aerated Blocks			
Sika Maxmix Concentrated Plasticiser 1L	£2.68	£3.08	£0.40
Building Sand Bulk Bag	£134.53	£154.71	£20.18
Blue Circle Cement 25kg	£136.06	£156.47	£20.41
Celcon Standard Aerated Concrete Block 3.6N 140mm	£7,498.56	£8,623.34	£1,124.78
Windows	£8,671	£9,972	£1,301
Description	Costs	Revenue	Profit
Windows			
uPVC Window			
White uPVC Window 1200(W) x 1350(H), Clear glass	£2,911.35	£3,348.05	£436.70
Masonry Torx Frame Screw 7.5 x 82mm	£12.60	£14.49	£1.89
No Nonsense General Purpose Silicone Clear 310ml	£20.12	£23.14	£3.02
Expanding Foam 750ml	£21.16	£24.33	£3.17
Lintels			
Cavity Wall Lintel CG90/100 1500mm	£538.95	£619.79	£80.84
Cavity Closers			
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£400.23	£460.26	£60.03
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£4.51	£5.19	£0.68
Trickle Vents			
UPVC Trickle Vent	£133.50	£153.52	£20.02
Windows (1)			
uPVC Window			
White uPVC Window 1550(W) x 1350(H), Clear glass	£891.28	£1,024.97	£133.69
Masonry Torx Frame Screw 7.5 x 82mm	£3.64	£4.19	£0.55
No Nonsense General Purpose Silicone Clear 310ml	£6.10	£7.01	£0.91

Expanding Foam 750ml	£6.43	£7.39	£0.96
Trickle Vents			
UPVC Trickle Vent	£35.60	£40.94	£5.34
Lintels			
Cavity Wall Lintel CG90/100 2100mm	£205.76	£236.62	£30.86
Cavity Closers			
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£116.33	£133.78	£17.45
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£1.33	£1.53	£0.20
Windows (1)			
1			
uPVC Window			
White uPVC Window 685(W) x 1350(H), Clear glass	£1,399.30	£1,609.19	£209.89
Masonry Torx Frame Screw 7.5 x 82mm	£9.80	£11.27	£1.47
No Nonsense General Purpose Silicone Clear 310ml	£14.99	£17.24	£2.25
Expanding Foam 750ml	£15.77	£18.14	£2.37
Trickle Vents			
UPVC Trickle Vent	£124.60	£143.29	£18.69
Cavity Closers			
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£324.12	£372.74	£48.62
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£3.64	£4.19	£0.55
Lintels			
Cavity Wall Lintel CG90/100 1050mm	£344.96	£396.70	£51.74
Windows (1)			
2			
Cavity Closers			
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£106.98	£123.03	£16.05
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£1.18	£1.36	£0.18
uPVC Window			
White uPVC Window 1610(W) x 1800(H), Clear glass	£821.49	£944.71	£123.22
Masonry Torx Frame Screw 7.5 x 82mm	£3.36	£3.86	£0.50
No Nonsense General Purpose Silicone Clear 310ml	£5.39	£6.20	£0.81
Expanding Foam 750ml	£5.64	£6.49	£0.85
Trickle Vents			
UPVC Trickle Vent	£26.70	£30.70	£4.00
Lintels			
Cavity Wall Lintel CG90/100 2100mm	£154.32	£177.47	£23.15
French Door	£7,423	£8,536	£1,113
Description	Costs	Revenue	Profit
French Door			
Lintels			
Cavity Wall Lintel CG90/100 1800mm	£475.75	£547.11	£71.36
UPVC French Door			
White uPVC French Door 1.5m	£4,583.26	£5,270.75	£687.49
Masonry Torx Frame Screw 7.5 x 82mm	£9.24	£10.63	£1.39

No Nonsense General Purpose Silicone Clear 310ml	£28.93	£33.27	£4.34
Expanding Foam 750ml	£15.23	£17.51	£2.28
Cavity Closers			
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£317.11	£364.68	£47.57
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£3.89	£4.47	£0.58
UPVC Front Door			
UPVC Door			
Masonry Torx Frame Screw 7.5 x 82mm	£1.68	£1.93	£0.25
uPVC Front Door 920 x 2085mm	£937.47	£1,078.09	£140.62
No Nonsense General Purpose Silicone Clear 310ml	£3.94	£4.53	£0.59
Expanding Foam 750ml	£3.11	£3.58	£0.47
Cavity Closers			
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£100.14	£115.16	£15.02
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£1.07	£1.23	£0.16
Lintels			
Cavity Wall Lintel CG90/100 1200mm	£86.22	£99.15	£12.93
Wooden Door			
Cavity Closers			
Manthorpe Cavity Closer Double Flange 100mm x 2440mm	£66.76	£76.77	£10.01
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£0.73	£0.84	£0.11
Wooden Door			
Masonry Torx Frame Screw 7.5 x 82mm	£1.12	£1.29	£0.17
No Nonsense General Purpose Silicone Clear 310ml	£2.63	£3.02	£0.39
Expanding Foam 750ml	£2.08	£2.39	£0.31
1 Panel Shaker White Oak Veneer Glazed Front Door & Frame, (H)2032mm (W)813mm	£725.00	£833.75	£108.75
Lintels			
Cavity Wall Lintel CG90/100 1200mm	£57.48	£66.10	£8.62
Fire_door	£9,799	£11,269	£1,470
Description	Costs	Revenue	Profit
Fire_door			
Door Liner			
Softwood Fire Door Lining Set + Stops 32 x 95mm	£1,430.00	£1,644.50	£214.50
Masonry Torx Frame Screw 7.5 x 82mm	£30.80	£35.42	£4.62
Assorted Plastic Shims Pack of 100	£62.71	£72.12	£9.41
Lintel			
Cavity Wall Lintel CG90/100 1200mm	£1,264.56	£1,454.24	£189.68
Door			
6 Panel Moulded Fire Door 838 x1981mm	£3,373.48	£3,879.50	£506.02
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	£194.04	£223.15	£29.11
Lock and Handles			
Tubular Latch 76 mm	£155.32	£178.62	£23.30
Brass Door Handle Pack of 2	£293.04	£337.00	£43.96
Decorating			

Leyland Trade Undercoat Dark Grey 2.5Ltr	£196.22	£225.65	£29.43
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	£160.96	£185.10	£24.14
Single			
Lock and Handles			
Tubular Latch 76 mm	£74.13	£85.25	£11.12
Brass Door Handle Pack of 2	£139.86	£160.84	£20.98
Lintel			
Cavity Wall Lintel CG90/100 1200mm	£603.54	£694.07	£90.53
Door Liner			
Softwood Door Lining Set + Stops 32 x 95mm	£597.45	£687.07	£89.62
Masonry Torx Frame Screw 7.5 x 82mm	£14.70	£16.90	£2.20
Assorted Plastic Shims Pack of 100	£29.93	£34.42	£4.49
Door			
6 Panel Hollow Door 762 x1981mm	£560.07	£644.08	£84.01
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	£92.61	£106.50	£13.89
Decorating			
Leyland Trade Undercoat Dark Grey 2.5Ltr	£93.50	£107.52	£14.03
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	£76.70	£88.20	£11.51
Double			
Decorating			
Leyland Trade Undercoat Dark Grey 2.5Ltr	£16.38	£18.84	£2.46
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	£13.44	£15.46	£2.02
Lintel			
Cavity Wall Lintel CG90/100 2100mm	£102.88	£118.31	£15.43
Door			
6 Panel Hollow Door 762 x1981mm	£106.68	£122.68	£16.00
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	£17.64	£20.29	£2.65
Lock and Handles			
Tubular Latch 76 mm	£7.06	£8.12	£1.06
Brass Door Handle Pack of 2	£26.64	£30.64	£4.00
Door Liner			
Softwood Double Door Lining Set + Stops 32 x 95mm	£60.90	£70.03	£9.13
Masonry Torx Frame Screw 7.5 x 82mm	£1.40	£1.61	£0.21
Assorted Plastic Shims Pack of 100	£2.85	£3.28	£0.43
Staircase	£1,727	£1,986	£259
Description	Costs	Revenue	Profit
Staircase			
Decorating			
Johnstones Primer White 2.5 Ltr	£2.83	£3.25	£0.42
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	£2.80	£3.22	£0.42
Leyland Trade Undercoat White 2.5Ltr	£1.51	£1.74	£0.23
Staircase			
Oak Single Winder Staircase, Height: 2600mm	£1,720.00	£1,978.00	£258.00

Skirting Boards	£5,735	£6,595	£860
Description	Costs	Revenue	Profit
Skirting Boards			
Skirting Board			
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	£37.79	£43.46	£5.67
Pinkgrip Grab Adhesive 350ml	£287.09	£330.15	£43.06
MDF Primed Torus Skirting 94mm	£4,265.35	£4,905.15	£639.80
Decorating			
Johnstones Primer White 2.5 Ltr	£461.40	£530.61	£69.21
Dulux Trade Satinwood Gloss Paint White 2.5Ltr	£437.25	£502.84	£65.59
Leyland Trade Undercoat White 2.5Ltr	£246.08	£282.99	£36.91
Lean To Roof inc. Flat	£12,152	£13,975	£1,823
Description	Costs	Revenue	Profit
Lean To Roof inc. Flat			
Wall Plate			
Sawn Timber Treated C16/C24 47 x 95mm x 6.6 m	£37.36	£42.96	£5.60
Screws 4 x 50mm box of 200	£0.52	£0.60	£0.08
Building Sand Bulk Bag	£1.58	£1.82	£0.24
Blue Circle Cement 25kg	£1.71	£1.97	£0.26
Brown Plastic Plugs Box of 100	£0.46	£0.53	£0.07
Heavy Restraint Strap 1200 x 30 x 5mm	£28.40	£32.66	£4.26
Rafters			
Sawn Timber Treated C16/C24 47 x 145mm x 5.4 m	£1,147.39	£1,319.50	£172.11
Screws 5 x 100mm box of 100	£11.48	£13.20	£1.72
Ridge			
Sawn Timber Treated C16/C24 47 x 225mm x 6.6 m	£100.45	£115.52	£15.07
Roof Sheathing			
Structural Plywood 2440 x 1220 x 18mm	£1,199.30	£1,379.19	£179.89
Screws 4.5 x 60mm box of 200	£27.77	£31.94	£4.17
Lean To Roof inc. Flat (1)			
Roof Sheathing			
Structural Plywood 2440 x 1220 x 18mm	£3,035.48	£3,490.80	£455.32
Screws 4.5 x 60mm box of 200	£70.22	£80.75	£10.53
Wall Plate			
Sawn Timber Treated C16/C24 47 x 95mm x 4.8 m	£190.18	£218.71	£28.53
Screws 4 x 50mm box of 200	£2.27	£2.61	£0.34
Building Sand Bulk Bag	£8.55	£9.83	£1.28
Blue Circle Cement 25kg	£8.78	£10.10	£1.32
Brown Plastic Plugs Box of 100	£2.01	£2.31	£0.30
Heavy Restraint Strap 1200 x 30 x 5mm	£124.25	£142.89	£18.64

