

Proposal: New detached dwelling with integral garage.

Site: New Build Dwelling with Integral Garage

| Build Stage Summary | Labour | Material | Total £ |
|--|-------------------|-------------------|--------------------|
| Scaffolding | | £7,854.44 | £7,854.44 |
| Enabling works | £1,259.10 | £1,352.71 | £2,611.81 |
| Excavations & foundations (waste includes 20% bulking) | £3,557.89 | £6,002.97 | £9,560.86 |
| Foundation masonry | £3,217.18 | £2,458.57 | £5,675.75 |
| Garage floor | £827.05 | £716.83 | £1,543.88 |
| Ground floor | £4,996.86 | £4,352.11 | £9,348.97 |
| First floor | £2,327.02 | £2,784.80 | £5,111.82 |
| Brickworks | £17,756.81 | £20,847.55 | £38,604.36 |
| Chimney/gas flues | £479.04 | £1,290.64 | £1,769.68 |
| Windows & external doors | £3,017.90 | £11,895.61 | £14,913.51 |
| Roof carpentry | £5,323.34 | £4,925.49 | £10,248.83 |
| Gutters & rainwater pipes | £646.99 | £364.97 | £1,011.96 |
| Roof covering | £5,461.63 | £3,812.81 | £9,274.44 |
| Joinery 1st fix | £1,636.82 | £2,169.23 | £3,806.05 |
| Joinery 2nd & final fix | £2,162.18 | £1,689.16 | £3,851.34 |
| Staircase & balustrading | £735.22 | £1,221.95 | £1,957.17 |
| External cladding | £28.63 | £15.51 | £44.14 |
| Plastering & insulation | £10,512.15 | £3,705.24 | £14,217.39 |
| Wall & floor tiling | £2,390.06 | £288.81 | £2,678.87 |
| Electrical | £4,208.50 | £2,369.40 | £6,577.90 |
| Heating | £3,500.24 | £3,886.77 | £7,387.01 |
| Plumbing first fix | £2,092.03 | £808.36 | £2,900.39 |
| Plumbing & sanitary wares | £1,233.51 | £2,042.79 | £3,276.30 |
| Painting & decorating | £9,154.38 | £840.28 | £9,994.66 |
| Sundry fixings & fasteners | | £708.04 | £708.04 |
| Total excluding VAT. | £86,524.53 | £88,405.04 | £174,929.57 |

We have made no allowance for the following, please ensure you take these items into account when finalising your costs;

Drainage excluded as not enough detail provided to produce an accurate cost.

Structural steelwork, no structural engineering details provided.

Internal glazed doors with sidelights to Hallway and Dining room.

Cupboard doors.

| Description | Abbreviation |
|--|----------------|
| Line only contains information in labour section. | < |
| Line only contains information in materials section. | > |
| Bag. | Bg |
| Box. | Bx |
| Day. | Dy |
| Each. | Ea |
| Half day. | Hd |
| Hired plant. | Hp |
| Hour. | Hr |
| Tool hire. | Ht |
| Included in pipe and fittings. | IPF |
| Load. | Ld |
| Lump sum. | Ls |
| Lineal metres. | M |
| Square metres. | M ² |

| Description | Abbreviation |
|----------------------------------|----------------|
| Cubic metres. | M ³ |
| Not applicable. | Na |
| Number. | Nr |
| Pack. | Pk |
| Pair. | Pr |
| Per week. | PW |
| Roll. | RI |
| Sheet. | Sh |
| Builder's skip. | Sp |
| Unit for 10Nr (such as 10Nr/M2). | Ten |
| Thousand. | Th |
| Ton. | Tn |
| Unit of measurement. | UoM |
| Week. | Wk |
| Weeks. | Wks |

| Scaffolding | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|----------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| Scaffolding by specialist, multiple lifts. | M ² | 211.104 | > | Ls | 211.104 | 7,854.44 |
| | | | | | | 7,854.44 |

| Enabling works | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|---|----------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| Site scrape 200mm depth topsoil using a backhoe loader. | M ² | 103.378 | 711.35 | Hp | 11.000 | 572.98 |
| Lay aside 50% topsoil reuse using a backhoe loader. | M ³ | 10.338 | 248.98 | Hp | 4.000 | 208.36 |
| Load balance into lorries inc 20% bulking using a backhoe loader. | M ³ | 12.406 | 298.78 | Hp | 5.000 | 260.45 |
| Load waste into trucks, labour included above. | > | > | > | Ea | 1.241 | 310.93 |
| | | | 1,259.11 | | | 1,352.72 |

| Excavations & foundations (waste includes 20% bulking) | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|---|----------------|------------------------|-----------------------|----------------|--------------------------|-------------------------|
| Excavations for cavity walls, using a backhoe loader. | M ³ | 28.831 | 991.93 | Hp | 15.000 | 781.34 |
| Excavations for internal/sleeper walls, using a backhoe loader. | M ³ | 12.060 | 290.45 | Hp | 5.000 | 260.45 |
| Load & deposit waste into lorries, using a backhoe loader. | M ³ | 40.891 | 703.43 | Hp | 11.000 | 572.98 |
| Bulk waste removal. | > | > | > | Ea | 4.907 | 1,229.44 |
| Claymaster 2400x1200x50mm. | M ¹ | 19.521 | 196.45 | Sh | 9.000 | 164.84 |
| Concrete foundations. | M ³ | 19.526 | 1,250.45 | M ³ | 20.000 | 2,616.48 |
| Excavate pad foundations, using a backhoe loader. | M ³ | 1.584 | 49.05 | Hp | 1.000 | 52.09 |
| Concrete pad foundations. | M ³ | 0.752 | 43.98 | M ³ | 1.000 | 170.32 |
| Load & deposit waste into lorries, using a backhoe loader. | M ³ | 1.686 | 29.00 | Hp | 1.000 | 52.09 |
| Bulk waste removal. | > | > | > | Ea | 0.203 | 50.86 |
| Excavation for slab thickening, using a backhoe loader. | M ³ | 0.102 | 3.16 | Hp | 1.000 | 52.09 |
| | | | 3,557.90 | | | 6,002.98 |

