



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

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Osmadrain Drainage Equal Junction 45 Degree Double Socket 110mm	Material	2	Each	35.15	£70.30
Bulk Bag 10mm Gravel	Material	3	Each	50	£150.00
Osma 450mm Universal Inspection Chamber Base Straight Channel and 4x110mm Branches 4D922	Material	1	Each	65.23	£65.23
Osma 450mm Universal Inspection Chamber A15 Round Cover & Frame 4D927	Material	1	Each	53.02	£53.02
Osma 450mm Universal Inspection Chamber Shaft 4D975	Material	3	Each	46.55	£139.65
				Total:	£1,876.42
<i>Walls below DPC</i>					
Solid Dense 7.3N Concrete Block Grey 100mm	Material	181	Each	1.96	£354.76
Bulk Bag Building Sand	Material	1	Each	50	£50.00
Blue Circle Mastercrete Grey Cement in Plastic Bag 25kg	Material	4	Each	7.65	£30.60
Bricklayer	Labour	2	Days	200	£400.00
Labourer	Labour	2	Days	150	£300.00
Cementone Freeflo Plasticiser 5L	Material	1	Each	8.08	£8.08
DPC 30m x 100mm	Material	3	Each	5.09	£15.27
Petrol Concrete Mixers	Plant	2	Days	22.92	£45.84
				Total:	£1,204.55
<i>Plinth Walls</i>					
Recticel Eurowall Cavity Insulation Board 1200 x 450 x 50mm	Material	37	Each	11.05	£408.85
Insulation Retaining Disc	Material	48	Each	0.12	£5.76
DPC 30m x 450mm	Material	2	Each	23.05	£46.10
Staifix Housing Wall Ties HRT4 200mm HRT4 (Box 250)	Material	1	Each	38.18	£38.18
Facing Brick Allowance	Material	1226	Each	1.2	£1,471.20
100mm Thermalite Shield Block 3.6N	Material	205	Each	1.99	£407.95
Type W Caviweep Brick Vent Terracotta	Material	10	Each	0.39	£3.90

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Multicor Rigid Cavity Closer 2.44m	Material	2	Each	9.6	£19.20
Blue Circle Mastercrete Grey Cement in Plastic Bag 25kg	Material	9	Each	7.4	£66.60
Bulk Bag Building Sand	Material	2	Each	50	£100.00
Petrol Concrete Mixers	Plant	4	Days	22.92	£91.68
Bricklayer	Labour	4	Days	200	£800.00
Labourer	Labour	4	Days	150	£600.00
				Total:	£4,059.42
<i>Floor Screed & Insulation</i>					
Ndc Polipak Dpm 4m x 25m 300mu	Material	1	Each	63.09	£63.09
25mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	3	Each	14.38	£43.14
120mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	18	Each	45.12	£812.16
Vista TPS Polythene 4M X 25M Clear	Material	1	Each	12.9	£12.90
General builder	Labour	1	Days	200	£200.00
Labourer	Labour	1	Days	150	£150.00
Ready Mix Screed Allowance	Other	4	M3	185	£740.00
Pump Allowance	Other	1	Each	500	£500.00
Plasterer	Labour	1	Days	200	£200.00
Plasterer	Labour	1	Days	200	£200.00
				Total:	£2,921.29
<i>Ground Floor External Timber Frame</i>					
Carpenter	Labour	8	Days	200	£1,600.00
Labourer	Labour	8	Days	150	£1,200.00
47mm x 150mm x 4.8m Regularised Treated Sawn Timber C24	Material	86	Each	28.13	£2,419.18
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	Material	0.75	Each	39.58	£29.69

