

Estimate Rates and Quantities without Cost Breakdown

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead					
Labour	01/07/2024	Site Set Up	General Labourer	General Labourer	Hours	16.00	£432.00					
		Site Set Up Total				16.00	£432.00					
01/07/2024 Total							16.00	£432.00				
	03/07/2024	Drains	Groundworker	Construct manhole	Hours	24.00	£907.20					
				Fix drainage bends and collars	No.	50.00	£472.50					
				Backfill and compact drainage fill material	m³	14.40	£274.10					
				Backfill and compact services fill material	m³	7.20	£137.05					
				Backfill and level bedding material	m³	4.80	£45.68					
				Backfill and level cover material	m³	4.80	£45.68					
				Backfill and level services bedding material	m³	2.40	£22.84					
				Backfill and level services cover material	m³	2.40	£22.84					
				Labour to install soakaway	Hours	12.00	£761.40					
				Lay drains	m	60.00	£190.35					
				Lay services	m	30.00	£95.17					
				Drains Total						212.00	£2,974.81	
						Foundations	Groundworker	Assist Removal of Spoil From Site	m³	7.78	£235.14	
								Labour to assist machine excavation	m³	5.18	£195.96	
								Lay structural concrete	m³	4.32	£65.32	
Place cavity fill	m³	0.01	£3.33									
Prepare bottom of excavation	m²	5.76	£32.66									
Groundworker & Mate	Labour to break out concrete	m³	0.15					£48.18				
	Labour to excavate for lintels	m³	0.05					£9.63				
	Labour to fix reinforcement to pad foundation	m²	5.76					£182.74				
	Planking and strutting	m²	17.28					£438.57				
Foundations Total										46.30	£1,211.53	
03/07/2024 Total							258.30	£4,186.34				
	08/07/2024	Footings	2 Bricklayers & Mate	Lay blockwork below dpc	m²	12.74	£288.85					
				Lay bricks below splash course	m²	8.66	£589.17					
				Lay bricks for use in splash course	m²	8.83	£500.54					
				Bricklayer & Mate	Fit lintel 1	No.	3.00	£73.71				
					Fit lintel 2	No.	3.00	£73.71				
				Groundworker & Mate	Lay engineering bricks to below ground lintels	No.	12.00	£50.54				
					Labour to backfill external side of wall	m³	0.03	£6.43				
					Labour to backfill internal side of wall	m³	0.03	£6.43				
					Lay compressible foundation board to lintel	m²	0.68	£10.70				
				Footings Total						48.96	£1,600.08	
08/07/2024 Total							48.96	£1,600.08				
	11/07/2024	Oversite and Slabbing	Groundworker & Mate	Fix bottom reinforcement	m²	5.59	£21.27					
				Fix top reinforcement	m²	5.59	£21.27					
				Float finish to concrete slab	m²	5.59	£28.35					
				Lay blinding	m²	5.59	£12.41					
				Lay DPM to slab	m²	6.59	£6.26					
				Place and compact concrete slab	m³	1.12	£46.06					
				Place and compact sub-base to slab	m³	0.56	£15.94					
				Oversite and Slabbing Total						30.60	£151.56	
				11/07/2024 Total							30.60	£151.56
					23/07/2024	Masonry Shell	2 Bricklayers & Mate	Fix cavity insulation	m²	172.15	£585.65	
Lay bricks above dpc less openings	m²	84.88	£5,774.89									
Lay multileaf bricks above dpc	m²	48.06	£3,597.29									
Lay stonework above dpc less openings	m²	87.28	£9,897.28									
Bricklayer	Bricklayer(s) to construct flue	Hours	8.00					£345.60				
	Extra to lay feature brickwork	m	98.04					£2,224.36				
Fix cavity tray	No.	1.80	£7.78									
Fix external lintel	Each	20.00	£432.00									
Fix gable abutment (To abutment) to new walls	m	9.82	£275.61									
Fix lintels / steels	Hours	6.00	£259.20									
Fix preformed cavity tray	Each	20.00	£172.80									
Fix vertical DPC / cavity closer	m	7.20	£155.52									
Fix vertical DPC/ Cavity closure	Each	19.00	£410.40									
Form opening	Each	20.00	£864.00									
Bricklayer & Mate	Labour to construct feature brickwork	Hours	203.50					£14,285.70				
	Form dummy frame	Hours	2.00					£83.72				
	Form Dummy frame	Hours	7.00					£293.00				
	Make door frame	Hours	2.00					£83.70				
Masonry Shell Total										816.72	£39,748.50	
23/07/2024 Total								816.72	£39,748.50			
	23/09/2024	Flat Roof Structure	Insulation Specialist	Fix flat roof insulation	m²	18.96	£48.00					
				Fix flat roof insulation (layer 2)	m²	18.96	£48.00					
				Fix vapour barrier	m²	18.96	£48.00					
				Joiner	m	8.67	£72.55					
		Flat Roof Structure Total						65.54	£216.55			
		Roof Structure	Joiner	Fix down Pipe	m	25.60	£176.77					
				Fix gutter	m	35.65	£328.21					
		Roof Structure Total						61.25	£504.98			
23/09/2024 Total							126.79	£721.53				
	24/09/2024	Flat Roof Waterproofing	Bricklayer Flat Roofer & Mate	Fix flat roof cavity tray to new walls	m	8.67	£93.61					
				Additional labour for waterproofing system details	Hours	4.00	£259.20					
				Fix flat roof flashings	m	8.67	£252.73					
				Fix waterproofing system corner trims	No.	8.00	£51.84					
				Lay waterproofing system	m²	18.96	£331.69					
				Flat Roof Waterproofing Total						48.29	£989.07	

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
		Roof Tiling	3 Roof Tilers & Mate	Fix tiles, felt and lathe.	m²	167.83	£5,419.60
			Roof Tiler	Fix proprietary gable fixing system	m	31.49	£416.65
				Fix proprietary ridge fixing system	m	17.82	£168.43
				Fix tile undercloak 1	m	31.49	£71.43
				Fix verge tiles	m	31.49	£59.52
				Roof tiler form roof and flashings around stack	Hours	4.00	£151.20
			Roof Tiler & Mate	Fix gable abutment (On roof)	m	9.82	£491.46
				Fix ridge tile	m	17.82	£138.59
		Roof Tiling Total				311.77	£6,916.88
	24/09/2024	Total				360.06	£7,905.95
	03/10/2024	Joinery 1st Fix	Joiner	Fix door frame	Each	2.00	£83.70
				Fix glazing	Each	14.00	£523.15
					No.	2.00	£83.70
				Fix internal threshold board	m	12.15	£254.24
				Fix internal window board	m	17.64	£369.24
				Fix window	Each	14.00	£920.66
			Joiner & Mate	Fix door casing	No.	55.39	£1,525.34
				Fix door frame	No.	1.00	£137.70
		Joinery 1st Fix Total				118.18	£3,897.73
	03/10/2024	Total				118.18	£3,897.73
	15/10/2024	Electrical 1st Fix	Electrician	First fix CO detector	Each	1.00	£23.63
				First fix earth and cross bonding	Each	2.00	£189.00
				First fix heat detector	Each	1.00	£23.63
				First fix smoke alarm	Each	3.00	£70.87
				Second fix CO detector	Each	1.00	£23.63
				Second fix heat detector	Each	1.00	£23.63
				Second fix smoke alarm	Each	3.00	£70.87
			Electrician & Mate	First fix Bathroom Extractor Fan	Each	3.00	£58.73
				First fix ceiling light fitting	Each	17.00	£332.77
				First fix door bell circuit	Each	1.00	£78.30
				First fix double external socket	Each	1.00	£62.64
				First fix double socket	Each	39.00	£2,015.44
				First fix downlighter	Each	40.00	£1,043.99
				First fix electric hob	Each	1.00	£78.30
				First fix heat pump electrics	Each	2.50	£195.73
				First fix immersion	Each	1.00	£39.15
				First fix kitchen extractor	Each	1.00	£156.60
				First fix light switch circuit	Each	28.00	£548.10
				First fix outside light	Each	1.00	£39.15
				First fix outside light fitting	Each	1.00	£39.15
				First fix oven circuit	Each	1.00	£78.30
				First fix pull cord light switch circuit	Each	2.00	£39.15
				First fix Shaver	Each	2.00	£39.15
				First fix strip light	Each	1.00	£19.57
				First fix TV cable	Each	4.00	£103.36
				First fix unit lights	Each	3.00	£58.73
				First fix wall light	Each	6.00	£117.45
				First fix WC light fitting	Each	2.00	£39.15
				Shower Circuit	Each	4.00	£313.20
		Electrical 1st Fix Total				173.50	£5,921.39
		Plumbing 1st Fix	Joiner	Rebate joists	m	259.00	£1,354.91
			Plumber	Connect expansion vessel	Hours	2.00	£108.00
				Drill holes for 32mm and 40mm pipe in external walls	No.	5.00	£90.01
				Fit and connect heat pump	Hours	10.00	£540.00
				Fit discharge pipe	Hours	2.00	£108.00
				Fit radiator tails	Hours	8.00	£432.00
				Fix 2m pipe lengths	No.	0.50	£27.00
				Fix 3m pipe lengths	No.	2.00	£108.00
				Fix 87.5 degree access branches	No.	3.00	£32.40
				Fix 87.5 degree rest bends	No.	2.00	£21.60
				Fix air admittance valves	No.	1.00	£10.80
				Fix bent cylinder unions	No.	2.00	£10.80
				Fix bent tap connectors	No.	14.00	£75.60
				Fix boss pipes	No.	3.00	£64.80
				Fix concrete to support rest bends	No.	2.00	£21.60
				Fix elbows	No.	110.00	£594.00
				Fix equal tees	No.	95.00	£855.03
				Fix female elbows	No.	6.00	£32.40
				Fix female straight connector	No.	8.00	£43.20
				Fix female wallplate elbows	No.	6.00	£32.40
				Fix imperial/metric adapters	No.	10.00	£54.00
				Fix male elbows	No.	6.00	£32.40
				Fix male straight connector	No.	8.00	£43.20
				Fix obtuse elbows	No.	14.00	£75.60
				Fix offset bends	No.	4.00	£43.20
				Fix pipe	No.	5.00	£270.00
				Fix pipe fixings	No.	9.00	£48.60
				Fix reduced both end tees	No.	8.00	£71.99
				Fix reduced branch tees	No.	16.00	£144.01
				Fix reduced end tees	No.	12.00	£108.00
				Fix reduced end/branch tees	No.	10.00	£89.98

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
				Fix reduced slip couplers	No.	16.00	£86.40
				Fix stop ends	No.	23.00	£62.10
				Fix straight couplings	No.	18.00	£97.20
				Fix straight cylinder unions	No.	2.00	£10.80
				Fix straight reducers	No.	30.00	£162.00
				Fix straight tap connectors	No.	18.00	£97.20
				Fix street elbows	No.	6.00	£32.40
				Fix vent cowls	No.	2.00	£21.60
				Lay pipe and clip	m	259.00	£1,553.99
				Site and connect cylinder	Hours	6.00	£324.00
				Solder connections	m	259.00	£1,398.60
			Plumbing 1st Fix Total			1281.50	£9,389.82
	15/10/2024	Total				1455.00	£15,311.21
	31/10/2024	Plastering	2 Plasterers & Mate	Apply finish to ceiling plaster to roofs	m²	139.13	£2,310.27
				Apply finish to plaster to floors	m²	78.63	£1,305.60
				Apply finish to plaster to side 1	m²	136.69	£1,815.83
				Apply finish to plaster to side 2	m²	136.69	£1,815.83
				Apply finish to wall plastering	m²	147.87	£1,964.25
				Apply reveal and cill finish to plaster	m²	5.68	£94.25
				Apply window reveal and cill finish to plaster	m²	7.77	£128.98
				Fix plasterboard to floor ceilings	m²	78.63	£609.28
				Fix plasterboard to roof ceilings	m²	139.13	£1,078.12
				Fix plasterboard to side 1	m²	136.69	£1,059.24
				Fix plasterboard to side 2	m²	136.69	£1,059.24
				Fix reveal and cill plastering	m²	5.68	£94.25
				Fix window reveal and cill plastering	m²	7.77	£128.98
				Fix/apply plastering to walls	m²	147.87	£1,636.88
				Lay floor screed	m²	94.73	£1,572.91
			General Labourer	Fix floor insulation	m²	81.49	£220.01
			Insulation Specialist	Fix insulation to ceiling (layer 1)	m²	141.91	£217.71
				Fix insulation to ceiling (layer 2)	m²	141.91	£217.71
				Fix insulation to ceiling (layer 3)	m²	141.91	£217.68
			Plasterer's Mate	Fix Insulation	m²	136.69	£369.08
			Plastering Total			2043.54	£17,916.10
	31/10/2024	Total				2043.54	£17,916.10
	28/11/2024	Electrical 2nd Fix	Electrician	Fix consumer unit	Each	1.00	£118.13
				Second fix Shaver	Each	2.00	£47.25
				Second fix Bathroom Extractor Fan	Each	3.00	£70.87
				Second fix ceiling light fitting	Each	17.00	£160.65
				Second fix door bell	Each	1.00	£47.25
				Second fix double external socket	Each	1.00	£14.17
				Second fix double socket	Each	39.00	£276.42
				Second fix downlighter	Each	40.00	£378.00
				Second fix earth and cross bonding	Each	2.00	£189.00
				Second fix electric hob	Each	0.50	£23.63
				Second fix fused spur	Hours	3.00	£21.27
				Second fix heat pump electrics	Each	2.00	£94.50
				Second fix immersion	Each	1.00	£23.63
				Second fix kitchen extractor	Each	1.00	£47.25
				Second fix light switch	Each	28.00	£264.60
				Second fix outside light	Each	1.00	£47.25
				Second fix outside light fitting	Each	1.00	£47.25
				Second fix oven circuit	Each	0.50	£23.63
				Second fix pull cord light switch	Each	2.00	£18.90
				Second fix strip light	Each	1.00	£23.63
				Second fix TV point	Each	4.00	£37.80
				Second fix unit lights	Each	3.00	£46.77
				Second fix wall light	Each	6.00	£56.70
				Second fix WC light fitting	Each	2.00	£18.90
				Shower Circuit	Each	3.00	£141.75
				Testing and commissioning	Hours	8.00	£378.00
			Electrician & Mate	First fix fused spur	Hours	3.00	£78.21
			Electrical 2nd Fix Total			176.00	£2,695.41
		Joinery 2nd Fix	Joiner	Apply sealant to sides and top of window	m	69.71	£102.15
				Fix door furniture	Each	1.00	£83.70
					No.	12.00	£1,004.40
				Fix glazing	Each	1.00	£41.85
				Hang door	Each	2.00	£272.03
				Return to ease door	Each	1.00	£41.85
			Joiner & Mate	Hang door	Each	4.00	£1,377.00
					No.	13.00	£447.53
			Joiner's Mate	Fix architrave	m	110.77	£448.63
				Fix skirting board to side 1	m	65.10	£351.52
				Fix skirting board to side 2	m	65.10	£351.52
				Fix skirting boards	m	86.15	£465.22
			Joinery 2nd Fix Total			430.83	£4,987.40
		Plumbing 2nd Fix	Plumber	Fit and connect taps	Hours	4.00	£108.00
				Fit basin, plug, pedestal and waste	Hours	9.00	£486.00
				Fit bath, panel and waste	Hours	2.50	£135.00
				Fit enclosure	Hours	4.00	£216.00
				Fit lockshield valve	No.	8.00	£108.00

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
				Fit thermostatic valve	No.	8.00	£108.00
				Fit tray and waste	Hours	3.00	£162.00
				Fit WC cistern and connect	Hours	9.00	£486.00
				Fix and connect timer	Hours	1.00	£54.00
				Fix brackets and hang radiator	Hours	5.00	£135.00
				Fix fittings and hang radiator	Hours	2.00	£108.00
				Fix pump	Hours	1.00	£27.00
				Fix shower attachments	Hours	2.00	£54.00
				Fix shower pipework	Hours	2.00	£108.00
				Fix shower unit	Hours	2.00	£64.80
			Plumber & Mate	Testing and commissioning	Hours	10.00	£877.50
			Plumbing 2nd Fix Total			72.50	£3,237.30
						679.33	£10,920.11
28/11/2024 Total							
20/12/2024	Internal Fitting Out	2 Plasterers & Mate 2nd Fix Carpenter	Fix additional plasterboard	m ²	2.70	£29.89	
			Install boxing in	Hours	3.00	£125.55	
			Install soil pipe boxing in	Hours	6.00	£251.10	
		Ceramic Tiler	Apply 2nd layer of tile adhesive	m ²	23.30	£121.87	
			Fit ceramic tiles	m ²	23.30	£1,559.90	
			Fix and grout borders	m	24.40	£765.85	
			Fix and grout tiles	m ²	59.04	£2,964.99	
			Fix decorative tiles	No.	35.00	£366.18	
			Lay de-coupling membrane	m ²	23.30	£121.87	
			Pour levelling compound	m ²	23.30	£121.87	
		Joiner	Fit 0.9m door bars	No.	8.00	£111.61	
			Remove ease and refit existing doors	No.	8.00	£167.40	
			Internal Fitting Out Total			239.32	£6,708.08
						239.32	£6,708.08
20/12/2024 Total							
15/01/2025	Internal Decoration	Decorator	Apply decoration to plaster reveals	m ²	5.68	£23.57	
			Apply decoration to wall or plaster	m ²	147.87	£614.83	
			Apply decoration to window plaster reveals and cill	m ²	7.77	£32.34	
			Apply finishing to skirting to side 1	m	65.10	£73.82	
			Apply finishing to skirting to side 2	m	65.10	£73.82	
			Apply gloss door	m ²	21.09	£119.57	
			Apply paint for window board	m	17.64	£46.73	
			Apply paint to architrave	m	110.77	£293.11	
			Apply paint to door casing	m	55.39	£209.37	
			Apply paint to door frame internally	m	13.71	£36.28	
			Apply paint to skirting boards	m	86.15	£97.70	
			Apply paint to threshold board	m	12.15	£32.17	
			Apply primer for window board	m	17.64	£46.73	
			Apply primer to threshold board	m	12.15	£32.17	
			Apply primer to architrave	m	110.77	£293.11	
			Apply primer to door	m ²	21.09	£119.57	
			Apply primer to door casing	m	55.39	£209.37	
			Apply primer to door frame internally	m	13.71	£36.28	
			Apply primer to skirting to side 1	m	65.10	£73.82	
			Apply primer to skirting to side 2	m	65.10	£73.82	
			Apply primer to skirting boards	m	86.15	£97.70	
			Apply undercoat for window board	m	17.64	£46.73	
			Apply undercoat to threshold board	m	12.15	£32.17	
			Apply undercoat to architrave	m	110.77	£293.11	
			Apply undercoat to door	m ²	21.09	£119.57	
			Apply undercoat to door casing	m	55.39	£209.37	
			Apply undercoat to door frame internally	m	13.71	£36.28	
			Apply undercoat to skirting to side 1	m	65.10	£73.82	
			Apply undercoat to skirting to side 2	m	65.10	£73.82	
			Apply undercoat to skirting boards	m	86.15	£97.70	
			Decorate ceiling plaster	m ²	139.13	£578.52	
			Decorate plaster to floor ceilings	m ²	78.63	£326.93	
			Decorate plaster to side 1	m ²	136.69	£568.38	
			Decorate plaster to side 2	m ²	136.69	£568.38	
			Prepare threshold board for decoration	m	12.15	£32.17	
			Prepare architrave for decoration	m	110.77	£293.11	
			Prepare door casing for decoration	m	55.39	£209.37	
			Prepare door for primer or paint	m ²	21.09	£119.57	
			Prepare floor ceilings for decoration	m ²	78.63	£89.16	
			Prepare interior of door frame for decoration	m	13.71	£36.28	
			Prepare plaster reveals for decoration	m ²	5.68	£23.57	
			Prepare roof ceiling for decoration	m ²	139.13	£157.78	
			Prepare skirting boards for decoration	m	86.15	£97.70	
			Prepare skirting for priming/painting 1	m	65.10	£73.82	
			Prepare skirting for priming/painting 2	m	65.10	£73.82	
			Prepare wall or plaster for decoration	m ²	147.87	£167.68	
			Prepare window board for decoration	m	17.64	£46.73	
			Prepare window plaster reveals for decoration	m ²	7.77	£32.34	
			Internal Decoration Total			2819.89	£7,113.76
						2819.89	£7,113.76
15/01/2025 Total							
18/02/2025	External Decoration	Decorator	Apply gloss to exterior of door	m ²	6.17	£34.98	
			Apply paint to door frame externally	m	13.71	£36.28	
			Apply paint/varnish to external cill	m	3.54	£9.37	
			Apply primer to external cill	m	3.54	£9.37	

