



Your estimating pack

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1: Letter to client

House Builder XL Ltd
3 Portland Place
Pritchard Street
Bristol
BS2 8RH

Site address:
3 Portland Place
Pritchard Street
Bristol
BS2 8RH

Monday, 21 May 2012

Dear House Builder XL Ltd,

Subject: Sample Estimate

Thank you for your valued enquiry and instructions to quote for the above project.

We are pleased to attach the following estimate as requested. Should you have any questions regarding this estimate, please do not hesitate to contact us.

Considerations:

This estimate is based on the specification described herein. Any changes to drawings or specification would be treated as a variation and may be subject to an agreed price adjustment.

This estimate is valid for a period of 28 days from date of issue.

We trust that we have interpreted your requirements correctly as every effort has been made to accurately estimate your project.

We look forward to hearing from you.

Yours sincerely

2: Client quote

Demolition

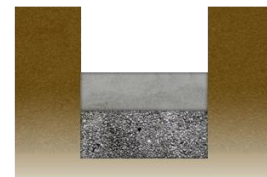
An allowance has been made to carry out the demolition works as described. All demolition material to be either removed from site or recycled where possible. All demolition material becomes the property of the contractor.



Total Cost Excluding VAT £1,790.00

Foundations

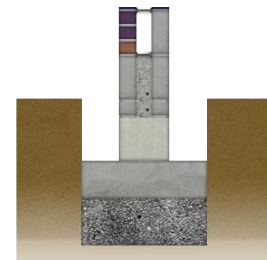
Excavate for foundations using mechanical plant (if required) and cast foundations. Please note that the Building Control Officer will inspect the foundation prior to concreting and may require changes to the foundation depth and construction. Variations for additional excavation, trench support and concrete etc. will incur additional costs.



Total Cost Excluding VAT £2,996.55

Footings

Construct brick and block footings off prepared foundations.



Material

External Walls

Brick and Block Cavity Wall (External Walls)

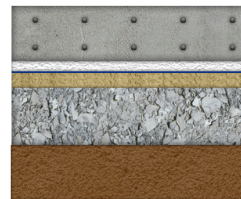
Cavity Fill
Blockwork to Inner leaf below dpc
Blockwork to outer leaf below dpc
Bricks below splash course
Bricks for use in splash course
Sand below dpc in brickwork
Sand below dpc in blockwork
Cement below dpc in brickwork
Cement below dpc in blockwork

R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)
Solid Concrete Blocks 7N 440 x 215 x 100mm
Solid Concrete Blocks 7N 440 x 215 x 100mm
Facing Bricks - Provisional (Allowance £0.40 each)
Engineering Brick Blue Solid Class A 65mm
Building Sand Bulk Bag
Building Sand Bulk Bag
Blue Circle Mastercrete (Plastic) 25kg
Blue Circle Mastercrete (Plastic) 25kg

Total Cost Excluding VAT £470.82

Oversite and slabbing

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



Material

Ground Floor

Floor Screed (Ground Floor)

Perimeter insulation

Flooring Grade Polystyrene Insulation Sheet 2400 x 1200 x 25mm

Slab

Extension Slab (Slab)

Sub-base to concrete slab

Sand blinding to slab

Concrete in slab

DPM to concrete slab

MOT Type 1 Bulk Bag

Building Sand Bulk Bag

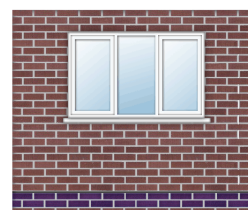
R'mix Concrete RC 30, 50mm slump 6m3 (Allowance £75)

Polythene DPM Blue 4 x 25m x 300mu

Total Cost Excluding VAT £899.71

Brickwork Shell

Construct facing brick in sand/cement mortar, leaving all joints with recessed finish. All openings around windows, doors etc. to be provided with vertical damp proof courses where required. Internal leaf to be formed in blockwork.



Material

External Walls

Brick and Block Cavity Wall (External Walls)

Bricks above dpc less openings

Blocks above dpc less openings

Coursing blocks above dpc

Cavity Insulation

Brick ties

DPC to brickwork

DPC to blockwork

Sand above dpc in brickwork

Sand above dpc in blockwork

Cement above dpc in brickwork

Cement above dpc in blockwork

Facing Bricks - Provisional (Allowance £0.40 each)

Celcon Standard Block 440 x 215 x 100mm 3.6N

Insulation Coursing Block 3.5N 100mm

Dry-Therm 100mm Cavity Insulation (1200 x 455 mm 6.55m2)

Class 4 Wall Tie 225mm (250 Box)

Polythene DPC 100mm x 30m

Polythene DPC 100mm x 30m

Building Sand Bulk Bag

Building Sand Bulk Bag

Blue Circle Mastercrete (Plastic) 25kg

Blue Circle Mastercrete (Plastic) 25kg

House

Gable Window

Lintel

Catnic Special Apex Lintel 100 mm Cavity x 2175mm s/o x 450mm rise

PVCu Windows 1200 Deep (House)

Vertical DPC to sides of window

External/Combination lintel

Dummy frame timber

Cavity closure

Polythene DPC 150mm x 30m

Catnic CG90/100 x 2100mm

Dry Graded C16 Regularised 47 x 75mm

Manthorpe Cavity Closer 2440 x 100mm

Toothing in of Brickwork and Blockwork (Toothing Out)

Disc cutter blades

Cut Off Wheel Stone 230 x 3.2 x 22mm

Wall Starters (Wall Starter)

Wall starters
Sealant to wall connection
Allowance for sundries

Wall Starter Stainless Steel 2.4M
Polysulphide Sealant Brown
Sundry Materials (£)

Main Roof

Cut Roof (Main Roof)

Gable abutment (To abutment)

Cavity Tray Gable Abutment

Rear

PVCu 2100 Patio Door (Rear)

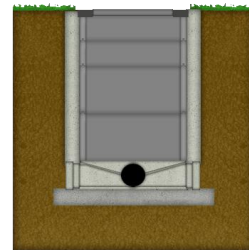
Vertical DPC
External/Combination lintel
Dummy frame timber
Cavity closure

Polythene DPC 150mm x 30m
Catnic Cg90/100 X 2400mm
Dry Graded C16 Regularised Treated 47 x 75mm
Manthorpe Cavity Closer 2440 x 100mm

Total Cost Excluding VAT £5,686.19

Drains

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



Material

Drainage

Drainage Accessories (Drainage)

Drainage rodding accesess
Drainage gullies

OsmaDrain Drainage Square Rodding Eye 110mm 4D360
OsmaDrain Drainage Single Seal Yard Gully 110mm 4D701

Drains

Drain Runs (Drains)

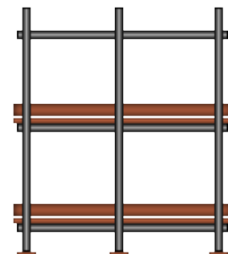
Pipe bedding
Pipe cover material
Pipe back fill material
Drainage pipe

Pea Gravel 10mm Bulk Bag
Pea Gravel 10mm Bulk Bag
MOT Type 1 Bulk Bag
OsmaDrain Drainage 110 x 3000mm Pipe Plain End 4D073

Total Cost Excluding VAT £2,370.14

Erect Scaffold

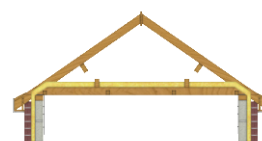
Erect scaffolding on site to provide access for our contractors. No allowance has been made to adapt the scaffolding for clients or their own contractors' requirements.



