



1 Sample Street

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Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
<i>Scaffolding & Access Equipment</i>							
Allowance to supply and erect scaffolding	Other	1	Each	3750	£3,750.00	£750.00	£4,500.00
				Total:	£3,750.00	£750.00	£4,500.00
<i>Raft Foundation</i>							
Muckaway Lorry (8 wheel / 16 tonne)	Other	3	Each	300	£900.00	£180.00	£1,080.00
3 Tonne Excavator	Plant	2	Days	95	£190.00	£38.00	£228.00
ROM Concrete Reinforcement Merchant Steel Metal Fabric A142 Mesh 3.6m x 2m	Material	9	Each	46.1	£414.90	£82.98	£497.88
ROM Concrete Reinforcement Spacer Double Cover Flat Base SF4050 40/50mm	Material	180	Each	0.17	£30.60	£5.40	£36.00
Ready Mix Concrete Allowance	Material	13	M3	150	£1,950.00	£390.00	£2,340.00
Electric Poker Vibrator	Plant	1	Days	74.1	£74.10	£14.82	£88.92
Groundworker	Labour	4	Days	200	£800.00	£160.00	£960.00
Labourer	Labour	4	Days	150	£600.00	£120.00	£720.00
				Total:	£4,959.60	£991.20	£5,950.80
<i>Underground Drainage</i>							
Groundworker	Labour	3	Days	200	£600.00	£120.00	£720.00
Labourer	Labour	3	Days	150	£450.00	£90.00	£540.00
1.5 Tonne Excavator	Plant	2	Days	75	£150.00	£30.00	£180.00
Osmadrain Drainage Plain End Pipe 110mm 6 Meter	Material	3	Each	45.03	£135.09	£27.03	£162.12
OsmaDrain Drainage Double Socket Short Radius Bend 87Degree 110mm 4D561	Material	2	Each	18.04	£36.08	£7.22	£43.30
OsmaDrain Double Socket Long Radius bend 87.5° 110mm 4D581	Material	1	Each	27.05	£27.05	£5.41	£32.46

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Osmadrain Drainage Equal Junction 45 Degree Double Socket 110mm	Material	2	Each	35.15	£70.30	£14.06	£84.36
Bulk Bag 10mm Gravel	Material	3	Each	50	£150.00	£30.00	£180.00
Osma 450mm Universal Inspection Chamber Base Straight Channel and 4x110mm Branches 4D922	Material	1	Each	65.23	£65.23	£13.05	£78.28
Osma 450mm Universal Inspection Chamber A15 Round Cover & Frame 4D927	Material	1	Each	53.02	£53.02	£10.60	£63.62
Osma 450mm Universal Inspection Chamber Shaft 4D975	Material	3	Each	46.55	£139.65	£27.93	£167.58
				Total:	£1,876.42	£375.30	£2,251.72
Walls below DPC							
Solid Dense 7.3N Concrete Block Grey 100mm	Material	181	Each	1.96	£354.76	£70.59	£425.35
Bulk Bag Building Sand	Material	1	Each	50	£50.00	£10.00	£60.00
Blue Circle Mastercrete Grey Cement in Plastic Bag 25kg	Material	4	Each	7.65	£30.60	£6.12	£36.72
Bricklayer	Labour	2	Days	200	£400.00	£80.00	£480.00
Labourer	Labour	2	Days	150	£300.00	£60.00	£360.00
Cementone Freeflo Plasticiser 5L	Material	1	Each	8.08	£8.08	£1.62	£9.70
DPC 30m x 100mm	Material	3	Each	5.09	£15.27	£3.06	£18.33
Petrol Concrete Mixers	Plant	2	Days	22.92	£45.84	£9.16	£55.00
				Total:	£1,204.55	£240.55	£1,445.10
Plinth Walls							
Recticel Eurowall Cavity Insulation Board 1200 x 450 x 50mm	Material	37	Each	11.05	£408.85	£81.77	£490.62
Insulation Retaining Disc	Material	48	Each	0.12	£5.76	£0.96	£6.72
DPC 30m x 450mm	Material	2	Each	23.05	£46.10	£9.22	£55.32
Staifix Housing Wall Ties HRT4 200mm HRT4 (Box 250)	Material	1	Each	38.18	£38.18	£7.64	£45.82
Facing Brick Allowance	Material	1226	Each	1.2	£1,471.20	£294.24	£1,765.44
100mm Thermalite Shield Block 3.6N	Material	205	Each	1.99	£407.95	£82.00	£489.95
Type W Caviweep Brick Vent Terracotta	Material	10	Each	0.39	£3.90	£0.80	£4.70