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Simpson Strong-Tie Heavy Restraint Bend Strap 900mm 10 Pack	Material	3	Each	62.49	£187.47
GoldscREW PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	Material	0.5	Each	5.41	£2.71
Easydrive TX Countersunk Concrete Screws 7.5mm x 50mm 100 Pack	Material	2	Each	10.41	£20.82
Rockwool Flexi 140mm	Material	29	Each	45	£1,305.00
Vista TPS Polythene 4M X 25M Clear	Material	1	Each	12.9	£12.90
SterlingOSB Zero OSB3 Board 2440 x 1220 x 11mm FSC®	Material	28	Each	16.33	£457.24
GoldscREW PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	Material	2	Each	5.41	£10.82
Easy Trim Master Breather Membrane 50m X 1m	Material	2	Each	71.53	£143.06
Stanley Heavy Duty Staples Zinc-Plated 8mm x 10mm 1000 Pack	Material	1	Each	2.99	£2.99
50mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	29	Each	21.8	£632.20
				Total:	£8,024.07
150mm Internal Partition					
Carpenter	Labour	1	Days	200	£200.00
Labourer	Labour	1	Days	150	£150.00
47mm x 150mm x 4.8m Regularised Treated Sawn Timber C24	Material	8	Each	28.13	£225.04
Knauf Insulation Acoustic Roll 50mm Covers 16.2m²	Material	1	Each	56.85	£56.85
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	Material	0.2	Each	39.58	£7.92
				Total:	£639.81
Floor Joists, Insulation & Chipboard Deck					
Carpenter	Labour	4	Days	200	£800.00
Carpenter	Labour	4	Days	200	£800.00
47mm x 200mm x 4.2m Regularised Treated Sawn Timber C24	Material	29	Each	32.68	£947.72
Unifix Cup Square Hex Bolt & Nut M12 x 130mm Pack of 12	Material	4	Each	9.05	£36.20
Simpsons Light Engineered Bent Restraint Strap 1000mm	Material	14	Each	2.29	£32.06

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

Line Description	Line Type	Qty	Unit	Price	Nett Cost
47mm x 175mm x 3.6m Regularised Treated Sawn Timber C24	Material	42	Each	24.19	£1,015.98
75mm x 225mm x 4.8m Regularised Treated Sawn Timber C16	Material	4	Each	70.85	£283.40
47mm x 225mm x 4.8m Regularised Treated Sawn Timber C24	Material	3	Each	36.86	£110.58
Heavy Duty Engineered Bent Strap 1000mm	Material	15	Each	3.29	£49.35
Heavy Duty Engineered Bent Strap 1500mm	Material	16	Each	5.39	£86.24
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	Material	1	Each	39.58	£39.58
Goldscrew PZ Double-countersunk Yellow-passivated Carbon steel Screw (Dia)5mm (L)80mm, Pack of 100	Material	2	Each	4.34	£8.68
Sabrefix Universal Framing Anchors Galvanised 124mm x 67mm 10 Pack	Material	13	Each	6.66	£86.58
Sheradized Square Twist Nails 30 x 3.75mm 500g	Material	4	Each	6.03	£24.12
Carpenter	Labour	9	Days	200	£1,800.00
Labourer	Labour	9	Days	150	£1,350.00
Timber Nailer	Plant	9	Days	12	£108.00
				Total:	£5,073.39
Roof Covering & Insulation					
Roofer	Labour	7	Days	200	£1,400.00
Labourer	Labour	7	Days	150	£1,050.00
Easy Trim Grafter Breather Membrane 50m X 1m	Material	2	Each	71.86	£143.72
John Brash BS5534 Red Graded Treated Timber Roofing Batten 25mm x 50mm x 4.8m	Material	62	Each	7.73	£479.26
Easy Trim 3 In 1 Ventilation Accessory Pack	Material	3	Each	38.05	£114.15
Easy Trim Easyridge Plus 10m Dryfix Ridgekit Black	Material	2	Each	70.07	£140.14
Calder Industrial Code 4 Lead Flashing 390mm x 3000mm	Material	1	Each	117.12	£117.12
Felt Support Tray Black 1.5m	Material	4	Each	3.66	£14.64
Timber Nailer	Plant	7	Days	39	£273.00
125mm Angle Grinder	Plant	7	Days	45.5	£318.50