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				Apply primer to door frame externally	m	13.71	£36.28
				Apply undercoat to door frame externally	m	13.71	£36.28
				Apply undercoat to exterior of door	m ²	6.17	£34.98
				Apply undercoat/varnish to external cill	m	3.54	£9.37
				Prepare external cill for decoration	m	3.54	£9.37
				Prepare exterior of door for painting	m ²	6.17	£34.98
				Prepare exterior of door frame for decoration	m	13.71	£36.28
			Joiner	Apply sealant	m	60.59	£88.78
			External Decoration Total			148.10	£376.32
	18/02/2025	Total				148.10	£376.32
	19/02/2025	Cleaning	Groundworker & Mate	Sundry cleaning labour	Hours	20.00	£1,269.00
			Joiner & Mate	Sundry cleaning labour	Hours	20.00	£1,377.00
			Cleaning Total			40.00	£2,646.00
	19/02/2025	Total				40.00	£2,646.00
Labour Total						9200.80	£119,635.27
Material	01/07/2024	Site Set Up	Sub Base MOT Type 1 Bulk Bag	Sub Base MOT	m ³	27.00	£4,290.56
			Site Set Up Total			27.00	£4,290.56
	01/07/2024	Total				27.00	£4,290.56
	03/07/2024	Drains	Geotextile Membrane Jointing Tape 50mm x 50m	Tape for membrane	No.	1.00	£19.00
			Geotextile Membrane Non-Woven 100m x 4.50m	Geotextile membrane	m ²	21.60	£14.27
			Manhole Cover & Frame 600 x 450mm	Manhole cover	No.	4.00	£210.92
			Pea Gravel Bulk Bag	Pipe bedding	m ³	4.80	£1,006.83
				Pipe cover material	m ³	4.80	£1,006.83
				Services bedding material	m ³	2.40	£503.41
				Services cover material	m ³	2.40	£503.41
				Shingle backfill around soakaway	m ³	1.64	£260.60
			Plastic Pipe Bend DS 22.5 deg 110mm	22.5 Drainage bends	No.	12.00	£47.63
			Plastic Pipe Bend DS 45 deg 110mm	45.00 Drainage bends	No.	12.00	£59.53
			Plastic Pipe Bend DS 87.5 deg 110mm	87.5 Drainage bends	No.	6.00	£29.76
			Plastic Pipe Bend SS 11.25 deg 110mm	Inlet bends	No.	12.00	£46.60
			Plastic Pipe Coupling DS 110mm	Drainage pipe collars	No.	20.00	£47.07
			Plastic Pipe Plain Ended 3m x 110mm	Drainage pipe	m	60.00	£250.61
			Readymix Concrete GEN 1, 125mm slump 2-3m ³ (Allowance £140 per m ³)	Concrete surround to manhole	m ³	1.20	£243.81
				Concrete to manhole base	m ³	0.38	£78.02
			Sub Base MOT Type 1 Bulk Bag	Pipe back fill material	m ³	14.40	£3,020.49
				Services back fill material	m ³	7.20	£1,510.25
			Universal M/H P/P Insp Chamber 940 x 100mm	Inspection chamber	No.	4.00	£907.20
			Wavin Aquacell Eco 500mm x 400mm x 1m	Aquacell Eco	No.	16.00	£680.40
			Drains Total			207.82	£10,446.64
			Foundations	Allowance for Reinforcement	£	144.00	£208.98
				Readymix Concrete GEN 1, 50 - 70mm slump 6m ³ (Allowance £135 m ³)	m ³	4.32	£846.37
			Foundations Total			148.32	£1,055.35
	03/07/2024	Total				356.14	£11,501.99
	08/07/2024	Footings	Blue Circle Mastercrete Original Cement 25kg Bag	Cement below dpc in blockwork	m ²	12.74	£21.79
				Cement below dpc in brickwork	m ²	17.49	£93.41
			Building Sand Bulk Bag	Sand below dpc in blockwork	m ²	12.74	£17.26
				Sand below dpc in brickwork	m ²	17.49	£73.99
			Compressible Foundation Board 2400 x 1200 x 50mm	Compressible foundation board to underside of lintel	m ²	0.68	£5.46
			Engineering Brick - Class A Blue 65mm	Bricks for use in splash course	m ²	0.34	£45.07
				Engineering bricks for below ground lintel support	No.	12.00	£26.70
			Facing Bricks - Provisional (Allowance £1.20 Each)	Bricks below splash course	m ²	8.66	£883.74
			Prestressed Concrete Lintel 65 x 100 x 750mm	Below ground lintel 1	No.	3.00	£33.21
				Below ground lintel 2	No.	3.00	£33.21
			Readymix Concrete GEN 1, 125mm slump 2-3m ³ (Allowance £140 per m ³)	Cavity Fill	m ³	0.01	£2.97
			Red engineering brick	Bricks for use in splash course	m ²	8.49	£563.24
			Solid Dense Concrete Block 7N 440 x 215 x 100mm	Blockwork below dpc.	m ²	12.74	£245.51
			Sub Base MOT Type 1 Bulk Bag	Backfill to external side of wall	m ³	0.03	£7.08
				Backfill to internal side of wall	m ³	0.03	£3.23
			Footings Total			109.42	£2,055.87
	08/07/2024	Total				109.42	£2,055.87
	11/07/2024	Oversite and Slabbing	Building Sand Bulk Bag	Sand blinding to slab	m ³	0.14	£30.57
			Polythene DPM Blue 300mu 4 x 25m PIFA (27.6kg)	DPM to concrete slab	m ²	6.59	£5.50
			Readymix Concrete RC 30, 50mm slump 6m ³ (Allowance £135 per m ³)	Concrete in slab and beams	m ³	1.12	£218.83
			Steel Fabric Reinforcement Mesh 4.8m x 2.4m A393	Reinforcement to top of slab	m ²	5.59	£65.43
				Reinforcement to underside of slab	m ²	5.59	£65.43
			Sub Base MOT Type 1 Bulk Bag	Sub-base to concrete slab	m ³	0.56	£117.16
			Oversite and Slabbing Total			19.57	£502.92
	11/07/2024	Total				19.57	£502.92
	23/07/2024	Masonry Shell	Blue Circle Mastercrete Original Cement 25kg Bag	Cement above dpc in brickwork	m ²	132.94	£376.21
				Cement above dpc in stone facing	m ²	87.28	£593.55
			Building Sand Bulk Bag	Sand above dpc in brickwork	m ²	132.94	£595.61
				Sand above dpc in stone facing	m ²	87.28	£938.47
			Cavity Closer 140mm x 3m	Cavity closer	m	7.20	£96.23
				Cavity closure	Each	19.00	£1,122.66
			Cavity Tray Gable Abutment	Gable abutment (To abutment)	m	9.82	£411.81
			Cavity Trays Standard (Allowance £6.50 Each)	Cavity tray	m	1.80	£16.58
			DUNBRIK Class 1 Liner Sealant 310ml Dun-Seal	Flue bonding material	No.	10.00	£94.98
			DUNBRIK Insulating Backfill 20kg	Fire proof aggregate to flue	No.	10.00	£99.23
			DUNBRIK Milner Scored Fireback Buff 400mm 400FB	Fireback	No.	1.00	£148.83
			DUNBRIK Square Rebated Flue Liner Bend 22.5 Degree 200mm 8B.	Offset flues	No.	2.00	£51.88
			DUNBRIK Square Rebated Flue Liner Straight 140mm Tall 200mm 8LS	Short flues	No.	1.00	£12.54

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
			DUNBRIK Square Rebated Flue Liner Straight 230mm Tall 200mm 8L	Medium flues	No.	32.00	£512.57
			DUNBRIK Straight Roll Top Chimney Pot Red 300mm ROLL300	Chimney pot	No.	1.00	£47.50
			DUNBRIK Throat Lintel/Gather Unit 800mm AF225/800	Throat lintel	No.	1.00	£134.67
			Facing Bricks - Provisional (Allowance £1.20 Each)	Bricks above dpc less openings	m²	84.88	£8,662.35
				Multi leaf bricks above dpc	m²	43.48	£4,437.99
				Omit standard bricks	m²	-3.33	£-339.77
			Pitch Polymer DPC 100mm x 20m	DPC to blockwork	m	88.40	£85.84
				DPC to brickwork	m	160.69	£156.04
			Pitch Polymer DPC 150mm x 20m	Vertical DPC	m	23.00	£37.15
				Vertical DPC to sides of window	m	42.83	£69.20
			Plinth stretcher bricks	Feature bricks	m²	6.24	£2,653.87
			Pre cast flint blocks	Stone facing above dpc less openings	m²	87.28	£16,192.06
			Red engineering brick	Bricks to feature brickwork	No.	2442.00	£2,700.00
				Feature bricks	m²	3.33	£220.85
				Multi leaf bricks above dpc	m²	4.58	£303.82
				Omit standard bricks	m²	-6.24	£-414.01
			Sawn Softwood Kiln Dried 47 x 75mm	Dummy frame timber	m	18.00	£244.96
			Sawn Softwood Kiln Dried Treated 47 x 75mm	Door former	m	72.87	£243.24
			Standard Duty Timber Frame Lintel 90-105 mm cavity 1050 mm	External/Combination lintel	Each	8.00	£348.72
			Standard Duty Timber Frame Lintel 90-105 mm cavity 1200 mm	External/Combination lintel	Each	2.00	£101.00
			Standard Duty Timber Frame Lintel 90-105 mm cavity 1800 mm	External/Combination lintel	Each	3.00	£265.68
					No.	1.00	£88.56
			Standard Duty Timber Frame Lintel 90-105 mm cavity 2700 mm	External/Combination lintel	Each	5.00	£871.80
			Standard Duty Timber Frame Lintel 90-105 mm cavity 3300 mm	External/Combination lintel	Each	1.00	£332.10
			Steel Timber Frame Lintel 3300mm	External/Combination lintel	Each	1.00	£210.33
			Timber Frame Tie inc. Nails 100mm DD140	Brick ties	m²	172.15	£278.21
			Masonry Shell Total			3797.41	£43,003.31
						3797.41	£43,003.31
23/07/2024 Total							
23/09/2024	Flat Roof Structure	Polysocyanurate Insulation Board 2400 x 1200 x 100mm	Insulation to flat roofs	m²	18.96	£278.59	£278.59
			Insulation to flat roofs (layer 2)	m²	18.96	£278.59	£278.59
		Polythene DPM Blue 300mu 4 x 25m PIFA (27.6kg)	Vapour barrier to flat roofs	m²	18.96	£15.81	£15.81
		Sawn Dry Graded Structural Softwood 47 x 100mm	Flat roof insulation stop 3	m	8.67	£35.66	£35.66
		Sawn Dry Graded Structural Softwood 75 x 100mm	Flat roof insulation stop 1	m	8.67	£56.51	£56.51
		Sawn Dry Graded Structural Softwood Treated 75 x 100mm	Flat roof insulation stop 2	m	8.67	£61.21	£61.21
	Flat Roof Structure Total					82.88	£726.37
	Roof Structure	Plastic Half Round Gutter 4m x 112mm	Gutter	m	35.65	£116.86	£116.86
		Plastic Half Round Gutter Angle 90 deg 112mm	Gutter Angles	m	12.00	£69.75	£69.75
		Plastic Half Round Gutter Running Outlet 68mm Downpipe	Gutter outlet	No.	6.00	£30.62	£30.62
		Plastic Half Round Gutter Stop End External 112mm	Stop ends	No.	12.00	£29.76	£29.76
		Plastic Half Round Gutter Support Bracket 112mm	Gutter clips	No.	39.00	£50.86	£50.86
		Plastic Half Round Gutter Union Bracket 112mm	Gutter unions	No.	8.00	£31.19	£31.19
		Plastic Round Downpipe 4m x 68mm	Down pipe	m	25.60	£90.72	£90.72
		Plastic Round Downpipe Bend 68mm	Swan necks	No.	6.00	£47.63	£47.63
		Plastic Round Downpipe Bracket 68mm	Down pipe clips	No.	24.00	£62.94	£62.94
		Plastic Round Downpipe Connector 68mm	Down pipe unions	No.	4.00	£12.47	£12.47
	Roof Structure Total					172.25	£542.80
						255.12	£1,269.17
23/09/2024 Total							
24/09/2024	Flat Roof Waterproofing	Clout Nails Galvanised 50mm x 25kg (slating)	Flat roof waterproofing trim accessories 3	m	8.67	£1.02	£1.02
		GRP Fibreglass 75mm Detail Bandage 50m Roll	Flat roof waterproofing trim accessories 1	m	8.67	£4.76	£4.76
		GRP Fibreglass Angle Fillet Trim 3m	Flat roof waterproofing abutment upstand trim	m	8.67	£55.62	£55.62
		GRP Fibreglass Catalyst 1kg	Flat roof waterproofing system layer 2 to edge trims	m	8.67	£2.00	£2.00
			Flat roof waterproofing system layer 3	m²	18.96	£17.52	£17.52
		GRP Fibreglass External Corner Fillet	Flat roof waterproofing corner detail	No.	8.00	£124.74	£124.74
		GRP Fibreglass Fabric 450g Chopped Strand Mat 44.44m² Pack	Flat roof waterproofing system layer 1	m²	18.96	£329.77	£329.77
		GRP Fibreglass Resin 20kg	Flat roof waterproofing system layer 1 to edge trims	m	8.67	£9.62	£9.62
			Flat roof waterproofing system layer 2	m²	18.96	£87.67	£87.67
		GRP Fibreglass Topcoat 20kg	Flat roof waterproofing system layer 3 to edge trims	m	8.67	£5.78	£5.78
			Flat roof waterproofing system layer 4	m²	18.96	£52.75	£52.75
		GRP Fibreglass Trim Adhesive 310ml	Flat roof waterproofing trim accessories 2	m	8.67	£105.32	£105.32
		Horizontal Cavity Tray 440mm	Flat roof cavity tray	m	8.67	£166.13	£166.13
		Lead Flashing Code 4 - 3m x 300mm	Flat roof flashing	m	8.67	£229.66	£229.66
		Sundry Materials (£)	Allowance for sundry materials	£	100.00	£135.00	£135.00
	Flat Roof Waterproofing Total					261.84	£1,327.36
	Roof Tiling	Breather Membrane Heavy Weight 1.5 x 50m	Roofing felt	m²	167.83	£483.20	£483.20
		Cement Soffit Strip 2400 x 150 x 4.5mm	Tile undercloak 1	m	31.49	£20.86	£20.86
		Lead Flashing Code 3 - 3m x 300mm	Lead flashing	No.	1.00	£56.70	£56.70
		Lead Flashing Code 4 - 3m x 300mm	Gable abutment (On roof)	m	9.82	£252.74	£252.74
		PVC Dry Ridge Vent System	Proprietary ridge fixing system	m	17.82	£227.38	£227.38
		PVC Dry Verge System	Proprietary gable fixing system	m	31.49	£408.47	£408.47
		Roof Tile Clay Interlocking Low Profile Each (10 per m² approx) (Allowance £2.50 Each)	Tiles	m²	167.83	£5,947.51	£5,947.51
		Round Wire Nails Galvanised 65mm x 25kg	Lathe nails	m	630.73	£89.16	£89.16
			Proprietary gable fixings	m	31.49	£31.81	£31.81
			Proprietary ridge fixings	m	17.82	£17.99	£17.99
			Tile Nails	m²	167.83	£50.85	£50.85
		Sawn Batten Treated 25 x 38mm	Lathe	m	630.73	£558.15	£558.15
		Segmental Ridge Tile 457mm	Ridge tile	m	17.82	£199.02	£199.02
	Roof Tiling Total					1923.72	£8,343.84
						2185.55	£9,671.20
24/09/2024 Total							
03/10/2024	Joinery 1st Fix	Cut Clasp Nails 75mm x 25kg	Door casing fixings	No	32.00	£1.53	£1.53
			Door casing fixings to sides	No	132.00	£6.26	£6.26
		Hammer in Fixing 8mm x 100mm (Pack of 12)	Door frame fixings to sides	No	42.00	£13.23	£13.23

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
			Hardwood French Doors 1500 Wide	Window fixings to sides	No	116.00	£36.55
			Hardwood Ply WBP 2440 x 1220 x 12mm	Door	No.	1.00	£1,480.62
			PSE Softwood Door Casing Material 32 x 138mm	Internal threshold board	m	12.15	£39.68
			Window Board 25 x 219mm	Door casing	m	55.39	£460.60
			Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (Pack of 100)	Internal window board	m	17.64	£319.59
			Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)	Fixings to threshold board	No	37.00	£2.04
				Door frame fixings to top and bottom	No	48.00	£5.43
				Fixings to window board	No	51.00	£5.76
				Window fixings to top and bottom	No	98.00	£11.04
			Joinery 1st Fix Total			642.18	£2,382.33
03/10/2024 Total						642.18	£2,382.33
15/10/2024	Electrical 1st Fix	3 Core & Earth Cable 1mm (100m)	Cable for door bell circuit	m	5.00	£3.94	
			Cable for pull cord light switch circuit	m	10.00	£7.87	
			Cable for single light switch circuit	m	140.00	£110.14	
		32A AC Isolator Switch	Heat pump isolator	Each	1.00	£20.61	
		32A MCB	MCB for heat pump circuit	Each	1.00	£5.31	
		Back Box Metal 1G 16mm	Back box for door bell circuit	Each	1.00	£0.59	
			Back box for light switch	Each	21.00	£12.51	
		Back Box Metal 1G 25mm	Back box for extractor fan fused spur	Each	1.00	£0.67	
			Back box for light switch	Each	7.00	£4.76	
			Back box for TV point	Each	4.00	£2.72	
		Back Box Metal 1G 47mm	Back box to electric hob connector	Each	1.00	£1.24	
			Back box to oven connector	Each	1.00	£1.24	
		Back Box Metal 2G 25mm	Back box for double socket	Each	39.00	£31.53	
		Back Box Metal 2G 47mm	Back box to electric hob switch	Each	1.00	£1.75	
			Back box to oven switch	Each	1.00	£1.75	
		Bell Wire 2 Core (100m)	Door bell circuit	m	10.00	£1.45	
		Cable Clips 1mm (Pack of 100)	Cable clips for door bell circuit	Each	10.00	£0.11	
			Cable clips for light switch circuit	Each	280.00	£3.25	
			Cable clips for double external socket	Each	2.00	£0.02	
		Cable Clips 2.5mm (Pack of 100)	Cable clips for double socket	Each	105.00	£1.24	
			Cable clips for extractor fan fused spur	Each	3.00	£0.02	
			Cable clips for fused spur	Each	3.00	£0.02	
			Cable clips for immersion	Each	6.00	£0.06	
			Cable clips for TV cable	Each	40.00	£0.48	
		Cable Clips 6mm (Pack of 100)	Cable clips for heat pump	Each	5.00	£0.16	
			Cable clips to electric hob circuit	Each	6.00	£0.19	
			Cable clips to oven circuit	Each	6.00	£0.19	
			Shower Circuit	Each	8.00	£0.25	
		Earth Cable 10mm (per m)	Earth and cross bonding cable	m	80.00	£114.53	
		Grommets 20mm (Pack of 100)	Grommets to back box	Each	2.00	£0.09	
			Grommets to back box for door bell circuit	Each	2.00	£0.09	
			Grommets to back box for double socket	Each	78.00	£3.04	
			Grommets to back box for light switch	Each	28.00	£1.09	
			Grommets to back box for TV point	Each	4.00	£0.16	
			Grommets to back box to oven circuit	Each	2.00	£0.09	
		Jagged Plasterboard Nails Galvanised 40mm x 25kg	First fix Bathroom Extractor Fan	Each	12.00	£1.06	
			First fix Shaver	Each	8.00	£0.70	
			Fixings for sheathing to outside light	25 Kg	6.00	£0.65	
			Fixings for sheathing to outside light fitting	25 Kg	6.00	£0.65	
			Fixings to earth and cross bonding sheathing	Each	40.00	£21.91	
			Fixings to sheathing for double external socket	Each	4.00	£0.44	
			Nails for sheathing	Each	204.00	£22.80	
			Nails for sheathing light switch circuit	Each	168.00	£18.39	
			Nails for sheathing to door bell circuit	Each	6.00	£0.65	
			Nails to sheathing	Each	16.00	£5.25	
			Shower Circuit	Each	16.00	£1.39	
		Red Wall Plugs (Pack of 100)	First fix Bathroom Extractor Fan	Each	6.00	£0.21	
			Fixings for back box to double external socket	Each	2.00	£0.06	
			Fixings to back box for door bell circuit	Each	2.00	£0.06	
			Fixings to back box for double socket	Each	78.00	£2.71	
			Fixings to back box for electric hob	Each	4.00	£0.13	
			Fixings to back box for extractor fan fused spur	Each	2.00	£0.06	
			Fixings to back box for light switch	Each	56.00	£1.96	
			Fixings to back box for oven circuit	Each	4.00	£0.13	
			Fixings to back box for TV point	Each	8.00	£0.28	
		Satellite Compatible Coax Cable (100m)	TV cable	m	48.00	£28.24	
		Sheathing Metal 12.5mm x 2m	Earth and cross bonding sheathing	Each	6.00	£14.20	
			First fix Bathroom Extractor Fan	Each	3.00	£7.11	
			First fix Shaver	Each	2.00	£4.74	
			Sheathing for door bell circuit	Each	2.00	£4.74	
			Sheathing for light switch circuit	Each	28.00	£66.27	
			Sheathing to outside light	Each	1.00	£2.37	
			Sheathing to outside light fitting	Each	1.00	£2.37	
		Sheathing Metal 25mm x 2m	Sheathing for double external socket	Each	1.00	£2.98	
			Sheathing for double socket	Each	33.00	£98.23	
			Sheathing for extractor fan fused spur	Each	1.00	£2.98	
			Sheathing for fused spur	Each	1.00	£2.98	
			Sheathing for heat pump	Each	1.00	£2.98	
			Sheathing for immersion	Each	2.00	£5.95	
			Sheathing for TV cable	Each	12.00	£35.73	

