



Line Description	Total
<i>Demolition Garage/Internal Walls/Skirting/Doors/Plasterboard Ceilings etc</i>	
General builder	£2,310.00
Labourer	£1,332.00
Labourer	£1,554.00
8 Yard Skip	£1,200.00
Hilti TE2000 Medium Duty Breaker	£162.00
Wall Supports Hire Packs	£74.16
125mm Angle Grinder	£53.42
Marcris HW650 Multi-Material Cordless Angle Grinder Diamond Wood Blade 115 x 22.23mm	£37.78
Total:	£6,723.36
<i>Breaking Up GF Concrete and Reinstating for Underfloor Heating</i>	
General builder	£1,650.00
Labourer	£1,110.00
Plasterer	£312.00
Plasterer	£312.00
Hilti TE700 Medium Duty Breaker	£90.72
8 Yard Skip	£600.00
Screed Delivery ** CALL LOCAL SUPPLIER FOR PRICE **	£1,344.00
Pump ** CALL LOCAL SUPPLIER FOR PRICE **	£360.00
Total:	£5,778.72
<i>Removing Existing Render</i>	
General builder	£990.00
Labourer	£666.00
8 Yard Skip	£300.00
Hilti TE700 Medium Duty Breaker	£90.72
Total:	£2,046.72
<i>Setting out the Site Area</i>	
General builder	£330.00
Sisal String Ball (2/300) 75m	£5.46

Line Description	Total
Road Line Marking Paint Blue 750ml	£4.80
Sawn Easi Edge Timber 47 x 50mm (2" x 2") Kiln Dried 3m FSC®	£9.30
	Total: £349.56
<i>Foundations</i>	
General builder	£990.00
Labourer	£666.00
Labourer	£666.00
1.5 Tonne Excavator	£306.00
Dumper 1T	£270.00
ROM Concrete Reinforcement Spacer	£11.52
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	£3,300.00
H16 Steel Rebar 3000mm lengths	£475.20
	Total: £6,684.72
<i>Underground Drainage Allowance</i>	
General builder	£1,320.00
General builder	£1,320.00
Osmadrain Drainage Plain End Pipe 110mm 6 Meter	£162.11
OsmaDrain Double Socket Long Radius bend 87.5° 110mm 4D581	£129.84
Osmadrain Drainage Double Socket Slip Coupler 110mm	£88.74
20mm Ballast Mixed Sand & Gravel 25kg Poly Bag	£33.52
Osma 450mm Universal Inspection Chamber Base Straight Channel and 4x110mm Branches 4D922	£323.86
Osma 450mm Universal Inspection Chamber A15 Round Cover & Frame 4D927	£127.25
Osma 450mm Universal Inspection Chamber Shaft 4D975	£446.88
	Total: £3,952.19
<i>Concrete Pads For Goal Posts</i>	
General builder	£660.00
Labourer	£444.00
Labourer	£444.00
1.5 Tonne Excavator	£204.00
Dumper 1T	£180.00
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	£600.00
Rawlplug Steel Threaded Rods M20 x 260mm 5 Pack	£199.97
350 x 350 x 15mm Steel Base Plates	£112.80

Line Description	Total
Sika 300ml Anchorfix-1 Epoxy Resin	£374.98
	Total: £3,219.74
<i>Walls to the Foundation to DPC</i>	
Bricklayer	£990.00
Labourer	£666.00
Petrol Concrete Mixers	£82.51
Concrete Block Dense 7N 100mm Solid	£182.21
65mm Class B Engineering Brick	£538.69
Building Sand Bulk Bag	£75.42
Blue Circle Mastercrete Cement, 25kg Bag	£52.50
Cementone Freeflo Plasticiser 5L	£23.71
Visqueen Polyethylene Damp Proof Course (DPC) 100mm x 30m	£6.04
	Total: £2,617.08
<i>Retaining Wall Blockwork</i>	
Bricklayer	£1,320.00
Labourer	£888.00
Building Sand Bulk Bag	£75.42
Hollow Dense Concrete Block 7.3N 215mm	£483.36
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	£450.00
Blue Circle Mastercrete Cement 25kg Bag	£14.11
Electric Poker Vibrator	£84.60
Twice Weathered Concrete Coping Stone 275 x 610mm	£354.76
	Total: £3,670.25
<i>Fill and compact Type 1</i>	
General builder	£330.00
Labourer	£222.00
MOT type 1 Subbase, Bulk Bag	£472.96
Vibrating Plate	£40.00
	Total: £1,064.95
<i>Concrete slab, Insulation & 75mm Screed</i>	
General builder	£330.00
Labourer	£444.00
Plasterer	£312.00