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Multicor Rigid Cavity Closer 2.44m	Material	2	Each	9.6	£19.20	£3.84	£23.04
Blue Circle Mastercrete Grey Cement in Plastic Bag 25kg	Material	9	Each	7.4	£66.60	£13.32	£79.92
Bulk Bag Building Sand	Material	2	Each	50	£100.00	£20.00	£120.00
Petrol Concrete Mixers	Plant	4	Days	22.92	£91.68	£18.32	£110.00
Bricklayer	Labour	4	Days	200	£800.00	£160.00	£960.00
Labourer	Labour	4	Days	150	£600.00	£120.00	£720.00
				Total:	£4,059.42	£812.11	£4,871.53
Floor Screed & Insulation							
Ndc Polipak Dpm 4m x 25m 300mu	Material	1	Each	63.09	£63.09	£12.62	£75.71
25mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	3	Each	14.38	£43.14	£8.64	£51.78
120mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	18	Each	45.12	£812.16	£162.36	£974.52
Vista TPS Polythene 4M X 25M Clear	Material	1	Each	12.9	£12.90	£2.58	£15.48
General builder	Labour	1	Days	200	£200.00	£40.00	£240.00
Labourer	Labour	1	Days	150	£150.00	£30.00	£180.00
Ready Mix Screed Allowance	Other	4	M3	185	£740.00	£148.00	£888.00
Pump Allowance	Other	1	Each	500	£500.00	£100.00	£600.00
Plasterer	Labour	1	Days	200	£200.00	£40.00	£240.00
Plasterer	Labour	1	Days	200	£200.00	£40.00	£240.00
				Total:	£2,921.29	£584.20	£3,505.49
Ground Floor External Timber Frame							
Carpenter	Labour	8	Days	200	£1,600.00	£320.00	£1,920.00
Labourer	Labour	8	Days	150	£1,200.00	£240.00	£1,440.00
47mm x 150mm x 4.8m Regularised Treated Sawn Timber C24	Material	86	Each	28.13	£2,419.18	£484.18	£2,903.36
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	Material	0.75	Each	39.58	£29.69	£5.94	£35.63

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Simpson Strong-Tie Heavy Restraint Bend Strap 900mm 10 Pack	Material	3	Each	62.49	£187.47	£37.50	£224.97
Goldscrew PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	Material	0.5	Each	5.41	£2.71	£0.54	£3.25
Easydrive TX Countersunk Concrete Screws 7.5mm x 50mm 100 Pack	Material	2	Each	10.41	£20.82	£4.16	£24.98
Rockwool Flexi 140mm	Material	29	Each	45	£1,305.00	£261.00	£1,566.00
Vista TPS Polythene 4M X 25M Clear	Material	1	Each	12.9	£12.90	£2.58	£15.48
SterlingOSB Zero OSB3 Board 2440 x 1220 x 11mm FSC®	Material	28	Each	16.33	£457.24	£91.56	£548.80
Goldscrew PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	Material	2	Each	5.41	£10.82	£2.16	£12.98
Easy Trim Master Breather Membrane 50m X 1m	Material	2	Each	71.53	£143.06	£28.62	£171.68
Stanley Heavy Duty Staples Zinc-Plated 8mm x 10mm 1000 Pack	Material	1	Each	2.99	£2.99	£0.60	£3.59
50mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	29	Each	21.8	£632.20	£126.44	£758.64
				Total:	£8,024.07	£1,605.28	£9,629.35
150mm Internal Partition							
Carpenter	Labour	1	Days	200	£200.00	£40.00	£240.00
Labourer	Labour	1	Days	150	£150.00	£30.00	£180.00
47mm x 150mm x 4.8m Regularised Treated Sawn Timber C24	Material	8	Each	28.13	£225.04	£45.04	£270.08
Knauf Insulation Acoustic Roll 50mm Covers 16.2m²	Material	1	Each	56.85	£56.85	£11.37	£68.22
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	Material	0.2	Each	39.58	£7.92	£1.58	£9.50
				Total:	£639.81	£127.99	£767.80
Floor Joists, Insulation & Chipboard Deck							
Carpenter	Labour	4	Days	200	£800.00	£160.00	£960.00
Carpenter	Labour	4	Days	200	£800.00	£160.00	£960.00
47mm x 200mm x 4.2m Regularised Treated Sawn Timber C24	Material	29	Each	32.68	£947.72	£189.66	£1,137.38
Unifix Cup Square Hex Bolt & Nut M12 x 130mm Pack of 12	Material	4	Each	9.05	£36.20	£7.24	£43.44
Simpsons Light Engineered Bent Restraint Strap 1000mm	Material	14	Each	2.29	£32.06	£6.44	£38.50

