



Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total	
<i>Demolition Garage/Internal Walls/Skirting/Doors/Plasterboard Ceilings etc</i>								
General builder	Labour	7	Days	275	£1,925.00	£385.00	£2,310.00	
Labourer	Labour	6	Days	185	£1,110.00	£222.00	£1,332.00	
Labourer	Labour	7	Days	185	£1,295.00	£259.00	£1,554.00	
8 Yard Skip	Plant	4	Each	250	£1,000.00	£200.00	£1,200.00	
Hilti TE2000 Medium Duty Breaker	Plant	5	Days	27	£135.00	£27.00	£162.00	
Wall Supports Hire Packs	Plant	6	Weeks	10.3	£61.80	£12.36	£74.16	
125mm Angle Grinder	Plant	2	Days	22.26	£44.52	£8.90	£53.42	
Marcris HW650 Multi-Material Cordless Angle Grinder Diamond Wood Blade 115 x 22.23mm	Material	2	Each	15.74	£31.48	£6.30	£37.78	
					Total:	£5,602.80	£1,120.56	£6,723.36
<i>Breaking Up GF Concrete and Reinstating for Underfloor Heating</i>								
General builder	Labour	5	Days	275	£1,375.00	£275.00	£1,650.00	
Labourer	Labour	5	Days	185	£925.00	£185.00	£1,110.00	
Plasterer	Labour	1	Days	260	£260.00	£52.00	£312.00	
Plasterer	Labour	1	Days	260	£260.00	£52.00	£312.00	
Hilti TE700 Medium Duty Breaker	Plant	3	Days	25.2	£75.60	£15.12	£90.72	
8 Yard Skip	Plant	2	Each	250	£500.00	£100.00	£600.00	
Screed Delivery ** CALL LOCAL SUPPLIER FOR PRICE **	Other	7	M3	160	£1,120.00	£224.00	£1,344.00	

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Pump ** CALL LOCAL SUPPLIER FOR PRICE **	Other	1	Each	300	£300.00	£60.00	£360.00
				Total:	£4,815.60	£963.12	£5,778.72
<i>Removing Existing Render</i>							
General builder	Labour	3	Days	275	£825.00	£165.00	£990.00
Labourer	Labour	3	Days	185	£555.00	£111.00	£666.00
8 Yard Skip	Plant	1	Each	250	£250.00	£50.00	£300.00
Hilti TE700 Medium Duty Breaker	Plant	3	Each	25.2	£75.60	£15.12	£90.72
				Total:	£1,705.60	£341.12	£2,046.72
<i>Setting out the Site Area</i>							
General builder	Labour	1	Days	275	£275.00	£55.00	£330.00
Sisal String Ball (2/300) 75m	Material	1	Each	4.55	£4.55	£0.91	£5.46
Road Line Marking Paint Blue 750ml	Material	1	Each	4	£4.00	£0.80	£4.80
Sawn Easi Edge Timber 47 x 50mm (2" x 2") Kiln Dried 3m FSC®	Material	1	Each	7.75	£7.75	£1.55	£9.30
				Total:	£291.30	£58.26	£349.56
<i>Foundations</i>							
General builder	Labour	3	Days	275	£825.00	£165.00	£990.00
Labourer	Labour	3	Days	185	£555.00	£111.00	£666.00
Labourer	Labour	3	Days	185	£555.00	£111.00	£666.00
1.5 Tonne Excavator	Plant	3	Day	85	£255.00	£51.00	£306.00
Dumper 1T	Plant	3	Days	75	£225.00	£45.00	£270.00
ROM Concrete Reinforcement Spacer	Material	80	Each	0.12	£9.60	£1.92	£11.52

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	Material	22	M3	125	£2,750.00	£550.00	£3,300.00
H16 Steel Rebar 3000mm lengths	Material	33	Each	12	£396.00	£79.20	£475.20
				Total:	£5,570.60	£1,114.12	£6,684.72

Underground Drainage Allowance

General builder	Labour	4	Days	275	£1,100.00	£220.00	£1,320.00
General builder	Labour	4	Days	275	£1,100.00	£220.00	£1,320.00
Osmadrain Drainage Plain End Pipe 110mm 6 Meter	Material	3	No	45.03	£135.09	£27.02	£162.11
OsmaDrain Double Socket Long Radius bend 87.5° 110mm 4D581	Material	4	No	27.05	£108.20	£21.64	£129.84
Osmadrain Drainage Double Socket Slip Coupler 110mm	Material	5	No	14.79	£73.95	£14.79	£88.74
20mm Ballast Mixed Sand & Gravel 25kg Poly Bag	Material	7	No	3.99	£27.93	£5.59	£33.52
Osma 450mm Universal Inspection Chamber Base Straight Channel and 4x110mm Branches 4D922	Material	2	No	134.94	£269.88	£53.98	£323.86
Osma 450mm Universal Inspection Chamber A15 Round Cover & Frame 4D927	Material	2	No	53.02	£106.04	£21.21	£127.25
Osma 450mm Universal Inspection Chamber Shaft 4D975	Material	8	No	46.55	£372.40	£74.48	£446.88
				Total:	£3,293.49	£658.70	£3,952.19