| Foundation masonry | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|----------------|------------------------|-----------------------|----------------|--------------------------|-------------------------|
| Block solid concrete 7.3N 440x215x100mm, cavity walls. | M ² | 50.105 | 1,290.55 | Ea | 527.000 | 646.99 |
| Block solid concrete 7.3N 440x215x100mm, internal walls. | M ² | 11.118 | 286.36 | Ea | 117.000 | 143.64 |
| Block solid concrete 7.3N 440x215x140mm, internal walls. | M ² | 7.478 | 238.84 | Ea | 79.000 | 133.61 |
| 65mm facing brick, band to dpc. | Th | 0.886 | 772.05 | Th | 0.930 | 838.27 |
| Building sand bulk bag. | Tn | 1.595 | > | Bg | 2.000 | 107.99 |
| Ordinary portland cement 25kg bag. | Nr | 17.545 | > | Ea | 18.000 | 116.58 |
| Mortar plasticiser 5 litres. | Nr | 2.000 | > | Ea | 2.000 | 12.13 |
| Fill cavity with concrete to within 150mm of dpc level. | M ³ | 2.359 | 486.97 | M ³ | 3.000 | 435.78 |
| Polythene DPC 112.5mm 30m roll. | M ¹ | 112.572 | 127.58 | Rl | 4.000 | 18.29 |
| Polythene DPC 150mm 30m roll. | M ¹ | 11.078 | 14.84 | Rl | 1.000 | 5.31 |
| | | | 3,217.19 | | | 2,458.59 |

| Garage floor | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|---|----------------|------------------------|-----------------------|----------------|--------------------------|-------------------------|
| Excavate & scrape out for slab. | M ² | 14.059 | 257.24 | Sp | 0.264 | 59.53 |
| Lay & compact MOT type 1 hardcore, delivered loose. | Tn | 3.796 | 156.28 | Tn | 4.000 | 105.33 |
| Tool hire, plate compactor for the above task. | > | > | > | Dy | 1.000 | 39.69 |
| Sand blinding, delivered loose. | Tn | 1.266 | 40.54 | Tn | 1.266 | 36.32 |
| Polythene membrane, blue standard duty 300mu 100m2 rolls. | M ² | 14.059 | 51.45 | Rl | 1.000 | 49.96 |
| Steel fabric reinforcement mesh 3.6m x 2.0m A142S. | M ² | 14.059 | 90.03 | Ea | 2.000 | 50.74 |
| Concrete floor slab 100mm thick. | M ² | 14.059 | 231.52 | M ³ | 2.000 | 325.67 |
| Tool hire, petrol power float for floor slab. | > | > | > | Dy | 1.000 | 49.61 |
| | | | 827.06 | | | 716.85 |

| Ground floor | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|---|------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| Lay & compact MOT type 1 hardcore, delivered loose. | Tn | 19.815 | 815.76 | Tn | 20.000 | 520.64 |
| Tool hire, plate compactor for the above task. | > | > | > | Dy | 1.000 | 39.69 |
| Sand blinding, delivered loose. | Tn | 6.605 | 211.49 | Tn | 7.000 | 200.81 |
| Polystyrene rigid Insulation board 2400x1200x100mm. | M² | 73.388 | 479.73 | Ea | 27.000 | 528.33 |
| Polythene membrane, blue standard duty 300mu 100m2 rolls. | M² | 73.388 | 268.56 | RI | 1.000 | 49.96 |
| Polythene vapour control layer, green tinted 125mu. | M² | 73.388 | 402.84 | RI | 1.000 | 80.29 |
| Perimeter screed upstand 20mm PIR insulation. | M¹ | 69.410 | 262.69 | Ea | 3.000 | 53.63 |
| Concrete floor slab 100mm thick. | M² | 73.388 | 1,208.52 | M³ | 8.000 | 1,042.94 |
| Floor Screed, premixed delivered 1:3 mix. | M² | 73.388 | 1,347.27 | Tn | 12.000 | 1,835.82 |
| | | | 4,996.86 | | | 4,352.11 |

| First floor | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| Floor joist, sawn timber dry graded 47x200mm Treated C16 | M¹ | 208.776 | 1,116.38 | M¹ | 208.800 | 1,702.84 |
| Chipboard flooring MR 2400x600x22mm. | M² | 69.398 | 947.46 | Sh | 53.000 | 656.65 |
| Acoustic 100mm mineral wool laid between joists. | M² | 69.398 | 263.18 | M² | 70.000 | 425.31 |
| | | | 2,327.02 | | | 2,784.80 |