Ceiling Joists

Sawn Timber Treated C16/C24 47 x 125mm x 3.0 m	£1,678.32	£1,930.07	£251.75
Screws 5 x 80mm box of 100	£25.26	£29.05	£3.79

Collars

Sawn Timber Treated C16/C24 47 x 95mm x 2.4 m	£285.26	£328.05	£42.79
Screws 5 x 80mm box of 100	£25.74	£29.60	£3.86

Rafters

Sawn Timber Treated C16/C24 47 x 145mm x 4.8 m	£2,740.99	£3,152.14	£411.15
Screws 5 x 100mm box of 100	£33.71	£38.77	£5.06

Ridge

Sawn Timber Treated C16/C24 47 x 225mm x 4.8 m	£547.92	£630.11	£82.19
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Ceiling Joist Support

Sawn Timber Treated C16/C24 47 x 175mm x	£521.93	£600.22	£78.29
Sleeve Anchor M12 x 99mm pack of 5	£55.70	£64.05	£8.36

Collar Support

Sawn Timber Treated C16/C24 47 x 95mm x	£189.61	£218.05	£28.44
Sleeve Anchor M12 x 75mm pack of 5	£49.69	£57.14	£7.45

Roof Insulation**£8,053****£9,261****£1,208**

Description	Costs	Revenue	Profit
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Roof Insulation**Ceiling Insulation**

Knauf Earthwool Combi Cut 44 Loft Roll Insulation 170mm (8.01m ²)	£271.11	£311.78	£40.67
Rockwool RollBatt Twin Roll 100mm Loft Insulation (5.76m ²)	£468.84	£539.17	£70.33

Rafter Insulation

100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	£1,286.19	£1,479.12	£192.93
50mm Celotex Insulation GA3050 Board 2400mm x 1200mm	£717.45	£825.07	£107.62
Aluminium Foil Tape 50mm x 45m	£70.86	£81.49	£10.63

Roof Insulation (1)**Rafter Insulation**

100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	£3,247.65	£3,734.80	£487.15
50mm Celotex Insulation GA3050 Board 2400mm x 1200mm	£1,811.58	£2,083.32	£271.74
Aluminium Foil Tape 50mm x 45m	£178.93	£205.77	£26.84

Flat Roof Windows**£13,871****£15,952****£2,081**

Description	Costs	Revenue	Profit
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Flat Roof Windows**Rafters and trimmers**

Sawn Timber Treated C16/C24 47 x 145mm x 4.8 m	£669.31	£769.71	£100.40
Screws 5 x 100mm box of 100	£23.46	£26.98	£3.52
Standard Joist Hanger 44mm x 238mm JHA270/44	£24.08	£27.69	£3.61
Standard Joist Hanger 100mm x 250mm JHA270/100	£48.16	£55.38	£7.22

Square Twist Nails 3.7 x 30mm 1kg	£42.67	£49.07	£6.40
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Flat Roof Window

Velux Fixed Flat Glass Rooflight 600 x 900mm	£6,341.72	£7,292.98	£951.26
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Pitched Roof Windows

Rafters and trimmers

Sawn Timber Treated C16/C24 47 x 145mm x 4.8 m	£956.16	£1,099.58	£143.42
Screws 5 x 100mm box of 100	£33.52	£38.55	£5.03
Standard Joist Hanger 44mm x 238mm JHA270/44	£34.40	£39.56	£5.16
Standard Joist Hanger 100mm x 250mm JHA270/100	£68.80	£79.12	£10.32
Square Twist Nails 3.7 x 30mm 1kg	£60.96	£70.10	£9.14

Roof Windows

Velux GGL MK04 Pine Roof Window 780 x 980mm	£4,215.00	£4,847.25	£632.25
Velux EDW MK04 Tile Flashing 780 x 980mm	£1,008.00	£1,159.20	£151.20
Velux BFX MK04 Underfelt Collar 780 x 980mm	£345.00	£396.75	£51.75

GRP	£1,525	£1,754	£229
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Description	Costs	Revenue	Profit
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GRP

Roof Sheathing

Structural Plywood 2440 x 1220 x 18mm	£1,210.51	£1,392.09	£181.58
Screws 4.5 x 60mm box of 200	£28.03	£32.23	£4.20

Flashings

Geocel Trade Mate Roofers Seal Lead Grey 310ml	£18.32	£21.07	£2.75
Cure-It GRP C100 Simulated Lead Flashing 100mm	£38.96	£44.80	£5.84

Fibreglass Covering

Cure-It GRP 75mm Glass Bandage 65m	£12.21	£14.04	£1.83
Treated Batten 25 x 50mm	£18.36	£21.11	£2.75
50mm x 2.65 Galvanized Round Wire Nail 1kg Pack	£0.23	£0.26	£0.03

GRP Trims

Cure-It GRP Trim PU Adhesive	£34.98	£40.23	£5.25
Cure-It GRP B230 Raised edge Trim 3m	£83.20	£95.68	£12.48
20mm Extra Large Head Galvanised Clout Nail 1kg	£1.59	£1.83	£0.24
Cure-It GRP D260 Wall Fillet 3m	£38.40	£44.16	£5.76
Cure-It GRP A200 Fascia/Drip Trim 3m	£40.00	£46.00	£6.00

Plain Range	£3,836	£4,412	£575
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Description	Costs	Revenue	Profit
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Plain Range

Verges

Undercloak 150 x 1200 mm	£33.31	£38.31	£5.00
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	£0.90	£1.03	£0.14
Sharp Sand Bulk Bag	£7.12	£8.19	£1.07
Blue Circle Cement 25kg	£7.14	£8.21	£1.07

Counter Battens

Treated Batten 25 x 50mm	£684.40	£787.06	£102.66
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	£22.90	£26.33	£3.43

Plain Tiles

Marley Ashmore Roof Tiles	£1.02	£1.17	£0.15
Aluminium Clout Nails 38mm 1kg Pack	£54.91	£63.15	£8.24
Marley Eaves Tiles	£186.35	£214.30	£27.95

Breather Membrane

Tyvek Supro Breather Membrane 1 x 50m	£533.32	£613.32	£80.00
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Battens

Treated Batten 25 x 38mm	£1,764.02	£2,028.62	£264.60
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	£92.85	£106.78	£13.93

Ridges

Marley Segmental Ridge Tile Smooth Grey	£371.66	£427.41	£55.75
Sharp Sand Bulk Bag	£37.95	£43.64	£5.69
Blue Circle Cement 25kg	£38.31	£44.06	£5.75

UPVC**£1,319****£1,517****£198**

Description	Costs	Revenue	Profit
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UPVC**Eave Soffit**

uPVC White Vented Soffit Board 9 x 175mm x 5m	£395.56	£454.89	£59.33
Treated Batten 19 x 50mm	£93.50	£107.52	£14.03
White 40mm Plastic Headed Pins x 250	£12.72	£14.63	£1.91
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	£11.79	£13.56	£1.77

Rake Soffit

uPVC White Solid Soffit Board 9 x 175mm x 5m	£55.10	£63.36	£8.27
Treated Batten 19 x 50mm	£21.25	£24.44	£3.19
White 40mm Plastic Headed Pins x 250	£2.89	£3.32	£0.43
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	£2.68	£3.08	£0.40

Fascia

uPVC White Fascia Board 18 x 200mm x 5m	£472.34	£543.19	£70.85
White 40mm Plastic Headed Pins x 250	£13.73	£15.79	£2.06

Bargeboard

uPVC White Fascia Board 18 x 200mm x 5m	£107.35	£123.45	£16.10
White 40mm Plastic Headed Pins x 250	£3.03	£3.48	£0.45

Accessories

White External Corner 300mm	£19.20	£22.08	£2.88
White External Corner 500mm	£39.80	£45.77	£5.97
White Internal Corner	£25.00	£28.75	£3.75
White Fascia Joiner	£19.20	£22.08	£2.88
White Fascia Board Finial	£24.20	£27.83	£3.63

Half Round**£1,401****£1,611****£210**

Description	Costs	Revenue	Profit
Half Round			
uPVC Gutters			
Half Round Running Outlet - Black	£18.00	£20.70	£2.70
Half Round Gutter 3 m length - Black	£171.85	£197.63	£25.78
Half Round Union Bracket - Black	£79.00	£90.85	£11.85
Half Round Stop End Outlet - Black	£21.68	£24.93	£3.25
Half Round Adjustable Gutter Angle - Black	£201.36	£231.56	£30.20
Half Round Internal Stop End - Black	£6.64	£7.64	£1.00
Half Round External Stop End - Black	£10.64	£12.24	£1.60
Half Round Guttering Angle 90° - Black	£29.76	£34.22	£4.46
Half Round Guttering Angle 135° - Black	£41.92	£48.21	£6.29
Half Round Fascia Bracket - Black	£68.00	£78.20	£10.20
Screws 4 x 40mm box of 200	£9.64	£11.09	£1.45
uPVC Downpipes			
Round Downpipe 2.5 m lengths 68mm - Black	£441.60	£507.84	£66.24
Round Bend 92.5° Black 68 mm	£37.28	£42.87	£5.59
Round Bend 112.5° Black 68 mm	£37.28	£42.87	£5.59
Round Shoe 68 mm - Black	£28.92	£33.26	£4.34
Round Socket 68 mm Black	£12.80	£14.72	£1.92
Half Round Clip 68 mm - Black	£75.00	£86.25	£11.25
Round Pipe Branche 68 mm - Black	£48.96	£56.30	£7.34
Round Hopper - Black	£60.80	£69.92	£9.12