Concrete Pads For Goal Posts

General builder	Labour	2	Days	275	£550.00	£110.00	£660.00
Labourer	Labour	2	Days	185	£370.00	£74.00	£444.00
Labourer	Labour	2	Days	185	£370.00	£74.00	£444.00
1.5 Tonne Excavator	Plant	2	Day	85	£170.00	£34.00	£204.00
Dumper 1T	Plant	2	Days	75	£150.00	£30.00	£180.00
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	Material	4	M3	125	£500.00	£100.00	£600.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Rawlplug Steel Threaded Rods M20 x 260mm 5 Pack	Material	4	Each	41.66	£166.64	£33.33	£199.97
350 x 350 x 15mm Steel Base Plates	Material	2	Each	47	£94.00	£18.80	£112.80
Sika 300ml Anchorfix-1 Epoxy Resin	Material	3	Each	104.16	£312.48	£62.50	£374.98
				Total:	£2,683.12	£536.62	£3,219.74

Walls to the Foundation to DPC

Bricklayer	Labour	3	Days	275	£825.00	£165.00	£990.00
Labourer	Labour	3	Days	185	£555.00	£111.00	£666.00
Petrol Concrete Mixers	Plant	3	Days	22.92	£68.76	£13.75	£82.51
Concrete Block Dense 7N 100mm Solid	Material	73	Each	2.08	£151.84	£30.37	£182.21
65mm Class B Engineering Brick	Material	847	Each	0.53	£448.91	£89.78	£538.69
Building Sand Bulk Bag	Material	1	Each	62.85	£62.85	£12.57	£75.42
Blue Circle Mastercrete Cement, 25kg Bag	Material	7	Each	6.25	£43.75	£8.75	£52.50
Cementone Freeflo Plasticiser 5L	Material	1	Each	19.76	£19.76	£3.95	£23.71
Visqueen Polyethylene Damp Proof Course (DPC) 100mm x 30m	Material	1	Each	5.03	£5.03	£1.01	£6.04
				Total:	£2,180.90	£436.18	£2,617.08

Retaining Wall Blockwork

Bricklayer	Labour	4	Days	275	£1,100.00	£220.00	£1,320.00
Labourer	Labour	4	Days	185	£740.00	£148.00	£888.00
Building Sand Bulk Bag	Material	1	No	62.85	£62.85	£12.57	£75.42
Hollow Dense Concrete Block 7.3N 215mm	Material	95	No	4.24	£402.80	£80.56	£483.36
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	Material	3	M3	125	£375.00	£75.00	£450.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Blue Circle Mastercrete Cement 25kg Bag	Material	3	No	3.92	£111.76	£2.35	£14.11
Electric Poker Vibrator	Plant	1	Days	70.5	£70.50	£14.10	£84.60
Twice Weathered Concrete Coping Stone 275 x 610mm	Material	17	Each	17.39	£295.63	£59.13	£354.76
				Total:	£3,058.54	£611.71	£3,670.25

Fill and compact Type 1

General builder	Labour	1	Days	275	£275.00	£55.00	£330.00
Labourer	Labour	1	Days	185	£185.00	£37.00	£222.00
MOT type 1 Subbase, Bulk Bag	Material	11	Each	35.83	£394.13	£78.83	£472.96
Vibrating Plate	Plant	1	Day	33.33	£33.33	£6.67	£40.00
				Total:	£887.46	£177.49	£1,064.95

Concrete slab, Insulation & 75mm Screed

General builder	Labour	1	Days	275	£275.00	£55.00	£330.00
Labourer	Labour	2	Days	185	£370.00	£74.00	£444.00
Plasterer	Labour	1	Days	260	£260.00	£52.00	£312.00
Plasterer	Labour	1	Days	260	£260.00	£52.00	£312.00
Building Sand Bulk Bag	Material	1	Each	62.85	£62.85	£12.57	£75.42
Visqueen Black Polythene Damp ProMembrane Centrally Folded BBA 4m x 25m 250mu	Material	1	Each	37.87	£37.87	£7.57	£45.44
IKO Enertherm PIR Insulation Board 2400 x 1200 x 100mm	Material	12	Each	43.99	£527.88	£105.58	£633.46
IKO Enertherm PIR Insulation Board 2400 x 1200 x 25mm	Material	1	Each	21.99	£21.99	£4.40	£26.39
Capital Valley Plastics Ltd General Purpose Sheeting Clear 150ga 25 x 4m	Material	1	Pack	14.16	£14.16	£2.83	£16.99
Concrete delivery ** CALL LOCAL SUPPLIER FOR PRICE **	Material	4	M3	125	£500.00	£100.00	£600.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Pump ** CALL LOCAL SUPPLIER FOR PRICE **	Other	1	Each	300	£300.00	£60.00	£360.00
Screed Delivery ** CALL LOCAL SUPPLIER FOR PRICE **	Other	3	M3	160	£480.00	£96.00	£576.00
				Total:	£3,109.75	£621.95	£3,731.70