| Brickworks | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| 65mm facing brick above dpc. | Th | 10.081 | 8,784.44 | Th | 10.585 | 9,540.91 |
| Independent brick piers in common brick foundations. | Th | 0.015 | 23.18 | Th | 0.016 | 5.41 |
| Cavity blockwork, solid concrete 7.3N 440x215x100mm. | M² | 10.377 | 299.35 | Ea | 108.000 | 132.59 |
| Cavity blockwork, aircrete 3.6N 440x215x100mm. | M² | 156.016 | 4,018.48 | Ea | 1619.000 | 2,859.75 |
| Internal blockwork, aircrete 3.6N 440x215x100mm. | M² | 16.939 | 453.75 | Ea | 176.000 | 310.88 |
| Internal blockwork, aircrete 3.6N 440x215x140mm. | M² | 11.333 | 361.96 | Ea | 118.000 | 301.56 |
| Feature brickworks, soldier course heads & cills. | Th | 0.014 | 18.30 | Th | 0.014 | 12.62 |
| Feature brickworks, squint brick internal & external. | M¹ | 3.541 | 182.41 | Ea | 4.000 | 14.98 |
| Independent brick piers in facing brick above dpc. | Th | 0.246 | 532.24 | Th | 0.258 | 232.55 |
| Chimney brickworks, facing brick. | Th | 0.293 | 428.57 | Th | 0.307 | 276.72 |
| Chimney brickworks, concrete common brick. | Th | 0.278 | 193.33 | Th | 0.292 | 98.66 |
| Chimney blockworks, solid concrete 7.3N 440x215x100mm. | M² | 11.400 | 563.77 | Ea | 118.228 | 145.15 |
| Building sand bulk bag. | Tn | 9.781 | > | Bg | 11.000 | 593.93 |
| Ordinary portland cement 25kg bag. | Nr | 107.580 | > | Ea | 108.000 | 699.48 |
| Mortar plasticiser 5 litres. | Nr | 13.000 | > | Ea | 13.000 | 78.82 |
| Sharp silver sand bulk bag. | Tn | 0.535 | > | Bg | 1.000 | 68.90 |
| Lintels Steel Lintel 100/100/100 3300mm | Ea | 3.000 | 46.36 | Ea | 3.000 | 860.75 |
| Lintels Steel Lintel 100/100/100 2700mm | Ea | 2.000 | 30.91 | Ea | 2.000 | 389.15 |
| Lintels Steel Lintel 100/100/100 2250mm | Ea | 1.000 | 15.45 | Ea | 1.000 | 153.07 |
| Lintels Steel Lintel 100/100/100 2100mm | Ea | 1.000 | 15.45 | Ea | 1.000 | 134.77 |
| Lintels Steel Lintel 100/100/100 1800mm | Ea | 2.000 | 30.91 | Ea | 2.000 | 226.62 |
| Lintels Steel Lintel 100/100/100 1650mm | Ea | 3.000 | 46.36 | Ea | 3.000 | 311.22 |
| Lintels Steel Lintel 100/100/100 1200mm | Ea | 2.000 | 30.91 | Ea | 2.000 | 150.58 |
| Lintels Steel Lintel EXT100 1200mm | Ea | 1.000 | 15.45 | Ea | 1.000 | 33.56 |
| Lintels Steel Lintel INT140 1800mm | Ea | 1.000 | 15.45 | Ea | 1.000 | 88.09 |
| Lintels Steel Lintel EXT200 2700mm | Ea | 1.000 | 15.45 | Ea | 1.000 | 188.29 |
| Lintels Steel Lintel INT140 2850mm | Ea | 1.000 | 15.45 | Ea | 1.000 | 244.37 |
| Lintels Steel Lintel INT140 3900mm | Ea | 1.000 | 15.45 | Ea | 1.000 | 316.33 |
| Concrete lintels, for 100/115/125mm internal blockwork. | Nr | 2.000 | 16.48 | Ea | 2.000 | 32.50 |
| Cavity Wall Insulation Mineral Batts 100x455x1200mm PK12 | M² | 156.017 | 642.96 | Ea | 25.000 | 800.19 |
| Cavity closers 100mm cavity. | M¹ | 68.120 | 280.73 | Ea | 24.000 | 438.66 |
| Stainless steel tie-wires. | Nr | 547.000 | 169.07 | Bx | 3.000 | 163.86 |
| Cavity insulation retaining disc's. | Nr | 547.000 | 169.07 | Ea | 547.000 | 47.97 |
| Cavity trays using 600mm wide dpm. | M¹ | 18.866 | 194.37 | RI | 1.000 | 18.80 |
| Weep vent sleeves. | Nr | 11.000 | 11.33 | Ea | 11.000 | 5.37 |
| Tool hire, cement mixer 6/4 diesel. | > | > | > | Hp | 5.000 | 396.87 |
| Tool hire, builders trestles. | > | > | > | Hp | 14.000 | 130.31 |
| Tool hire, builders planks. | > | > | > | Hp | 23.000 | 85.57 |
| Clear waste into skips. | M³ | 5.266 | 119.41 | Sp | 1.143 | 257.74 |
| | | | 17,756.80 | | | 20,847.55 |

| Chimney/gas flues | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|---|------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| Throat lintel 800mm 200TL800. | Nr | 1.000 | 48.09 | Ea | 1.000 | 118.70 |
| Round flue liner bend 22.5 Degree 200mm 200B. | Nr | 2.000 | 32.06 | Ea | 2.000 | 45.83 |
| Round flue liner 600mm 200L600. | Nr | 12.000 | 192.36 | Ea | 12.000 | 281.72 |
| Round flue liner 150mm 200L150. | Nr | 3.000 | 48.09 | Ea | 3.000 | 33.26 |
| Class 1 liner sealant 310ml. | > | > | > | Ea | 6.000 | 50.21 |
| DUNBRIK insulating backfill DUNFIL 22kg. | > | > | > | Ea | 17.000 | 296.45 |
| Scored fireback 450mm 450FB. | Nr | 1.000 | 48.09 | Ea | 1.000 | 130.84 |
| Cannon head chimney pot red 450mm CANN450. | Nr | 1.000 | 64.12 | Ea | 1.000 | 63.76 |
| Topguard steel cowl red 260mm TG260. | Nr | 1.000 | 16.03 | Ea | 1.000 | 126.98 |
| Smoke pellet ube, 6 pellets per tube. | Nr | 1.000 | 20.13 | Ea | 1.000 | 14.21 |
| Flue notice plate. | Nr | 1.000 | 10.07 | Ea | 1.000 | 9.68 |
| Manufacturers direct to site delivery charge | > | > | > | Ea | 1.000 | 119.01 |
| | | | 479.04 | | | 1,290.65 |