Line Description	Total
Plasterer	£312.00
Building Sand Bulk Bag	£75.42
Visqueen Black Polythene Damp ProMembrane Centrally Folded BBA 4m x 25m 250mu	£45.44
IKO Enertherm PIR Insulation Board 2400 x 1200 x 100mm	£633.46
IKO Enertherm PIR Insulation Board 2400 x 1200 x 25mm	£26.39
Capital Valley Plastics Ltd General Purpose Sheeting Clear 150ga 25 x 4m	£16.99
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	£600.00
Pump ** CALL LOCAL SUPPLIER FOR PRICE **	£360.00
Screed Delivery ** CALL LOCAL SUPPLIER FOR PRICE **	£576.00
	Total: £3,731.70

Cavity Wall above DPC

Bricklayer	£1,980.00
Labourer	£1,332.00
Tip-Up Concrete Mixers	£86.40
Knauf Insulation DriTherm 32 Cavity Insulation Slab 150mm 1200mm x 455mm	£1,525.54
Staifix Housing Wall Ties HRT4 225mm HRT4 (Box 250)	£168.19
Hemelite Solid Medium Density 7.3N Concrete Block 100mm	£1,796.68
100mm Thermalite Shield Block 3.6N	£1,123.51
Facing Brick Allowance	£370.08
Multicor Rigid Cavity Closer 2.44m	£47.33
Blue Circle Mastercrete Cement, 25kg Bag	£75.00
Building sand Bulk, Bag	£191.99
L1/S100 Standard Cavity Lintel 2400mm	£172.19
L1/S100 Standard Cavity Lintel 1200mm	£86.58
	Total: £8,955.48

Internal Blockwork Wall

Bricklayer	£330.00
Labourer	£222.00
Solid Medium Density 7.3N Concrete Block 100mm	£192.66
Tarmac Building sand, Large Bag	£8.93
Blue Circle Mastercrete Grey Cement in Plastic Bag 25kg	£8.34
	Total: £761.93

Steel Beam Allowance

Line Description	Total
General builder	£1,650.00
Labourer	£1,110.00
203 x 203 x 46kg UC 2500mm	£624.00
203 x 203 x 86kg UC 6400mm	£816.00
203 x 102 x 23kg UB 5400mm	£348.00
178 x 102 x 19kg UB 3300mm	£174.00
203 x 203 x 46kg UC 2540mm	£324.00
203 x 203 x 46kg UC 2400mm	£288.00
203 x 203 x 52kg UC 6800mm	£912.00
152 x 152 x 23kg UC 1000mm	£120.00
127 x 76 x 13kg UB 2000mm	£72.00
Easyfix A2 Stainless Steel Bolts M12 x 100mm 10 Pack	£47.57
	Total: £6,485.57

Rear Flat Roof Structure

Carpenter	£1,344.00
Labourer	£888.00
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3m	£160.20
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 4.8m	£510.96
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C24 3.6m FSC®	£144.65
OJ Unifix Cup Square Hex Bolt&Nut BZP M12x220Mm(2)	£24.37
4TRADE Hexagon Full Nuts M12 Pack of 10	£19.58
Sabrefix Jiffy Hangers 50 x 275mm 10 Pack	£114.96
Paslode 3.1 x 90mm Smooth Galv Plus Nail Fuel Pack (Qty 2200) & 2 Fuel Cells for IM360 Nailers	£131.22
Sawn Treated Easi Edge 100 x 47mm (4" x 2") Kiln Dried C24 4.8m	£30.94
Heavy Duty Engineered Bent Strap 1200mm	£66.96
Treated Roofing Batten 25 x 50MM 4.8M BS5534	£62.69
	Total: £3,498.53

Roof Structure to the Front Extension

Carpenter	£672.00
Labourer	£444.00
Simpsons Masonry Joist Hanger Galvanised 47 x 150mm	£53.46
Easyfix Square Twist Nails Sheradised 3.75 x 30mm 1kg Pack	£7.28
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3.6m	£210.54

