



Construction Estimating



Extension

for

Mr.N.Smith

at

123 Anywhere Road



Construction Estimating



Mr.N.Smith
123 Anywhere Road

Site address:
123 Anywhere Road

Thursday, 29 December 2022

Dear Mr.N.Smith

Job: Extension

Thank you for choosing Construction Estimating Service.

Following the information and plans you have submitted, we are pleased to enclose your Estimate Pack which includes the following:

- Project cost summary
- Detailed cost breakdown for materials, plant and labour
- Detailed cost breakdown by build phase
- Indicative build programme
- A word document with full breakdown by build phase including your proposed mark up on costs

Paper printouts of these documents can be provided for an additional charge of £15.99.

If you are unsure about anything within the estimate, please refer to the Estimate Assumptions page within the pack. Alternatively, you can email us at admin@constructionestimating.co.uk and we'll be happy to help.

We trust that we have interpreted your requirements correctly.

Although every care has been taken in the preparation of your estimate, on receipt of your completed estimate, it is your responsibility to check the estimate for any errors or omissions within 5 working days from date of delivery. Should you identify any errors or omissions that you believe require attention please contact Construction Estimating Service who will aim to promptly remedy the estimate without charge to you, as appropriate. Please see our full terms and conditions available on www.constructionestimating.co.uk for details.

All other variations to estimates post-delivery are subject to fees chargeable at our hourly rate. Please ask Construction Estimating Service for details.

Wishing you every success with your project.

Yours sincerely

Construction Estimating Team



Construction Estimating

CONTACT DETAILS

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Abbreviated Cost Breakdown

Resource	Total
Material	£16,867.39
Labour	£16,897.69
Plant	£1,877.71
Sundry	£5,500.00
Subcontractor	£1,303.53
Grand Total*	£42,446.32

*Grand Total includes builder margin.

Estimate Assumptions

We have generally assumed good site access and where possible mechanical devices are available to assist with construction. Site is assumed to be level unless stated.

Ground is assumed to be excavated using normal plant and machinery and that the ground is not rock or subject to ground water, running sand or other issues.

Please note we have allowed the following Provisional Sums within this estimate:

Supply and Install 1st Fix Electrics	£750.00
Supply and Install 2nd Fix Electrics	£750.00
Supply and Install 1st Fix Plumbing and Heating	£1,000.00
Supply and Install 2nd Fix Plumbing and Heating	£1,000.00
Supply Sanitary Ware	£1,000.00
Supply and Install External Drainage	£1,000.00

Please note we have made no allowance for the following items within this estimate:

Decorations and alterations to areas other than those described and directly associated with the works.

Hard and soft landscaping.

Supply and install wall/ floor tiling and other floor finishes.

We have estimated that the duration of this project will be 12 weeks.

We have allowed for a site strip traditional strip foundations and oversite concrete.

We have allowed for timber suspended floors throughout.

We have allowed for brick cavity walls and an allowance of £800.00 per thousand for the supply of bricks.

We have allowed for a trussed rafter roof, and 1nr access hatch.

We have allowed for 2nr small structural door openings as indicated.

We have allowed for £60.00 each for the supply of internal doors - 5nr total.

We have allowed to plaster decorate all internal areas, along with all 1st and 2nd fix joinery as indicated.

We have allowed for a site toilet and security fencing for the duration of the project.

We have allowed for an overall 15% builders mark-up as discussed.

New homes are currently zero rated for VAT in the UK and consequently the supply of eligible labour and materials used in the construction of new homes (as defined in HMRC VAT Notice 708 Buildings and Construction) is also zero rated. To ensure that self-builders who are not registered for VAT are

not penalised there is a scheme that allows a one-off refund of VAT after the new dwelling has been completed.

For new build, eligible labour and any materials supplied and fixed must be charged at the zero rate of VAT, and materials suppliers must charge the standard rate of VAT (20%). The VAT element can be recovered on completion of the project under HMRC VAT Notice VAT431NB.

Those creating a new dwelling by the first time conversion of a non-residential building must pay the reduced rate of VAT on all eligible labour and materials (currently 5%) and the standard rate VAT (20%) on materials bought directly from suppliers, and can recover both following completion under HMRC VAT Notice VAT431C.

VAT on services including hire of plant tools or scaffold, delivery charges, packaging, professional fees, and non-construction materials such as carpets and white goods, is standard rated and cannot be recovered.

For advice on what you can and can't reclaim please visit www.homebuilding.co.uk/vat or www.hmrc.gov.uk

Additional Costs

Please note that the following fees and costs have not been included in the estimate unless explicitly stated. Typically, these would cost around:

- Legal Fees (site purchase): £500-1,000
- Building Regulations Fees: £500-£1,000 (charged according to scale of project)
- Planning Application Fees: £335
- Topographical Site Survey: Typical cost £350-£500
- Design Fees: Architects charge 7-15% of the total build cost for a service involving design and supervision. For planning drawings from other sources expect to pay from £2,500-£3,500, plus a similar figure for Building Regulations drawings
- Structural Engineers' Fees: £400-£500
- Warranty: Around 1% of contract value
- Self-build Insurance: £500-£800
- Service (utility) connections: Typically, £3,500-£6,000 total
- Demolition Costs (where applicable): Typically, £5,000-£10,000
- External Works: Allow an average of 15% of total build cost
- Stamp Duty and Land Tax (SDLT):

You must pay Stamp Duty Land Tax (SDLT) if you buy a property or land over a certain price in England, Wales and Northern Ireland. The current SDLT threshold is £125,000 for residential properties and £150,000 for non-residential land and properties.

SDLT no longer applies in Scotland. Instead you pay Land and Buildings Transaction Tax when you buy a property.

SDLT tax is currently levied on sale or transfer of non-residential or mixed use property or land at:

How much you pay depends on whether the land or property is:

- Residential
- non-residential or mixed-use

You can use HM Revenue and Customs' (HMRC) Stamp Duty Land Tax calculator to work out how much tax you'll pay. Visit <http://www.hmrc.gov.uk>

Detailed Materials Cost Breakdown

Site Set Up

Set up site ready to commence building works.

Site Establishment (General Site Costs)

Site toilet	Portable Toilet	12 Weeks
Security fencing hire	Fencing - Site Security per Metre	144 Weeks

Total cost excluding VAT **£717.60**

Commencement

Preparation of site and commencement of all building works.

Site Strip (Main Site)

Mini digger for clearing topsoil for removal from site	Mini Digger & Driver (8hr. Day)	0.57 Day
Removal of spoil from site	20 Tonne Tipper & Driver inc. Land Fill Tax	0.6 Each

Total cost excluding VAT **£418.60**

Foundations

Excavate for foundations using mechanical plant (if required) and cast foundations. Please note that the Building Control Officer will inspect the foundation prior to concreting and may require changes to the foundation depth and construction. Variations for additional excavation, trench support and concrete etc. will incur additional costs.

Material

Foundations and Footings (External Walls - Foundations)

Structural concrete	Readymix Concrete GEN 1, 50 - 70mm slump 6m ³ (Allowance £110 m ³)	3.3 m ³
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Labour

Foundations and Footings (External Walls - Foundations)

Excavate trench	Groundworker's Mate	3 Hours
Remove spoil from site	Groundworker	8 Hours
Prepare bottom of trench	Groundworker	2 Hours

Lay structural concrete	Groundworker & Mate	4 Hours
Place cavity fill	Groundworker	3 Hours

Plant

Foundations and Footings (External Walls - Foundations)

Plant for excavation of trench	Mini Digger & Driver (8hr. Day)	0.85 Day
Plant to remove excavated spoil from site	Skip - 6 Yard (4.6m ³) inc. Disposal	1.6 Each
Plant for placing concrete	Shovel	

Total cost excluding VAT **£1,526.90**

Drains

Excavate for all drains and manholes. Lay drains and form manholes as required. Provide all necessary trench supports during installation of drainage.

Provisional Sums

PC Sum EXternal Drains	Provisional Sum (No Profit Margin Added)	1000 Each
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Total cost excluding VAT **£1,000.00**

Footings

Construct brick and block footings off prepared foundations.

Material

Foundations and Footings (External Walls - Foundations)

Trench Blocks	Trench Block 440 x 215 x 300mm	2.5 m ²
Bricks for use in splash course	Engineering Brick - Class A Blue 65mm	99 Each
Cavity Fill	Readymix Concrete GEN 1, 125mm slump 2-3m ³ (Allowance £115 per m ³)	
Blockwork to Inner leaf below dpc, Blockwork to outer leaf below dpc	Solid Dense Concrete Block 7N 440 x 215 x 100mm	
Bricks below splash course	Facing Bricks - Provisional (Allowance £0.60 Each)	
Sand below dpc in brickwork, Sand below dpc in blockwork, Sand below dpc in trench blocks	Building Sand Bulk Bag	
Cement below dpc in brickwork, Cement below dpc in blockwork, Cement below dpc in trench blocks	Blue Circle Mastercrete Original Cement 25kg Bag	

Universal Suspended Timber Ground Floor (Floor)

Air bricks	Wall Vent 215 x 65 x 57mm
Periscope extension sleeves	Periscope Wall/Floor Vent

Labour

Foundations and Footings (External Walls - Foundations)

Backfill trench	Groundworker	2 Hours
Lay Trench Blocks	2 Bricklayers & Mate	2 Hours
Lay blockwork to inner leaf below dpc	2 Bricklayers & Mate	2 Hours
Lay blockwork to outer leaf below dpc	2 Bricklayers & Mate	1 Hour
Lay bricks below splash course	2 Bricklayers & Mate	1 Hour
Lay bricks for use in splash course	2 Bricklayers & Mate	1 Hour

Universal Suspended Timber Ground Floor (Floor)

Build in airbricks	Bricklayer	2 Hours
Fix periscope extension sleeves	Bricklayer	2 Hours

Plant

Foundations and Footings (External Walls - Foundations)

Plant to backfill Trench	Shovel
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Total cost excluding VAT

£1,128.92

Oversite and Slabbing

Construct beam and block floor to ground floor habitable areas

Concrete Slab to the garage

Material

Universal Suspended Timber Ground Floor (Floor)

Concrete to oversite slab	Readymix Concrete GEN 1, 50 - 70mm slump 6m ³ (Allowance £110 m ³)	1.2 m ³
Sub-base to oversite slab	Sub Base MOT Type 1 Bulk Bag	4.1 Each
Sand blinding to oversite slab	Building Sand Bulk Bag	
DPM to oversite slab	Polythene DPM Black 300mu 4 x 25m BBA (27.6kg)	

Labour

Universal Suspended Timber Ground Floor (Floor)

Place and compact concrete oversite slab	Groundworker & Mate	1 Hour
Place and compact sub-base to oversite slab	Groundworker & Mate	1 Hour
Lay sand blinding to oversite slab, Lay DPM to oversite slab, Tamp finish to concrete oversite slab	Groundworker & Mate	

Plant

Universal Suspended Timber Ground Floor (Floor)

Wheel barrow for oversite construction	Wheelbarrow
Plate compactor for preparation of oversite	Plate Compactor
Shovel for oversite construction	Shovel

Total cost excluding VAT

£639.59

Ground Floor Joists

Fix all joists and trimmers as required.

Material

Universal Suspended Timber Ground Floor (Floor)

Floor joists	Sawn Dry Graded Structural Softwood Treated 47 x 200mm	31 m
Bracing between floor joists	Sawn Dry Graded Structural Softwood Treated 47 x 200mm	10 m
Floor joist hangers	Heavy Duty Joist Hanger 50 x 200mm	30 Each
Nailing allowance to floor structure	Round Wire Nails Bright 100mm x 5kg	

Labour

Universal Suspended Timber Ground Floor (Floor)

Fix floor joists	Joiner & Mate	2 Hours
Fix floor joist hangers	Joiner	4 Hours
Fix bracing between floor joists	Joiner	2 Hours

Total cost excluding VAT

£984.35

Masonry Shell

Construct with described cladding in a sand/cement mortar, leaving all joints and external face, with desired finish. All openings around windows, doors etc. to be provided with vertical damp proof courses where required. Internal leaf to be formed as detailed.

Material

Foundations and Footings (External Walls - Foundations)

Brick ties	Brickwork Tie DD140 Type 4 225mm
DPC to brickwork, DPC to blockwork	Pitch Polymer DPC 100mm x 20m

Wall Starters (Wall Join)

Wall starters	Wall Starter Stainless Steel 2.4m
Sealant to wall connection	Polysulphide Sealant Brown
Allowance for sundries	Sundry Materials (£)

Brick and Block Cavity Wall (External Walls)

Bricks above dpc less openings	Facing Bricks - Provisional (Allowance £0.60 Each)	3840 Each
Blocks above dpc less openings	Insulation Block Standard 440 x 215 x 100mm	64 m ²
Cavity Insulation	Cavity Wall Insulation 100 x 455 x 1200mm 10 Sheets 5.46m ²	12 Each
Sand above dpc in brickwork	Building Sand Bulk Bag	2.9 Each
Cement above dpc in brickwork	Blue Circle Mastercrete Original Cement 25kg Bag	17 Each
Brick ties	Brickwork Tie DD140 Type 4 225mm	
DPC to brickwork, DPC to blockwork	Pitch Polymer DPC 100mm x 20m	
Sand above dpc in blockwork	Building Sand Bulk Bag	
Cement above dpc in blockwork	Blue Circle Mastercrete Original Cement 25kg Bag	

Universal Truss Roof (Roof)

Gable abutment (To abutment)	Cavity Tray Gable Abutment	21 Each
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PVCu Windows (1200 x 1000mm window)

Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
External/Combination lintel	Steel Lintel 100 mm Cavity x 1500mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity Closer 100mm x 3m

PVCu Windows (450 x 900mm window)

Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
External/Combination lintel	Steel Lintel 100 mm Cavity x 900mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity Closer 100mm x 3m

PVCu Windows (1000 x 1000mm window)

Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m
External/Combination lintel	Steel Lintel 100 mm Cavity x 1500mm
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm
Cavity closure	Cavity Closer 100mm x 3m

PVCu Windows (1800 x 1050mm window)

External/Combination lintel	Steel Lintel 100 mm Cavity x 2100mm	1 Each
Vertical DPC to sides of window	Pitch Polymer DPC 150mm x 20m	
Dummy frame timber	Sawn Softwood Kiln Dried 47 x 75mm	
Cavity closure	Cavity Closer 100mm x 3m	

Labour

Wall Starters (Wall Join)

Fit wall starters	Bricklayer	4 Hours
Apply sealant to wall connection	Bricklayer	3 Hours

Brick and Block Cavity Wall (External Walls)

Lay bricks above dpc less openings	2 Bricklayers & Mate	39 Hours
Lay blocks above dpc less openings	2 Bricklayers & Mate	20 Hours
Fix cavity Insulation	2 Bricklayers & Mate	3 Hours

Universal Truss Roof (Roof)

Fix gable abutment (To abutment)	Bricklayer	7 Hours
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PVCu Windows (1200 x 1000mm window)

Form opening	Bricklayer	1 Hour
Form dummy frame	Joiner	
Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray	Bricklayer	

PVCu Windows (450 x 900mm window)

Form opening	Bricklayer	1 Hour
Form dummy frame	Joiner	
Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray	Bricklayer	

PVCu Windows (1000 x 1000mm window)

Form opening	Bricklayer	1 Hour
Form dummy frame	Joiner	
Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray	Bricklayer	

PVCu Windows (1800 x 1050mm window)

Form opening	Bricklayer	1 Hour
Form dummy frame	Joiner	
Fix vertical DPC/ Cavity closure, Fix external lintel, Fix preformed cavity tray	Bricklayer	

Total cost excluding VAT

£12,436.26

Erect Scaffold

Erect scaffolding on site to provide access for our contractors. No allowance has been made to adapt the scaffolding for clients or their own contractors' requirements.

Scaffolding

Scaffold budget	Scaffolding Contractor	914 m
Additional weeks hire charge	Scaffolding Contractor	274 m
Allowance for sundry costs	Scaffolding Contractor	£115.00

Total cost excluding VAT

£1,303.53

First Floor Joists

Fix all joists and trimmers as required.

Material

Universal Suspended Floor (Floor)

Floor joists	Sawn Dry Graded Structural Softwood Treated 47 x 200mm	31 m
bracing between floor joists	Sawn Dry Graded Structural Softwood Treated 47 x 200mm	
Floor joist straps	Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mmm	
Floor joist hangers	Joist Hanger 50mm Standard Leg	
Nailing allowance to floor structure	Round Wire Nails Bright 100mm x 5kg	

Labour

Universal Suspended Floor (Floor)

Fix floor joists	Joiner & Mate	2 Hours
Fix floor joist hangers	Joiner	4 Hours
Fix bracing between floor joists, Fix floor joist straps	Joiner	

Total cost excluding VAT

£632.76

Roof Structure

Form roof structure including any fascias and bargeboards and associated guttering as described.

Material

Universal Truss Roof (Roof)

Truss roof assembly	Truss Roof Assembly	£943.00
General roof gable Ladder Rafters	Sawn Dry Graded Structural Softwood Treated 47 x 150mm	16 m
Noggings between roof joists, Noggings between rafters, Gable ladder noggings	Sawn Softwood Kiln Dried Treated 47 x 50mm	
Soffit carriers	Sawn Batten Treated 25 x 38mm	
Wall plate	Sawn Dry Graded Structural Softwood Treated 75 x 100mm	
Eaves fascia, Bargeboard	White 175mm Square Fascia x 16mm x 5m	
Bargeboard fixings, Soffit fixings	White plastic top Nail 40mm - 10G (Pack of 100)	

Roof structure fixings (allowance)	Round Wire Nails Bright 100mm x 5kg
Tilting fillets	Sawn Furring Treated 47 x 50mm
Tilting fillet support board	Cement Soffit Strip 2400 x 150 x 4.5mm
Eaves ventilator	Soffit Vent 2440mm (For 6-10mm soffit board)
Eaves ventilator fixings	Wood Screws Steel CSK Twin Thread 6 x 0.75 inch (Pack of 200)
Gable soffits (side 1), Eaves soffits (side 1)	White 400mm PVC Board x 9mm x 5m
Gutter	Plastic Half Round Gutter 4m x 112mm
Down pipe	Plastic Round Downpipe 4m x 68mm
Stop ends	Plastic Half Round Gutter Stop End External 112mm
Gutter unions	Plastic Half Round Gutter Union Bracket 112mm
Gutter clips	Plastic Half Round Gutter Support Bracket 112mm
Gutter outlet	Plastic Half Round Gutter Running Outlet 68mm Downpipe
Down pipe unions	Plastic Round Downpipe Connector 68mm
Down pipe clips	Plastic Round Downpipe Bracket 68mm
Swan necks	Plastic Round Downpipe Bend 68mm
Wallplate straps, Gable straps at joist level	Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mm
Gable straps at verge level	Lateral Restraint Strap 30 x 5 x 1600mm bent at 100mm

Labour

Universal Truss Roof (Roof)

Fix noggings between roof joists	Joiner	3 Hours
Fix truss roof assembly	Joiner & Mate	16 Hours
Fix noggings between rafters	Joiner	3 Hours
Fix General roof gable ladder rafters	Joiner & Mate	3 Hours
Fix gable ladder noggings	Joiner	1 Hour
Fix eaves fascia	Joiner & Mate	1 Hour
Fix bargeboard	Joiner & Mate	1 Hour
Fix eaves ventilator	Joiner	1 Hour
Fix gable soffits (side1)	Joiner	2 Hours
Fix eaves soffits (side 1)	Joiner	1 Hour
Fix gutter	Joiner	1 Hour
Fix down Pipe	Joiner	2 Hours
Fix tilting fillets, Fix tilting fillet support board, Fix wall plate, Fix soffit carriers, Fix wallplate straps, Fix gable straps at joist level, Fix gable straps at verge level	Joiner	

Total cost excluding VAT

£3,120.27

Roof Tiling

Lay roof covering.

Material

Universal Truss Roof (Roof)

Lathe	Sawn Batten Treated 25 x 38mm	94 m
Tiles	Roof Tile Concrete Interlocking Low Profile Each (10 per m ² approx)	189 Each
Gable abutment (On roof)	Lead Flashing Code 4 - 3m x 300mm	2.7 Each
Lathe nails, Tile Nails, Proprietary ridge fixings, Proprietary gable fixings	Round Wire Nails Galvanised 65mm x 25kg	
Roofing felt	Breather Membrane Heavy Weight 1.5 x 50m	
Ridge tile	Segmental Ridge Tile 457mm	
Tile undercloak 1	Cement Soffit Strip 2400 x 150 x 4.5mm	
Proprietary ridge fixing system	PVC Dry Ridge Vent System	
Proprietary gable fixing system	PVC Dry Verge System	

Labour

Universal Truss Roof (Roof)

Fix tiles, felt and lathe.	3 Roof Tilers & Mate	5 Hours
Fix proprietary gable fixing system	Roof Tiler	4 Hours
Fix gable abutment (On roof)	Roof Tiler & Mate	7 Hours
Fix verge tiles, Fix proprietary ridge fixing system, Fix tile undercloak 1	Roof Tiler	
Fix ridge tile	Roof Tiler & Mate	

Total cost excluding VAT

£1,644.83

Structural Openings

Form structural openings.

