



Line Description	Line Type	Qty	Unit	Price	Nett Cost
<i>Demolition Garage/Internal Walls/Skirting/Doors/Plasterboard Ceilings etc</i>					
General builder	Labour	7	Days	275	£1,925.00
Labourer	Labour	6	Days	185	£1,110.00
Labourer	Labour	7	Days	185	£1,295.00
8 Yard Skip	Plant	4	Each	250	£1,000.00
Hilti TE2000 Medium Duty Breaker	Plant	5	Days	27	£135.00
Wall Supports Hire Packs	Plant	6	Weeks	10.3	£61.80
125mm Angle Grinder	Plant	2	Days	22.26	£44.52
Marcris HW650 Multi-Material Cordless Angle Grinder Diamond Wood Blade 115 x 22.23mm	Material	2	Each	15.74	£31.48
				Total:	£5,602.80
<i>Breaking Up GF Concrete and Reinstating for Underfloor Heating</i>					
General builder	Labour	5	Days	275	£1,375.00
Labourer	Labour	5	Days	185	£925.00
Plasterer	Labour	1	Days	260	£260.00
Plasterer	Labour	1	Days	260	£260.00
Hilti TE700 Medium Duty Breaker	Plant	3	Days	25.2	£75.60
8 Yard Skip	Plant	2	Each	250	£500.00
Screed Delivery ** CALL LOCAL SUPPLIER FOR PRICE **	Other	7	M3	160	£1,120.00
Pump ** CALL LOCAL SUPPLIER FOR PRICE **	Other	1	Each	300	£300.00
				Total:	£4,815.60
<i>Removing Existing Render</i>					
General builder	Labour	3	Days	275	£825.00
Labourer	Labour	3	Days	185	£555.00
8 Yard Skip	Plant	1	Each	250	£250.00
Hilti TE700 Medium Duty Breaker	Plant	3	Each	25.2	£75.60
				Total:	£1,705.60
<i>Setting out the Site Area</i>					
General builder	Labour	1	Days	275	£275.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Sisal String Ball (2/300) 75m	Material	1	Each	4.55	£4.55
Road Line Marking Paint Blue 750ml	Material	1	Each	4	£4.00
Sawn Easi Edge Timber 47 x 50mm (2" x 2") Kiln Dried 3m FSC®	Material	1	Each	7.75	£7.75
				Total:	£291.30

Foundations

General builder	Labour	3	Days	275	£825.00
Labourer	Labour	3	Days	185	£555.00
Labourer	Labour	3	Days	185	£555.00
1.5 Tonne Excavator	Plant	3	Day	85	£255.00
Dumper 1T	Plant	3	Days	75	£225.00
ROM Concrete Reinforcement Spacer	Material	80	Each	0.12	£9.60
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	Material	22	M3	125	£2,750.00
H16 Steel Rebar 3000mm lengths	Material	33	Each	12	£396.00
				Total:	£5,570.60

Underground Drainage Allowance

General builder	Labour	4	Days	275	£1,100.00
General builder	Labour	4	Days	275	£1,100.00
Osmadrain Drainage Plain End Pipe 110mm 6 Meter	Material	3	No	45.03	£135.09
OsmaDrain Double Socket Long Radius bend 87.5° 110mm 4D581	Material	4	No	27.05	£108.20
Osmadrain Drainage Double Socket Slip Coupler 110mm	Material	5	No	14.79	£73.95
20mm Ballast Mixed Sand & Gravel 25kg Poly Bag	Material	7	No	3.99	£27.93
Osma 450mm Universal Inspection Chamber Base Straight Channel and 4x110mm Branches 4D922	Material	2	No	134.94	£269.88
Osma 450mm Universal Inspection Chamber A15 Round Cover & Frame 4D927	Material	2	No	53.02	£106.04
Osma 450mm Universal Inspection Chamber Shaft 4D975	Material	8	No	46.55	£372.40
				Total:	£3,293.49