Line Description	Total
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3m	£48.06
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C24 3.6m FSC®	£24.11
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3.6m	£133.98
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 4.8m	£306.58
Sawn Treated Easi Edge 100 x 47mm (4" x 2") Kiln Dried C24 4.8m	£30.94
Paslode 3.1 x 90mm Smooth Galv Plus Nail Fuel Pack (Qty 2200) & 2 Fuel Cells for IM360 Nailers	£131.22
	Total: £2,062.16
<i>Scaffold Allowance</i>	
Scaffold Allowance	£3,000.00
	Total: £3,000.00
<i>Timber Beams</i>	
Carpenter	£672.00
Labourer	£444.00
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C24 3.6m FSC®	£72.32
Sawn Easi Edge Timber 175 x 47mm (7" x 2") Kiln Dried C16 3m FSC®	£41.94
Easyfix General Purpose Threaded Coach Bolts Carbon Steel Bright Zinc-Plated M12 x 150mm 25 Pack	£19.36
Easyfix BZP Steel Hex Nuts M12 100 Pack	£8.78
	Total: £1,258.40
<i>Warm Deck</i>	
Carpenter	£1,680.00
Carpenter	£1,680.00
Celotex XR4150 General Application Insulation Board 150mm x 1200mm x 2400mm (2.88m ² /Sheet)	£2,021.76
General Purpose Plywood 2440 x 1220 x 18mm	£435.24
TimbaScrew TX Wafer Timber Screws 6.7 x 200mm 50 Pack	£179.93
Single Ply Membrane	£2,970.00
Kerb Trim 2.5M	£120.82
Upstand Flashing 3M	£61.50
	Total: £9,149.24
<i>Fixed Rooflight Allowance</i>	
Carpenter	£672.00
Labourer	£444.00
3000 x 2000mm Fixed Flat Rooflight Allowance	£4,200.00
	Total: £5,316.00

Line Description	Total
<i>Tile Roof Covering Low Level</i>	
Rofer	£294.00
Labourer	£222.00
Timber Nailer	£35.59
125mm Angle Grinder	£26.71
Proctor Roofshield Membrane 1x50m	£177.37
Graded Roof Batten Treated 50 x 25mm (2" x 1") 4.8m PEFC	£85.80
Easytrim 3 In 1 Eaves Ventilation Accessory Pack	£32.32
Easytrim Easyridge Plus 10M Dryfix Ridgekit Black	£105.25
Tile & Half	£23.98
Interlocking Tiles	£157.34
Angled Ridge	£78.00
Paslode 141259 Galvanised Ring Handy Pack 63mm x 2.8mm	£53.45
Marcris CK650SF Diamond Tile Blade 115 x 22.2mm	£17.34
	Total: £1,309.15
<i>Cavity Wall To Bed 3</i>	
Bricklayer	£990.00
Labourer	£666.00
Tip-Up Concrete Mixers	£43.20
Knauf Insulation DriTherm 32 Cavity Insulation Slab 150mm 1200mm x 455mm	£317.82
Staifix Housing Wall Ties HRT4 225mm HRT4 (Box 250)	£84.10
Hemelite Solid Medium Density 7.3N Concrete Block 100mm	£502.79
100mm Thermalite Shield Block 3.6N	£290.00
Simpsons Wall Starter Kit C2KS Stainless Steel	£0.00
Blue Circle Mastercrete Cement, 25kg Bag	£22.50
Building Sand Bulk Bag	£75.42
L1/S100 Standard Cavity Lintel 2100mm	£136.32
Multicor Rigid Cavity Closer 2.44m	£23.66
	Total: £3,151.81
<i>Bed 3 Roof Structure</i>	
Carpenter	£1,344.00
Timber Nailer	£211.68
Labourer	£888.00

Line Description	Total
Sawn Treated Easi Edge 100 x 47mm (4" x 2") Kiln Dried C16 4.8m FSC®	£76.08
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C16 4.8m FSC®	£37.43
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C16 3.6m FSC®	£517.50
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C16 4.8m FSC®	£149.71
Sawn Treated Easi Edge 225 x 47mm (9" x 2") Kiln Dried C16 4.8m FSC®	£421.80
Simpsons Heavy Engineered Bent Restraint Strap 1000mm	£50.28
Spax Wood Screws 5.0 x 50mm (Pk 500)	£0.00
Paslode Nail Fuel Pack 90 x 3.1mm ST Galv+ (Pk 2200) & 2 Fuel Cells For IM350+	£91.43
General Purpose Plywood 2440 x 1220 x 9mm	£33.48
	Total: £3,821.39

Fascia and Soffit

Labourer	£1,498.50
Single Leg White Universal Fascia Board 250mm x 5m	£322.48
Multi-Purpose Board White 225mm x 5m	£285.18
uPVC Nails White Head A4 Stainless Steel Shank 3 x 50mm 100 Pack	£16.19
600mm External Fascia Corner Joint White	£60.84
300mm Fascia In-Line Joiner White	£24.41
	Total: £2,207.59