Material

Small Structural Openings (Opening In Cavity Wall)

Lintel Number 1	Prestressed Concrete Lintel 140 x 100 x 1050mm	2.3 Each
Lintel Number 2	Prestressed Concrete Lintel 140 x 100 x 1050mm	2.3 Each

Labour

Small Structural Openings (Opening In Cavity Wall)

Remove spoil from structural opening	2 Bricklayers & Mate	1 Hour
Form opening	Bricklayer	8 Hours
Form opening	Bricklayer's Mate	8 Hours
Fix lintels	Bricklayer	2 Hours
Fix lintels	Bricklayer's Mate	2 Hours

Plant

Small Structural Openings (Opening In Cavity Wall)

Plant to remove spoil from site	Skip - 6 Yard (4.6m ³) inc. Disposal	0.37 Each
Plant for removing spoil from structural opening	Wheelbarrow	
Plant for forming structural opening	Disc Cutter 12" Petrol	
Plant for forming structural opening	Shovel	

Total cost excluding VAT

£888.54

Joinery 1st Fix

Form carcassing and first fix timbers.

Material

Universal Suspended Timber Ground Floor (Floor)

Floor Boards	Moisture Resistant Chipboard Flooring TG4 P5 2400 x 600 x 22.0mm	8.7 Each
Insulation to floors	Celotex GA4000 General Purpose PIR Insulation Board 1.2m x 2.4m 100 mm	4.4 Each
Nailing to floorboards	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	

Universal Suspended Floor (Floor)

Floor Boards	Moisture Resistant Chipboard Flooring TG4 P5 2400 x 600 x 22.0mm	8.7 Each
Nailing to floorboards	Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	

Loft Hatch (Sundries)

Loft access hatch	Loft Access Trap Fire Resistant (Class O)
Dry graded softwood access way	Sawn Dry Graded Structural Softwood 47 x 100mm

Stud Walls (Internal Walls)

Vertical studding	Sawn Dry Graded Structural Softwood Treated 47 x 100mm	44 m
Horizontal rails (noggings), Head runner, Sole plate	Sawn Dry Graded Structural Softwood Treated 47 x 100mm	
Nailing allowance to studding	Round Wire Nails Bright 100mm x 5kg	

Typical Panel Doors (Internal Doors)

Door casing	Unprimed 115 x 32mm Door Lining Set No Stops 5100mm	5 Each
Door casing fixings to sides, Door casing fixings	Cut Clasp Nails 75mm x 25kg	

PVCu Windows (1200 x 1000mm window)

Window	210C PVC-U Window Clear Low E Glass 1200 x 1050mm	1 Each
Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)	
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)	
Internal window board	Window Board 25 x 219mm	

PVCu Windows (450 x 900mm window)

Window	110C PVC-U Window Clear Low E Glass 450 x 900mm	1 Each
Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)	
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)	
Internal window board	Window Board 25 x 219mm	

PVCu Windows (1000 x 1000mm window)

Window	210C PVC-U Window Clear Low E Glass 1000 x 1050mm	1 Each
Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)	
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)	
Internal window board	Window Board 25 x 219mm	

PVCu Windows (1800 x 1050mm window)

Window	310CC PVC-U Window Clear Low E Glass 1800 x 1000mm	1 Each
Window fixings to sides	Hammer in Fixing 8mm x 100mm (Pack of 12)	
Window fixings to top and bottom, Fixings to window board	Wood Screws Steel CSK Twin Thread 10 x 3 inch (Pack of 100)	
Internal window board	Window Board 25 x 219mm	

Labour

Universal Suspended Timber Ground Floor (Floor)

Fix floorboarding	Joiner & Mate	3 Hours
Fix floor insulation	Joiner	3 Hours

Universal Suspended Floor (Floor)

Fix floorboarding	Joiner & Mate	3 Hours
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Loft Hatch (Sundries)

Joiner for hatch	Joiner	1 Hour
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Stud Walls (Internal Walls)

Fix studding	Joiner & Mate	2 Hours
Fix horizontal rails (noggings)	Joiner & Mate	2 Hours
Fix head runner, Fix sole plate	Joiner & Mate	

Typical Panel Doors (Internal Doors)

Fix door casing	Joiner	4 Hours
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PVCu Windows (1200 x 1000mm window)

Fix internal window board	Joiner	1 Hour
Fix window	Joiner	1 Hour
Fix glazing	Joiner	1 Hour

PVCu Windows (450 x 900mm window)

Fix window	Joiner	1 Hour
Fix internal window board, Fix glazing	Joiner	

PVCu Windows (1000 x 1000mm window)

Fix window	Joiner	1 Hour
Fix glazing	Joiner	1 Hour
Fix internal window board	Joiner	

PVCu Windows (1800 x 1050mm window)

Fix internal window board	Joiner	2 Hours
Fix window	Joiner	2 Hours
Fix glazing	Joiner	2 Hours

Total cost excluding VAT

£3,140.61

Internal Preparation

An allowance has been made to carry out the preparation works as described. All stripped out material to be either removed from site or recycled where property. All material removed becomes the property of the contractor.

Material

Connecting Wall Plastering (Plastering)

Allowance for sundry materials	Sundry Materials (£)
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Plant

Connecting Wall Plastering (Plastering)

Dispose of timber mouldings from site	Skip - 6 Yard (4.6m ³) inc. Disposal
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Total cost excluding VAT

£28.06

Electrical 1st Fix

Install all cables and conduits prior to plastering.

Provisional Sums

PC Sum 1st Fix Electrics	Provisional Sum (No Profit Margin Added)	750 Each
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Total cost excluding VAT		£750.00
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Plumbing 1st Fix

Install all pipes and plumbing fittings as described.

Provisional Sums

PC Sum 1st Fix Plumbing and Heating	Provisional Sum (No Profit Margin Added)	1000 Each
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Total cost excluding VAT		£1,000.00
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Plastering

Apply plastering system to walls and ceilings.

This build phase also includes floor screed if appropriate to this estimate.

Material

Brick and Block Cavity Wall (External Walls)

Plastering to inner blockwall	Plasterboard Square Edge 1200 x 2400 x 12.5mm	22 Each
Plaster finish to walls	Board Finish Plaster 25kg	
Wall plastering fixing system / basecoat	Plasterboard Adhesive 25kg	
Wall plastering joint treatment	Plasterboard Tape 50mm x 90m	

Universal Suspended Floor (Floor)

Plasterboard to floor ceilings	Plasterboard Square Edge 1200 x 2400 x 12.5mm	
Plaster fixings to floor ceilings	Gyproc Drywall Screws 42mm (Pack of 1000)	
Plaster joint treatment to floor ceilings	Plasterboard Tape 50mm x 90m	
Finish to plaster to floor ceilings	Board Finish Plaster 25kg	
Insulation to floors	GP fibreglass insulation Roll 100mm 10.64m ²	

Universal Truss Roof (Roof)

Plasterboard to roof ceilings	Plasterboard Square Edge 1200 x 2400 x 12.5mm	
Plasterboard fixings for roof ceilings	Gyproc Drywall Screws 42mm (Pack of 1000)	
Plasterboard joint treatment for roof ceilings	Plasterboard Tape 50mm x 90m	
Finish to plasterboard for roof ceilings	Board Finish Plaster 25kg	
Insulation to ceiling (layer 1), Insulation to ceiling (layer 2)	GP fibreglass insulation Roll 150mm 6.99m ²	

Insulation to ceiling (layer 3) GP fibreglass insulation Roll 100mm 10.64m²

Small Structural Openings (Opening In Cavity Wall)

Reveal plaster finish to structural opening	Fire Protective Plasterboard Square Edge 1200 x 2400 x 12.5mm
Reveal plastering fixing system / basecoat to opening	Plasterboard Adhesive 25kg
Reveal plaster joint treatment structural opening	Plasterboard Tape 50mm x 90m
Reveal finish to plaster structural opening	Board Finish Plaster 25kg
Corner Bead to structural opening reveal	PVC Plastering Corner Bead 2.44m

Connecting Wall Plastering (Plastering)

Plastering to walls	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Plastering fixing system/basecoat to walls	Plasterboard Adhesive 25kg
Plastering joint treatment to walls	Plasterboard Tape 50mm x 90m
Plaster finish to walls	Board Finish Plaster 25kg
Sealer/adhesive to walls	PVA 5 Litre

Stud Walls (Internal Walls)

Plasterboard to side 1 of stud wall, Plasterboard to side 2 of stud wall	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Plaster fixings to side 1 of stud wall, Plaster fixings to side 2 of stud wall	Gyproc Drywall Screws 42mm (Pack of 1000)
Plaster joint treatment to side 1 of stud wall, Plaster joint treatment to side 2 of stud wall	Plasterboard Tape 50mm x 90m
Finish to plaster to side 1 of stud wall, Finish to plaster to side 2 of stud wall	Board Finish Plaster 25kg
Insulation to stud wall	GP fibreglass insulation Roll 100mm 10.64m ²

PVCu Windows (1200 x 1000mm window)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

PVCu Windows (450 x 900mm window)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

PVCu Windows (1000 x 1000mm window)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m

Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

PVCu Windows (1800 x 1050mm window)

Reveal and cill plaster finish to window	Plasterboard Square Edge 1200 x 2400 x 12.5mm
Window reveal & cill plaster fixing system / base coat	Plasterboard Adhesive 25kg
Window reveal and cill plaster joint treatment	Plasterboard Tape 50mm x 90m
Window reveal and cill finish to plaster	Board Finish Plaster 25kg
Window reveal corner bead	PVC Plastering Corner Bead 2.44m

Labour

Brick and Block Cavity Wall (External Walls)

Fix/apply plastering to walls	2 Plasterers & Mate	8 Hours
Apply finish to wall plastering	2 Plasterers & Mate	9 Hours

Universal Suspended Floor (Floor)

Fix plasterboard to floor ceilings	2 Plasterers & Mate	1 Hour
Apply finish to plaster to floors	2 Plasterers & Mate	3 Hours
Fix floor insulation	General Labourer	2 Hours

Universal Truss Roof (Roof)

Fix plasterboard to roof ceilings	2 Plasterers & Mate	1 Hour
Apply finish to ceiling plaster to roofs	2 Plasterers & Mate	3 Hours
Fix insulation to ceiling (layer 1), Fix insulation to ceiling (layer 2), Fix insulation to ceiling (layer 3)	Insulation Specialist	

Small Structural Openings (Opening In Cavity Wall)

Fix structural opening reveal plaster	2 Plasterers & Mate	1 Hour
Apply finish to structural opening reveal plaster	2 Plasterers & Mate	1 Hour

Connecting Wall Plastering (Plastering)

Fix/apply plastering to walls	2 Plasterers & Mate	3 Hours
Apply finish to wall plastering	2 Plasterers & Mate	4 Hours
Apply sealer/adhesive to existing walls	Plasterer	3 Hours

Stud Walls (Internal Walls)

Fix plasterboard to side 1	2 Plasterers & Mate	1 Hour
Apply finish to plaster to side 1	2 Plasterers & Mate	2 Hours
Fix insulation	Plasterer's Mate	2 Hours
Fix plasterboard to side 2	2 Plasterers & Mate	1 Hour
Apply finish to plaster to side 2	2 Plasterers & Mate	2 Hours

PVCu Windows (1200 x 1000mm window)

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster	2 Plasterers & Mate
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PVCu Windows (450 x 900mm window)

Fix window reveal and cill plastering	2 Plasterers & Mate	1 Hour
Apply window reveal and cill finish to plaster	2 Plasterers & Mate	1 Hour

PVCu Windows (1000 x 1000mm window)

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster	2 Plasterers & Mate	
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PVCu Windows (1800 x 1050mm window)

Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster	2 Plasterers & Mate	
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Total cost excluding VAT

£3,874.11

Joinery 2nd Fix

Fix doors and windows, fixtures and fittings.

Material

Universal Suspended Timber Ground Floor (Floor)

Perimeter floor sealant	Acoustic Floor Sealant 380ml
Ground floor insulation support	Sawn Batten Treated 19 x 38mm

Brick and Block Cavity Wall (External Walls)

Skirting boards	Skirting Torus/Ovolo 25 x 125mm
Fixings to skirtings	Cut Clasp Nails 65mm x 25kg

Universal Suspended Floor (Floor)

Perimeter floor sealant	Acoustic Floor Sealant 380ml
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Connecting Wall Plastering (Plastering)

Skirting boards	Skirting Torus/Ovolo 25 x 125mm
Fixings for skirting boards	Cut Clasp Nails 65mm x 25kg

Stud Walls (Internal Walls)

Skirting board side 1 of stud wall, Skirting board side 2 of stud wall	Skirting Torus/Ovolo 25 x 125mm
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Typical Panel Doors (Internal Doors)

Architrave	Torus Architrave 25 x 75mm (Redwood)	50 m
Door	Internal Door Allowance £60.00	5 Each
Door furniture	Georgian Brass Internal Latch Pack	5 Each
Fixings to architrave	Panel Pins Bright 40mm x 0.25kg	
Internal door threshold board	Hardwood Ply WBP 2440 x 1220 x 12mm	
Fixings to internal door threshold board	Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (Pack of 100)	

Hinges Butt Hinge Brassed 76mm

PVCu Windows (1200 x 1000mm window)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

PVCu Windows (450 x 900mm window)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

PVCu Windows (1000 x 1000mm window)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

PVCu Windows (1800 x 1050mm window)

Sealant to sides and top of window Silicone Sealant White 0.31 Litre

Labour

Universal Suspended Timber Ground Floor (Floor)

Apply perimeter floor sealant Joiner 1 Hour

Brick and Block Cavity Wall (External Walls)

Fix skirting boards Joiner's Mate 3 Hours

Universal Suspended Floor (Floor)

Apply perimeter floor sealant Joiner's Mate

Connecting Wall Plastering (Plastering)

Fix skirting boards Joiner's Mate 3 Hours

Stud Walls (Internal Walls)

Fix skirting board to side 1, Fix skirting board to side 2 Joiner's Mate

Typical Panel Doors (Internal Doors)

Fix architrave Joiner's Mate 9 Hours

Fix internal door threshold board Joiner 3 Hours

Hang door Joiner 5 Hours

Fix door furniture Joiner 4 Hours

PVCu Windows (1200 x 1000mm window)

Apply sealant to sides and top of window Joiner

PVCu Windows (450 x 900mm window)

Apply sealant to sides and top of window Joiner 1 Hour

PVCu Windows (1000 x 1000mm window)

Apply sealant to sides and top of window Joiner

PVCu Windows (1800 x 1050mm window)

Apply sealant to sides and top of window

Joiner

Total cost excluding VAT

£1,731.48

Electrical 2nd Fix

Fix all electrical fixtures and fittings. (Please note that if additional specialist fixtures are required, additional charges may be incurred.)

Provisional Sums

PC Sum 2nd Fix Electrics

Provisional Sum (No Profit Margin Added)

750 Each

Total cost excluding VAT

£750.00

Plumbing 2nd Fix

Plumb in fixtures and fittings as described.

Labour

Sanitary Ware Installation (Sanitaryware fit)

Installation of sanitaryware

Plumber

12 Hours

Sundry

Provisional Sums

PC Sum 2nd Fix Plumbing and Heating

Provisional Sum (No Profit Margin Added)

1000 Each

Total cost excluding VAT

£1,455.40

Internal Fitting Out

Fix internal fixtures and fittings as described.

Provisional Sums

PC Sum Supply Sanitary Ware

Provisional Sum (No Profit Margin Added)

1000 Each

Total cost excluding VAT

£1,000.00

Internal Decoration

Apply decoration. (Note that a basic paint specification has been used for the purposes of estimating the building works. However, colours and finishes may be changed by agreement in writing.)

Material

Brick and Block Cavity Wall (External Walls)

Decoration to wall or plaster	Contract Emulsion Magnolia 5 Litre	2.2 Each
Primer for skirting boards, Under Coat for skirting boards	Undercoat White 5 Litre	
Paint for skirting boards	Gloss Brilliant White 5 Litre	

Universal Suspended Floor (Floor)

Decoration to plaster	Contract Emulsion Brilliant White 5 Litre
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Universal Truss Roof (Roof)

Decoration to plaster roof ceiling	Contract Emulsion Brilliant White 5 Litre
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Small Structural Openings (Opening In Cavity Wall)

Decoration to structural opening reveal plastering	Contract Emulsion Magnolia 5 Litre
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Connecting Wall Plastering (Plastering)

Decoration to wall or plaster	Contract Emulsion Magnolia 5 Litre
Primer for skirtings, Undercoat for skirting	Undercoat White 5 Litre
Decoration for skirtings	Gloss Brilliant White 5 Litre

Stud Walls (Internal Walls)

Decoration to plaster to side 1 of stud wall, Decoration to plaster to side 2 of stud wall	Contract Emulsion Magnolia 5 Litre
Priming to skirting board side 1 of stud wall, Undercoating to skirting board side 1 of stud wall, Priming to skirting board side 2 of stud wall, Undercoating to skirting board side 2 of stud wall	Undercoat White 5 Litre
Finishing coat to skirting board side 1 of stud wall, Finishing coat to skirting board side 2 of stud wall	Gloss Brilliant White 5 Litre

Typical Panel Doors (Internal Doors)

Primer for architrave, Undercoat for architrave, Primer for door casing, Undercoat for door casing, Primer for door, Undercoat for door	Undercoat White 5 Litre
Paint for architrave, Paint for door casing, Paint for door	Gloss Brilliant White 5 Litre
Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board	Quick Drying Floor Varnish Clear Gloss 2.5 Litre

PVCu Windows (1200 x 1000mm window)

Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer for window board, Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre

PVCu Windows (450 x 900mm window)

Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer for window board, Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre

PVCu Windows (1000 x 1000mm window)

Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer for window board, Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre

PVCu Windows (1800 x 1050mm window)

Window decoration to reveal plastering	Contract Emulsion Magnolia 5 Litre
Primer for window board, Undercoat for window board	Undercoat White 5 Litre
Paint for window board	Gloss Brilliant White 5 Litre

Labour

Brick and Block Cavity Wall (External Walls)

Prepare wall or plaster for decoration	Decorator	3 Hours
Apply decoration to wall or plaster	Decorator	8 Hours
Prepare skirting boards for decoration, Apply primer to skirting boards, Apply undercoat to skirting boards, Apply paint to skirting boards	Decorator	

Universal Suspended Floor (Floor)

Decorate plaster to floor ceilings	Decorator	2 Hours
Prepare floor ceilings for decoration	Decorator	

Universal Truss Roof (Roof)

Decorate ceiling plaster	Decorator	2 Hours
Prepare roof ceiling for decoration	Decorator	

Small Structural Openings (Opening In Cavity Wall)

Prepare plaster structural opening reveals for decoration, Apply decoration to plaster structural opening reveals	Decorator	
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Connecting Wall Plastering (Plastering)

Prepare wall for decoration	Decorator	2 Hours
Apply decoration to walls	Decorator	4 Hours
Prepare skirtings for decorating, Apply primer to skirting boards, Apply undercoat to skirtings, Apply decoration to skirting boards	Decorator	

Stud Walls (Internal Walls)

Decorate plaster to side 1	Decorator	2 Hours
Decorate plaster to side 2	Decorator	2 Hours

Prepare skirting for priming/painting 1, Apply primer to skirting to side 1, Apply undercoat to skirting to side 1, Apply finishing to skirting to side 1, Prepare skirting for priming/painting 2, Apply primer to skirting to side 2, Apply undercoat to skirting to side 2, Apply finishing to skirting to side 2

Decorator

Typical Panel Doors (Internal Doors)

Prepare door casing for decoration	Decorator	3 Hours
Apply primer to door casing	Decorator	3 Hours
Apply undercoat to door casing	Decorator	3 Hours
Apply paint to door casing	Decorator	3 Hours
Prepare door for primer or paint	Decorator	3 Hours
Apply primer to door	Decorator	3 Hours
Apply undercoat to door	Decorator	3 Hours
Apply gloss door	Decorator	3 Hours
Prepare internal door threshold board for decoration, Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board	Decorator	

PVCu Windows (1200 x 1000mm window)

Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board

Decorator

PVCu Windows (450 x 900mm window)

Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board

Decorator

PVCu Windows (1000 x 1000mm window)

Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board

Decorator

PVCu Windows (1800 x 1050mm window)

Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board

Decorator

Total cost excluding VAT

£2,199.76

Completion

Completion of all building works.