Services

Electrics	£4,259	£4,898	£639
Description	Costs	Revenue	Profit
Electrics			
Electrics 1st Fix			
2.5mm² Twin and Earth Cable 100m Reel	£354.51	£407.69	£53.18
1.5mm² Twin and Earth Cable 100m Reel	£87.24	£100.33	£13.09
Metal Box 2 Gang 35mm	£63.60	£73.14	£9.54
Metal Box 1 Gang 35mm	£12.30	£14.14	£1.84
Electrics 2nd Fix			
MK DP Switched Socket 13A 2 Gang White	£366.00	£420.90	£54.90
MK Pendant Set 150mm	£64.20	£73.83	£9.63
MK Light Switch 1 Gang 2 Way White	£34.50	£39.67	£5.17
Electrics (1)			
Electrics 2nd Fix			
MK Light Switch 1 Gang 2 Way White	£12.65	£14.55	£1.90
Circular Bathroom Ceiling Light IP44	£201.63	£231.87	£30.24
100mm Low Profile Extractor Fan Humidistat	£238.37	£274.13	£35.76
MK Fan Isolator Switch 3 Pole with Padlock	£192.50	£221.37	£28.88

Electrics 1st Fix

1.5mm² Twin and Earth Cable 100m Reel	£31.99	£36.79	£4.80
Metal Box 1 Gang 35mm	£9.02	£10.37	£1.35
1.0mm² 3-Core and Earth Cable 100m Reel	£65.98	£75.88	£9.90

**Electrics (1)
1****Electrics 1st Fix**

2.5mm² Twin and Earth Cable 100m Reel	£186.31	£214.26	£27.95
1.5mm² Twin and Earth Cable 100m Reel	£39.26	£45.15	£5.89
Metal Box 2 Gang 35mm	£23.85	£27.43	£3.58
Metal Box 1 Gang 35mm	£11.07	£12.73	£1.66
10mm² Twin and Earth Cable 50m Reel	£441.36	£507.56	£66.20
1.0mm² 3-Core and Earth Cable 100m Reel	£129.56	£148.99	£19.43
Metal Box 1 Gang 47mm	£14.94	£17.18	£2.24

Electrics 2nd Fix

MK DP Switched Socket 13A 2 Gang White	£137.25	£157.84	£20.59
MK Pendant Set 150mm	£38.52	£44.30	£5.78
MK Light Switch 1 Gang 2 Way White	£10.35	£11.90	£1.55
Cooker / Hob Supplied by Client	£0.00	£0.00	£0.00
Oven Supplied by Client	£0.00	£0.00	£0.00
Extractor Hood Supplied by Client	£0.00	£0.00	£0.00
MK 13A DP Spur Unit Switched Neon White	£116.82	£134.34	£17.52
BRK Mains Smoke Detector With 9V Battery Backup	£178.56	£205.34	£26.78
MK Cooker Switch & Socket 45A 1 Gang with Neon White	£350.28	£402.82	£52.54

**Electrics (1)
2****Electrics 1st Fix**

2.5mm² Twin and Earth Cable 100m Reel	£17.73	£20.39	£2.66
1.5mm² Twin and Earth Cable 100m Reel	£17.45	£20.07	£2.62
Metal Box 2 Gang 35mm	£3.18	£3.66	£0.48
Metal Box 1 Gang 35mm	£35.67	£41.02	£5.35
1.0mm² 3-Core and Earth Cable 100m Reel	£43.19	£49.67	£6.48

Electrics 2nd Fix

MK DP Switched Socket 13A 2 Gang White	£18.30	£21.04	£2.75
MK Pendant Set 150mm	£12.84	£14.77	£1.93
MK Light Switch 1 Gang 2 Way White	£6.90	£7.93	£1.03
BRK Mains Smoke Detector With 9V Battery Backup	£59.52	£68.45	£8.93
MK Metal 17th Edition Consumer Unit 10 Way + 10MCBs	£382.20	£439.53	£57.33
TV Sockets Allowance	£124.20	£142.83	£18.63
BT Telephone Point Slave White	£36.45	£41.92	£5.47
RJ45 Cat5E Wall Outlet Single	£88.56	£101.84	£13.28

Incoming electrical services**£185****£213****£28**

Description	Costs	Revenue	Profit
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Incoming electrical services

Electrics supply

16mm² Armoured Cable 3-Core 50m Reel	£184.29	£211.93	£27.64
150mm x 365M Yellow Electric Underground Warning Tape	£0.75	£0.86	£0.11

Plumbing

£9,585

£11,023

£1,438

Description	Costs	Revenue	Profit
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Plumbing

1st Fix Plumbing

Full Bore Isolating Valve 15 mm	£260.19	£299.22	£39.03
Copper Pipe Ø15 mm, 3 m Length	£682.50	£784.87	£102.38
Fittings Allowance	£0.00	£0.00	£0.00
Full Bore Isolating Valve 22 mm	£176.00	£202.40	£26.40
Flexible Hose 22mm x 3/4 x 300mm	£80.00	£92.00	£12.00
Copper Pipe Ø22 mm, 3 m Length	£685.44	£788.26	£102.82
Flexible Hose 15mm x 1/2 x 300mm	£51.30	£58.99	£7.69

Plumbing 2nd Fix

Hydrolux Low Profile Square Shower Tray - 900 x 900mm	£69.97	£80.47	£10.50
Shower Mixer Allowance	£100.00	£115.00	£15.00
Shower Enclosure Allowance	£150.00	£172.50	£22.50
Shower Pump Allowance	£150.00	£172.50	£22.50
Shower Trap 70 mm Chrome	£9.41	£10.82	£1.41
Ideal Standard Single-Ended Bath Acrylic 2 Tap Holes 1700mm	£2,266.56	£2,606.54	£339.98
Bristan Quest Surface-Mounted Bath / Shower Mixer Tap	£1,066.56	£1,226.54	£159.98
McAlpine Bath trap with waste Top Access 1 1/2"	£344.48	£396.15	£51.67
Ideal Standart Della Close Coupled Toilet Dual-Flush 6Ltr	£1,583.27	£1,820.76	£237.49
90° Pan Connector	£69.35	£79.75	£10.40
Ideal Standard Della Full Pedestal Basin 1 Tap Hole 540mm	£919.79	£1,057.76	£137.97
Basin Taps Allowance	£570.00	£655.50	£85.50
Trap and Waste Kit 32mm	£350.55	£403.13	£52.58

Bath

£1,125

£1,294

£169

Description	Costs	Revenue	Profit
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Bath

Bath

Bath Trap White 40mm	£5.65	£6.50	£0.85
Hydrolux Sail Shower Screen, Width 790 mm	£1,119.52	£1,287.45	£167.93

Incoming water mains

£15

£17

£2

Description	Costs	Revenue	Profit
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Incoming water mains

Water supply

MDPE Pipes 25 mm x 50 m	£13.76	£15.82	£2.06
150mm x 365M Blue Water Underground Warning Tape	£0.75	£0.86	£0.11

Incoming gas services	£241	£278	£36
Description	Costs	Revenue	Profit
Incoming gas services			
Gas supply			
Gas Pipe Coil - 20mm x 50m Yellow MDPE	£12.38	£14.24	£1.86
150mm x 365M Yellow Gas Underground Warning Tape	£0.75	£0.86	£0.11
Back Fill			
Building Sand Bulk Bag	£228.34	£262.59	£34.25
Gas Boilers	£11,209	£12,890	£1,681
Description	Costs	Revenue	Profit
Gas Boilers			
Gas Boiler			
Honeywell DT90E Digital Room Thermostat	£266.22	£306.15	£39.93
Combi Straight Filling Loop	£80.19	£92.22	£12.03
Adey MagnaClean Professional Magnetic Filter 22mm	£839.97	£965.97	£126.00
Electrolytic Scale Inhibitor 15mm	£166.77	£191.79	£25.02
Sentinel X100 Central Heating Scale Inhibitor 1L	£104.94	£120.68	£15.74
Vaillant ecoTEC Pro 30 Natural Gas ErP Combi Boiler	£8,957.61	£10,301.25	£1,343.64
Vaillant 125mm Standart Horizontal Flue Kit	£793.26	£912.25	£118.99
Radiators	£11,400	£13,110	£1,710
Description	Costs	Revenue	Profit
Radiators			
1st Fix Heating			
Copper Pipe Ø15 mm, 3 m Length	£655.20	£753.48	£98.28
Copper Pipe Ø22 mm, 3 m Length	£1,927.80	£2,216.97	£289.17
Copper Pipe Ø28 mm, 3 m Length	£2,938.50	£3,379.27	£440.77
Compression Equal Tee 15 mm	£82.00	£94.30	£12.30
Compression Equal Tee 22 mm	£181.50	£208.72	£27.22
Compression Equal Tee 28 mm	£287.50	£330.63	£43.13
Compression Elbow 15 mm	£63.00	£72.45	£9.45
Compression Elbow 22 mm	£126.50	£145.47	£18.97
Compression Elbow 28 mm	£159.50	£183.42	£23.93
Radiators			
Kudox Type 22 Double Radiator 600 x 1000mm	£1,618.50	£1,861.27	£242.77
Chrome Curved Towel Radiator 1200 x 550mm	£750.06	£862.57	£112.51
Kudox Type 22 Double Radiator 600 x 600mm	£414.96	£477.20	£62.24
Kudox Type 22 Double Radiator 600 x 400mm	£282.60	£324.99	£42.39
Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm	£977.16	£1,123.73	£146.57
Torino Chrome Angled Radiator Valve & Lockshield 15mm 2 Pcs	£934.83	£1,075.05	£140.22