Concrete Pads For Goal Posts

General builder	Labour	2	Days	275	£550.00
Labourer	Labour	2	Days	185	£370.00
Labourer	Labour	2	Days	185	£370.00
1.5 Tonne Excavator	Plant	2	Day	85	£170.00
Dumper 1T	Plant	2	Days	75	£150.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	Material	4	M3	125	£500.00
Rawplug Steel Threaded Rods M20 x 260mm 5 Pack	Material	4	Each	41.66	£166.64
350 x 350 x 15mm Steel Base Plates	Material	2	Each	47	£94.00
Sika 300ml Anchorfix-1 Epoxy Resin	Material	3	Each	104.16	£312.48
				Total:	£2,683.12
<i>Walls to the Foundation to DPC</i>					
Bricklayer	Labour	3	Days	275	£825.00
Labourer	Labour	3	Days	185	£555.00
Petrol Concrete Mixers	Plant	3	Days	22.92	£68.76
Concrete Block Dense 7N 100mm Solid	Material	73	Each	2.08	£151.84
65mm Class B Engineering Brick	Material	847	Each	0.53	£448.91
Building Sand Bulk Bag	Material	1	Each	62.85	£62.85
Blue Circle Mastercrete Cement, 25kg Bag	Material	7	Each	6.25	£43.75
Cementone Freeflo Plasticiser 5L	Material	1	Each	19.76	£19.76
Visqueen Polyethylene Damp Proof Course (DPC) 100mm x 30m	Material	1	Each	5.03	£5.03
				Total:	£2,180.90
<i>Retaining Wall Blockwork</i>					
Bricklayer	Labour	4	Days	275	£1,100.00
Labourer	Labour	4	Days	185	£740.00
Building Sand Bulk Bag	Material	1	No	62.85	£62.85
Hollow Dense Concrete Block 7.3N 215mm	Material	95	No	4.24	£402.80
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	Material	3	M3	125	£375.00
Blue Circle Mastercrete Cement 25kg Bag	Material	3	No	3.92	£11.76
Electric Poker Vibrator	Plant	1	Days	70.5	£70.50
Twice Weathered Concrete Coping Stone 275 x 610mm	Material	17	Each	17.39	£295.63
				Total:	£3,058.54
<i>Fill and compact Type 1</i>					
General builder	Labour	1	Days	275	£275.00
Labourer	Labour	1	Days	185	£185.00
MOT type 1 Subbase, Bulk Bag	Material	11	Each	35.83	£394.13
Vibrating Plate	Plant	1	Day	33.33	£33.33
				Total:	£887.46

Line Description	Line Type	Qty	Unit	Price	Nett Cost
<i>Concrete slab, Insulation & 75mm Screed</i>					
General builder	Labour	1	Days	275	£275.00
Labourer	Labour	2	Days	185	£370.00
Plasterer	Labour	1	Days	260	£260.00
Plasterer	Labour	1	Days	260	£260.00
Building Sand Bulk Bag	Material	1	Each	62.85	£62.85
Visqueen Black Polythene Damp ProMembrane Centrally Folded BBA 4m x 25m 250mu	Material	1	Each	37.87	£37.87
IKO Enertherm PIR Insulation Board 2400 x 1200 x 100mm	Material	12	Each	43.99	£527.88
IKO Enertherm PIR Insulation Board 2400 x 1200 x 25mm	Material	1	Each	21.99	£21.99
Capital Valley Plastics Ltd General Purpose Sheeting Clear 150ga 25 x 4m	Material	1	Pack	14.16	£14.16
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	Material	4	M3	125	£500.00
Pump ** CALL LOCAL SUPPLIER FOR PRICE **	Other	1	Each	300	£300.00
Screed Delivery ** CALL LOCAL SUPPLIER FOR PRICE **	Other	3	M3	160	£480.00
				Total:	£3,109.75
<i>Cavity Wall above DPC</i>					
Bricklayer	Labour	6	Days	275	£1,650.00
Labourer	Labour	6	Days	185	£1,110.00
Tip-Up Concrete Mixers	Plant	6	Days	12	£72.00
Knauf Insulation DriTherm 32 Cavity Insulation Slab 150mm 1200mm x 455mm	Material	24	Each	52.97	£1,271.28
Staifix Housing Wall Ties HRT4 225mm HRT4 (Box 250)	Material	2	Each	70.08	£140.16
Hemelite Solid Medium Density 7.3N Concrete Block 100mm	Material	511	Each	2.93	£1,497.23
100mm Thermalite Shield Block 3.6N	Material	554	Each	1.69	£936.26
Facing Brick Allowance	Material	257	Each	1.2	£308.40
Multicor Rigid Cavity Closer 2.44m	Material	2	Each	19.72	£39.44
Blue Circle Mastercrete Cement, 25kg Bag	Material	10	No	6.25	£62.50
Building sand Bulk, Bag	Material	3	No	53.33	£159.99
L1/S100 Standard Cavity Lintel 2400mm	Material	1	Each	143.49	£143.49
L1/S100 Standard Cavity Lintel 1200mm	Material	1	Each	72.15	£72.15
				Total:	£7,462.90