Typical Panel Doors (Internal Doors)

Return to ease door

Joiner

3 Hours

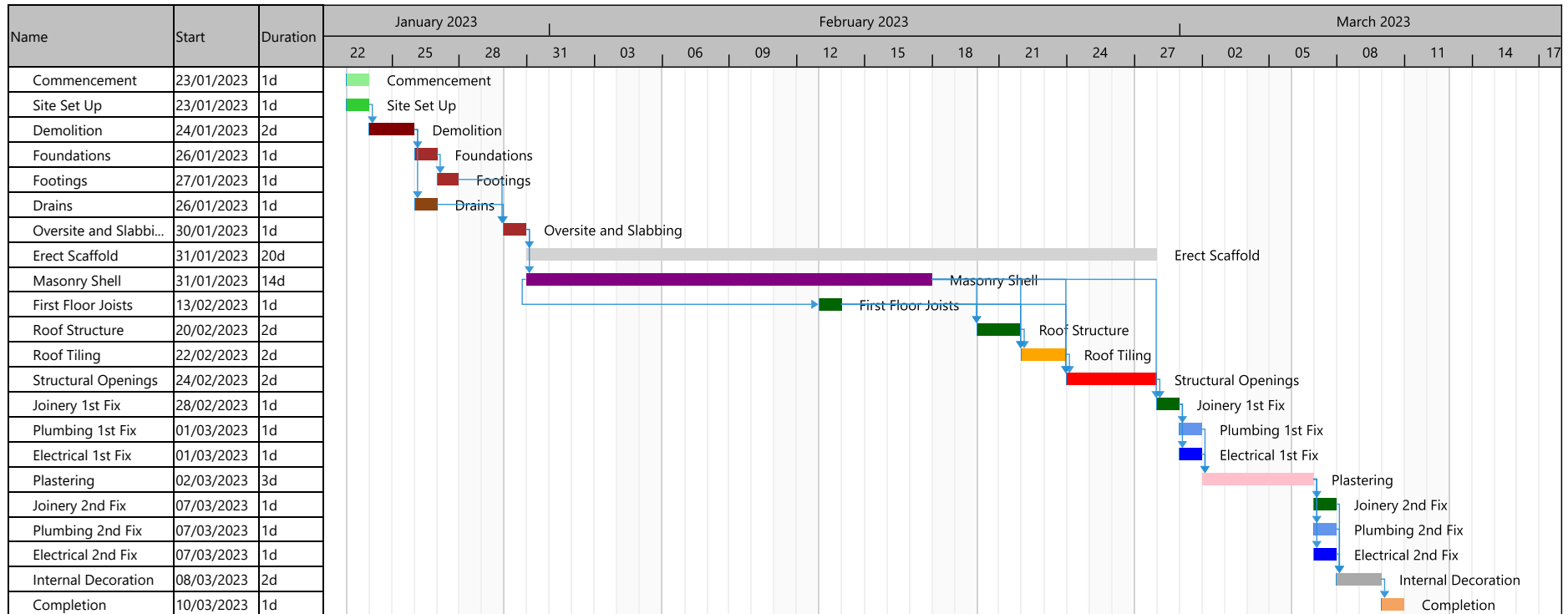
Total cost excluding VAT

£74.75

Summary

Site Set Up	£717.60
Commencement	£418.60
Foundations	£1,526.90
Drains	£1,000.00
Footings	£1,128.92
Oversite and Slabbing	£639.59
Ground Floor Joists	£984.35
Masonry Shell	£12,436.26
Erect Scaffold	£1,303.53
First Floor Joists	£632.76
Roof Structure	£3,120.27
Roof Tiling	£1,644.83
Structural Openings	£888.54
Joinery 1st Fix	£3,140.61
Internal Preparation	£28.06
Electrical 1st Fix	£750.00
Plumbing 1st Fix	£1,000.00
Plastering	£3,874.11
Joinery 2nd Fix	£1,731.48
Electrical 2nd Fix	£750.00
Plumbing 2nd Fix	£1,455.40
Internal Fitting Out	£1,000.00
Internal Decoration	£2,199.76
Completion	£74.75
Total cost excluding VAT	£42,446.32
Total VAT (20.0%)	£8,489.26
Total cost including VAT	£50,935.58

Planning Chart for: CMS Building Servicers



Cost by Build Phase

Date required	Build phase	Resource type	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead	
23/01/2023	Commencement	Excavators	£68.75	£17.19	£0.00	£85.94	
		Groundworker	£48.00	£12.00	£0.00	£60.00	
		Spoil removal	£87.66	£21.92	£0.00	£109.58	
		Sundry Plant	£80.00	£20.00	£0.00	£100.00	
	Commencement Total			£284.41	£71.11	£0.00	£355.52
	Site Set Up	Site Accomodation		£420.00	£105.00	£0.00	£525.00
	Site Set Up Total			£420.00	£105.00	£0.00	£525.00
23/01/2023 Total			£704.41	£176.11	£0.00	£880.52	
24/01/2023	Demolition	Demolition Contractor	£39.60	£9.90	£0.00	£49.50	
		Spoil removal	£19.34	£4.84	£0.00	£24.18	
	Demolition Total			£58.94	£14.74	£0.00	£73.68
24/01/2023 Total			£58.94	£14.74	£0.00	£73.68	
26/01/2023	Drains	Provisional Sum	£600.00	£0.00	£0.00	£600.00	
	Drains Total			£600.00	£0.00	£600.00	
	Foundations	Concrete		£319.28	£79.82	£0.00	£399.10
		Excavators		£129.60	£32.40	£0.00	£162.00
		Groundworker		£277.16	£69.28	£0.00	£346.44
		Light plant		£0.32	£0.08	£0.00	£0.40
		Spoil removal		£176.44	£44.11	£0.00	£220.55
Foundations Total			£902.80	£225.69	£0.00	£1,128.49	
26/01/2023 Total			£1,502.80	£225.69	£0.00	£1,728.49	
27/01/2023	Footings	Aggregate	£19.91	£4.98	£0.00	£24.89	
		Blocks	£111.70	£27.93	£0.00	£139.63	
		Bricklayer	£149.79	£37.45	£0.00	£187.24	
		Bricks	£73.14	£18.28	£0.00	£91.42	
		Concrete	£23.37	£5.84	£0.00	£29.21	
		Groundworker	£6.18	£1.54	£0.00	£7.72	
		Light plant	£0.03	£0.01	£0.00	£0.04	
Footings Total			£384.12	£96.03	£0.00	£480.15	
27/01/2023 Total			£384.12	£96.03	£0.00	£480.15	
30/01/2023	Oversite and Slabbing	Aggregate	£48.12	£12.03	£0.00	£60.15	
		Concrete	£41.39	£10.35	£0.00	£51.74	
		Damp Proofing	£2.18	£0.55	£0.00	£2.73	
		Groundworker	£26.26	£6.56	£0.00	£32.82	
		Light plant	£4.50	£1.12	£0.00	£5.62	
	Oversite and Slabbing Total			£122.45	£30.61	£0.00	£153.06
30/01/2023 Total			£122.45	£30.61	£0.00	£153.06	
31/01/2023	Erect Scaffold	Scaffolding Contractor	£485.00	£121.25	£0.00	£606.25	
	Erect Scaffold Total			£485.00	£121.25	£0.00	£606.25
	Masonry Shell	Aggregate		£420.84	£105.22	£0.00	£526.06
		Architectural Stone		£94.50	£23.62	£0.00	£118.12
Blocks			£1,323.64	£330.92	£0.00	£1,654.56	

Cost by Build Phase

Date required	Build phase	Resource type	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead
		Bricklayer	£4,728.74	£1,182.19	£0.00	£5,910.93
		Bricks	£2,494.80	£623.70	£0.00	£3,118.50
		Brickwork Sundries	£29.30	£7.30	£0.00	£36.60
		Builders Metalwork	£72.51	£18.13	£0.00	£90.64
		Insulation	£803.80	£200.96	£0.00	£1,004.76
		Sealants	£4.75	£1.19	£0.00	£5.94
		Sundry Material	£28.00	£7.00	£0.00	£35.00
	Masonry Shell Total		£10,000.88	£2,500.23	£0.00	£12,501.11
31/01/2023 Total			£10,485.88	£2,621.48	£0.00	£13,107.36
13/02/2023	First Floor Joists	Builders Metalwork	£37.56	£9.40	£0.00	£46.96
		Carcassing Timber	£160.62	£40.16	£0.00	£200.78
		Carpenter	£111.06	£27.76	£0.00	£138.82
		Screws and Fixings	£16.90	£4.22	£0.00	£21.12
		First Floor Joists Total		£326.14	£81.54	£0.00
13/02/2023 Total			£326.14	£81.54	£0.00	£407.68
20/02/2023	Roof Structure	Builders Metalwork	£43.89	£10.98	£0.00	£54.87
		Carcassing Timber	£326.32	£81.59	£0.00	£407.91
		Carpenter	£516.45	£129.08	£0.00	£645.53
		Rainwater Goods	£36.91	£9.23	£0.00	£46.14
		Rainwater Goods Accessories	£55.54	£13.88	£0.00	£69.42
		Roofing Sundries	£109.63	£27.42	£0.00	£137.05
		Screws and Fixings	£17.27	£4.32	£0.00	£21.59
		Roof Structure Total		£1,106.01	£276.50	£0.00
20/02/2023 Total			£1,106.01	£276.50	£0.00	£1,382.51
22/02/2023	Roof Tiling	Carcassing Timber	£31.44	£7.86	£0.00	£39.30
		Felts & Membranes	£9.28	£2.32	£0.00	£11.60
		Roof Tiler	£246.92	£61.73	£0.00	£308.65
		Roof Tiles	£117.95	£29.49	£0.00	£147.44
		Roofing Sundries	£63.86	£15.97	£0.00	£79.83
		Screws and Fixings	£10.45	£2.62	£0.00	£13.07
	Roof Tiling Total		£479.90	£119.99	£0.00	£599.89
22/02/2023 Total			£479.90	£119.99	£0.00	£599.89
24/02/2023	Structural Openings	Bricklayer	£372.41	£93.11	£0.00	£465.52
		Light plant	£8.80	£2.20	£0.00	£11.00
		Lintels	£210.16	£52.54	£0.00	£262.70
		Power Tool	£32.00	£8.00	£0.00	£40.00
		Spoil removal	£36.10	£9.02	£0.00	£45.12
	Structural Openings Total		£659.47	£164.87	£0.00	£824.34
24/02/2023 Total			£659.47	£164.87	£0.00	£824.34
28/02/2023	Joinery 1st Fix	Carcassing Timber	£111.00	£27.74	£0.00	£138.74
		Carpenter	£144.01	£36.02	£0.00	£180.03
		Provisional Sum		£1,000.00	£0.00	£0.00

Cost by Build Phase

Date required	Build phase	Resource type	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead
		Screws and Fixings	£18.38	£4.59	£0.00	£22.97
		Sheet Material	£100.52	£25.12	£0.00	£125.64
		Timber Mouldings	£28.49	£7.12	£0.00	£35.61
	Joinery 1st Fix Total		£1,402.40	£100.59	£0.00	£1,502.99
28/02/2023 Total			£1,402.40	£100.59	£0.00	£1,502.99
01/03/2023	Electrical 1st Fix	Provisional Sum	£400.00	£0.00	£0.00	£400.00
	Electrical 1st Fix Total		£400.00	£0.00	£0.00	£400.00
	Plumbing 1st Fix	Provisional Sum	£500.00	£0.00	£0.00	£500.00
	Plumbing 1st Fix Total		£500.00	£0.00	£0.00	£500.00
01/03/2023 Total			£900.00	£0.00	£0.00	£900.00
02/03/2023	Plastering	Insulation	£148.72	£37.17	£0.00	£185.89
		Insulation Installer	£14.72	£3.67	£0.00	£18.39
		Plasterer	£1,444.66	£361.15	£0.00	£1,805.81
		Plastering	£431.85	£107.98	£0.00	£539.83
		Screws and Fixings	£2.22	£0.54	£0.00	£2.76
		Sundry Labour	£11.46	£2.86	£0.00	£14.32
	Plastering Total		£2,053.63	£513.37	£0.00	£2,567.00
02/03/2023 Total			£2,053.63	£513.37	£0.00	£2,567.00
07/03/2023	Electrical 2nd Fix	Provisional Sum	£400.00	£0.00	£0.00	£400.00
	Electrical 2nd Fix Total		£400.00	£0.00	£0.00	£400.00
	Joinery 2nd Fix	Carpenter	£156.25	£39.06	£0.00	£195.31
		Door Furniture	£26.55	£6.64	£0.00	£33.19
		Doors	£61.50	£15.38	£0.00	£76.88
		Screws and Fixings	£5.03	£1.26	£0.00	£6.29
		Sealants	£2.36	£0.60	£0.00	£2.96
		Sheet Material	£4.26	£1.06	£0.00	£5.32
		Timber Mouldings	£116.24	£29.06	£0.00	£145.30
	Joinery 2nd Fix Total		£372.19	£93.06	£0.00	£465.25
	Plumbing 2nd Fix	Provisional Sum	£500.00	£0.00	£0.00	£500.00
	Plumbing 2nd Fix Total		£500.00	£0.00	£0.00	£500.00
07/03/2023 Total			£1,272.19	£93.06	£0.00	£1,365.25
08/03/2023	Internal Decoration	Decoration	£263.32	£65.81	£0.00	£329.13
		Decorator	£498.02	£124.51	£0.00	£622.53
	Internal Decoration Total		£761.34	£190.32	£0.00	£951.66
08/03/2023 Total			£761.34	£190.32	£0.00	£951.66
10/03/2023	Completion	Carpenter	£13.00	£3.25	£0.00	£16.25
	Completion Total		£13.00	£3.25	£0.00	£16.25
10/03/2023 Total			£13.00	£3.25	£0.00	£16.25
Grand Total			£22,232.68	£4,708.15	£0.00	£26,940.83

Cost by Resource Type

Type of resource	Resource type	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead
Labour	Bricklayer	£5,250.94	£1,312.75	£0.00	£6,563.69
	Carpenter	£940.77	£235.17	£0.00	£1,175.94
	Decorator	£498.02	£124.51	£0.00	£622.53
	Demolition Contractor	£39.60	£9.90	£0.00	£49.50
	Groundworker	£357.60	£89.38	£0.00	£446.98
	Insulation Installer	£14.72	£3.67	£0.00	£18.39
	Plasterer	£1,444.66	£361.15	£0.00	£1,805.81
	Roof Tiler	£246.92	£61.73	£0.00	£308.65
	Sundry Labour	£11.46	£2.86	£0.00	£14.32
Labour Total		£8,804.69	£2,201.12	£0.00	£11,005.81
Material	Aggregate	£488.87	£122.23	£0.00	£611.10
	Architectural Stone	£94.50	£23.62	£0.00	£118.12
	Blocks	£1,435.34	£358.85	£0.00	£1,794.19
	Bricks	£2,567.94	£641.98	£0.00	£3,209.92
	Brickwork Sundries	£29.30	£7.30	£0.00	£36.60
	Builders Metalwork	£153.96	£38.51	£0.00	£192.47
	Carcassing Timber	£629.38	£157.35	£0.00	£786.73
	Concrete	£384.04	£96.01	£0.00	£480.05
	Damp Proofing	£2.18	£0.55	£0.00	£2.73
	Decoration	£263.32	£65.81	£0.00	£329.13
	Door Furniture	£26.55	£6.64	£0.00	£33.19
	Doors	£61.50	£15.38	£0.00	£76.88
	Felts & Membranes	£9.28	£2.32	£0.00	£11.60
	Insulation	£952.52	£238.13	£0.00	£1,190.65
	Lintels	£210.16	£52.54	£0.00	£262.70
	Plastering	£431.85	£107.98	£0.00	£539.83
	Rainwater Goods	£36.91	£9.23	£0.00	£46.14
	Rainwater Goods Accessories	£55.54	£13.88	£0.00	£69.42
	Roof Tiles	£117.95	£29.49	£0.00	£147.44
	Roofing Sundries	£173.49	£43.39	£0.00	£216.88
	Screws and Fixings	£70.25	£17.55	£0.00	£87.80
	Sealants	£7.11	£1.79	£0.00	£8.90
	Sheet Material	£104.78	£26.18	£0.00	£130.96
	Sundry Material	£28.00	£7.00	£0.00	£35.00
Timber Mouldings	£144.73	£36.18	£0.00	£180.91	
Material Total		£8,479.45	£2,119.89	£0.00	£10,599.34
Plant	Excavators	£198.35	£49.59	£0.00	£247.94

Cost by Resource Type

Type of resource	Resource type	Resource cost including total wastage	Total profit	Total overhead	Total cost including profit & overhead
	Light plant	£13.65	£3.41	£0.00	£17.06
	Power Tool	£32.00	£8.00	£0.00	£40.00
	Site Accomodation	£420.00	£105.00	£0.00	£525.00
	Spoil removal	£319.54	£79.89	£0.00	£399.43
	Sundry Plant	£80.00	£20.00	£0.00	£100.00
Plant Total		£1,063.54	£265.89	£0.00	£1,329.43
Subcontractor	Scaffolding Contractor	£485.00	£121.25	£0.00	£606.25
Subcontractor Total		£485.00	£121.25	£0.00	£606.25
Sundry	Provisional Sum	£3,400.00	£0.00	£0.00	£3,400.00
Sundry Total		£3,400.00	£0.00	£0.00	£3,400.00
Grand Total		£22,232.68	£4,708.15	£0.00	£26,940.83

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	23/01/2023	Commencement	Groundworker	Banksman to assist with clearance of site	Days	0.25	£60.00	
	23/01/2023 Total							£60.00
	24/01/2023	Demolition	Demolition Contractor & 2 Mates	Remove existing roof tiles	m²	4.00	£49.50	
	24/01/2023 Total							£49.50
	26/01/2023	Foundations	Groundworker	Place cavity fill	m³	0.19	£37.42	
				Prepare bottom of trench	m²	3.60	£17.82	
				Remove spoil from site	m²	4.51	£135.28	
				Lay structural concrete	m³	2.70	£131.62	
				Groundworker's Mate	m³	3.24	£24.30	
	26/01/2023 Total							£346.44
	27/01/2023	Footings	2 Bricklayers & Mate	Lay blockwork to inner leaf below dpc	m²	2.70	£59.12	
				Lay bricks below splash course	m²	0.45	£24.64	
				Lay bricks for use in splash course	m²	0.90	£49.28	
				Lay Trench Blocks	m²	1.35	£54.20	
				Groundworker	m³	0.23	£7.72	
	27/01/2023 Total							£194.96
	30/01/2023	Oversite and Slabbing	Groundworker & Mate	Lay DPM to slab	m²	3.50	£2.81	
				Place and compact concrete slab	m³	0.35	£12.20	
				Place and compact sub-base to slab	m³	0.35	£12.19	
				Tamp finish to concrete slab	m²	3.50	£5.62	
	30/01/2023 Total							£32.82
	31/01/2023	Masonry Shell	2 Bricklayers & Mate	Fix cavity Insulation	m²	66.00	£216.80	
				Lay blocks above dpc less openings	m²	66.00	£1,806.76	
				Lay bricks above dpc less openings	m²	66.00	£3,613.50	
			Bricklayer	Apply sealant to wall connection	m	9.30	£81.37	
				Fit wall starters	Hours	4.00	£140.00	
				Fix architectural stone	Hours	3.00	£52.50	
	31/01/2023 Total							£5,910.93
	13/02/2023	First Floor Joists	Joiner	Fix bracing between floor joists	m	3.50	£18.78	
				Fix floor joist hangers	No	16.00	£57.20	
				Fix floor joist straps	No	4.00	£21.44	
			Joiner & Mate	Fix floor joists	m	17.50	£41.40	
	13/02/2023 Total							£138.82
	20/02/2023	Roof Structure	Joiner	Fix down Pipe	m	10.00	£53.62	
				Fix eaves soffits (side 1)	m	4.00	£21.45	
				Fix eaves ventilator	m	4.00	£28.60	
				Fix gable ladder noggings	m	1.62	£8.68	
				Fix gable soffits (side1)	m	3.24	£17.35	
				Fix gable straps at joist level	No.	2.00	£10.72	
				Fix gable straps at verge level	No.	2.00	£10.72	
	Fix gutter			m	4.00	£28.60		
	Fix noggings between rafters			m	9.53	£51.12		
	Fix noggings between roof joists			m	6.42	£34.41		
	Fix soffit carriers			m	3.00	£10.72		
	Fix tilting fillet support board			m	4.00	£14.30		
	Fix tilting fillets			No.	10.00	£17.88		
	Fix wall plate			m	4.00	£14.30		
	Fix wallplate straps			No.	2.00	£10.72		
	Joiner & Mate			Fix apex roof ridge board	m	3.30	£19.51	
				Fix bargeboard	m	3.24	£19.12	
			Fix eaves fascia	m	4.00	£23.65		
			Fix General roof gable ladder rafters	m	6.87	£48.75		
	Fix General roof rafters		m	20.87	£148.10			
	Fix General roof roof joists	m	15.00	£53.21				
20/02/2023 Total							£645.53	
22/02/2023	Roof Tiling	3 Roof Tilers & Mate	Fix tiles, felt and lathe.	m²	7.55	£209.98		
			Fix proprietary gable fixing system	m	3.24	£37.38		
		Roof Tiler	Fix proprietary ridge fixing system	m	3.30	£27.22		
		Fix tile undercloak 1	m	3.24	£6.41			
		Fix verge tiles	m	3.24	£5.34			
		Roof Tiler & Mate	Fix ridge tile	m	3.30	£22.32		
22/02/2023 Total							£308.65	
24/02/2023	Structural Openings	2 Bricklayers & Mate	Remove spoil from structural opening	m³	0.92	£50.52		
			Bricklayer	Fix lintels	Hours	1.00	£35.00	
		Bricklayer's Mate	Form opening	Hours	6.00	£210.00		
			Fix lintels	Hours	2.00	£42.50		
			Form opening	Hours	6.00	£127.50		