Total Cost Excluding VAT £579.08

Roof Structure

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



Material

Ceiling

Cut Roof (Ceiling)

General roof joists Dry Graded C16 Regularised Treated 47 x 150mm
Noggings between roof joists Sawn Treated 47 x 50mm
Noggings between rafters Sawn Treated 47 x 50mm

External Walls

Stoping Roof Accessories (External Walls)

General roof purlins Dry Graded C16 Regularised Treated 75 x 225mm
Down pipe Osma Roundline Black Pipe 5.5m
Stop ends Osma Half Round External Stop End
Down pipe clips Half Round Downpipe Saddle Bracket 68mm
Swan necks Osma Roundline Down Pipe Bend
Gutter outlet Half Round Gutter Running Outlet 112mm
Gutter Angles Osma Half Round Gutter Angle 90 Deg

House

Box Gutter

Box Gutter Lining Lead Flashing Code 4 450 x 3000mm
Seal Gutter Lining Lead Sealant
Construct Box Gutter Hardwood Ply WBP 2440 x 1200 x 12mm

Loft

Roof Windows (Loft)

Top and bottom trimmers Sawn Dry Graded C16 Treated 47 x 150mm
Double rafters (trimmers) Sawn Dry Graded C16 Treated 47 x 150mm
Window Velux 780 x 980mm 3059 M04 GGL Centre Pivot Pine Window

Main Roof

Cut Roof (Main Roof)

General roof joists Dry Graded C16 Regularised Treated 47 x 150mm
Noggings between roof joists Sawn Treated 47 x 50mm
General roof rafters Dry Graded C16 Regularised Treated 47 x 150mm
Noggings between rafters Sawn Treated 47 x 50mm
General roof gable Ladder Rafters Dry Graded C16 Regularised Treated 47 x 150mm
Gable ladder noggings Sawn Treated 47 x 50mm
Soffit carriers Treated Batten 25 x 38mm
Wall plate Dry Graded C16 Regularised Treated 75 x 100mm
Apex roof ridge Sawn Carcassing Treated 25 x 200mm
Eaves fascia Universal Fascia Board White 175mm x 5m
Bargeboard Universal Fascia Board White 175mm x 5m
Bargeboard fixings White plastic top Nail 40mm - 10G (100 box)
Gable soffits (side 1) Multi Purpose Fascia Board White 400 x 10mm X 5m
Eaves soffits (side 1) Multi Purpose Fascia Board White 400 x 10mm X 5m
Soffit fixings White plastic top Nail 40mm - 10G (100 box)
Gutter Osma Half Round Gutter Black 4m
Gutter unions Osma Half Round Gutter Union Bracket
Gutter clips Osma Half Round Gutter Support Bracket
Wallplate straps Simpson Strap 30 x 5 x 1200 @ 150mm
Gable straps at joist level Simpson Strap 30 x 5 x 1200 @ 150mm
Gable straps at verge level Lateral Restraint Strap 30 x 5 x 1600mm bent at 100mm
Primer for bargeboard and fascia Undercoat White 5 Litre
Primer for soffits Undercoat White 5 Litre
General roof joists Dry Graded C16 Regularised Treated 47 x 150mm
Noggings between roof joists Sawn Treated 47 x 50mm
General roof rafters Dry Graded C16 Regularised Treated 47 x 150mm
Noggings between rafters Sawn Treated 47 x 50mm
General roof gable Ladder Rafters Dry Graded C16 Regularised Treated 47 x 150mm
Gable ladder noggings Sawn Treated 47 x 50mm
Soffit carriers Treated Batten 25 x 38mm
Wall plate Dry Graded C16 Regularised Treated 75 x 100mm

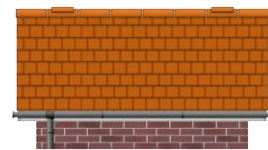
Apex roof ridge
 Eaves fascia
 Bargeboard
 Bargeboard fixings
 Gable soffits (side 1)
 Eaves soffits (side 1)
 Soffit fixings
 Gutter
 Gutter clips
 Wallplate straps
 Gable straps at verge level
 Primer for bargeboard and fascia
 Primer for soffits

Sawn Carcassing Treated 25 x 200mm
 Universal Fascia Board White 175mm x 5m
 Universal Fascia Board White 175mm x 5m
 White plastic top Nail 40mm - 10G (100 box)
 Multi Purpose Fascia Board White 400 x 10mm X 5m
 Multi Purpose Fascia Board White 400 x 10mm X 5m
 White plastic top Nail 40mm - 10G (100 box)
 Osma Half Round Gutter Black 4m
 Osma Half Round Gutter Support Bracket
 Simpson Strap 30 x 5 x 1200 @ 150mm
 Lateral Restraint Strap 30 x 5 x 1600mm bent at 100mm
 Undercoat White 5 Litre
 Undercoat White 5 Litre

Total Cost Excluding VAT £3,818.43

Roof Tiling

Lay roof covering.



Material

Loft

Roof Windows (Loft)

Flashing kit for roof window

Velux Flashing EDP MO4 For P Tiles Up to 15mm Thick

Main Roof

Cut Roof (Main Roof)

Lathe
 Roofing felt
 Tiles

Treated Batten 25 x 38mm
 Breather Membrane 700 1.5 x 50 m
 Roof Tile Concrete Interlocking Low Profile Each (10 per m2 approx)
 (Allowance £1.50 each)
 Marley Ridge Tile 305mm
 Cement Soffit Strip 2400 x 150 x 4.5mm
 Building Sand Bulk Bag
 Building Sand Bulk Bag
 Blue Circle Mastercrete (Plastic) 25kg
 Blue Circle Mastercrete (Plastic) 25kg
 Lead Flashing Code 4 300 x 3000mm
 Treated Batten 25 x 38mm
 Breather Membrane 700 1.5 x 50 m
 Roof Tile Concrete Interlocking Low Profile Each (10 per m2 approx)
 (Allowance £1.50 each)
 Marley Ridge Tile 305mm
 Cement Soffit Strip 2400 x 150 x 4.5mm
 Building Sand Bulk Bag
 Building Sand Bulk Bag
 Blue Circle Mastercrete (Plastic) 25kg
 Blue Circle Mastercrete (Plastic) 25kg

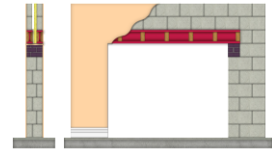
Ridge tile
 Tile undercloak 1
 Sand pointing/bedding to ridge
 Sand pointing/bedding to verge
 Cement in pointing/bedding to ridge
 Cement pointing/bedding to verge
 Gable abutment (On roof)
 Lathe
 Roofing felt
 Tiles

Ridge tile
 Tile undercloak 1
 Sand pointing/bedding to ridge
 Sand pointing/bedding to verge
 Cement in pointing/bedding to ridge
 Cement pointing/bedding to verge

Total Cost Excluding VAT £2,030.27

Structural Openings

Form structural openings.



Material

House

Steel Ridge Beam (UB 178 x 102 x 19 Kg)

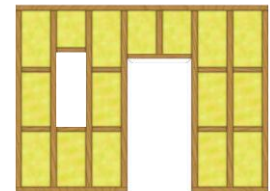
Attic steelwork
Bricks to support steelwork
Padstones to support steelwork
Slates to pack steelwork

Universal Beam 178 x 102 x 19kg per m
Engineering Brick Blue Solid Class A 65mm
Supreme Concrete Padstone 440 x 215 x 140mm
Natural Slate 400 x 250mm (Each) (Allowance £1.50)

Total Cost Excluding VAT £382.53

Joinery 1st Fix

Form carcassing and first fix timbers.



Material

Ceiling

Cut Roof (Ceiling)

Insulation to rafters (layer 1)
Insulation to rafters (layer 2)

Polyisocyanurate Insulation Board 2400 x 1200 x 100mm
Celotex TB3020 1200 x 2400 x 20mm

House

PVCu Windows 1200 Deep (House)

Internal window board
Window

Softwood Window Board 25 x 225mm
PVC Window 1800 x 1200mm Double Casement Clear Glass Low E

Rear

PVCu 2100 Patio Door (Rear)

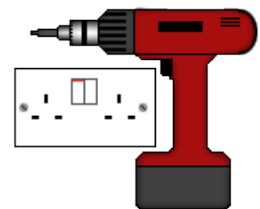
Internal threshold board

Hardwood Ply WBP 2440 x 1200 x 12mm

Total Cost Excluding VAT £1,651.17

Electrician 1st Fix

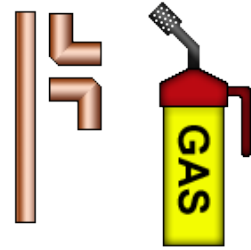
Install all cables and conduits prior to plastering. (Please note in the case of extensions to existing supplies it is assumed that the incoming supply is capable of the planned improvements. If the system is to be upgraded additional costs may be incurred.)



Total Cost Excluding VAT £312.56

Plumb 1st Fix

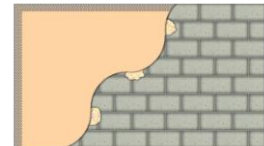
Install all pipes and plumbing fittings as described.



Total Cost Excluding VAT £312.60

Plastering

Apply plastering system to walls and ceilings.