Internal Blockwork Wall

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Bricklayer	Labour	1	Days	275	£275.00
Labourer	Labour	1	Days	185	£185.00
Solid Medium Density 7.3N Concrete Block 100mm	Material	65	No	2.47	£160.55
Tarmac Building sand, Large Bag	Material	3	No	2.48	£7.44
Blue Circle Mastercrete Grey Cement in Plastic Bag 25kg	Material	1	No	6.95	£6.95
				Total:	£634.94

Steel Beam Allowance

General builder	Labour	5	Days	275	£1,375.00
Labourer	Labour	5	Days	185	£925.00
203 x 203 x 46kg UC 2500mm	Material	2	Each	260	£520.00
203 x 203 x 86kg UC 6400mm	Material	1	Each	680	£680.00
203 x 102 x 23kg UB 5400mm	Material	1	Each	290	£290.00
178 x 102 x 19kg UB 3300mm	Material	1	Each	145	£145.00
203 x 203 x 46kg UC 2540mm	Material	1	Each	270	£270.00
203 x 203 x 46kg UC 2400mm	Material	1	Each	240	£240.00
203 x 203 x 52kg UC 6800mm	Material	1	Each	760	£760.00
152 x 152 x 23kg UC 1000mm	Material	2	Each	50	£100.00
127 x 76 x 13kg UB 2000mm	Material	1	Each	60	£60.00
Easyfix A2 Stainless Steel Bolts M12 x 100mm 10 Pack	Material	4	Each	9.91	£39.64
				Total:	£5,404.64

Rear Flat Roof Structure

Carpenter	Labour	4	Days	280	£1,120.00
Labourer	Labour	4	Days	185	£740.00
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3m	Material	10	Each	13.35	£133.50
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 4.8m	Material	20	Each	21.29	£425.80
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C24 3.6m FSC®	Material	6	Each	20.09	£120.54
OJ Unifix Cup Square Hex Bolt&Nut BZP M12x220Mm(2)	Material	3	Bag	6.77	£20.31
4TRADE Hexagon Full Nuts M12 Pack of 10	Material	6	Each	2.72	£16.32
Sabrefix Jiffy Hangers 50 x 275mm 10 Pack	Material	10	Each	9.58	£95.80
Paslode 3.1 x 90mm Smooth Galv Plus Nail Fuel Pack (Qty 2200) & 2 Fuel Cells for IM360 Nailers	Material	1	Each	109.35	£109.35
Sawn Treated Easi Edge 100 x 47mm (4" x 2") Kiln Dried C24 4.8m	Material	2	Each	12.89	£25.78