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Simpson Strong-tie JHA270/47 Timber to Timber Joist Hanger 47mm	Material	40	Each	0.92	£36.80	£7.20	£44.00
Easyfix Square Twist Nails Sheradised 3.75mm x 30mm 1kg Pack	Material	3	Each	6.16	£18.48	£3.69	£22.17
Knauf Insulation OmniFit Roll 150mm	Material	6	Each	57.38	£344.28	£68.88	£413.16
Egger D4 Chipboard Flooring Adhesive 1kg	Material	3	Each	17.22	£51.66	£10.32	£61.98
22mm x 2400mm x 600mm Egger Peelclean Xtra Tongue and Grooved Chipboard Flooring TG4	Material	21	Each	22.3	£468.30	£93.66	£561.96
GoldscREW PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	Material	2	Each	5.41	£10.82	£2.16	£12.98
				Total:	£3,546.32	£709.25	£4,255.57
<i>Upper External Timber Frame Walls</i>							
Carpenter	Labour	5	Days	200	£1,000.00	£200.00	£1,200.00
Labourer	Labour	5	Days	150	£750.00	£150.00	£900.00
47mm x 150mm x 4.8m Regularised Treated Sawn Timber C24	Material	48	Each	28.13	£1,350.24	£270.24	£1,620.48
Simpson Strong-Tie Heavy Restraint Bend Strap 900mm 10 Pack	Material	2	Each	62.49	£124.98	£25.00	£149.98
Unifix Cup Square Hex Bolt & Nut M12 x 130mm Pack of 12	Material	5	Each	9.05	£45.25	£9.05	£54.30
Vista TPS Polythene 4M X 25M Clear	Material	1	Each	12.9	£12.90	£2.58	£15.48
Rockwool Flexi 140mm	Material	12	Each	38	£456.00	£91.20	£547.20
SterlingOSB Zero OSB3 Board 2440 x 1220 x 11mm FSC®	Material	12	Each	16.33	£195.96	£39.24	£235.20
GoldscREW PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	Material	2	Each	5.41	£10.82	£2.16	£12.98
Easy Trim Master Breather Membrane 50m X 1m	Material	2	Each	71.53	£143.06	£28.62	£171.68
Stanley Heavy Duty Staples Zinc-Plated 8mm x 10mm 1000 Pack	Material	2	Each	2.99	£5.98	£1.20	£7.18
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	Material	0.5	Each	39.58	£19.79	£3.96	£23.75
50mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	12	Each	21.8	£261.60	£52.32	£313.92
				Total:	£4,376.58	£875.57	£5,252.15
<i>Roof Structure</i>							
47mm x 100mm x 4.8m Regularised Treated Sawn Timber C24	Material	6	Each	18.48	£110.88	£22.20	£133.08

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Wavin Osma RoundLine stopend external 12mm black OT011B	Material	10	Each	2.8	£28.00	£5.60	£33.60
Wavin Osma RoundLine straight running outlet 112mm black OT624B	Material	5	Each	3.96	£19.80	£3.95	£23.75
Wavin Osma RoundLine pipe 68mm black 2.75m OT086B	Material	10	Each	10.66	£106.60	£21.30	£127.90
Wavin Osma RoundLine pipe bracket 68mm black OT034B	Material	17	Each	1.42	£24.14	£4.76	£28.90
Wavin Osma RoundLine offset bend socket 68mm black OT025B	Material	10	Each	4.15	£41.50	£8.30	£49.80
Ultra Screw PZ Double-Countersunk Multipurpose Screws 5mm x 50mm 200 Pack	Material	1	Each	23.33	£23.33	£4.67	£28.00
Wall Plug Red 6mm Box of 100	Material	2	Each	0.99	£1.98	£0.40	£2.38
				Total:	£537.65	£107.33	£644.98
<i>External Doors & Windows</i>							
Timber Glazed Doorset & Sidelights 2000x2100mm	Material	1	Each	2100	£2,100.00	£420.00	£2,520.00
Timber Glazed Doorset & Sidelight 1200x2100mm	Material	1	Each	1260	£1,260.00	£252.00	£1,512.00
Tmber Doorset 900x2100mm	Material	1	Each	945	£945.00	£189.00	£1,134.00
Timber Garage Door 2100x2100mm	Material	1	Each	2500	£2,500.00	£500.00	£3,000.00
Timber Window 1200x900mm	Material	4	Each	540	£2,160.00	£432.00	£2,592.00
Timber Window 1800x900mm	Material	1	Each	810	£810.00	£162.00	£972.00
Timber Window 1800x500mm	Material	1	Each	450	£450.00	£90.00	£540.00
Timber Window 900x600mm	Material	1	Each	270	£270.00	£54.00	£324.00
Simpson 20mm x 10mtr Fixing Band Galv FB20	Material	1	Each	20.59	£20.59	£4.12	£24.71
TurboGold PZ Double-countersunk Yellow-passivated Carbon steel Screw (Dia)5mm (L)60mm, Pack of 100	Material	1	Each	6.98	£6.98	£1.40	£8.38
Geocel Dupont Great Stuff Pro Gun Foam Fixer Window & Door 750ml	Material	1	Each	10.04	£10.04	£2.01	£12.05
Geocel Trade Mate Paintable Frame Seal White 310ml	Material	6	Each	9.72	£58.32	£11.64	£69.96
Carpenter	Labour	5	Days	200	£1,000.00	£200.00	£1,200.00
Labourer	Labour	3	Days	150	£450.00	£90.00	£540.00
				Total:	£12,040.93	£2,408.17	£14,449.10