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
	24/02/2023	Total				15.92	£465.52
	28/02/2023	Joinery 1st Fix	Joiner	Fix door casing	Each	1.00	£24.38
			Joiner & Mate	Fix floorboarding	m ²	7.00	£64.36
				Fix head runner	m	3.00	£7.10
				Fix horizontal rails (noggings)	m	3.40	£30.15
				Fix sole plate	m	2.15	£5.09
				Fix studding	m	20.70	£48.95
	28/02/2023	Total				37.25	£180.03
	02/03/2023	Plastering	2 Plasterers & Mate	Apply finish to ceiling plaster to roofs	m ²	4.00	£56.92
				Apply finish to plaster to floor ceilings	m ²	3.50	£49.81
				Apply finish to plaster to side 1	m ²	5.54	£63.10
				Apply finish to plaster to side 2	m ²	5.54	£63.10
				Apply finish to structural opening reveal plaster	m ²	2.07	£29.46
				Apply finish to wall plastering	m ²	66.00	£751.40
				Fix plasterboard to floor ceilings	m ²	3.50	£23.25
				Fix plasterboard to roof ceilings	m ²	4.00	£26.56
				Fix plasterboard to side 1	m ²	5.54	£36.81
				Fix plasterboard to side 2	m ²	5.54	£36.81
				Fix structural opening reveal plaster	m ²	2.07	£29.46
				Fix/apply plastering to walls	m ²	66.00	£626.18
		General Labourer		Fix floor insulation	m ²	6.13	£14.32
		Insulation Specialist		Fix insulation to ceiling (layer 1)	m ²	4.60	£6.32
				Fix insulation to ceiling (layer 2)	m ²	4.60	£6.32
				Fix insulation to ceiling (layer 3)	m ²	4.60	£5.75
		Plasterer's Mate		Fix insulation	m ²	5.54	£12.95
	02/03/2023	Total				198.78	£1,838.52
	07/03/2023	Joinery 2nd Fix	Joiner	Fix door furniture	Each	1.00	£24.38
				Fix internal door threshold board	m	0.85	£15.20
				Hang door	Each	1.00	£32.50
		Joiner's Mate		Apply perimeter floor sealant	m	16.00	£17.00
				Fix architrave	m	9.90	£34.71
				Fix skirting board to side 1	m	2.15	£10.05
				Fix skirting board to side 2	m	2.15	£10.05
				Fix skirting boards	m	11.00	£51.42
	07/03/2023	Total				44.05	£195.31
	08/03/2023	Internal Decoration	Decorator	Apply decoration to plaster structural opening reveals	m ²	2.07	£7.82
				Apply decoration to wall or plaster	m ²	66.00	£249.56
				Apply finish to internal door threshold board	m	0.85	£2.05
				Apply finishing to skirting to side 1	m	2.15	£2.21
				Apply finishing to skirting to side 2	m	2.15	£2.21
				Apply gloss door	m ²	3.49	£17.98
				Apply paint to door casing	m	4.95	£17.01
				Apply paint to skirting boards	m	11.00	£11.36
				Apply primer to internal door threshold board	m	0.85	£2.05
				Apply primer to door	m ²	3.49	£17.98
				Apply primer to door casing	m	4.95	£17.01
				Apply primer to skirting to side 1	m	2.15	£2.21
				Apply primer to skirting to side 2	m	2.15	£2.21
				Apply primer to skirting boards	m	11.00	£11.36
				Apply undercoat to internal door threshold board	m	0.85	£2.05
				Apply undercoat to door	m ²	3.49	£17.98
				Apply undercoat to door casing	m	4.95	£17.01
				Apply undercoat to skirting to side 1	m	2.15	£2.21
				Apply undercoat to skirting to side 2	m	2.15	£2.21
				Apply undercoat to skirting boards	m	11.00	£11.36
				Decorate ceiling plaster	m ²	4.00	£15.12
				Decorate plaster to floor ceilings	m ²	3.50	£13.24
				Decorate plaster to side 1	m ²	5.54	£20.96
				Decorate plaster to side 2	m ²	5.54	£20.96
				Prepare internal door threshold board for decoration	m	0.85	£2.05
				Prepare door casing for decoration	m	4.95	£17.01
				Prepare door for primer or paint	m ²	3.49	£17.98
				Prepare floor ceilings for decoration	m ²	3.50	£3.61
				Prepare plaster structural opening reveals for decoration	m ²	2.07	£7.82
				Prepare roof ceiling for decoration	m ²	4.00	£4.12
				Prepare skirting boards for decoration	m	11.00	£11.36
				Prepare skirting for priming/painting 1	m	2.15	£2.21

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
				Prepare skirting for priming/painting 2	m	2.15	£2.21
				Prepare wall or plaster for decoration	m ²	66.00	£68.04
	08/03/2023	Total				260.57	£622.53
	10/03/2023	Completion	Joiner	Return to ease door	Each	1.00	£16.25
	10/03/2023	Total				1.00	£16.25
Labour Total						991.63	£11,005.81
Material	26/01/2023	Foundations	Readymix Concrete GEN 1, 50 - 70mm slump 6m ³ (Allowance £110 m ³)	Structural concrete	m ³	2.70	£399.10
	26/01/2023	Total				2.70	£399.10
	27/01/2023	Footings	Blue Circle Mastercrete Original Cement 25kg Bag	Cement below dpc in blockwork	m ²	2.70	£4.11
				Cement below dpc in brickwork	m ²	1.35	£6.42
				Cement below dpc in trench blocks	m ²	1.35	£4.11
			Building Sand Bulk Bag	Sand below dpc in blockwork	m ²	2.70	£2.88
				Sand below dpc in brickwork	m ²	1.35	£4.49
				Sand below dpc in trench blocks	m ²	1.35	£2.88
			Engineering Brick - Class A Blue 65mm	Bricks for use in splash course	m ²	0.90	£70.16
			Facing Bricks - Provisional (Allowance £0.60 Each)	Bricks below splash course	m ²	0.45	£21.26
			Readymix Concrete GEN 1, 125mm slump 2-3m ³ (Allowance £115 per m ³)	Cavity Fill	m ³	0.19	£29.21
			Solid Dense Concrete Block 7N 440 x 215 x 100mm	Blockwork to Inner leaf below dpc	m ²	2.70	£56.35
			Trench Block 440 x 215 x 300mm	Trench Blocks	m ²	1.35	£83.28
	27/01/2023	Total				16.39	£285.15
	30/01/2023	Oversite and Slabbing	Polythene DPM Blue 300mu 4 x 25m PIFA (27.6kg)	DPM to concrete slab	m ²	4.50	£2.73
			Readymix Concrete RC 30, 50mm slump 6m ³ (Allowance £110 per m ³)	Concrete in slab	m ³	0.35	£51.74
			Sub Base MOT Type 1 Bulk Bag	Sub-base to concrete slab	m ³	0.35	£60.15
	30/01/2023	Total				5.20	£114.62
	31/01/2023	Masonry Shell	Blue Circle Mastercrete Original Cement 25kg Bag	Cement above dpc in blockwork	m ²	66.00	£53.50
				Cement above dpc in brickwork	m ²	66.00	£166.28
			Brickwork Tie DD140 Type 4 225mm	Brick ties	m ²	67.35	£39.78
			Building Sand Bulk Bag	Sand above dpc in blockwork	m ²	66.00	£74.26
				Sand above dpc in brickwork	m ²	66.00	£232.02
			Cavity Wall Insulation 100 x 455 x 1200mm 10 Sheets 5.46m ²	Cavity Insulation	m ²	66.00	£1,004.76
			Facing Bricks - Provisional (Allowance £0.60 Each)	Bricks above dpc less openings	m ²	66.00	£3,118.50
			Insulation Block Standard 440 x 215 x 100mm	Blocks above dpc less openings	m ²	66.00	£1,654.56
			Pitch Polymer DPC 100mm x 20m	DPC to blockwork	m	17.00	£18.30
				DPC to brickwork	m	17.00	£18.30
			Polysulphide Sealant Brown	Sealant to wall connection	m	9.30	£5.94
			Stone Steps	Architectural stone	No.	2.00	£118.12
			Sundry Materials (£)	Allowance for sundries	£	20.00	£25.00
				Sundry allowance for additional fixings	£	8.00	£10.00
			Wall Starter Stainless Steel 2.4m	Wall starters	m	9.30	£50.86
	31/01/2023	Total				611.95	£6,590.18
	13/02/2023	First Floor Joists	Joist Hanger 50mm Standard Leg	Floor joist hangers	No	16.00	£20.16
			Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mmm	Floor joist end straps	No.	2.00	£13.40
				Floor joist lateral restraint straps	No.	2.00	£13.40
			Round Wire Nails Bright 100mm x 5kg	Nailing allowance to floor structure	m ²	7.00	£21.12
			Sawn Dry Graded Structural Softwood Treated 47 x 200mm	bracing between floor joists	m	3.50	£33.48
				Floor joists	m	17.50	£167.30
	13/02/2023	Total				48.00	£268.86
	20/02/2023	Roof Structure	Cement Soffit Strip 2400 x 150 x 4.5mm	Tilting fillet support board	m	4.00	£2.45
			Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mmm	Gable straps at joist level	No.	2.00	£13.39
				Wallplate straps	No.	2.00	£13.39
			Lateral Restraint Strap 30 x 5 x 1600mm bent at 100mmm	Gable straps at verge level	No.	2.00	£28.09
			Plastic Half Round Gutter 4m x 112mm	Gutter	m	4.00	£12.34
			Plastic Half Round Gutter Running Outlet 68mm Downpipe	Gutter outlet	No.	2.00	£8.52
			Plastic Half Round Gutter Stop End External 112mm	Stop ends	No.	4.00	£7.61
			Plastic Half Round Gutter Support Bracket 112mm	Gutter clips	No.	5.00	£5.05
			Plastic Half Round Gutter Union Bracket 112mm	Gutter unions	No.	1.00	£3.15
			Plastic Round Downpipe 4m x 68mm	Down pipe	m	10.00	£33.80
			Plastic Round Downpipe Bend 68mm	Swan necks	No.	2.00	£15.49
			Plastic Round Downpipe Bracket 68mm	Down pipe clips	No.	9.00	£20.20
			Plastic Round Downpipe Connector 68mm	Down pipe unions	No.	4.00	£9.40
			Round Wire Nails Bright 100mm x 5kg	Roof structure fixings (allowance)	m ²	7.55	£13.39
			Sawn Batten Treated 25 x 38mm	Soffit carriers	m	3.00	£2.89
			Sawn Dry Graded Structural Softwood Treated 25 x 200mm	Apex roof ridge	m	3.30	£16.84
			Sawn Dry Graded Structural Softwood Treated 47 x 150mm	General roof gable Ladder Rafters	m	6.87	£48.89
				General roof joists	m	15.00	£106.74
				General roof rafters	m	20.87	£148.54
			Sawn Dry Graded Structural Softwood Treated 75 x 100mm	Wall plate	m	4.00	£30.48

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
			Sawn Furring Treated 47 x 50mm	Tilting fillets	No.	10.00	£11.86
			Sawn Softwood Kiln Dried Treated 47 x 50mm	Gable ladder noggings	m	1.62	£3.84
				Noggings between rafters	m	9.53	£22.61
				Noggings between roof joists	m	6.42	£15.22
			Soffit Vent 2440mm (For 6-10mm soffit board)	Eaves ventilator	m	4.00	£22.05
			White 175mm Square Fascia x 16mm x 5m	Bargeboard	m	3.24	£33.55
				Eaves fascia	m	4.00	£41.48
			White 400mm PVC Board x 9mm x 5m	Eaves soffitts (side 1)	m²	0.80	£20.74
				Gable soffitts (side 1)	m²	0.65	£16.78
			White plastic top Nail 40mm - 10G (Pack of 100)	Bargeboard fixings	m	3.24	£2.85
				Soffit fixings	m²	1.45	£5.09
			Wood Screws Steel CSK Twin Thread 6 x 0.75 inch (Pack of 200)	Eaves ventilator fixings	m	4.00	£0.26
20/02/2023 Total						160.53	£736.98
	22/02/2023	Roof Tiling	Breather Membrane Heavy Weight 1.5 x 50m	Roofing felt	m²	7.55	£11.60
			Cement Soffit Strip 2400 x 150 x 4.5mm	Tile undercloak 1	m	3.24	£1.99
			PVC Dry Ridge Vent System	Proprietary ridge fixing system	m	3.30	£38.98
			PVC Dry Verge System	Proprietary gable fixing system	m	3.24	£38.86
			Roof Tile Concrete Interlocking Low Profile Each (10 per m² approx)	Tiles	m²	7.55	£99.10
			Round Wire Nails Galvanised 65mm x 25kg	Lathe nails	m	40.80	£5.14
				Proprietary gable fixings	m	3.24	£2.91
				Proprietary ridge fixings	m	3.30	£2.98
				Tile Nails	m²	7.55	£2.04
			Sawn Batten Treated 25 x 38mm	Lathe	m	40.80	£39.30
			Segmental Ridge Tile 457mm	Ridge tile	m	3.30	£48.34
22/02/2023 Total						123.85	£291.24
	24/02/2023	Structural Openings	Prestressed Concrete Lintel 140 x 100 x 1050mm	Lintel Number 1	m	3.60	£131.35
				Lintel Number 2	m	3.60	£131.35
24/02/2023 Total						7.20	£262.70
	28/02/2023	Joinery 1st Fix	Cut Clasp Nails 75mm x 25kg	Door casing fixings	No	2.00	£0.09
				Door casing fixings to sides	No	12.00	£0.52
			Moisture Resistant Chipboard Flooring TG4 P5 2400 x 600 x 22.0mm	Floor Boards	m²	7.00	£125.64
			Round Wire Nails Bright 100mm x 5kg	Nailing allowance to studding	m²	5.54	£19.66
			Sawn Dry Graded Structural Softwood Treated 47 x 100mm	Head runner	m	3.00	£14.22
				Horizontal rails (noggings)	m	3.40	£16.12
				Sole plate	m	2.15	£10.20
				Vertical studding	m	20.70	£98.20
			Unprimed 115 x 32mm Door Lining Set No Stops 5100mm	Door casing	Each	1.00	£35.61
			Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	Nailing to floorboards	m²	7.00	£2.70
28/02/2023 Total						63.79	£322.96
	02/03/2023	Plastering	Board Finish Plaster 25kg	Finish to plaster to floor ceilings	m²	3.50	£3.00
				Finish to plaster to side 1 of stud wall	m²	5.54	£4.75
				Finish to plaster to side 2 of stud wall	m²	5.54	£4.75
				Finish to plasterboard for roof ceilings	m²	4.00	£3.42
				Plaster finish to walls	m²	66.00	£56.60
				Reveal finish to plaster structural opening	m²	2.07	£1.78
			Fire Protective Plasterboard Square Edge 1200 x 2400 x 12.5mm	Reveal plaster finish to structural opening	m²	2.07	£11.60
			GP fibreglass insulation Roll 100mm 10.64m²	Insulation to ceiling (layer 3)	m²	4.60	£15.76
				Insulation to stud wall	m²	5.54	£19.01
			GP fibreglass insulation Roll 150mm 6.99m²	Insulation to ceiling (layer 1)	m²	4.60	£23.25
				Insulation to ceiling (layer 2)	m²	4.60	£23.25
			Gyproc Drywall Screws 42mm (Pack of 1000)	Plaster fixings to floor ceilings	m²	3.50	£0.52
				Plaster fixings to side 1 of stud wall	m²	5.54	£0.82
				Plaster fixings to side 2 of stud wall	m²	5.54	£0.82
				Plasterboard fixings for roof ceilings	m²	4.00	£0.60
			Plasterboard Adhesive 25kg	Reveal plastering fixing system / basecoat to opening	m²	2.07	£3.01
				Wall plastering fixing system / basecoat	m²	66.00	£96.16
			Plasterboard Square Edge 1200 x 2400 x 12.5mm	Plasterboard to floor ceilings	m²	3.50	£12.70
				Plasterboard to roof ceilings	m²	4.00	£14.51
				Plasterboard to side 1 of stud wall	m²	5.54	£20.13
				Plasterboard to side 2 of stud wall	m²	5.54	£20.13
				Plastering to inner blockwall	m²	66.00	£239.50
			Plasterboard Tape 50mm x 90m	Plaster joint treatment to floor ceilings	m²	3.50	£0.54
				Plaster joint treatment to side 1 of stud wall	m²	5.54	£0.85
				Plaster joint treatment to side 2 of stud wall	m²	5.54	£0.85
				Plasterboard joint treatment for roof ceilings	m²	4.00	£0.61
				Reveal plaster joint treatment structural opening	m²	2.07	£0.34
				Wall plastering joint treatment	m²	66.00	£10.12

Type of resource	Date required	Build phase	Resource description	Item used for	Estimate rate unit	Total estimated quantity	Total cost including profit & overhead
			Polysocyanurate Insulation Board 2400 x 1200 x 100mm	Acoustic insulation to floors (layer 1)	m ²	6.13	£104.62
			PVC Plastering Corner Bead 2.44m	Corner Bead to structural opening reveal	m	18.40	£34.48
	02/03/2023	Total				390.49	£728.48
	07/03/2023	Joinery 2nd Fix	Acoustic Floor Sealant 380ml	Perimeter floor sealant	m	16.00	£2.96
			Butt Hinge Brassed 76mm	Hinges	Pair	1.50	£8.84
			Cut Clasp Nails 65mm x 25kg	Fixings to skirtings	m	11.00	£3.98
			Georgian Brass Internal Latch Pack	Door furniture	Each	1.00	£24.35
			Hardwood Ply WBP 2440 x 1220 x 12mm	Internal door threshold board	m	0.85	£5.32
			Internal Door Allowance	Door	Each	1.00	£76.88
			Panel Pins Bright 40mm x 0.25kg	Fixings to architrave	No	18.00	£2.20
			Skirting Torus/Ovolo 25 x 125mm	Skirting board side 1 of stud wall	m	2.15	£14.49
				Skirting board side 2 of stud wall	m	2.15	£14.49
				Skirting boards	m	11.00	£74.12
			Torus Architrave 25 x 75mm (Redwood)	Architrave	m	9.90	£42.20
			Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (Pack of 100)	Fixings to internal door threshold board	No	2.00	£0.11
	07/03/2023	Total				76.55	£269.94
	08/03/2023	Internal Decoration	Contract Emulsion Brilliant White 5 Litre	Decoration to plaster	m ²	3.50	£6.05
				Decoration to plaster roof ceiling	m ²	4.00	£6.91
			Contract Emulsion Magnolia 5 Litre	Decoration to plaster to side 1 of stud wall	m ²	5.54	£15.52
				Decoration to plaster to side 2 of stud wall	m ²	5.54	£15.52
				Decoration to structural opening reveal plastering	m ²	2.07	£5.79
				Decoration to wall or plaster	m ²	66.00	£184.80
			Gloss Brilliant White 5 Litre	Finishing coat to skirting board side 1 of stud wall	m	2.15	£0.32
				Finishing coat to skirting board side 2 of stud wall	m	2.15	£0.32
				Paint for architrave	m	9.90	£1.53
				Paint for door	m ²	3.49	£5.39
				Paint for door casing	m	4.95	£1.28
				Paint for skirting boards	m	11.00	£1.70
			Quick Drying Floor Varnish Clear Gloss 2.5 Litre	Paint for internal door threshold board	m	0.85	£0.25
				Primer for internal door threshold board	m	0.85	£0.25
				Undercoat for internal door threshold board	m	0.85	£0.12
			Undercoat White 5 Litre	Primer for architrave	m	9.90	£5.71
				Primer for door	m ²	3.49	£20.06
				Primer for door casing	m	4.95	£4.74
				Primer for skirting boards	m	11.00	£6.32
				Priming to skirting board side 1 of stud wall	m	2.15	£1.24
				Priming to skirting board side 2 of stud wall	m	2.15	£1.24
				Under Coat for skirting boards	m	11.00	£6.32
				Undercoat for architrave	m	9.90	£5.71
				Undercoat for door	m ²	3.49	£20.06
				Undercoat for door casing	m	4.95	£9.50
				Undercoating to skirting board side 1 of stud wall	m	2.15	£1.24
				Undercoating to skirting board side 2 of stud wall	m	2.15	£1.24
	08/03/2023	Total				190.11	£329.13
Material Total						1696.76	£10,599.34
Plant	23/01/2023	Commencement	20 Tonne Tipper & Driver inc. Land Fill Tax	Removal of spoil from site	m ³	2.06	£109.58
			Delivery (10 to 15 Miles)	Deliveries of plant for site clearance	No.	2.00	£100.00
			Mini Digger & Driver (8hr. Day)	Mini digger for clearing topsoil for removal from site	m ³	2.06	£85.94
		Site Set Up	Fencing - Site Security per Metre	Security fencing hire	No.	70.00	£175.00
			Portable Toilet	Site toilet	Week	7.00	£350.00
	23/01/2023	Total				83.13	£820.52
	24/01/2023	Demolition	Skip - 8 Yard (6.1m ³) inc. Disposal	Removal of debris from site	m ³	0.40	£24.18
	24/01/2023	Total				0.40	£24.18
	26/01/2023	Foundations	Mini Digger & Driver (8hr. Day)	Plant for excavation of trench	m ³	3.24	£162.00
			Shovel	Plant for placing concrete	m ³	2.70	£0.40
			Skip - 6 Yard (4.6m ³) inc. Disposal	Plant to remove excavated spoil from site	m ³	4.51	£220.55
	26/01/2023	Total				10.45	£382.95
	27/01/2023	Footings	Shovel	Plant to backfill Trench	m ³	0.23	£0.04
	27/01/2023	Total				0.23	£0.04
	30/01/2023	Oversite and Slabbing	Plate Compactor	Plate compactor for preparation of slab	Days	0.50	£5.62
	30/01/2023	Total				0.50	£5.62
	24/02/2023	Structural Openings	Disc Cutter 12" Petrol	Plant for forming structural opening	Day	2.00	£40.00
			Shovel	Plant for forming structural opening	Day	2.00	£6.00
			Skip - 6 Yard (4.6m ³) inc. Disposal	Plant to remove spoil from site	m ³	0.92	£45.12
			Wheelbarrow	Plant for removing spoil from structural opening	Day	2.00	£5.00
	24/02/2023	Total				6.92	£96.12
Plant Total						101.63	£1,329.43

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	
Subcontractor	31/01/2023	Erect Scaffold	Scaffolding Contractor	Additional weeks hire charge	m	9.00	£168.75	
				Allowance for sundry costs	£	50.00	£62.50	
				Scaffold budget	m	20.00	£375.00	
	31/01/2023 Total						79.00	£606.25
Subcontractor Total							79.00	£606.25
Sundry	26/01/2023	Drains	Provisional Sum (No Profit Margin Added)	PC Sum Drains	Each	1.00	£600.00	
	26/01/2023 Total						1.00	£600.00
	28/02/2023	Joinery 1st Fix	Provisional Sum (No Profit Margin Added)	PC Sum Doors and Windows	Each	1.00	£1,000.00	
	28/02/2023 Total						1.00	£1,000.00
	01/03/2023	Electrical 1st Fix	Provisional Sum (No Profit Margin Added)	PC Sum 1st Fix Electrics	Each	1.00	£400.00	
		Plumbing 1st Fix	Provisional Sum (No Profit Margin Added)	PC Sum 1st Fix Plumbing and Heating	Each	1.00	£500.00	
	01/03/2023 Total						2.00	£900.00
	07/03/2023	Electrical 2nd Fix	Provisional Sum (No Profit Margin Added)	PC Sum 2nd Fix Electrics	Each	1.00	£400.00	
		Plumbing 2nd Fix	Provisional Sum (No Profit Margin Added)	PC Sum 2nd Fix Plumbing and Heating	Each	1.00	£500.00	
	07/03/2023 Total						2.00	£900.00
Sundry Total							6.00	£3,400.00
Grand Total							2875.02	£26,940.83