| Windows & external doors | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| White UPVC windows inc double glazed glass. | Nr | 21.000 | 1,592.80 | M² | 33.600 | 7,883.02 |
| White UPVC residential door inc double glazed glass. | Nr | 3.000 | 341.31 | M² | 7.700 | 2,015.75 |
| Conservatory, bay pole. | M¹ | 11.400 | 216.17 | M¹ | 11.400 | 425.87 |
| Conservatory, corner post. | M¹ | 4.056 | 76.91 | M¹ | 4.100 | 153.27 |
| Garage, door frame. | Nr | 1.000 | 75.85 | M¹ | 6.600 | 44.81 |
| Garage, door. | Nr | 1.000 | 189.62 | M² | 5.000 | 965.93 |
| Garage doors, zinc plated 4" butt hinges. | > | > | > | Ea | 6.000 | 22.85 |
| Garage doors, mortice deadlock. | Nr | 1.000 | 28.44 | Ea | 1.000 | 30.20 |
| Garage doors, pair galvanised tower bolts. | Nr | 2.000 | 18.96 | Ea | 2.000 | 7.24 |
| Window boards, MDF. | Nr | 21.000 | 477.84 | M¹ | 28.000 | 189.77 |
| Frame sealant. | > | > | > | Ea | 25.000 | 156.91 |
| | | | 3,017.90 | | | 11,895.62 |

| Roof carpentry | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|---|------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| Wall Plate 75x100 Treated C16 | M¹ | 21.992 | 166.80 | M¹ | 23.000 | 141.18 |
| Wall plate straps. | Nr | 15.000 | 91.02 | Ea | 15.000 | 55.06 |
| Pole Plate 47x175 Treated C16 | M¹ | 9.841 | 82.11 | M¹ | 10.000 | 70.40 |
| Ridge Board 38x250 Treated C16 | M¹ | 2.857 | 28.17 | M¹ | 3.000 | 23.56 |
| Rafter 47x100 Treated C16 | M¹ | 34.305 | 208.16 | M¹ | 35.000 | 127.15 |
| Rafter 47x200 Treated C16 | M¹ | 56.845 | 517.39 | M¹ | 57.000 | 418.44 |
| Ceiling joist 47x100 Treated C16 | M¹ | 45.351 | 275.18 | M¹ | 48.000 | 193.62 |
| Truss roof components including associated timbers & fixings. | M² | 99.259 | 2,520.95 | Ls | 1.000 | 2,489.47 |
| Softwood fascia boards. | M¹ | 35.098 | 319.45 | M¹ | 36.853 | 170.36 |
| Plywood soffit boards. | M¹ | 35.098 | 212.97 | Sh | 4.000 | 120.46 |
| Softwood barge boards. | M¹ | 28.635 | 282.35 | M¹ | 31.000 | 143.30 |
| Continuous soffit ventilator. | M¹ | 35.098 | 239.59 | Ea | 35.098 | 394.84 |
| Plant Hire, crane hire. | > | > | > | Dy | 1.000 | 532.42 |
| Gallows brackets made & fixed from 75x75mm PSE. | Nr | 5.000 | 379.24 | M¹ | 9.000 | 45.21 |
| | | | 5,323.38 | | | 4,925.47 |

| Gutters & rainwater pipes | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| Gutter plastic, half round gutter 4m length. | M¹ | 35.089 | 282.60 | Ea | 9.000 | 126.73 |
| Gutter plastic, gutter bracket. | Nr | 59.000 | 142.55 | Ea | 59.000 | 68.00 |
| Gutter plastic, outlet. | Nr | 4.000 | 12.89 | Ea | 4.000 | 19.59 |
| Gutter plastic, stop end. | Nr | 8.000 | 12.89 | Ea | 8.000 | 16.64 |
| Rain water plastic, round pipe 5.5m length. | M¹ | 12.878 | 134.83 | Ea | 3.000 | 60.28 |
| Rain water plastic, round pipe clip. | Nr | 11.000 | 35.44 | Ea | 11.000 | 25.63 |
| Rain water plastic, round offset bend. | Nr | 16.000 | 25.77 | Ea | 16.000 | 48.11 |
| | | | 646.97 | | | 364.98 |

| Roof covering | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|---|----------------|------------------------|-----------------------|----------------|--------------------------|-------------------------|
| MARLEY ETERNIT Modern concrete tile | Ea | 1453.000 | 3,003.79 | Ea | 1525.000 | 1,948.64 |
| Roofing breathable membrane 1x50m roll. | M ² | 135.719 | 165.04 | Ea | 4.000 | 260.72 |
| Sawn timber batten 25x38mm treated | M ¹ | 420.726 | 1,279.07 | M ¹ | 441.763 | 354.19 |
| Soffit strip non asbestos verges. | M ¹ | 28.635 | 104.47 | Ea | 24.000 | 30.07 |
| Felt eaves support tray. | M ¹ | 35.098 | 85.36 | Ea | 25.000 | 168.81 |
| Round concrete ridge tile 457mm. | Nr | 29.000 | 176.33 | Ea | 30.000 | 95.46 |
| Universal dry ridge, mono ridge & hip system. | M ¹ | 12.857 | 195.44 | Ea | 3.000 | 249.28 |
| Lead flashings. | M ¹ | 18.866 | 298.25 | Rl | 7.000 | 412.50 |
| Plant hire, lifting equipment, tile/slate conveyor. | Nr | 1.000 | > | Dy | 1.000 | 101.70 |
| Clear waste into skips. | M ³ | 6.786 | 153.88 | Sp | 0.849 | 191.44 |
| | | | 5,461.63 | | | 3,812.81 |