Cavity Wall above DPC

Bricklayer	Labour	6	Days	275	£1,650.00	£330.00	£1,980.00
Labourer	Labour	6	Days	185	£1,110.00	£222.00	£1,332.00
Tip-Up Concrete Mixers	Plant	6	Days	12	£72.00	£14.40	£86.40
Knauf Insulation DriTherm 32 Cavity Insulation Slab 150mm 1200mm x 455mm	Material	24	Each	52.97	£1,271.28	£254.26	£1,525.54
Staifix Housing Wall Ties HRT4 225mm HRT4 (Box 250)	Material	2	Each	70.08	£140.16	£28.03	£168.19
Hemelite Solid Medium Density 7.3N Concrete Block 100mm	Material	511	Each	2.93	£1,497.23	£299.45	£1,796.68
100mm Thermalite Shield Block 3.6N	Material	554	Each	1.69	£936.26	£187.25	£1,123.51
Facing Brick Allowance	Material	257	Each	1.2	£308.40	£61.68	£370.08
Multicor Rigid Cavity Closer 2.44m	Material	2	Each	19.72	£39.44	£7.89	£47.33
Blue Circle Mastercrete Cement, 25kg Bag	Material	10	No	6.25	£62.50	£12.50	£75.00
Building sand Bulk, Bag	Material	3	No	53.33	£159.99	£32.00	£191.99
L1/S100 Standard Cavity Lintel 2400mm	Material	1	Each	143.49	£143.49	£28.70	£172.19
L1/S100 Standard Cavity Lintel 1200mm	Material	1	Each	72.15	£72.15	£14.43	£86.58
				Total:	£7,462.90	£1,492.58	£8,955.48

Internal Blockwork Wall

Bricklayer	Labour	1	Days	275	£275.00	£55.00	£330.00
Labourer	Labour	1	Days	185	£185.00	£37.00	£222.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Solid Medium Density 7.3N Concrete Block 100mm	Material	65	No	2.47	£160.55	£32.11	£192.66
Tarmac Building sand, Large Bag	Material	3	No	2.48	£7.44	£1.49	£8.93
Blue Circle Mastercrete Grey Cement in Plastic Bag 25kg	Material	1	No	6.95	£6.95	£1.39	£8.34
Total:					£634.94	£126.99	£761.93

Steel Beam Allowance

General builder	Labour	5	Days	275	£1,375.00	£275.00	£1,650.00
Labourer	Labour	5	Days	185	£925.00	£185.00	£1,110.00
203 x 203 x 46kg UC 2500mm	Material	2	Each	260	£520.00	£104.00	£624.00
203 x 203 x 86kg UC 6400mm	Material	1	Each	680	£680.00	£136.00	£816.00
203 x 102 x 23kg UB 5400mm	Material	1	Each	290	£290.00	£58.00	£348.00
178 x 102 x 19kg UB 3300mm	Material	1	Each	145	£145.00	£29.00	£174.00
203 x 203 x 46kg UC 2540mm	Material	1	Each	270	£270.00	£54.00	£324.00
203 x 203 x 46kg UC 2400mm	Material	1	Each	240	£240.00	£48.00	£288.00
203 x 203 x 52kg UC 6800mm	Material	1	Each	760	£760.00	£152.00	£912.00
152 x 152 x 23kg UC 1000mm	Material	2	Each	50	£100.00	£20.00	£120.00
127 x 76 x 13kg UB 2000mm	Material	1	Each	60	£60.00	£12.00	£72.00
Easyfix A2 Stainless Steel Bolts M12 x 100mm 10 Pack	Material	4	Each	9.91	£39.64	£7.93	£47.57
Total:					£5,404.64	£1,080.93	£6,485.57

Rear Flat Roof Structure

Carpenter	Labour	4	Days	280	£1,120.00	£224.00	£1,344.00
Labourer	Labour	4	Days	185	£740.00	£148.00	£888.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3m	Material	10	Each	13.35	£133.50	£26.70	£160.20
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 4.8m	Material	20	Each	21.29	£425.80	£85.16	£510.96
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C24 3.6m FSC®	Material	6	Each	20.09	£120.54	£24.11	£144.65
OJ Unifix Cup Square Hex Bolt&Nut BZP M12x220Mm(2)	Material	3	Bag	6.77	£20.31	£4.06	£24.37
4TRADE Hexagon Full Nuts M12 Pack of 10	Material	6	Each	2.72	£16.32	£3.26	£19.58
Sabrefix Jiffy Hangers 50 x 275mm 10 Pack	Material	10	Each	9.58	£95.80	£19.16	£114.96
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	£21.87	£131.22
Sawn Treated Easi Edge 100 x 47mm (4" x 2") Kiln Dried C24 4.8m	Material	2	Each	12.89	£25.78	£5.16	£30.94
Heavy Duty Engineered Bent Strap 1200mm	Material	12	Each	4.65	£55.80	£11.16	£66.96
Treated Roofing Batten 25 x 50MM 4.8M BS5534	Material	8	Each	6.53	£52.24	£10.45	£62.69
				Total:	£2,915.44	£583.09	£3,498.53