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										
23/01/2023	Commencement	Labour	Site Strip	Site Strip	Groundworker	Ballastment to assist with clearance of site	E192.00	m ²	0.25	E48.00	E0.00	E48.00	E12.00	E0.00	E60.00										
						Excavators	Mini Digger & Driver (8hr Day)	E33.33	Days	2.06	E68.75	E0.00	E68.75	E0.00	E117.19	E85.34									
						Excavators	20 Tonne Tipper & Driver (8hr Day)	E42.50	m ³	2.06	E87.66	E0.00	E87.66	E0.00	E231.92	E109.58									
						Excavators	Spill removal	E40.00	No.	2.00	E80.00	E0.00	E80.00	E0.00	E20.00	E100.00									
						Excavators	Sundry Plant	E40.00	No.	6.38	E254.41	E0.00	E254.41	E0.00	E71.11	E325.52									
						Excavators	Delivery (10 to 15 Miles)	E60.00	No.	4.40	E264.00	E0.00	E264.00	E0.00	E30.00	E294.00									
						Excavators	Delivery of plant for site clearance	E20.00	No.	1.00	E20.00	E0.00	E20.00	E0.00	E0.00	E20.00									
24/01/2023	Site Set Up	Plant	Site Establishment	Site Accomodation	Fencing - Site Security per Metre	Fence Toile	E2.00	No.	70.00	E140.00	E0.00	E140.00	E30.00	E0.00	E170.00										
					Fencing - Site Security per Metre	Portable Toilet	E40.00	Items	7.00	E280.00	E0.00	E280.00	E0.00	E0.00	E280.00										
Site Set Up Total																									
23/01/2023	Demolition	Labour	Strip Roof Tiles	Demolition Contractor	Demolition Contractor @ 2 Mates	Remove existing roof tiles	E9.90	m ²	41.00	E405.00	E0.00	E405.00	E19.00	E0.00	E424.00										
					Demolition Contractor	Strip Roof Tiles	Remove debris from site	E48.36	m ³	0.40	E19.34	E0.00	E19.34	E0.00	E4.74	E24.08									
Demolition Total																									
24/01/2023	Total	Labour	Strip Roof Tiles	Demolition Contractor	Demolition Contractor @ 2 Mates	Remove existing roof tiles	E9.90	m ²	41.00	E405.00	E0.00	E405.00	E19.00	E0.00	E424.00										
					Demolition Contractor	Strip Roof Tiles	Remove debris from site	E48.36	m ³	0.40	E19.34	E0.00	E19.34	E0.00	E4.74	E24.08									
26/01/2023	Drains	Sundry	Provisional Sums	Provisional Sum	Provisional Sum (No Profit Margin Added)	PC Sump Drains	E600.00	Each	1.00	E600.00	E0.00	E600.00	E0.00	E0.00	E600.00										
					Foundations	Labour	Foundations and Footings & Brick and Block Cavity Wall	Groundworker	Place cavity fill	E158.40	m ³	0.19	E29.94	E0.00	E29.94	E0.00	E29.94	E7.48	E37.42						
									Groundworker	Prepare bottom of trench	E13.96	m ²	3.60	E14.26	E0.00	E14.26	E0.00	E3.56	E17.82						
									Groundworker & Mate	Remove spoil from site	E14.00	m ³	4.51	E108.22	E0.00	E108.22	E0.00	E27.06	E135.28						
									Groundworker & Mate	Lay structural concrete	E19.00	m ²	2.70	E100.80	E0.00	E100.80	E0.00	E26.32	E127.12						
									Groundworker's Mate	Excavate trench	E6.00	m ³	3.24	E19.44	E0.00	E19.44	E0.00	E4.86	E24.30						
									Material	Foundations and Footings & Brick and Block Cavity Wall	Excavators	Concrete	ReadyMix Concrete (6hr 30 - 70mm slump 6m ³) (Allowance £110 m ³)	Structural concrete	E110.00	m ³	2.70	E297.00	E22.28	E319.28	E0.00	E79.82	E399.10		
													Excavators	Mini Digger & Driver (8hr Day)	E60.00	m ³	3.24	E192.60	E0.00	E192.60	E0.00	E48.14	E240.74		
													Excavators	Shovel	E0.12	m ³	2.70	E0.32	E0.00	E0.32	E0.00	E0.08	E0.40		
													Excavators	Spill removal	E4.51	m ³	27.39	E113.64	E0.00	E113.64	E0.00	E28.11	E141.75		
													Excavators	Spill removal	E0.12	m ³	2.70	E0.32	E0.00	E0.32	E0.00	E0.08	E0.40		
													Excavators	Spill removal	E29.33	m ³	0.19	E58.52	E22.28	E80.80	E0.00	E20.59	E101.39		
Excavators	Spill removal	E29.33	m ³	0.19									E58.52	E22.28	E80.80	E0.00	E20.59	E101.39							
Excavators	Spill removal	E29.33	m ³	0.19	E58.52	E22.28	E80.80	E0.00					E20.59	E101.39											
Excavators	Spill removal	E29.33	m ³	0.19	E58.52	E22.28	E80.80	E0.00					E20.59	E101.39											
Excavators	Spill removal	E29.33	m ³	0.19	E58.52	E22.28	E80.80	E0.00					E20.59	E101.39											
Excavators	Spill removal	E29.33	m ³	0.19	E58.52	E22.28	E80.80	E0.00					E20.59	E101.39											
26/01/2023	Total	Labour	Foundations and Footings & Brick and Block Cavity Wall	Bricklayer	2 Bricklayers & Mate	Lay blockwork to inner leaf below dpc	E17.53	m ²					28.39	E1,489.52	E22.28	E1,511.80	E0.00	E225.89	E1,737.69						
						Bricklayer	Lay bricks below splash course	E43.80	m ²	0.45	E19.71	E0.00	E19.71	E0.00	E4.93	E24.64									
						Bricklayer	Lay bricks for use in splash course	E43.80	m ²	0.90	E39.42	E0.00	E39.42	E0.00	E9.86	E49.28									
						Bricklayer	Lay Trench Blocks	E12.12	m ²	1.35	E16.36	E0.00	E16.36	E0.00	E4.84	E21.20									
						Bricklayer	Backfill trench	E26.40	m ³	0.23	E6.18	E0.00	E6.18	E0.00	E1.54	E7.72									
						Material	Foundations and Footings & Brick and Block Cavity Wall	Aggregate	Blue Circle Mastercure Original Cement 25kg Bag	Cement below dpc in blockwork	E0.98	m ²	2.70	E2.61	E0.66	E3.27	E0.00	E0.82	E4.09						
										Cement below dpc in trench blocks	E1.04	m ²	1.35	E1.41	E0.33	E1.74	E0.00	E0.43	E2.17						
										Cement below dpc in trench blocks	E1.95	m ²	1.35	E3.29	E0.63	E3.92	E0.00	E0.82	E4.74						
										Building Sand Bulk Bag	Sand below dpc in blockwork	E0.68	m ²	2.70	E1.84	E0.46	E2.30	E0.00	E0.58	E2.88					
										Building Sand Bulk Bag	Sand below dpc in trench blocks	E2.13	m ²	1.35	E2.87	E0.77	E3.64	E0.00	E0.90	E4.54					
										Bricks	Sand below dpc in trench blocks	E1.36	m ²	1.35	E1.84	E0.46	E2.30	E0.00	E0.58	E2.88					
										Bricks	Solid Dense Concrete Block 70 440 x 215 x 100mm	E15.90	m ²	2.70	E42.90	E2.15	E45.05	E0.00	E11.27	E56.33					
Bricks	Trench Block 440 x 215 x 100mm	E11.94	m ²	1.35	E16.17					E0.82	E17.00	E0.00	E4.66	E21.66											
Bricks	Engineering Brick - Class A Blue 65mm	E19.40	m ²	0.90	E33.46					E0.67	E34.13	E0.00	E14.03	E48.16											
Bricks	Facing Bricks - Provisional (Allowance £110 per m ²)	E18.00	m ²	0.45	E18.00					E0.81	E18.81	E0.00	E4.25	E23.06											
Bricks	ReadyMix Concrete 6hr 30 - 70mm slump 6m ³ (Allowance £110 per m ³)	E115.00	m ³	0.19	E21.85					E13.87	E35.72	E0.00	E9.84	E45.56											
Bricks	ReadyMix Concrete 6hr 30 - 70mm slump 6m ³ (Allowance £110 per m ³)	E0.12	m ³	0.23	E0.03					E0.00	E0.03	E0.00	E0.01	E0.04											
27/01/2023	Total	Labour	100mm Oversite Concrete	Groundworker	Groundworker & Mate	Lay DPM to slab	E9.64	m ²	22.26	E216.20	E14.42	E230.62	E0.00	E96.03	E326.65										
						Groundworker	Lay and compact concrete slab	E72.99	m ²	0.26	E18.58	E0.00	E18.58	E0.00	E4.64	E23.22									
						Groundworker	Place and compact sub-base to slab	E37.85	m ²	0.35	E9.75	E0.00	E9.75	E0.00	E2.44	E12.19									
						Groundworker	Tamp finish to concrete slab	E1.29	m ²	3.50	E4.50	E0.00	E4.50	E0.00	E1.12	E5.62									
						Material	100mm Oversite Concrete	Aggregate	Sub Base MDT Type 1 Bulk Bag	Sub-base to concrete slab	E110.00	m ²	0.35	E48.33	E0.00	E48.33	E0.00	E12.00	E60.33						
										Aggregate	Concrete in slab	E110.00	m ²	0.35	E18.50	E2.89	E21.39	E0.00	E5.35	E26.74					
										Concrete	DPM to concrete slab	E0.41	m ²	4.50	E1.82	E0.36	E2.18	E0.00	E0.55	E2.73					
										Concrete	DPM to concrete slab	E9.00	Days	0.40	E36.00	E0.00	E36.00	E0.00	E9.12	E45.12					
										Concrete	Place Compactor	E19.00	Days	13.40	E109.58	E12.87	E122.45	E0.00	E30.61	E153.06					
										Concrete	Additional works hire charge	E15.00	No.	1.00	E15.00	E0.00	E15.00	E0.00	E3.75	E18.75					
										Concrete	Allowance for sundry costs	E1.00	E	50.00	E50.00	E0.00	E50.00	E0.00	E6.50	E56.50					
										Concrete	Scaffold budget	E15.00	E	20.00	E300.00	E0.00	E300.00	E0.00	E75.00	E375.00					
Concrete	Scaffold budget	E85.00	E	79.00	E665.00					E0.00	E665.00	E0.00	E121.25	E786.25											
Concrete	Scaffold budget	E14.00	E	1.00	E14.00					E0.00	E14.00	E0.00	E3.50	E17.50											
30/01/2023	Total	Subcontractor	Scaffolding	Scaffolding Contractor	Scaffolding Contractor					Additional works hire charge	E15.00	No.	1.00	E15.00	E0.00	E15.00	E0.00	E3.75	E18.75						
					Scaffolding Contractor					Allowance for sundry costs	E1.00	E	50.00	E50.00	E0.00	E50.00	E0.00	E6.50	E56.50						
					Scaffolding Contractor	Scaffold budget	E15.00	E	20.00	E300.00	E0.00	E300.00	E0.00	E75.00	E375.00										
					Scaffolding Contractor	Scaffold budget	E85.00	E	79.00	E665.00	E0.00	E665.00	E0.00	E121.25	E786.25										
					Scaffolding Contractor	Scaffold budget	E14.00	E	1.00	E14.00	E0.00	E14.00	E0.00	E3.50	E17.50										
					31/01/2023	Total	Labour	Foundations and Footings & Brick and Block Cavity Wall	Bricklayer	1 Bricklayers & Mate	Fix architectural stone	E14.00	Hours	3.00	E42.00	E0.00	E42.00	E0.00	E10.50	E52.50					
											Bricklayer	Fix cavity insulation	E23.63	m ²	66.00	E1,574.40	E0.00	E1,574.40	E0.00	E43.36	E2,017.76				
											Bricklayer	Lay blocks above dpc less openings	E21.80	m ²	66.00	E1,438.80	E0.00	E1,438.80	E0.00	E38.86	E1,477.66				
											Bricklayer	Lay bricks above dpc less openings	E43.80	m ²	66.00	E2,890.80	E0.00	E2,890.80	E0.00	E772.70	E3,663.50				
											Material	Foundations and Footings & Brick and Block Cavity Wall	Architectural Stone	Architectural Stone	Fix wall starters	E18.00	Hours	9.50	E171.00	E0.00	E171.00	E0.00	E42.75	E213.75	
															Architectural Stone	Apply sealant to wall connection	E17.00	m ²	9.50	E161.50	E0.00	E161.50	E0.00	E40.38	E201.88
															Architectural Stone	Fix wall starters	E18.00	Hours	9.50	E171.00	E0.00	E171.00	E0.00	E42.75	E213.75
Architectural Stone	Sundry Materials (E)	E11.00	E	2.00											E22.00	E0.00	E22.00	E0.00	E5.50	E27.50					
Architectural Stone	Cement above dpc in blockwork	E63.32	m ²	66.00											E4,184.52	E0.00	E4,184.52	E0.00	E1,091.20	E5,275.72					
Architectural Stone	Cement above dpc in brickwork	E1.61	m ²	66.00											E106.42	E26.60	E133.02	E0.00	E33.26	E166.28					
Architectural Stone	Sand above dpc in blockwork	E0.72	m ²	66.00											E47.52	E11.89	E59.41	E0.00	E14.86	E74.27					
Architectural Stone	Sand above dpc in brickwork	E2.25	m ²	66.00											E148.50	E37.12	E185.62	E0.00	E46.40	E232.02					
Architectural Stone	Insulation Block Standard 440 x 215 x 100mm	E13.10	m ²	66.00	E869.40	E63.04	E932.44	E0.00	E239.92	E1,172.36															
Architectural Stone	Facing Bricks - Provisional (Allowance £110 per m ²)	E176.00	m ²	66.00	E11,516.00	E1,180.80	E12,696.80	E0.00	E3,223.70	E15,920.50															
Architectural Stone	Brickwork Sundries	Brickwork Sundries	E17.00	m	1.00	E17.00	E0.71	E17.71	E0.00	E4.65					E22.36										
Architectural Stone	Brickwork Sundries	Brickwork Sundries	E17.00	m	1.00	E17.00	E0.71	E17.71	E0.00	E4.65					E22.36										
31/01/2023	Total	Labour	Universal Suspended Floor	Builder's Metalwork	Brickwork T.D.140 Type 4 125mm	DPC to blockwork	E0.82	m	17.00	E13.94	E0.71	E14.65	E0.00	E3.65	E18.30										
						Builder's Metalwork	Brickwork T.D.140 Type 4 125mm	E66.48	m ²	66.00	E4,396.80	E1,181.11	E5,577.91	E0.00	E1,466.86	E7,044.77									
						Builder's Metalwork	Cavity Wall Insulation 100 x 455 x 1200mm 10 Sheets 5.6mm ³	E11.07	m ²	66.00	E722.22	E0.00	E722.22	E0.00	E183.06	E905.28									
						Builder's Metalwork	Wall Starter Stainless Steel 2.4m	E6.17	m	9.30	E57.09	E1.94	E59.03	E0.00	E14.77	E73.80									
						Builder's Metalwork	Polynephine Sealant Brown	E0.41	m	9.50	E3.89	E0.00	E3.89	E0.00	E0.97	E4.86									
						Builder's Metalwork	Sundry Materials (E)	E1.00	E	20.00	E20.00	E													