Rainwater

Carpenter	£336.00
FloPlast Black Half Round Gutter 112mm x 4m	£67.61
FloPlast Half Round Fascia Brackets Black 112mm 10 Pack	£23.33
FloPlast Half Round Internal Stop End Black 112mm	£7.98
FloPlast 90° Half Round Angle Black 112mm	£6.86
FloPlast Round Downpipe Black 68mm x 2.5m	£17.93
FloPlast Half Round Clips Black 68mm 10 Pack	£9.12
FloPlast 112.5° Round Offset Bend Black 68mm	£18.00
Ultra Screw PZ Double-Countersunk Multipurpose Screws 5 x 50mm 200 Pack	£8.00
Rawlplug Uno Wall Plugs 7 x 30mm 96 Pack	£4.01
	Total: £498.84

Main Roof Covering

Roofer	£588.00
Labourer	£444.00

Line Description	Total
Timber Nailer	£71.18
125mm Angle Grinder	£53.42
Proctor Roofshield Membrane 1x50m	£177.37
Graded Roof Batten Treated 50 x 25mm (2" x 1") 4.8m PEFC	£102.96
Easytrim 3 In 1 Eaves Ventilation Accessory Pack	£64.63
Code 3 Lead Roll 450mm x 6m	£63.23
Tile & Half	£39.96
Interlocking Tiles	£189.02
Angled Ridge	£102.00
Paslode 141259 Galvanised Ring Handy Pack 63mm x 2.8mm	£53.45
Marcris CK650SF Diamond Tile Blade 115 x 22.2mm	£17.34
	Total: £1,966.57

Windows & Door Allowance

Carpenter	£1,008.00
Labourer	£444.00
1810 x 1435mm Aluminium Window Allowance	£1,560.00
500 x 900mm Aluminium Window Allowance	£270.00
4950 x 2395mm Sliding Aluminium Window Allowance	£7,140.00
900 x 2100mm Aluminium Door Allowance	£1,134.00
1770 x 1200 Aluminium Window Allowance	£1,320.00
Fischer 750ml Gun Foam Expanding B3	£80.21
Broadfix Universal Flat Packer 28x100mm (Pack of 120) Mixed 1-6mm	£15.16
Rawlplug Concrete Screws 7.5 x 92mm Pack of 30	£17.03
	Total: £12,988.39

Rendering

Plasterer	£3,120.00
Plasterer	£3,120.00
Labourer	£2,220.00
K Rend Silicone FT Render White	£3,992.04
K Rend Render Reinforcing Mesh 1 x 50m	£139.08
	Total: £12,591.12

Studwork

Carpenter	£1,008.00
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Line Description	Total
Labourer	£666.00
47mm x 100mm x 3.0m Regularised Treated Sawn Timber C24	£675.18
Knauf Insulation OmniFit Roll 100mm	£236.83
Paslode Galvanised-Plus IM360 Collated Nails 3.1 x 90mm 1100 Pack	£46.79
	Total: £2,632.80
<i>Plasterboarding</i>	
Carpenter	£2,016.00
Labourer	£1,332.00
Siniat Standard Square Edge Plasterboard 2400 x 1200 x 12.5mm	£819.89
Fine Thread Drywall Screw Black 3.5 x 50mm Pk 1000	£21.06
CaberMDF Pro Board 2440 x 1220 x 12mm FSC®	£65.26
	Total: £4,254.20
<i>Loft Insulation - Pitched Roofs</i>	
Labourer	£222.00
Knauf Insulation Loft Roll 44 100mm Covers 13.89m ² Ready-Cut	£106.20
Knauf Insulation Loft Roll 44 100mm Covers 13.89m ² Ready-Cut	£106.20
	Total: £434.40
<i>Making Good Disturbed Areas & Boxings & Understair Storage</i>	
Carpenter	£2,352.00
Siniat Standard Square Edge Plasterboard 2400 x 1200 x 12.5mm	£107.88
Bond It Drywall Self Adhesive Scrim Tape 48mm x 90m	£15.72
Fine Thread Drywall Screw Black 3.5 x 50mm Pk 1000	£7.02
John Brash BS5534 Red Graded Treated Timber Roofing Batten 25mm x 50mm x 4.2m	£69.12
Thistle MultiFinish Plaster 25kg	£9.47
CaberMDF Pro Board 2440 x 1220 x 12mm FSC®	£130.51
47x50 Imported Treated Carcassing Timber 3m	£90.53
Bullet 5.0 x 70mm Gold Wood Screw Qty 250	£26.54
	Total: £2,808.79
<i>Plastering</i>	
Plasterer	£3,744.00
Plasterer	£3,744.00
Plasterer	£3,744.00
Labourer	£1,776.00

