

Material Summary

Site Address: Loft conversion 2

Proposal: Loft conversion and associated works.

Estimators Product Description	Build Stage Reference	UoM	Material Quantity	Rate	Total Ex VAT
Sawn Timber Dry Graded C16 47x175mm Treated	2nd Flr	M ¹	118.600	5.62	666.53
Chipboard Flooring MR 2400x600x22mm	2nd Flr	Sh	24.000	9.89	237.36
Mineral Acoustic Partition Roll 2x600 100mm	Resilient Flr	M ²	31.000	4.85	150.35
MDF Window Cill Board Primed 25x225mm	1st Flr	M ¹	4.000	5.41	21.64
Silicone General Purpose White 310ml tube	1st Flr	Ea	2.000	5.01	10.02
Velux Window GGL PK10 2070 940x1600	Velux	Ea	2.000	313.27	626.54
Velux Flashing EDW PK10	Velux	Ea	2.000	63.99	127.98
Velux Flat Roof Window CFP S00G 060060 Clear	Velux	Ea	1.000	355.31	355.31
Gutter Plastic Round 4000mm	Guttering	Ea	2.000	11.24	22.48
Gutter Plastic Round Fascia Bracket	Guttering	Ea	8.000	0.92	7.36
Gutter Plastic Round Straight Running Outlet	Guttering	Ea	1.000	3.91	3.91
Gutter Plastic Round External Stop End	Guttering	Ea	2.000	1.66	3.32
Rain Water Plastic Round Pipe 5.5M	Rain Water	Ea	1.000	16.04	16.04
Rain Water Plastic Round Bracket	Rain Water	Ea	2.000	1.86	3.72
Rain Water Plastic Round Offset Bend	Rain Water	Ea	4.000	2.40	9.60
Sawn Timber Dry Graded C16 47x100mm Treated	Partitions	M ¹	147.000	3.22	473.34
Internal Door Casing 38x150mm	Door Frame	M ¹	5.100	7.05	35.96
Internal Door Casing Fire Check 63x125mm	Door Frame	M ¹	45.900	6.82	313.04
Sawn Timber Dry Graded C16 47x100mm Treated	Timber Frame	M ¹	126.000	3.22	405.72
Oriented Strand Board OSB3 2397x1197x9mm	Timber Frame	Sh	10.000	17.52	175.20
Dupont Tyvek Housewrap Breather Membrane 1.4x100m Roll	Timber Frame	RI	1.000	96.62	96.62
Sawn Timber Dry Graded C16 47x150mm Treated	General Timber	M ¹	34.000	4.96	168.64
Sawn Timber Dry Graded C16 47x175mm Treated	General Timber	M ¹	15.000	5.62	84.30
Sawn Timber Dry Graded C16 75x100mm Treated	General Timber	M ¹	5.000	4.90	24.50
Sawn Timber Dry Graded C24 47x150mm Treated	General Timber	M ¹	11.000	5.24	57.64
Steel Galvanised Restraint Strap 1200x30x5 Bent 100mm	Restraint Strps	Ea	8.000	3.86	30.88
Foil Faced Rigid PIR Insulation Board 2400x1200x50mm	Insulation	Ea	12.000	35.62	427.44
Foil Faced Rigid PIR Insulation Board 2400x1200x90mm	Insulation	Ea	2.000	64.07	128.14