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					
	Roof Structure total			Rainwater Goods	Plastic Half Round Gutter 4m x 112mm	Discharge between roof joists	E1.65	m	4.42	E1.65	E1.59	E1.28	E0.00	E1.28	E1.34	E11.31				
					Plastic Round Downpipe 4m x 68mm	Gutter	E3.35	m	4.00	E3.35	E4.00	E3.07	E0.00	E2.47	E11.34					
									Rainwater Goods Accessories	Plastic Half Round Gutter Raining Outlet 68mm Downpipe	Down pipe	E2.88	m	10.00	E26.75	E1.29	E27.04	E0.00	E6.76	E33.80
										Plastic Half Round Gutter Stop End External 112mm	Gutter outlet	E4.75	No.	2.00	E9.50	E0.00	E6.82	E0.00	E1.70	E8.52
										Plastic Half Round Gutter Support Bracket 112mm	Stop ends	E4.45	No.	4.00	E17.80	E0.00	E6.09	E0.00	E1.52	E7.61
										Plastic Half Round Gutter Union Bracket 112mm	Gutter clips	E0.77	No.	5.00	E3.85	E0.00	E4.04	E0.00	E1.01	E5.05
										Plastic Round Downpipe Bracket 68mm	Gutter unions	E2.40	No.	2.00	E4.80	E0.00	E2.62	E0.00	E1.63	E3.15
										Plastic Round Downpipe Bracket 68mm	Swan necks	E1.70	No.	2.00	E3.40	E0.00	E1.12	E0.00	E3.10	E15.40
										Plastic Round Downpipe Connector 68mm	Down pipe clips	E1.70	No.	9.00	E15.39	E0.00	E16.16	E0.00	E4.04	E20.20
										Cement Soffit Strip 2400 x 150 x 4.5mm	Down pipe unions	E1.79	No.	4.00	E7.16	E0.00	E1.75	E0.00	E1.88	E9.49
										White 27mm Square Fascia x 6mm x 5m	Tiling fillet support board	E0.47	m	4.00	E1.87	E0.00	E1.96	E0.00	E0.49	E2.45
										Soffit Ventilator	Eaves ventilator	E6.20	m	4.00	E24.80	E0.00	E17.64	E0.00	E4.41	E22.05
										White 27mm Square Fascia x 6mm x 5m	Bargeboard	E1.90	m	3.24	E6.16	E0.00	E26.84	E0.00	E6.71	E33.55
										Eaves fascia	Eaves fascia	E7.90	m	4.00	E31.60	E1.58	E33.18	E0.00	E8.30	E41.48
										White 400mm PVC Board x 9mm x 5m	Eaves soffits (side 1)	E13.75	m ²	0.80	E115.80	E0.79	E16.39	E0.00	E4.15	E20.74
										Roof structure fixings (allowance)	Gutter soffit (side 1)	E13.75	m ²	0.65	E8.84	E0.64	E11.42	E0.00	E1.36	E16.76
										Roof structure fixings (allowance)	Roof structure fixings (allowance)	E11.29	m ²	7.55	E9.74	E0.97	E10.71	E0.00	E2.68	E13.39
										White plastic tip nail 40mm 100 (Pack of 100)	Bargeboard fixings	E0.64	m	3.24	E2.07	E0.21	E2.28	E0.00	E0.57	E2.85
										Softwoods	Softwoods	E3.70	m	69.70	E9.37	E4.07	E49.07	E0.00	E1.02	E5.00
										Wood Screws Steel C3K Twin Thread 6 x 0.75 inch (Pack of 200)	Eaves ventilator fixings	E0.05	m	4.00	E0.20	E0.02	E0.21	E0.00	E0.05	E0.26
22/02/2023	Roof Tiling	Labour	Universal Cut Roof	Roof Tiler						3 Roof Tiles & Mate	Fix tiles, felt and laths	E22.25	m ²	7.55	E167.98	E0.00	E167.98	E0.00	E42.00	E209.98
					Roof Tiler	Fix proprietary gable fixing system	E9.24	m	2.24	E20.90	E0.00	E20.90	E0.00	E7.48	E28.38					
						Fix proprietary ridge fixing system	E6.60	m	3.30	E21.78	E0.00	E21.78	E0.00	E7.27	E29.05					
						Fix tile undercloak 1	E1.88	m	3.24	E6.13	E0.00	E6.13	E0.00	E1.78	E7.91					
						Fix verge tiles	E1.32	m	2.34	E4.27	E0.00	E4.27	E0.00	E1.07	E5.34					
					Roof Tiler & Mate	Fix ridge tile	E5.43	m	3.30	E17.86	E0.00	E17.86	E0.00	E4.46	E22.32					
					Carriaging Timber	Sawn Batten Treated 25 x 38mm	E0.67	m	40.80	E27.34	E4.10	E31.44	E0.00	E7.86	E39.30					
					Felt & Membranes	Resilient Membrane Heavy Weight 1.5 x 5mm	E1.12	m ²	7.55	E8.44	E0.00	E8.44	E0.00	E2.28	E10.72					
					Roof Tiles	Roof Tile Concrete Interlocking Low Profile Earth (10 per m ² approx)	E10.00	m ²	7.55	E75.50	E8.78	E84.28	E0.00	E19.82	E104.10					
					Roofing Sundries	Segmental Ridge Tile 45mm	E11.16	m	3.24	E36.31	E1.84	E38.15	E0.00	E9.67	E47.82					
						Cement Soffit Strip 2400 x 150 x 4.5mm	Fix undercloak 1	E1.51	m	3.24	E4.91	E0.00	E4.91	E0.00	E1.40	E6.31				
						PVC Dry Ridge Vent System	Proprietary ridge fixing system	E9.00	m	3.30	E29.70	E1.48	E31.18	E0.00	E7.80	E38.98				
						PVC Dry Verge System	Proprietary gable fixing system	E9.15	m	3.24	E29.61	E1.49	E31.09	E0.00	E7.77	E38.86				
						Round Wire Nails Galvanised 65mm x 29kg	Laths nails	E0.09	m	40.80	E3.67	E0.00	E3.67	E0.00	E1.03	E4.70				
							Proprietary gable fixings	E0.66	m	3.24	E2.12	E0.21	E2.33	E0.00	E0.58	E2.91				
							Proprietary ridge fixings	E0.66	m	3.30	E2.16	E0.22	E2.38	E0.00	E0.60	E2.98				
							Tile Nails	E0.20	m ²	7.55	E1.51	E0.15	E1.66	E0.00	E0.41	E2.07				
								E47.71	E45.35	E479.90	E119.99	E599.89	E599.89							
22/02/2023	Structural Openings	Labour	Small Structural Opening	Bricklayer	2 Bricklayers & Mate	Remove spoil from structural opening	E48.80	m ²	147.71	E466.25	E14.53	E480.72	E0.00	E110.99	E591.71					
					Bricklayer	Fix linets	E28.00	hour	9.00	E252.00	E0.00	E252.00	E0.00	E7.00	E259.00					
						Form opening	E18.00	hour	5.00	E90.00	E0.00	E90.00	E0.00	E42.00	E132.00					
						Fix linets	E24.00	hour	3.00	E72.00	E0.00	E72.00	E0.00	E8.00	E80.00					
						Form opening	E17.00	hour	6.00	E102.00	E0.00	E102.00	E0.00	E26.50	E128.50					
						Unit Number 1	E1.00	m ²	3.00	E3.00	E0.00	E3.00	E0.00	E26.27	E29.27					
						Unit Number 2	E38.47	m	3.60	E140.51	E2.57	E137.94	E0.00	E26.27	E164.21					
						Shovel	E2.40	hour	2.00	E4.80	E0.00	E4.80	E0.00	E1.20	E6.00					
						Plant for removing spoil from structural opening	E4.00	hour	2.00	E8.00	E0.00	E8.00	E0.00	E5.00	E13.00					
						Disc Cutter 12" Petrol	E16.00	hour	2.00	E32.00	E0.00	E32.00	E0.00	E8.00	E40.00					
						Skid - 6 Yard 4.6m ³ Inc. Disposal	E39.13	m ³	0.92	E36.10	E0.00	E36.10	E0.00	E9.02	E45.12					
								E64.33	E60.95	E1.38	E62.57	E0.00	E62.57	E0.00	E164.87	E227.44				
								E64.33	E60.95	E1.38	E62.57	E0.00	E62.57	E0.00	E164.87	E227.44				
24/02/2023	Joinery 1st Fix	Labour	Stud Wall	Carpenter	Joiner & Mate	Fix head runner	E1.89	m	3.00	E5.67	E0.00	E5.67	E0.00	E1.42	E7.09					
						Fix horizontal rails (nogging)	E2.10	m	3.40	E7.14	E0.00	E7.14	E0.00	E1.83	E8.97					
						Fix sole plate	E1.89	m	2.15	E4.07	E0.00	E4.07	E0.00	E1.02	E5.09					
						Fix studing	E1.89	m	20.70	E39.16	E0.00	E39.16	E0.00	E9.79	E48.95					
						Fix door casing	E19.00	each	1.00	E19.00	E0.00	E19.00	E0.00	E4.88	E23.88					
						Fix floorboarding	E7.35	m ²	7.00	E51.48	E0.00	E51.48	E0.00	E12.88	E64.36					
						Head runner	E3.30	m	3.00	E9.90	E1.48	E11.38	E0.00	E2.84	E14.22					
						Horizontal rails (nogging)	E1.30	m	4.40	E5.72	E1.80	E7.52	E0.00	E1.66	E9.18					
						Sole plate	E1.30	m	2.15	E2.80	E0.06	E2.86	E0.00	E0.74	E3.60					
						Vertical studs	E3.30	m	26.70	E88.31	E10.25	E98.56	E0.00	E24.64	E123.20					
						Noting allowance to studing	E1.58	m ²	5.54	E9.43	E0.00	E9.43	E0.00	E2.43	E11.86					
						Door casing fixings	E0.09	No.	32.00	E2.88	E0.00	E2.88	E0.00	E0.72	E3.60					
						Door casing fixings to siders	E0.09	No.	32.00	E2.88	E0.00	E2.88	E0.00	E0.72	E3.60					
						Door casing	E28.00	hour	1.00	E28.00	E0.00	E28.00	E0.00	E7.12	E35.12					
						Unprimed 115 x 25mm Door Lining Set No Stogs 5100mm	Nailing to floorboards	E0.28	m ²	7.00	E2.36	E0.20	E2.56	E0.00	E0.54	E3.10				
						Wood Screws Steel C3K Twin Thread 8 x 1.5 inch (Pack of 200)	Floor boards	E11.00	m ²	1.00	E11.00	E0.00	E11.00	E0.00	E2.12	E13.12				
						Measure Resilient Chipboard Framing T&P 200 x 600 x 22 mm	Fix Sums Doors and Windows	E1,000.00	each	1.00	E1,000.00	E0.00	E1,000.00	E0.00	E1,000.00	E1,000.00				
						Provisional Sum for Profit Margin Added			102.04	E1,174.52	E27.88	E1,202.40	E0.00	E100.99	E1,303.39					
								102.04	E1,000.00	E0.00	E1,000.00	E0.00	E100.99	E1,100.99						
28/02/2023	Electrical 1st Fix	Sundry	Provisional Sums	Provisional Sum	Provisional Sum (No Profit Margin Added)	Fix Sum 1st Fix Electrics	E400.00	each	1.00	E400.00	E0.00	E400.00	E0.00	E0.00	E400.00					
								1.00	E400.00	E0.00	E400.00	E0.00	E0.00	E400.00						
								1.00	E500.00	E0.00	E500.00	E0.00	E0.00	E500.00						
01/03/2023	Electrical 1st Fix Total	Sundry	Provisional Sums	Provisional Sum	Provisional Sum (No Profit Margin Added)	Fix Sum 1st Fix Plumbing and heating	E500.00	each	1.00	E500.00	E0.00	E500.00	E0.00	E0.00	E500.00					
								1.00	E500.00	E0.00	E500.00	E0.00	E0.00	E500.00						
01/03/2023	Plastering	Labour	Foundations and Footings & Brick and Block Cavity Wall	Plasterer	2 Plasterers & Mate	Apply finish to wall plastering	E9.11	m ²	2.00	E18.22	E0.00	E18.22	E0.00	E4.75	E22.97					
						Fix apply plastering to walls	E7.59	m ²	66.00	E500.94	E0.00	E500.94	E0.00	E126.28	E627.22					
						Apply finish to structural opening reveal plaster	E11.39	m ²	2.07	E23.57	E0.00	E23.57	E0.00	E5.89	E29.46					
						Fix structural opening reveal plaster	E11.39	m ²	2.07	E23.57	E0.00	E23.57	E0.00	E5.89	E29.46					
						Apply finish to plaster to side 1	E9.11	m ²	5.54	E50.48	E0.00	E50.48	E0.00	E12.62	E63.10					
						Apply finish to plaster to side 2	E9.11	m ²	5.54	E50.48	E0.00	E50.48	E0.00	E12.62	E63.10					
						Fix plasterboard to side 1	E5.31	m ²	5.54	E29.45	E0.00	E29.45	E0.00	E7.36	E36.81					
						Fix plasterboard to side 2	E5.31	m ²	5.54	E29.45	E0.00	E29.45	E0.00	E7.36	E36.81					
						Fix insulation	E1.87	m ²	5.54	E10.36	E0.00	E10.36	E0.00	E2.59	E12.95					
						Fix insulation to ceiling (layer 1)	E1.90	m ²	4.60	E8.66										

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					
07/03/2023	Electrical 2nd Fix	Sundry	Provisional Sums	Provisional Sum	Provisional Sum (No Profit Margin Added)	PC Sum 2nd Fix Electricals	£500.00	Each	1.00	£500.00	£0.00	£500.00	£0.00	£0.00	£500.00					
	Electrical 2nd Fix Total						£500.00		1.00	£500.00	£0.00	£500.00	£0.00	£0.00	£500.00					
	Joinery 2nd Fix	Labour	Foundations and Footings & Brick and Block Cavity Wall	Carpenter	Joiner's Mate	Fix skirting boards	£3.74	m	11.00	£41.14	£0.00	£41.14	£0.00	£0.00	£41.14					
Fix skirting board to side 1						£3.74	m	2.15	£8.04	£0.00	£8.04	£0.00	£8.04	£0.00	£8.04					
Fix skirting board to side 2						£3.74	m	2.15	£8.04	£0.00	£8.04	£0.00	£8.04	£0.00	£8.04					
Fix door furniture						£19.50	Each	1.00	£19.50	£0.00	£19.50	£0.00	£19.50	£0.00	£19.50					
Fix internal door threshold board						£12.85	m	0.85	£10.86	£0.00	£10.86	£0.00	£10.86	£0.00	£10.86					
Hang door						£26.00	Each	1.00	£26.00	£0.00	£26.00	£0.00	£26.00	£0.00	£26.00					
Fix architrave						£2.81	m	9.90	£27.77	£0.00	£27.77	£0.00	£27.77	£0.00	£27.77					
Apply perimeter floor sealant						£13.00	m	1.00	£13.00	£0.00	£13.00	£0.00	£13.00	£0.00	£13.00					
Foundations and Footings & Brick and Block Cavity Wall						Screws and Fixings	Cut Clasp Nails 65mm x 25kg	£0.26	m	11.00	£2.86	£0.28	£3.18	£0.00	£3.18					
Timber Mouldings						Skirting boards	Skirting Saurus/Quilo 25 x 125mm	£4.90	m	11.00	£53.90	£4.40	£59.30	£0.00	£14.82					
Stud Wall						Skirting boards side 1 of stud wall	Skirting board side 1 of stud wall	£4.90	m	2.15	£10.54	£1.05	£11.59	£0.00	£14.48					
Skirting boards side 2 of stud wall						£4.90	m	2.15	£10.54	£1.05	£11.59	£0.00	£11.59	£0.00	£14.48					
Typical Panel Doors						Door Furniture	Bull Hinge Brassed 76mm	£4.60	Pair	1.50	£6.90	£0.17	£7.07	£0.00	£1.77					
Georgian Brass Internal Latch Pack						Door furniture	Door furniture	£19.00	Each	1.00	£19.00	£0.48	£19.48	£0.00	£4.87					
Internal Door Allowance						Door	Door	£60.00	Each	1.00	£60.00	£1.50	£61.50	£0.00	£15.38					
Screws and Fixings						Panel Pins Bright 40mm x 5.23kg	Panel Pins Bright 40mm x 5.23kg	£0.09	No	18.00	£1.62	£0.16	£1.76	£0.00	£0.44					
Wood Screws Steel C&K Twin Thread 50 x 2.5 inch (Pack of 100)						Hardwood Ply WBP 2440 x 1220 x 12mm	Hardwood Ply WBP 2440 x 1220 x 12mm	£4.55	m	0.85	£3.87	£0.39	£4.26	£0.00	£1.06					
Timber Mouldings						Architrave	Architrave	£10.10	m	9.90	£100.89	£1.07	£101.96	£0.00	£8.44					
Universal Suspended Floor						Acoustic Floor Sealant 380ml	Perimeter floor sealant	£8.00	m	1.00	£8.00	£0.48	£8.48	£0.00	£0.90					
Joinery 2nd Fix Total											£500.00		120.80	£358.15	£14.04	£372.19	£0.00	£99.06	£461.25	
Plumbing 2nd Fix											£500.00		1.00	£500.00	£0.00	£500.00	£0.00	£0.00	£500.00	
Plumbing 2nd Fix Total											£500.00		1.00	£500.00	£0.00	£500.00	£0.00	£0.00	£500.00	
07/03/2023 Total																				
08/03/2023						Internal Decoration	Labour	Foundations and Footings & Brick and Block Cavity Wall	Decorator	Decorator	Apply decoration to wall or plaster	£3.03	m²	122.80	£378.15	£14.04	£392.19	£0.00	£99.06	£491.25
											Apply paint to skirting boards	£0.83	m	11.00	£9.08	£0.00	£9.08	£0.00	£0.00	£9.08
											Apply primer to skirting boards	£0.83	m	11.00	£9.08	£0.00	£9.08	£0.00	£0.00	£9.08
											Apply undercoat to skirting boards	£0.83	m	11.00	£9.08	£0.00	£9.08	£0.00	£0.00	£9.08
						Prepare skirting boards for decoration	£0.83	m	11.00	£9.08	£0.00	£9.08	£0.00	£0.00	£9.08					
						Prepare wall or plaster for decoration	£0.83	m²	66.00	£54.44	£0.00	£54.44	£0.00	£11.60	£66.04					
						Apply decoration to plaster structural opening reveals	£3.03	m²	2.07	£6.26	£0.00	£6.26	£0.00	£0.00	£6.26					
						Prepare plaster structural opening reveals for decoration	£3.03	m²	2.07	£6.26	£0.00	£6.26	£0.00	£0.00	£6.26					
						Apply finishing to skirting to side 1	£0.83	m	2.15	£1.77	£0.00	£1.77	£0.00	£0.44	£2.21					
						Apply finishing to skirting to side 2	£0.83	m	2.15	£1.77	£0.00	£1.77	£0.00	£0.44	£2.21					
						Apply primer to skirting to side 1	£0.83	m	2.15	£1.77	£0.00	£1.77	£0.00	£0.44	£2.21					
						Apply primer to skirting to side 2	£0.83	m	2.15	£1.77	£0.00	£1.77	£0.00	£0.44	£2.21					
						Apply undercoat to skirting to side 1	£0.83	m	2.15	£1.77	£0.00	£1.77	£0.00	£0.44	£2.21					
						Apply undercoat to skirting to side 2	£0.83	m	2.15	£1.77	£0.00	£1.77	£0.00	£0.44	£2.21					
						Decorate plaster to side 1	£3.03	m²	3.54	£10.77	£0.00	£10.77	£0.00	£4.19	£14.96					
						Decorate plaster to side 2	£3.03	m²	3.54	£10.77	£0.00	£10.77	£0.00	£4.19	£14.96					
						Prepare skirting for priming/painting 1	£0.83	m	2.15	£1.77	£0.00	£1.77	£0.00	£0.44	£2.21					
						Prepare skirting for priming/painting 2	£0.83	m	2.15	£1.77	£0.00	£1.77	£0.00	£0.44	£2.21					
						Apply finish to internal door threshold board	£2.75	m	3.49	£9.63	£0.00	£9.63	£0.00	£3.40	£13.03					
						Apply gloss door	£4.13	m²	3.49	£14.38	£0.00	£14.38	£0.00	£3.80	£18.18					
						Apply primer to door casing	£1.93	m	0.85	£1.64	£0.00	£1.64	£0.00	£0.41	£2.05					
						Apply primer to internal door threshold board	£4.13	m²	3.49	£14.38	£0.00	£14.38	£0.00	£3.80	£18.18					
						Apply primer to door casing	£1.93	m	0.85	£1.64	£0.00	£1.64	£0.00	£0.41	£2.05					
						Apply undercoat to internal door threshold board	£1.93	m	0.85	£1.64	£0.00	£1.64	£0.00	£0.41	£2.05					
						Apply undercoat to door	£1.93	m	0.85	£1.64	£0.00	£1.64	£0.00	£0.41	£2.05					
						Apply undercoat to door casing	£2.75	m	4.95	£13.61	£0.00	£13.61	£0.00	£3.40	£17.01					
						Prepare internal door threshold board for decoration	£1.93	m	0.85	£1.64	£0.00	£1.64	£0.00	£0.41	£2.05					
						Prepare door casing for decoration	£2.75	m	4.95	£13.61	£0.00	£13.61	£0.00	£3.40	£17.01					
						Prepare door for primer or paint	£4.13	m²	3.49	£14.38	£0.00	£14.38	£0.00	£3.80	£18.18					
						Decorate ceiling plaster	£3.03	m²	4.00	£12.10	£0.00	£12.10	£0.00	£3.02	£15.12					
						Prepare roof ceiling for decoration	£0.83	m²	4.00	£3.30	£0.00	£3.30	£0.00	£0.82	£4.12					
						Decorate plaster to floor ceilings	£3.03	m²	3.50	£10.59	£0.00	£10.59	£0.00	£2.65	£13.24					
						Prepare floor ceilings for decoration	£0.83	m²	3.50	£2.89	£0.00	£2.89	£0.00	£0.72	£3.61					
						Decorate to wall or plaster	£2.04	m²	66.00	£134.40	£14.44	£148.84	£0.00	£36.56	£184.80					
						Gloss Brilliant White 5 Litre	£0.11	m	13.00	£1.34	£0.12	£1.46	£0.00	£0.34	£1.80					
						Undercoat White 5 Litre	£0.42	m	13.00	£5.46	£0.00	£5.46	£0.00	£1.26	£6.72					
						Primer for skirting boards	£0.42	m	11.00	£4.60	£0.46	£5.06	£0.00	£1.26	£6.32					
						Under Coat for skirting boards	£0.42	m	11.00	£4.60	£0.46	£5.06	£0.00	£1.26	£6.32					
						Decorate to structural opening reveal plastering	£2.04	m²	2.07	£4.21	£0.42	£4.63	£0.00	£1.16	£5.79					
						Decorate to plaster to side 1 of stud wall	£2.04	m²	5.54	£11.29	£1.13	£12.42	£0.00	£3.10	£15.52					
						Decorate to plaster to side 2 of stud wall	£2.04	m²	5.54	£11.29	£1.13	£12.42	£0.00	£3.10	£15.52					
						Finishing coat to skirting board side 1 of stud wall	£0.11	m	2.15	£0.24	£0.02	£0.26	£0.00	£0.06	£0.32					
						Priming to skirting board side 1 of stud wall	£0.42	m	2.15	£0.90	£0.09	£0.99	£0.00	£0.25	£1.24					
						Primer to skirting board side 2 of stud wall	£0.42	m	2.15	£0.90	£0.09	£0.99	£0.00	£0.25	£1.24					
						Undercoating to skirting board side 1 of stud wall	£0.42	m	2.15	£0.90	£0.09	£0.99	£0.00	£0.25	£1.24					
						Undercoating to skirting board side 2 of stud wall	£0.42	m	2.15	£0.90	£0.09	£0.99	£0.00	£0.25	£1.24					
						Paint for architrave	£0.11	m	9.90	£1.11	£0.11	£1.22	£0.00	£0.31	£1.53					
						Paint for door	£1.13	m²	3.49	£3.92	£0.39	£4.31	£0.00	£1.08	£5.39					
						Paint for door casing	£0.19	m	4.95	£0.83	£0.09	£0.92	£0.00	£0.26	£1.18					
						Paint for internal door threshold board	£0.22	m	0.85	£0.18	£0.02	£0.20	£0.00	£0.05	£0.25					
						Primer for internal door threshold board	£0.22	m	0.85	£0.18	£0.02	£0.20	£0.00	£0.05	£0.25					
						Undercoat for internal door threshold board	£0.11	m	0.85	£0.09	£0.01	£0.10	£0.00	£0.02	£0.12					
						Primer for architrave	£0.42	m	9.90	£4.15	£0.42	£4.57	£0.00	£1.14	£5.71					
						Primer for door	£4.19	m²	3.49	£14.59	£1.46	£16.05	£0.00	£4.01	£20.06					
						Primer for door casing	£0.70	m	4.95	£4.95	£0.34	£5.29	£0.00	£0.95	£6.24					
						Undercoat for architrave	£0.42	m	9.90	£4.15	£0.42	£4.57	£0.00	£1.14	£5.71					
						Undercoat for door	£4.19	m²	3.49	£14.59	£1.46	£16.05	£0.00	£4.01	£20.06					
						Undercoat for door casing	£1.40	m	4.95	£6.91	£0.69	£7.60	£0.00	£1.90	£9.50					
						Decorate to plaster roof ceiling	£1.26	m²	4.00	£5.03	£0.50	£5.53	£0.00	£1.38	£6.91					
						Decorate to plaster roof ceiling	£1.26	m²	4.00	£5.03	£0.50	£5.53	£0.00	£1.38	£6.91					