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Heavy Duty Engineered Bent Strap 1200mm	Material	12	Each	4.65	£55.80
Treated Roofing Batten 25 x 50MM 4.8M BS5534	Material	8	Each	6.53	£52.24
				Total:	£2,915.44
<i>Roof Structure to the Front Extension</i>					
Carpenter	Labour	2	Days	280	£560.00
Labourer	Labour	2	Days	185	£370.00
Simpsons Masonry Joist Hanger Galvanised 47 x 150mm	Material	11	No	4.05	£44.55
Easyfix Square Twist Nails Sheradised 3.75 x 30mm 1kg Pack	Material	1	No	6.07	£6.07
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3.6m	Material	11	Each	15.95	£175.45
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3m	Material	3	Each	13.35	£40.05
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C24 3.6m FSC®	Material	1	Each	20.09	£20.09
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3.6m	Material	7	Each	15.95	£111.65
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 4.8m	Material	12	Each	21.29	£255.48
Sawn Treated Easi Edge 100 x 47mm (4" x 2") Kiln Dried C24 4.8m	Material	2	Each	12.89	£25.78
Paslode 3.1 x 90mm Smooth Galv Plus Nail Fuel Pack (Qty 2200) & 2 Fuel Cells for IM360 Nailers	Material	1	Each	109.35	£109.35
				Total:	£1,718.47
<i>Scaffold Allowance</i>					
Scaffold Allowance	Material	1	Each	2500	£2,500.00
				Total:	£2,500.00
<i>Timber Beams</i>					
Carpenter	Labour	2	Days	280	£560.00
Labourer	Labour	2	Days	185	£370.00
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C24 3.6m FSC®	Material	3	Each	20.09	£60.27
Sawn Easi Edge Timber 175 x 47mm (7" x 2") Kiln Dried C16 3m FSC®	Material	3	Each	11.65	£34.95
Easyfix General Purpose Threaded Coach Bolts Carbon Steel Bright Zinc-Plated M12 x 150mm 25 Pack	Material	1	Each	16.13	£16.13
Easyfix BZP Steel Hex Nuts M12 100 Pack	Material	1	Each	7.32	£7.32
				Total:	£1,048.67
<i>Warm Deck</i>					
Carpenter	Labour	5	Days	280	£1,400.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Carpenter	Labour	5	Days	280	£1,400.00
Celotex XR4150 General Application Insulation Board 150mm x 1200mm x 2400mm (2.88m ² /Sheet)	Material	13	No	129.6	£1,684.80
General Purpose Plywood 2440 x 1220 x 18mm	Material	26	No	13.95	£362.70
TimbaScrew TX Wafer Timber Screws 6.7 x 200mm 50 Pack	Material	6	No	24.99	£149.94
Single Ply Membrane	Material	33	M2	75	£2,475.00
Kerb Trim 2.5M	Material	6	Each	16.78	£100.68
Upstand Flashing 3M	Material	5	ea	10.25	£51.25
				Total:	£7,624.37
<i>Fixed Rooflight Allowance</i>					
Carpenter	Labour	2	Days	280	£560.00
Labourer	Labour	2	Days	185	£370.00
3000 x 2000mm Fixed Flat Rooflight Allowance	Material	1	Each	3500	£3,500.00
				Total:	£4,430.00
<i>Tile Roof Covering Low Level</i>					
Roofer	Labour	1	Days	245	£245.00
Labourer	Labour	1	Days	185	£185.00
Timber Nailer	Plant	1	Day	29.66	£29.66
125mm Angle Grinder	Plant	1	Day	22.26	£22.26
Proctor Roofshield Membrane 1x50m	Material	1	Each	147.81	£147.81
Graded Roof Batten Treated 50 x 25mm (2" x 1") 4.8m PEFC	Material	10	Each	7.15	£71.50
Easytrim 3 In 1 Eaves Ventilation Accessory Pack	Material	1	Each	26.93	£26.93
Easytrim Easyridge Plus 10M Dryfix Ridgekit Black	Material	1	Each	87.71	£87.71
Tile & Half	Material	6	Each	3.33	£19.98
Interlocking Tiles	Material	149	Each	0.88	£131.12
Angled Ridge	Material	13	Each	5	£65.00
Paslode 141259 Galvanised Ring Handy Pack 63mm x 2.8mm	Material	1		44.54	£44.54
Marcris CK650SF Diamond Tile Blade 115 x 22.2mm	Material	1		14.45	£14.45
				Total:	£1,090.96
<i>Cavity Wall To Bed 3</i>					
Bricklayer	Labour	3	Days	275	£825.00
Labourer	Labour	3	Days	185	£555.00
Tip-Up Concrete Mixers	Plant	3	day	12	£36.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Knauf Insulation DriTherm 32 Cavity Insulation Slab 150mm 1200mm x 455mm	Material	5	Each	52.97	£264.85
Staifix Housing Wall Ties HRT4 225mm HRT4 (Box 250)	Material	1	Each	70.08	£70.08
Hemelite Solid Medium Density 7.3N Concrete Block 100mm	Material	143	Each	2.93	£418.99
100mm Thermalite Shield Block 3.6N	Material	143	Each	1.69	£241.67
Simpsons Wall Starter Kit C2KS Stainless Steel	Material	0	Each	12.79	£0.00
Blue Circle Mastercrete Cement, 25kg Bag	Material	3	No	6.25	£18.75
Building Sand Bulk Bag	Material	1	No	62.85	£62.85
L1/S100 Standard Cavity Lintel 2100mm	Material	1	Each	113.6	£113.60
Multicor Rigid Cavity Closer 2.44m	Material	1	Each	19.72	£19.72
				Total:	£2,626.51