Foil Faced Rigid PIR Insulation Board 2400x1200x100mm	Insulation	Ea	6.000	71.29	427.74
25mm Mesh Wire Netting 0.9x10m Roll	Carpentry	RI	7.000	18.59	130.13
Standard Internal Door style and type TBC	Internal Door	Ls	1.000	60.00	60.00
Internal Fire Door Style and Type TBC	Fire Door	Ls	1.000	900.00	900.00
Intumescent Strip Firestop 10x4mm Brown 2100mm	Firestop	Ea	22.000	2.78	61.16
Ironmongery Perko Door Closer	Door Closer	Ea	9.000	9.79	88.11
Ironmongery SAA Lever Latch	Ironmongery Pack	Ea	10.000	10.29	102.90
Machined Timber 5" Moulded Skirting Board	Skirting Board	M ¹	31.000	2.51	77.81
Machined Timber 3" Moulded Architrave	Architrave	M ¹	113.000	1.72	194.36
Sawn Timber Dry Graded C24 47x150mm Treated	Flat Roof	M ¹	47.000	5.24	246.28
Sawn Timber Furring Strip 47x50mm	Flat Roof	M ¹	42.500	1.57	66.73
Plywood Wisa Structural 2440x1220x18mm	Flat Roof	Ea	8.000	42.70	341.60
Sawn Timber Arris Rail Diagonal Cut 47x47mm	Flat Roof	M ¹	4.900	1.36	6.66
Planned Timber PSE 5THS Redwood 25x200mm	Flat Roof	M ¹	13.000	3.69	47.97
Plywood Hardwood WBP 2440x1220x6mm	Flat Roof	Sh	2.000	24.04	48.08
Lead Roll 240x3000mm Code 4 Nominal Weight 15Kg	Flat Roof	RI	2.000	47.04	94.08
Plaster Multi Finish 25Kg Bag	Plastering	Ea	7.000	6.62	46.34
Plaster Board Standard 2400x1200x12.5mm	Plastering	Sh	2.000	6.25	12.50
HARDIE Backer 500 Tile Backing Board 1200x800x12mm	Other	Ea	19.000	14.72	279.68
Plaster Board Standard 2400x1200x12.5mm	Plastering	Sh	41.000	6.25	256.25
Plaster Board Standard 2400x1200x12.5mm	Plastering	Sh	13.000	6.25	81.25
Mineral Wool Roll General Purpose 1x1200 100mm	Insulation	M ²	12.000	1.92	23.04
Mineral Acoustic Partition Roll 2x600 75mm	Insulation	M ²	23.000	3.59	82.57
Foil Faced Rigid PIR Insulation Board 2400x1200x90mm	Insulation	Ea	10.000	64.07	640.70
Mineral Wool Roll 3x386/2x580/1x1160 150mm	Insulation	M ²	23.000	3.36	77.28
Plaster Multi Finish 25Kg Bag	Plastering	Ea	4.000	6.62	26.48
Self Adhesive Scrim Tape	Plastering	Ea	2.000	4.57	9.14
Angle Skim Bead 2400mm	Plastering	Ea	3.000	1.16	3.48
K-Rend HPX Base Coat 25Kg Bag	Plastering	Ea	3.000	18.49	55.47
K-Rend Coloured Top Coat 25Kg Bag	Plastering	Ea	7.000	10.91	76.37
K-Rend Alkali Resistant Reinforcing Mesh 1.0x50m roll	Plastering	RI	1.000	48.76	48.76