| Joinery 1st fix | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|----------------|------------------------|-----------------------|----------------|--------------------------|-------------------------|
| Stud partition walls, sawn timber 47x100mm treated C16 | M ¹ | 219.959 | 583.92 | M ¹ | 231.000 | 931.82 |
| Redwood rebated internal door framing, 5.1m per door. | Nr | 9.000 | 477.84 | M ¹ | 45.900 | 405.38 |
| Redwood rebated internal double door framing, 6.3m per door. | Nr | 1.000 | 56.89 | M ¹ | 6.300 | 55.64 |
| General timber framing, using 47x100mm sawn timber C16 | M ² | 0.640 | 10.68 | M ¹ | 4.000 | 14.53 |
| General timber frame sheathing, using 9mm OSB. | M ² | 0.640 | 4.85 | Sh | 1.000 | 21.95 |
| General timber frame, house wrap 1400mm x 50m roll. | M ² | 0.672 | 1.53 | Rl | 1.000 | 121.04 |
| Plywood, brazilian WBP 2440x1220x12mm. | M ² | 13.047 | 158.33 | Sh | 5.000 | 257.75 |
| General timber, 47x200mm Treated C16 | M ¹ | 4.692 | 42.71 | M ¹ | 5.000 | 40.78 |
| General timber, 75x100mm Treated C16 | M ¹ | 10.820 | 82.07 | M ¹ | 12.000 | 73.66 |
| Lateral restraint straps in floors & ceilings. | Ea | 28.000 | 212.37 | Ea | 28.000 | 135.40 |
| Fire proofing, Masterboard 12mm. | M ² | 0.464 | 5.62 | Sh | 1.000 | 111.27 |
| | | | 1,636.81 | | | 2,169.22 |

| Joinery 2nd & final fix | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|----------------|------------------------|-----------------------|----------------|--------------------------|-------------------------|
| Standard internal door. | Nr | 9.000 | 341.31 | Ls | 1.000 | 676.48 |
| Standard internal double doors. | Nr | 1.000 | 94.81 | Ls | 1.000 | 150.33 |
| Ironmongery standard door pack. | Nr | 11.000 | 312.87 | Ea | 11.000 | 141.80 |
| Skirting board, Softwood 5" moulded. | M ¹ | 133.255 | 909.64 | M ¹ | 134.000 | 421.35 |
| Softwood 3" moulded architrave. | M ¹ | 104.400 | 475.11 | M ¹ | 115.000 | 247.79 |
| Preformed plastic loft hatch, push up loose lid. | Nr | 1.000 | 28.44 | Ea | 1.000 | 51.41 |
| | | | 2,162.18 | | | 1,689.16 |

| Staircase & balustrading | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| Bespoke made to measure softwood staircase | Ls | 1.000 | 735.23 | Ls | 1.000 | 1,221.96 |
| | | | 735.23 | | | 1,221.96 |

| External cladding | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|---|----------------|------------------------|-----------------------|----------------|--------------------------|-------------------------|
| Softwood weather boarding 19X150mm treated. | M ¹ | 5.120 | 23.30 | M ¹ | 6.000 | 13.38 |
| Fixing battens, 25x50mm treated batten. | M ¹ | 1.760 | 5.34 | M ¹ | 2.000 | 2.13 |
| | | | 28.64 | | | 15.51 |

| Plastering & insulation | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|----------------|------------------------|-----------------------|----------------|--------------------------|-------------------------|
| Skim walls using, finishing plaster 25kg bags. | M ² | 326.052 | 3,591.44 | Ea | 32.000 | 265.38 |
| 12.5mm standard plaster board, on dabs. | M ² | 211.787 | 1,684.81 | Sh | 78.000 | 610.71 |
| HardieBacker 500 Tile Backing Board 1200x800x12mm | M ² | 32.853 | 402.08 | Ea | 37.000 | 682.29 |
| 12.5mm standard plaster board, on timber. | M ² | 114.264 | 489.46 | Sh | 43.000 | 336.67 |
| 12.5mm standard plaster board, ceiling. | M ² | 145.001 | 1,153.52 | Sh | 55.000 | 430.63 |
| Acoustic partition roll 75mm thick, partitions. | M ² | 57.132 | 115.29 | M ² | 62.000 | 278.84 |
| Ceiling insulation 150mm Mineral Wool Quilt Insulation | M ² | 150.278 | 863.82 | M ² | 151.000 | 635.59 |
| Ceiling insulation Foil Faced Rigid PIR Insulation Board 2400x1200x100mm | M ² | 0.464 | 3.52 | Ea | 1.000 | 89.31 |
| Skim, ceilings. | M ² | 145.001 | 1,952.10 | Ea | 15.000 | 124.40 |
| Self adhesive fibre tape. | M ¹ | 612.368 | 74.95 | Ea | 7.000 | 40.08 |
| Skim beads. | M ¹ | 49.339 | 181.16 | Ea | 23.000 | 33.42 |
| Dot & Dab Drywall Adhesive | > | > | > | Bg | 18.000 | 177.91 |
| | | | 10,512.15 | | | 3,705.23 |

| Wall & floor tiling | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|-----------------------------------|----------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| Install client issue floor tiles. | M ² | 6.698 | 402.70 | | < | < |
| Install client issue wall tiles. | M ² | 39.666 | 1,987.36 | | < | < |
| Grout & adhesive. | > | > | > | Ls | 1.000 | 288.80 |
| | | | 2,390.06 | | | 288.80 |