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
<i>Wall Cladding</i>							
Carpenter	Labour	6	Days	200	£1,200.00	£240.00	£1,440.00
Carpenter	Labour	6	Days	200	£1,200.00	£240.00	£1,440.00
Graded Roof Batten Treated 50 x 25mm (2" x 1") 4.8m	Material	75	Each	5.29	£396.75	£79.50	£476.25
32mm x 175mm x 4.2m Green Treated Featheredge Fencing Board 2EX	Material	150	Each	11.87	£1,780.50	£355.50	£2,136.00
PAR Redwood Boards 75 x 25mm (3" x 1") NOM PEFC	Material	50	LM	3.14	£157.00	£31.50	£188.50
47x50 Imported Treated Carcassing Timber 3m	Material	50	Each	56.42	£2,821.00	£564.00	£3,385.00
Paslode 141257 Stainless Steel Ring Handy Pack 51 x 2.8mm	Material	3	Each	101.12	£303.36	£60.66	£364.02
TurboGold PZ Double-Countersunk Multipurpose Screws 5mm x 80mm 100 Pack	Material	7	Each	7.41	£51.87	£10.36	£62.23
				Total:	£7,910.48	£1,581.52	£9,492.00
<i>Studwork</i>							
Carpenter	Labour	2	Days	200	£400.00	£80.00	£480.00
Labourer	Labour	2	Days	150	£300.00	£60.00	£360.00
47mm x 100mm x 2.4m Regularised Treated Sawn Timber C24	Material	54	Each	8.38	£452.52	£90.72	£543.24
Knauf Insulation Acoustic Roll 50mm Covers 16.2m²	Material	2	Each	45	£90.00	£18.00	£108.00
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	Material	0.25	Each	39.58	£9.90	£1.98	£11.88
				Total:	£1,252.42	£250.70	£1,503.12
<i>Internal Doors & Linings</i>							
Carpenter	Labour	2	Days	200	£400.00	£80.00	£480.00
Labourer	Labour	2	Days	150	£300.00	£60.00	£360.00
Door Lining Sawn/Metal Stud 32 x 115mm NOM	Material	4	Each	24.57	£98.28	£19.64	£117.92
Door - Allowance	Material	4	Each	100	£400.00	£80.00	£480.00
Ironmongery Allowance	Material	4	Each	45	£180.00	£36.00	£216.00
Goldscrew PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 70mm 100 Pack	Material	1	Each	4.08	£4.08	£0.82	£4.90