Estimators Product Description	Build Stage Reference	UoM	Material Quantity	Rate	Total Ex VAT
PVC Render Stop Bead 15mm x 3m Length	Plastering	Ea	5.000	4.89	24.45
PVC Render Angle Bead 14mm x 3m Length	Plastering	Ea	2.000	5.20	10.40
Dry Wall Adhesive 25Kg Bag	Plastering	Bg	1.000	7.89	7.89
Energy efficient lamp holder 10/13W compliant with Part L1	Electrical	Ea	4.000	30.38	121.52
Light Switch 6Amp 1Gang 1Way	Electrical	Ea	4.000	1.54	6.16
Mechanical Air Vent 230v	Electrical	Ea	1.000	32.95	32.95
Cable Grey Two Core and Earth 1.5X50m	Electrical	Ea	2.000	27.75	55.50
Cable Clips T&E 1.5mm Plastic Pack 20	Electrical	Ea	8.000	0.75	6.00
Switched Socket 2Gang 13Amp	Electrical	Ea	6.000	5.36	32.16
Shaver Socket 115-230V	Electrical	Ea	1.000	22.58	22.58
Metal Back Box 1Gang 47mm	Electrical	Ea	1.000	2.51	2.51
Cable Grey Two Core and Earth 2.5X50m	Electrical	Ea	2.000	33.12	66.24
Cable Clips T&E 2.5mm Plastic Pack 20	Electrical	Ea	4.000	0.75	3.00
Ceiling Pull Switch & Neon 1Way 45Amp	Electrical	Ea	1.000	14.73	14.73
Mains Wired Smoke Alarm 230v	Electrical	Ea	3.000	22.71	68.13
Switched Fused Connection Unit 13Amp	Electrical	Ea	1.000	6.13	6.13
Cable Grey Three Core and Earth 1.5X50m	Electrical	Ea	1.000	34.01	34.01
Cable Grey Two Core and Earth 6.0X50m	Electrical	Ea	1.000	67.65	67.65
Cable Clips 9mm Plastic Pack 20	Electrical	Ea	1.000	0.75	0.75
Consumer unit.	Electrical	Ea	1.000	83.14	83.14
Metal Back Box 1Gang 25mm	Electrical	Ea	1.000	1.39	1.39
Metal Back Box 1 Gang 16mm	Electrical	Ea	4.000	1.13	4.52
Metal Back Box 2Gang 25mm	Electrical	Ea	6.000	1.52	9.12
Radiators	Electrical	Ea	3.000	87.28	261.84
Radiator Valve Lock Shield 15mm	Heating	Ea	4.000	2.28	9.12
Radiator Valve Thermostic 15mm	Heating	Ea	4.000	10.40	41.60
Copper Tube 15mm 3M	Heating	Ea	16.000	8.00	128.00
Copper Equal Tee 15mm	Heating	Ea	8.000	0.55	4.40
Copper Elbow 15mm	Heating	Ea	16.000	0.35	5.60
Copper Straight Couplin 15mm	Heating	Ea	16.000	0.41	6.56
Pipe Clip 15mm Plastic	Heating	Ea	58.000	0.12	6.96
Isolating Valve 15mm	Heating	Ea	8.000	1.72	13.76
Copper Tube 15mm 3M	Plumbing 1st fix	Ea	4.000	8.00	32.00
Copper Equal Tee 15mm	Plumbing 1st fix	Ea	4.000	0.55	2.20
Copper Elbow 15mm	Plumbing 1st fix	Ea	12.000	0.35	4.20
Copper Straight Couplin 15mm	Plumbing 1st fix	Ea	4.000	0.41	1.64
Pipe Clip 15mm Plastic	Plumbing 1st fix	Ea	15.000	0.12	1.80
Isolating Valve 15mm	Plumbing 1st fix	Ea	3.000	1.72	5.16
Waste 32mm Plastic Pipe 3m	Plumbing 1st fix	Ea	2.000	2.70	5.40
Waste 32mm Plastic Knuckle Bend	Plumbing 1st fix	Ea	4.000	0.68	2.72
Waste 32mm Plastic Striaight Coupling	Plumbing 1st fix	Ea	1.000	0.69	0.69
Waste 32mm Plastic Pipe Bracket	Plumbing 1st fix	Ea	9.000	0.23	2.07
Waste 40mm Plastic Pipe 3m	Plumbing 1st fix	Ea	3.000	3.30	9.90
Waste 40mm Plastic Reducer to 32mm	Plumbing 1st fix	Ea	1.000	0.69	0.69
Waste 40mm Knuckle Bend	Plumbing 1st fix	Ea	3.000	0.68	2.04
Waste 40mm Double Straight Coupling	Plumbing 1st fix	Ea	1.000	0.68	0.68
Waste 40mm Plastic Pipe Bracket	Plumbing 1st fix	Ea	7.000	0.23	1.61
Soil 110mm Plastic Pipe 3m	Plumbing 1st fix	Ea	4.000	18.84	75.36
Soil 110mm Plastic Single Branch	Plumbing 1st fix	Ea	1.000	16.53	16.53
Soil 110mm Plastic Offset Bend	Plumbing 1st fix	Ea	2.000	10.86	21.72
Soil 110mm Plastic Pipe Bracket	Plumbing 1st fix	Ea	11.000	1.86	20.46
Toilet Pan Close Coupled White	Sanitary Wares	Ea	1.000	57.94	57.94
Toilet Close Coupled Cistern & Lever White	Sanitary Wares	Ea	1.000	58.83	58.83
Toilet Seat & Cover White	Sanitary Wares	Ea	1.000	22.49	22.49
Toilet Waste Straight Multiquick	Sanitary Wares	Ea	1.000	4.25	4.25
White Wash Hand Basin White	Sanitary Wares	Ea	1.000	55.78	55.78
Wash Hand Basin Pedestal White	Sanitary Wares	Ea	1.000	34.19	34.19
Basin Taps Pair Chrome	Sanitary Wares	Pr	1.000	20.73	20.73
Basin Waste Chrome	Sanitary Wares	Ea	1.000	4.99	4.99
Basin Waste Trap	Sanitary Wares	Ea	1.000	5.63	5.63
Shower Tray Cast Stone White 900x900mm	Sanitary Wares	Ea	1.000	153.85	153.85
Pivot Shower Door & Fixed Side Panel	Sanitary Wares	Ea	1.000	200.48	200.48
Shower Waste Trap	Sanitary Wares	Ea	1.000	7.91	7.91