Material

Ceiling

Cut Roof (Ceiling)

Plasterboard to roof ceilings
Gyproc Drywall fixings for roof ceilings
Plasterboard joint treatment for roof ceilings
Finish to plasterboard for roof ceilings
Plasterboard to sloping ceilings
Plasterboard fixings for sloping ceilings
Plasterboard joint treatment for sloping ceilings
Finish to plasterboard for sloping ceilings

Plasterboard 1200 x 2400 x 12.5mm Square Edge
Gyproc Drywall Timber Screws 41mm (1000 Box)
Scrim Tape 50mm x 90m
Thistle Board Finish Plaster 25kg
Plasterboard 1200 x 2400 x 12.5mm Square Edge
Gyproc Drywall Timber Screws 60mm (500 Box)
Scrim Tape 50mm x 90m
Thistle Board Finish Plaster 25kg

External Walls

Brick and Block Cavity Wall (External Walls)

Plaster finish to walls
Plastering to inner blockwall
Wall plastering fixing system / basecoat
Wall plastering joint treatment

Thistle Board Finish Plaster 25kg
Plasterboard 1200 x 2400 x 12.5mm Square Edge
Dri-Wall Adhesive 25kg
Scrim Tape 50mm x 90m

Ground Floor

Floor Screed (Ground Floor)

Insulation to screed
Readymix floor screed

Flooring Grade Polystyrene Insulation Sheet 2400 x 1200 x 100mm
Ready mix floor screed with fibres (Allowance £120)

House

Basic Plasterboard and Skim to Walls (Existing External Wall)

Plaster boarding to walls
Plaster boarding fixing dabs to walls
Jointing tape to plaster boarding to walls
Angle bead
Finish to plaster boarding to walls

Plasterboard 1200 x 2400 x 12.5mm Square Edge
Dri-Wall Adhesive 25kg
Scrim Tape 50mm x 90m
PVC Plastering Corner Bead 2.44m
Thistle Board Finish Plaster 25kg

PVCu Windows 1200 Deep (House)

Reveal and cill plaster finish to window
Window reveal & cill plaster fixing system / base coat
Window reveal and cill plaster joint treatment

Plasterboard 1200 x 2400 x 12.5mm Square Edge
Dri-Wall Adhesive 25kg
Scrim Tape 50mm x 90m

Window reveal and cill finish to plaster
Window reveal corner bead

Thistle Board Finish Plaster 25kg
PVC Plastering Corner Bead 2.44m

Rear

PVCu 2100 Patio Door (Rear)

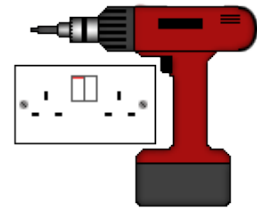
Reveal and cill plaster finish
Reveal and cill plastering fixing system / basecoat
Reveal and cill plaster joint treatment
Reveal and cill finish to plaster
Corner Bead

Plasterboard 1200 x 2400 x 12.5mm Square Edge
Dri-Wall Adhesive 25kg
Scrim Tape 50mm x 90m
Thistle Board Finish Plaster 25kg
PVC Plastering Corner Bead 2.44m

Total Cost Excluding VAT £1,889.40

Electrician 2nd Fix

Fix all electrical fixtures and fittings. (Please note that if additional specialist fixtures are required, additional charges may be incurred.)



Total Cost Excluding VAT £312.56

Joinery 2nd Fix

Fix doors and windows, fixtures and fittings.



Material

External Walls

Brick and Block Cavity Wall (External Walls)
Skirting boards

Skirting Torus/Ogee 25 x 125mm

House

Gable Window

Gable Window

Window

Rear

PVCu 2100 Patio Door (Rear)

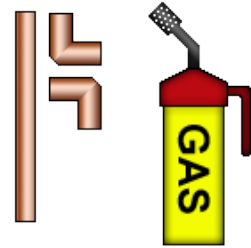
Door

Door

Total Cost Excluding VAT £2,032.47

Plumb 2nd Fix

Plumb in fixtures and fittings as described.



Total Cost Excluding VAT £312.60

Internal Decoration

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



Material

Ceiling

Cut Roof (Ceiling)

Decoration to plaster sloping ceiling
Decoration to plaster roof ceiling

White Trade Matt Emulsion 10L
White Trade Matt Emulsion 10L

External Walls

Brick and Block Cavity Wall (External Walls)

Decoration to wall or plaster
Primer for skirting boards
Under Coat for skirting boards
Paint for skirting boards

Magnolia Trade Matt Emulsion 10L
Undercoat White 5 Litre
Undercoat White 5 Litre
Gloss Brilliant White 5 Litre

House

PVCu Windows 1200 Deep (House)

Window decoration to reveal plastering
Primer for window board
Undercoat for window board
Paint for window board

Magnolia Trade Matt Emulsion 10L
Undercoat White 5 Litre
Undercoat White 5 Litre
Gloss Brilliant White 5 Litre

Rear

PVCu 2100 Patio Door (Rear)

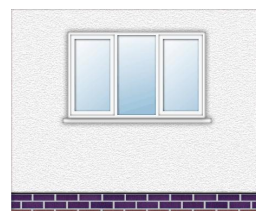
Decoration to reveal plastering
Primer for threshold board
Undercoat for threshold board
Paint for threshold board

Magnolia Trade Matt Emulsion 10L
Undercoat White 5 Litre
Undercoat White 5 Litre
Gloss Brilliant White 5 Litre

Total Cost Excluding VAT £207.91

External Decoration

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



Material

House

PVCu Windows 1200 Deep (House)

Sealant to sides and top of window

Silicone Sealant White 0.31 Litre

Main Roof

Cut Roof (Main Roof)

Undercoat for bargeboard and fascia

Undercoat White 5 Litre

Paint for bargeboard and fascia

Gloss Brilliant White 5 Litre

Undercoat for soffits

Undercoat White 5 Litre

Paint for soffits

Gloss Brilliant White 5 Litre

Undercoat for bargeboard and fascia

Undercoat White 5 Litre

Paint for bargeboard and fascia

Gloss Brilliant White 5 Litre

Undercoat for soffits

Undercoat White 5 Litre

Paint for soffits

Gloss Brilliant White 5 Litre

Rear

PVCu 2100 Patio Door (Rear)

Sealant

Silicone Sealant White 0.31 Litre

Total Cost Excluding VAT £108.80

Total Cost Excluding VAT £28,163.79

Total VAT £5,632.76

Total Cost Including VAT £33,796.54

3: Acceptance of estimate

Acceptance of Estimate/Variation

Reference: Sample Estimate (Estimate dated Monday, 21 May 2012)

House Builder XL Ltd
3 Portland Place
Pritchard Street
Bristol
BS2 8RH

Site address:
3 Portland Place
Pritchard Street
Bristol
BS2 8RH

Please carry out the building works itemised in the Estimate defined above, dated Monday, 21 May 2012 to the value of:

Total Cost Excluding VAT	£28,163.79
Total VAT	£5,632.76
Total Cost Including VAT	£33,796.54

Signed House Builder XL Ltd
Date/...../20.....

Signed on behalf of <<Enter Your Name Here>>
Date/...../20.....

Terms & Conditions

(Please enter your terms and conditions here)

4: Builders information

Builders Information

Abbreviated Cost Breakdown

Resource	Total
Labour	£7,357.04
Material	£14,620.02
Plant	£1,899.82
Subcontractor	£4,224.41
Sundry	£62.50
Grand Total*	£28,163.79

*Includes builders mark-up

Estimate Assumptions

We have generally assumed good site access and where possible mechanical devices are available to assist with construction. Site is assumed to be level unless stated.

Ground is assumed to be excavated using normal plant and machinery and that the ground is not rock or subject to ground water, running sand or other issues.

VAT

New homes are currently zero rated for VAT in the UK and consequently the supply of eligible labour and materials used in the construction of new homes (as defined in HMRC VAT Notice 708 Buildings and Construction) is also zero rated. To ensure that self-builders who are not registered for VAT are not penalised there is a scheme that allows a one-off refund of VAT after the new dwelling has been completed.

For new build, eligible labour and any materials supplied and fixed must be charged at the zero rate of VAT, and materials suppliers must charge the standard rate of VAT (20%). The VAT element can be recovered on completion of the project under HMRC VAT Notice VAT431NB.

Those creating a new dwelling by the first time conversion of a non-residential building must pay the reduced rate of VAT on all eligible labour and materials (currently 5%) and the standard rate VAT (20%) on materials bought directly from suppliers, and can recover both following completion under HMRC VAT Notice VAT431C.

Extensions and loft conversions are subject to VAT at the full 20% rate. There is no opportunity to claim the VAT back. Some saving in VAT could be made by using non VAT registered tradesmen. We have indicated the amount of VAT you can expect to pay on this project based on the estimated costs if all materials, labour and suppliers are VAT registered.

VAT on services including hire of plant tools or scaffold, delivery charges, packaging, professional fees, and non-construction materials such as carpets and white goods, is standard rated and cannot be recovered.

VAT rules are complex and depend on how the contract between you and your client is configured. Please check with your accountant for further advice to confirm that our VAT estimate is appropriate.