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		
23/01/2023	Commencement	Labour	Groundworker	Groundworker	Banksman to assist with clearance of site	£48.00	£12.00	£0.00	£60.00		
Plant			Excavators	Mini Digger & Driver (8hr. Day)	Removal of spoil for clearing topsoil for removal from site	£68.75	£17.19	£0.00	£85.94		
				Spoil removal	20 Tonne Tipper & Driver inc. Land Fill Tax	£87.66	£21.92	£0.00	£109.58		
				Sundry Plant	Delivery (10 to 15 Miles)	£80.00	£20.00	£0.00	£100.00		
		Commencement Total					£284.41	£71.11	£0.00	£355.52	
	Site Set Up	Plant	Site Accomodation	Fencing - Site Security per Metre	Security fencing hire	£140.00	£35.00	£0.00	£175.00		
	Site Set Up Total			Portable Toilet	Site toilet	£280.00	£70.00	£0.00	£350.00		
23/01/2023 Total						£420.00	£105.00	£0.00	£525.00		
24/01/2023	Demolition	Labour	Demolition Contractor	Demolition Contractor & 2 Mates	Remove existing roof tiles	£39.60	£9.90	£0.00	£49.50		
Plant		Spoil removal	Skip - 8 Yard (6.1m³) inc. Disposal	Removal of debris from site	£19.34	£4.84	£0.00	£24.18			
	Demolition Total					£58.94	£14.74	£0.00	£73.68		
24/01/2023 Total						£58.94	£14.74	£0.00	£73.68		
26/01/2023	Drains	Sundry	Provisional Sum	Provisional Sum (No Profit Margin Added)	PC Sum Drains	£600.00	£0.00	£0.00	£600.00		
	Drains Total					£600.00	£0.00	£0.00	£600.00		
	Foundations	Labour	Groundworker	Groundworker	Place cavity fill	£29.94	£7.48	£0.00	£37.42		
					Prepare bottom of trench	£14.26	£3.56	£0.00	£17.82		
					Remove spoil from site	£108.22	£27.06	£0.00	£135.28		
					Lay structural concrete	£105.30	£26.32	£0.00	£131.62		
				Groundworker & Mate	Excavate trench	£19.44	£4.86	£0.00	£24.30		
				Groundworker's Mate	Structural concrete	£319.28	£79.82	£0.00	£399.10		
				Concrete	Readymix Concrete GEN 1, 50 - 70mm slump 6m³ (Allowance £110 m³)	£129.60	£32.40	£0.00	£162.00		
				Excavators	Mini Digger & Driver (8hr. Day)	£0.32	£0.08	£0.00	£0.40		
				Light plant	Plant for placing concrete	£176.44	£44.11	£0.00	£220.55		
				Spoil removal	Skip - 6 Yard (4.6m³) inc. Disposal	£902.80	£225.69	£0.00	£1,128.49		
	Foundations Total					£1,502.80	£225.69	£0.00	£1,728.49		
26/01/2023 Total						£47.30	£11.82	£0.00	£59.12		
27/01/2023	Footings	Labour	Bricklayer	2 Bricklayers & Mate	Lay blockwork to inner leaf below dpc	£19.71	£4.93	£0.00	£24.64		
					Lay bricks below splash course	£39.42	£9.86	£0.00	£49.28		
					Lay bricks for use in splash course	£43.36	£10.84	£0.00	£54.20		
					Lay Trench Blocks	£6.18	£1.54	£0.00	£7.72		
					Backfill trench	£3.29	£0.82	£0.00	£4.11		
					Cement below dpc in brickwork	£5.14	£1.28	£0.00	£6.42		
		Material	Aggregate		Blue Circle Mastercrete Original Cement 25kg Bag	Cement below dpc in trench blocks	£3.29	£0.82	£0.00	£4.11	
						Sand below dpc in blockwork	£2.30	£0.58	£0.00	£2.88	
						Sand below dpc in brickwork	£3.59	£0.90	£0.00	£4.49	
						Sand below dpc in trench blocks	£2.30	£0.58	£0.00	£2.88	
						Building Sand Bulk Bag	£45.08	£11.27	£0.00	£56.35	
						Solid Dense Concrete Block 7N 440 x 215 x 100mm	£66.62	£16.66	£0.00	£83.28	
		Blocks			Trench Block 440 x 215 x 300mm	Trench Blocks	£56.13	£14.03	£0.00	£70.16	
						Bricks	£17.01	£4.25	£0.00	£21.26	
						Engineering Brick - Class A Blue 65mm	£23.37	£5.84	£0.00	£29.21	
						Facing Bricks - Provisional (Allowance £0.60 Each)	£0.03	£0.01	£0.00	£0.04	
	Concrete			Readymix Concrete GEN 1, 125mm slump 2-3m³ (Allowance £115 per m³)	Cavity Fill	£384.12	£96.03	£0.00	£480.15		
					Ready Mix Concrete GEN 1, 125mm slump 2-3m³ (Allowance £115 per m³)	£0.03	£0.01	£0.00	£0.04		
	Plant			Shovel	Plant to backfill Trench	£2.25	£0.56	£0.00	£2.81		
					Light plant	£9.76	£2.44	£0.00	£12.20		
	Footings Total					£9.75	£2.44	£0.00	£12.19		
27/01/2023 Total						£4.50	£1.12	£0.00	£5.62		
30/01/2023	Oversite and Slabbing	Labour	Groundworker	Groundworker & Mate	Lay DPM to slab	£48.12	£12.03	£0.00	£60.15		
					Place and compact concrete slab	£41.39	£10.35	£0.00	£51.74		
					Place and compact sub-base to slab	£2.18	£0.55	£0.00	£2.73		
					Tamp finish to concrete slab	£4.50	£1.12	£0.00	£5.62		
		Material	Aggregate		Sub Base MOT Type 1 Bulk Bag	Sub-base to concrete slab	£48.12	£12.03	£0.00	£60.15	
						Concrete	£41.39	£10.35	£0.00	£51.74	
						Damp Proofing	£2.18	£0.55	£0.00	£2.73	
						Polythene DPM Blue 300mu 4 x 25m PIFA (27.6kg)	£4.50	£1.12	£0.00	£5.62	
	Plant				Plate Compactor	£122.45	£30.61	£0.00	£153.06		
	Oversite and Slabbing Total					£122.45	£30.61	£0.00	£153.06		
30/01/2023 Total						£135.00	£33.75	£0.00	£168.75		
31/01/2023	Erect Scaffold	Subcontractor	Scaffolding Contractor	Scaffolding Contractor	Additional weeks hire charge	£50.00	£12.50	£0.00	£62.50		
					Allowance for sundry costs	£300.00	£75.00	£0.00	£375.00		
	Erect Scaffold Total					£485.00	£121.25	£0.00	£606.25		
	Masonry Shell	Labour	Bricklayer	2 Bricklayers & Mate	Fix cavity Insulation	£173.44	£43.36	£0.00	£216.80		
					Lay blocks above dpc less openings	£1,445.40	£361.36	£0.00	£1,806.76		
					Lay bricks above dpc less openings	£2,890.80	£722.70	£0.00	£3,613.50		
					Apply sealant to wall connection	£65.10	£16.27	£0.00	£81.37		
					Fit wall starters	£112.00	£28.00	£0.00	£140.00		
			Material	Aggregate		Blue Circle Mastercrete Original Cement 25kg Bag	Fix architectural stone	£42.00	£10.50	£0.00	£52.50
							Cement above dpc in blockwork	£42.80	£10.70	£0.00	£53.50
							Cement above dpc in brickwork	£133.02	£33.26	£0.00	£166.28
							Sand above dpc in blockwork	£59.40	£14.86	£0.00	£74.26
							Sand above dpc in brickwork	£185.62	£46.40	£0.00	£232.02
		Brickwork Sundries			Pitch Polymer DPC 100mm x 20m	Architectural Stone	£94.50	£23.62	£0.00	£118.12	
						Blocks	£1,323.64	£330.92	£0.00	£1,654.56	
						Bricks	£2,494.80	£623.70	£0.00	£3,118.50	
						DPC to blockwork	£14.65	£3.65	£0.00	£18.30	
						DPC to brickwork	£14.65	£3.65	£0.00	£18.30	
		Builders Metalwork			Brickwork Tie DD140 Type 4 225mm	Brick ties	£31.82	£7.96	£0.00	£39.78	
						Wall Starter Stainless Steel 2.4m	£40.69	£10.17	£0.00	£50.86	
						Insulation	£803.80	£200.96	£0.00	£1,004.76	
						Cavity Wall Insulation 100 x 455 x 1200mm 10 Sheets 5.46m²	£4.75	£1.19	£0.00	£5.94	
						Sealants	£20.00	£5.00	£0.00	£25.00	
	Sundry Material			Sundry Materials (£)	Allowance for sundries	£20.00	£5.00	£0.00	£25.00		

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
					Sundry allowance for additional fixings	£8.00	£2.00	£0.00	£10.00
	Masonry Shell Total					£10,000.88	£2,500.23	£0.00	£12,501.11
31/01/2023 Total						£10,485.88	£2,621.48	£0.00	£13,107.36
13/02/2023	First Floor Joists	Labour	Carpenter	Joiner	Fix bracing between floor joists	£15.02	£3.76	£0.00	£18.78
					Fix floor joist hangers	£45.76	£11.44	£0.00	£57.20
					Fix floor joist straps	£17.16	£4.28	£0.00	£21.44
				Joiner & Mate	Fix floor joists	£33.12	£8.28	£0.00	£41.40
		Material	Builders Metalwork	Joist Hanger 50mm Standard Leg	Floor joist hangers	£16.12	£4.04	£0.00	£20.16
				Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mm	Floor joist end straps	£10.72	£2.68	£0.00	£13.40
					Floor joist lateral restraint straps	£10.72	£2.68	£0.00	£13.40
			Carcassing Timber	Sawn Dry Graded Structural Softwood Treated 47 x 200mm	bracing between floor joists	£26.78	£6.70	£0.00	£33.48
					Floor joists	£133.84	£33.46	£0.00	£167.30
			Screws and Fixings	Round Wire Nails Bright 100mm x 5kg	Nailing allowance to floor structure	£16.90	£4.22	£0.00	£21.12
	First Floor Joists Total					£326.14	£81.54	£0.00	£407.68
13/02/2023 Total						£326.14	£81.54	£0.00	£407.68
20/02/2023	Roof Structure	Labour	Carpenter	Joiner	Fix down Pipe	£42.90	£10.72	£0.00	£53.62
					Fix eaves soffits (side 1)	£17.16	£4.29	£0.00	£21.45
					Fix eaves ventilator	£22.88	£5.72	£0.00	£28.60
					Fix gable ladder noggings	£6.94	£1.74	£0.00	£8.68
					Fix gable soffits (side 1)	£13.88	£3.47	£0.00	£17.35
					Fix gable straps at joist level	£8.58	£2.14	£0.00	£10.72
					Fix gable straps at verge level	£8.58	£2.14	£0.00	£10.72
					Fix gutter	£22.88	£5.72	£0.00	£28.60
					Fix noggings between rafters	£40.90	£10.22	£0.00	£51.12
					Fix noggings between roof joists	£27.53	£6.88	£0.00	£34.41
					Fix soffit carriers	£8.58	£2.14	£0.00	£10.72
					Fix tilting fillet support board	£11.44	£2.86	£0.00	£14.30
					Fix tilting fillets	£14.30	£3.58	£0.00	£17.88
					Fix wall plate	£11.44	£2.86	£0.00	£14.30
					Fix wallplate straps	£8.58	£2.14	£0.00	£10.72
				Joiner & Mate	Fix apex roof ridge board	£15.61	£3.90	£0.00	£19.51
					Fix bargeboard	£15.30	£3.82	£0.00	£19.12
					Fix eaves fascia	£18.92	£4.73	£0.00	£23.65
					Fix General roof gable ladder rafters	£39.00	£9.75	£0.00	£48.75
					Fix General roof rafters	£118.48	£29.62	£0.00	£148.10
					Fix General roof roof joists	£42.57	£10.64	£0.00	£53.21
		Material	Builders Metalwork	Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mm	Gable straps at joist level	£10.71	£2.68	£0.00	£13.39
					Wallplate straps	£10.71	£2.68	£0.00	£13.39
				Lateral Restraint Strap 30 x 5 x 1600mm bent at 100mm	Gable straps at verge level	£22.47	£5.62	£0.00	£28.09
			Carcassing Timber	Sawn Batten Treated 25 x 38mm	Soffit carriers	£2.31	£0.58	£0.00	£2.89
				Sawn Dry Graded Structural Softwood Treated 25 x 200mm	Apex roof ridge	£13.47	£3.37	£0.00	£16.84
				Sawn Dry Graded Structural Softwood Treated 47 x 150mm	General roof gable Ladder Rafters	£39.11	£9.78	£0.00	£48.89
					General roof joists	£85.39	£21.35	£0.00	£106.74
					General roof rafters	£118.83	£29.71	£0.00	£148.54
				Sawn Dry Graded Structural Softwood Treated 75 x 100mm	Wall plate	£24.38	£6.10	£0.00	£30.48
				Sawn Furring Treated 47 x 50mm	Tilting fillets	£9.49	£2.37	£0.00	£11.86
				Sawn Softwood Kiln Dried Treated 47 x 50mm	Gable ladder noggings	£3.07	£0.77	£0.00	£3.84
					Noggings between rafters	£18.09	£4.52	£0.00	£22.61
					Noggings between roof joists	£12.18	£3.04	£0.00	£15.22
		Rainwater Goods		Plastic Half Round Gutter 4m x 112mm	Gutter	£9.87	£2.47	£0.00	£12.34
				Plastic Round Downpipe 4m x 68mm	Down pipe	£27.04	£6.76	£0.00	£33.80
		Rainwater Goods Accessories		Plastic Half Round Gutter Running Outlet 68mm Downpipe	Gutter outlet	£6.82	£1.70	£0.00	£8.52
				Plastic Half Round Gutter Stop End External 112mm	Stop ends	£6.09	£1.52	£0.00	£7.61
				Plastic Half Round Gutter Support Bracket 112mm	Gutter clips	£4.04	£1.01	£0.00	£5.05
				Plastic Half Round Gutter Union Bracket 112mm	Gutter unions	£2.52	£0.63	£0.00	£3.15
				Plastic Round Downpipe Bend 68mm	Swan necks	£12.39	£3.10	£0.00	£15.49
				Plastic Round Downpipe Bracket 68mm	Down pipe clips	£16.16	£4.04	£0.00	£20.20
				Plastic Round Downpipe Connector 68mm	Down pipe unions	£7.52	£1.88	£0.00	£9.40
				Cement Soffit Strip 2400 x 150 x 4.5mm	Tilting fillet support board	£1.96	£0.49	£0.00	£2.45
				Soffit Vent 2440mm (For 6-10mm soffit board)	Eaves ventilator	£17.64	£4.41	£0.00	£22.05
				White 175mm Square Fascia x 16mm x 5m	Bargeboard	£26.84	£6.71	£0.00	£33.55
					Eaves fascia	£33.18	£8.30	£0.00	£41.48
				White 400mm PVC Board x 9mm x 5m	Eaves soffits (side 1)	£16.59	£4.15	£0.00	£20.74
					Gable soffits (side 1)	£13.42	£3.36	£0.00	£16.78
			Screws and Fixings	Round Wire Nails Bright 100mm x 5kg	Roof structure fixings (allowance)	£10.71	£2.68	£0.00	£13.39
				White plastic top Nail 40mm - 10G (Pack of 100)	Bargeboard fixings	£2.28	£0.57	£0.00	£2.85
					Soffit fixings	£4.07	£1.02	£0.00	£5.09
				Wood Screws Steel CSK Twin Thread 6 x 0.75 inch (Pack of 200)	Eaves ventilator fixings	£0.21	£0.05	£0.00	£0.26
	Roof Structure Total					£1,106.01	£276.50	£0.00	£1,382.51
20/02/2023 Total						£1,106.01	£276.50	£0.00	£1,382.51
22/02/2023	Roof Tiling	Labour	Roof Tiler	3 Roof Tilers & Mate	Fix tiles, felt and lathe.	£167.98	£42.00	£0.00	£209.98
				Roof Tiler	Fix proprietary gable fixing system	£29.90	£7.48	£0.00	£37.38
					Fix proprietary ridge fixing system	£21.78	£5.44	£0.00	£27.22
					Fix tile undercloak 1	£5.13	£1.28	£0.00	£6.41
					Fix verge tiles	£4.27	£1.07	£0.00	£5.34
				Roof Tiler & Mate	Fix ridge tile	£17.86	£4.46	£0.00	£22.32
		Material	Carcassing Timber	Sawn Batten Treated 25 x 38mm	Lathe	£31.44	£7.86	£0.00	£39.30
			Felts & Membranes	Breather Membrane Heavy Weight 1.5 x 50m	Roofing felt	£9.28	£2.32	£0.00	£11.60
			Roof Tiles	Roof Tile Concrete Interlocking Low Profile Each (10 per m² approx)	Tiles	£79.28	£19.82	£0.00	£99.10

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
				Segmental Ridge Tile 457mm	Ridge tile	£38.67	£9.67	£0.00	£48.34
			Roofing Sundries	Cement Soffit Strip 2400 x 150 x 4.5mm	Tile undercloak 1	£1.59	£0.40	£0.00	£1.99
				PVC Dry Ridge Vent System	Proprietary ridge fixing system	£31.18	£7.80	£0.00	£38.98
				PVC Dry Verge System	Proprietary gable fixing system	£31.09	£7.77	£0.00	£38.86
			Screws and Fixings	Round Wire Nails Galvanised 65mm x 25kg	Lathe nails	£4.11	£1.03	£0.00	£5.14
					Proprietary gable fixings	£2.33	£0.58	£0.00	£2.91
					Proprietary ridge fixings	£2.38	£0.60	£0.00	£2.98
					Tile Nails	£1.63	£0.41	£0.00	£2.04
				Roof Tiling Total		£479.90	£119.99	£0.00	£599.89
22/02/2023 Total						£479.90	£119.99	£0.00	£599.89
24/02/2023	Structural Openings	Labour	Bricklayer	2 Bricklayers & Mate Bricklayer	Remove spoil from structural opening	£40.41	£10.11	£0.00	£50.52
					Fix lintels	£28.00	£7.00	£0.00	£35.00
				Bricklayer's Mate	Form opening	£168.00	£42.00	£0.00	£210.00
					Fix lintels	£34.00	£8.50	£0.00	£42.50
					Form opening	£102.00	£25.50	£0.00	£127.50
		Material	Lintels	Prestressed Concrete Lintel 140 x 100 x 1050mm	Lintel Number 1	£105.08	£26.27	£0.00	£131.35
					Lintel Number 2	£105.08	£26.27	£0.00	£131.35
		Plant	Light plant	Shovel	Plant for forming structural opening	£4.80	£1.20	£0.00	£6.00
				Wheelbarrow	Plant for removing spoil from structural opening	£4.00	£1.00	£0.00	£5.00
			Power Tool	Disc Cutter 12" Petrol	Plant for forming structural opening	£32.00	£8.00	£0.00	£40.00
			Spoil removal	Skip - 6 Yard (4.6m³) inc. Disposal	Plant to remove spoil from site	£36.10	£9.02	£0.00	£45.12
				Structural Openings Total		£659.47	£164.87	£0.00	£824.34
24/02/2023 Total						£659.47	£164.87	£0.00	£824.34
28/02/2023	Joinery 1st Fix	Labour	Carpenter	Joiner Joiner & Mate	Fix door casing	£19.50	£4.88	£0.00	£24.38
					Fix floorboarding	£51.48	£12.88	£0.00	£64.36
					Fix head runner	£5.68	£1.42	£0.00	£7.10
					Fix horizontal rails (noggings)	£24.12	£6.03	£0.00	£30.15
					Fix sole plate	£4.07	£1.02	£0.00	£5.09
					Fix studding	£39.16	£9.79	£0.00	£48.95
		Material	Carcassing Timber	Sawn Dry Graded Structural Softwood Treated 47 x 100mm	Head runner	£11.38	£2.84	£0.00	£14.22
					Horizontal rails (noggings)	£12.90	£3.22	£0.00	£16.12
					Sole plate	£8.16	£2.04	£0.00	£10.20
					Vertical studding	£78.56	£19.64	£0.00	£98.20
			Screws and Fixings	Cut Clasp Nails 75mm x 25kg	Door casing fixings	£0.07	£0.02	£0.00	£0.09
					Door casing fixings to sides	£0.42	£0.10	£0.00	£0.52
				Round Wire Nails Bright 100mm x 5kg	Nailing allowance to studding	£15.73	£3.93	£0.00	£19.66
				Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	Nailing to floorboards	£2.16	£0.54	£0.00	£2.70
		Sheet Material	Moisture Resistant Chipboard Flooring TG4 P5 2400 x 600 x 22.0mm	Floor Boards	£100.52	£25.12	£0.00	£125.64	
		Timber Mouldings	Unprimed 115 x 32mm Door Lining Set No Stops 5100mm	Door casing	£28.49	£7.12	£0.00	£35.61	
		Provisional Sum	Provisional Sum (No Profit Margin Added)	PC Sum Doors and Windows	£1,000.00	£0.00	£0.00	£1,000.00	
				Joinery 1st Fix Total		£1,402.40	£100.59	£0.00	£1,502.99
28/02/2023 Total						£1,402.40	£100.59	£0.00	£1,502.99
01/03/2023	Electrical 1st Fix	Sundry	Provisional Sum	Provisional Sum (No Profit Margin Added)	PC Sum 1st Fix Electrics	£400.00	£0.00	£0.00	£400.00
	Electrical 1st Fix Total					£400.00	£0.00	£0.00	£400.00
	Plumbing 1st Fix	Sundry	Provisional Sum	Provisional Sum (No Profit Margin Added)	PC Sum 1st Fix Plumbing and Heating	£500.00	£0.00	£0.00	£500.00
	Plumbing 1st Fix Total					£500.00	£0.00	£0.00	£500.00
01/03/2023 Total						£900.00	£0.00	£0.00	£900.00
02/03/2023	Plastering	Labour	Insulation Installer	Insulation Specialist	Fix insulation to ceiling (layer 1)	£5.06	£1.26	£0.00	£6.32
					Fix insulation to ceiling (layer 2)	£5.06	£1.26	£0.00	£6.32
					Fix insulation to ceiling (layer 3)	£4.60	£1.15	£0.00	£5.75
			Plasterer	2 Plasterers & Mate	Apply finish to ceiling plaster to roofs	£45.54	£11.38	£0.00	£56.92
					Apply finish to plaster to floor ceilings	£39.85	£9.96	£0.00	£49.81
					Apply finish to plaster to side 1	£50.48	£12.62	£0.00	£63.10
					Apply finish to plaster to side 2	£50.48	£12.62	£0.00	£63.10
					Apply finish to structural opening reveal plaster	£23.57	£5.89	£0.00	£29.46
					Apply finish to wall plastering	£601.12	£150.28	£0.00	£751.40
					Fix plasterboard to floor ceilings	£18.60	£4.65	£0.00	£23.25
					Fix plasterboard to roof ceilings	£21.25	£5.31	£0.00	£26.56
					Fix plasterboard to side 1	£29.45	£7.36	£0.00	£36.81
					Fix plasterboard to side 2	£29.45	£7.36	£0.00	£36.81
					Fix structural opening reveal plaster	£23.57	£5.89	£0.00	£29.46
					Fix/apply plastering to walls	£500.94	£125.24	£0.00	£626.18
			Plasterer's Mate	General Labourer	Fix insulation	£10.36	£2.59	£0.00	£12.95
		Sundry Labour	Insulation	GP fibreglass insulation Roll 100mm 10.64m²	Fix floor insulation	£11.46	£2.86	£0.00	£14.32
					Insulation to ceiling (layer 3)	£12.61	£3.15	£0.00	£15.76
					Insulation to stud wall	£15.21	£3.80	£0.00	£19.01
					Insulation to ceiling (layer 1)	£18.60	£4.65	£0.00	£23.25
					Insulation to ceiling (layer 2)	£18.60	£4.65	£0.00	£23.25
					Acoustic insulation to floors (layer 1)	£83.70	£20.92	£0.00	£104.62
			Plastering	Board Finish Plaster 25kg	Finish to plaster to floor ceilings	£2.40	£0.60	£0.00	£3.00
					Finish to plaster to side 1 of stud wall	£3.80	£0.95	£0.00	£4.75
					Finish to plaster to side 2 of stud wall	£3.80	£0.95	£0.00	£4.75
					Finish to plasterboard for roof ceilings	£2.74	£0.68	£0.00	£3.42
					Plaster finish to walls	£45.28	£11.32	£0.00	£56.60
					Reveal finish to plaster structural opening	£1.42	£0.36	£0.00	£1.78
					Reveal plaster finish to structural opening	£9.28	£2.32	£0.00	£11.60
					Reveal plastering fixing system / basecoat to opening	£2.41	£0.60	£0.00	£3.01
					Wall plastering fixing system / basecoat	£76.92	£19.24	£0.00	£96.16
					Plasterboard to floor ceilings	£10.16	£2.54	£0.00	£12.70