Roof Structure to the Front Extension

Carpenter	Labour	2	Days	280	£560.00	£112.00	£672.00
Labourer	Labour	2	Days	185	£370.00	£74.00	£444.00
Simpsons Masonry Joist Hanger Galvanised 47 x 150mm	Material	11	No	4.05	£44.55	£8.91	£53.46
Easyfix Square Twist Nails Sheradised 3.75 x 30mm 1kg Pack	Material	1	No	6.07	£6.07	£1.21	£7.28
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3.6m	Material	11	Each	15.95	£175.45	£35.09	£210.54
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3m	Material	3	Each	13.35	£40.05	£8.01	£48.06
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C24 3.6m FSC®	Material	1	Each	20.09	£20.09	£4.02	£24.11
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 3.6m	Material	7	Each	15.95	£111.65	£22.33	£133.98
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 4.8m	Material	12	Each	21.29	£255.48	£51.10	£306.58

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Sawn Treated Easi Edge 100 x 47mm (4" x 2") Kiln Dried C24 4.8m	Material	2	Each	12.89	£25.78	£5.16	£30.94
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	£21.87	£131.22
				Total:	£1,718.47	£343.69	£2,062.16
<i>Scaffold Allowance</i>							
Scaffold Allowance	Material	1	Each	2500	£2,500.00	£500.00	£3,000.00
				Total:	£2,500.00	£500.00	£3,000.00
<i>Timber Beams</i>							
Carpenter	Labour	2	Days	280	£560.00	£112.00	£672.00
Labourer	Labour	2	Days	185	£370.00	£74.00	£444.00
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C24 3.6m FSC®	Material	3	Each	20.09	£60.27	£12.05	£72.32
Sawn Easi Edge Timber 175 x 47mm (7" x 2") Kiln Dried C16 3m FSC®	Material	3	Each	11.65	£34.95	£6.99	£41.94
Easyfix General Purpose Threaded Coach Bolts Carbon Steel Bright Zinc-Plated M12 x 150mm 25 Pack	Material	1	Each	16.13	£16.13	£3.23	£19.36
Easyfix BZP Steel Hex Nuts M12 100 Pack	Material	1	Each	7.32	£7.32	£1.46	£8.78
				Total:	£1,048.67	£209.73	£1,258.40
<i>Warm Deck</i>							
Carpenter	Labour	5	Days	280	£1,400.00	£280.00	£1,680.00
Carpenter	Labour	5	Days	280	£1,400.00	£280.00	£1,680.00
Celotex XR4150 General Application Insulation Board 150mm x 1200mm x 2400mm (2.88m ² /Sheet)	Material	13	No	129.6	£1,684.80	£336.96	£2,021.76
General Purpose Plywood 2440 x 1220 x 18mm	Material	26	No	13.95	£362.70	£72.54	£435.24
TimbaScrew TX Wafer Timber Screws 6.7 x 200mm 50 Pack	Material	6	No	24.99	£149.94	£29.99	£179.93

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Single Ply Membrane	Material	33	M2	75	£2,475.00	£495.00	£2,970.00
Kerb Trim 2.5M	Material	6	Each	16.78	£100.68	£20.14	£120.82
Upstand Flashing 3M	Material	5	ea	10.25	£51.25	£10.25	£61.50
				Total:	£7,624.37	£1,524.87	£9,149.24
<i>Fixed Rooflight Allowance</i>							
Carpenter	Labour	2	Days	280	£560.00	£112.00	£672.00
Labourer	Labour	2	Days	185	£370.00	£74.00	£444.00
3000 x 2000mm Fixed Flat Rooflight Allowance	Material	1	Each	3500	£3,500.00	£700.00	£4,200.00
				Total:	£4,430.00	£886.00	£5,316.00
<i>Tile Roof Covering Low Level</i>							
Roofer	Labour	1	Days	245	£245.00	£49.00	£294.00
Labourer	Labour	1	Days	185	£185.00	£37.00	£222.00
Timber Nailer	Plant	1	Day	29.66	£29.66	£5.93	£35.59
125mm Angle Grinder	Plant	1	Day	22.26	£22.26	£4.45	£26.71
Proctor Roofshield Membrane 1x50m	Material	1	Each	147.81	£147.81	£29.56	£177.37
Graded Roof Batten Treated 50 x 25mm (2" x 1") 4.8m PEFC	Material	10	Each	7.15	£71.50	£14.30	£85.80
Easytrim 3 In 1 Eaves Ventilation Accessory Pack	Material	1	Each	26.93	£26.93	£5.39	£32.32
Easytrim Easyridge Plus 10M Dryfix Ridgekit Black	Material	1	Each	87.71	£87.71	£17.54	£105.25
Tile & Half	Material	6	Each	3.33	£19.98	£4.00	£23.98
Interlocking Tiles	Material	149	Each	0.88	£131.12	£26.22	£157.34
Angled Ridge	Material	13	Each	5	£65.00	£13.00	£78.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Paslode 141259 Galvanised Ring Handy Pack 63mm x 2.8mm	Material	1		44.54	£44.54	£8.91	£53.45
Marcris CK650SF Diamond Tile Blade 115 x 22.2mm	Material	1		14.45	£14.45	£2.89	£17.34
				Total:	£1,090.96	£218.19	£1,309.15