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
				Sheathing to electric hob circuit	Each	1.00	£2.98
				Sheathing to oven circuit	Each	1.00	£2.98
				Shower Circuit	Each	2.00	£5.95
			Twin & Earth Cable 1.5mm (50m)	Cable for ceiling light fitting	m	102.00	£73.45
				Cable for downlighter	m	120.00	£86.41
				Cable for unit lighting	m	18.00	£12.96
				Cable for wall light	m	48.00	£34.56
				Cable to WC light fitting	m	12.00	£8.64
				Cabling to strip light	m	6.00	£4.32
			Twin & Earth Cable 1mm (50m)	First fix Bathroom Extractor Fan	m	18.00	£10.78
				First fix Shaver	m	12.00	£7.17
			Twin & Earth Cable 2.5mm (50m)	Cable for double external socket	m	6.00	£6.29
				Cable for double socket	m	210.00	£220.27
				Cable for extractor fan fused spur	m	20.00	£20.97
				Cable for fused spur	m	20.00	£20.97
				Cable for immersion	m	20.00	£20.97
				Cable for outside light	m	10.00	£10.49
				Cable to outside light fitting	m	10.00	£10.49
				Mains cable to CO detector	m	6.00	£6.29
				Mains cable to heat detector	m	6.00	£6.29
				Mains cable to smoke alarm	m	18.00	£18.89
			Twin & Earth Cable 6mm (50m)	Cable for heat pump	m	15.00	£34.24
			Twin & Earth Cable 6mm (per m)	Cabling to electric hob circuit	m	15.00	£40.39
				Cabling to oven circuit	m	15.00	£40.39
				Shower Circuit	m	40.00	£107.73
			Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	First fix Bathroom Extractor Fan	Each	6.00	£0.16
				Fixings for back box to double external socket	Each	2.00	£0.05
				Fixings for pull cord light switch	Each	4.00	£0.11
				Fixings to back box for door bell circuit	Each	2.00	£0.05
				Fixings to back box for double socket	Each	78.00	£2.04
				Fixings to back box for electric hob	Each	4.00	£0.11
				Fixings to back box for extractor fan fused spur	Each	2.00	£0.05
				Fixings to back box for light switch	Each	56.00	£1.46
				Fixings to back box for oven circuit	Each	4.00	£0.11
				Fixings to back box for TV point	Each	8.00	£0.21
			Electrical 1st Fix Total			2621.00	£1,513.74
			Plumbing 1st Fix	Air Admittance Valve 110mm	No.	1.00	£34.30
				Brass Ball Valve 22mm	Each	1.00	£15.53
				Chrome Isolating Ball Valve Copper x Copper 15mm	Each	3.00	£9.81
				Clip Over Pipe Clip 15mm	m	114.00	£11.58
				Clip Over Pipe Clip 22mm	m	121.00	£19.32
				Copper Double Check Valve 28mm	Each	2.00	£53.87
				Copper End Feed Bent Cylinder Union 22mm x 1 inch	No.	2.00	£7.80
				Copper End Feed Bent Tap Connector 15mm x 1/2 inch	No.	6.00	£32.31
				Copper End Feed Bent Tap Connector 22mm x 3/4 inch	No.	8.00	£75.41
				Copper End Feed Elbow 15mm	No.	48.00	£27.22
				Copper End Feed Elbow 22mm	No.	52.00	£86.98
				Copper End Feed Elbow 28mm	No.	10.00	£38.99
				Copper End Feed Equal Tee 15mm	Each	2.00	£7.80
				Copper End Feed Equal Tee 22mm	No.	39.00	£23.77
				Copper End Feed Equal Tee 28mm	No.	46.00	£70.42
				Copper End Feed Female Elbow 15mm x 1/2 inch	No.	10.00	£38.99
				Copper End Feed Female Elbow 22mm x 3/4 inch	No.	6.00	£36.16
				Copper End Feed Female Straight Connector 22mm x 3/4 inch	No.	8.00	£56.70
				Copper End Feed Female Wallplate Elbow 15mm x 1/2 inch	No.	6.00	£44.66
				Copper End Feed Imperial/Metric Adaptor 22mm x 3/4 inch	No.	8.00	£15.98
				Copper End Feed Imperial/Metric Adaptor 28mm x 1 inch	No.	2.00	£3.37
				Copper End Feed Male Elbow 15mm x 1/2 inch	No.	6.00	£15.31
				Copper End Feed Male Straight Connector 22mm x 3/4 inch	No.	8.00	£77.67
				Copper End Feed Obtuse Elbow 15mm	No.	6.00	£3.74
				Copper End Feed Obtuse Elbow 22mm	No.	8.00	£29.48
				Copper End Feed Reduced Branch Tee 22mm x 22mm x 15mm	No.	12.00	£34.87
				Copper End Feed Reduced Branch Tee 28mm x 28mm x 15mm	No.	2.00	£13.33
				Copper End Feed Reduced Branch Tee 28mm x 28mm x 22mm	No.	2.00	£15.31
				Copper End Feed Reduced Coupler 15mm x 10mm	No.	6.00	£12.75
				Copper End Feed Reduced Coupler 15mm x 8mm	No.	6.00	£19.14
				Copper End Feed Reduced Coupler 22mm x 15mm	No.	14.00	£21.23
				Copper End Feed Reduced End Tee 15mm x 15mm x 22mm	No.	8.00	£30.62
				Copper End Feed Reduced End Tee 22mm x 15mm x 22mm	No.	8.00	£28.35
				Copper End Feed Reduced End Tee 28mm x 15mm x 28mm	No.	2.00	£8.51
				Copper End Feed Reduced End Tee 28mm x 22mm x 28mm	No.	2.00	£14.60
				Copper End Feed Reduced End/Branch Tee 22mm x 15mm x 15mm	No.	8.00	£23.24
				Copper End Feed Reduced End/Branch Tee 28mm x 22mm x 22mm	No.	2.00	£5.81
				Copper End Feed Stop End 15mm	No.	9.00	£1.78
				Copper End Feed Stop End 22mm	No.	12.00	£6.13
				Copper End Feed Stop End 28mm	No.	2.00	£2.55
				Copper End Feed Straight Coupler 15mm	m	114.00	£12.40
				Copper End Feed Straight Coupler 22mm	No.	18.00	£5.88
				Copper End Feed Straight Coupler 28mm	m	121.00	£22.30
				Copper End Feed Straight Coupler 28mm	m	24.00	£16.90
				Copper End Feed Straight Cylinder Union 22mm x 1 inch	No.	2.00	£10.91

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
			Copper End Feed Straight Reducer 22mm x 15mm	Reduced couplers 22mm x 15mm	No.	14.00	£27.39
			Copper End Feed Straight Reducer 28mm x 15mm	Straight reducers 28mm x 15mm	No.	2.00	£4.26
			Copper End Feed Straight Reducer 28mm x 22mm	Reduced couplers 28mm x 22mm	No.	2.00	£5.81
				Straight reducers 28mm x 22mm	No.	2.00	£7.24
			Copper End Feed Straight Tap Connector 15mm x 1/2 inch	Straight tap connectors 15mm x 1/2"	No.	6.00	£13.61
			Copper End Feed Straight Tap Connector 22mm x 3/4 inch	Straight tap connectors 22 x 3/4"	No.	12.00	£51.03
			Copper End Feed Street Elbow 15mm	Street elbows	No.	6.00	£6.29
			Copper Pipe Clip 28mm (Pack of 100)	Secure pipe	m	24.00	£12.01
			Copper Tube EN1057 15mm (per m)	Copper pipe	m	114.00	£457.09
				Pipe	m	8.00	£32.08
			Copper Tube EN1057 22mm (per m)	Copper pipe	m	121.00	£1,033.19
				Discharge pipe	Each	8.00	£68.31
			Copper Tube EN1057 28mm (per m)	Copper pipe	m	24.00	£263.74
				Plumbing connections	m	2.00	£21.98
			Diamond Core Drill Bit 38mm x 150mm	Drill bit for 32mm holes	No.	3.00	£3.69
			Diamond Core Drill Bit 45mm x 150mm	Drill bit for 40mm holes	No.	2.00	£3.89
			Heat Pump Wall Bracket	Wall mounting bracket	Each	1.00	£157.74
			Panasonic 12kW Aqarea Monobloc Heat Pump	Heat pump	Each	1.00	£5,562.67
			Readymix Concrete GEN 1, 50 - 70mm slump 6m³ (Allowance £135 m³)	Concrete to support rest bends	No.	2.00	£19.59
			Silicone Lubricant 125gm	Silicone lubricant	No.	2.00	£59.40
			Soil Pipe 110mm x 2m	2m pipe lengths	No.	0.50	£9.07
			Soil Pipe 110mm x 3m	3m pipe lengths	No.	2.00	£83.64
				Pipe	No.	5.00	£209.09
			Soil Pipe Baloon Grating 110mm	Vent cowls	No.	2.00	£13.33
			Soil Pipe Bracket 110mm	Pipe brackets	No.	9.00	£22.08
			Soil Pipe Single Socket Access Branch 87.5deg 110mm	87.5 degree access branches	No.	3.00	£109.72
			Soil Pipe Single Socket Bend 87.5deg 110mm	87.5 degree rest bends	No.	2.00	£29.20
			Soil Pipe Single Socket Bossed Pipe 110mm	Boss pipes	No.	3.00	£36.35
			Soil Pipe Single Socket Offset Bend 110mm	Offset bends	No.	4.00	£58.97
			Unvented Pre-plumbed Cylinder 180L Indirect	Hot water cylinder	Each	1.00	£1,411.43
			Plumbing 1st Fix Total			1284.50	£10,937.67
			15/10/2024 Total			3905.50	£12,451.41
	31/10/2024	Plastering	Board Finish Plaster 25kg	Finish to plaster to floor ceilings	m²	78.63	£86.68
				Finish to plaster to side 1 of stud wall	m²	136.69	£150.70
				Finish to plaster to side 2 of stud wall	m²	136.69	£150.70
				Finish to plasterboard for roof ceilings	m²	139.13	£153.37
				Plaster finish to walls	m²	147.87	£163.01
				Reveal and cill finish to plaster	m²	5.68	£6.24
				Window reveal and cill finish to plaster	m²	7.77	£8.62
			Drywall Timber Screws 65mm (Pack of 250)	Wall plastering fixing system / basecoat	m²	147.87	£62.36
			GP Fibreglass Insulation Roll 100mm 10.64m²	Insulation to ceiling (layer 3)	m²	141.91	£489.19
				Insulation to stud wall	m²	136.69	£472.10
			GP Fibreglass Insulation Roll 150mm 5.42m²	Insulation to ceiling (layer 1)	m²	141.91	£703.76
				Insulation to ceiling (layer 2)	m²	141.91	£703.76
			Gyproc Drywall Screws 42mm (Pack of 1000)	Plaster fixings to floor ceilings	m²	78.63	£14.02
				Plaster fixings to side 1 of stud wall	m²	136.69	£24.35
				Plaster fixings to side 2 of stud wall	m²	136.69	£24.35
				Plasterboard fixings for roof ceilings	m²	139.13	£24.80
			Isover Acoustic Insulation Roll 100mm 11m2 Pack	Insulation to floors	m²	81.49	£616.03
			Plasterboard Adhesive 25kg	Reveal and cill plastering fixing system / basecoat	m²	5.68	£11.62
				Window reveal & cill plaster fixing system / base coat	m²	7.77	£15.83
			Plasterboard Square Edge 1200 x 2400 x 12.5mm	Plasterboard to floor ceilings	m²	78.63	£349.14
				Plasterboard to roof ceilings	m²	139.13	£617.77
				Plasterboard to side 1 of stud wall	m²	136.69	£602.14
				Plasterboard to side 2 of stud wall	m²	136.69	£602.14
				Plastering to inner blockwall	m²	147.87	£651.36
				Reveal and cill plaster finish	m²	5.68	£25.25
				Reveal and cill plaster finish to window	m²	7.77	£34.48
			Plasterboard Tape 50mm x 90m	Plaster joint treatment to floor ceilings	m²	78.63	£13.93
				Plaster joint treatment to side 1 of stud wall	m²	136.69	£24.22
				Plaster joint treatment to side 2 of stud wall	m²	136.69	£24.22
				Plasterboard joint treatment for roof ceilings	m²	139.13	£24.67
				Reveal and cill plaster joint treatment	m²	5.68	£1.01
				Wall plastering joint treatment	m²	147.87	£26.18
				Window reveal and cill plaster joint treatment	m²	7.77	£1.29
			PVC Plastering Corner Bead 2.44m	Corner Bead	m	37.84	£85.61
				Window reveal corner bead	m	53.47	£121.02
			Readymix floor screed with fibres (Allowance £165 per m³)	Readymix floor screed	m³	7.10	£1,701.19
			Plastering Total			3352.13	£8,787.11
			31/10/2024 Total			3352.13	£8,787.11
	28/11/2024	Electrical 2nd Fix	16A MCB	Minature circuit breakers	Each	5.00	£26.58
			32A MCB	Minature circuit breakers	Each	3.00	£15.94
			6A MCB	Minature circuit breakers	Each	5.00	£17.71
			Back Box Metal 1G 25mm	Back box for fused spur	Each	3.00	£2.04
			Bathroom Extractor Fan	Second fix Bathroom Extractor Fan	Each	3.00	£106.32
			Bell Push	Door bell push	Each	1.00	£4.26
			Bell Transformer	Door bell transformer	Each	1.00	£17.71
			Boiler Termination Box	Wiring centre	Each	1.00	£11.28
			Ceiling Rose & Pendant	Pendant light fitting	Each	17.00	£80.73
			Centralised System Timer	Heat pump programmer	Each	1.00	£130.08
			Consumer Unit 5+5 way Split Load	Consumer unit	Each	1.00	£127.57

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
			Cooker Connection Plate	Connection plate to electric hob	Each	1.00	£5.10
				Oven connection plate	Each	1.00	£5.10
			Cooker Control Unit	Oven control unit	Each	1.00	£12.83
			Cylinder Thermostat	Cylinder thermostat	Each	1.00	£42.21
			Door Chime	Door bell chime	Each	1.00	£19.28
			Double Pole Switch 45A	Switch for electric hob	Each	1.00	£18.27
			Double Socket 13A	Double socket	Each	31.00	£103.27
			Double Socket 13A with twin USB	Double socket	Each	8.00	£197.32
			Earth Cable 16mm (per m)	Meter tails	m	2.00	£4.90
			Earth Clamp	Earth and cross bonding clamp	Each	14.00	£11.51
			Feature Front Wall Light	Outside light fitting	Each	1.00	£29.20
			Feature Wall Light	Wall light	Each	6.00	£156.49
			Flood Light 8W LED PIR	Outside light	Each	1.00	£18.85
			Flourescent Light 5'	Strip light	Each	1.00	£47.50
			Fused Spur 13A	Fused spur without neon indicator	Each	3.00	£24.67
				Heating controls fused spur	Each	1.00	£8.22
				Immersion heater circuit	Each	1.00	£8.22
				Kitchen extractor circuit	Each	1.00	£8.22
			Grommets 20mm (Pack of 100)	Grommets to back box for fused spur	Each	6.00	£0.23
			Heat Resistant 4 Core 0.75mm (per m)	Cable for heating comms	m	3.00	£2.59
			Jagged Plasterboard Nails Galvanised 40mm x 25kg	Nails for sheathing	Box	12.00	£1.31
			Kitchen Fan Ducting Kit	Kitchen fan ducting kit	Each	0.50	£21.27
			Light Switch 6A 1G 1 Way	Single light switch	Each	21.00	£30.95
				Single light switch to door bell circuit	Each	1.00	£1.47
			Light Switch 6A 1G 2 Way	Single light switch	Each	7.00	£21.83
			Mains CO Detector With Battery Back Up	CO detector	Each	1.00	£74.41
			Mains Downlight standard	Downlight unit	Each	40.00	£274.99
			Mains Heat Detector	Heat detector	Each	1.00	£37.85
			Pull Cord Switch 45A	Shower Circuit	Each	2.00	£22.96
			Pull Cord Switch 6A	Pull cord light switch	Each	2.00	£8.64
			Red Wall Plugs (Pack of 100)	Fixings for fused spur back box	Each	2.00	£0.06
				Fixings for immersion back box	Each	2.00	£0.06
				Fixings to back box for fused spur	Box	6.00	£0.21
				Fixings to outside light	Each	4.00	£0.13
				Fixings to outside light fitting	Each	2.00	£0.06
			Room Thermostat	Room thermostat	Each	1.00	£39.30
			Shaver Light Socket	Second fix Shaver	Each	2.00	£70.87
			Sheathing Metal 25mm x 2m	Sheathing for fused spur cable	Each	3.00	£8.94
			Single Surface Pattress	Back box for fused spur	Each	1.00	£1.35
				Back box for immersion	Each	1.00	£1.35
			Smoke Detector Mains	Smoke alarm	Each	3.00	£71.02
			Tails Cable Double Insulated 25mm (per m)	Meter tails	m	4.00	£19.28
			TV point	TV point	Each	4.00	£21.55
			Twin & Earth Cable 2.5mm (50m)	Cable for fused spur	Each	18.00	£18.89
			Under Unit Light	Unit lighting	Each	3.00	£56.98
			WC Ceiling Light Fitting	WC light fitting	Each	2.00	£75.41
			Weatherproof Outdoor Socket 2G	Double external socket	Each	1.00	£14.17
			Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	Fixings for ceiling light fitting	Each	34.00	£0.89
				Fixings for fused spur back box	Each	2.00	£0.05
				Fixings for immersion back box	Each	2.00	£0.05
				Fixings for wall light	Each	12.00	£0.31
				Fixings to back box for fused spur	Box	6.00	£0.16
				Fixings to outside light	Each	4.00	£0.11
				Fixings to outside light fitting	Each	2.00	£0.05
				Fixings to strip light	Each	3.00	£0.06
				Fixings to WC light fitting	Each	4.00	£0.11
				Second fix Shaver	Each	4.00	£0.11
			Electrical 2nd Fix Total			345.50	£2,161.41
			Joinery 2nd Fix			22.00	£216.16
			Butt Hinge Brassed 102mm	Hinges	No.	22.00	£216.16
			Cut Clasp Nails 65mm x 25kg	Fixings to skirtings	m	86.15	£33.78
			Georgian Brass Internal Latch Pack	Door furniture	No.	11.00	£289.22
			Internal Door 6 Panel Smooth 838 x 1981mm	Door	No.	10.00	£975.54
			Internal Door 6 Panel Textured Undercoated 762 x 1981mm	Door	No.	1.00	£58.81
			Panel Pins Bright 40mm x 0.25kg	Fixings to architrave	m	219.00	£27.33
			Silicone Sealant White 0.31 Litre	Sealant	m	60.59	£10.46
				Sealant to sides and top of window	m	69.71	£12.07
			Skirting Torus/Ovalo 25 x 125mm	Skirting board side 1 of stud wall	m	65.10	£488.16
				Skirting board side 2 of stud wall	m	65.10	£488.16
				Skirting boards	m	86.15	£646.06
				Architrave	m	110.77	£625.08
			Joinery 2nd Fix Total			806.57	£3,870.83
			Plumbing 2nd Fix			4.00	£16.33
			15mm Copper Tube	Shower pipe connections	Each	4.00	£16.33
			All Purpose Silicone White 0.31Litre	Silicone to fittings	Each	2.00	£1.35
				Silicone to screen edges	Each	2.00	£13.50
			Bath Panel 1700mm (Allowance £21)	Bath panel	Each	1.00	£29.05
			Bath Trap	Shallow waste trap	Each	1.00	£4.41
			Bottle Trap 76mm	Waste bottle trap	Each	3.00	£20.63
			Brass Basin Waste with Plug and Chain	Plug waste	Each	3.00	£41.04
			Brass Bath Waste with Plug and Chain	Plug waste	Each	1.00	£18.71
			Brown Wall Plugs (Pack of 100)	Plugs for screws	Each	28.00	£1.14
			Centralised System Timer	System timer	Each	1.00	£130.08