Builders Information

For advice on what you can and can't reclaim please visit www.homebuilding.co.uk/vat or www.hmrc.gov.uk

Additional Costs

Please note that the following fees and costs have not been included in the estimate unless explicitly stated. Typically these would cost around:

Legal Fees (site purchase): £500-1,000

Stamp Duty and Land Tax (SDLT):

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

0% up to £175,000

1% from £175,001 to £250,000,

3% from £250,001 to £500,000,

4% over £500,000

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

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

1% from £150,001 to £250,000,

3% from £250,001 to £500,000,

4% from £500,001 to £1,000,000

5% from £1,000,001 upwards

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

Building Regulations Fees: £500-£1,000 (charged according to scale of project)

Planning Application Fees: £335

Topographical Site Survey: Typical cost £350-£500

Design Fees: Architects charge 7-15% of the total build cost for a service involving design and supervision. For planning drawings from other sources expect to pay from £2,500-£3,500, plus a similar figure for Building Regulations drawings

Structural Engineers' Fees: £400-£500

Warranty: Around 1% of contract value

Self-build Insurance: £500-£800

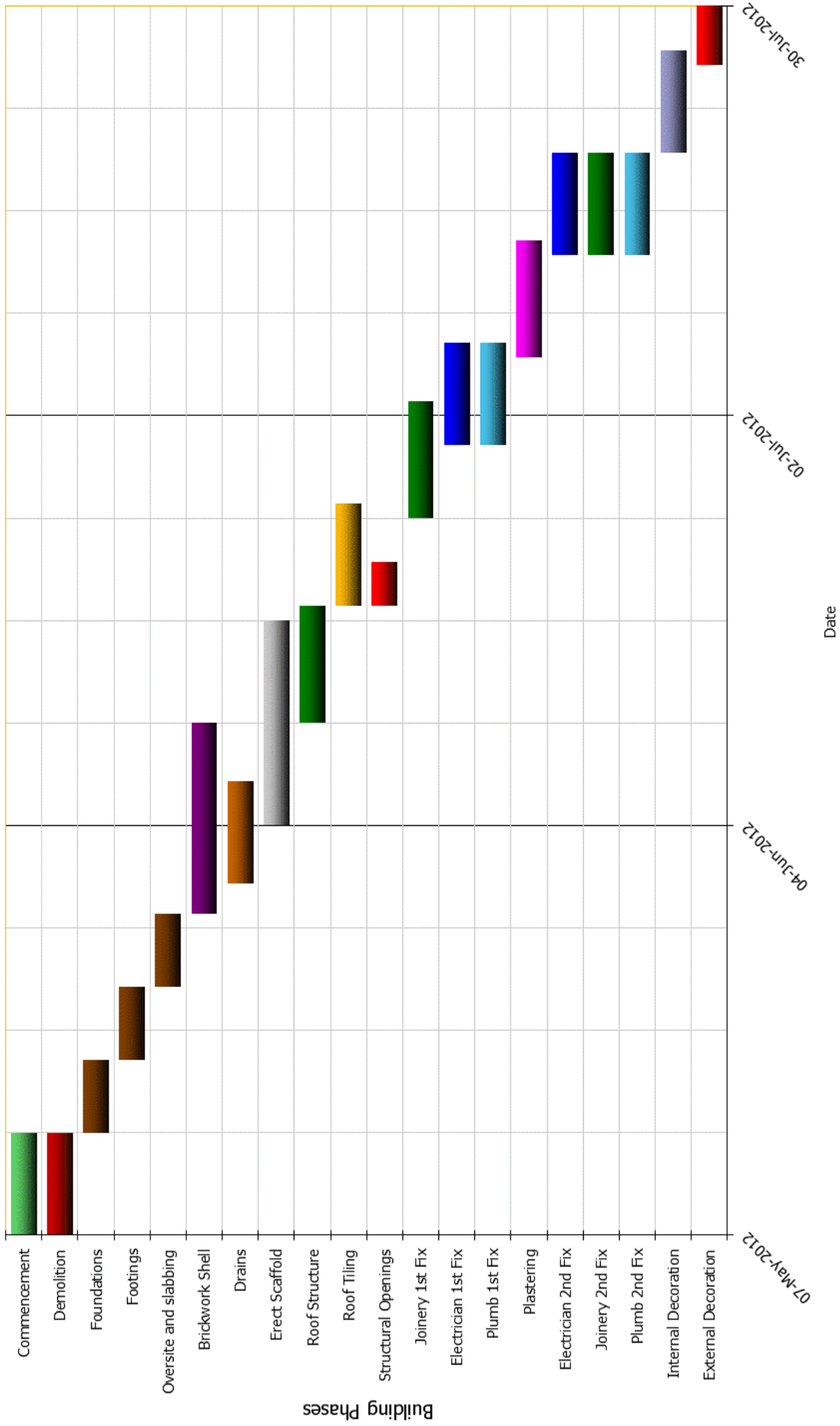
Service (utility) connections: Typically £3,500-£6,000 total

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

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

5: Build program

Planning Bar Chart for:- Sample Estimate



6: Cost by build phase

Date Required	Build Phase	Type	Total Cost (Ex Profit)	Profit	Total Inc Profit (Ex VAT)
07/05/2012	Demolition	Bricklayer	£832.00	£208.00	£1,040.00
		Spoil removal	£600.00	£150.00	£750.00
	Demolition Total		£1,432.00	£358.00	£1,790.00
14/05/2012	Foundations	Excavators	£187.95	£46.99	£234.94
		Groundworker	£135.94	£33.99	£169.93
		Spoil removal	£107.34	£26.84	£134.18
		Groundworks Contractor	£1,966.00	£491.50	£2,457.50
	Foundations Total		£2,397.24	£599.31	£2,996.55
19/05/2012	Footings	Aggregate	£7.72	£1.93	£9.65
		Blocks	£62.79	£15.70	£78.48
		Bricklayer	£136.63	£34.16	£170.78
		Bricks	£83.72	£20.93	£104.65
		Concrete	£22.98	£5.75	£28.73
		Concrete Products	£9.23	£2.31	£11.54
		Groundworker	£53.39	£13.35	£66.73
		Light plant	£0.19	£0.05	£0.24
	Footings Total		£376.65	£94.16	£470.82
24/05/2012	Oversite and slabbing	Aggregate	£304.63	£76.16	£380.79
		Concrete	£188.86	£47.22	£236.08
		Foundation	£15.36	£3.84	£19.20
		Groundworker	£132.47	£33.12	£165.59
		Insulation	£5.44	£1.36	£6.80
		Light plant	£23.00	£5.75	£28.75
	Sundry Plant	£50.00	£12.50	£62.50	
Oversite and slabbing Total		£719.76	£179.94	£899.71	
29/05/2012	Brickwork Shell	Aggregate	£38.86	£9.72	£48.58
		Blocks	£168.98	£42.24	£211.22
		Bricklayer	£936.31	£234.08	£1,170.39
		Bricks	£448.65	£112.16	£560.81
		Carpenter	£25.50	£6.38	£31.88
		Concrete Products	£23.27	£5.82	£29.08
		Foundation	£73.93	£18.48	£92.41
		Insulation	£63.82	£15.96	£79.78
		Metalwork	£30.11	£7.53	£37.64
		Spoil removal	£0.48	£0.12	£0.60
		Lintels	£2,558.35	£639.59	£3,197.94
		Roofing Sundries	£125.55	£31.39	£156.94
		Carcasing Timber	£28.97	£7.24	£36.22
		Bonded Abrasives	£7.10	£1.77	£8.87
		Power Tool	£12.50	£3.13	£15.63
	Sundry Material	£6.58	£1.65	£8.23	
Brickwork Shell Total		£4,548.95	£1,137.24	£5,686.19	
31/05/2012	Drains	Aggregate	£858.18	£214.55	£1,072.73
		Excavators	£225.00	£56.25	£281.25
		Groundworker	£132.15	£33.04	£165.19
		Spoil removal	£313.38	£78.35	£391.73
	Drainage	£367.40	£91.85	£459.25	
Drains Total		£1,896.11	£474.03	£2,370.14	
04/06/2012	Erect Scaffold	Scaffolding Contractor	£413.27	£103.32	£516.58
		Sundry Item	£50.00	£12.50	£62.50
Erect Scaffold Total		£463.27	£115.82	£579.08	
11/06/2012	Roof Structure	Carpenter	£1,145.29	£286.32	£1,431.61
		Decoration	£3.71	£0.93	£4.63
		Metalwork	£88.62	£22.16	£110.78
		Screws and Fixings	£19.72	£4.93	£24.65
		Carcasing Timber	£616.83	£154.21	£771.04
		Sundry Material	£89.08	£22.27	£111.36
		Sheet material	£26.26	£6.57	£32.83
		Windows and Door frames	£724.64	£181.16	£905.80
		Plumbing	£186.08	£46.52	£232.60
		Sealants	£21.50	£5.38	£26.88
	Rainwater Goods	£133.01	£33.25	£166.26	
Roof Structure Total		£3,054.74	£763.69	£3,818.43	
19/06/2012	Roof Tiling	Aggregate	£4.88	£1.22	£6.10
		Concrete Products	£5.85	£1.46	£7.31
		Screws and Fixings	£10.10	£2.52	£12.62
		Roofing Sundries	£58.84	£14.71	£73.55
		Carcasing Timber	£47.50	£11.88	£59.38
		Sheet material	£12.19	£3.05	£15.24
		Windows and Door frames	£250.86	£62.72	£313.58
		Plumbing	£67.17	£16.79	£83.96