Finishes

Wall Finishes	£10,535	£12,115	£1,580
Description	Costs	Revenue	Profit
Wall Finishes			
Fix Plasterboard			
Drywall Screws 32mm Box of 1000	£50.35	£57.90	£7.55
Standard Plasterboard TE 2400 x 1200 x 12.5mm	£1,132.05	£1,301.86	£169.81
Accessories			
Mini Mesh Bead 2400mm	£70.20	£80.73	£10.53
Thin Coat Angle Bead 2400mm	£23.80	£27.37	£3.57
Corner Tape 30 Metre Roll	£161.20	£185.38	£24.18
Skimming Walls			
Thistle Multi Finish Plaster 25kg	£417.42	£480.03	£62.61
Drywall Scrim Tape 48mm x 90m	£24.09	£27.70	£3.61
Wall Finishes (1)			
Skimming Walls			
Thistle Multi Finish Plaster 25kg	£730.77	£840.39	£109.62
Drywall Scrim Tape 48mm x 90m	£42.18	£48.51	£6.33
Fix Plasterboard to Battens			
Standard Plasterboard SE 2400 x 1200 x 12.5mm	£1,981.70	£2,278.95	£297.25
Drywall Screws 32mm Box of 1000	£88.09	£101.30	£13.21
Fix Battens			
Treated Batten 25 x 50mm	£1,962.80	£2,257.22	£294.42
Nylon Anchor Hammerfix Screws M6x80mm Box of 50	£779.38	£896.29	£116.91
Wall Finishes (1)			
1			
Skimming Walls			
Thistle Multi Finish Plaster 25kg	£356.91	£410.45	£53.54
Drywall Scrim Tape 48mm x 90m	£20.61	£23.70	£3.09
Accessories			
Gyproc Drywall Primer 10 Litre	£85.72	£98.58	£12.86
Mini Mesh Bead 2400mm	£70.20	£80.73	£10.53
Thin Coat Angle Bead 2400mm	£23.80	£27.37	£3.57
Corner Tape 30 Metre Roll	£161.20	£185.38	£24.18
Fix Battens			
Treated Batten 25 x 50mm	£959.89	£1,103.87	£143.98
Nylon Anchor Hammerfix Screws M6x80mm Box of 50	£381.13	£438.30	£57.17
Fix Plasterboard to Battens			
Standard Plasterboard SE 2400 x 1200 x 12.5mm	£968.03	£1,113.23	£145.20
Drywall Screws 32mm Box of 1000	£43.02	£49.47	£6.45
Plasterboard on Battens	£5,978	£6,875	£897
Description	Costs	Revenue	Profit
Plasterboard on Battens			

Fix Cornice

Gyproc Cove 127 X 3000mm	£293.40	£337.41	£44.01
Gyproc Cove Adhesive 5kg Bag	£108.05	£124.26	£16.21

Fix Plasterboard

Standard Plasterboard TE 2400 x 1200 x 12.5mm	£1,978.76	£2,275.57	£296.81
Drywall Screws 32mm Box of 1000	£87.98	£101.18	£13.20

Plastering Ceiling

Thistle Multi Finish Plaster 25kg	£729.65	£839.10	£109.45
Drywall Scrim Tape 48mm x 90m	£42.12	£48.44	£6.32

Fix Battens

Treated Batten 25 x 50mm	£1,959.88	£2,253.86	£293.98
Nylon Anchor Hammerfix Screws M6x80mm Box of 50	£778.15	£894.87	£116.72

Painting**£1,857****£2,136****£279**

Description	Costs	Revenue	Profit
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Painting**Painting Ceiling**

Crown Matt Emulsion Paint White 10Ltr	£232.11	£266.93	£34.82
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Preparation

Preparation materials	£1,130.16	£1,299.68	£169.52
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Painting Walls

Leyland Trade Matt Emulsion Paint Magnolia 10Ltr	£369.15	£424.52	£55.37
Crown Matt Emulsion Paint White 10Ltr	£125.96	£144.85	£18.89

Through**£6,444****£7,410****£967**

Description	Costs	Revenue	Profit
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Through**Through Colour Render**

Weber Pral M Render 25kg bag	£5,497.01	£6,321.56	£824.55
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Accessories

External Render Stop Bead 2400mm	£83.60	£96.14	£12.54
Galvanised Steel Bell Cast Bead 65mm x 3m	£75.00	£86.25	£11.25
Galvanised Steel Angle Bead 45mm x 2.4m	£41.20	£47.38	£6.18
Contractors PVA 5Ltr	£16.66	£19.16	£2.50
Corner Tape 30 Metre Roll	£161.20	£185.38	£24.18
Gyproc Joint Filler 12.5kg	£34.44	£39.61	£5.17
Drywall Screws 25mm Box of 1000	£9.06	£10.42	£1.36

Mesh

Weber Expomesh Cloth 1 x 50m Roll	£525.62	£604.46	£78.84
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Landscaping**Block Paving****£5,329****£6,128****£799**

Description	Costs	Revenue	Profit
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Block Paving

Block Paving

Marshall's Driveline Piora Permeable Block Paving	£43.95	£50.54	£6.59
Kiln Dried Paving Sand 20kg bag	£143.19	£164.67	£21.48

Laying Course

Sharp Sand Bulk Bag	£490.14	£563.66	£73.52
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Geotextile Membrane

4TRADE Heavy Duty Landscape Fabric 1m x 20m	£201.45	£231.67	£30.22
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Sub-Base

MOT Type 1 Sub-base Bulk Bag	£1,847.90	£2,125.09	£277.19
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Paving Slabs

Mortar Pointing

Building Sand Bulk Bag	£9.83	£11.30	£1.47
Blue Circle Cement 25kg	£15.41	£17.72	£2.31

Concrete Slab

Concrete Mix C25	£669.90	£770.38	£100.48
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Reinforcement

A252 Reinforcing Mesh 4.8m x 2.4m (4kg/m2)	£431.90	£496.68	£64.78
Plastic Reinforced Mesh Spacers 40-50mm	£152.80	£175.72	£22.92

Geotextile Membrane

4TRADE Heavy Duty Landscape Fabric 1m x 20m	£85.99	£98.89	£12.90
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Sub-Base

MOT Type 1 Sub-base Bulk Bag	£788.77	£907.09	£118.32
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Flagstone

Pavestone Discovery Porcelain Paving	£59.99	£68.99	£9.00
Sharp Sand Bulk Bag	£191.54	£220.27	£28.73
Blue Circle Cement 25kg	£191.84	£220.62	£28.78
Sika Maxmix Concentrated Plasticiser 1L	£3.99	£4.59	£0.60

Gravel / Chippings

£2,692

£3,096

£404

Description	Costs	Revenue	Profit
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Gravel / Chippings

Sub-Base

MOT Type 1 Sub-base Bulk Bag	£923.78	£1,062.35	£138.57
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Surface

Cotswold Buff Decorative Stone Chippings Bulk Bag	£1,496.25	£1,720.69	£224.44
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Geotextile Membrane

Weed Control Landscape Fabric 1m x 20m	£131.74	£151.50	£19.76
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Blockpaving

Sub-Base

MOT Type 1 Sub-base Bulk Bag	£67.50	£77.63	£10.13
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Laying Course

Sharp Sand Bulk Bag	£23.94	£27.53	£3.59
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Geotextile Membrane

Wrekin Black Geotextile Fastrack 4.5m x 100m	£5.33	£6.13	£0.80
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Block Paving

Marshall's Perfecta Buff Paving Slabs	£39.59	£45.53	£5.94
Kiln Dried Paving Sand 20kg bag	£4.37	£5.03	£0.66

Fences and Gates

£1,967

£2,261

£295

Description	Costs	Revenue	Profit
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Fences and Gates

Fence Posts

Supreme Concrete Slotted Fence Post 2440mm (8FT)	£288.00	£331.20	£43.20
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Concrete

Blue Circle Ready to Use Postcrete 20kg	£287.52	£330.65	£43.13
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Decorating

Cuprinol Wood Preserver Clear 5 Ltr	£253.19	£291.17	£37.98
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Gravel boards

Supreme Concrete Recessed Gravel Board 50 x 150 x 1830mm	£249.09	£286.45	£37.36
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Fences

Close Board Dip Treated Fence Panel 1830 x 1520mm (5FT)	£888.72	£1,022.03	£133.31
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Turf

£6,748

£7,760

£1,012

Description	Costs	Revenue	Profit
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Turf

Grass

Rolawn Medallion Turf 1m²	£6,748.01	£7,760.21	£1,012.20
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Other Costs

Provisional Sums

£56,522

£65,000

£8,478

Description	Costs	Revenue	Profit
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Provisional Sums

Provisional Sums

Lift installation	£21,739.13	£25,000.00	£3,260.87
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Staircase	£17,391.30	£19,999.99	£2,608.69
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Bike store & Refuse Store	£4,347.83	£5,000.00	£652.17
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Solar Panels	£13,043.48	£15,000.00	£1,956.52
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Subtotal:

£50,238.54

VAT @ 20%:

£10,047.71

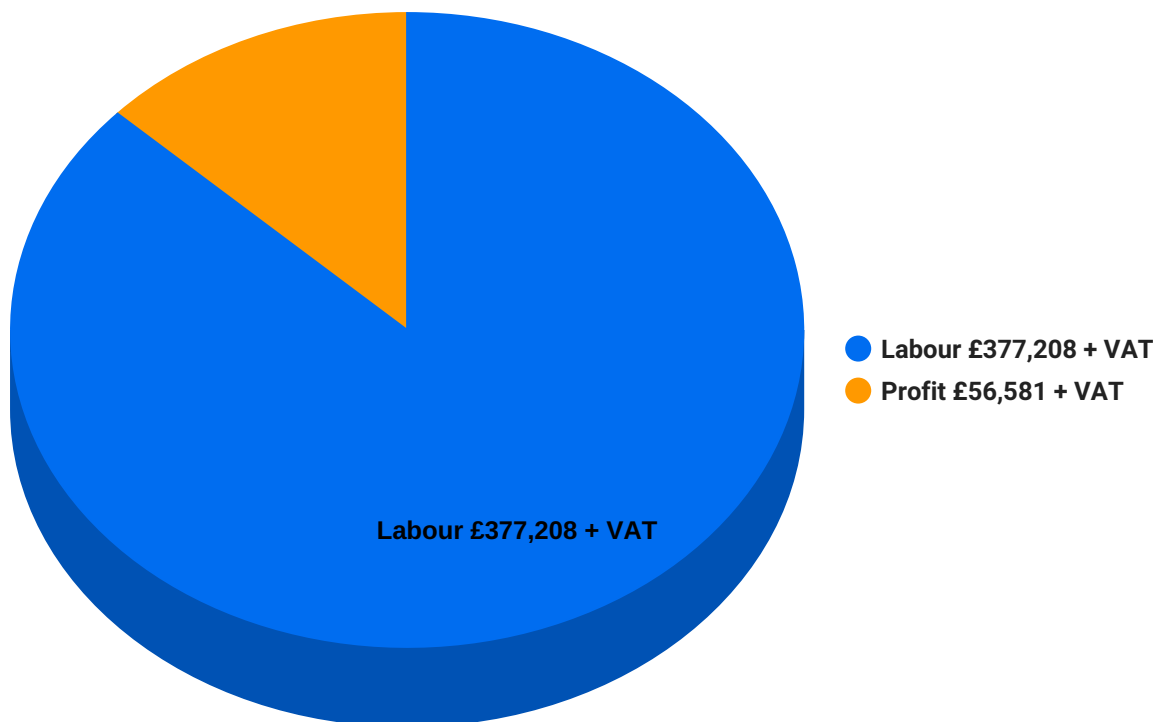
Grand Total:

£60,286.25

Profits: Labour

Date:

Ref:



Site Work

	£3,600	£4,140	£540
Preliminaries			
Description	Costs	Revenue	Profit
Preliminaries			
General Labourers			
General Labourer	£3,600.00	£4,140.00	£540.00
Demolition	£9,077	£10,439	£1,362

Description	Costs	Revenue	Profit
Demolition			
Demolition			
Demolishing two storey building; cavity walls construction	£9,076.96	£10,438.50	£1,361.54
Drainage run	£584	£671	£88
Description	Costs	Revenue	Profit
Drainage run			
Back Fill			
Fill to make up levels by hand	£129.46	£148.88	£19.42
Gravell Fill			
Fill to excavations by hand	£65.60	£75.44	£9.84
Disposal of Soil			
Load soil to Skip By Hand	£72.26	£83.10	£10.84
Trench Excavation			
Excavate trenches by Machine	£232.77	£267.69	£34.92
Levelling and compacting bottoms of excavations	£17.50	£20.13	£2.63
Pipes & Fittings			
Install drainage pipes and fittings	£66.00	£75.90	£9.90
UPVC Manhole	£435	£500	£65
Description	Costs	Revenue	Profit
UPVC Manhole			
Disposal of soil			
Load soil to Skip By Hand	£26.40	£30.36	£3.96
Excavation			
Excavate Pit by Hand	£140.80	£161.92	£21.12
Levelling and compacting bottoms of excavations	£3.40	£3.91	£0.51
Gravel Base			
Fill to excavations by hand	£5.20	£5.98	£0.78
Gravel Surround			
Fill to excavations by hand	£14.80	£17.02	£2.22
Chambers & Covers			
Install chambers, covers and fittings	£244.20	£280.83	£36.63
Substructure			
Trench Foundation	£12,866	£14,796	£1,930
Description	Costs	Revenue	Profit
Trench Foundation			
Earthwork Support			
Erecting and removal of Earthwork support	£2,780.00	£3,197.00	£417.00
Disposal of Soil			
Load soil to Skip By Hand	£2,295.78	£2,640.15	£344.37

Concrete Foundation

Casting concrete to trench	£3,486.12	£4,009.04	£522.92
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Excavation

Excavate trenches by Machine	£3,945.81	£4,537.68	£591.87
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Levelling and compacting bottoms of excavations	£111.20	£127.88	£16.68
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Mesh Reinforcement

Cutting and placing reinforcing mesh	£247.11	£284.18	£37.07
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Concrete Floor**£3,672****£4,222****£551**

Description	Costs	Revenue	Profit
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Concrete Floor**Disposal of Soil**

Load soil to Skip By Hand	£468.26	£538.50	£70.24
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Protective Layer

Laying vapour control	£86.22	£99.15	£12.93
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perimeter

Laying insulation to floor	£22.40	£25.76	£3.36
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Insulation

Laying insulation to floor	£288.00	£331.20	£43.20
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Damp Proof Membrane

Laying Damp Proof Membrane	£82.18	£94.51	£12.33
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Concrete Slab

Casting concrete to slabs	£348.48	£400.75	£52.27
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Mesh reinforcement

Cutting and placing reinforcing mesh	£160.00	£184.00	£24.00
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Hardcore fill

Fill to make up levels by hand	£456.92	£525.46	£68.54
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Spreading and Levelling Fill	£57.02	£65.57	£8.55
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Compacting Fill	£72.00	£82.80	£10.80
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Excavation

Excavate reduced levels by Machine	£804.77	£925.49	£120.72
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Levelling and compacting bottoms of excavations	£144.00	£165.60	£21.60
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Sand Blinding

Fill to make up levels by hand	£152.31	£175.16	£22.85
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Spreading and Levelling Fill	£57.02	£65.57	£8.55
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Compacting Fill	£72.00	£82.80	£10.80
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Floor Screed

Laying floor screed 25 - 65mm	£400.00	£460.00	£60.00
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Beams and Blocks**£39,939****£45,930****£5,991**

Description	Costs	Revenue	Profit
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Beams and Blocks**Oversite Concrete**

Casting concrete to slabs	£1,151.92	£1,324.71	£172.79
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Hardcore Fill

Fill to make up levels by hand	£1,006.92	£1,157.96	£151.04
Spreading and Levelling Fill	£188.50	£216.77	£28.27
Compacting Fill	£238.00	£273.70	£35.70

Insulation

Laying insulation to floor	£952.00	£1,094.80	£142.80
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Sleeper Wall

Laying bricks (half a brick thick)	£134.64	£154.84	£20.20
Lay damp proof course	£40.80	£46.92	£6.12

Screed

Laying floor screed 25 - 65mm	£1,322.22	£1,520.55	£198.33
Laying vapour control	£264.44	£304.11	£39.67

Block and Beam Floor

Lay beams and blocks	£3,173.33	£3,649.33	£476.00
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Damp Proof Membrane

Laying Damp Proof Membrane	£255.67	£294.02	£38.35
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Excavation

Excavate reduced levels by Machine	£2,533.55	£2,913.58	£380.03
Levelling and compacting bottoms of excavations	£476.00	£547.40	£71.40

Disposal of Soil

Load soil to Skip By Hand	£1,474.17	£1,695.30	£221.13
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Beams and Blocks (1)**Disposal of Soil**

Load soil to Skip By Hand	£1,560.82	£1,794.94	£234.12
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Sleeper Wall

Laying bricks (half a brick thick)	£110.88	£127.51	£16.63
Lay damp proof course	£33.60	£38.64	£5.04

Hardcore Fill

Fill to make up levels by hand	£1,066.15	£1,226.07	£159.92
Spreading and Levelling Fill	£199.58	£229.52	£29.94
Compacting Fill	£252.00	£289.80	£37.80

Excavation

Excavate reduced levels by Machine	£2,682.58	£3,084.97	£402.39
Levelling and compacting bottoms of excavations	£504.00	£579.60	£75.60

Screed

Laying floor screed 25 - 65mm	£1,400.00	£1,610.00	£210.00
Laying vapour control	£280.00	£322.00	£42.00

Oversite Concrete

Casting concrete to slabs	£1,219.68	£1,402.63	£182.95
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Damp Proof Membrane

Laying Damp Proof Membrane	£270.24	£310.78	£40.54
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Insulation

Laying insulation to floor	£1,008.00	£1,159.20	£151.20
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Block and Beam Floor

Lay beams and blocks	£3,360.00	£3,864.00	£504.00
Beams and Blocks (1)			
1			
Disposal of Soil			
Load soil to Skip By Hand	£1,427.97	£1,642.17	£214.20
Damp Proof Membrane			
Laying Damp Proof Membrane	£247.88	£285.06	£37.18
Block and Beam Floor			
Lay beams and blocks	£3,074.00	£3,535.10	£461.10
Insulation			
Laying insulation to floor	£922.20	£1,060.53	£138.33
Hardcore Fill			
Fill to make up levels by hand	£975.62	£1,121.96	£146.34
Spreading and Levelling Fill	£182.60	£209.99	£27.39
Compacting Fill	£230.55	£265.13	£34.58
Sleeper Wall			
Laying bricks (half a brick thick)	£114.84	£132.07	£17.23
Lay damp proof course	£34.80	£40.02	£5.22
Oversite Concrete			
Casting concrete to slabs	£1,116.10	£1,283.51	£167.41
Excavation			
Excavate reduced levels by Machine	£2,454.42	£2,822.58	£368.16
Levelling and compacting bottoms of excavations	£461.10	£530.26	£69.17
Screed			
Laying floor screed 25 - 65mm	£1,280.83	£1,472.95	£192.12
Laying vapour control	£256.17	£294.60	£38.43

Structure

Cavity Wall	£14,993	£17,242	£2,249
Description	Costs	Revenue	Profit
Cavity Wall			
Forming Cavity			
Forming cavity	£278.06	£319.77	£41.71
Insulation			
Laying Dritherm insulation to cavity wall	£451.85	£519.63	£67.78
Inner Skin			
Laying aerated blocks 100mm	£5,536.23	£6,366.66	£830.43
Outer Skin Block			
Laying aerated blocks 100mm	£4,473.27	£5,144.26	£670.99
Cavity Wall (1)			
Inner Skin			
Laying aerated blocks 100mm	£888.03	£1,021.23	£133.20
Outer Skin			
Laying bricks (half a brick thick)	£1,578.72	£1,815.53	£236.81

Insulation			
Laying Dritherm insulation to cavity wall	£89.70	£103.16	£13.46
Forming Cavity			
Forming cavity	£55.20	£63.48	£8.28
Solid Wall			
Facing Brick Wall			
Laying bricks (half a brick thick)	£1,642.34	£1,888.69	£246.35
Metal Stud Wall	£23,390	£26,899	£3,509
Description	Costs	Revenue	Profit
Metal Stud Wall			
Insulation			
Laying Dritherm insulation between studs	£753.93	£867.02	£113.09
Metal Stud Wall			
Erect and fix studwork	£13,930.07	£16,019.58	£2,089.51
Block Wall			
Aerated Blocks			
Laying aerated blocks 100mm	£4,513.18	£5,190.16	£676.98
Block Wall 1			
Aerated Blocks			
Laying aerated blocks 140mm	£4,193.16	£4,822.13	£628.97
Windows	£3,516	£4,044	£527
Description	Costs	Revenue	Profit
Windows			
uPVC Window			
Fit window	£1,080.00	£1,242.00	£162.00
Lintels			
Install steel lintel	£108.00	£124.20	£16.20
Cavity Closers			
Install Cavity Closers	£220.75	£253.86	£33.11
Trickle Vents			
Install trickle vents	£75.00	£86.25	£11.25
Windows (1)			
uPVC Window			
Fit window	£304.00	£349.60	£45.60
Trickle Vents			
Install trickle vents	£20.00	£23.00	£3.00
Lintels			
Install steel lintel	£40.32	£46.37	£6.05
Cavity Closers			
Install Cavity Closers	£64.15	£73.77	£9.62
Windows (1)			
1			
uPVC Window			