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Tile & Half	Material	48	Each	4.5	£216.00
Clay Pantiles	Material	1426	Each	1.95	£2,780.70
Angled Ridge	Material	27	Each	5	£135.00
Soakers	Material	1	Each	17.92	£17.92
Calder Industrial Code 4 Lead Flashing 150mm x 6000mm	Material	1	Each	66.06	£66.06
Paslode Galvanised-Plus IM360 Collated Nails 2.8mm x 63mm 1100 Pack	Material	1	Each	41.66	£41.66
Marcris CK650SF Multi-Material Diamond Blade 115mm x 22.2mm	Material	1	Each	16.65	£16.65
150mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	20	Each	55.95	£1,119.00
50mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	20	Each	21.8	£436.00
Carpenter	Labour	2	Days	200	£400.00
				Total:	£9,279.52
<i>Fascia and Soffit Softwood</i>					
Carpenter	Labour	3	Days	200	£600.00
Labourer	Labour	3	Days	150	£450.00
Graded BS5534 Pressure Treated Timber Roofing Batten 25mm x 38mm x 4.8m	Material	9	Each	4.02	£36.18
22mm x 100mm x 4.8m Green Treated Sawn Carcassing	Material	9	Each	8.06	£72.54
GoldscREW PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	Material	1	Each	5.41	£5.41
25x150 (20.5x144) 5th Premium Redwood PSE (Per M)	Material	40	LM	6.01	£240.40
25x225 (20.5x216) 5th Premium Redwood PSE (Per M)	Material	40	LM	9.31	£372.40
				Total:	£1,776.93
<i>Rainwater</i>					
Carpenter	Labour	1	Days	200	£200.00
Wavin Osma RoundLine gutter 112mm black 4m OT074B	Material	5	Each	10.24	£51.20
Wavin Osma RoundLine gutter support bracket 112mm black OT019B	Material	30	Each	1.37	£41.10

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Wavin Osma RoundLine stopend external 12mm black OT011B	Material	10	Each	2.8	£28.00
Wavin Osma RoundLine straight running outlet 112mm black OT624B	Material	5	Each	3.96	£19.80
Wavin Osma RoundLine pipe 68mm black 2.75m OT086B	Material	10	Each	10.66	£106.60
Wavin Osma RoundLine pipe bracket 68mm black OT034B	Material	17	Each	1.42	£24.14
Wavin Osma RoundLine offset bend socket 68mm black OT025B	Material	10	Each	4.15	£41.50
Ultra Screw PZ Double-Countersunk Multipurpose Screws 5mm x 50mm 200 Pack	Material	1	Each	23.33	£23.33
Wall Plug Red 6mm Box of 100	Material	2	Each	0.99	£1.98
				Total:	£537.65
<i>External Doors & Windows</i>					
Timber Glazed Doorset & Sidelights 2000x2100mm	Material	1	Each	2100	£2,100.00
Timber Glazed Doorset & Sidelight 1200x2100mm	Material	1	Each	1260	£1,260.00
Tmber Doorset 900x2100mm	Material	1	Each	945	£945.00
Timber Garage Door 2100x2100mm	Material	1	Each	2500	£2,500.00
Timber Window 1200x900mm	Material	4	Each	540	£2,160.00
Timber Window 1800x900mm	Material	1	Each	810	£810.00
Timber Window 1800x500mm	Material	1	Each	450	£450.00
Timber Window 900x600mm	Material	1	Each	270	£270.00
Simpson 20mm x 10mtr Fixing Band Galv FB20	Material	1	Each	20.59	£20.59
TurboGold PZ Double-countersunk Yellow-passivated Carbon steel Screw (Dia)5mm (L)60mm, Pack of 100	Material	1	Each	6.98	£6.98
Geocel Dupont Great Stuff Pro Gun Foam Fixer Window & Door 750ml	Material	1	Each	10.04	£10.04
Geocel Trade Mate Paintable Frame Seal White 310ml	Material	6	Each	9.72	£58.32
Carpenter	Labour	5	Days	200	£1,000.00
Labourer	Labour	3	Days	150	£450.00
				Total:	£12,040.93