		Roof Tiler	£639.57	£159.89	£799.47
		Roof Tiles	£527.25	£131.81	£659.07
		Roof Tiling Total	£1,624.21	£406.05	£2,030.26
	Structural Openings	Bricklayer	£94.00	£23.50	£117.50
		Bricks	£7.61	£1.90	£9.51
		Metalwork	£156.17	£39.04	£195.21
		Lintels	£41.80	£10.45	£52.25
		Roof Tiles	£6.45	£1.61	£8.06
		Structural Openings Total	£306.03	£76.51	£382.53
25/06/2012	Joinery 1st Fix	Carpenter	£257.81	£64.45	£322.26
		Insulation	£446.45	£111.61	£558.06
		Screws and Fixings	£7.40	£1.85	£9.25
		Sheet material	£26.63	£6.66	£33.29
		Windows and Door frames	£582.65	£145.66	£728.31
		Joinery 1st Fix Total	£1,320.94	£330.23	£1,651.17
30/06/2012	Electrician 1st Fix	Electrical Contractor	£250.05	£62.51	£312.56
		Electrician 1st Fix Total	£250.05	£62.51	£312.56
	Plumb 1st Fix	Plumbing Contractor	£250.08	£62.52	£312.60
		Plumb 1st Fix Total	£250.08	£62.52	£312.60
06/07/2012	Plastering	Concrete	£181.31	£45.33	£226.63
		Insulation	£296.13	£74.03	£370.17
		Metalwork	£24.25	£6.06	£30.31
		Plasterer	£869.13	£217.28	£1,086.41
		Plastering	£140.70	£35.18	£175.88
		Plastering Total	£1,511.52	£377.88	£1,889.40
13/07/2012	Joinery 2nd Fix	Carpenter	£274.57	£68.64	£343.22
		Screws and Fixings	£2.83	£0.71	£3.53
		Timber Mouldings	£21.08	£5.27	£26.35
		Windows and Door frames	£537.50	£134.38	£671.88
		Doors	£790.00	£197.50	£987.50
		Joinery 2nd Fix Total	£1,625.97	£406.49	£2,032.47
	Electrician 2nd Fix	Electrical Contractor	£250.05	£62.51	£312.56
		Electrician 2nd Fix Total	£250.05	£62.51	£312.56
	Plumb 2nd Fix	Plumbing Contractor	£250.08	£62.52	£312.60
		Plumb 2nd Fix Total	£250.08	£62.52	£312.60
20/07/2012	Internal Decoration	Decoration	£22.38	£5.60	£27.98
		Decorator	£143.94	£35.99	£179.93
		Internal Decoration Total	£166.33	£41.58	£207.91
26/07/2012	External Decoration	Carpenter	£23.69	£5.92	£29.62
		Decoration	£7.87	£1.97	£9.84
		Decorator	£53.23	£13.31	£66.54
		Sundry Material	£2.24	£0.56	£2.80
		External Decoration Total	£87.04	£21.76	£108.80
		Grand Total	£22,531.03	£5,632.76	£28,163.79

7: Cost by resource type

Resource	Type	Total Cost (Ex Profit)	Profit	Total Inc Profit(Ex VAT)
Labour	Bricklayer	£1,998.94	£499.73	£2,498.67
	Carpenter	£1,726.86	£431.72	£2,158.58
	Decorator	£197.17	£49.29	£246.47
	Groundworker	£453.96	£113.49	£567.45
	Plasterer	£869.13	£217.28	£1,086.41
	Roof Tiler	£639.57	£159.89	£799.47
Labour Total		£5,885.63	£1,471.41	£7,357.04
Material	Aggregate	£1,214.28	£303.57	£1,517.85
	Blocks	£231.76	£57.94	£289.71
	Bricks	£539.98	£134.99	£674.97
	Concrete	£393.15	£98.29	£491.44
	Concrete Products	£38.35	£9.59	£47.94
	Decoration	£33.96	£8.49	£42.46
	Foundation	£89.28	£22.32	£111.60
	Insulation	£811.84	£202.96	£1,014.80
	Metalwork	£299.15	£74.79	£373.94
	Plastering	£140.70	£35.18	£175.88
	Screws and Fixings	£40.04	£10.01	£50.05
	Timber Mouldings	£21.08	£5.27	£26.35
	Lintels	£2,600.14	£650.04	£3,250.18
	Roofing Sundries	£184.39	£46.10	£230.48
	Carcasing Timber	£693.31	£173.33	£866.64
	Bonded Abrasives	£7.10	£1.77	£8.87
	Sundry Material	£97.91	£24.48	£122.39
	Drainage	£367.40	£91.85	£459.25
	Sheet material	£65.08	£16.27	£81.35
	Windows and Door frames	£2,095.65	£523.91	£2,619.56
	Doors	£790.00	£197.50	£987.50
	Plumbing	£253.25	£63.31	£316.56
	Sealants	£21.50	£5.38	£26.88
	Rainwater Goods	£133.01	£33.25	£166.26
Roof Tiles	£533.70	£133.43	£667.13	
Material Total		£11,696.02	£2,924.00	£14,620.02
Plant	Excavators	£412.95	£103.24	£516.19
	Light plant	£23.19	£5.80	£28.99
	Spoil removal	£1,021.20	£255.30	£1,276.51
	Power Tool	£12.50	£3.13	£15.63
	Sundry Plant	£50.00	£12.50	£62.50
Plant Total		£1,519.85	£379.96	£1,899.82
Subcontractor	Electrical Contractor	£500.10	£125.03	£625.13
	Scaffolding Contractor	£413.27	£103.32	£516.58
	Groundworks Contractor	£1,966.00	£491.50	£2,457.50
	Plumbing Contractor	£500.16	£125.04	£625.20
Subcontractor Total		£3,379.53	£844.88	£4,224.41
Sundry	Sundry Item	£50.00	£12.50	£62.50
Sundry Total		£50.00	£12.50	£62.50
Grand Total		£22,531.03	£5,632.76	£28,163.79