Fit window	£938.00	£1,078.70	£140.70
Trickle Vents			
Install trickle vents	£70.00	£80.50	£10.50
Cavity Closers			
Install Cavity Closers	£178.83	£205.65	£26.82
Lintels			
Install steel lintel	£67.20	£77.28	£10.08
Windows (1)			
2			
Cavity Closers			
Install Cavity Closers	£58.98	£67.83	£8.85
uPVC Window			
Fit window	£246.00	£282.90	£36.90
Trickle Vents			
Install trickle vents	£15.00	£17.25	£2.25
Lintels			
Install steel lintel	£30.24	£34.78	£4.54
French Door	£1,762	£2,026	£264
Description	Costs	Revenue	Profit
French Door			
Lintels			
Install steel lintel	£95.04	£109.30	£14.26
UPVC French Door			
Install french door	£1,000.00	£1,150.00	£150.00
Cavity Closers			
Install Cavity Closers	£174.34	£200.49	£26.15
UPVC Front Door			
UPVC Door			
Install front door	£230.77	£265.39	£34.62
Cavity Closers			
Install Cavity Closers	£47.55	£54.68	£7.13
Lintels			
Install steel lintel	£17.28	£19.87	£2.59
Wooden Door			
Cavity Closers			
Install Cavity Closers	£31.70	£36.45	£4.75
Wooden Door			
Install front door	£153.85	£176.93	£23.08
Lintels			
Install steel lintel	£11.52	£13.25	£1.73
Fire_door	£13,889	£15,972	£2,083
Description	Costs	Revenue	Profit
Fire_door			
Door Liner			

Fitting a single door lining	£950.40	£1,092.96	£142.56
Lintel			
Install steel lintel	£253.44	£291.46	£38.02
Door			
Fitting a fire door	£2,376.00	£2,732.40	£356.40
Lock and Handles			
Fitting a tubular latch	£1,009.80	£1,161.27	£151.47
Fitting handles	£712.80	£819.72	£106.92
Decorating			
Apply primer, undercoat and gloss	£3,782.49	£4,349.86	£567.37
Single			
Lock and Handles			
Fitting a tubular latch	£481.95	£554.24	£72.29
Fitting handles	£340.20	£391.23	£51.03
Lintel			
Install steel lintel	£120.96	£139.10	£18.14
Door Liner			
Fitting a single door lining	£453.60	£521.64	£68.04
Door			
Fitting a door	£945.00	£1,086.75	£141.75
Decorating			
Apply primer, undercoat and gloss	£1,805.28	£2,076.07	£270.79
Double			
Decorating			
Apply primer, undercoat and gloss	£318.86	£366.69	£47.83
Lintel			
Install steel lintel	£20.16	£23.18	£3.02
Door			
Fitting a door	£180.00	£207.00	£27.00
Lock and Handles			
Fitting a tubular latch	£45.90	£52.78	£6.88
Fitting handles	£32.40	£37.26	£4.86
Door Liner			
Fitting a double door lining	£59.40	£68.31	£8.91
Staircase	£817	£940	£123
Description	Costs	Revenue	Profit
Staircase			
Decorating			
Apply primer, undercoat and gloss <200mm girth	£61.20	£70.38	£9.18
Staircase			
Install prefabricated staircase	£756.00	£869.40	£113.40
Skirting Boards	£16,991	£19,540	£2,549
Description	Costs	Revenue	Profit

Skirting Boards**Skirting Board**

Cutting and fixing skirting board	£7,030.80	£8,085.42	£1,054.62
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Decorating

Apply primer, undercoat and gloss <200mm girth	£9,960.30	£11,454.34	£1,494.04
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Lean To Roof inc. Flat**£13,971****£16,067****£2,096**

Description	Costs	Revenue	Profit
Lean To Roof inc. Flat			
Wall Plate			
Bedding wall plate	£58.67	£67.47	£8.80
Rafters			
Install rafters	£1,492.99	£1,716.94	£223.95
Ridge			
Install ridge	£84.86	£97.59	£12.73
Roof Sheathing			
Fixing plywood	£1,352.27	£1,555.11	£202.84
Lean To Roof inc. Flat (1)			
Roof Sheathing			
Fixing plywood	£3,422.65	£3,936.05	£513.40
Wall Plate			
Bedding wall plate	£298.67	£343.47	£44.80
Ceiling Joists			
Carpenter to fit ceiling joists	£2,041.20	£2,347.38	£306.18
Collars			
Carpenter to fit roof collar	£408.24	£469.48	£61.24
Rafters			
Install rafters	£3,566.59	£4,101.58	£534.99
Ridge			
Install ridge	£462.86	£532.29	£69.43
Ceiling Joist Support			
Carpenter to fit ceiling joist support	£307.53	£353.66	£46.13
Collar Support			
Carpenter to fit collar support	£474.86	£546.09	£71.23
Roof Insulation	£6,875	£7,906	£1,031
Description	Costs	Revenue	Profit
Roof Insulation			
Ceiling Insulation			
Laying loft insulation	£953.60	£1,096.64	£143.04
Rafter Insulation			
Laying PIR insulation between rafters	£1,083.64	£1,246.19	£162.55
Laying PIR insulation over rafters	£596.00	£685.40	£89.40

Roof Insulation (1)

Rafter Insulation

Laying PIR insulation between rafters	£2,736.36	£3,146.81	£410.45
Laying PIR insulation over rafters	£1,505.00	£1,730.75	£225.75

Flat Roof Windows

£10,548

£12,130

£1,582

Description	Costs	Revenue	Profit
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Flat Roof Windows

Rafters and trimmers

Install rafters	£870.91	£1,001.55	£130.64
Carpenter to fit joist hangers	£567.00	£652.05	£85.05

Flat Roof Window

Install flat roof window	£3,332.00	£3,831.80	£499.80
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Pitched Roof Windows

Rafters and trimmers

Install rafters	£1,244.16	£1,430.78	£186.62
Carpenter to fit joist hangers	£810.00	£931.50	£121.50

Roof Windows

Install roof window	£3,724.00	£4,282.60	£558.60
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GRP

£1,753

£2,016

£263

Description	Costs	Revenue	Profit
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GRP

Roof Sheathing

Fixing plywood	£1,352.27	£1,555.11	£202.84
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Flashings

Install flashings	£92.40	£106.26	£13.86
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Fibreglass Covering

Apply GRP resin, mat and topcoat	£84.00	£96.60	£12.60
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GRP Trims

Install GRP trims	£224.00	£257.60	£33.60
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Plain Range

£15,238

£17,523

£2,286

Description	Costs	Revenue	Profit
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Plain Range

Verges

Fix undercloak	£64.00	£73.60	£9.60
Pointing verges, inc fixing clips	£235.79	£271.16	£35.37

Counter Battens

Fixing battens to timber	£1,128.75	£1,298.06	£169.31
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Plain Tiles

Fix plain tiles (sloped)	£7,505.77	£8,631.64	£1,125.87
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Breather Membrane

Fixing breather membrane	£629.36	£723.76	£94.40
Battens			
Fixing battens to timber	£4,579.50	£5,266.42	£686.92
Ridges			
Bedding ridge/hips tiles	£1,094.55	£1,258.73	£164.18
UPVC	£3,444	£3,961	£517

Description	Costs	Revenue	Profit
UPVC			
Eave Soffit			
Install fascia/soffit 150-300mm	£1,013.82	£1,165.89	£152.07
Fixing battens to masonry	£371.25	£426.94	£55.69
Rake Soffit			
Install fascia/soffit 150-300mm	£230.41	£264.97	£34.56
Fixing battens to masonry	£84.38	£97.04	£12.66
Fascia			
Install fascia/soffit 150-300mm	£1,013.82	£1,165.89	£152.07
Bargeboard			
Install fascia/soffit 150-300mm	£230.41	£264.97	£34.56
Accessories			
Fix plastic accessories	£500.00	£575.00	£75.00
Half Round	£2,235	£2,570	£335

Description	Costs	Revenue	Profit
Half Round			
uPVC Gutters			
Install rainwater goods and accessories	£797.00	£916.55	£119.55
uPVC Downpipes			
Install rainwater goods and accessories	£1,438.00	£1,653.70	£215.70

Services

Electrics	£26,119	£30,037	£3,918
Description	Costs	Revenue	Profit
Electrics			
Electrics 1st Fix			
Electrics 1st Fix	£6,037.50	£6,943.12	£905.63
Electrics 2nd Fix			
General Electrics	£3,255.00	£3,743.25	£488.25
Electrics (1)			
Electrics 2nd Fix			
General Electrics	£1,289.75	£1,483.21	£193.46
Electrics 1st Fix			
Electrics 1st Fix	£962.50	£1,106.88	£144.38
Electrics (1)			
1			

Electrics 1st Fix			
Electrics 1st Fix	£4,434.50	£5,099.67	£665.17
Electrics 2nd Fix			
General Electrics	£4,110.75	£4,727.36	£616.61
Electrics (1) 2			
Electrics 1st Fix			
Electrics 1st Fix	£2,751.00	£3,163.65	£412.65
Electrics 2nd Fix			
General Electrics	£3,277.75	£3,769.41	£491.66
Incoming electrical services	£1,783	£2,051	£268
Description	Costs	Revenue	Profit
Incoming electrical services			
Back Fill			
Fill to make up levels by hand	£380.77	£437.89	£57.12
Disposal of Soil			
Load soil to Skip By Hand	£185.82	£213.69	£27.87
Excavation			
Excavate trenches by Machine	£319.35	£367.25	£47.90
Levelling bottoms of excavations	£22.50	£25.87	£3.38
Electrics supply			
Install electric cable	£875.00	£1,006.25	£131.25
Plumbing	£10,864	£12,493	£1,630
Description	Costs	Revenue	Profit
Plumbing			
1st Fix Plumbing			
1st Fix Plumbing	£4,705.75	£5,411.61	£705.86
Plumbing 2nd Fix			
2nd Fix Plumbing	£6,157.90	£7,081.58	£923.68
Bath	£700	£805	£105
Description	Costs	Revenue	Profit
Bath			
Bath			
Fit Bath	£700.00	£805.00	£105.00
Incoming water mains	£974	£1,121	£146
Description	Costs	Revenue	Profit
Incoming water mains			
Excavation			
Excavate trenches by Machine	£319.35	£367.25	£47.90
Levelling bottoms of excavations	£22.50	£25.87	£3.38
Disposal of Soil			