Cavity Wall To Bed 3

Bricklayer	Labour	3	Days	275	£825.00	£165.00	£990.00
Labourer	Labour	3	Days	185	£555.00	£111.00	£666.00
Tip-Up Concrete Mixers	Plant	3	day	12	£36.00	£7.20	£43.20
Knauf Insulation DriTherm 32 Cavity Insulation Slab 150mm 1200mm x 455mm	Material	5	Each	52.97	£264.85	£52.97	£317.82
Staifix Housing Wall Ties HRT4 225mm HRT4 (Box 250)	Material	1	Each	70.08	£70.08	£14.02	£84.10
Hemelite Solid Medium Density 7.3N Concrete Block 100mm	Material	143	Each	2.93	£418.99	£83.80	£502.79
100mm Thermalite Shield Block 3.6N	Material	143	Each	1.69	£241.67	£48.33	£290.00
Simpsons Wall Starter Kit C2KS Stainless Steel	Material	0	Each	12.79	£0.00	£0.00	£0.00
Blue Circle Mastercrete Cement, 25kg Bag	Material	3	No	6.25	£18.75	£3.75	£22.50
Building Sand Bulk Bag	Material	1	No	62.85	£62.85	£12.57	£75.42
L1/S100 Standard Cavity Lintel 2100mm	Material	1	Each	113.6	£113.60	£22.72	£136.32
Multicor Rigid Cavity Closer 2.44m	Material	1	Each	19.72	£19.72	£3.94	£23.66
				Total:	£2,626.51	£525.30	£3,151.81

Bed 3 Roof Structure

Carpenter	Labour	4	Days	280	£1,120.00	£224.00	£1,344.00
Timber Nailer	Plant	4	Days	44.1	£176.40	£35.28	£211.68
Labourer	Labour	4	Days	185	£740.00	£148.00	£888.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Sawn Treated Easi Edge 100 x 47mm (4" x 2") Kiln Dried C16 4.8m FSC®	Material	4	Each	15.85	£63.40	£12.68	£76.08
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C16 4.8m FSC®	Material	1	Each	31.19	£31.19	£6.24	£37.43
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C16 3.6m FSC®	Material	23	Each	18.75	£431.25	£86.25	£517.50
Sawn Treated Easi Edge 200 x 47mm (8" x 2") Kiln Dried C16 4.8m FSC®	Material	4	Each	31.19	£124.76	£24.95	£149.71
Sawn Treated Easi Edge 225 x 47mm (9" x 2") Kiln Dried C16 4.8m FSC®	Material	10	Each	35.15	£351.50	£70.30	£421.80
Simpsons Heavy Engineered Bent Restraint Strap 1000mm	Material	10	Each	4.19	£41.90	£8.38	£50.28
Spax Wood Screws 5.0 x 50mm (Pk 500)	Material	0	Each	20.45	£0.00	£0.00	£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	£15.24	£91.43
General Purpose Plywood 2440 x 1220 x 9mm	Material	2	Each	13.95	£27.90	£5.58	£33.48
				Total:	£3,184.49	£636.90	£3,821.39

Fascia and Soffit

Labourer	Labour	6.75	Days	185	£1,248.75	£249.75	£1,498.50
Single Leg White Universal Fascia Board 250mm x 5m	Material	7	Pack	38.39	£268.73	£53.75	£322.48
Multi-Purpose Board White 225mm x 5m	Material	7	Pack	33.95	£237.65	£47.53	£285.18
uPVC Nails White Head A4 Stainless Steel Shank 3 x 50mm 100 Pack	Material	1	Each	13.49	£13.49	£2.70	£16.19
600mm External Fascia Corner Joint White	Material	6	Each	8.45	£50.70	£10.14	£60.84
300mm Fascia In-Line Joiner White	Material	6	Each	3.39	£20.34	£4.07	£24.41
				Total:	£1,839.66	£367.93	£2,207.59

Rainwater

Carpenter	Labour	1	Days	280	£280.00	£56.00	£336.00
FloPlast Black Half Round Gutter 112mm x 4m	Material	6	No	9.39	£56.34	£11.27	£67.61

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
FloPlast Half Round Fascia Brackets Black 112mm 10 Pack	Material	3	No	6.48	£19.44	£3.89	£23.33
FloPlast Half Round Internal Stop End Black 112mm	Material	7	No	0.95	£6.65	£1.33	£7.98
FloPlast 90° Half Round Angle Black 112mm	Material	2	No	2.86	£5.72	£1.14	£6.86
FloPlast Round Downpipe Black 68mm x 2.5m	Material	3	No	4.98	£14.94	£2.99	£17.93
FloPlast Half Round Clips Black 68mm 10 Pack	Material	1	No	7.6	£7.60	£1.52	£9.12
FloPlast 112.5° Round Offset Bend Black 68mm	Material	6	No	2.5	£15.00	£3.00	£18.00
Ultra Screw PZ Double-Countersunk Multipurpose Screws 5 x 50mm 200 Pack	Material	0.32	No	20.83	£6.67	£1.33	£8.00
Rawlplug Uno Wall Plugs 7 x 30mm 96 Pack	Material	0.67	No	4.99	£3.34	£0.67	£4.01
				Total:	£415.70	£83.14	£498.84

