

Material Summary

Site Address: Two Storey Extension

Proposal: Two storey side extension and associated works revised

Estimators Product Description	Build Stage Reference	UoM	Material Quantity	Rate	Total Ex VAT
Drainage Plastic 110mm Temporary Plug	Enabling Works	Ea	1.000	8.98	8.98
Isolating Valve 15mm	Enabling Works	Ea	3.000	1.76	5.28
Isolating Valve 22mm	Enabling Works	Ea	2.000	2.67	5.34
Ready Mixed Concrete	Foundations	M³	3.000	105.98	317.94
Drainage Plastic 110mm Plain End Pipe 3000mm	Drainage	Ea	4.000	22.17	88.68
Shingle/Gravel 10mm bulk bag	Drainage	Bg	4.000	41.36	165.44
Drainage Plastic 110mm socket adaptor	Drainage	Ea	1.000	6.52	6.52
Drainage Plastic 110mm Back Inlet R-Gully Square Grid	Drainage	Ea	1.000	25.38	25.38
Drainage Plastic 110mm 87.5 Degree Bend	Drainage	Ea	1.000	5.96	5.96
Drainage Plastic 110mm Double Coupling	Drainage	Ea	9.000	2.92	26.28
Drainage Plastic 110mm 45 Degree Bend	Drainage	Ea	9.000	5.96	53.64
Drainage Plastic 110mm Universal Man Hole 940x100mm	Drainage	Ea	1.000	119.25	119.25
Drainage Universal Manhole Cover and Frame Standard	Drainage	Ea	1.000	36.19	36.19
Blocks Solid Concrete 7.3N 440x215x100mm	Foundations	Ea	120.000	1.17	140.40
Bricks 65mm Facing	Foundations	Th	0.237	770.98	182.72
Building Sand Bulk Bag	Foundations	Bg	1.000	40.70	40.70
Ordinary Portland Cement 25Kg Bag	Foundations	Ea	4.000	5.15	20.60
Mortar Plasticiser 5 Litres	Foundations	Ea	1.000	4.98	4.98
Ready Mixed Concrete	Foundations	M³	1.000	135.96	135.96
Polythene DPC 112.5mm 30m Roll	Foundations	RI	1.000	3.73	3.73
Hardcore MOT Type1 Bulk Bag	Ground Flr	Bg	4.000	40.08	160.32
Building Sand Bulk Bag	Ground Flr	Bg	1.000	40.70	40.70
Polythene Membrane Blue Standard Duty 300mu 100m2	Ground Flr	RI	1.000	42.94	42.94
Polythene Membrane Green Tinted Standard 125mu 4x50m Roll	Ground Flr	RI	1.000	65.52	65.52
Foil Faced Rigid PIR Insulation Board 2400x1200x20mm	Ground Flr	Ea	1.000	15.28	15.28
Ready Mixed Concrete	Ground Flr	M³	2.000	135.19	270.39
Foil Faced Rigid PIR Insulation Board 2400x1200x100mm	Ground Flr	Ea	4.000	43.58	174.32
Ready Mixed Sand and Cement Floor Screed	Ground Flr	Tn	2.000	122.12	244.24
Sawn Timber Dry Graded C16 47x200mm Treated	1st Flr	M¹	29.900	4.59	137.24
Chipboard Flooring MR 2400x600x22mm	1st Flr	Sh	9.000	22.11	198.99
Mineral Acoustic Partition Roll 2x600 100mm	Resilient Flr	M²	11.000	5.08	55.88
Steel Wall Starter PK2.4m	Brickworks	Ea	7.000	20.71	144.97
Bricks 65mm Facing	Brickworks	Th	2.629	770.98	2,026.91
Blocks Aircrete 3.6N 440x215x100mm	Brickworks	Ea	438.000	1.65	722.70
Building Sand Bulk Bag	Brickworks	Bg	3.000	40.70	122.10
Ordinary Portland Cement 25Kg Bag	Brickworks	Ea	24.000	5.15	123.60
Mortar Plasticiser 5 Litres	Brickworks	Ea	3.000	4.98	14.94