| Electrical | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|----------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| Ceiling pendant light, low energy Part L1 compliant. | Nr | 15.000 | 203.20 | Ea | 15.000 | 570.88 |
| 1 gang 1 way light switch. | Nr | 16.000 | 309.65 | Ea | 16.000 | 30.87 |
| Mechanical air vent. | Nr | 4.000 | 232.23 | Ea | 4.000 | 165.11 |
| 1.5mm twin & earth cable, 50m roll. | M ¹ | 267.000 | 516.72 | Ea | 6.000 | 208.58 |
| 1.5mm cable clips. | Nr | 444.000 | 85.93 | Ea | 23.000 | 21.61 |
| Double plug socket. | Nr | 24.000 | 464.47 | Ea | 24.000 | 161.15 |
| Shaver sockets 115/230v. | Nr | 2.000 | 58.06 | Ea | 2.000 | 56.57 |
| 45 Amp cooker connection unit. | Nr | 1.000 | 38.71 | Ea | 1.000 | 5.55 |
| 45 Amp 1 gang double pole cooker switch | Nr | 1.000 | 38.71 | Ea | 1.000 | 8.33 |
| Galvanised steel back box 47mm. | > | > | > | Ea | 3.000 | 9.43 |
| 2.5mm twin & earth cable, 50m roll | M ¹ | 360.000 | 836.04 | Ea | 8.000 | 331.93 |
| 2.5mm cable clips. | Nr | 360.000 | 69.67 | Ea | 18.000 | 16.91 |
| Shower unit connection. | Nr | 1.000 | 67.73 | | < | < |
| Shower Ceiling Isolating Pull switch | Nr | 1.000 | 30.96 | Ea | 1.000 | 18.45 |
| Mains wired smoke alarm. | Nr | 2.000 | 96.76 | Ea | 2.000 | 56.90 |
| Mains wired heat detector/alarm | Nr | 1.000 | 48.38 | Ea | 1.000 | 43.67 |
| Mains wired carbon monoxide detector/alarm | Nr | 2.000 | 96.76 | Ea | 2.000 | 81.33 |
| Florescent lights including fitting, 1200mm. | Nr | 1.000 | 48.38 | Ea | 1.000 | 42.87 |
| Wire & commission boiler. | Nr | 1.000 | 154.82 | | < | < |
| Fused spur. | Nr | 9.000 | 174.18 | Ea | 9.000 | 69.11 |
| Telephone flush slave socket. | Nr | 2.000 | 92.89 | Ea | 2.000 | 20.34 |
| Telephone cable, 100m roll. | M ¹ | 31.740 | 49.14 | Ea | 1.000 | 23.89 |
| 1.5mm three core & earth cable, 50m roll. | M ¹ | 20.000 | 46.45 | Ea | 1.000 | 42.61 |
| 6mm twin & earth cable, 50m roll. | M ¹ | 22.000 | 68.12 | Ea | 1.000 | 84.75 |
| 6mm cable clips. | Nr | 33.000 | 12.77 | Ea | 2.000 | 1.88 |
| Honeywell 7 day programmer. | Nr | 1.000 | 116.12 | Ea | 1.000 | 108.50 |
| Consumer unit. | Nr | 1.000 | 251.59 | Ea | 1.000 | 104.15 |
| Metal Back Box 1Gang 25mm | > | > | > | Ea | 9.000 | 15.67 |
| Metal Back Box 1Gang 16mm | > | > | > | Ea | 16.000 | 22.65 |
| Metal Back Box 2Gang 25mm | > | > | > | Ea | 24.000 | 45.70 |
| | | | 4,208.44 | | | 2,369.39 |

| Heating | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|----------------|-----------------|----------------|-----|-------------------|------------------|
| Supply & install radiators. | Nr | 8.000 | 483.23 | Ea | 8.000 | 874.72 |
| Supply & install standard chrome towel radiator. | Nr | 3.000 | 181.21 | Ea | 3.000 | 438.74 |
| Lock-shield valves 15mm. | Nr | 11.000 | 132.89 | Ea | 11.000 | 31.42 |
| Thermostatic regulating valves. | Nr | 11.000 | 155.04 | Ea | 11.000 | 143.31 |
| 15mm copper tube. | M ¹ | 132.000 | 850.49 | Ea | 44.000 | 440.97 |
| 15mm copper tees. | Nr | 22.000 | 132.89 | Ea | 22.000 | 15.16 |
| 15mm copper elbows. | Nr | 44.000 | 212.62 | Ea | 44.000 | 19.29 |
| 15mm copper coupling. | Nr | 44.000 | 212.62 | Ea | 44.000 | 22.60 |
| 15mm pipe clips. | Nr | 159.000 | 128.06 | Ea | 159.000 | 23.90 |
| 15mm isolating valves. | Nr | 22.000 | 177.19 | Ea | 22.000 | 47.40 |
| Boiler, Worcester Greenstar 34cdi condensing combi ng. | Nr | 1.000 | 281.89 | Ea | 1.000 | 1,503.29 |
| Boiler flue kit, Worcester standard horizontal. | Nr | 1.000 | 80.54 | Ea | 1.000 | 93.96 |
| 22mm copper tube. | M ¹ | 39.000 | 282.69 | Ea | 13.000 | 192.01 |
| 22mm copper tees. | Nr | 3.000 | 20.54 | Ea | 3.000 | 5.98 |
| 22mm copper elbows. | Nr | 8.000 | 45.10 | Ea | 8.000 | 5.21 |
| 22mm copper coupling. | Nr | 6.000 | 33.83 | Ea | 6.000 | 3.61 |
| 22mm pipe clips. | Nr | 78.000 | 62.82 | Ea | 78.000 | 15.63 |
| 22mm isolating valves. | Nr | 3.000 | 26.58 | Ea | 3.000 | 9.58 |
| | | | 3,500.23 | | | 3,886.78 |