Main Roof Covering

Rofer	Labour	2	Days	245	£490.00	£98.00	£588.00
Labourer	Labour	2	Days	185	£370.00	£74.00	£444.00
Timber Nailer	Plant	2	Day	29.66	£59.32	£11.86	£71.18
125mm Angle Grinder	Plant	2	Day	22.26	£44.52	£8.90	£53.42
Proctor Roofshield Membrane 1x50m	Material	1	Each	147.81	£147.81	£29.56	£177.37
Graded Roof Batten Treated 50 x 25mm (2" x 1") 4.8m PEFC	Material	12	Each	7.15	£85.80	£17.16	£102.96
Easytrim 3 In 1 Eaves Ventilation Accessory Pack	Material	2	Each	26.93	£53.86	£10.77	£64.63
Code 3 Lead Roll 450mm x 6m	Material	1	Each	52.69	£52.69	£10.54	£63.23
Tile & Half	Material	10	Each	3.33	£33.30	£6.66	£39.96
Interlocking Tiles	Material	179	Each	0.88	£157.52	£31.50	£189.02
Angled Ridge	Material	17	Each	5	£85.00	£17.00	£102.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Paslode 141259 Galvanised Ring Handy Pack 63mm x 2.8mm	Material	1	Each	44.54	£44.54	£8.91	£53.45
Marcris CK650SF Diamond Tile Blade 115 x 22.2mm	Material	1	Each	14.45	£14.45	£2.89	£17.34
				Total:	£1,638.81	£327.76	£1,966.57

Windows & Door Allowance

Carpenter	Labour	3	Days	280	£840.00	£168.00	£1,008.00
Labourer	Labour	2	Days	185	£370.00	£74.00	£444.00
1810 x 1435mm Aluminium Window Allowance	Material	1	Each	1300	£1,300.00	£260.00	£1,560.00
500 x 900mm Aluminium Window Allowance	Material	1	Each	225	£225.00	£45.00	£270.00
4950 x 2395mm Sliding Aluminium Window Allowance	Material	1	Each	5950	£5,950.00	£1,190.00	£7,140.00
900 x 2100mm Aluminium Door Allowance	Material	1	Each	945	£945.00	£189.00	£1,134.00
1770 x 1200 Aluminium Window Allowance	Material	1	Each	1100	£1,100.00	£220.00	£1,320.00
Fischer 750ml Gun Foam Expanding B3	Material	4	Each	16.71	£66.84	£13.37	£80.21
Broadfix Universal Flat Packer 28x100mm (Pack of 120) Mixed 1-6mm	Material	1	Each	12.63	£12.63	£2.53	£15.16
Rawlplug Concrete Screws 7.5 x 92mm Pack of 30	Material	1	Each	14.19	£14.19	£2.84	£17.03
				Total:	£10,823.66	£2,164.73	£12,988.39

Rendering

Plasterer	Labour	10	Days	260	£2,600.00	£520.00	£3,120.00
Plasterer	Labour	10	Days	260	£2,600.00	£520.00	£3,120.00
Labourer	Labour	10	Days	185	£1,850.00	£370.00	£2,220.00
K Rend Silicone FT Render White	Material	195	No	17.06	£3,326.70	£665.34	£3,992.04
K Rend Render Reinforcing Mesh 1 x 50m	Material	2	Each	57.95	£115.90	£23.18	£139.08

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total	
					Total:	£10,492.60	£2,098.52	£12,591.12
<i>Studwork</i>								
Carpenter	Labour	3	Days	280	£840.00	£168.00	£1,008.00	
Labourer	Labour	3	Days	185	£555.00	£111.00	£666.00	
47mm x 100mm x 3.0m Regularised Treated Sawn Timber C24	Material	55	No	10.23	£562.65	£112.53	£675.18	
Knauf Insulation OmniFit Roll 100mm	Material	4	No	49.34	£197.36	£39.47	£236.83	
Paslode Galvanised-Plus IM360 Collated Nails 3.1 x 90mm 1100 Pack	Material	1	Each	38.99	£38.99	£7.80	£46.79	
					Total:	£2,194.00	£438.80	£2,632.80
<i>Plasterboarding</i>								
Carpenter	Labour	6	Days	280	£1,680.00	£336.00	£2,016.00	
Labourer	Labour	6	Days	185	£1,110.00	£222.00	£1,332.00	
Siniat Standard Square Edge Plasterboard 2400 x 1200 x 12.5mm	Material	76	No	8.99	£683.24	£136.65	£819.89	
Fine Thread Drywall Screw Black 3.5 x 50mm Pk 1000	Material	3	Each	5.85	£17.55	£3.51	£21.06	
CaberMDF Pro Board 2440 x 1220 x 12mm FSC®	Material	2	Each	27.19	£54.38	£10.88	£65.26	
					Total:	£3,545.17	£709.03	£4,254.20
<i>Loft Insulation - Pitched Roofs</i>								
Labourer	Labour	1	Days	185	£185.00	£37.00	£222.00	
Knauf Insulation Loft Roll 44 100mm Covers 13.89m ² Ready-Cut	Material	2	No	44.25	£88.50	£17.70	£106.20	
Knauf Insulation Loft Roll 44 100mm Covers 13.89m ² Ready-Cut	Material	2	No	44.25	£88.50	£17.70	£106.20	
					Total:	£362.00	£72.40	£434.40
<i>Making Good Disturbed Areas & Boxings & Understair Storage</i>								