8: Itemised cost by build phase

Build Phase	Resource	Type	Description	Item Used For	Total Cost (Ex Profit)	Profit	Total Inc Profit (Ex VAT)
Demolition	Labour	Bricklayer	Bricklayer and Labourer	Remove Existing Conservatory	£832.00	£208.00	£1,040.00
	Labour Total				£832.00	£208.00	£1,040.00
	Plant		Skip 7m3 inc. Land Fill Tax	Remove debris from site	£600.00	£150.00	£750.00
	Plant Total				£600.00	£150.00	£750.00
Demolition Total				£1,432.00	£358.00	£1,790.00	
Foundations	Labour	Groundworker	Groundworker	Excavate trench	£19.72	£4.93	£24.64
				Place cavity fill	£24.90	£6.22	£31.12
				Prepare bottom of trench	£16.27	£4.07	£20.33
				Remove spoil from site	£75.07	£18.77	£93.83
	Labour Total				£135.94	£33.99	£169.93
	Plant	Excavators	Mini Digger & Driver (8hr. day)	Plant for excavation of trench	£187.95	£46.99	£234.94
	Plant	Spoil removal	Skip 7m3 inc. Land Fill Tax	Plant to remove excavated spoil from site	£107.34	£26.84	£134.18
	Plant Total				£295.30	£73.82	£369.12
	Subcontractor	Groundworks Contractor	Groundworks Contractor	Mini Pile Foundations	£1,965.00	£491.50	£2,456.50
	Subcontractor Total				£1,965.00	£491.50	£2,456.50
	Foundations Total				£2,397.24	£599.31	£2,996.55
	Footings	Labour	Bricklayer	2 Bricklayers and Mate	Lay blockwork to inner leaf below dpc	£49.68	£12.42
				Lay blockwork to outer leaf below dpc	£24.84	£6.21	£31.05
				Lay bricks below splash course	£20.70	£5.18	£25.88
				Lay bricks for use in splash course	£41.40	£10.35	£51.75
Labour Total					£136.62	£34.16	£170.78
Material		Aggregate	Building Sand Bulk Bag	Backfill trench	£53.39	£13.35	£66.73
				Sand below dpc in blockwork	£190.01	£47.50	£237.52
				Sand below dpc in brickwork	£3.78	£0.95	£4.73
				Sand below dpc in brickwork	£3.94	£0.99	£4.93
				Blockwork to inner leaf below dpc	£41.86	£10.46	£52.32
				Blockwork to outer leaf below dpc	£20.93	£5.23	£26.16
				Bricks below splash course	£21.19	£5.30	£26.49
				Bricks for use in splash course	£62.52	£15.63	£78.15
				Cavity Fill	£22.98	£5.75	£28.73
				Cement below dpc in blockwork	£4.53	£1.13	£5.66
			Cement below dpc in brickwork	£4.71	£1.18	£5.89	
Material Total				£186.44	£46.61	£233.05	
Plant	Light plant	Shovel	Plant to backfill Trench	£0.19	£0.05	£0.24	
Plant Total				£0.19	£0.05	£0.24	
Footings Total				£376.65	£94.16	£470.82	
Oversite and slabbing	Labour	Groundworker	Groundworker and Labourer	Place and compact concrete slab	£41.87	£10.47	£52.34
				Place and compact sub-base to slab	£34.79	£8.70	£43.48
				Tamp finish to concrete slab	£15.46	£3.87	£19.33
				Lay DPM to slab	£7.73	£1.93	£9.66
				Lay sand blinding	£18.04	£4.51	£22.55
				Fix Perimeter insulation	£14.59	£3.65	£18.24
	Labour Total				£132.47	£33.12	£165.59
	Material	Aggregate	Building Sand Bulk Bag	Sand blinding to slab	£38.78	£9.69	£48.47
				Sub-base to concrete slab	£265.85	£66.46	£332.31
				Concrete in slab	£188.86	£47.22	£236.08
				DPM to concrete slab	£15.36	£3.84	£19.20
				Perimeter insulation	£5.44	£1.36	£6.80
				Concrete vibrator for slab construction	£514.29	£128.57	£642.86
				Plate compactor for preparation of slab	£12.00	£3.00	£15.00
				Plate compactor for preparation of slab	£11.00	£2.75	£13.75
Plant Total				£50.00	£12.50	£62.50	
Oversite and slabbing Total				£1,719.76	£419.94	£2,139.71	
Brickwork Shell	Labour	Bricklayer	2 Bricklayers and Mate	Fix cavity insulation	£26.29	£6.57	£32.87
				Lay blocks above dpc less openings	£208.76	£52.19	£260.95
				Lay bricks above dpc less openings	£438.21	£109.55	£547.77
				Lay coursing blocks above dpc	£20.70	£5.18	£25.88
				Fix gable abutment (To abutment)	£42.05	£10.51	£52.56
				Fix external lintel	£24.00	£6.00	£30.00
				Form opening	£48.00	£12.00	£60.00
				Fix preformed cavity tray	£9.60	£2.40	£12.00
				Fix vertical DPC/ Cavity closure	£24.00	£6.00	£30.00
				Apply sealant to wall connection	£8.70	£2.18	£10.88
				Fit wall starters	£8.00	£2.00	£10.00
				Labour to chop out brick or blockwork	£78.00	£19.50	£97.50
				Form dummy frame	£25.50	£6.38	£31.88
	Labour Total				£961.81	£240.45	£1,202.26
	Material	Aggregate	Building Sand Bulk Bag	Sand above dpc in blockwork	£9.42	£2.36	£11.78

			Scrim Tape 50mm x 90m	Wall plastering joint treatment Joining tape to plaster boarding to walls Plasterboard joint treatment for roof ceilings Plasterboard joint treatment for sloping ceilings Reveal and cill plaster joint treatment Window reveal and cill plaster joint treatment Plasterboard fixings for roof ceilings Plasterboard fixings for sloping ceilings	£1.27 £1.05 £0.69 £1.37 £0.08 £0.11 £2.14 £8.96 £642.39 £1,511.52 £18.07 £108.00 £148.50 £274.57 £2.83 £21.08 £537.50 £790.00 £1,351.40 £1,625.97 £250.05 £250.05 £250.05 £250.08 £250.08 £250.08 £25.84 £5.42 £1.36 £5.42 £1.36 £5.42 £1.36 £7.05 £3.84 £27.95 £14.07 £3.52 £7.62 £1.91 £2.58 £0.65 £1.71 £0.43 £1.71 £0.43 £2.58 £0.65 £2.29 £0.57 £2.29 £4.39 £1.10 £4.39 £1.10 £4.39 £1.10 £143.94 £35.99 £0.95 £0.24 £0.32 £0.08 £0.88 £0.22 £0.85 £0.21 £0.85 £0.21 £0.29 £0.07 £0.29 £0.07 £0.78 £0.20 £0.78 £0.20 £4.23 £1.06 £0.28 £0.07 £0.37 £0.09 £7.65 £1.91 £3.85 £0.96 £4.81 £22.38 £5.60 £166.33 £41.58 £10.32 £2.58 £5.52 £1.38 £7.85 £1.96 £17.51 £4.38	£1.58 £1.31 £0.86 £1.71 £0.11 £0.14 £2.68 £11.20 £802.99 £1,889.40 £22.59 £135.00 £185.63 £343.22 £3.53 £26.35 £671.88 £987.50 £1,689.25 £2,032.47 £32.56 £32.56 £32.56 £32.60 £32.60 £32.29 £6.78 £6.78 £6.78 £6.78 £8.81 £4.80 £34.94 £17.58 £9.53 £3.23 £2.14 £2.14 £3.23 £3.23 £2.86 £2.86 £5.49 £5.49 £5.49 £5.49 £179.93 £1.19 £0.41 £1.10 £1.06 £1.06 £0.36 £0.36 £0.98 £0.98 £5.29 £0.35 £0.47 £9.56 £4.81 £27.98 £207.91 £12.90 £6.90 £9.82 £21.89
Plastering Total						
Joinery 2nd Fix						
	Labour	Carpenter	Joiners Mate Joiner + Mate	Fix skirting boards Fit Window Hang door		
	Labour Total					
	Material	Screws and Fixings Timber Mouldings Windows and Door frames Doors	Cut Clasp Nails 65mm x 25kg Skirting Torus/Ogee 25 x 125mm Window Door			
	Material Total					
Joinery 2nd Fix Total						
Electrician 2nd Fix	Subcontractor	Electrical Contractor		Allowance for first fix electrical		
	Subcontractor Total					
Electrician 2nd Fix Total						
Plumb 2nd Fix	Subcontractor	Plumbing Contractor		Budget price for plumbing and heating		
	Subcontractor Total					
Plumb 2nd Fix Total						
Internal Decoration	Labour	Decorator	Decorator	Apply decoration to wall or plaster Apply paint to skirting boards Apply primer to skirting boards Apply undercoat to skirting boards Prepare skirting boards for decoration Prepare wall or plaster for decoration Prepare roof ceiling for decoration Decorate sloping ceiling plaster Decorate ceiling plaster Prepare sloping ceiling for decoration Apply primer to threshold board Prepare threshold board for decoration Apply decoration to plaster reveals Prepare plaster reveals for decoration Apply undercoat to threshold board Apply paint to threshold board Prepare window plaster reveals for decoration Apply decoration to window plaster reveals and cill Apply paint for window board Prepare window board for decoration Apply undercoat for window board Apply primer for window board		
	Labour Total					
	Material	Decoration	Gloss Brilliant White 5 Litre Undercoat White 5 Litre	Paint for skirting boards Paint for threshold board Paint for window board Primer for skirting boards Under Coat for skirting boards Undercoat for threshold board Primer for threshold board Primer for window board Undercoat for window board Decorate to wall or plaster Decorate to reveal plastering Window decoration to reveal plastering Decorate to plaster sloping ceiling Decorate to plaster roof ceiling		
	Material Total					
Internal Decoration Total						
External Decoration	Labour	Carpenter	Joiner	Prepare soffits for painting Apply sealant Apply sealant to sides and top of window Undercoat bargeboard and fascia		
	Labour Total					
	Decorator		Decorator			
	Decorator Total					

		Paint bargeboard and fascia	£17.51	£4.38	£21.89
		Paint soffits	£9.11	£2.28	£11.38
		Undercoat soffits	£9.11	£2.28	£11.38
Labour Total			£76.93	£19.23	£96.16
Material		Paint for soffits	£1.60	£0.40	£2.00
		Paint for bargeboard and fascia	£2.57	£0.64	£3.21
		Undercoat for soffits	£1.42	£0.36	£1.78
		Undercoat for bargeboard and fascia	£2.28	£0.57	£2.85
		Sealant	£0.93	£0.23	£1.16
		Sealant to sides and top of window	£1.32	£0.33	£1.64
			£10.11	£2.53	£12.64
			£87.04	£21.76	£108.80
Material Total			£22,531.03	£5,632.76	£28,163.79
		External Decoration Total			