Bed 3 Roof Structure

Carpenter	Labour	4	Days	280	£1,120.00
Timber Nailer	Plant	4	Days	44.1	£176.40
Labourer	Labour	4	Days	185	£740.00
Sawn Treated Easi Edge 100 x 47mm (4" x 2") Kiln Dried C16 4.8m FSC®	Material	4	Each	15.85	£63.40
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C16 4.8m FSC®	Material	1	Each	31.19	£31.19
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C16 3.6m FSC®	Material	23	Each	18.75	£431.25
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C16 4.8m FSC®	Material	4	Each	31.19	£124.76
Sawn Treated Easi Edge 225 x 47mm (9" x 2") Kiln Dried C16 4.8m FSC®	Material	10	Each	35.15	£351.50
Simpsons Heavy Engineered Bent Restraint Strap 1000mm	Material	10	Each	4.19	£41.90
Spax Wood Screws 5.0 x 50mm (Pk 500)	Material	0	Each	20.45	£0.00
Paslode Nail Fuel Pack 90 x 3.1mm ST Galv+ (Pk 2200) & 2 Fuel Cells For IM350+	Material	1	Each	76.19	£76.19
General Purpose Plywood 2440 x 1220 x 9mm	Material	2	Each	13.95	£27.90
				Total:	£3,184.49

Fascia and Soffit

Labourer	Labour	6.75	Days	185	£1,248.75
Single Leg White Universal Fascia Board 250mm x 5m	Material	7	Pack	38.39	£268.73
Multi-Purpose Board White 225mm x 5m	Material	7	Pack	33.95	£237.65