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Carpenter	Labour	7	Days	280	£1,960.00	£392.00	£2,352.00
Siniat Standard Square Edge Plasterboard 2400 x 1200 x 12.5mm	Material	10	Each	8.99	£89.90	£17.98	£107.88
Bond It Drywall Self Adhesive Scrim Tape 48mm x 90m	Material	2	Each	6.55	£13.10	£2.62	£15.72
Fine Thread Drywall Screw Black 3.5 x 50mm Pk 1000	Material	1	Each	5.85	£5.85	£1.17	£7.02
John Brash BS5534 Red Graded Treated Timber Roofing Batten 25mm x 50mm x 4.2m	Material	10	Each	5.76	£57.60	£11.52	£69.12
Thistle MultiFinish Plaster 25kg	Material	1	Each	7.89	£7.89	£1.58	£9.47
CaberMDF Pro Board 2440 x 1220 x 12mm FSC®	Material	4	Each	27.19	£108.76	£21.75	£130.51
47x50 Imported Treated Carcassing Timber 3m	Material	8	Each	9.43	£75.44	£15.09	£90.53
Bullet 5.0 x 70mm Gold Wood Screw Qty 250	Material	1	Each	22.12	£22.12	£4.42	£26.54
				Total:	£2,340.66	£468.13	£2,808.79

Plastering

Plasterer	Labour	12	Days	260	£3,120.00	£624.00	£3,744.00
Plasterer	Labour	12	Days	260	£3,120.00	£624.00	£3,744.00
Plasterer	Labour	12	Days	260	£3,120.00	£624.00	£3,744.00
Labourer	Labour	8	Days	185	£1,480.00	£296.00	£1,776.00
Bond It Drywall Self Adhesive Scrim Tape 48mm x 90m	Material	5	Rolls	6.55	£32.75	£6.55	£39.30
Thincoat Angle Bead 2.4m	Material	21	Each	1.89	£39.69	£7.94	£47.63
Thistle Board Finish Plaster 25kg Bag	Material	54	Bags	6.11	£329.94	£65.99	£395.93
				Total:	£11,242.38	£2,248.48	£13,490.86

2nd Fix Carpentry

Carpenter	Labour	12	Days	280	£3,360.00	£672.00	£4,032.00
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Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Primed MDF Torus Skirting 144 x 18 x 4200mm FSC®	Material	32	No	31.69	£1,014.08	£202.82	£1,216.90
MDF Torus Architrave 18 x 69 mm x 4.4m	Material	22	No	19.33	£425.26	£85.05	£510.31
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	£39.15	£234.90
Goldscrow PZ Double-Countersunk Multipurpose Screws 5 x 70mm 100 Pack	Material	1	Each	3.83	£3.83	£0.77	£4.60
Broadfix Precision Wedgepackers Medium 77 x 8 x 45mm 200 Pack	Material	1	Each	19.99	£19.99	£4.00	£23.99
Easyfix Panel Pins 1.6 x 40mm 0.5kg Pack	Material	1	No	4.41	£4.41	£0.88	£5.29
Gripfill 350ml Multi Purpose Gap Filling Adhesive	Material	14	No	5.59	£78.26	£15.65	£93.91
Geocel Joiners Mate Mitre Bond 50g/200ml	Material	1	Each	13.83	£13.83	£2.77	£16.60
Landing Ballustrade Allowance	Material	1	Each	480	£480.00	£96.00	£576.00
Sliding Door kit Allowance	Material	1	Each	250	£250.00	£50.00	£300.00
				Total:	£5,845.41	£1,169.08	£7,014.49

Painting and Decorating

Painter decorator	Labour	15	Days	250	£3,750.00	£750.00	£4,500.00
Leyland Trade Acrylic Primer Undercoat 2.5Ltr	Material	2	Each	12.49	£24.98	£5.00	£29.98
Leyland Trade Satin Brilliant White Trim Paint 2.5Ltr	Material	2	Each	14.99	£29.98	£6.00	£35.98
Leyland Trade Vinyl Matt Emulsion Brilliant White 10ltr	Material	14	Each	33.15	£464.10	£92.82	£556.92
Decorator Sundries	Material	1	Each	150	£150.00	£30.00	£180.00
				Total:	£4,419.06	£883.81	£5,302.87

Patio Area

General builder	Labour	7	Days	275	£1,925.00	£385.00	£2,310.00
Bricklayer	Labour	1	Days	275	£275.00	£55.00	£330.00