Line Description	Line Type	Qty	Unit	Price	Nett Cost
<i>Wall Cladding</i>					
Carpenter	Labour	6	Days	200	£1,200.00
Carpenter	Labour	6	Days	200	£1,200.00
Graded Roof Batten Treated 50 x 25mm (2" x 1") 4.8m	Material	75	Each	5.29	£396.75
32mm x 175mm x 4.2m Green Treated Featheredge Fencing Board 2EX	Material	150	Each	11.87	£1,780.50
PAR Redwood Boards 75 x 25mm (3" x 1") NOM PEFC	Material	50	LM	3.14	£157.00
47x50 Imported Treated Carcassing Timber 3m	Material	50	Each	56.42	£2,821.00
Paslode 141257 Stainless Steel Ring Handy Pack 51 x 2.8mm	Material	3	Each	101.12	£303.36
TurboGold PZ Double-Countersunk Multipurpose Screws 5mm x 80mm 100 Pack	Material	7	Each	7.41	£51.87
				Total:	£7,910.48
<i>Studwork</i>					
Carpenter	Labour	2	Days	200	£400.00
Labourer	Labour	2	Days	150	£300.00
47mm x 100mm x 2.4m Regularised Treated Sawn Timber C24	Material	54	Each	8.38	£452.52
Knauf Insulation Acoustic Roll 50mm Covers 16.2m ²	Material	2	Each	45	£90.00
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	Material	0.25	Each	39.58	£9.90
				Total:	£1,252.42
<i>Internal Doors & Linings</i>					
Carpenter	Labour	2	Days	200	£400.00
Labourer	Labour	2	Days	150	£300.00
Door Lining Sawn/Metal Stud 32 x 115mm NOM	Material	4	Each	24.57	£98.28
Door - Allowance	Material	4	Each	100	£400.00
Ironmongery Allowance	Material	4	Each	45	£180.00
GoldscREW PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 70mm 100 Pack	Material	1	Each	4.08	£4.08

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

Line Description	Line Type	Qty	Unit	Price	Nett Cost
Staircase Allowance	Other	1	Each	1200	£1,200.00
Carpenter	Labour	4	Days	200	£800.00
Labourer	Labour	1	Days	165	£165.00
				Total:	£2,855.33
<i>Wall Tiling Allowance</i>					
Wall Tile Allowance	Material	10	M2	30	£300.00
Dunlop RX-3000 Waterproof Wall Tile Adhesive 15kg	Material	2	Each	18.32	£36.64
2mm Long Leg Tile Spacers Pack of 1500	Material	1	Each	14.09	£14.09
Dunlop GX-500 Flexible Floor & Wall Tile Grout Mist Grey 2.5kg	Material	2	Each	7.99	£15.98
L Shaped Aluminium Tile Trim Silver 8mm x 2.4m	Material	9	Each	12.95	£116.55
Tiler	Labour	2	Days	200	£400.00
				Total:	£883.26
<i>Painting and Decorating</i>					
Painter Decorator	Labour	8	Days	200	£1,600.00
Painter Decorator	Labour	8	Days	200	£1,600.00
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	Material	1	Each	12.49	£12.49
Leyland Trade Fast Drying Paint Brilliant White 2.5Ltr	Material	1	Each	24.99	£24.99
Leyland Trade 10Ltr Brilliant White Vinyl Matt Emulsion Paint	Material	10	Each	32.49	£324.90
Dulux Trade Weathershield External Undercoat 2.5L Paint Brilliant White	Material	1	Each	56.58	£56.58
Dulux Trade Weathershield Gloss 2.5L Paint Pure Brilliant White	Material	1	Each	56.09	£56.09
Bedec Barn Paint Black 5L	Material	4	Each	71.69	£286.76
Geocel Decorators Caulk White 380ml	Material	4	Each	1.39	£5.56
ProDec Ice Fusion Roller Kit	Material	2	Each	9.99	£19.98
ProDec Synthetic Decorators Brush Set	Material	2	Each	12.99	£25.98

Line Description	Line Type	Qty	Unit	Price	Nett Cost
P120 Grade (Fine) Green Aluminium Oxide Abrasive Roll (115mm x 5m)	Material	2	Each	7.69	£15.38
Cotton Twill Dust Sheet 3.6 x 2.7m (12' x 9')	Material	2	Each	11.32	£22.64
Hippo Low Tac Masking Tape 50mm x 50m	Material	3	Each	5.85	£17.55
				Total:	£4,068.90
<i>Kitchen Allowance</i>					
Kitchen Allowance	Other	1	Each	8000	£8,000.00
Misc Fixings	Other	1	Each	200	£200.00
Carpenter	Labour	5	Days	200	£1,000.00
				Total:	£9,200.00
<i>Provisional Sum for 1st & 2nd Fix Plumbing</i>					
Provisional Sum for 1st & 2nd Fix Plumbing	Other	1	Each	10000	£10,000.00
				Total:	£10,000.00
<i>Provisional Sum for 1st & 2nd Fix Electrics</i>					
Provisional Sum for 1st & 2nd Fix Electrics	Other	1	Each	6500	£6,500.00
				Total:	£6,500.00
				Nett Cost:	£114,766.27