Steel Lintel 100/100/100 1650mm	Brickworks	Ea	1.000	62.72	62.72
Steel Lintel 100/100/100 1500mm	Brickworks	Ea	3.000	75.15	225.45
Steel Lintel 100/50/100 3300mm	Brickworks	Ea	1.000	236.27	236.27
Cavity Wall Mineral Batts 100x455x1200mm PK12	Brickworks	Ea	7.000	28.06	196.42
Cavity Closer 100x3000mm	Brickworks	Ea	6.000	14.86	89.16
STAIRFIX HRT4 Stainless Steel Wall Tie 275mm	Brickworks	Bx	1.000	74.49	74.49
Insulation Retaining Discs	Brickworks	Ea	148.000	0.07	10.36
Brick Weep Vent Plastic 9x65mm	Brickworks	Ea	4.000	0.40	1.60
MDF Window Cill Board Primed 25x225mm	1st Flr	M¹	5.000	5.61	28.05
Silicone General Purpose White 310ml tube	1st Flr	Ea	4.000	5.09	20.36
Bricks Concrete Common 65mm	Structural Works	Th	0.058	353.64	20.51
Sawn Timber Dry Graded C16 75x100mm Treated	Wall Plate	M¹	10.000	3.63	36.30
Steel Galvanised Wallplate Strap 1200x30x5 Bent 100mm	Wall Plate	Ea	7.000	3.01	21.07
Sawn Timber Dry Graded C16 38x175mm Treated	Ridge Board	M¹	3.000	3.09	9.27
Sawn Timber Dry Graded C16 75x200mm Treated	Purlin	M¹	8.000	7.07	56.56
Sawn Timber Dry Graded C16 47x225mm Treated	Hip Rafter	M¹	10.000	5.10	51.00
Machined Timber T&G Flooring 22x150mm	Lay Boards	M¹	10.000	2.72	27.20
Machined Timber T&G Flooring 22x150mm	Valley Boards	M¹	19.000	2.72	51.68
Sawn Timber Dry Graded C16 47x100mm	Binder	M¹	5.000	1.97	9.85
Sawn Timber Dry Graded C16 47x100mm Treated	Prop	M¹	3.000	2.30	6.90
Sawn Timber Dry Graded C16 47x150mm	Rafter	M¹	74.000	3.06	226.44
Sawn Timber Dry Graded C16 47x150mm Treated	Ceiling Joist	M¹	29.000	3.43	99.47

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UPVC White Fascia Board 225mm 2X5m	Fascia Board	Ea	2.000	63.97	127.94
UPVC White Soffit Board 300mm 2x5000mm	Soffit Board	Ea	2.000	79.39	158.78
Gutter Plastic Round 4000mm	Guttering	Ea	3.000	11.97	35.91
Gutter Plastic Round Fascia Bracket	Guttering	Ea	18.000	0.93	16.74
Gutter Plastic Round Straight Running Outlet	Guttering	Ea	1.000	4.03	4.03
Gutter Plastic Round External Stop End	Guttering	Ea	2.000	1.71	3.42
Gutter Plastic Round Angle 90 Degrees	Guttering	Ea	3.000	4.13	12.39
Rain Water Plastic Round Pipe 5.5M	Rain Water	Ea	2.000	16.95	33.90
Rain Water Plastic Round Bracket	Rain Water	Ea	5.000	1.90	9.50
Rain Water Plastic Round Offset Bend	Rain Water	Ea	4.000	2.50	10.00
MARLEY ETERNIT Modern concrete tile	Roofing	Ea	329.000	1.39	457.31
Roofing Breathable Membrane 1x50m Roll	Roofing	Ea	1.000	52.44	52.44
Sawn Timber Batten 25x38mm Treated	Roofing	M ¹	95.118	0.70	66.58
Roofing Plastic Felt Support tray 1500mm	Roofing	Ea	8.000	5.38	43.04
Round concrete ridge tile, 457mm	Roofing	Ea	6.000	2.54	15.24
Universal Dry Ridge/Hip System 6m Roll.	Roofing	Ea	2.000	67.93	135.86