Line Description	Line Type	Qty	Unit	Price	Nett Cost
uPVC Nails White Head A4 Stainless Steel Shank 3 x 50mm 100 Pack	Material	1	Each	13.49	£13.49
600mm External Fascia Corner Joint White	Material	6	Each	8.45	£50.70
300mm Fascia In-Line Joiner White	Material	6	Each	3.39	£20.34
				Total:	£1,839.66
<i>Rainwater</i>					
Carpenter	Labour	1	Days	280	£280.00
FloPlast Black Half Round Gutter 112mm x 4m	Material	6	No	9.39	£56.34
FloPlast Half Round Fascia Brackets Black 112mm 10 Pack	Material	3	No	6.48	£19.44
FloPlast Half Round Internal Stop End Black 112mm	Material	7	No	0.95	£6.65
FloPlast 90° Half Round Angle Black 112mm	Material	2	No	2.86	£5.72
FloPlast Round Downpipe Black 68mm x 2.5m	Material	3	No	4.98	£14.94
FloPlast Half Round Clips Black 68mm 10 Pack	Material	1	No	7.6	£7.60
FloPlast 112.5° Round Offset Bend Black 68mm	Material	6	No	2.5	£15.00
Ultra Screw PZ Double-Countersunk Multipurpose Screws 5 x 50mm 200 Pack	Material	0.32	No	20.83	£6.67
Rawlplug Uno Wall Plugs 7 x 30mm 96 Pack	Material	0.67	No	4.99	£3.34
				Total:	£415.70
<i>Main Roof Covering</i>					
Rofer	Labour	2	Days	245	£490.00
Labourer	Labour	2	Days	185	£370.00
Timber Nailer	Plant	2	Day	29.66	£59.32
125mm Angle Grinder	Plant	2	Day	22.26	£44.52
Proctor Roofshield Membrane 1x50m	Material	1	Each	147.81	£147.81
Graded Roof Batten Treated 50 x 25mm (2" x 1") 4.8m PEFC	Material	12	Each	7.15	£85.80
Easytrim 3 In 1 Eaves Ventilation Accessory Pack	Material	2	Each	26.93	£53.86
Code 3 Lead Roll 450mm x 6m	Material	1	Each	52.69	£52.69
Tile & Half	Material	10	Each	3.33	£33.30
Interlocking Tiles	Material	179	Each	0.88	£157.52
Angled Ridge	Material	17	Each	5	£85.00
Paslode 141259 Galvanised Ring Handy Pack 63mm x 2.8mm	Material	1	Each	44.54	£44.54
Marcris CK650SF Diamond Tile Blade 115 x 22.2mm	Material	1	Each	14.45	£14.45
				Total:	£1,638.81

Windows & Door Allowance

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Carpenter	Labour	3	Days	280	£840.00
Labourer	Labour	2	Days	185	£370.00
1810 x 1435mm Aluminium Window Allowance	Material	1	Each	1300	£1,300.00
500 x 900mm Aluminium Window Allowance	Material	1	Each	225	£225.00
4950 x 2395mm Sliding Aluminium Window Allowance	Material	1	Each	5950	£5,950.00
900 x 2100mm Aluminium Door Allowance	Material	1	Each	945	£945.00
1770 x 1200 Aluminium Window Allowance	Material	1	Each	1100	£1,100.00
Fischer 750ml Gun Foam Expanding B3	Material	4	Each	16.71	£66.84
Broadfix Universal Flat Packer 28x100mm (Pack of 120) Mixed 1-6mm	Material	1	Each	12.63	£12.63
Rawlplug Concrete Screws 7.5 x 92mm Pack of 30	Material	1	Each	14.19	£14.19
				Total:	£10,823.66
Rendering					
Plasterer	Labour	10	Days	260	£2,600.00
Plasterer	Labour	10	Days	260	£2,600.00
Labourer	Labour	10	Days	185	£1,850.00
K Rend Silicone FT Render White	Material	195	No	17.06	£3,326.70
K Rend Render Reinforcing Mesh 1 x 50m	Material	2	Each	57.95	£115.90
				Total:	£10,492.60
Studwork					
Carpenter	Labour	3	Days	280	£840.00
Labourer	Labour	3	Days	185	£555.00
47mm x 100mm x 3.0m Regularised Treated Sawn Timber C24	Material	55	No	10.23	£562.65
Knauf Insulation OmniFit Roll 100mm	Material	4	No	49.34	£197.36
Paslode Galvanised-Plus IM360 Collated Nails 3.1 x 90mm 1100 Pack	Material	1	Each	38.99	£38.99
				Total:	£2,194.00
Plasterboarding					
Carpenter	Labour	6	Days	280	£1,680.00
Labourer	Labour	6	Days	185	£1,110.00
Siniat Standard Square Edge Plasterboard 2400 x 1200 x 12.5mm	Material	76	No	8.99	£683.24
Fine Thread Drywall Screw Black 3.5 x 50mm Pk 1000	Material	3	Each	5.85	£17.55
CaberMDF Pro Board 2440 x 1220 x 12mm FSC®	Material	2	Each	27.19	£54.38