9: Itemised cost by resource type

Resource	Type	Description	Purchase Units	Order Quantity	Total Cost (Ex Profit)	Profit	Total Inc Profit(Ex VAT)	
Labour	Bricklayer	2 Bricklayers and Mate	Hours	19.78	£830.59	£207.65	£1,038.24	
		Bricklayer	Hours	14.27	£228.35	£57.09	£285.43	
		Bricklayer and Labourer	Hours	35.00	£910.00	£227.50	£1,137.50	
		Bricklayers Labourer	Hours	4.00	£30.00	£7.50	£37.50	
		Bricklayer Total		73.05	£1,998.94	£499.73	£2,498.67	
		Carpenter	Joiners Mate	Hours	2.41	£18.07	£4.52	£22.59
			Joiner	Hours	43.40	£737.75	£184.44	£922.18
			Joiner + Mate	Hours	35.96	£971.05	£242.76	£1,213.81
		Carpenter Total		81.77	£1,726.86	£431.72	£2,158.58	
		Decorator	Decorator	Hours	13.14	£197.17	£49.29	£246.47
Decorator Total		13.14	£197.17	£49.29	£246.47			
Groundworker	Groundworker	Hours	15.62	£234.33	£58.58	£292.91		
	Groundworker and Labourer	Hours	8.78	£219.62	£54.91	£274.53		
Groundworker Total		24.41	£453.96	£113.49	£567.45			
Plasterer	2 Plasterers and 1 Plasterers Mate	Hours	17.38	£869.13	£217.28	£1,086.41		
Plasterer Total		17.38	£869.13	£217.28	£1,086.41			
Roof Tiler	3 Roof tilers + mate	Hours	7.52	£435.97	£108.99	£544.96		
	Roof tiler + mate	Hours	7.50	£195.01	£48.75	£243.77		
Roof Tiler Total		15.55	£639.57	£159.89	£799.47			
Labour Total			225.31	£5,885.63	£1,471.41	£7,357.04		
Material	Aggregate	Building Sand Bulk Bag	Each	2.58	£90.24	£22.56	£112.81	
		Pea Gravel 10mm Bulk Bag	Each	9.03	£316.22	£79.06	£395.28	
		MOT Type 1 Bulk Bag	Each	20.20	£807.81	£201.95	£1,009.76	
	Aggregate Total		31.81	£1,214.28	£303.57	£1,517.85		
	Blocks	Insulation Coursing Block 3.5N 100mm	M2	0.88	£26.49	£6.62	£33.12	
		Celcon Standard Block 440 x 215 x 100mm 3.6N	M2	17.81	£142.48	£35.62	£178.11	
	Blocks Total		18.69	£168.97	£42.24	£211.23		
	Bricks	Facing Bricks - Provisional (Allowance £0.40 each)	Each	1174.60	£469.84	£117.46	£587.30	
		Engineering Brick Blue Solid Class A 65mm	Each	118.87	£70.13	£17.53	£87.67	
	Bricks Total		1293.47	£539.98	£134.99	£674.97		
Concrete	Rmix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £85)	M3	0.27	£22.98	£5.75	£28.73		
	Rmix Concrete RC 30, 50mm slump 6m3 (Allowance £75)	M3	2.52	£188.86	£47.22	£236.08		
Concrete Total		2.79	£211.84	£52.97	£264.81			
Concrete Products	Ready mix floor screed with fibres (Allowance £120)	M3	1.51	£181.31	£45.33	£226.63		
	Blue Circle Mastercrete (Plastic) 25kg	Each	4.30	£393.15	£98.29	£491.44		
Concrete Products Total		6.81	£574.96	£143.62	£718.58			
Decoration	Gloss Brilliant White 5 Litre	EA	10.51	£38.35	£9.59	£47.94		
	Undercoat White 5 Litre	EA	0.23	£6.33	£1.58	£7.91		
Decoration Total	Magnolia Trade Matt Emulsion 10L	10L	0.31	£4.89	£1.22	£6.11		
	White Trade Matt Emulsion 10L	10L	0.44	£11.49	£2.87	£14.37		
Foundation	Polythene DPC 100mm x 30m	Each	1.45	£33.96	£8.49	£42.46		
	Polythene DPC 150mm x 30m	Each	0.78	£1.78	£0.45	£2.23		
Foundation Total		2.23	£35.74	£8.94	£44.68			
Insulation	Manthorpe Cavity Closer 2440 x 100mm	Each	5.38	£70.90	£17.72	£88.62		
	Polythene DPM Blue 4 x 25m x 300mu	Each	0.31	£15.36	£3.84	£19.20		
Insulation Total		5.69	£86.26	£21.56	£107.82			
Metalwork	Dry-Therm 100mm Cavity Insulation (1200 x 455 mm 6.55m2)	Each	2.85	£63.82	£15.96	£79.78		
	Celotex TB3020 1200 x 2400 x 20mm	Sheet	6.66	£66.63	£16.66	£83.29		
Metalwork Total		9.51	£130.45	£32.62	£163.07			
Flooring	Polyisoocyanurate Insulation Board 2400 x 1200 x 100mm	EA	6.66	£379.81	£94.95	£474.77		
	Flooring Grade Polystyrene Insulation Sheet 2400 x 1200 x 25mm	SH	0.49	£5.44	£1.36	£6.80		
Flooring Total		7.15	£385.25	£96.31	£481.56			
Miscellaneous	Flooring Grade Polystyrene Insulation Sheet 2400 x 1200 x 100mm	SH	7.05	£296.13	£74.03	£370.17		
	Class 4 Wall Tie 225mm (250 Box)	Box	23.72	£811.84	£202.96	£1,014.80		
Miscellaneous Total		23.72	£811.84	£202.96	£1,014.80			
PVC	Wall Starter Stainless Steel 2.4M	EA	0.29	£10.63	£2.66	£13.28		
	PVC Plastering Corner Bead 2.44m	EA	0.97	£19.48	£4.87	£24.36		
PVC Total		1.26	£30.11	£7.53	£37.64			
Simpson Strap	Simpson Strap 30 x 5 x 1200 @ 150mm	Each	11.55	£24.25	£6.06	£30.31		
Simpson Strap Total		11.55	£24.25	£6.06	£30.31			
Grand Total			9.68	£40.25	£10.06	£50.31		