| Plumbing first fix | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|----------------|-----------------|----------------|-----|-------------------|------------------|
| Kitchen/Utility sink, hot & cold feeds 15/22mm copper. | Nr | 1.000 | IPF | | < | < |
| Kitchen/Utility sink, waste pipe. | Nr | 1.000 | IPF | | < | < |
| Shower, cold feed in 15mm copper. | Nr | 1.000 | IPF | | < | < |
| Toilet cistern, cold feed 15mm copper | Nr | 3.000 | IPF | | < | < |
| Wash hand basin, hot & cold feeds 15/22mm copper. | Nr | 3.000 | IPF | | < | < |
| Bath, hot & cold feeds 15/22mm copper. | Nr | 1.000 | IPF | | < | < |
| All associated waste pipes. | Nr | 9.000 | IPF | | < | < |
| 15mm copper tube. | M ¹ | 45.000 | 289.94 | Ea | 15.000 | 150.33 |
| 15mm copper tees. | Nr | 14.000 | 56.38 | Ea | 14.000 | 9.65 |
| 15mm copper elbows. | Nr | 44.000 | 159.47 | Ea | 44.000 | 19.29 |
| 15mm copper coupling. | Nr | 15.000 | 54.36 | Ea | 15.000 | 7.70 |
| 15mm pipe clips. | Nr | 47.000 | 37.85 | Ea | 47.000 | 7.07 |
| 15mm isolating valves. | Nr | 8.000 | 48.32 | Ea | 8.000 | 17.24 |
| 22mm copper tube. | M ¹ | 22.000 | 159.47 | Ea | 8.000 | 118.16 |
| 22mm copper tees. | Nr | 3.000 | 13.29 | Ea | 3.000 | 5.98 |
| 22mm copper elbows. | Nr | 8.000 | 32.22 | Ea | 8.000 | 5.21 |
| 22mm copper coupling. | Nr | 4.000 | 16.11 | Ea | 4.000 | 2.41 |
| 22mm pipe clips. | Nr | 18.000 | 14.50 | Ea | 18.000 | 3.61 |
| 22mm isolating valves. | Nr | 3.000 | 21.75 | Ea | 3.000 | 9.58 |
| Washing machine, hot & cold taps. | Nr | 2.000 | 28.19 | Ea | 2.000 | 10.17 |
| Dish washer, cold tap. | Nr | 1.000 | 14.09 | Ea | 1.000 | 5.09 |
| Washing machine/dish washer open waste trap. | Nr | 2.000 | 40.27 | Ea | 2.000 | 22.90 |
| 1¼ waste pipe. | M ¹ | 18.000 | 130.47 | Ea | 6.000 | 20.29 |
| 1¼ waste elbow. | Nr | 12.000 | 48.32 | Ea | 12.000 | 10.22 |
| 1¼waste coupling. | Nr | 3.000 | 12.08 | Ea | 3.000 | 2.59 |
| 1¼ waste clips. | Nr | 27.000 | 43.49 | Ea | 27.000 | 7.78 |
| 1½ waste pipe. | M ¹ | 35.000 | 281.89 | Ea | 12.000 | 49.61 |
| 1½ waste tee 1¼ branch. | Nr | 4.000 | 16.11 | Ea | 4.000 | 3.46 |
| 1½ waste elbow. | Nr | 16.000 | 64.43 | Ea | 16.000 | 13.63 |
| 1½ waste coupling. | Nr | 5.000 | 20.13 | Ea | 5.000 | 4.26 |
| 1½ waste clip. | Nr | 35.000 | 70.47 | Ea | 35.000 | 10.08 |
| Soil vent, pipe. | M ¹ | 13.000 | 235.58 | Ea | 5.000 | 118.01 |
| Soil vent, branch. | Nr | 3.000 | 48.32 | Ea | 3.000 | 62.12 |
| Soil vent, bend. | Nr | 6.000 | 82.15 | Ea | 6.000 | 81.63 |
| Soil vent, pip clips. | Nr | 13.000 | 52.35 | Ea | 13.000 | 30.29 |
| | | | 2,092.00 | | | 808.36 |

| Plumbing & sanitary wares | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| Toilet, pan. | Nr | 3.000 | 90.61 | Ea | 3.000 | 217.75 |
| Toilet, cistern. | Nr | 3.000 | 181.21 | Ea | 3.000 | 221.10 |
| Toilet, seat. | Nr | 3.000 | 42.28 | Ea | 3.000 | 84.52 |
| Toilet, soil vent connection, using straight multiquick. | Nr | 3.000 | 30.20 | Ea | 3.000 | 15.97 |
| Wash hand basin. | Nr | 3.000 | 241.62 | Ea | 3.000 | 209.63 |
| Basin, pedestal | Nr | 3.000 | 60.40 | Ea | 3.000 | 128.49 |
| Basin, taps. | Pr | 3.000 | 54.36 | Pr | 3.000 | 77.91 |
| Basin, waste. | Nr | 3.000 | 16.91 | Ea | 3.000 | 18.75 |
| Basin, waste trap. | Nr | 3.000 | 38.66 | Ea | 3.000 | 21.16 |
| Standard 1700x700mm twin grip bath. | Nr | 1.000 | 120.81 | Ea | 1.000 | 152.86 |
| Bath, panel | Nr | 1.000 | 20.13 | Ea | 1.000 | 24.10 |
| Bath, end Panel | Nr | 1.000 | 10.07 | Ea | 1.000 | 12.72 |
| Bath, taps. | Nr | 1.000 | 24.16 | Pr | 1.000 | 31.43 |
| Bath, waste. | Nr | 1.000 | 6.04 | Ea | 1.000 | 6.31 |
| Bath, waste trap. | Nr | 1.000 | 14.09 | Ea | 1.000 | 8.08 |
| Anti scald thermostatic mixing valve TMV 2/3 22mm | Nr | 1.000 | 20.13 | Ea | 1.000 | 37.33 |
| Standard 900x900mm Shower tray. | Nr | 1.000 | 80.54 | Ea | 1.000 | 192.73 |
| Pivot shower door. | Nr | 1.000 | 60.40 | Ea | 1.000 | 251.15 |
| Shower door side panel. | Nr | 1.000 | 40.27 | Ea | 1.000 | 139.13 |
| Shower waste & combi-trap. | Nr | 1.000 | 20.13 | Ea | 1.000 | 9.91 |
| Shower unit. | Nr | 1.000 | 60.40 | Ea | 1.000 | 181.74 |
| | | | 1,233.42 | | | 2,042.77 |