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
			Chrome Isolating Ball Valve Copper x Copper 15mm	Isolate flow	Each	6.00	£19.59
			Chrome Isolating Ball Valve Copper x Copper 22mm	Isolate flow	Each	2.00	£13.78
			Copper End Feed Elbow 15mm	Elbows for connections	Each	8.00	£4.54
			Copper Thermostatic Radiator Valve 15mm x 1/2 inch	Thermostatic valves	No.	8.00	£92.88
			Copper Tube EN1057 15mm (per m)	Connect tap to flow	Each	3.00	£12.03
			Copper Tube EN1057 22mm (per m)	Connect tap to flow	Each	1.00	£8.54
			Copper Wheelhead/Lockshield Valve 15mm x 1/2 inch	Lockshield valves	No.	8.00	£34.83
			Electric Thermostatic Shower 8.5kW (Allowance £110)	Electric shower	Each	2.00	£304.43
			K1 Radiator 400mm x 600mm	Radiator inc brackets	Each	1.00	£41.37
			K2 Radiator 400mm x 1100mm	Radiator inc brackets	Each	2.00	£251.85
			K2 Radiator 400mm x 1400mm	Radiator inc brackets	Each	1.00	£172.96
			K2 Radiator 400mm x 1600mm	Radiator inc brackets	Each	1.00	£189.56
			Sawn Dry Graded Structural Softwood Treated 47 x 100mm	Base for shower tray	Metre	4.00	£17.70
			Shower Tray Waste 90mm	Shower waste	Each	2.00	£33.76
			Silicone Sealant Clear 0.31 Litre	Silicone to bath fittings	Each	1.00	£6.75
				Silicone to fittings	Each	6.00	£6.08
			Straight Towel Warmer Chrome 500mm x 1140mm	Radiator inc fittings	Each	2.00	£423.42
			System Pump 15-50	System pump	Each	1.00	£207.57
			Tile Seal Strip 1m	Seal to shower tray	Each	4.00	£38.47
			Waste Pipe 32mm x 3m	Shower waste pipe	Each	2.00	£8.16
				Waste pipe	Each	3.00	£4.09
			Waste Pipe 40mm x 3m	Waste pipe	Each	1.00	£2.27
			WC Connector 2.5deg 110mm	Pan connector	Each	3.00	£40.39
			Wood Screws Steel CSK Twin Thread 6 x 0.75 Inch (Pack of 200)	Secure bath feet to floor	Box	4.00	£0.24
			Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	Fixings to screen	Box	2.00	£0.52
				Secure pan	Box	3.00	£0.31
				Secure pedestal	Box	3.00	£0.16
			Wood Screws Steel CSK Twin Thread 8 x 2.5 inch (Pack of 200)	Screws for brackets	Box	20.00	£1.40
				Screws for fittings	Box	8.00	£0.56
		Plumbing 2nd Fix Total				158.00	£2,214.45
28/11/2024 Total						1310.07	£8,246.69
20/12/2024		Internal Fitting Out	Allowance for Ceramic Floor Tiles	Ceramic floor tiles	£	465.92	£660.44
			BBA OSB3 2400 x 1200 x 9mm	Ply facing to soil pipe boxing in	m²	2.70	£28.53
			Ceramic Border Tile (Allowance £0.40 Each)	Border tiles	m	24.40	£90.89
			Ceramic Decorative Tile (Allowance £0.60 Each)	Decorative tiles	No.	35.00	£29.76
			Ceramic Tile Trim 9 x 2500mm	Tile edge trim	m	29.40	£85.02
			De-coupling Waterproof Membrane (Allowance £8 per m²)	De-coupling membrane	m²	23.30	£264.18
			Large Format Tile Adhesive 20kg	2nd layer of tile adhesive	m²	23.30	£133.42
				Tile adhesive	m²	23.30	£133.42
			Plasterboard Square Edge 1200 x 2400 x 12.5mm	Plasterboard facing to boxing in	m²	2.70	£11.89
			Purchase wall tiles (£20 - m2)	Tiles	m²	59.04	£1,673.78
			Rockwool RW3 Insulation Slab 600 x 1200 x 25mm (Pack of 16)	Insulation to soil pipe boxing in	m²	6.14	£243.54
			Sawn Softwood Kiln Dried Treated 47 x 50mm	Vertical studs to boxing in	m	9.60	£21.16
				Vertical studs to soil pipe boxing in	m	18.00	£39.68
			Sawn Softwood Kiln Dried Treated 47 x 75mm	Horizontal noggings to boxing in	m	5.25	£17.52
				Horizontal noggings to soil pipe boxing in	m	3.60	£12.01
			Self Levelling Compound 25kg	Self levelling compound	m³	0.12	£193.73
			Silicone Sealant White 0.31 Litre	Sealant to tiles	m	30.40	£8.73
			Sundry Materials (£)	Allowance for fixings for boxing in	£	10.00	£13.50
				Allowance for fixings for soil pipe boxing in	£	20.00	£27.00
				Sundry cost allowance	£	40.00	£54.00
			Threshold Door Bar 0.9m	Threshold door bar 0.9m	No.	8.00	£137.21
			Tile Backer Board 1200 x 800 x 12mm	Tile backer board facing to boxing in	m²	3.44	£66.59
			Waterproof Tile Adhesive & Grout Large	Tile grout	m²	60.87	£165.37
			Waterproof Tile Adhesive Extra Large 10L	Tile adhesive	m²	60.87	£256.78
		Internal Fitting Out Total				965.34	£4,368.15
20/12/2024 Total						965.34	£4,368.15
15/01/2025		Internal Decoration	Contract Emulsion Brilliant White 5 Litre	Decoration to plaster	m²	78.63	£156.06
				Decoration to plaster roof ceiling	m²	139.13	£276.13
			Contract Emulsion Magnolia 5 Litre	Decoration to plaster to side 1 of stud wall	m²	136.69	£445.65
				Decoration to plaster to side 2 of stud wall	m²	136.69	£445.65
				Decoration to reveal plastering	m²	5.68	£18.52
				Decoration to wall or plaster	m²	147.87	£482.07
				Window decoration to reveal plastering	m²	7.77	£25.34
			Gloss Brilliant White 5 Litre	Finishing coat to skirting board side 1 of stud wall	m	65.10	£11.60
				Finishing coat to skirting board side 2 of stud wall	m	65.10	£11.60
				Paint for architrave	m	110.77	£19.74
				Paint for door	m²	21.09	£37.56
				Paint for door casing	m	55.39	£16.44
				Paint for door frame internally	m	13.71	£4.07
				Paint for skirting boards	m	86.15	£15.36
				Paint for threshold board	m	12.15	£3.62
				Paint for window board	m	17.64	£8.40
			Undercoat White 5 Litre	Primer for threshold board	m	12.15	£14.65
				Primer for architrave	m	110.77	£80.19
				Primer for door	m²	21.09	£152.65
				Primer for door casing	m	55.39	£66.83
				Primer for door frame internally	m	13.71	£16.56
				Primer for skirting boards	m	86.15	£62.38
				Primer for window board	m	17.64	£34.12
				Priming to skirting board side 1 of stud wall	m	65.10	£47.11

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
				Priming to skirting board side 2 of stud wall	m	65.10	£47.11
				Under Coat for skirting boards	m	86.15	£62.38
				Undercoat for threshold board	m	12.15	£14.65
				Undercoat for architrave	m	110.77	£80.19
				Undercoat for door	m²	21.09	£152.65
				Undercoat for door casing	m	55.39	£133.65
				Undercoat for door frame internally	m	13.71	£16.56
				Undercoat for window board	m	17.64	£34.12
				Undercoating to skirting board side 1 of stud wall	m	65.10	£47.11
				Undercoating to skirting board side 2 of stud wall	m	65.10	£47.11
				Internal Decoration Total		1993.73	£3,087.83
	15/01/2025	Total				1993.73	£3,087.83
	18/02/2025	External Decoration	Gloss Brilliant White 5 Litre	Paint for door externally	m²	6.17	£10.99
				Paint for door frame externally	m	13.71	£4.07
			Outdoor Varnish Clear Gloss 750ml	Paint/varnish for external cill	m	3.54	£1.26
				Primer for external cill	m	3.54	£1.26
				Undercoat/varnish for external cill	m	3.54	£1.26
			Undercoat White 5 Litre	Primer for door frame externally	m	13.71	£16.56
				Undercoat for door externally	m²	6.17	£44.66
				Undercoat for door frame externally	m	13.71	£16.56
				External Decoration Total		64.09	£96.62
	18/02/2025	Total				64.09	£96.62
Material Total						18983.27	£111,715.16
Plant	01/07/2024	Commencement	20 Tonne Tipper & Driver inc. Land Fill Tax	Removal of spoil from site	m³	86.32	£4,952.39
			Backhoe Excavator & Driver (8hr. Day)	JCB for clearing topsoil for removal from site	m³	86.32	£2,039.23
				Commencement Total		172.63	£6,991.62
		Site Set Up	Backhoe Excavator & Driver (8hr. Day)	Digger for site compound	Day	2.00	£945.00
			Fencing - Site Security per Metre	Security fencing hire	No.	2000.00	£7,020.00
			Portable Toilet	Site toilet	Week	40.00	£2,160.00
			Site Cabin	Site cabin	Week	40.00	£2,700.00
			Skip - 6 Yard (4.6m³) inc. Disposal	Skip	No.	2.00	£702.00
				Site Set Up Total		2084.00	£13,527.00
	01/07/2024	Total				2256.63	£20,518.62
	03/07/2024	Drains	20 Tonne Tipper & Driver inc. Land Fill Tax	Removal of spoil from drains	m³	36.00	£2,065.50
				Removal of spoil from manholes	m³	4.61	£264.38
				Removal of spoil from service installation	m³	18.00	£1,032.75
			Backhoe Excavator & Driver (8hr. Day)	Excavator for drains	Days	4.00	£1,890.00
			Delivery (10 to 15 Miles)	Deliveries and collections of plant	No.	4.00	£216.00
			Disc Cutter 12" Petrol	Pipe cutter for drains	Days	4.00	£86.40
			Shovel	Shovel for drains	Days	4.00	£12.96
			Skip - 6 Yard (4.6m³) inc. Disposal	Plant for removal of spoil	m³	7.26	£553.98
			Trench Rammer Wacker BS45/BS60	Trench compactor for drains	Days	4.00	£86.40
			Trench Sheets	Plant for plank and strut	m²	11.44	£46.33
			Wheelbarrow	Wheelbarrow for drains	Days	4.00	£10.80
				Drains Total		101.31	£6,265.50
		Foundations	Air Breaker - Heavy	Plant to break out concrete	Hours	24.00	£56.70
			Mini Digger & Driver (8hr. Day)	Plant for pad excavation	m³	5.18	£244.94
			Shovel	Plant to excavate for lintels	Hours	24.00	£9.72
			Skip - 6 Yard (4.6m³) inc. Disposal	Plant to remove excavated spoil from site	m³	7.78	£593.34
			Skip - 8 Yard (6.1m³) inc. Disposal	Spoil removal plant	m³	0.41	£25.54
			Trench Sheets	Plant for planking and strutting	m³	17.28	£139.97
				Foundations Total		78.65	£1,070.21
	03/07/2024	Total				179.95	£7,335.71
	31/10/2024	Plastering	Screed Pump	Screed pump	Days	5.00	£742.50
				Plastering Total		5.00	£742.50
	31/10/2024	Total				5.00	£742.50
	20/12/2024	Internal Fitting Out	Tile Cutter	Hire of tile cutting machine	Days	17.00	£45.90
			Tile Cutter Electric	Tile Cutter electric	Hours	64.00	£248.40
				Internal Fitting Out Total		81.00	£294.30
	20/12/2024	Total				81.00	£294.30
	19/02/2025	Cleaning	Skip - 8 Yard (6.1m³) inc. Disposal	Sundry cleaning plant	Each	2.00	£769.50
				Cleaning Total		2.00	£769.50
	19/02/2025	Total				2.00	£769.50
Plant Total						2524.59	£29,660.63
Subcontractor	12/07/2024	Erect Scaffold	Scaffolding Contractor	Additional weeks hire charge	m	137.12	£3,702.15
				Scaffold budget	m	274.23	£7,404.32
				Erect Scaffold Total		411.35	£11,106.47
	12/07/2024	Total				411.35	£11,106.47
	24/09/2024	Roof Tiling	LONGi 320W Panels + SOLIS Inverter (14 panels, 4.48kWp output)	Solar Panels (PV) installation	Each	1.00	£7,930.00
				Roof Tiling Total		1.00	£7,930.00
	24/09/2024	Total				1.00	£7,930.00
Subcontractor Total						412.35	£19,036.47
Sundry	01/07/2024	Site Set Up	Insurance	Insurance cost	£	1000.00	£1,350.00
			Sundry Costs	Health and safety costs	£	500.00	£675.00
				Security cost	£	1000.00	£1,350.00
				Site Set Up Total		2500.00	£3,375.00
	01/07/2024	Total				2500.00	£3,375.00
	08/07/2024	Footings	Provisional Sum (No Profit Margin Added)	Supply and fitting of foundation footing for external masonry (we took that to mean the plinth)	Each	1.00	£1,680.67
				Footings Total		1.00	£1,680.67
	08/07/2024	Total				1.00	£1,680.67
	11/07/2024	Oversite and Slabbing	Provisional Sum (No Profit Margin Added)	Insulated raft system supplied and installed.	Each	1.00	£44,426.87

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
			Oversite and Slabbing Total			1.00	£44,426.87
	11/07/2024	Total				1.00	£44,426.87
	12/07/2024	Timber Frame	Provisional Sum (No Profit Margin Added)	140mm Open Panel Un-Insulated Timber Frame Kit Supplied & Erected:	Each	1.00	£60,739.74
				External Wall Upgrade to U-Value 0.11W/m²K including supply	Each	1.00	£17,287.60
				Fit Roof Insulation for U-Value 0.10W/m²K, and Supply & Fit of Insulation	Each	1.00	£19,965.09
		Timber Frame Total				3.00	£97,992.43
	12/07/2024	Total				3.00	£97,992.43
	03/10/2024	Joinery 1st Fix	Provisional Sum (No Profit Margin Added)	External doors and windows.	Each	1.00	£47,351.73
				Front porch with front door and sidelights.	Each	1.00	£6,000.00
				Ok timbers to front porch and rear balcony.	Each	1.00	£5,000.00
		Joinery 1st Fix Total				3.00	£58,351.73
	03/10/2024	Total				3.00	£58,351.73
	15/10/2024	Plumbing 1st Fix	Provisional Sum (No Profit Margin Added)	Supply and fitting of underfloor heating pipe.	Each	1.00	£1,943.09
		Plumbing 1st Fix Total				1.00	£1,943.09
	15/10/2024	Total				1.00	£1,943.09
	28/11/2024	Joinery 2nd Fix	Provisional Sum (No Profit Margin Added)	Balcony details.	Each	1.00	£4,000.00
				Garage door and frame.	Each	1.00	£1,000.00
		Joinery 2nd Fix Total				2.00	£5,000.00
		Plumbing 2nd Fix	Provisional Sum (No Profit Margin Added)	Allowance for Ensuite, bathroom and WC sanitary and brassware.	Each	1.00	£7,000.00
				Supply of UFH components other than pipework in the slab which has been quoted for by MCB.	Each	1.00	£5,341.00
		Plumbing 2nd Fix Total				2.00	£12,341.00
	28/11/2024	Total				4.00	£17,341.00
	20/12/2024	Internal Fitting Out	Provisional Sum (No Profit Margin Added)	Quotation to supply and fit MVHR system. PCSUM	Each	1.00	£5,995.40
				Supply and fit grand staircase.	Each	1.00	£6,250.00
				Supply and fit mid range kitchen and Utility.	Each	1.00	£20,000.00
		Internal Fitting Out Total				3.00	£32,245.40
	20/12/2024	Total				3.00	£32,245.40
Sundry Total						2516.00	£257,356.19
Grand Total						33637.00	£537,403.72

Date required	Build phase	Type of resource	Estimating calculator name	Resource type	Resource description	Item used for	Estimate rate	Estimate rate unit	Total estimated quantity	Resource cost excluding wastage	Resource wastage total cost	Resource cost including total wastage	Total overhead	Total profit	Total cost including profit & overhead				
04/01/2024	Foundation	Insulation	Estimating calculator name	Resource type	Insulation to floors	Acoustic insulation Roll 120mm 12x24 pack	10.40	458.12	4764.32	458.12	4764.32	4764.32	4764.32	0.00	4764.32	4764.32			
					Planning	Board Floor Plyer 25kg	69.79	m ²	78.63	695.15	43.00	489.15	43.00	43.00	489.15	43.00	43.00	43.00	43.00
						Planiboard Cement Slab 1200 x 2400 x 33mm	16.34	m ²	78.63	296.30	33.20	263.10	33.20	33.20	263.10	33.20	33.20	33.20	33.20
Screen and Frame	Planiboard Tape 50mm x 50m	60.11	m	78.63	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00				
	Ugrip Steel Screws 45mm (Pack of 2000)	0.32	kg	78.63	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00				
Window house	Screen and Frame	Board Floor Plyer 25kg	69.79	m ²	78.63	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00			
		Planiboard Adhesive 25kg	13.14	m ²	78.63	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00	43.00			
		Planiboard Square Edge 1200 x 2400 x 33mm	16.34	m ²	78.63	296.30	33.20	263.10	33.20	33.20	263.10	33.20	33.20	33.20	33.20	33.20			
Material total	Total	Final	Final	Final	Window reveal and sill plaster finish system / base coat	19.13	m ²	77.77	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93		
					Window reveal and sill plaster finish by window	19.13	m ²	77.77	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93	
					Window reveal and sill plaster joint treatment	60.11	m ²	77.77	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93	
Window reveal external joint treatment	60.11	m ²	77.77	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93					
PVC Channel Cover Board 45mm	14.46	m ²	84.47	54.47	54.47	54.47	54.47	54.47	54.47	54.47	54.47	54.47	54.47	54.47	54.47				
Material total	Total	Final	Final	Final	Window reveal external joint treatment	60.11	m ²	77.77	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93			
					Window reveal external joint treatment	60.11	m ²	77.77	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93		
01/10/2024 Total	Final	Final	Final	Final	Window reveal external joint treatment	60.11	m ²	77.77	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93			
					Window reveal external joint treatment	60.11	m ²	77.77	42.93	42.93	42.93	42.93	42.93	42.93	42.93	42.93			
28/12/2024 Electrical And Pl	Labour	Electron	Electron	Electron	Second To Shower	17.50	Each	2.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00				
					Second To Bathroom Exhaust Fan	17.50	Each	2.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00			
Electrical Services	Electron	Electron	Electron	Electron	Second To Toilet	17.50	Each	2.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00				
					Second To Kitchen	17.50	Each	2.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00			
External Lighting and Door Bell	Electron	Electron	Electron	Electron	Second To Outside Light	17.50	Each	2.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00				
					Second To Outside Light	17.50	Each	2.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00			
General Electrical Installation	Electron	Electron	Electron	Electron	Second To Outside Light	17.50	Each	2.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00				
					Second To Outside Light	17.50	Each	2.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00			
Internal Lighting	Electron	Electron	Electron	Electron	Second To Outside Light	17.50	Each	2.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00				
					Second To Outside Light	17.50	Each	2.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00			
28/12/2024 Labour Total	Labour Total	Labour Total	Labour Total	Labour Total	Second To Outside Light	17.50	Each	2.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00				
					Second To Outside Light	17.50	Each	2.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00			