Line Description	Line Type	Qty	Unit	Price	Nett Cost
				Total:	£3,545.17
<i>Loft Insulation - Pitched Roofs</i>					
Labourer	Labour	1	Days	185	£185.00
Knauf Insulation Loft Roll 44 100mm Covers 13.89m ² Ready-Cut	Material	2	No	44.25	£88.50
Knauf Insulation Loft Roll 44 100mm Covers 13.89m ² Ready-Cut	Material	2	No	44.25	£88.50
				Total:	£362.00
<i>Making Good Disturbed Areas & Boxings & Understair Storage</i>					
Carpenter	Labour	7	Days	280	£1,960.00
Siniat Standard Square Edge Plasterboard 2400 x 1200 x 12.5mm	Material	10	Each	8.99	£89.90
Bond It Drywall Self Adhesive Scrim Tape 48mm x 90m	Material	2	Each	6.55	£13.10
Fine Thread Drywall Screw Black 3.5 x 50mm Pk 1000	Material	1	Each	5.85	£5.85
John Brash BS5534 Red Graded Treated Timber Roofing Batten 25mm x 50mm x 4.2m	Material	10	Each	5.76	£57.60
Thistle MultiFinish Plaster 25kg	Material	1	Each	7.89	£7.89
CaberMDF Pro Board 2440 x 1220 x 12mm FSC®	Material	4	Each	27.19	£108.76
47x50 Imported Treated Carcassing Timber 3m	Material	8	Each	9.43	£75.44
Bullet 5.0 x 70mm Gold Wood Screw Qty 250	Material	1	Each	22.12	£22.12
				Total:	£2,340.66
<i>Plastering</i>					
Plasterer	Labour	12	Days	260	£3,120.00
Plasterer	Labour	12	Days	260	£3,120.00
Plasterer	Labour	12	Days	260	£3,120.00
Labourer	Labour	8	Days	185	£1,480.00
Bond It Drywall Self Adhesive Scrim Tape 48mm x 90m	Material	5	Rolls	6.55	£32.75
Thincoat Angle Bead 2.4m	Material	21	Each	1.89	£39.69
Thistle Board Finish Plaster 25kg Bag	Material	54	Bags	6.11	£329.94
				Total:	£11,242.38
<i>2nd Fix Carpentry</i>					
Carpenter	Labour	12	Days	280	£3,360.00
Primed MDF Torus Skirting 144 x 18 x 4200mm FSC®	Material	32	No	31.69	£1,014.08
MDF Torus Architrave 18 x 69 mm x 4.4m	Material	22	No	19.33	£425.26
Whitewood Door Lining Set and Stops 32 x 115mm 762/838mm Doors Finished size 27.5 x 108mm	Material	5	Each	39.15	£195.75