Estimators Product Description	Build Stage Reference	UoM	Material Quantity	Rate	Total Ex VAT
Electric Shower Unit 9.5Kw	Sanitary Wares	Ea	1.000	145.07	145.07
Paint Vinyl Matt Emulsion 10 Litres	Decorating	Ea	2.000	38.82	77.64
Paint Vinyl Matt Emulsion 6 Litres	Decorating	Ea	1.000	18.09	18.09
Decorators Caulk 310ml Tube	Painting	Ea	10.000	2.15	21.50
Paint Quick Drying Primer 5 Litres	Painting	Ea	3.000	39.95	119.85
Paint Undercoat 5 Litres	Painting	Ea	3.000	22.92	68.76
Paint Gloss 5 Litres	Painting	Ea	3.000	20.93	62.79
White Spirit 2 Litres	Painting	Ea	2.000	2.93	5.86
Sand Paper Medium PK5	Painting	Ea	2.000	2.03	4.06
Sand Paper Fine PK5	Painting	Ea	2.000	2.02	4.04
Fixings Paslode 3.1x75mm Ring Galv BX2200	Fixings	Bx	1.000	47.98	47.98
Fixings Paslode 2.8x51mm Ring Galv BX2200	Fixings	Bx	1.000	57.40	57.40
Fixings Paslode 25mm Staple BX2100	Fixings	Bx	1.000	22.58	22.58
Fixings 100mm Timberlok screws PK50	Fixings	Pack	2.000	33.42	66.84
Fixings Drywall Screw 25mm BX1000	Fixings	Bx	2.000	5.28	10.56
Fixings Drywall Screws 42mm BX1000	Fixings	Bx	1.000	5.01	5.01
Fixings Chippy Screw 4.5x70mm BX100	Fixings	Bx	2.000	5.83	11.66
Fixings Plastic Brown Plugs 100nr	Fixings	Ea	1.000	2.70	2.70
Fixings Chippy Screws 4.5x50mm BX200	Fixings	Bx	1.000	7.96	7.96
Fixings Bright Oval Nails 40mm 2.5Kg	Fixings	Ea	1.000	11.44	11.44
Fixings Chippy Screws 4.0x25mm BX200	Fixings	Bx	1.000	3.57	3.57
Fixings Frame Fixing 8.0x100mm	Fixings	Ea	16.000	0.40	6.40
HardieBacker Screws PZ2 25mm x 5mm BX100	Other	Ea	2.000	5.00	10.00
Universal steel joist hanger timber to timber	Other	Ea	4.000	1.50	6.00
					12,086.96

Special Order Materials

Estimators Product Description	Build Stage Reference	UoM	Material Quantity	Rate	Total Ex VAT
White UPVC windows inc double glazed glass.	Special Order Materials	M ²	3.300	187.28	618.02
Zinc flashings by specialist sub contractor	Special Order Materials	M ¹	12.961	60.00	777.66
Bespoke made to measure softwood staircase	Special Order Materials	Ls	1.000	1080.04	1,080.04
Hot bitumen applied felt roof, by specialist subcontractor.	Special Order Materials	M ²	16.971	54.00	916.43
Tiling grout & adhesive	Special Order Materials	Ls	1.000	95.56	95.56
Standard chrome towel radiator 1150x500mm	Special Order Materials	Ea	1.000	116.74	116.74
					3,604.47