Date required	Build phase	Type of resource	Resource type	Resource description	Item used for	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead
					First fix Bathroom Extractor Fan	£5.26	£1.32	£0.53	£7.11
					First fix Shaver	£3.51	£0.88	£0.35	£4.74
					Sheathing for door bell circuit	£3.51	£0.88	£0.35	£4.74
					Sheathing for light switch circuit	£49.09	£12.27	£4.91	£66.27
					Sheathing to outside light	£1.75	£0.44	£0.18	£2.37
					Sheathing to outside light fitting	£1.75	£0.44	£0.18	£2.37
				Sheathing Metal 25mm x 2m	Sheathing for double external socket	£2.21	£0.55	£0.22	£2.98
					Sheathing for double socket	£72.76	£18.20	£7.27	£98.23
					Sheathing for extractor fan fused spur	£2.21	£0.55	£0.22	£2.98
					Sheathing for fused spur	£2.21	£0.55	£0.22	£2.98
					Sheathing for heat pump	£2.21	£0.55	£0.22	£2.98
					Sheathing for immersion	£4.41	£1.10	£0.44	£5.95
					Sheathing for TV cable	£26.46	£6.62	£2.65	£35.73
					Sheathing to electric hob circuit	£2.21	£0.55	£0.22	£2.98
					Sheathing to oven circuit	£2.21	£0.55	£0.22	£2.98
					Shower Circuit	£4.41	£1.10	£0.44	£5.95
				Twin & Earth Cable 1.5mm (50m)	Cable for ceiling light fitting	£54.41	£13.60	£5.44	£73.45
					Cable for downlighter	£64.01	£16.00	£6.40	£86.41
					Cable for unit lighting	£9.60	£2.40	£0.96	£12.96
					Cable for wall light	£25.60	£6.40	£2.56	£34.56
					Cable to WC light fitting	£6.40	£1.60	£0.64	£8.64
					Cabling to strip light	£3.20	£0.80	£0.32	£4.32
				Twin & Earth Cable 1mm (50m)	First fix Bathroom Extractor Fan	£7.98	£2.00	£0.80	£10.78
					First fix Shaver	£5.31	£1.33	£0.53	£7.17
				Twin & Earth Cable 2.5mm (50m)	Cable for double external socket	£4.66	£1.16	£0.47	£6.29
					Cable for double socket	£163.16	£40.79	£16.32	£220.27
					Cable for extractor fan fused spur	£15.54	£3.88	£1.55	£20.97
					Cable for fused spur	£15.54	£3.88	£1.55	£20.97
					Cable for immersion	£15.54	£3.88	£1.55	£20.97
					Cable for outside light	£7.77	£1.94	£0.78	£10.49
					Cable to outside light fitting	£7.77	£1.94	£0.78	£10.49
					Mains cable to CO detector	£4.66	£1.16	£0.47	£6.29
					Mains cable to heat detector	£4.66	£1.16	£0.47	£6.29
					Mains cable to smoke alarm	£13.99	£3.50	£1.40	£18.89
				Twin & Earth Cable 6mm (50m)	Cable for heat pump	£25.36	£6.34	£2.54	£34.24
				Twin & Earth Cable 6mm (per m)	Cabling to electric hob circuit	£29.92	£7.48	£2.99	£40.39
					Cabling to oven circuit	£29.92	£7.48	£2.99	£40.39
					Shower Circuit	£79.80	£19.95	£7.98	£107.73
				Screws and Fixings	First fix Bathroom Extractor Fan	£0.78	£0.20	£0.08	£1.06
					First fix Shaver	£0.52	£0.13	£0.05	£0.70
					Fixings for sheathing to outside light	£0.48	£0.12	£0.05	£0.65
					Fixings for sheathing to outside light fitting	£0.48	£0.12	£0.05	£0.65
					Fixings to earth and cross bonding sheathing	£16.23	£4.06	£1.62	£21.91
					Fixings to sheathing for double external socket	£0.33	£0.08	£0.03	£0.44
					Nails for sheathing	£16.91	£4.21	£1.68	£22.80
					Nails for sheathing light switch circuit	£13.63	£3.40	£1.36	£18.39
					Nails for sheathing to door bell circuit	£0.48	£0.12	£0.05	£0.65
					Nails to sheathing	£3.90	£0.97	£0.38	£5.25
					Shower Circuit	£1.03	£0.26	£0.10	£1.39
				Red Wall Plugs (Pack of 100)	First fix Bathroom Extractor Fan	£0.15	£0.04	£0.02	£0.21
					Fixings for back box to double external socket	£0.05	£0.01	£0.00	£0.06
					Fixings to back box for door bell circuit	£0.05	£0.01	£0.00	£0.06
					Fixings to back box for double socket	£2.00	£0.50	£0.21	£2.71
					Fixings to back box for electric hob	£0.10	£0.02	£0.01	£0.13
					Fixings to back box for extractor fan fused spur	£0.05	£0.01	£0.00	£0.06
					Fixings to back box for light switch	£1.45	£0.36	£0.15	£1.96
					Fixings to back box for oven circuit	£0.10	£0.02	£0.01	£0.13
					Fixings to back box for TV point	£0.21	£0.05	£0.02	£0.28
				Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	First fix Bathroom Extractor Fan	£0.12	£0.03	£0.01	£0.16
					Fixings for back box to double external socket	£0.04	£0.01	£0.00	£0.05
					Fixings for pull cord light switch	£0.08	£0.02	£0.01	£0.11
					Fixings to back box for door bell circuit	£0.04	£0.01	£0.00	£0.05
					Fixings to back box for double socket	£1.52	£0.38	£0.14	£2.04
					Fixings to back box for electric hob	£0.08	£0.02	£0.01	£0.11
					Fixings to back box for extractor fan fused spur	£0.04	£0.01	£0.00	£0.05
					Fixings to back box for light switch	£1.08	£0.27	£0.11	£1.46
					Fixings to back box for oven circuit	£0.08	£0.02	£0.01	£0.11
					Fixings to back box for TV point	£0.15	£0.04	£0.02	£0.21
				Material Total		£1,121.36	£280.28	£112.10	£1,513.74
				Electrical 1st Fix Total		£5,507.57	£1,376.84	£550.72	£7,435.13
				Plumbing 1st Fix		£1,003.63	£250.91	£100.37	£1,354.91
		Labour	Carpenter	Joiner	Rebate joists	£80.00	£20.00	£8.00	£108.00
		Plumber	Plumber	Plumber	Connect expansion vessel	£96.67	£16.67	£6.67	£120.00
					Drill holes for 32mm and 40mm pipe in external walls	£400.00	£100.00	£40.00	£540.00
					Fit and connect heat pump	£80.00	£20.00	£8.00	£108.00
					Fit discharge pipe	£320.00	£80.00	£32.00	£432.00
					Fit radiator tails	£20.00	£5.00	£2.00	£27.00
					Fix 2m pipe lengths	£80.00	£20.00	£8.00	£108.00
					Fix 3m pipe lengths	£24.00	£6.00	£2.40	£32.40
					Fix 87.5 degree access branches	£16.00	£4.00	£1.60	£21.60
					Fix 87.5 degree rest bends	£8.00	£2.00	£0.80	£10.80
					Fix air admittance valves	£8.00	£2.00	£0.80	£10.80
					Fix bent cylinder unions	£56.00	£14.00	£5.60	£75.60
					Fix bent tap connectors	£48.00	£12.00	£4.80	£64.80
					Fix boss pipes	£16.00	£4.00	£1.60	£21.60
					Fix concrete to support rest bends	£440.00	£110.00	£44.00	£594.00
					Fix elbows	£633.35	£158.34	£63.34	£855.03
					Fix equal tees	£24.00	£6.00	£2.40	£32.40
					Fix female elbows	£32.00	£8.00	£3.20	£43.20
					Fix female straight connector	£24.00	£6.00	£2.40	£32.40
					Fix female wallplate elbows	£40.00	£10.00	£4.00	£54.00
					Fix imperial/metric adapters	£24.00	£6.00	£2.40	£32.40
					Fix male elbows	£32.00	£8.00	£3.20	£43.20
					Fix male straight connector	£56.00	£14.00	£5.60	£75.60
					Fix obtuse elbows	£32.00	£8.00	£3.20	£43.20
					Fix offset bends	£8.00	£2.00	£0.80	£10.80

Date required	Build phase	Type of resource	Resource type	Resource description	Item used for	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead	
	Plumbing 1st Fix Total	Sundry Total				£1,943.09	£0.00	£0.00	£1,943.09	
15/10/2024 Total						£17,000.46	£3,764.34	£1,505.78	£22,270.58	
31/10/2024	Plastering	Labour	Insulation Installer	Insulation Specialist	Fix insulation to ceiling (layer 1) Fix insulation to ceiling (layer 2) Fix insulation to ceiling (layer 3)	£161.26 £161.26 £161.25	£40.32 £40.32 £40.31	£16.13 £16.13 £16.12	£231.71 £217.71 £217.68	
			Plasterer	2 Plasterers & Mate	Apply finish to ceiling plaster to roofs Apply finish to plaster to floors Apply finish to plaster to side 1 Apply finish to plaster to side 2 Apply finish to wall plastering Apply reveal and cill finish to plaster Apply window reveal and cill finish to plaster	£1,711.31 £967.11 £1,345.06 £1,345.06 £1,455.00 £69.82 £95.51	£427.83 £241.78 £336.26 £336.26 £363.75 £17.44 £23.90	£171.13 £96.71 £134.51 £134.51 £145.50 £6.99 £9.57	£2,310.27 £1,305.60 £1,815.83 £1,815.83 £1,964.25 £94.25 £128.98	
			Sundry Labour	Plasterer's Mate General Labourer	Fix plasterboard to floor ceilings Fix plasterboard to roof ceilings Fix plasterboard to side 1 Fix plasterboard to side 2 Fix reveal and cill plastering Fix window reveal and cill plastering Fix/apply plastering to walls Lay floor screed	£451.32 £798.61 £784.62 £784.62 £69.82 £95.51 £1,212.50 £1,165.12	£112.83 £199.65 £196.16 £196.16 £17.44 £23.90 £303.13 £291.28	£45.13 £79.86 £78.46 £78.46 £6.99 £9.57 £121.25 £116.51	£609.28 £1,078.12 £1,059.24 £1,059.24 £94.25 £128.98 £1,636.88 £1,572.91	
			Labour Total		Fix insulation Fix floor insulation	£273.39 £162.97	£68.35 £40.74	£27.34 £16.30	£369.08 £220.01	
			Material	Concrete Insulation Plastering	Readymix floor screed with fibres (Allowance £165 per m³) GP Fibreglass insulation Roll 100mm 10.64m² GP Fibreglass insulation Roll 150mm 5.42m² Isover Acoustic Insulation Roll 100mm 11m² Pack Board Finish Plaster 25kg	Readymix floor screed Insulation to ceiling (layer 3) Insulation to stud wall Insulation to ceiling (layer 1) Insulation to ceiling (layer 2) Insulation to floors	£1,260.14 £362.36 £349.70 £521.30 £521.30 £456.32	£315.04 £90.59 £87.43 £130.33 £130.33 £114.08	£126.01 £36.24 £34.97 £52.13 £52.13 £45.63	£1,701.19 £489.18 £472.10 £703.76 £703.76 £616.03
				Plastering	Board Finish Plaster 25kg	Finish to plaster to floor ceilings Finish to plaster to side 1 of stud wall Finish to plaster to side 2 of stud wall Finish to plasterboard for roof ceilings Plaster finish to walls Reveal and cill finish to plaster Window reveal and cill finish to plaster	£64.21 £111.63 £111.63 £113.61 £120.75 £4.63 £6.35	£16.05 £27.91 £27.91 £28.40 £30.19 £1.15 £1.60	£6.42 £11.16 £11.16 £11.36 £12.07 £0.46 £0.67	£86.68 £150.70 £150.70 £153.37 £163.01 £6.24 £8.62
				Plasterboard Adhesive 25kg	Reveal and cill plastering fixing system / basecoat Window reveal & cill plaster fixing system / base coat	£8.60 £11.76	£2.16 £2.92	£0.86 £1.15	£11.62 £15.83	
				Plasterboard Square Edge 1200 x 2400 x 12.5mm	Plasterboard to floor ceilings Plasterboard to roof ceilings Plasterboard to side 1 of stud wall Plasterboard to side 2 of stud wall Plastering to inner blockwall Reveal and cill plaster finish Reveal and cill plaster finish to window	£258.62 £457.61 £446.03 £446.03 £482.49 £18.68 £25.57	£64.66 £114.40 £111.51 £111.51 £120.62 £4.69 £6.37	£25.86 £45.76 £44.60 £44.60 £48.25 £1.88 £2.54	£349.14 £617.77 £600.14 £600.14 £651.36 £25.25 £34.48	
				Plasterboard Tape 50mm x 90m	Plaster joint treatment to floor ceilings Plaster joint treatment to side 1 of stud wall Plaster joint treatment to side 2 of stud wall Plasterboard joint treatment for roof ceilings Reveal and cill plaster joint treatment Wall plastering joint treatment Window reveal and cill plaster joint treatment	£10.32 £17.94 £17.94 £18.27 £0.76 £19.40 £0.97	£2.58 £4.49 £4.49 £4.57 £0.18 £4.84 £0.24	£1.03 £1.79 £1.79 £1.83 £0.07 £1.94 £0.08	£13.93 £24.22 £24.22 £24.67 £1.01 £26.18 £1.29	
				PVC Plastering Corner Bead 2.44m	Corner Bead Window reveal corner bead	£63.41 £89.62	£15.84 £22.42	£6.36 £8.98	£85.61 £121.02	
				Screws and Fixings	Drywall Timber Screws 65mm (Pack of 250) Gyproc Drywall Screws 42mm (Pack of 1000)	Wall plastering fixing system / basecoat Plaster fixings to floor ceilings Plaster fixings to side 1 of stud wall Plaster fixings to side 2 of stud wall Plasterboard fixings for roof ceilings	£46.19 £10.38 £18.04 £18.04 £18.37	£11.55 £2.60 £4.51 £4.51 £4.59	£4.62 £1.04 £1.80 £1.80 £1.84	£62.36 £14.02 £24.35 £24.35 £24.80
			Material Total			£6,508.97	£1,627.26	£650.88	£8,787.11	
			Plant	Light plant	Screed pump	£550.00	£137.50	£55.00	£742.50	
			Plant Total			£550.00	£137.50	£55.00	£742.50	
31/10/2024 Total	Plastering Total					£20,330.09	£5,082.57	£2,033.05	£27,445.71	
28/11/2024	Electrical 2nd Fix	Labour	Electrician	Electrician	Fix consumer unit Second fix Shower Second fix Bathroom Extractor Fan Second fix ceiling light fitting Second fix door bell Second fix double external socket Second fix double socket Second fix downlighter Second fix earth and cross bonding Second fix electric hob Second fix fused spur Second fix heat pump electrics Second fix immersion Second fix kitchen extractor Second fix light switch Second fix outside light Second fix outside light fitting Second fix oven circuit Second fix pull cord light switch Second fix strip light Second fix TV point Second fix unit lights Second fix wall light Second fix WC light fitting Shower Circuit Testing and commissioning First fix fused spur	£87.50 £35.00 £52.50 £119.00 £35.00 £10.50 £208.75 £295.00 £140.00 £17.50 £15.75 £70.00 £17.50 £35.00 £196.00 £35.00 £35.00 £35.00 £17.50 £14.00 £17.50 £17.50 £28.00 £34.65 £42.00 £14.00 £105.00 £280.00 £57.94	£8.75 £8.75 £13.12 £29.75 £8.75 £2.62 £51.19 £70.00 £35.00 £4.38 £3.94 £17.50 £4.38 £8.75 £49.00 £8.75 £3.50 £17.50 £3.50 £4.38 £4.38 £7.00 £3.46 £10.50 £3.50 £26.25 £70.00 £14.48	£8.75 £3.50 £5.25 £11.90 £3.50 £1.05 £20.88 £28.00 £14.00 £1.75 £1.58 £7.00 £1.75 £3.50 £19.60 £8.75 £3.50 £1.75 £1.40 £1.75 £1.40 £2.80 £3.46 £4.20 £1.40 £10.50 £28.00 £5.79	£118.13 £47.25 £70.87 £160.65 £47.25 £14.17 £276.42 £378.00 £189.00 £23.63 £21.27 £94.50 £23.63 £47.25 £264.60 £47.25 £47.25 £23.63 £18.90 £23.63 £37.80 £46.77 £56.70 £18.90 £141.75 £378.00 £78.21	
			Material	Electrics	16A MCB 32A MCB	Minorature circuit breakers Minorature circuit breakers	£19.69 £11.81	£4.92 £2.95	£1.97 £1.18	£26.58 £15.94