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Goldscrow PZ Double-Countersunk Multipurpose Screws 5 x 70mm 100 Pack	Material	1	Each	3.83	£3.83
Broadfix Precision Wedgepackers Medium 77 x 8 x 45mm 200 Pack	Material	1	Each	19.99	£19.99
Easyfix Panel Pins 1.6 x 40mm 0.5kg Pack	Material	1	No	4.41	£4.41
Gripfill 350ml Multi Purpose Gap Filling Adhesive	Material	14	No	5.59	£78.26
Geocel Joiners Mate Mitre Bond 50g/200ml	Material	1	Each	13.83	£13.83
Landing Ballustrade Allowance	Material	1	Each	480	£480.00
Sliding Door kit Allowance	Material	1	Each	250	£250.00
				Total:	£5,845.41
<i>Painting and Decorating</i>					
Painter decorator	Labour	15	Days	250	£3,750.00
Leyland Trade Acrylic Primer Undercoat 2.5Ltr	Material	2	Each	12.49	£24.98
Leyland Trade Satin Brilliant White Trim Paint 2.5Ltr	Material	2	Each	14.99	£29.98
Leyland Trade Vinyl Matt Emulsion Brilliant White 10ltr	Material	14	Each	33.15	£464.10
Decorator Sundries	Material	1	Each	150	£150.00
				Total:	£4,419.06
<i>Patio Area</i>					
General builder	Labour	7	Days	275	£1,925.00
Bricklayer	Labour	1	Days	275	£275.00
Labourer	Labour	1	Days	185	£185.00
Labourer	Labour	7	Days	185	£1,295.00
1.5 Tonne Excavator	Plant	5	Day	85	£425.00
1T Dumper	Plant	5	Days	75	£375.00
Vibrating Plate	Plant	3	Day	33.33	£99.99
MOT type 1 Subbase, Bulk Bag	Material	8	Each	35.83	£286.64
Sandstone Paving Sunset Buff 900x600	Material	75	Each	18.76	£1,407.00
Building Sand Bulk Bag	Material	4	Each	62.85	£251.40
Blue Circle Mastercrete Cement, 25kg Bag	Material	9	No	6.25	£56.25
ACO RainDrain B 125 Channel with Cast Iron Heelguard Grating 1m	Material	9	Each	40.49	£364.41
ACO HexDrain Closing End Cap	Material	2	Each	5.36	£10.72
Facing Brick Allowance	Material	150	No	1.2	£180.00
				Total:	£7,136.41

Coving Allowance

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Carpenter	Labour	6	Days	280	£1,680.00
SuperCove Polyurethane Coving 127mm x 3m Pack 6	Material	8	Each	26.75	£214.00
SuperCove Polyurethane Coving Adhesive 310ml	Material	20	Each	2.99	£59.80
SuperCove Polyurethane Coving Internal Corner 127mm	Material	40	Each	5.49	£219.60
SuperCove Polyurethane Coving External Corner 127mm	Material	15	Each	5.49	£82.35
				Total:	£2,255.75
<i>Provisional Cost For Engineered Herringbone Oak Flooring</i>					
Herringbone Engineered Oak Flooring Allowance	Material	100	M2	40	£4,000.00
Ssikabond Woodfloor Adhesive	Material	6	Each	120	£720.00
Floor Layer	Labour	100	M2	50	£5,000.00
				Total:	£9,720.00
<i>Kitchen Allowance</i>					
Kitchen Allowance	PC Sum	1	Each	5000	£5,000.00
Carpenter	Labour	5	Days	280	£1,400.00
Ulti-Mate II Woodscrews (Zinc & Yellow) - 5.0 x 60mm (200)	Material	1	Each	21.32	£21.32
				Total:	£6,421.32
<i>Wet Underfloor Heating Allowance</i>					
Plumber	Labour	8	Days	275	£2,200.00
Labourer	Labour	8	Days	185	£1,480.00
5 x Port x 500m Kit (100m2) Wet Underfloor Heating Kit	PC Sum	1	Each	850	£850.00
3 Port x 300m Kit (60m2) Wet Underfloor Heating Kit	PC Sum	1	Each	650	£650.00
				Total:	£5,180.00
<i>Tiling Allowance</i>					
Tiler	Labour	5	Days	245	£1,225.00
Labourer	Labour	5	Days	185	£925.00
Tiles Allowance	PC Sum	20	M2	25	£500.00
Dunlop CX-24 Essential Tile Adhesive White 20kg	Material	7	Each	19.85	£138.95
Dunlop Wall Tile Grout White 10kg	Material	4	Each	11.69	£46.76
3mm Long Leg Tile Spacers (Pk 250)	Material	3	Each	2.95	£8.85
				Total:	£2,844.56
<i>1st & 2nd Fix Electrical Provisional Sum</i>					
1st & 2nd Fix Electrical Provisional Sum	PC Sum	1	Each	10000	£10,000.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost
					Total: £10,000.00
<i>1st & 2nd Fix Plumbing Provisional Sum</i>					
1st & 2nd Fix Plumbing Provisional Sum	PC Sum	1	Each	10000	£10,000.00
					Total: £10,000.00
				Nett Cost:	£182,557.70