Round concrete ridge tile, 457mm	Roofing	Ea	22.000	2.54	55.88
Galvanised Scrolled Hip Iron	Roofing	Ea	2.000	3.28	6.56
Lead Roll 300x3000mm Code 4 Nominal Weight 18Kg	Roofing	RI	2.000	50.27	100.54
Sawn Timber Dry Graded C16 47x100mm Treated	Partitions	M ¹	25.000	2.30	57.50
Internal Door Casing 38x150mm	Door Frame	M ¹	5.100	7.46	38.05
Steel Galvanised Restraint Strap 1500x30x5 Bent 100mm	Restraint Strps	Ea	2.000	4.24	8.48
Standard Internal Door style and type TBC	Internal Door	Ls	1.000	160.00	160.00
Ironmongery SAA Lever Latch	Ironmongery Pack	Ea	1.000	10.49	10.49
Machined Timber 5" Moulded Skirting Board	Skirting Board	M ¹	22.000	2.67	58.74
Machined Timber 3" Moulded Architrave	Architrave	M ¹	12.000	1.86	22.32
Plaster Browning 25Kg Bag	Plastering	Ea	20.000	8.30	166.00
Plaster Multi Finish 25Kg Bag	Plastering	Ea	8.000	7.93	63.44
Plaster Board Standard 2400x1200x12.5mm	Plastering	Sh	5.000	7.61	38.05
Plaster Board Standard 2400x1200x12.5mm	Plastering	Sh	5.000	7.61	38.05
Plaster Board Duplex 2400x1200x12.5mm	Plastering	Sh	4.000	12.12	48.48
PVA Waterproof Adhesive & Bonding Aid 5Litres	Plastering	Ea	1.000	24.61	24.61
Mineral Acoustic Partition Roll 2x600 75mm	Insulation	M ²	7.000	3.71	25.97
Mineral Wool Roll 3x386/2x580/1x1160 150mm	Insulation	M ²	20.000	3.52	70.40
Plaster Multi Finish 25Kg Bag	Plastering	Ea	3.000	7.93	23.79
Self Adhesive Scrim Tape	Plastering	Ea	1.000	4.80	4.80
Angle Float Bead 2400mm	Plastering	Ea	7.000	1.27	8.89
Angle Skim Bead 2400mm	Plastering	Ea	7.000	1.27	8.89
Energy efficient lamp holder 10/13W compliant with Part L1	Electrical	Ea	3.000	31.16	93.48
Light Switch 6Amp 1Gang 1Way	Electrical	Ea	3.000	1.54	4.62
Mechanical Air Vent 230v	Electrical	Ea	1.000	33.64	33.64
Cable Grey Two Core and Earth 1.5X50m	Electrical	Ea	1.000	26.61	26.61
Cable Clips T&E 1.5mm Plastic Pack 20	Electrical	Ea	6.000	0.76	4.56
Switched Socket 2Gang 13Amp	Electrical	Ea	6.000	5.55	33.30
Shaver Socket 115-230V	Electrical	Ea	1.000	23.00	23.00
Metal Back Box 1Gang 47mm	Electrical	Ea	1.000	2.53	2.53
Cable Grey Two Core and Earth 2.5X50m	Electrical	Ea	2.000	45.54	91.08
Cable Clips T&E 2.5mm Plastic Pack 20	Electrical	Ea	4.000	0.76	3.04
Ceiling Pull Switch & Neon 1Way 45Amp	Electrical	Ea	1.000	14.87	14.87
Mains Wired Smoke Alarm 230v	Electrical	Ea	2.000	23.27	46.54
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	50.13	50.13
Cable Grey Two Core and Earth 6.0X50m	Electrical	Ea	1.000	98.45	98.45
Cable Clips 9mm Plastic Pack 20	Electrical	Ea	1.000	0.76	0.76
Consumer unit.	Electrical	Ea	1.000	83.96	83.96
Metal Back Box 1Gang 25mm	Electrical	Ea	1.000	1.39	1.39
Metal Back Box 1 Gang 16mm	Electrical	Ea	3.000	1.14	3.42
Metal Back Box 2Gang 25mm	Electrical	Ea	6.000	1.52	9.12