Date required	Build phase	Type of resource	Resource type	Resource description	Item used for	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead
	Joinery 2nd Fix Total					£11,561.54	£1,640.48	£656.21	£13,858.23
	Plumbing 2nd Fix	Labour	Plumber	Plumber	Fit and connect taps Fit basin, plug, pedestal and waste Fit bath panel and waste Fit enclosure Fit lockshield valve Fit thermostatic valve Fit tray and waste Fit WC cistern and connect Fix and connect timer Fix brackets and hang radiator Fix fittings and hang radiator Fix pump Fix shower attachments Fix shower pipework Fix shower unit Plumber & Mate	£80.00 £360.00 £100.00 £160.00 £80.00 £80.00 £120.00 £360.00 £40.00 £100.00 £80.00 £20.00 £40.00 £80.00 £48.00 £650.00	£20.00 £90.00 £25.00 £40.00 £20.00 £20.00 £30.00 £90.00 £10.00 £25.00 £20.00 £5.00 £10.00 £20.00 £12.00 £162.50	£8.00 £36.00 £10.00 £16.00 £8.00 £8.00 £12.00 £36.00 £4.00 £10.00 £8.00 £2.00 £4.00 £8.00 £4.80 £65.00	£108.00 £486.00 £335.00 £216.00 £108.00 £108.00 £162.00 £486.00 £54.00 £135.00 £108.00 £27.00 £54.00 £108.00 £64.80 £877.50
		Labour Total			Testing and commissioning	£2,398.00	£599.50	£239.80	£3,237.30
		Material	Bathroom	Bath Panel 1700mm (Allowance E21) Shower Tray Waste 90mm Tile Seal Strip 1m	Bath panel Shower waste Seal to shower tray	£21.52 £25.01 £28.50	£5.38 £6.25 £7.12	£2.45 £2.50 £2.85	£29.05 £33.76 £38.47
			Carassing Timber	Sawn Dry Graded Structural Softwood Treated 47 x 100mm	Base for shower tray	£13.11	£3.28	£1.31	£17.70
			Copper Fittings	Copper End Feed Elbow 15mm	Elbows for connections	£3.36	£0.84	£0.34	£4.54
			Heating Controls	Centralised System Timer System Pump 15-50	System timer System pump	£96.35 £153.75	£24.09 £38.44	£9.64 £15.38	£130.08 £207.57
			Plumbing	Chrome Isolating Ball Valve Copper x Copper 15mm Chrome Isolating Ball Valve Copper x Copper 22mm Copper Thermostatic Radiator Valve 15mm x 1/2 inch Copper Wheelhead/Lockshield Valve 15mm x 1/2 inch	Isolate flow Isolate flow Thermostatic valves Lockshield valves	£14.51 £10.21 £68.80 £25.80	£3.63 £2.55 £17.20 £6.45	£1.45 £1.02 £6.88 £2.58	£19.59 £13.78 £92.88 £34.83
			Plumbing Pipe	15mm Copper Tube Copper Tube EN1057 15mm (per m) Copper Tube EN1057 22mm (per m)	Shower pipe connections Connect tap to flow Connect tap to flow	£12.10 £8.91 £6.33	£3.02 £2.23 £1.58	£1.21 £0.89 £0.63	£16.33 £12.03 £8.54
			Radiators	K1 Radiator 400mm x 600mm K2 Radiator 400mm x 1100mm K2 Radiator 400mm x 1400mm K2 Radiator 400mm x 1600mm Straight Towel Warmer Chrome 500mm x 1140mm	Radiator inc brackets Radiator inc brackets Radiator inc brackets Radiator inc brackets Radiator inc fittings	£30.65 £186.55 £128.12 £140.42 £313.65	£7.66 £46.64 £32.03 £35.10 £78.41	£3.06 £18.66 £12.96 £14.04 £31.36	£41.37 £251.85 £172.96 £189.56 £423.42
			Screws and Fixings	Brown Wall Plugs (Pack of 100) Wood Screws Steel CSK Twin Thread 6 x 0.75 inch (Pack of 200) Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200) Wood Screws Steel CSK Twin Thread 8 x 2.5 inch (Pack of 200)	Plugs for screws Secure bath feet to floor Fixings to screen Secure pan	£0.86 £0.18 £0.38 £0.23	£0.21 £0.04 £0.10 £0.06	£0.07 £0.02 £0.04 £0.02	£1.14 £0.24 £0.52 £0.31
			Sealants	All Purpose Silicone White 0.31Litre Silicone Sealant Clear 0.31 Litre	Secure pedestal Screws for brackets Screws for fittings Silicone to fittings Silicone to screen edges Silicone to bath fittings Silicone to fittings	£0.12 £1.05 £0.42 £1.00 £1.00 £5.00 £4.50	£0.03 £0.25 £0.10 £0.25 £2.50 £1.25 £1.13	£0.01 £0.10 £0.04 £0.10 £1.00 £0.50 £0.45	£0.16 £1.40 £0.56 £13.50 £13.50 £6.75 £6.08
			Showers	Electric Thermostatic Shower 8.5KW (Allowance £110)	Electric shower	£225.50	£56.38	£22.55	£304.43
			Soil & Vent	WC Connector 2.5dia 110mm	Pan connector	£29.92	£7.48	£3.99	£40.39
			Waste Pipe & Fittings	Waste Pipe 32mm x 3m Waste Pipe 40mm x 3m	Shower waste pipe Waste pipe Waste pipe	£6.05 £3.03 £1.68	£1.51 £0.76 £0.42	£0.60 £0.30 £0.17	£8.16 £4.09 £2.27
			Wastes & Plugs	Bath Trap Bottle Trap 76mm Brass Basin Waste with Plug and Chain Brass Bath Waste with Plug and Chain	Shallow waste trap Waste bottle trap Plug waste Plug waste	£3.26 £15.28 £30.40 £13.86	£0.82 £3.82 £7.60 £3.46	£0.33 £1.53 £3.04 £1.39	£4.41 £20.63 £41.04 £18.71
			Material Total			£1,640.37	£410.07	£164.01	£2,214.45
		Sundry	Provisional Sum	Provisional Sum (No Profit Margin Added)	Allowance for Ensuite, bathroom and WC sanitary and brassware. Supply of UFH components other than pipework in the slab which has been quoted for by MCB.	£7,000.00 £5,341.00	£0.00 £0.00	£0.00 £0.00	£7,000.00 £5,341.00
		Sundry Total				£12,341.00	£0.00	£0.00	£12,341.00
	Plumbing 2nd Fix Total					£16,379.37	£1,009.57	£403.81	£17,792.75
28/11/2024 Total						£31,538.57	£3,549.43	£1,419.80	£36,507.80
20/12/2024	Internal Fitting Out	Labour	Carpenter	2nd Fix Carpenter Joiner	Install boxing in Install soil pipe boxing in Fit 0.9m door bars Remove ease and refit existing doors	£93.00 £186.00 £82.67 £124.00	£23.25 £46.50 £20.67 £31.00	£9.30 £18.60 £8.27 £12.40	£125.55 £251.10 £113.61 £167.40
			Ceramic Tiler	Ceramic Tiler	Apply 2nd layer of tile adhesive Fit ceramic tiles Fix and grout borders Fix and grout tiles Fix decorative tiles Lay de-coupling membrane Pour levelling compound	£90.27 £1,155.48 £567.30 £2,196.29 £271.25 £90.27 £90.27	£22.57 £288.87 £141.82 £549.07 £67.81 £22.57 £22.57	£9.03 £115.55 £56.73 £219.63 £27.12 £9.03 £9.03	£121.87 £1,559.90 £765.85 £2,964.99 £366.18 £121.87 £121.87
			Plasterer	2 Plasterers & Mate	Fix additional plasterboard	£22.14	£5.54	£2.21	£29.89
		Labour Total				£4,968.94	£1,242.24	£496.90	£6,708.08
		Material	Carassing Timber	Sawn Softwood Kiln Dried Treated 47 x 50mm Sawn Softwood Kiln Dried Treated 47 x 75mm	Vertical studs to boxing in Vertical studs to soil pipe boxing in Horizontal noggings to boxing in	£15.67 £29.39 £12.98	£3.92 £7.35 £3.24	£1.57 £2.94 £1.30	£21.16 £39.68 £17.52
			Ceramics etc.	Ceramic Border Tile (Allowance £0.40 Each) Ceramic Decorative Tile (Allowance £0.60 Each) Ceramic Tile Trim 9 x 2500mm Purchase wall tiles (£20 - m2)	Border tiles Decorative tiles Tile edge trim Tiles	£8.90 £67.33 £22.05 £1,239.84	£2.22 £16.83 £5.51 £309.96	£0.89 £5.73 £2.20 £123.98	£10.01 £88.73 £27.76 £1,673.78
			Flooring	Allowance for Ceramic Floor Tiles De-coupling Waterproof Membrane (Allowance £8 per m²) Large Format Tile Adhesive 20kg	Ceramic floor tiles De-coupling membrane 2nd layer of tile adhesive Tile adhesive	£489.22 £195.69 £98.83 £98.83	£122.30 £48.92 £24.71 £24.71	£48.92 £19.57 £9.88 £9.88	£660.44 £264.18 £133.42 £133.42
			Insulation	Self Levelling Compound 25kg Threshold Door Bar 0.9m	Self levelling compound Threshold door bar 0.9m	£143.50 £101.64	£35.88 £25.41	£14.35 £10.16	£193.73 £137.21
			Plastering	Rockwool RW3 Insulation Slab 600 x 1200 x 25mm (Pack of 16) Plasterboard Square Edge 1200 x 2400 x 12.5mm Tile Backer Board 1200 x 800 x 12mm	Insulation to soil pipe boxing in Plasterboard facing to boxing in Tile backer board facing to boxing in	£180.40 £8.81 £49.33	£45.10 £2.20 £12.33	£18.04 £0.88 £4.93	£243.54 £0.88 £66.59
			Sealants	Silicone Sealant White 0.31 Litre Waterproof Tile Adhesive & Grout Large	Sealant to tiles Tile grout	£6.46 £122.50	£1.62 £30.62	£0.65 £12.25	£8.73 £165.37

Date required	Build phase	Type of resource	Resource type	Resource description	Item used for	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead
					Undercoat for window board	£25.26	£6.35	£2.51	£34.12
					Undercoating to skirting board side 1 of stud wall	£34.90	£8.72	£3.49	£47.11
					Undercoating to skirting board side 2 of stud wall	£34.90	£8.72	£3.49	£47.11
			Material Total			£2,287.16	£571.96	£238.71	£3,087.83
			Internal Decoration Total			£7,556.48	£1,889.41	£755.70	£10,201.59
15/01/2025	Total					£7,556.48	£1,889.41	£755.70	£10,201.59
18/02/2025	External Decoration	Labour	Carpenter	Joiner	Apply sealant	£65.76	£16.43	£6.59	£88.78
			Decorator	Decorator	Apply gloss to exterior of door	£25.91	£6.48	£2.59	£34.98
					Apply paint to door frame externally	£26.88	£6.72	£2.68	£36.28
					Apply paint/varnish to external cill	£6.94	£1.74	£0.69	£9.37
					Apply primer to external cill	£6.94	£1.74	£0.69	£9.37
					Apply primer to door frame externally	£26.88	£6.72	£2.68	£36.28
					Apply undercoat to door frame externally	£26.88	£6.72	£2.68	£36.28
					Apply undercoat to exterior of door	£25.91	£6.48	£2.59	£34.98
					Apply undercoat/varnish to external cill	£6.94	£1.74	£0.69	£9.37
					Prepare external cill for decoration	£6.94	£1.74	£0.69	£9.37
					Prepare exterior of door for painting	£25.91	£6.48	£2.59	£34.98
					Prepare exterior of door frame for decoration	£26.88	£6.72	£2.68	£36.28
		Labour Total				£278.77	£69.71	£27.84	£376.32
		Material	Decoration	Gloss Brilliant White 5 Litre	Paint for door externally	£8.14	£2.04	£0.81	£10.99
					Paint for door frame externally	£3.01	£0.75	£0.31	£4.07
				Outdoor Varnish Clear Gloss 750ml	Paint/varnish for external cill	£0.93	£0.23	£0.10	£1.26
					Primer for external cill	£0.93	£0.23	£0.10	£1.26
					Undercoat/varnish for external cill	£0.93	£0.23	£0.10	£1.26
				Undercoat White 5 Litre	Primer for door frame externally	£12.26	£3.07	£1.23	£16.56
					Undercoat for door externally	£33.08	£8.27	£3.31	£44.66
					Undercoat for door frame externally	£12.26	£3.07	£1.23	£16.56
		Material Total				£71.54	£17.89	£7.19	£96.62
		External Decoration Total				£350.31	£87.60	£35.03	£472.94
18/02/2025	Total					£350.31	£87.60	£35.03	£472.94
19/02/2025	Cleaning	Labour	Carpenter	Joiner & Mate	Sundry cleaning labour	£1,020.00	£255.00	£102.00	£1,377.00
			Groundworker	Groundworker & Mate	Sundry cleaning labour	£940.00	£235.00	£94.00	£1,269.00
		Labour Total				£1,960.00	£490.00	£196.00	£2,646.00
		Plant				£570.00	£142.50	£57.00	£769.50
		Plant Total	Spoil removal	Skip - 8 Yard (6.1m ³) inc. Disposal	Sundry cleaning plant	£570.00	£142.50	£57.00	£769.50
		Cleaning Total				£2,530.00	£632.50	£253.00	£3,415.50
19/02/2025	Total					£2,530.00	£632.50	£253.00	£3,415.50
Grand Total						£465,979.25	£51,017.48	£20,406.99	£537,403.72

Itemised Cost by Resource Type

Type of resource	Resource type	Resource description	Resource purchase unit	Resource quantity including total wastage	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead	
Labour	Bricklayer	2 Bricklayers & Mate	Hours	187.25	£15,728.65	£3,932.15	£1,572.87	£21,233.67	
		Bricklayer	Hours	121.32	£3,882.12	£970.54	£388.22	£5,240.88	
		Bricklayer & Mate	Hours	206.32	£10,728.64	£2,682.16	£1,072.86	£14,483.66	
	Bricklayer Total			514.88	£30,339.41	£7,584.85	£3,033.95	£40,958.21	
	Carpenter	2nd Fix Carpenter	Hours	9.00	£279.00	£69.75	£27.90	£376.65	
		Joiner	Hours	156.30	£4,845.30	£1,211.46	£484.56	£6,541.32	
		Joiner & Mate	Hours	70.65	£3,603.38	£900.85	£360.34	£4,864.57	
		Joiner's Mate	Hours	59.88	£1,197.69	£299.43	£119.77	£1,616.89	
	Carpenter Total			295.84	£9,925.37	£2,481.49	£992.57	£13,399.43	
	Ceramic Tiler	Ceramic Tiler	Hours	143.91	£4,461.13	£1,115.28	£446.12	£6,022.53	
	Ceramic Tiler Total			143.91	£4,461.13	£1,115.28	£446.12	£6,022.53	
	Decorator	Decorator	Hours	195.79	£5,482.33	£1,370.73	£548.24	£7,401.30	
	Decorator Total			195.79	£5,482.33	£1,370.73	£548.24	£7,401.30	
	Electrician	Electrician	Hours	64.39	£2,253.65	£563.44	£225.37	£3,042.46	
		Electrician & Mate	Hours	71.19	£4,129.15	£1,032.28	£412.91	£5,574.34	
	Electrician Total			135.58	£6,382.80	£1,595.72	£638.28	£8,616.80	
	Flat Roofer	Flat Roofer & Mate	Hours	13.82	£663.31	£165.82	£66.33	£895.46	
	Flat Roofer Total			13.82	£663.31	£165.82	£66.33	£895.46	
	Groundworker	Groundworker	Hours	50.58	£1,416.36	£354.10	£141.65	£1,912.11	
		Groundworker & Mate	Hours	58.60	£2,754.34	£688.58	£275.43	£3,718.35	
	Groundworker Total			109.19	£4,170.70	£1,042.68	£417.08	£5,630.46	
	Insulation Installer	Insulation Specialist	Hours	23.62	£590.42	£147.62	£59.06	£797.10	
	Insulation Installer Total			23.62	£590.42	£147.62	£59.06	£797.10	
	Plasterer	2 Plasterers & Mate	Hours	150.89	£12,373.13	£3,093.31	£1,237.36	£16,703.80	
		Plasterer's Mate	Hours	13.67	£273.39	£68.35	£27.34	£369.08	
	Plasterer Total			164.56	£12,646.52	£3,161.66	£1,264.70	£17,072.88	
	Plumber	Plumber	Hours	192.49	£7,699.78	£1,924.94	£769.99	£10,394.71	
		Plumber & Mate	Hours	10.00	£650.00	£162.50	£65.00	£877.50	
	Plumber Total			202.49	£8,349.78	£2,087.44	£834.99	£11,272.21	
	Roof Tiler	3 Roof Tilers & Mate	Hours	38.60	£4,014.52	£1,003.63	£401.45	£5,419.60	
		Roof Tiler	Hours	22.94	£642.39	£160.60	£64.24	£867.23	
		Roof Tiler & Mate	Hours	9.72	£466.71	£116.67	£46.67	£630.05	
	Roof Tiler Total			71.27	£5,123.62	£1,280.90	£512.36	£6,916.88	
	Sundry Labour	General Labourer	Hours	24.15	£482.97	£120.74	£48.30	£652.01	
	Sundry Labour Total			24.15	£482.97	£120.74	£48.30	£652.01	
	Labour Total				1895.09	£88,618.36	£22,154.93	£8,861.98	£119,635.27
	Material	Aggregate	Blue Circle Mastercrete Original Cement 25kg Bag	Each	123.64	£803.66	£200.93	£80.37	£1,084.96
			Building Sand Bulk Bag	Each	20.79	£1,226.59	£306.65	£122.66	£1,655.90
			Pea Gravel Bulk Bag	Each	43.02	£2,430.44	£607.60	£243.04	£3,281.08
			Sub Base MOT Type 1 Bulk Bag	Each	117.32	£6,628.71	£1,657.19	£662.87	£8,948.77
		Aggregate Total			304.77	£11,089.40	£2,772.37	£1,108.94	£14,970.71
		Bathroom	Bath Panel 1700mm (Allowance £21)	Each	1.03	£21.52	£5.38	£2.15	£29.05
			Shower Tray Waste 90mm	Each	2.05	£25.01	£6.25	£2.50	£33.76
			Tile Seal Strip 1m	Each	4.10	£28.50	£7.12	£2.85	£38.47
		Bathroom Total			7.18	£75.03	£18.75	£7.50	£101.28
		Blocks	Solid Dense Concrete Block 7N 440 x 215 x 100mm	m ²	13.37	£181.86	£45.46	£18.19	£245.51
		Blocks Total			13.37	£181.86	£45.46	£18.19	£245.51
Bonded Abrasives		Diamond Core Drill Bit 38mm x 150mm	Each	0.15	£2.74	£0.68	£0.27	£3.69	
		Diamond Core Drill Bit 45mm x 150mm	Each	0.10	£2.88	£0.72	£0.29	£3.89	
Bonded Abrasives Total				0.26	£5.62	£1.40	£0.56	£7.58	
Bricks		Engineering Brick - Class A Blue 65mm	Each	33.86	£53.16	£13.29	£5.32	£71.77	
		Facing Bricks - Provisional (Allowance £1.20 Each)	Each	8422.41	£10,106.89	£2,526.72	£1,010.70	£13,644.31	
		Plinth stretcher bricks	Each	393.17	£1,965.83	£491.46	£196.58	£2,653.87	
		Red engineering brick	Each	3204.07	£2,499.19	£624.79	£249.92	£3,373.90	
Bricks Total				12053.52	£14,625.07	£3,656.26	£1,462.52	£19,743.85	
Brickwork Sundries		Cavity Tray Gable Abutment	Each	27.48	£305.05	£76.26	£30.50	£411.81	
		Cavity Trays Standard (Allowance £6.50 Each)	Each	1.89	£12.28	£3.07	£1.23	£16.58	
		Horizontal Cavity Tray 440mm	Each	20.68	£123.06	£30.76	£12.31	£166.13	
		Pitch Polymer DPC 100mm x 20m	Each	13.08	£179.18	£44.78	£17.92	£241.88	
		Pitch Polymer DPC 150mm x 20m	Each	3.46	£78.73	£19.74	£7.88	£106.35	
Brickwork Sundries Total				66.59	£698.30	£174.61	£69.84	£942.75	
Builders Metalwork		Timber Frame Tie inc. Nails 100mm DD140	Each	542.28	£206.08	£51.52	£20.61	£278.21	
Builders Metalwork Total				542.28	£206.08	£51.52	£20.61	£278.21	
Carcassing Timber		Sawn Batten Treated 25 x 38mm	m	725.34	£413.45	£103.36	£41.34	£558.15	
		Sawn Dry Graded Structural Softwood 47 x 100mm	m	9.97	£26.42	£6.60	£2.64	£35.66	
		Sawn Dry Graded Structural Softwood 75 x 100mm	m	9.97	£41.86	£10.46	£4.19	£56.51	
		Sawn Dry Graded Structural Softwood Treated 47 x 100mm	m	4.60	£13.11	£3.28	£1.31	£17.70	
		Sawn Dry Graded Structural Softwood Treated 75 x 100mm	m	9.97	£45.34	£11.34	£4.53	£61.21	
		Sawn Softwood Kiln Dried 47 x 75mm	m	92.54	£181.44	£45.38	£18.14	£244.96	
		Sawn Softwood Kiln Dried Treated 47 x 50mm	m	31.74	£45.06	£11.27	£4.51	£60.84	
		Sawn Softwood Kiln Dried Treated 47 x 75mm	m	93.98	£202.06	£50.50	£20.21	£272.77	
Carcassing Timber Total				978.10	£968.74	£242.19	£96.87	£1,307.80	
Ceramics etc.		Ceramic Border Tile (Allowance £0.40 Each)	Each	168.32	£67.33	£16.83	£6.73	£90.89	
		Ceramic Decorative Tile (Allowance £0.60 Each)	Each	36.75	£22.05	£5.51	£2.20	£29.76	
		Ceramic Tile Trim 9 x 2500mm	Each	12.35	£62.98	£15.74	£6.30	£85.02	
		Purchase wall tiles (£20 - m2)	Each	61.99	£1,239.84	£309.96	£123.98	£1,673.78	