	Lateral Restraint Strap 30 x 5 x 1600mm bent at 100mm	EA	5.38	£48.38	£12.09	£60.47
Metalwork Total	Universal Beam 178 x 102 x 19kg per m	M	4.11	£156.17	£39.04	£195.21
			31.97	£299.15	£74.79	£373.94
Plastering	Dri-Wall Adhesive 25kg	Each	3.64	£21.01	£5.25	£26.27
	Plasterboard 1200 x 2400 x 12.5mm Square Edge	Sheet	19.31	£84.40	£21.10	£105.50
	Thistle Board Finish Plaster 25kg	Each	4.90	£19.62	£4.90	£24.52
	Scrim Tape 50mm x 90m	Each	1.10	£4.57	£1.14	£5.71
	Gyproc Drywall Timber Screws 41mm (1000 Box)	Box	0.08	£2.14	£0.54	£2.68
	Gyproc Drywall Timber Screws 60mm (500 Box)	Box	0.33	£8.96	£2.24	£11.20
			29.37	£140.70	£35.18	£175.88
			0.02	£2.83	£0.71	£3.53
			0.62	£3.24	£0.81	£4.05
			0.08	£0.39	£0.10	£0.49
Screws and Fixings	Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)	BX	6.18	£3.77	£0.94	£4.71
	Frame Fixings 8 x 100mm	Pack	0.32	£19.72	£4.93	£24.65
	Round Wire Nails Bright 100mm x 25kg	BX	0.14	£10.10	£2.52	£12.62
	Round Wire Nails Galvanised 65mm x 2.5kg	BX	7.36	£40.04	£10.01	£50.05
Screws and Fixings Total		11.77	£21.08	£5.27	£26.35	
Skirting Torus/Ogee 25 x 125mm	M	11.77	£21.08	£5.27	£26.35	
Timber Mouldings						
Timber Mouldings Total						
Lintels						
Catnic Special Apex Lintel 100 mm Cavity x 2175mm s/o x 450mm rise	EA	1.00	£2,323.59	£580.90	£2,904.49	
Catnic CG90/100 X 2400mm	Each	1.08	£88.30	£22.08	£110.38	
Catnic CG90/100 x 2100mm	Each	2.15	£146.46	£36.61	£183.07	
Supreme Concrete Padstone 440 x 215 x 140mm	Each	2.15	£41.80	£10.45	£52.25	
Lintels Total		6.38	£2,600.14	£650.04	£3,250.18	
Roofing Sundries						
Cavity Tray Gable Abutment	EA	9.66	£125.55	£31.39	£156.94	
Breather Membrane 700 1.5 x 50 m	EA	0.48	£58.84	£14.71	£73.55	
		10.14	£184.39	£46.10	£230.48	
Roofing Sundries Total						
Carcassing Timber						
Dry Graded C16 Regularised Treated 47 x 75mm	M	9.03	£12.46	£3.12	£15.58	
Dry Graded C16 Regularised 47 x 75mm	M	12.90	£16.51	£4.13	£20.64	
Sawn Treated 47 x 50mm	M	61.16	£52.60	£13.15	£65.75	
Dry Graded C16 Regularised Treated 47 x 150mm	M	137.19	£340.22	£85.06	£425.28	
Sawn Carcassing Treated 25 x 200mm	M	5.19	£13.38	£3.35	£16.73	
Dry Graded C16 Regularised Treated 75 x 100mm	M	10.27	£29.26	£7.31	£36.57	
Treated Battens 25 x 38mm	M	133.75	£49.49	£12.37	£161.86	
Dry Graded C16 Regularised Treated 75 x 225mm	M	7.57	£53.54	£13.39	£66.93	
Sawn Dry Graded C16 Treated 47 x 150mm	M	50.74	£125.84	£31.46	£157.29	
		427.80	£693.31	£173.33	£866.64	
Carcassing Timber Total		2.15	£7.10	£1.77	£8.87	
Bonded Abrasives						
Cut Off Wheel Stone 230 x 3.2 x 22mm	EA	2.15	£7.10	£1.77	£8.87	
Bonded Abrasives Total						
Sundry Material						
Polysulphide Sealant Brown	EA	0.19	£1.21	£0.30	£1.51	
Sundry Materials (£)	EA	5.38	£5.38	£1.34	£6.72	
Silicone Sealant White 0.31 Litre	EA	0.66	£2.24	£0.56	£2.80	
White plastic top Nail 40mm - 10G (100 box)	EA	0.83	£11.66	£2.92	£14.58	
Multi Purpose Fascia Board White 400 x 10mm X 5m	Each	0.99	£28.90	£7.22	£36.12	
Universal Fascia Board White 175mm x 5m	Each	3.80	£48.53	£12.13	£60.66	
		11.85	£97.91	£24.48	£122.39	
Drainage						
OsmaDrain Drainage 110 x 3000mm Pipe Plain End 4D073	Each	8.56	£148.70	£37.17	£185.87	
OsmaDrain Drainage Single Seal Yard Gully 110mm 4D701	Each	5.38	£139.32	£34.83	£174.15	
OsmaDrain Drainage Square Rodding Eye 110mm 4D360	Each	2.15	£79.38	£19.84	£99.22	
		16.08	£367.40	£91.85	£459.25	
Drainage Total		1.32	£32.14	£8.03	£40.17	
Sheet material						
Hardwood Ply WBP 2440 x 1200 x 12mm	Sheet	4.09	£20.75	£5.19	£25.94	
Softwood Window Board 25 x 225mm	M	3.59	£12.19	£3.05	£15.24	
Cement Soffit Strip 2400 x 150 x 4.5mm	EA	8.99	£65.08	£16.27	£81.35	
Sheet material Total		2.15	£582.65	£145.66	£728.31	
Windows and Door frames						
PVC Window 1800 x 1200mm Double Casement Clear Glass Low E Window	Each	537.50	£537.50	£134.38	£671.88	
Velux 780 x 980mm 3059 M04 GGL Centre Pivot Pine Window	Each	4.30	£724.64	£181.16	£905.80	
Velux Flashing EDP M04 For P Tiles Up to 15mm Thick	Each	4.30	£250.86	£62.72	£313.58	
Windows and Door frames Total		5.48	£2,095.65	£523.91	£2,619.56	

Doors	Door	EA	790.00	£790.00	£197.50	£987.50
Doors Total			790.00	£790.00	£197.50	£987.50
Plumbing	Lead Flashing Code 4.450 x 3000mm	Roll	2.15	£186.08	£46.52	£232.60
	Lead Flashing Code 4.300 x 3000mm	Roll	1.21	£67.17	£16.79	£83.96
Plumbing Total			3.36	£253.25	£63.31	£316.56
Sealants	Lead Sealant	EA	1.08	£21.50	£5.38	£26.88
Sealants Total			1.08	£21.50	£5.38	£26.88
Rainwater Goods	Osma Half Round Gutter Support Bracket	Each	11.83	£13.36	£3.34	£16.70
	Osma Half Round Gutter Union Bracket	Each	1.08	£2.71	£0.68	£3.39
	Osma Half Round Gutter Black 4m	Each	2.57	£36.32	£9.08	£45.40
	Osma Roundline Down Pipe Bend	Each	4.30	£12.77	£3.19	£15.96
	Osma Roundline Black Pipe 5.5m	Each	0.82	£17.03	£4.26	£21.28
	Osma Half Round External Stop End	Each	4.30	£8.99	£2.25	£11.23
	Osma Half Round Gutter Angle 90 Deg	Each	4.30	£20.98	£5.25	£26.23
	Half Round Downpipe Saddle Bracket 68mm	EA	4.30	£9.46	£2.37	£11.83
	Half Round Gutter Running Outlet 112mm	EA	2.15	£11.40	£2.85	£14.24
Rainwater Goods Total			35.64	£133.01	£33.25	£166.26
Roof Tiles	Marley Ridge Tile 305mm	EA	16.97	£42.43	£10.61	£53.04
	Roof Tile Concrete Interlocking Low Profile Each (10 per m2 approx) (Allowance £1.50 each)	EA	323.22	£484.82	£121.21	£606.03
	Natural Slate 400 x 250mm (Each) (Allowance £1.50)	EA	4.30	£6.45	£1.61	£8.06
Roof Tiles Total			344.49	£533.70	£133.43	£667.13
Material Total			3685.40	£11,696.02	£2,924.00	£14,620.02
Plant	JCB 3CX Excavator & Driver (8hr. day)	Day	1.00	£225.00	£56.25	£281.25
	Mini Digger & Driver (8hr. day)	Day	0.94	£187.95	£46.99	£234.94
Excavators Total			1.94	£412.95	£103.24	£516.19
Light plant	Shovel	Week	0.03	£0.19	£0.05	£0.24
	Vibrating Poker	Week	0.20	£12.00	£3.00	£15.00
	Plate Compactor	Week	0.20	£11.00	£2.75	£13.75
Light plant Total			0.43	£23.19	£5.80	£28.99
Spill removal	20 Tonne Tipper & Driver inc. Land Fill Tax	20 Tonne	1.79	£313.38	£78.35	£391.73
	Skip 7m3 inc. Land Fill Tax	Each	4.72	£707.82	£176.96	£884.78
Spill removal Total			6.51	£1,021.20	£255.30	£1,276.51
Power Tool	Angle Grinder 7" or 9"	Week	0.50	£12.50	£3.13	£15.63
Power Tool Total			0.50	£12.50	£3.13	£15.63
Sundry Plant	Delivery (10 to 15 Miles)	Each	2.00	£50.00	£12.50	£62.50
Sundry Plant Total			2.00	£50.00	£12.50	£62.50
Plant Total			11.38	£1,519.85	£379.96	£1,899.82
Subcontractor	Electrical Contractor	M2	16.67	£500.10	£125.03	£625.13
	Budget price for electrical installation		16.67	£500.10	£125.03	£625.13
	Scaffolding Contractor	Unit	413.27	£413.27	£103.32	£516.58
	Scaffolding Contractor Total		413.27	£413.27	£103.32	£516.58
	Groundworks Contractor	Unit	1966.00	£1,966.00	£491.50	£2,457.50
	Groundworks Contractor Total		1966.00	£1,966.00	£491.50	£2,457.50
	Plumbing Contractor	M2	12.50	£500.16	£125.04	£625.20
	Budget price for plumbing and heating		12.50	£500.16	£125.04	£625.20
Plumbing Contractor Total			2408.44	£3,379.53	£844.88	£4,224.41
Subcontractor Total			50.00	£50.00	£12.50	£62.50
Sundry	Sundry Costs	Each	50.00	£50.00	£12.50	£62.50
Sundry Item Total			50.00	£50.00	£12.50	£62.50
Sundry Total			50.00	£50.00	£12.50	£62.50
Grand Total			6380.53	£22,531.03	£5,632.76	£28,163.79