Load soil to Skip By Hand	£185.82	£213.69	£27.87
Back Fill			
Fill to make up levels by hand	£380.77	£437.89	£57.12
Water supply			
Install water pipes and fittings	£66.00	£75.90	£9.90

Incoming gas services	£892	£1,026	£134
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Description	Costs	Revenue	Profit
Incoming gas services			
Excavation			
Excavate trenches by Machine	£319.35	£367.25	£47.90
Levelling bottoms of excavations	£22.50	£25.87	£3.38
Gas supply			
Install gas pipes and fittings	£60.50	£69.57	£9.07
Back Fill			
Fill to make up levels by hand	£380.77	£437.89	£57.12
Disposal of Soil			
Load soil to Skip By Hand	£109.15	£125.52	£16.37

Gas Boilers	£3,073	£3,534	£461
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Description	Costs	Revenue	Profit
Gas Boilers			
Gas Boiler			
Install boiler	£3,073.00	£3,533.95	£460.95

Radiators	£15,068	£17,328	£2,260
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Description	Costs	Revenue	Profit
Radiators			
1st Fix Heating			
Install new flow and return pipes for radiators	£11,109.00	£12,775.35	£1,666.35
Radiators			
Install radiator	£3,958.50	£4,552.27	£593.77

Finishes

Wall Finishes	£32,462	£37,332	£4,869
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Description	Costs	Revenue	Profit
Wall Finishes			
General Labourers			
General Labourer	£1,080.00	£1,242.00	£162.00
Fix Plasterboard			
Fixing plasterboard to walls	£2,345.56	£2,697.39	£351.83
Accessories			
Fixing plaster beads and accessories	£504.00	£579.60	£75.60

Skimming Walls

Skimming walls	£3,070.55	£3,531.13	£460.58
Wall Finishes (1)			
Skimming Walls			
Skimming walls	£5,375.27	£6,181.56	£806.29
Fix Plasterboard to Battens			
Fixing plasterboard to walls	£4,106.11	£4,722.03	£615.92
Fix Battens			
Fixing battens to masonry	£7,283.62	£8,376.16	£1,092.54
Wall Finishes (1)			
1			
Skimming Walls			
Skimming walls	£2,625.67	£3,019.52	£393.85
Accessories			
Fixing plaster beads and accessories	£504.00	£579.60	£75.60
Fix Battens			
Fixing battens to masonry	£3,561.98	£4,096.28	£534.30
Fix Plasterboard to Battens			
Fixing plasterboard to walls	£2,005.72	£2,306.58	£300.86
Plasterboard on Battens	£23,134	£26,604	£3,470
Description	Costs	Revenue	Profit
Plasterboard on Battens			
Fix Cornice			
Cutting and fitting cornice	£580.27	£667.31	£87.04
Fix Plasterboard			
Fixing plasterboard to ceiling	£7,028.57	£8,082.86	£1,054.29
Plastering Ceiling			
Skimming ceiling	£6,812.31	£7,834.16	£1,021.85
Fix Battens			
Fixing battens to masonry	£7,272.79	£8,363.71	£1,090.92
General Labourers			
General Labourer	£1,440.00	£1,656.00	£216.00
Painting	£14,487	£16,661	£2,173
Description	Costs	Revenue	Profit
Painting			
Painting Ceiling			
Painting ceiling	£4,562.18	£5,246.51	£684.33
Preparation			
Preparing for Painting	£1,921.28	£2,209.47	£288.19
Painting Walls			
Painting walls	£8,004.00	£9,204.60	£1,200.60
Through	£12,027	£13,831	£1,804
Description	Costs	Revenue	Profit

Through

Through Colour Render

Rendering walls (Through Coloured)	£9,964.43	£11,459.09	£1,494.66
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Accessories

Fixing plaster beads and accessories	£979.20	£1,126.08	£146.88
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Mesh

Fixing fibreglass mesh	£1,083.09	£1,245.55	£162.46
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Landscaping

Block Paving	£11,718	£13,475	£1,758
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Description	Costs	Revenue	Profit
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Block Paving

Block Paving

Laying and compacting block paving	£4,783.33	£5,500.83	£717.50
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Laying Course

Fill to make up levels by hand	£312.23	£359.06	£46.83
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Spreading and Levelling Fill	£129.89	£149.37	£19.48
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Compacting Fill	£164.00	£188.60	£24.60
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Geotextile Membrane

Laying Geotextile Membrane	£144.32	£165.97	£21.65
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Sub-Base

Fill to make up levels by hand	£1,040.77	£1,196.89	£156.12
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Spreading and Levelling Fill	£129.89	£149.37	£19.48
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Compacting Fill	£164.00	£188.60	£24.60
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Paving Slabs

Mortar Pointing

Mortar pointing	£640.00	£736.00	£96.00
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Concrete Slab

Casting concrete to slabs	£338.80	£389.62	£50.82
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Disposal of Soil

Load soil to Skip By Hand	£476.89	£548.42	£71.53
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Excavation

Excavate reduced levels by Machine	£819.68	£942.63	£122.95
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Levelling and compacting bottoms of excavations	£140.00	£161.00	£21.00
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Reinforcement

Cutting and placing reinforcing mesh	£155.56	£178.89	£23.33
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Geotextile Membrane

Laying Geotextile Membrane	£61.60	£70.84	£9.24
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Sub-Base

Fill to make up levels by hand	£444.23	£510.86	£66.63
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Spreading and Levelling Fill	£55.44	£63.76	£8.32
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Compacting Fill	£70.00	£80.50	£10.50
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Flagstone

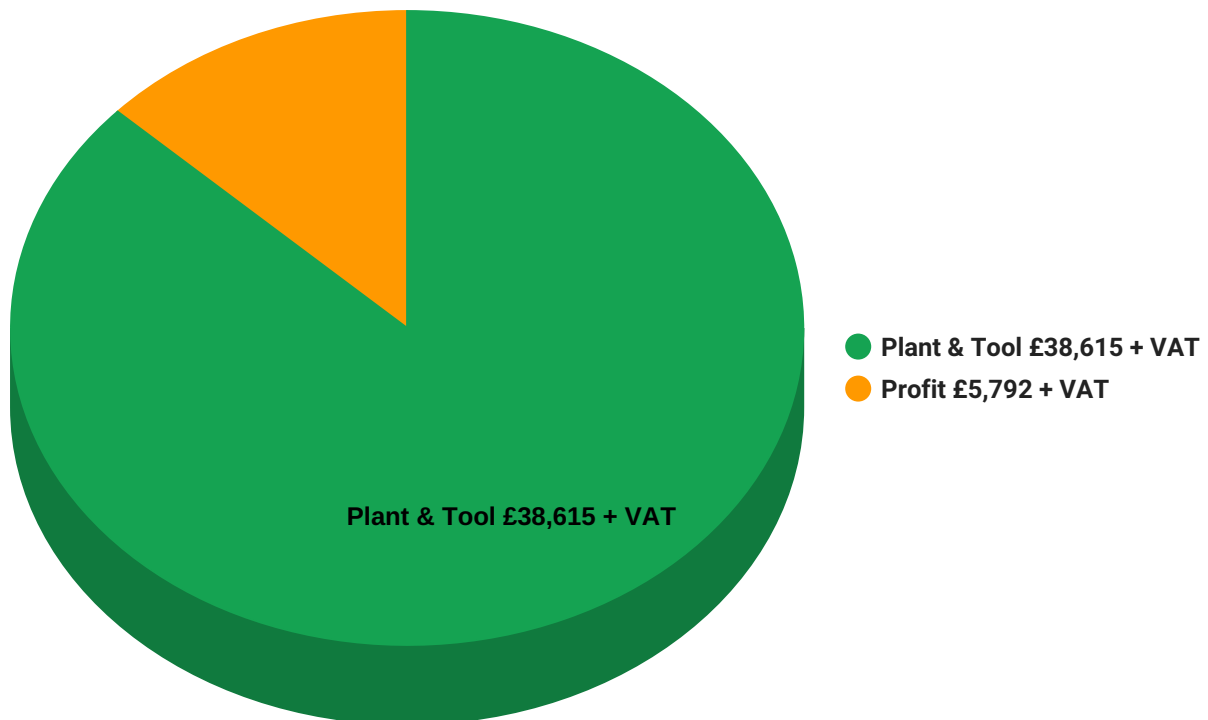
Laying paving slabs	£1,647.06	£1,894.12	£247.06
Gravel / Chippings	£2,728	£3,137	£409
Description	Costs	Revenue	Profit
Gravel / Chippings			
Sub-Base			
Fill to make up levels by hand	£520.38	£598.44	£78.06
Spreading and Levelling Fill	£97.42	£112.03	£14.61
Compacting Fill	£123.00	£141.45	£18.45
Surface			
Laying gravel/chippings surface	£254.84	£293.07	£38.23
Excavation			
Excavate reduced levels by Machine	£632.68	£727.58	£94.90
Levelling and compacting bottoms of excavations	£246.00	£282.90	£36.90
Geotextile Membrane			
Laying Geotextile Membrane	£114.09	£131.20	£17.11
Disposal of Soil			
Load soil to Skip By Hand	£368.25	£423.49	£55.24
Blockpaving			
Excavation			
Excavate reduced levels by Machine	£79.84	£91.82	£11.98
Levelling and compacting bottoms of excavations	£18.00	£20.70	£2.70
Sub-Base			
Fill to make up levels by hand	£38.08	£43.79	£5.71
Spreading and Levelling Fill	£3.96	£4.55	£0.59
Compacting Fill	£5.00	£5.75	£0.75
Laying Course			
Fill to make up levels by hand	£15.23	£17.51	£2.28
Spreading and Levelling Fill	£3.96	£4.55	£0.59
Compacting Fill	£5.00	£5.75	£0.75
Disposal of Soil			
Load soil to Skip By Hand	£46.54	£53.52	£6.98
Geotextile Membrane			
Laying Geotextile Membrane	£9.50	£10.92	£1.43
Block Paving			
Laying and compacting block paving	£145.83	£167.70	£21.87
Fences and Gates	£1,640	£1,886	£246
Description	Costs	Revenue	Profit
Fences and Gates			
Disposal of Soil			
Load soil to Skip By Hand	£47.55	£54.68	£7.13
Excavation			
Excavating holes by hand	£552.00	£634.80	£82.80