Type of resource	Resource type	Resource description	Resource purchase unit	Resource quantity including total wastage	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead
Ceramics etc. Total				279.41	£1,392.20	£348.04	£139.21	£1,879.45
Chimney Sundries	DUNBRIK Class 1 Liner Sealant 310ml Dun-Seal	Each		10.50	£70.35	£17.59	£7.04	£94.98
	DUNBRIK Insulating Backfill 20kg	Each		10.50	£73.50	£18.38	£7.35	£99.23
	DUNBRIK Milner Scored Fireback Buff 400mm 400FB	Each		1.05	£110.25	£27.56	£11.02	£148.83
	DUNBRIK Square Rebated Flue Liner Bend 22.5 Degree 200mm 8B.	Each		2.10	£38.43	£9.61	£3.84	£51.88
	DUNBRIK Square Rebated Flue Liner Straight 140mm Tall 200mm 8LS	Each		1.05	£9.29	£2.32	£0.93	£12.54
	DUNBRIK Square Rebated Flue Liner Straight 230mm Tall 200mm 8L.	Each		33.60	£379.68	£94.92	£37.97	£512.57
	DUNBRIK Straight Roll Top Chimney Pot Red 300mm ROLL300	Each		1.05	£35.18	£8.80	£3.52	£47.50
	DUNBRIK Throat Lintel/Gather Unit 800mm AF225/800	Each		1.05	£99.75	£24.94	£9.98	£134.67
Chimney Sundries Total				60.90	£816.43	£204.12	£81.65	£1,102.20
Concrete	Readymix Concrete GEN 1, 125mm slump 2-3m³ (Allowance £140 per m³)	m³		1.72	£240.59	£60.15	£24.06	£324.80
	Readymix Concrete GEN 1, 50 - 70mm slump 6m³ (Allowance £135 m³)	m³		4.75	£641.45	£160.37	£64.14	£865.96
	Readymix Concrete RC 30, 50mm slump 6m³ (Allowance £135 per m³)	m³		1.20	£162.10	£40.52	£16.21	£218.83
	Readymix floor screed with fibres (Allowance £165 per m³)	m³		7.64	£1,260.14	£315.04	£126.01	£1,701.19
Concrete Total				15.31	£2,304.28	£576.08	£230.42	£3,110.78
Copper Fittings	Copper Double Check Valve 28mm	Each		2.10	£39.90	£9.98	£3.99	£53.87
	Copper End Feed Bent Cylinder Union 22mm x 1 inch	Each		2.10	£5.78	£1.44	£0.58	£7.80
	Copper End Feed Bent Tap Connector 15mm x 1/2 inch	Each		6.30	£23.94	£5.98	£2.39	£32.31
	Copper End Feed Bent Tap Connector 22mm x 3/4 inch	Each		8.40	£55.86	£13.96	£5.59	£75.41
	Copper End Feed Elbow 15mm	Each		58.80	£23.52	£5.88	£2.36	£31.76
	Copper End Feed Elbow 22mm	Each		54.60	£64.43	£16.11	£6.44	£86.98
	Copper End Feed Elbow 28mm	Each		12.60	£34.66	£8.66	£3.47	£46.79
	Copper End Feed Equal Tee 15mm	Each		40.95	£17.61	£4.40	£1.76	£23.77
	Copper End Feed Equal Tee 22mm	Each		48.30	£52.16	£13.04	£5.22	£70.42
	Copper End Feed Equal Tee 28mm	Each		10.50	£28.88	£7.22	£2.89	£38.99
	Copper End Feed Female Elbow 15mm x 1/2 inch	Each		6.30	£26.78	£6.70	£2.68	£36.16
	Copper End Feed Female Straight Connector 22mm x 3/4 inch	Each		8.40	£42.00	£10.50	£4.20	£56.70
	Copper End Feed Female Wallplate Elbow 15mm x 1/2 inch	Each		6.30	£33.08	£8.27	£3.31	£44.66
	Copper End Feed Imperial/Metric Adaptor 22mm x 3/4 inch	Each		8.40	£11.84	£2.96	£1.18	£15.98
	Copper End Feed Imperial/Metric Adaptor 28mm x 1 inch	Each		2.10	£2.50	£0.62	£0.25	£3.37
	Copper End Feed Male Elbow 15mm x 1/2 inch	Each		6.30	£11.34	£2.84	£1.13	£15.31
	Copper End Feed Male Straight Connector 22mm x 3/4 inch	Each		8.40	£57.54	£14.38	£5.75	£77.67
	Copper End Feed Obtuse Elbow 15mm	Each		6.30	£2.77	£0.69	£0.28	£3.74
	Copper End Feed Obtuse Elbow 22mm	Each		8.40	£21.84	£5.46	£2.18	£29.48
	Copper End Feed Reduced Branch Tee 22mm x 22mm x 15mm	Each		12.60	£25.83	£6.46	£2.58	£34.87
	Copper End Feed Reduced Branch Tee 28mm x 28mm x 15mm	Each		2.10	£9.87	£2.47	£0.99	£13.33
	Copper End Feed Reduced Branch Tee 28mm x 28mm x 22mm	Each		2.10	£11.34	£2.84	£1.13	£15.31
	Copper End Feed Reduced Coupler 15mm x 10mm	Each		6.30	£9.45	£2.36	£0.94	£12.75
	Copper End Feed Reduced Coupler 15mm x 8mm	Each		6.30	£14.18	£3.54	£1.42	£19.14
	Copper End Feed Reduced Coupler 22mm x 15mm	Each		14.70	£15.73	£3.93	£1.57	£21.23
	Copper End Feed Reduced End Tee 15mm x 15mm x 22mm	Each		8.40	£22.68	£5.67	£2.27	£30.62
	Copper End Feed Reduced End Tee 22mm x 15mm x 22mm	Each		8.40	£21.00	£5.25	£2.10	£28.35
	Copper End Feed Reduced End Tee 28mm x 15mm x 28mm	Each		2.10	£6.30	£1.58	£0.63	£8.51
	Copper End Feed Reduced End Tee 28mm x 22mm x 28mm	Each		2.10	£10.82	£2.70	£1.08	£14.60
	Copper End Feed Reduced End/Branch Tee 22mm x 15mm x 15mm	Each		10.50	£21.52	£5.38	£2.15	£29.05
	Copper End Feed Stop End 15mm	Each		9.45	£1.32	£0.33	£0.13	£1.78
	Copper End Feed Stop End 22mm	Each		12.60	£4.54	£1.14	£0.45	£6.13
	Copper End Feed Stop End 28mm	Each		2.10	£1.89	£0.47	£0.19	£2.55
	Copper End Feed Straight Coupler 15mm	Each		58.80	£13.53	£3.39	£1.36	£18.28
	Copper End Feed Straight Coupler 22mm	Each		42.35	£16.52	£4.13	£1.65	£22.30
	Copper End Feed Straight Coupler 28mm	Each		8.40	£12.52	£3.13	£1.25	£16.90
	Copper End Feed Straight Cylinder Union 22mm x 1 inch	Each		2.10	£8.08	£2.02	£0.81	£10.91
	Copper End Feed Straight Reducer 22mm x 15mm	Each		14.70	£20.29	£5.07	£2.03	£27.39
	Copper End Feed Straight Reducer 28mm x 15mm	Each		2.10	£3.15	£0.79	£0.32	£4.26
	Copper End Feed Straight Reducer 28mm x 22mm	Each		4.20	£9.66	£2.42	£0.97	£13.05
	Copper End Feed Straight Tap Connector 15mm x 1/2 inch	Each		6.30	£10.08	£2.52	£1.01	£13.61
	Copper End Feed Straight Tap Connector 22mm x 3/4 inch	Each		12.60	£37.80	£9.45	£3.78	£51.03
	Copper End Feed Street Elbow 15mm	Each		6.30	£4.66	£1.16	£0.47	£6.29
Copper Fittings Total				563.15	£869.19	£217.29	£86.93	£1,173.41
Cylinders	Unvented Pre-plumbed Cylinder 180L Indirect	Each		1.03	£1,045.50	£261.38	£104.55	£1,411.43
Cylinders Total				1.03	£1,045.50	£261.38	£104.55	£1,411.43
Damp Proofing	Polythene DPM Blue 300mu 4 x 25m PIFA (27.6kg)	Each		0.31	£15.78	£3.95	£1.58	£21.31
Damp Proofing Total				0.31	£15.78	£3.95	£1.58	£21.31
Decoration	Contract Emulsion Brilliant White 5 Litre	Each		8.38	£320.14	£80.04	£32.01	£432.19
	Contract Emulsion Magnolia 5 Litre	Each		16.74	£1,049.78	£262.47	£104.98	£1,417.23
	Gloss Brilliant White 5 Litre	Each		2.66	£106.21	£26.59	£10.65	£143.45
	Outdoor Varnish Clear Gloss 750ml	Each		0.23	£2.79	£0.69	£0.30	£3.78
	Undercoat White 5 Litre	Each		5.41	£879.78	£220.06	£87.96	£1,187.80
Decoration Total				33.42	£2,358.70	£589.85	£235.90	£3,184.45
Door Furniture	Butt Hinge Brass 102mm	Pair		22.55	£160.11	£40.03	£16.02	£216.16
	Georgian Brass Internal Latch Pack	Each		11.28	£214.23	£53.56	£21.43	£289.22
Door Furniture Total				33.83	£374.34	£93.59	£37.45	£505.38
Doors	Hardwood French Doors 1500 Wide	Each		1.03	£1,096.75	£274.19	£109.68	£1,480.62
	Internal Door 6 Panel Smooth 838 x 1981mm	Each		10.25	£722.62	£180.66	£72.26	£975.54
	Internal Door 6 Panel Textured Undercoated 762 x 1981mm	Each		1.03	£43.56	£10.89	£4.36	£58.81
Doors Total				12.30	£1,862.93	£465.74	£186.30	£2,514.97

Type of resource	Resource type	Resource description	Resource purchase unit	Resource quantity including total wastage	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead	
Drainage		Geotextile Membrane Jointing Tape 50mm x 50m	Each	1.05	£14.07	£3.52	£1.41	£19.00	
		Geotextile Membrane Non-Woven 100m x 4.50m	Each	0.05	£10.57	£2.64	£1.06	£14.27	
		Manhole Cover & Frame 600 x 450mm	Each	4.20	£156.24	£39.06	£15.62	£210.92	
		Plastic Pipe Bend DS 22.5 deg 110mm	Each	12.60	£35.28	£8.82	£3.53	£47.63	
		Plastic Pipe Bend DS 45 deg 110mm	Each	12.60	£44.10	£11.02	£4.41	£59.53	
		Plastic Pipe Bend DS 87.5 deg 110mm	Each	6.30	£22.05	£5.51	£2.20	£29.76	
		Plastic Pipe Bend SS 11.25 deg 110mm	Each	12.60	£34.52	£8.63	£3.45	£46.60	
		Plastic Pipe Coupling DS 110mm	Each	21.00	£34.86	£8.72	£3.49	£47.07	
		Plastic Pipe Plain Ended 3m x 110mm	Each	21.00	£185.64	£46.41	£18.56	£250.61	
		Universal M/H P/P Insp Chamber 940 x 100mm	Each	4.20	£672.00	£168.00	£67.20	£907.20	
		Wavin Aquacell Eco 500mm x 400mm x 1m	Each	16.80	£504.00	£126.00	£50.40	£680.40	
	Drainage Total				112.40	£1,713.33	£428.33	£171.33	£2,312.99
	Electrics		16A MCB	Each	5.25	£19.69	£4.92	£1.97	£26.58
		3 Core & Earth Cable 1mm (100m)	Each	1.63	£90.33	£22.59	£9.03	£121.95	
		32A AC Isolator Switch	Each	1.08	£15.26	£3.82	£1.53	£20.61	
		32A MCB	Each	4.20	£15.75	£3.93	£1.57	£21.25	
		6A MCB	Each	5.25	£13.12	£3.28	£1.31	£17.71	
		Back Box Metal 1G 16mm	Each	23.10	£9.70	£2.43	£0.97	£13.10	
		Back Box Metal 1G 25mm	Each	15.75	£7.56	£1.88	£0.75	£10.19	
		Back Box Metal 1G 47mm	Each	2.10	£1.84	£0.46	£0.18	£2.48	
		Back Box Metal 2G 25mm	Each	40.95	£23.35	£5.84	£2.34	£31.53	
		Back Box Metal 2G 47mm	Each	2.10	£2.60	£0.64	£0.26	£3.50	
		Bathroom Extractor Fan	Each	3.15	£78.75	£19.69	£7.88	£106.32	
		Bell Push	Each	1.05	£3.15	£0.79	£0.32	£4.26	
		Bell Transformer	Each	1.05	£13.12	£3.28	£1.31	£17.71	
		Bell Wire 2 Core (100m)	Each	0.11	£1.07	£0.27	£0.11	£1.45	
		Boiler Termination Box	Each	1.05	£8.35	£2.09	£0.84	£11.28	
		Cable Clips 1mm (Pack of 100)	Each	3.05	£2.49	£0.62	£0.25	£3.36	
		Cable Clips 2.5mm (Pack of 100)	Each	1.67	£1.38	£0.33	£0.13	£1.84	
		Cable Clips 6mm (Pack of 100)	Each	0.26	£0.58	£0.16	£0.05	£0.79	
		Ceiling Rose & Pendant	Each	17.85	£59.80	£14.95	£5.98	£80.73	
		Consumer Unit 5+5 way Split Load	Each	1.05	£94.50	£23.62	£9.45	£127.57	
		Cooker Connection Plate	Each	2.10	£7.56	£1.88	£0.76	£10.20	
		Cooker Control Unit	Each	1.05	£9.50	£2.38	£0.95	£12.83	
		Door Chime	Each	1.05	£14.28	£3.57	£1.43	£19.28	
		Double Pole Switch 45A	Each	1.05	£13.54	£3.38	£1.35	£18.27	
		Double Socket 13A	Each	32.55	£76.50	£19.12	£7.65	£103.27	
		Double Socket 13A with twin USB	Each	8.40	£146.16	£36.54	£14.62	£197.32	
		Earth Cable 10mm (per m)	m	84.00	£84.84	£21.21	£8.48	£114.53	
		Earth Cable 16mm (per m)	m	2.10	£3.63	£0.91	£0.36	£4.90	
		Earth Clamp	Each	14.70	£8.53	£2.13	£0.85	£11.51	
		Feature Front Wall Light	Each	1.05	£21.63	£5.41	£2.16	£29.20	
		Feature Wall Light	Each	6.30	£115.92	£28.98	£11.59	£156.49	
		Flood Light 8W LED PIR	Each	1.05	£13.96	£3.49	£1.40	£18.85	
		Flourescent Light 5'	Each	1.05	£35.18	£8.80	£3.52	£47.50	
		Fused Spur 13A	Each	6.30	£36.54	£9.13	£3.66	£49.33	
		Grommets 20mm (Pack of 100)	Each	1.28	£3.53	£0.89	£0.37	£4.79	
		Heat Resistant 4 Core 0.75mm (per m)	m	3.15	£1.92	£0.48	£0.19	£2.59	
		Kitchen Fan Ducting Kit	Each	0.53	£15.75	£3.94	£1.58	£21.27	
		Light Switch 6A 1G 1 Way	Each	23.10	£24.02	£6.00	£2.40	£32.42	
		Light Switch 6A 1G 2 Way	Each	7.35	£16.17	£4.04	£1.62	£21.83	
		Mains CO Detector With Battery Back Up	Each	1.05	£55.12	£13.78	£5.51	£74.41	
		Mains Downlight standard	Each	42.00	£203.70	£50.92	£20.37	£274.99	
		Mains Heat Detector	Each	1.05	£28.04	£7.01	£2.80	£37.85	
		Pull Cord Switch 45A	Each	2.10	£17.01	£4.25	£1.70	£22.96	
		Pull Cord Switch 6A	Each	2.10	£6.40	£1.60	£0.64	£8.64	
		Satellite Compatible Coax Cable (100m)	Each	0.50	£20.92	£5.23	£2.09	£28.24	
		Shaver Light Socket	Each	2.10	£52.50	£13.12	£5.25	£70.87	
		Sheathing Metal 12.5mm x 2m	Each	45.15	£75.39	£18.86	£7.55	£101.80	
		Sheathing Metal 25mm x 2m	Each	60.90	£127.92	£31.98	£12.78	£172.68	
		Single Surface Pattress	Each	2.10	£2.00	£0.50	£0.20	£2.70	
		Smoke Detector Mains	Each	3.15	£52.61	£13.15	£5.26	£71.02	
		Talis Cable Double Insulated 25mm (per m)	m	4.20	£14.28	£3.57	£1.43	£19.28	
		TV point	Each	4.20	£15.96	£3.99	£1.60	£21.55	
		Twin & Earth Cable 1.5mm (50m)	Each	6.43	£163.22	£40.80	£16.32	£220.34	
		Twin & Earth Cable 1mm (50m)	Each	0.63	£13.29	£3.33	£1.33	£17.95	
		Twin & Earth Cable 2.5mm (50m)	Each	7.22	£267.28	£66.79	£26.74	£360.81	
		Twin & Earth Cable 6mm (50m)	Each	0.32	£25.36	£6.34	£2.54	£34.24	
		Twin & Earth Cable 6mm (per m)	m	73.50	£139.64	£34.91	£13.96	£188.51	
		Under Unit Light	Each	3.15	£42.21	£10.55	£4.22	£56.98	
		WC Ceiling Light Fitting	Each	2.10	£55.86	£13.96	£5.59	£75.41	
		Weatherproof Outdoor Socket 2G	Each	1.05	£10.50	£2.62	£1.05	£14.17	
Electrics Total					594.84	£2,500.76	£625.13	£250.10	£3,375.99
Felts & Membranes			Breather Membrane Heavy Weight 1.5 x 50m	Each	2.73	£357.93	£89.48	£35.79	£483.20
Felts & Membranes Total					2.73	£357.93	£89.48	£35.79	£483.20
Flooring			Allowance for Ceramic Floor Tiles	Each	489.22	£489.22	£122.30	£48.92	£660.44