| Painting & decorating | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|--|----------------|------------------------|-----------------------|------------|--------------------------|-------------------------|
| Prime internal woodwork, prior to fixing. | M ¹ | 300.295 | 563.55 | < | < | < |
| Undercoat internal woodwork. | M ¹ | 300.295 | 939.24 | < | < | < |
| Finish internal woodwork, in either gloss, satin, or eggshell. | M ¹ | 300.295 | 1,127.09 | < | < | < |
| Emulsion Walls, comprising one mist coat, one base coat & one top coat. | M ² | 326.051 | 3,263.36 | Ea | 6.000 | 291.79 |
| Emulsion Ceilings, comprising one mist coat, one base coat & one top coat. | M ² | 145.001 | 1,632.69 | Ea | 3.000 | 67.99 |
| Sundries, decorators caulk. | M ¹ | 150.148 | 234.81 | Ea | 16.000 | 43.09 |
| Prime timber, fascia, barge & soffit boards, prior to fixing. | M ¹ | 92.368 | 173.34 | < | < | < |
| Undercoat fascia, barge & soffit boards. | M ¹ | 92.368 | 346.68 | < | < | < |
| Top coat fascia, barge & soffit boards. | M ¹ | 92.368 | 404.46 | < | < | < |
| Prime internal doors. | Nr | 10.000 | 156.39 | < | < | < |
| Undercoat internal doors. | Nr | 10.000 | 156.39 | < | < | < |
| Finish internal doors, in either gloss, satin, or eggshell. | Nr | 10.000 | 156.39 | < | < | < |
| Quick drying primer 5 litres. | > | > | > | Ea | 4.000 | 200.19 |
| Undercoat 5 litres. | > | > | > | Ea | 4.000 | 114.85 |
| Finishing coat, gloss/satin/eggshell 5 litres. | > | > | > | Ea | 4.000 | 104.88 |
| Sundries, white spirit. | > | > | > | Ea | 2.000 | 7.34 |
| Sundries, medium glass paper. | > | > | > | Ea | 2.000 | 5.09 |
| Sundries, fine glass paper. | > | > | > | Ea | 2.000 | 5.06 |
| | | | 9,154.39 | | | 840.28 |

| Sundry fixings & fasteners | UoM | Labour Quantity | Labour Total £ | UoM | Material Quantity | Material Total £ |
|---|------------|----------------------------|---------------------------|------------|------------------------------|-----------------------------|
| Nails Paslode 3.1x90mm straight galvanised 2200nr box. | Nr | 137.000 | > | Bx | 1.000 | 62.36 |
| Nails Paslode 3.1x75mm ring shank galvanised 2200nr box. | Nr | 268.000 | > | Bx | 1.000 | 60.11 |
| Nails Paslode 2.8x51mm ring shank galvanised 3300nr box. | Nr | 481.623 | > | Bx | 1.000 | 71.91 |
| Nails 65mm plain lost head 2.5kg pack. | Nr | 176.000 | > | Ea | 1.000 | 10.84 |
| Nails 65mm plain lost head 25kg box. | Nr | 176.000 | > | Bx | 1.000 | 42.97 |
| Staples Paslode 25mm 2100nr box. | Nr | 1019.000 | > | Bx | 1.000 | 28.29 |
| Nails Paslode 2.8x51mm stainless steel 1100nr box. | Nr | 32.000 | > | Bx | 1.000 | 102.41 |
| Anchor bolts M10x126mm. | Nr | 25.000 | > | Ea | 25.000 | 47.29 |
| Screws 100mm Timberlok screws 50nr pack. | Nr | 115.200 | > | Pack | 3.000 | 125.60 |
| Screws drywall 25mm 1000nr box. | Nr | 3599.000 | > | Bx | 4.000 | 26.46 |
| Screws drywall 50mm 500nr box. | Nr | 0.000 | > | Bx | 1.000 | 8.33 |
| Screws chippy screw 4.5x70mm 100nr box. | Nr | 200.000 | > | Bx | 2.000 | 14.61 |
| Masonry plug brown 300nr pack. | Nr | 22.000 | > | Ea | 1.000 | 3.38 |
| Screws chippy screw 4.5x50mm 200nr box. | Nr | 22.000 | > | Bx | 1.000 | 9.97 |
| Nails 40mm oval 2.50kg pack. | Nr | 696.000 | > | Ea | 1.000 | 14.33 |
| Screws chippy screw 4.0x25mm 200nr box. | Nr | 43.000 | > | Bx | 1.000 | 4.47 |
| Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg | Nr | 421.000 | > | Pack | 1.000 | 13.45 |
| Frame fixings 8.0x100mm each. | Nr | 96.000 | > | Ea | 96.000 | 48.11 |
| Steel joist hangers (timber to timber straps) | Nr | 7.000 | > | Ea | 7.000 | 13.15 |
| | | | | | | 708.04 |