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Broadfix Precision Wedgepackers Medium 77mm x 8mm x 45mm 200 Pack	Material	1	Each	25.99	£25.99	£5.20	£31.19
				Total:	£1,408.35	£281.66	£1,690.01
<i>Plasterboard</i>							
Carpenter	Labour	5	Days	200	£1,000.00	£200.00	£1,200.00
Labourer	Labour	5	Days	150	£750.00	£150.00	£900.00
Siniat Standard Square Edge Plasterboard 2400 x 1200 x 12.5mm	Material	88	Each	9.17	£806.96	£161.04	£968.00
British Gypsum Gyproc Thermaline PIR Tapered Edge insulated plasterboard 2400mm x 1200mm x 63mm	Material	8	Each	53.54	£428.32	£85.68	£514.00
Fine Thread Drywall Screw Black 3.5 x 42mm Pk 1000	Material	3	Each	10.3	£30.90	£6.18	£37.08
Siniat Universal Bonding Compound 25kg	Material	3	Each	12.93	£38.79	£7.77	£46.56
				Total:	£3,054.97	£610.67	£3,665.64
<i>Plastering</i>							
Plasterboard Joint / Scrim Tape 48mm x 90m	Material	7	Each	4.07	£28.49	£5.67	£34.16
Mini Mesh Angle Bead 2.4m	Material	32	Each	2.15	£68.80	£13.76	£82.56
British Gypsum Thistle MultiFinish Coat Plaster 25kg	Material	30	Each	8.96	£268.80	£53.70	£322.50
Plasterer	Labour	8	Days	200	£1,600.00	£320.00	£1,920.00
Plasterer	Labour	8	Days	200	£1,600.00	£320.00	£1,920.00
				Total:	£3,566.09	£713.13	£4,279.22
<i>Internal Joinery</i>							
Primed MDF Torus Skirting 119 x 18 x 4200mm FSC®	Material	15	Each	19.56	£293.40	£58.65	£352.05
Primed MDF Torus Architrave 69 x 18 x 4200mm FSC®	Material	11	Each	12.14	£133.54	£26.73	£160.27
Primed MDF Window Board 245 x 25 x 3660mm FSC®	Material	4	Each	48.4	£193.60	£38.72	£232.32
Pinkgrip Gap Filling Adhesive 350ml	Material	8	Each	3.45	£27.60	£5.52	£33.12
Paslode Galvanised Angled Brads 16ga x 38mm 2000 Pack	Material	1	Each	26.66	£26.66	£5.33	£31.99
Evo-Stik Mitre Fix 2-Part 351882	Material	1	Each	15.53	£15.53	£3.11	£18.64

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Staircase Allowance	Other	1	Each	1200	£1,200.00	£240.00	£1,440.00
Carpenter	Labour	4	Days	200	£800.00	£160.00	£960.00
Labourer	Labour	1	Days	165	£165.00	£33.00	£198.00
				Total:	£2,855.33	£571.06	£3,426.39
Wall Tiling Allowance							
Wall Tile Allowance	Material	10	M2	30	£300.00	£60.00	£360.00
Dunlop RX-3000 Waterproof Wall Tile Adhesive 15kg	Material	2	Each	18.32	£36.64	£7.32	£43.96
2mm Long Leg Tile Spacers Pack of 1500	Material	1	Each	14.09	£14.09	£2.82	£16.91
Dunlop GX-500 Flexible Floor & Wall Tile Grout Mist Grey 2.5kg	Material	2	Each	7.99	£15.98	£3.20	£19.18
L Shaped Aluminium Tile Trim Silver 8mm x 2.4m	Material	9	Each	12.95	£116.55	£23.31	£139.86
Tiler	Labour	2	Days	200	£400.00	£80.00	£480.00
				Total:	£883.26	£176.65	£1,059.91
Painting and Decorating							
Painter Decorator	Labour	8	Days	200	£1,600.00	£320.00	£1,920.00
Painter Decorator	Labour	8	Days	200	£1,600.00	£320.00	£1,920.00
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	Material	1	Each	12.49	£12.49	£2.50	£14.99
Leyland Trade Fast Drying Paint Brilliant White 2.5Ltr	Material	1	Each	24.99	£24.99	£5.00	£29.99
Leyland Trade 10Ltr Brilliant White Vinyl Matt Emulsion Paint	Material	10	Each	32.49	£324.90	£65.00	£389.90
Dulux Trade Weathershield External Undercoat 2.5L Paint Brilliant White	Material	1	Each	56.58	£56.58	£11.32	£67.90
Dulux Trade Weathershield Gloss 2.5L Paint Pure Brilliant White	Material	1	Each	56.09	£56.09	£11.22	£67.31
Bedec Barn Paint Black 5L	Material	4	Each	71.69	£286.76	£57.36	£344.12
Geocel Decorators Caulk White 380ml	Material	4	Each	1.39	£5.56	£1.12	£6.68
ProDec Ice Fusion Roller Kit	Material	2	Each	9.99	£19.98	£4.00	£23.98
ProDec Synthetic Decorators Brush Set	Material	2	Each	12.99	£25.98	£5.20	£31.18