Type of resource	Resource type	Resource description	Resource purchase unit	Resource quantity including total wastage	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead
		De-coupling Waterproof Membrane (Allowance £8 per m²)	m²	24.46	£195.69	£48.92	£19.57	£264.18
		Large Format Tile Adhesive 20kg	Each	9.78	£197.66	£49.42	£19.76	£266.84
		Self Levelling Compound 25kg	Each	8.15	£143.50	£35.88	£14.35	£193.73
		Threshold Door Bar 0.9m	Each	8.40	£101.64	£25.41	£10.16	£137.21
	Flooring Total			540.01	£1,127.71	£281.93	£112.76	£1,522.40
	Heat Pumps Air	Heat Pump Wall Bracket	Each	1.03	£116.85	£29.21	£11.68	£157.74
		Panasonic 12kW Aqarea Monobloc Heat Pump	Each	1.03	£4,120.50	£1,030.12	£412.05	£5,562.67
	Heat Pumps Air Total			2.05	£4,237.35	£1,059.33	£423.73	£5,720.41
	Heating Controls	Centralised System Timer	Each	2.05	£192.70	£48.18	£19.28	£260.16
		Cylinder Thermostat	Each	1.03	£31.26	£7.82	£3.13	£42.21
		Room Thermostat	Each	1.03	£29.11	£7.28	£2.91	£39.30
		System Pump 15-50	Each	1.03	£153.75	£38.44	£15.38	£207.57
	Heating Controls Total			5.13	£406.82	£101.72	£40.70	£549.24
	Insulation	Cavity Closer 140mm x 3m	m	100.32	£902.88	£225.72	£90.29	£1,218.89
		Compressible Foundation Board 2400 x 1200 x 50mm	Each	0.26	£4.05	£1.01	£0.40	£5.46
		GP Fibreglass Insulation Roll 100mm 10.64m²	Each	28.83	£712.06	£178.02	£71.21	£961.29
		GP Fibreglass Insulation Roll 150mm 5.42m²	Each	57.60	£1,042.60	£260.66	£104.26	£1,407.52
		Isover Acoustic Insulation Roll 100mm 11m2 Pack	Roll	8.15	£456.32	£114.08	£45.63	£616.03
		Polyisocyanurate Insulation Board 2400 x 1200 x 100mm	Each	14.48	£412.72	£103.18	£41.28	£557.18
		Rockwool RW3 Insulation Slab 600 x 1200 x 25mm (Pack of 16)	Each	6.76	£180.40	£45.10	£18.04	£243.54
	Insulation Total			216.40	£3,711.03	£927.77	£371.11	£5,009.91
	Leadwork	Lead Flashing Code 3 - 3m x 300mm	Each	1.05	£42.00	£10.50	£4.20	£56.70
		Lead Flashing Code 4 - 3m x 300mm	Each	6.56	£357.34	£89.33	£35.73	£482.40
	Leadwork Total			7.61	£399.34	£99.83	£39.93	£539.10
	Lintels	Prestressed Concrete Lintel 65 x 100 x 750mm	Each	6.15	£49.20	£12.30	£4.92	£66.42
		Standard Duty Timber Frame Lintel 90-105 mm cavity 1050 mm	Each	8.20	£258.32	£64.56	£25.84	£348.72
		Standard Duty Timber Frame Lintel 90-105 mm cavity 1200 mm	Each	2.05	£74.82	£18.70	£7.48	£101.00
		Standard Duty Timber Frame Lintel 90-105 mm cavity 1800 mm	Each	4.10	£262.40	£65.60	£26.24	£354.24
		Standard Duty Timber Frame Lintel 90-105 mm cavity 2700 mm	Each	5.13	£645.75	£161.45	£64.60	£871.80
		Standard Duty Timber Frame Lintel 90-105 mm cavity 3300 mm	Each	1.03	£246.00	£61.50	£24.60	£332.10
		Steel Timber Frame Lintel 3300mm	Each	1.03	£155.80	£38.95	£15.58	£210.33
	Lintels Total			27.68	£1,692.29	£423.06	£169.26	£2,284.61
	Plastering	Board Finish Plaster 25kg	Each	60.89	£532.81	£133.21	£53.30	£719.32
		Plasterboard Adhesive 25kg	Each	1.69	£20.36	£5.08	£2.01	£27.45
		Plasterboard Square Edge 1200 x 2400 x 12.5mm	Each	239.53	£2,143.84	£535.96	£214.37	£2,894.17
		Plasterboard Tape 50mm x 90m	Each	13.70	£85.60	£21.39	£8.53	£115.52
		PVC Plastering Corner Bead 2.44m	Each	40.27	£153.03	£38.26	£15.34	£206.63
		Tile Backer Board 1200 x 800 x 12mm	Each	3.77	£49.33	£12.33	£4.93	£66.59
	Plastering Total			359.85	£2,984.97	£746.23	£298.48	£4,029.68
	Plumbing	Brass Ball Valve 22mm	Each	1.08	£11.50	£2.88	£1.15	£15.53
		Chrome Isolating Ball Valve Copper x Copper 15mm	Each	9.68	£21.77	£5.45	£2.18	£29.40
		Chrome isolating Ball Valve Copper x Copper 22mm	Each	2.15	£10.21	£2.55	£1.02	£13.78
		Clip Over Pipe Clip 15mm	Each	122.55	£8.58	£2.14	£0.86	£11.58
		Clip Over Pipe Clip 22mm	Each	130.08	£14.31	£3.58	£1.43	£19.32
		Copper Pipe Clip 28mm (Pack of 100)	Each	0.26	£8.90	£2.22	£0.89	£12.01
		Copper Thermostatic Radiator Valve 15mm x 1/2 inch	Each	8.60	£68.80	£17.20	£6.88	£92.88
		Copper Wheelhead/Lockshield Valve 15mm x 1/2 inch	Each	8.60	£25.80	£6.45	£2.58	£34.83
	Plumbing Total			282.98	£169.87	£42.47	£16.99	£229.33
	Plumbing Pipe	15mm Copper Tube	m	4.40	£12.10	£3.02	£1.21	£16.33
		Copper Tube EN1057 15mm (per m)	m	137.50	£371.25	£92.82	£37.13	£501.20
		Copper Tube EN1057 22mm (per m)	m	143.00	£822.26	£205.56	£82.22	£1,110.04
		Copper Tube EN1057 28mm (per m)	m	28.60	£211.64	£52.91	£21.17	£285.72
	Plumbing Pipe Total			313.50	£1,417.25	£354.31	£141.73	£1,913.29
	Radiators	K1 Radiator 400mm x 600mm	Each	1.03	£30.65	£7.66	£3.06	£41.37
		K2 Radiator 400mm x 1100mm	Each	2.05	£186.55	£46.64	£18.66	£251.85
		K2 Radiator 400mm x 1400mm	Each	1.03	£128.12	£32.03	£12.81	£172.96
		K2 Radiator 400mm x 1600mm	Each	1.03	£140.42	£35.10	£14.04	£189.56
		Straight Towel Warmer Chrome 500mm x 1140mm	Each	2.05	£313.65	£78.41	£31.36	£423.42
	Radiators Total			7.18	£799.39	£199.84	£79.93	£1,079.16
	Rainwater Goods	Plastic Half Round Gutter 4m x 112mm	Each	9.36	£86.56	£21.64	£8.66	£116.86
		Plastic Round Downpipe 4m x 68mm	Each	6.72	£67.20	£16.80	£6.72	£90.72
	Rainwater Goods Total			16.08	£153.76	£38.44	£15.38	£207.58
	Rainwater Goods Accessories	Plastic Half Round Gutter Angle 90 deg 112mm	Each	12.60	£51.66	£12.92	£5.17	£69.75
		Plastic Half Round Gutter Running Outlet 68mm Downpipe	Each	6.30	£22.68	£5.67	£2.27	£30.62
		Plastic Half Round Gutter Stop End External 112mm	Each	12.60	£22.05	£5.51	£2.20	£29.76
		Plastic Half Round Gutter Support Bracket 112mm	Each	40.95	£37.67	£9.42	£3.77	£50.86
		Plastic Half Round Gutter Union Bracket 112mm	Each	8.40	£23.10	£5.78	£2.31	£31.19
		Plastic Round Downpipe Bend 68mm	Each	12.60	£35.28	£8.82	£3.53	£47.63
		Plastic Round Downpipe Bracket 68mm	Each	25.20	£46.62	£11.66	£4.66	£62.94
		Plastic Round Downpipe Connector 68mm	Each	4.20	£9.24	£2.31	£0.92	£12.47
	Rainwater Goods Accessories Total			122.85	£248.30	£62.09	£24.83	£335.22
	Roof Tiles	Roof Tile Clay Interlocking Low Profile Each (10 per m² approx) (Allowance £2.50 Each)	Each	1762.23	£4,405.56	£1,101.39	£440.56	£5,947.51
		Segmental Ridge Tile 457mm	Each	40.95	£147.42	£36.86	£14.74	£199.02
	Roof Tiles Total			1803.18	£4,552.98	£1,138.25	£455.30	£6,146.53
	Roofing Sundries	Cement Soffit Strip 2400 x 150 x 4.5mm	Each	13.55	£15.45	£3.86	£1.55	£20.86
		GRP Fibreglass 75mm Detail Bandage 50m Roll	Roll	0.18	£3.53	£0.88	£0.35	£4.76

Type of resource	Resource type	Resource description	Resource purchase unit	Resource quantity including total wastage	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead	
		GRP Fibreglass Angle Fillet Trim 3m	Each	3.12	£41.20	£10.30	£4.12	£55.62	
		GRP Fibreglass Catalyst 1kg	Each	1.77	£14.46	£3.61	£1.45	£19.52	
		GRP Fibreglass External Corner Fillet	Each	8.40	£92.40	£23.10	£9.24	£124.74	
		GRP Fibreglass Fabric 450g Chopped Strand Mat 44.44m² Pack	Pack	4.84	£244.27	£61.07	£24.43	£329.77	
		GRP Fibreglass Resin 20kg	Each	1.66	£72.07	£18.02	£7.20	£97.29	
		GRP Fibreglass Topcoat 20kg	Each	0.55	£43.35	£10.84	£4.34	£58.53	
		GRP Fibreglass Trim Adhesive 310ml	Each	9.69	£78.02	£19.50	£7.80	£105.32	
		PVC Dry Ridge Vent System	m	18.71	£168.43	£42.11	£16.84	£227.38	
		PVC Dry Verge System	m	33.07	£302.57	£75.64	£30.26	£408.47	
	Roofing Sundries Total			95.55	£1,075.75	£268.93	£107.58	£1,452.26	
	Screws and Fixings	Brown Wall Plugs (Pack of 100)	Each	0.31	£0.86	£0.21	£0.07	£1.14	
		Clout Nails Galvanised 50mm x 25kg (slating)	Each	0.01	£0.75	£0.19	£0.08	£1.02	
		Cut Clasp Nails 65mm x 25kg	Each	0.14	£25.02	£6.26	£2.50	£33.78	
		Cut Clasp Nails 75mm x 25kg	Each	0.04	£5.77	£1.44	£0.58	£7.79	
		Drywall Timber Screws 65mm (Pack of 250)	Each	6.51	£46.19	£11.55	£4.62	£62.36	
		Gyproc Drywall Screws 42mm (Pack of 1000)	Each	5.40	£64.83	£16.21	£6.48	£87.52	
		Hammer in Fixing 8mm x 100mm (Pack of 12)	Each	14.48	£36.88	£9.22	£3.68	£49.78	
		Jagged Plasterboard Nails Galvanised 40mm x 25kg	Each	0.19	£55.74	£13.91	£5.55	£75.20	
		Panel Pins Bright 40mm x 0.25kg	Each	4.82	£20.24	£5.06	£2.03	£27.33	
		Red Wall Plugs (Pack of 100)	Each	1.96	£4.56	£1.11	£0.45	£6.12	
		Round Wire Nails Galvanised 65mm x 25kg	Each	1.03	£140.60	£35.15	£14.06	£189.81	
		Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (Pack of 100)	Each	0.41	£1.53	£0.37	£0.14	£2.04	
		Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)	Each	2.17	£16.49	£4.10	£1.64	£22.23	
		Wood Screws Steel CSK Twin Thread 6 x 0.75 inch (Pack of 200)	Each	0.09	£0.18	£0.04	£0.02	£0.24	
		Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	Each	1.52	£5.38	£1.35	£0.51	£7.24	
		Wood Screws Steel CSK Twin Thread 8 x 2.5 inch (Pack of 200)	Each	0.15	£1.47	£0.35	£0.14	£1.96	
	Screws and Fixings Total			39.22	£426.49	£106.52	£42.55	£575.56	
	Sealants	All Purpose Silicone White 0.31Litre	Each	2.75	£11.00	£2.75	£1.10	£14.85	
		Silicone Sealant Clear 0.31 Litre	Each	2.38	£9.50	£2.38	£0.95	£12.83	
		Silicone Sealant White 0.31 Litre	Each	6.79	£23.09	£5.81	£2.36	£31.26	
		Waterproof Tile Adhesive & Grout Large	Each	5.33	£122.50	£30.62	£12.25	£165.37	
		Waterproof Tile Adhesive Extra Large 10L	Each	7.61	£190.21	£47.55	£19.02	£256.78	
	Sealants Total			24.85	£356.30	£89.11	£35.68	£481.09	
	Sheet Material	BBA OSB3 2400 x 1200 x 9mm	Each	1.03	£21.14	£5.28	£2.11	£28.53	
		Hardwood Ply WBP 2440 x 1220 x 12mm	Each	1.34	£29.40	£7.35	£2.93	£39.68	
	Sheet Material Total			2.37	£50.54	£12.63	£5.04	£68.21	
	Showers	Electric Thermostatic Shower 8.5kW (Allowance £110)	Each	2.05	£225.50	£56.38	£22.55	£304.43	
	Showers Total			2.05	£225.50	£56.38	£22.55	£304.43	
	Soil & Vent	Air Admittance Valve 110mm	Each	1.05	£25.41	£6.35	£2.54	£34.30	
		Soil Pipe 110mm x 2m	Each	0.53	£6.72	£1.68	£0.67	£9.07	
		Soil Pipe 110mm x 3m	Each	7.35	£216.83	£54.21	£21.69	£292.73	
		Soil Pipe Baloon Grating 110mm	Each	2.10	£9.87	£2.47	£0.99	£13.33	
		Soil Pipe Bracket 110mm	Each	9.45	£16.35	£4.09	£1.64	£22.08	
		Soil Pipe Single Socket Access Branch 87.5deg 110mm	Each	3.15	£81.27	£20.32	£8.13	£109.72	
		Soil Pipe Single Socket Bend 87.5deg 110mm	Each	2.10	£21.63	£5.41	£2.16	£29.20	
		Soil Pipe Single Socket Bossed Pipe 110mm	Each	3.15	£26.93	£6.73	£2.69	£36.35	
		Soil Pipe Single Socket Offset Bend 110mm	Each	4.20	£43.68	£10.92	£4.37	£58.97	
		WC Connector 2.5deg 110mm	Each	1.58	£29.92	£7.48	£2.99	£40.39	
	Soil & Vent Total			34.65	£478.61	£119.66	£47.87	£646.14	
	Steel Reinforcement	Allowance for Reinforcement	Each	154.80	£154.80	£38.70	£15.48	£208.98	
		Steel Fabric Reinforcement Mesh 4.8m x 2.4m A393	Each	1.04	£96.92	£24.24	£9.70	£130.86	
	Steel Reinforcement Total			155.84	£251.72	£62.94	£25.18	£339.84	
	Stone	Pre cast flint blocks	m²	100.37	£11,994.12	£2,998.53	£1,199.41	£16,192.06	
	Stone Total			100.37	£11,994.12	£2,998.53	£1,199.41	£16,192.06	
	Sundry Material	Sundry Materials (£)	Each	170.00	£170.00	£42.50	£17.00	£229.50	
	Sundry Material Total			170.00	£170.00	£42.50	£17.00	£229.50	
	Timber Mouldings	PSE Softwood Door Casing Material 32 x 138mm	m	60.92	£341.18	£85.30	£34.12	£460.60	
		Skirting Torus/Ovalo 25 x 125mm	m	237.98	£1,201.77	£300.44	£120.17	£1,622.38	
		Torus Architrave 25 x 75mm (Redwood)	m	121.85	£463.02	£115.76	£46.30	£625.08	
		Window Board 25 x 219mm	m	19.41	£236.75	£59.18	£23.66	£319.59	
	Timber Mouldings Total			440.16	£2,242.72	£560.68	£224.25	£3,027.65	
	Waste Pipe & Fittings	Silicone Lubricant 125gm	Each	2.20	£44.00	£11.00	£4.40	£59.40	
		Waste Pipe 32mm x 3m	Each	3.30	£9.08	£2.27	£0.90	£12.25	
		Waste Pipe 40mm x 3m	Each	0.37	£1.68	£0.42	£0.17	£2.27	
	Waste Pipe & Fittings Total			5.87	£54.76	£13.69	£5.47	£73.92	
	Wastes & Plugs	Bath Trap	Each	1.05	£3.26	£0.82	£0.33	£4.41	
		Bottle Trap 76mm	Each	3.15	£15.28	£3.82	£1.53	£20.63	
		Brass Basin Waste with Plug and Chain	Each	3.15	£30.40	£7.60	£3.04	£41.04	
		Brass Bath Waste with Plug and Chain	Each	1.05	£13.86	£3.46	£1.39	£18.71	
	Wastes & Plugs Total			8.40	£62.80	£15.70	£6.29	£84.79	
	Material Total			20459.48	£82,751.84	£20,688.08	£8,275.24	£111,715.16	
	Plant	Excavators	Backhoe Excavator & Driver (8hr. Day)	Day	10.32	£3,610.54	£902.64	£361.05	£4,874.23
			Mini Digger & Driver (8hr. Day)	Day	0.65	£181.44	£45.36	£18.14	£244.94
	Excavators Total			10.96	£3,791.98	£948.00	£379.19	£5,119.17	
	Light plant	Air Breaker - Heavy	Week	0.60	£42.00	£10.50	£4.20	£56.70	
		Screed Pump	Week	1.00	£550.00	£137.50	£55.00	£742.50	

Type of resource	Resource type	Resource description	Resource purchase unit	Resource quantity including total wastage	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead
		Shovel	Week	1.40	£16.80	£4.20	£1.68	£22.68
		Tile Cutter	Week	3.40	£34.00	£8.50	£3.40	£45.90
		Tile Cutter Electric	Week	1.60	£184.00	£46.00	£18.40	£248.40
		Trench Rammer Wacker BS45/BS60	Week	0.80	£64.00	£16.00	£6.40	£86.40
		Wheelbarrow	Week	0.80	£8.00	£2.00	£0.80	£10.80
		Light plant Total		9.60	£898.80	£224.70	£89.88	£1,213.38
		Power Tool	Week	0.80	£64.00	£16.00	£6.40	£86.40
		Power Tool Total		0.80	£64.00	£16.00	£6.40	£86.40
		Safety Equipment	Week	46.00	£138.00	£34.50	£13.80	£186.30
		Safety Equipment Total		46.00	£138.00	£34.50	£13.80	£186.30
		Site Accomodation	Week	4000.00	£5,200.00	£1,300.00	£520.00	£7,020.00
		Portable Toilet	Week	40.00	£1,600.00	£400.00	£160.00	£2,160.00
		Site Cabin	Week	40.00	£2,000.00	£500.00	£200.00	£2,700.00
		Site Accomodation Total		4080.00	£8,800.00	£2,200.00	£880.00	£11,880.00
		Spoil removal	Each	18.12	£6,159.28	£1,539.82	£615.92	£8,315.02
		Skip - 6 Yard (4.6m³) inc. Disposal	Each	5.27	£1,369.86	£342.47	£136.99	£1,849.32
		Skip - 8 Yard (6.1m³) inc. Disposal	Each	2.07	£588.92	£147.23	£58.89	£795.04
		Spoil removal Total		25.45	£8,118.06	£2,029.52	£811.80	£10,959.38
		Sundry Plant	Each	4.00	£160.00	£40.00	£16.00	£216.00
		Sundry Plant Total		4.00	£160.00	£40.00	£16.00	£216.00
		Plant Total		4176.81	£21,970.84	£5,492.72	£2,197.07	£29,660.63
		Subcontractor	Unit	8227.02	£8,227.02	£2,056.75	£822.70	£11,106.47
		Scaffolding Contractor Total		8227.02	£8,227.02	£2,056.75	£822.70	£11,106.47
		Solar Panels (PV) Quotations	Unit	1.00	£7,930.00	£0.00	£0.00	£7,930.00
		Solar Panels (PV) Quotations Total		1.00	£7,930.00	£0.00	£0.00	£7,930.00
		Subcontractor Total		8228.02	£16,157.02	£2,056.75	£822.70	£19,036.47
		Sundry	Each	1000.00	£1,000.00	£250.00	£100.00	£1,350.00
		Insurance Total		1000.00	£1,000.00	£250.00	£100.00	£1,350.00
		Provisional Sum	Each	253981.19	£253,981.19	£0.00	£0.00	£253,981.19
		Provisional Sum Total		253981.19	£253,981.19	£0.00	£0.00	£253,981.19
		Sundry Item	Each	1500.00	£1,500.00	£375.00	£150.00	£2,025.00
		Sundry Item Total		1500.00	£1,500.00	£375.00	£150.00	£2,025.00
		Sundry Total		256481.19	£256,481.19	£625.00	£250.00	£257,356.19
		Grand Total		291240.59	£465,979.25	£51,017.48	£20,406.99	£537,403.72

Sales Price by Material Type