Radiators	Electrical	Ea	2.000	92.80	185.60
Radiator Valve Lock Shield 15mm	Heating	Ea	3.000	2.30	6.90
Radiator Valve Thermostic 15mm	Heating	Ea	3.000	10.83	32.49
Copper Tube 15mm 3M	Heating	Ea	12.000	5.65	67.80
Copper Equal Tee 15mm	Heating	Ea	6.000	0.55	3.30

Estimators Product Description	Build Stage Reference	UoM	Material Quantity	Rate	Total Ex VAT
Copper Elbow 15mm	Heating	Ea	12.000	0.45	5.40
Copper Straight Couplin 15mm	Heating	Ea	12.000	0.41	4.92
Pipe Clip 15mm Plastic	Heating	Ea	44.000	0.12	5.28
Isolating Valve 15mm	Heating	Ea	6.000	1.76	10.56
Copper Tube 15mm 3M	Plumbing 1st fix	Ea	6.000	5.65	33.90
Copper Equal Tee 15mm	Plumbing 1st fix	Ea	6.000	0.55	3.30
Copper Elbow 15mm	Plumbing 1st fix	Ea	18.000	0.45	8.10
Copper Straight Couplin 15mm	Plumbing 1st fix	Ea	6.000	0.41	2.46
Pipe Clip 15mm Plastic	Plumbing 1st fix	Ea	27.000	0.12	3.24
Isolating Valve 15mm	Plumbing 1st fix	Ea	4.000	1.76	7.04
Copper Tube 22mm 3m	Plumbing 1st fix	Ea	6.000	11.79	70.74
Copper Equal Tee 22mm	Plumbing 1st fix	Ea	2.000	1.35	2.70
Copper Elbow 22mm	Plumbing 1st fix	Ea	4.000	0.75	3.00
Copper Straight Couplin 22mm	Plumbing 1st fix	Ea	2.000	0.48	0.96
Pipe Clip 22mm Plastic	Plumbing 1st fix	Ea	12.000	0.16	1.92
Isolating Valve 22mm	Plumbing 1st fix	Ea	2.000	2.67	5.34
Waste 32mm Plastic Pipe 3m	Plumbing 1st fix	Ea	4.000	2.70	10.80
Waste 32mm Plastic Knuckle Bend	Plumbing 1st fix	Ea	8.000	0.70	5.60
Waste 32mm Plastic Striaight Coupling	Plumbing 1st fix	Ea	2.000	0.71	1.42
Waste 32mm Plastic Pipe Bracket	Plumbing 1st fix	Ea	18.000	0.23	4.14
Waste 40mm Plastic Pipe 3m	Plumbing 1st fix	Ea	5.000	3.30	16.50
Waste 40mm Plastic Reducer to 32mm	Plumbing 1st fix	Ea	2.000	0.70	1.40
Waste 40mm Knuckle Bend	Plumbing 1st fix	Ea	6.000	0.70	4.20
Waste 40mm Double Straight Coupling	Plumbing 1st fix	Ea	2.000	0.70	1.40
Waste 40mm Plastic Pipe Bracket	Plumbing 1st fix	Ea	14.000	0.23	3.22
Soil 110mm Plastic Pipe 3m	Plumbing 1st fix	Ea	2.000	18.99	37.98
Soil 110mm Plastic Single Branch	Plumbing 1st fix	Ea	1.000	16.71	16.71
Soil 110mm Plastic Offset Bend	Plumbing 1st fix	Ea	2.000	11.19	22.38
Soil 110mm Plastic Pipe Bracket	Plumbing 1st fix	Ea	6.000	1.87	11.22
Toilet Pan Close Coupled White	Sanitary Wares	Ea	1.000	58.81	58.81
Toilet Close Coupled Cistern & Lever White	Sanitary Wares	Ea	1.000	59.78	59.78
Toilet Seat & Cover White	Sanitary Wares	Ea	1.000	22.49	22.49
Toilet Waste Straight Multiquick	Sanitary Wares	Ea	1.000	4.29	4.29
White Wash Hand Basin White	Sanitary Wares	Ea	2.000	56.23	112.46
Wash Hand Basin Pedestal White	Sanitary Wares	Ea	2.000	34.79	69.58
Basin Taps Pair Chrome	Sanitary Wares	Pr	2.000	21.12	42.24
Basin Waste Chrome	Sanitary Wares	Ea	2.000	4.99	9.98