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total	
Labourer	Labour	1	Days	185	£185.00	£37.00	£222.00	
Labourer	Labour	7	Days	185	£1,295.00	£259.00	£1,554.00	
1.5 Tonne Excavator	Plant	5	Day	85	£425.00	£85.00	£510.00	
1T Dumper	Plant	5	Days	75	£375.00	£75.00	£450.00	
Vibrating Plate	Plant	3	Day	33.33	£99.99	£20.00	£119.99	
MOT type 1 Subbase, Bulk Bag	Material	8	Each	35.83	£286.64	£57.33	£343.97	
Sandstone Paving Sunset Buff 900x600	Material	75	Each	18.76	£1,407.00	£281.40	£1,688.40	
Building Sand Bulk Bag	Material	4	Each	62.85	£251.40	£50.28	£301.68	
Blue Circle Mastercrete Cement, 25kg Bag	Material	9	No	6.25	£56.25	£11.25	£67.50	
ACO RainDrain B 125 Channel with Cast Iron Heelguard Grating 1m	Material	9	Each	40.49	£364.41	£72.88	£437.29	
ACO HexDrain Closing End Cap	Material	2	Each	5.36	£10.72	£2.14	£12.86	
Facing Brick Allowance	Material	150	No	1.2	£180.00	£36.00	£216.00	
					Total:	£7,136.41	£1,427.28	£8,563.69

Coving Allowance

Carpenter	Labour	6	Days	280	£1,680.00	£336.00	£2,016.00	
SuperCove Polyurethane Coving 127mm x 3m Pack 6	Material	8	Each	26.75	£214.00	£42.80	£256.80	
SuperCove Polyurethane Coving Adhesive 310ml	Material	20	Each	2.99	£59.80	£11.96	£71.76	
SuperCove Polyurethane Coving Internal Corner 127mm	Material	40	Each	5.49	£219.60	£43.92	£263.52	
SuperCove Polyurethane Coving External Corner 127mm	Material	15	Each	5.49	£82.35	£16.47	£98.82	
					Total:	£2,255.75	£451.15	£2,706.90

Provisional Cost For Engineered Herringbone Oak Flooring

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Herringbone Engineered Oak Flooring Allowance	Material	100	M2	40	£4,000.00	£800.00	£4,800.00
Ssikabond Woodfloor Adhesive	Material	6	Each	120	£720.00	£144.00	£864.00
Floor Layer	Labour	100	M2	50	£5,000.00	£1,000.00	£6,000.00
				Total:	£9,720.00	£1,944.00	£11,664.00
<i>Kitchen Allowance</i>							
Kitchen Allowance	PC Sum	1	Each	5000	£5,000.00	£1,000.00	£6,000.00
Carpenter	Labour	5	Days	280	£1,400.00	£280.00	£1,680.00
Ulti-Mate II Woodscrews (Zinc & Yellow) - 5.0 x 60mm (200)	Material	1	Each	21.32	£21.32	£4.26	£25.58
				Total:	£6,421.32	£1,284.26	£7,705.58
<i>Wet Underfloor Heating Allowance</i>							
Plumber	Labour	8	Days	275	£2,200.00	£440.00	£2,640.00
Labourer	Labour	8	Days	185	£1,480.00	£296.00	£1,776.00
5 x Port x 500m Kit (100m2) Wet Underfloor Heating Kit	PC Sum	1	Each	850	£850.00	£170.00	£1,020.00
3 Port x 300m Kit (60m2) Wet Underfloor Heating Kit	PC Sum	1	Each	650	£650.00	£130.00	£780.00
				Total:	£5,180.00	£1,036.00	£6,216.00
<i>Tiling Allowance</i>							
Tiler	Labour	5	Days	245	£1,225.00	£245.00	£1,470.00
Labourer	Labour	5	Days	185	£925.00	£185.00	£1,110.00
Tiles Allowance	PC Sum	20	M2	25	£500.00	£100.00	£600.00
Dunlop CX-24 Essential Tile Adhesive White 20kg	Material	7	Each	19.85	£138.95	£27.79	£166.74
Dunlop Wall Tile Grout White 10kg	Material	4	Each	11.69	£46.76	£9.35	£56.11

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
3mm Long Leg Tile Spacers (Pk 250)	Material	3	Each	2.95	£8.85	£1.77	£10.62
				Total:	£2,844.56	£568.91	£3,413.47
<i>1st & 2nd Fix Electrical Provisional Sum</i>							
1st & 2nd Fix Electrical Provisional Sum	PC Sum	1	Each	10000	£10,000.00	£2,000.00	£12,000.00
				Total:	£10,000.00	£2,000.00	£12,000.00
<i>1st & 2nd Fix Plumbing Provisional Sum</i>							
1st & 2nd Fix Plumbing Provisional Sum	PC Sum	1	Each	10000	£10,000.00	£2,000.00	£12,000.00
				Total:	£10,000.00	£2,000.00	£12,000.00
					Nett Cost:	£182,557.70	
					Profit:	£36,511.54	
					Total:	£219,069.24	