Line Description	Total
Bond It Drywall Self Adhesive Scrim Tape 48mm x 90m	£39.30
Thincoat Angle Bead 2.4m	£47.63
Thistle Board Finish Plaster 25kg Bag	£395.93
	Total: £13,490.86

2nd Fix Carpentry

Carpenter	£4,032.00
Primed MDF Torus Skirting 144 x 18 x 4200mm FSC®	£1,216.90
MDF Torus Architrave 18 x 69 mm x 4.4m	£510.31
Whitewood Door Lining Set and Stops 32 x 115mm 762/838mm Doors Finished size 27.5 x 108mm	£234.90
Goldscrow PZ Double-Countersunk Multipurpose Screws 5 x 70mm 100 Pack	£4.60
Broadfix Precision Wedgepackers Medium 77 x 8 x 45mm 200 Pack	£23.99
Easyfix Panel Pins 1.6 x 40mm 0.5kg Pack	£5.29
Gripfill 350ml Multi Purpose Gap Filling Adhesive	£93.91
Geocel Joiners Mate Mitre Bond 50g/200ml	£16.60
Landing Ballustrade Allowance	£576.00
Sliding Door kit Allowance	£300.00
	Total: £7,014.49

Painting and Decorating

Painter decorator	£4,500.00
Leyland Trade Acrylic Primer Undercoat 2.5Ltr	£29.98
Leyland Trade Satin Brilliant White Trim Paint 2.5Ltr	£35.98
Leyland Trade Vinyl Matt Emulsion Brilliant White 10ltr	£556.92
Decorator Sundries	£180.00
	Total: £5,302.87

Patio Area

General builder	£2,310.00
Bricklayer	£330.00
Labourer	£222.00
Labourer	£1,554.00
1.5 Tonne Excavator	£510.00
1T Dumper	£450.00
Vibrating Plate	£119.99
MOT type 1 Subbase, Bulk Bag	£343.97

Line Description	Total
Sandstone Paving Sunset Buff 900x600	£1,688.40
Building Sand Bulk Bag	£301.68
Blue Circle Mastercrete Cement, 25kg Bag	£67.50
ACO RainDrain B 125 Channel with Cast Iron Heelguard Grating 1m	£437.29
ACO HexDrain Closing End Cap	£12.86
Facing Brick Allowance	£216.00
	Total: £8,563.69
<i>Coving Allowance</i>	
Carpenter	£2,016.00
SuperCove Polyurethane Coving 127mm x 3m Pack 6	£256.80
SuperCove Polyurethane Coving Adhesive 310ml	£71.76
SuperCove Polyurethane Coving Internal Corner 127mm	£263.52
SuperCove Polyurethane Coving External Corner 127mm	£98.82
	Total: £2,706.90
<i>Provisional Cost For Engineered Herringbone Oak Flooring</i>	
Herringbone Engineered Oak Flooring Allowance	£4,800.00
Ssikabond Woodfloor Adhesive	£864.00
Floor Layer	£6,000.00
	Total: £11,664.00
<i>Kitchen Allowance</i>	
Kitchen Allowance	£6,000.00
Carpenter	£1,680.00
Ulti-Mate II Woodscrews (Zinc & Yellow) - 5.0 x 60mm (200)	£25.58
	Total: £7,705.58
<i>Wet Underfloor Heating Allowance</i>	
Plumber	£2,640.00
Labourer	£1,776.00
5 x Port x 500m Kit (100m2) Wet Underfloor Heating Kit	£1,020.00
3 Port x 300m Kit (60m2) Wet Underfloor Heating Kit	£780.00
	Total: £6,216.00
<i>Tiling Allowance</i>	
Tiler	£1,470.00
Labourer	£1,110.00

Line Description	Total
Tiles Allowance	£600.00
Dunlop CX-24 Essential Tile Adhesive White 20kg	£166.74
Dunlop Wall Tile Grout White 10kg	£56.11
3mm Long Leg Tile Spacers (Pk 250)	£10.62
Total:	£3,413.47
<i>1st & 2nd Fix Electrical Provisional Sum</i>	
1st & 2nd Fix Electrical Provisional Sum	£12,000.00
Total:	£12,000.00
<i>1st & 2nd Fix Plumbing Provisional Sum</i>	
1st & 2nd Fix Plumbing Provisional Sum	£12,000.00
Total:	£12,000.00
Total:	£219,069.24