Basin Waste Trap	Sanitary Wares	Ea	2.000	5.62	11.24
Bath 1700x700mm Twin Grip White	Sanitary Wares	Ea	1.000	122.02	122.02
Bath Panel White Plastic	Sanitary Wares	Ea	1.000	19.24	19.24
Bath End Panel Plastic White	Sanitary Wares	Ea	1.000	10.15	10.15
Bath Taps Pair Chrome	Sanitary Wares	Pr	1.000	25.09	25.09
Bath Waste Chrome	Sanitary Wares	Ea	1.000	5.04	5.04
Bath Waste Trap	Sanitary Wares	Ea	1.000	6.51	6.51
Thermostatic Mixing Valve TMV 2/3 22mm	Other	Ea	1.000	29.80	29.80
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	202.36	202.36
White Shower Door Side Panel	Sanitary Wares	Ea	1.000	112.10	112.10
Shower Waste Trap	Sanitary Wares	Ea	1.000	7.92	7.92
Electric Shower Unit 9.5Kw	Sanitary Wares	Ea	1.000	146.74	146.74
Paint Vinyl Matt Emulsion 10 Litres	Decorating	Ea	2.000	39.96	79.92
Paint Vinyl Matt Emulsion 6 Litres	Decorating	Ea	1.000	18.82	18.82
Decorators Caulk 310ml Tube	Painting	Ea	2.000	2.25	4.50
Paint Quick Drying Primer 5 Litres	Painting	Ea	1.000	41.90	41.90
Paint Undercoat 5 Litres	Painting	Ea	1.000	24.00	24.00
Paint Gloss 5 Litres	Painting	Ea	1.000	21.72	21.72
White Spirit 2 Litres	Painting	Ea	2.000	2.98	5.96
Sand Paper Medium PK5	Painting	Ea	2.000	2.09	4.18
Sand Paper Fine PK5	Painting	Ea	2.000	2.08	4.16
Fixings Paslode 3.1x90mm Straight Galv BX2200	Fixings	Bx	1.000	52.09	52.09
Fixings Paslode 3.1x75mm Ring Galv BX2200	Fixings	Bx	1.000	50.05	50.05
Fixings Paslode 2.8x51mm Ring Galv BX2200	Fixings	Bx	1.000	35.70	35.70
Fixings Paslode 25mm Staple BX2100	Fixings	Bx	1.000	23.18	23.18

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Fixings Drywall Screw 25mm BX1000	Fixings	Bx	1.000	5.57	5.57
Fixings Chippy Screw 4.5x70mm BX100	Fixings	Bx	1.000	6.08	6.08
Fixings Plastic Brown Plugs 100nr	Fixings	Ea	1.000	2.81	2.81
Fixings Chippy Screws 4.5x50mm BX200	Fixings	Bx	1.000	8.85	8.85
Fixings Bright Oval Nails 40mm 2.5Kg	Fixings	Ea	1.000	11.76	11.76
Fixings Chippy Screws 4.0x25mm BX200	Fixings	Bx	1.000	3.59	3.59
Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg	Fixings	Pack	1.000	11.12	11.12
Fixings White UPVC Trim Nails 2.0x30mm BX250	Fixings	Bx	1.000	11.32	11.32
Fixings White UPVC Trim Nails 3.0x50mm BX100	Fixings	Bx	1.000	14.62	14.62
Fixings Frame Fixing 8.0x100mm	Fixings	Ea	32.000	0.40	12.80
Universal steel joist hanger timber to masonry	Other	Ea	12.000	3.50	42.00
					12,700.09

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	M²	3.800	187.28	711.66
White UPVC french doors inc double glazed glass.	Special Order Materials	M²	2.800	216.35	605.78
Tiling grout & adhesive	Special Order Materials	Ls	1.000	166.69	166.69
Standard chrome towel radiator 1150x500mm	Special Order Materials	Ea	1.000	119.24	119.24
					1,603.37