Fence Posts			
Setting concrete post	£230.40	£264.96	£34.56
Concrete			
Backfill hole with concrete	£28.80	£33.12	£4.32
Decorating			
Painting fence	£505.08	£580.84	£75.76
Gravel boards			
Setting gravel board	£160.84	£184.97	£24.13
Fences			
Setting fence panel	£115.00	£132.25	£17.25
Turf	£19,945	£22,937	£2,992
Description	Costs	Revenue	Profit
Turf			
Grass			
Laying turf	£6,685.06	£7,687.82	£1,002.76
Excavation			
Excavate reduced levels by Machine	£5,159.35	£5,933.25	£773.90
Levelling and compacting bottoms of excavations	£2,908.00	£3,344.20	£436.20
Cultivation			
Cultivate 150mm deep, remove stones	£5,192.86	£5,971.79	£778.93
Subtotal:			£56,581.25
VAT @ 20%:			£11,316.25
Grand Total:			£67,897.50

Profits: Plant & Tool

Date:

Ref:



Site Work

	£2,550	£2,933	£383
Preliminaries			
Description	Costs	Revenue	Profit
Preliminaries			
Disposal Waste			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£2,550.00	£2,932.50	£382.50
Demolition	£9,384	£10,792	£1,408

Description	Costs	Revenue	Profit
Demolition			
Disposal Demolition Waste			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£9,384.00	£10,791.60	£1,407.60

Drainage run	£298	£343	£45
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Description	Costs	Revenue	Profit
Drainage run			
Disposal of Soil			
6 Yard Skip 2.6m(L) x 1.5(W) x 1.2(H)	£178.20	£204.93	£26.73
Trench Excavation			
1.5 Tonne Excavator	£55.00	£63.25	£8.25
Delivery, collection and running cost	£64.69	£74.39	£9.70

UPVC Manhole	£76	£87	£11
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Description	Costs	Revenue	Profit
UPVC Manhole			
Disposal of soil			
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	£76.00	£87.40	£11.40

Substructure

Trench Foundation	£6,417	£7,379	£963
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Description	Costs	Revenue	Profit
Trench Foundation			
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£5,653.35	£6,501.35	£848.00
Excavation			
1.5 Tonne Excavator	£385.00	£442.75	£57.75
Delivery, collection and running cost	£378.60	£435.39	£56.79

Concrete Floor	£1,458	£1,677	£219
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Description	Costs	Revenue	Profit
Concrete Floor			
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£1,152.60	£1,325.49	£172.89
Excavation			
1.5 Tonne Excavator	£192.50	£221.37	£28.88
Delivery, collection and running cost	£113.04	£130.00	£16.96

Beams and Blocks	£12,541	£14,423	£1,881
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Description	Costs	Revenue	Profit
Beams and Blocks			
Excavation			
1.5 Tonne Excavator	£247.50	£284.63	£37.13

Delivery, collection and running cost	£259.20	£298.08	£38.88
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£3,628.65	£4,172.95	£544.30
Beams and Blocks (1)			
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£3,842.85	£4,419.28	£576.43
Excavation			
1.5 Tonne Excavator	£275.00	£316.25	£41.25
Delivery, collection and running cost	£271.80	£312.57	£40.77
Beams and Blocks (1)			
1			
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£3,516.45	£4,043.92	£527.47
Excavation			
1.5 Tonne Excavator	£247.50	£284.63	£37.13
Delivery, collection and running cost	£252.50	£290.38	£37.88

Structure

Staircase	£65	£75	£10
Description	Costs	Revenue	Profit
Staircase			
Staircase			
Delivery cost	£65.00	£74.75	£9.75

Services

Incoming electrical services	£569	£654	£85
Description	Costs	Revenue	Profit
Incoming electrical services			
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£457.50	£526.13	£68.63
Excavation			
1.5 Tonne Excavator	£110.00	£126.50	£16.50
Delivery and Collection Cost	£1.00	£1.15	£0.15
Incoming water mains	£569	£654	£85
Description	Costs	Revenue	Profit
Incoming water mains			
Excavation			
1.5 Tonne Excavator	£110.00	£126.50	£16.50
Delivery and Collection Cost	£1.00	£1.15	£0.15
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£457.50	£526.13	£68.63
Incoming gas services	£380	£437	£57

Description	Costs	Revenue	Profit
Incoming gas services			
Excavation			
1.5 Tonne Excavator	£110.00	£126.50	£16.50
Delivery and Collection Cost	£1.00	£1.15	£0.15
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£268.78	£309.10	£40.32

Landscaping

Block Paving	£1,480	£1,702	£222
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Description	Costs	Revenue	Profit
Paving Slabs			
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£1,173.00	£1,348.95	£175.95
Excavation			
1.5 Tonne Excavator	£192.50	£221.37	£28.88
Delivery, collection and running cost	£114.30	£131.44	£17.14

Gravel / Chippings	£1,453	£1,670	£218
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Description	Costs	Revenue	Profit
Gravel / Chippings			
Excavation			
1.5 Tonne Excavator	£192.50	£221.37	£28.88
Delivery, collection and running cost	£98.51	£113.29	£14.78
Disposal of Soil			
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	£918.00	£1,055.70	£137.70
Blockpaving			
Excavation			
1.5 Tonne Excavator	£55.00	£63.25	£8.25
Delivery, collection and running cost	£51.75	£59.51	£7.76
Disposal of Soil			
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	£136.80	£157.32	£20.52

Fences and Gates	£137	£157	£21
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Description	Costs	Revenue	Profit
Fences and Gates			
Disposal of Soil			
4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)	£136.80	£157.32	£20.52

Turf	£1,239	£1,425	£186
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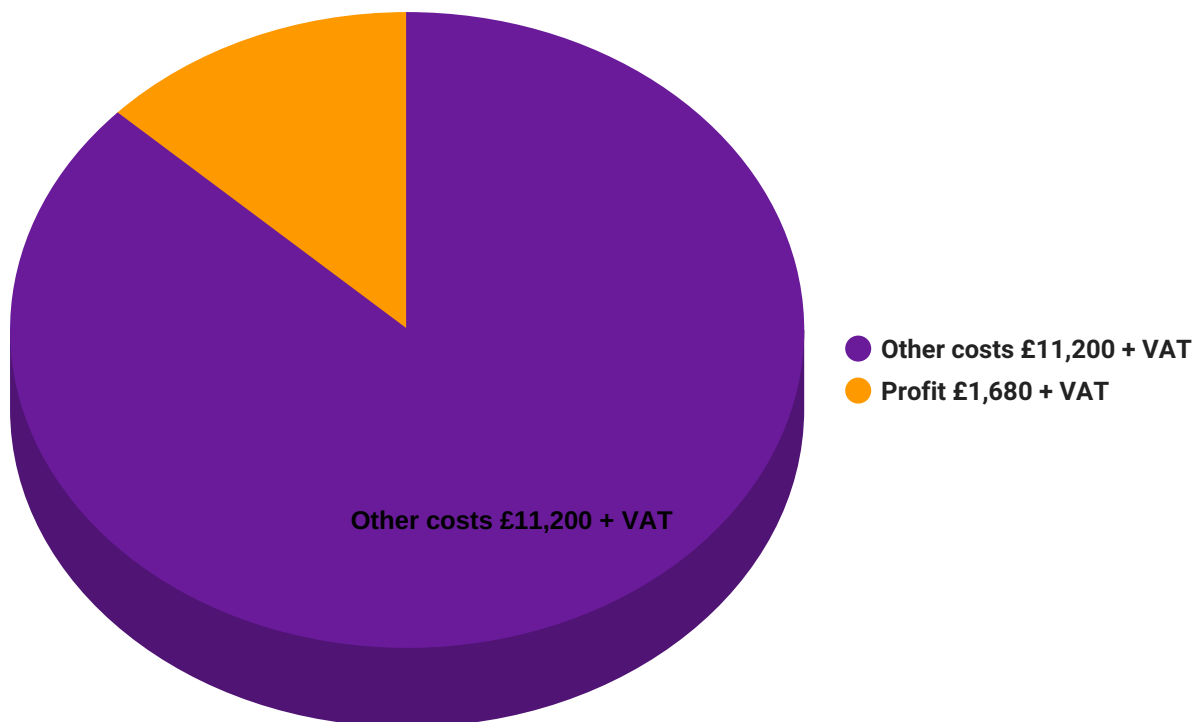
Description	Costs	Revenue	Profit
Turf			
Excavation			

1.5 Tonne Excavator	£522.50	£600.88	£78.38
Delivery, collection and running cost	£481.20	£553.38	£72.18
Cultivation			
Rotavator Hydraulic	£235.71	£271.07	£35.36
Subtotal:			£5,792.22
VAT @ 20%:			£1,158.44
Grand Total:			£6,950.66

Profits: Other costs

Date:

Ref:



Site Work

Preliminaries	£11,200	£12,880	£1,680
Description	Costs	Revenue	Profit
Preliminaries			
Health and Safety			
Safety, First Aid, Protective clothing	£2,500.00	£2,875.00	£375.00
Temporary Services			
Temporary services	£8,700.00	£10,005.00	£1,305.00

Subtotal:	£1,680.00
VAT @ 20%:	£336.00
Grand Total:	£2,016.00



PAYMENT SCHEDULE

Project proposal: Build New House

Customer name:

Date:

Job number:

Title	Date	Amount
Deposit	12/03/2020	£0.00
Carpentry	12/03/2020	£67,652.47
Heating	12/03/2020	£58,322.37
Foundation	12/03/2020	£47,613.96
Preparation	12/03/2020	£49,660.62
Openings	12/03/2020	£29,494.04
Exterior	12/03/2020	£25,489.30
Internal	12/03/2020	£122,066.23
Provisional, Lump, PC Sums and Daywork	12/03/2020	£78,000.00
Ground Floor	12/03/2020	£168,435.83
Drainage	12/03/2020	£2,821.64
Walls	12/03/2020	£112,072.45
Plumbing	12/03/2020	£32,887.66
Roof	12/03/2020	£132,785.12
Landscaping	12/03/2020	£78,762.70
Electrics	12/03/2020	£45,422.07
Retention	12/03/2020	£0.00

Grand Total:

£1,051,486.46