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
					Plasterboard to roof ceilings	£11.61	£2.90	£0.00	£14.51
					Plasterboard to side 1 of stud wall	£16.10	£4.03	£0.00	£20.13
					Plasterboard to side 2 of stud wall	£16.10	£4.03	£0.00	£20.13
					Plastering to inner blockwall	£191.60	£47.90	£0.00	£239.50
				Plasterboard Tape 50mm x 90m	Plaster joint treatment to floor ceilings	£0.43	£0.11	£0.00	£0.54
					Plaster joint treatment to side 1 of stud wall	£0.68	£0.17	£0.00	£0.85
					Plaster joint treatment to side 2 of stud wall	£0.68	£0.17	£0.00	£0.85
					Plasterboard joint treatment for roof ceilings	£0.49	£0.12	£0.00	£0.61
					Reveal plaster joint treatment structural opening	£0.27	£0.07	£0.00	£0.34
					Wall plastering joint treatment	£8.10	£2.02	£0.00	£10.12
				PVC Plastering Corner Bead 2.44m	Corner Bead to structural opening reveal	£27.58	£6.90	£0.00	£34.48
			Screws and Fixings	Gyproc Drywall Screws 42mm (Pack of 1000)	Plaster fixings to floor ceilings	£0.42	£0.10	£0.00	£0.52
					Plaster fixings to side 1 of stud wall	£0.66	£0.16	£0.00	£0.82
					Plaster fixings to side 2 of stud wall	£0.66	£0.16	£0.00	£0.82
					Plasterboard fixings for roof ceilings	£0.48	£0.12	£0.00	£0.60
				Plastering Total		£2,053.63	£513.37	£0.00	£2,567.00
02/03/2023 Total						£2,053.63	£513.37	£0.00	£2,567.00
07/03/2023	Electrical 2nd Fix	Sundry	Provisional Sum	Provisional Sum (No Profit Margin Added)	PC Sum 2nd Fix Electrics	£400.00	£0.00	£0.00	£400.00
	Electrical 2nd Fix Total					£400.00	£0.00	£0.00	£400.00
	Joinery 2nd Fix	Labour	Carpenter	Joiner	Fix door furniture	£19.50	£4.88	£0.00	£24.38
					Fix internal door threshold board	£12.16	£3.04	£0.00	£15.20
					Hang door	£26.00	£6.50	£0.00	£32.50
				Joiner's Mate	Apply perimeter floor sealant	£13.60	£3.40	£0.00	£17.00
					Fix architrave	£27.77	£6.94	£0.00	£34.71
					Fix skirting board to side 1	£8.04	£2.01	£0.00	£10.05
					Fix skirting board to side 2	£8.04	£2.01	£0.00	£10.05
					Fix skirting boards	£41.14	£10.28	£0.00	£51.42
		Material	Door Furniture	Butt Hinge Brassed 76mm	Hinges	£7.07	£1.77	£0.00	£8.84
				Georgian Brass Internal Latch Pack	Door furniture	£19.48	£4.87	£0.00	£24.35
			Doors	Internal Door Allowance	Door	£61.50	£15.38	£0.00	£76.88
			Screws and Fixings	Cut Clasp Nails 65mm x 25kg	Fixings to skirtings	£3.18	£0.80	£0.00	£3.98
				Panel Pins Bright 40mm x 0.25kg	Fixings to architrave	£1.76	£0.44	£0.00	£2.20
				Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (Pack of 100)	Fixings to internal door threshold board	£0.09	£0.02	£0.00	£0.11
			Sealants	Acoustic Floor Sealant 380ml	Perimeter floor sealant	£2.36	£0.60	£0.00	£2.96
			Sheet Material	Hardwood Ply WBP 2440 x 1220 x 12mm	Internal door threshold board	£4.26	£1.06	£0.00	£5.32
			Timber Mouldings	Skirting Torus/Ovolo 25 x 125mm	Skirting board side 1 of stud wall	£11.59	£2.90	£0.00	£14.49
					Skirting board side 2 of stud wall	£11.59	£2.90	£0.00	£14.49
					Skirting boards	£59.30	£14.82	£0.00	£74.12
				Torus Architrave 25 x 75mm (Redwood)	Architrave	£33.76	£8.44	£0.00	£42.20
	Joinery 2nd Fix Total					£372.19	£93.06	£0.00	£465.25
	Plumbing 2nd Fix	Sundry	Provisional Sum	Provisional Sum (No Profit Margin Added)	PC Sum 2nd Fix Plumbing and Heating	£500.00	£0.00	£0.00	£500.00
	Plumbing 2nd Fix Total					£500.00	£0.00	£0.00	£500.00
07/03/2023 Total						£1,272.19	£93.06	£0.00	£1,365.25
08/03/2023	Internal Decoration	Labour	Decorator	Decorator	Apply decoration to plaster structural opening reveals	£6.26	£1.56	£0.00	£7.82
					Apply decoration to wall or plaster	£199.64	£49.92	£0.00	£249.56
					Apply finish to internal door threshold board	£1.64	£0.41	£0.00	£2.05
					Apply finishing to skirting to side 1	£1.77	£0.44	£0.00	£2.21
					Apply finishing to skirting to side 2	£1.77	£0.44	£0.00	£2.21
					Apply gloss door	£14.38	£3.60	£0.00	£17.98
					Apply paint to door casing	£13.61	£3.40	£0.00	£17.01
					Apply paint to skirting boards	£9.08	£2.28	£0.00	£11.36
					Apply primer to internal door threshold board	£1.64	£0.41	£0.00	£2.05
					Apply primer to door	£14.38	£3.60	£0.00	£17.98
					Apply primer to door casing	£13.61	£3.40	£0.00	£17.01
					Apply primer to skirting to side 1	£1.77	£0.44	£0.00	£2.21
					Apply primer to skirting to side 2	£1.77	£0.44	£0.00	£2.21
					Apply primer to skirting boards	£9.08	£2.28	£0.00	£11.36
					Apply undercoat to internal door threshold board	£1.64	£0.41	£0.00	£2.05
					Apply undercoat to door	£14.38	£3.60	£0.00	£17.98
					Apply undercoat to door casing	£13.61	£3.40	£0.00	£17.01
					Apply undercoat to skirting to side 1	£1.77	£0.44	£0.00	£2.21
					Apply undercoat to skirting to side 2	£1.77	£0.44	£0.00	£2.21
					Apply undercoat to skirting boards	£9.08	£2.28	£0.00	£11.36
					Decorate ceiling plaster	£12.10	£3.02	£0.00	£15.12
					Decorate plaster to floor ceilings	£10.59	£2.65	£0.00	£13.24
					Decorate plaster to side 1	£16.77	£4.19	£0.00	£20.96
					Decorate plaster to side 2	£16.77	£4.19	£0.00	£20.96
					Prepare internal door threshold board for decoration	£1.64	£0.41	£0.00	£2.05
					Prepare door casing for decoration	£13.61	£3.40	£0.00	£17.01
					Prepare door for primer or paint	£14.38	£3.60	£0.00	£17.98
					Prepare floor ceilings for decoration	£2.89	£0.72	£0.00	£3.61
					Prepare plaster structural opening reveals for decoration	£6.26	£1.56	£0.00	£7.82
					Prepare roof ceiling for decoration	£3.30	£0.82	£0.00	£4.12
					Prepare skirting boards for decoration	£9.08	£2.28	£0.00	£11.36
					Prepare skirting for priming/painting 1	£1.77	£0.44	£0.00	£2.21
					Prepare skirting for priming/painting 2	£1.77	£0.44	£0.00	£2.21
					Prepare wall or plaster for decoration	£54.44	£13.60	£0.00	£68.04
		Material	Decoration	Contract Emulsion Brilliant White 5 Litre	Decoration to plaster	£4.84	£1.21	£0.00	£6.05
					Decoration to plaster roof ceiling	£5.53	£1.38	£0.00	£6.91

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
				Contract Emulsion Magnolia 5 Litre	Decoration to plaster to side 1 of stud wall	£12.42	£3.10	£0.00	£15.52
					Decoration to plaster to side 2 of stud wall	£12.42	£3.10	£0.00	£15.52
					Decoration to structural opening reveal plastering	£4.63	£1.16	£0.00	£5.79
					Decoration to wall or plaster	£147.84	£36.96	£0.00	£184.80
				Gloss Brilliant White 5 Litre	Finishing coat to skirting board side 1 of stud wall	£0.26	£0.06	£0.00	£0.32
					Finishing coat to skirting board side 2 of stud wall	£0.26	£0.06	£0.00	£0.32
					Paint for architrave	£1.22	£0.31	£0.00	£1.53
					Paint for door	£4.31	£1.08	£0.00	£5.39
					Paint for door casing	£1.02	£0.26	£0.00	£1.28
					Paint for skirting boards	£1.36	£0.34	£0.00	£1.70
				Quick Drying Floor Varnish Clear Gloss 2.5 Litre	Paint for internal door threshold board	£0.20	£0.05	£0.00	£0.25
					Primer for internal door threshold board	£0.20	£0.05	£0.00	£0.25
					Undercoat for internal door threshold board	£0.10	£0.02	£0.00	£0.12
				Undercoat White 5 Litre	Primer for architrave	£4.57	£1.14	£0.00	£5.71
					Primer for door	£16.05	£4.01	£0.00	£20.06
					Primer for door casing	£3.79	£0.95	£0.00	£4.74
					Primer for skirting boards	£5.06	£1.26	£0.00	£6.32
					Priming to skirting board side 1 of stud wall	£0.99	£0.25	£0.00	£1.24
					Priming to skirting board side 2 of stud wall	£0.99	£0.25	£0.00	£1.24
					Under Coat for skirting boards	£5.06	£1.26	£0.00	£6.32
					Undercoat for architrave	£4.57	£1.14	£0.00	£5.71
					Undercoat for door	£16.05	£4.01	£0.00	£20.06
					Undercoat for door casing	£7.60	£1.90	£0.00	£9.50
					Undercoating to skirting board side 1 of stud wall	£0.99	£0.25	£0.00	£1.24
					Undercoating to skirting board side 2 of stud wall	£0.99	£0.25	£0.00	£1.24
				Internal Decoration Total		£761.34	£190.32	£0.00	£951.66
08/03/2023 Total						£761.34	£190.32	£0.00	£951.66
10/03/2023	Completion	Labour	Carpenter	Joiner	Return to ease door	£13.00	£3.25	£0.00	£16.25
	Completion Total					£13.00	£3.25	£0.00	£16.25
10/03/2023 Total						£13.00	£3.25	£0.00	£16.25
Grand Total						£22,232.68	£4,708.15	£0.00	£26,940.83

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	64.38	£4,699.84	£1,174.98	£0.00	£5,874.82	
		Bricklayer	Hours	14.83	£415.10	£103.77	£0.00	£518.87	
		Bricklayer's Mate	Hours	8.00	£136.00	£34.00	£0.00	£170.00	
	Bricklayer Total				87.21	£5,250.94	£1,312.75	£0.00	£6,563.69
	Carpenter	Joiner	Hours	16.72	£434.67	£108.65	£0.00	£543.32	
		Joiner & Mate	Hours	9.48	£407.51	£101.88	£0.00	£509.39	
		Joiner's Mate	Hours	5.80	£98.59	£24.64	£0.00	£123.23	
	Carpenter Total				31.99	£940.77	£235.17	£0.00	£1,175.94
	Decorator	Decorator	Hours	19.92	£498.02	£124.51	£0.00	£622.53	
	Decorator Total				19.92	£498.02	£124.51	£0.00	£622.53
	Demolition Contractor	Demolition Contractor & 2 Mates	Hours	0.60	£39.60	£9.90	£0.00	£49.50	
	Demolition Contractor Total				0.60	£39.60	£9.90	£0.00	£49.50
	Groundworker	Groundworker	Hours	8.61	£206.60	£51.64	£0.00	£258.24	
		Groundworker & Mate	Hours	3.37	£131.56	£32.88	£0.00	£164.44	
		Groundworker's Mate	Hours	1.30	£19.44	£4.86	£0.00	£24.30	
	Groundworker Total				13.28	£357.60	£89.38	£0.00	£446.98
	Insulation Installer	Insulation Specialist	Hours	0.67	£14.72	£3.67	£0.00	£18.39	
	Insulation Installer Total				0.67	£14.72	£3.67	£0.00	£18.39
	Plasterer	2 Plasterers & Mate	Hours	20.79	£1,434.30	£358.56	£0.00	£1,792.86	
		Plasterer's Mate	Hours	0.61	£10.36	£2.59	£0.00	£12.95	
	Plasterer Total				21.40	£1,444.66	£361.15	£0.00	£1,805.81
	Roof Tiler	3 Roof Tilers & Mate	Hours	1.89	£167.98	£42.00	£0.00	£209.98	
		Roof Tiler	Hours	2.54	£61.08	£15.27	£0.00	£76.35	
		Roof Tiler & Mate	Hours	0.44	£17.86	£4.46	£0.00	£22.32	
	Roof Tiler Total				4.87	£246.92	£61.73	£0.00	£308.65
	Sundry Labour	General Labourer	Hours	0.67	£11.46	£2.86	£0.00	£14.32	
	Sundry Labour Total				0.67	£11.46	£2.86	£0.00	£14.32
	Labour Total				180.61	£8,804.69	£2,201.12	£0.00	£11,005.81
	Material	Aggregate	Blue Circle Mastercrete Original Cement 25kg Bag	Each	30.01	£187.54	£46.88	£0.00	£234.42
			Building Sand Bulk Bag	Each	5.06	£253.21	£63.32	£0.00	£316.53
Sub Base MOT Type 1 Bulk Bag			Each	0.96	£48.12	£12.03	£0.00	£60.15	
Aggregate Total					36.03	£488.87	£122.23	£0.00	£611.10
Architectural Stone		Stone Steps	Each	2.10	£94.50	£23.62	£0.00	£118.12	
Architectural Stone Total				2.10	£94.50	£23.62	£0.00	£118.12	
Blocks		Insulation Block Standard 440 x 215 x 100mm	m ²	69.30	£1,323.64	£330.92	£0.00	£1,654.56	
		Solid Dense Concrete Block 7N 440 x 215 x 100mm	m ²	2.84	£45.08	£11.27	£0.00	£56.35	
		Trench Block 440 x 215 x 300mm	m ²	1.42	£66.62	£16.66	£0.00	£83.28	
Blocks Total				73.55	£1,435.34	£358.85	£0.00	£1,794.19	
Bricks		Engineering Brick - Class A Blue 65mm	Each	56.70	£56.13	£14.03	£0.00	£70.16	
		Facing Bricks - Provisional (Allowance £0.60 Each)	Each	4186.35	£2,511.81	£627.95	£0.00	£3,139.76	
Bricks Total				4243.05	£2,567.94	£641.98	£0.00	£3,209.92	
Brickwork Sundries		Pitch Polymer DPC 100mm x 20m	Each	1.79	£29.30	£7.30	£0.00	£36.60	
Brickwork Sundries Total				1.79	£29.30	£7.30	£0.00	£36.60	
Builders Metalwork		Brickwork Tie DD140 Type 4 225mm	Each	212.15	£31.82	£7.96	£0.00	£39.78	
		Joist Hanger 50mm Standard Leg	Each	16.80	£16.12	£4.04	£0.00	£20.16	
		Lateral Restraint Strap 30 x 5 x 1200mm bent at 150mm	Each	8.40	£42.86	£10.72	£0.00	£53.58	
		Lateral Restraint Strap 30 x 5 x 1600mm bent at 100mm	Each	2.10	£22.47	£5.62	£0.00	£28.09	
		Wall Starter Stainless Steel 2.4m	Each	4.07	£40.69	£10.17	£0.00	£50.86	
Builders Metalwork Total				243.52	£153.96	£38.51	£0.00	£192.47	
Carcassing Timber		Sawn Batten Treated 25 x 38mm	m	50.37	£33.75	£8.44	£0.00	£42.19	
		Sawn Dry Graded Structural Softwood Treated 25 x 200mm	m	3.80	£13.47	£3.37	£0.00	£16.84	
		Sawn Dry Graded Structural Softwood Treated 47 x 100mm	m	33.64	£111.00	£27.74	£0.00	£138.74	
		Sawn Dry Graded Structural Softwood Treated 47 x 150mm	m	49.16	£243.33	£60.84	£0.00	£304.17	
		Sawn Dry Graded Structural Softwood Treated 47 x 200mm	m	24.15	£160.62	£40.16	£0.00	£200.78	
		Sawn Dry Graded Structural Softwood Treated 75 x 100mm	m	4.60	£24.38	£6.10	£0.00	£30.48	
		Sawn Furring Treated 47 x 50mm	m	5.75	£9.49	£2.37	£0.00	£11.86	
		Sawn Softwood Klin Dried Treated 47 x 50mm	m	20.20	£33.34	£8.33	£0.00	£41.67	
		Carcassing Timber Total				191.66	£629.38	£157.35	£0.00
Concrete	Readymix Concrete GEN 1, 125mm slump 2-3m ³ (Allowance £115 per m ³)	m ³	0.20	£23.37	£5.84	£0.00	£29.21		
	Readymix Concrete GEN 1, 50 - 70mm slump 6m ³ (Allowance £110 m ³)	m ³	2.90	£319.28	£79.82	£0.00	£399.10		
	Readymix Concrete RC 30, 50mm slump 6m ³ (Allowance £110 per m ³)	m ³	0.38	£41.39	£10.35	£0.00	£51.74		
Concrete Total				3.48	£384.04	£96.01	£0.00	£480.05	
Damp Proofing	Polythene DPM Blue 300mu 4 x 25m PIFA (27.6kg)	Each	0.05	£2.18	£0.55	£0.00	£2.73		
Damp Proofing Total				0.05	£2.18	£0.55	£0.00	£2.73	
Decoration	Contract Emulsion Brilliant White 5 Litre	Each	0.29	£10.37	£2.59	£0.00	£12.96		
	Contract Emulsion Magnolia 5 Litre	Each	3.05	£177.31	£44.32	£0.00	£221.63		
	Gloss Brilliant White 5 Litre	Each	0.23	£8.43	£2.11	£0.00	£10.54		
	Quick Drying Floor Varnish Clear Gloss 2.5 Litre	Each	0.02	£0.50	£0.12	£0.00	£0.62		
	Undercoat White 5 Litre	Each	0.48	£66.71	£16.67	£0.00	£83.38		
Decoration Total				4.06	£263.32	£65.81	£0.00	£329.13	
Door Furniture	Butt Hinge Brass 76mm	Pair	1.54	£7.07	£1.77	£0.00	£8.84		
	Georgian Brass Internal Latch Pack	Each	1.03	£19.48	£4.87	£0.00	£24.35		

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
	Door Furniture Total			2.56	£26.55	£6.64	£0.00	£33.19
	Doors	Internal Door Allowance	Each	1.03	£61.50	£15.38	£0.00	£76.88
	Doors Total			1.03	£61.50	£15.38	£0.00	£76.88
	Felts & Membranes	Breather Membrane Heavy Weight 1.5 x 50m	Each	0.12	£9.28	£2.32	£0.00	£11.60
	Felts & Membranes Total			0.12	£9.28	£2.32	£0.00	£11.60
	Insulation	Cavity Wall Insulation 100 x 455 x 1200mm 10 Sheets 5.46m ²	Each	13.29	£803.80	£200.96	£0.00	£1,004.76
		GP fibreglass insulation Roll 100mm 10.64m ²	Each	1.05	£27.82	£6.95	£0.00	£34.77
		GP fibreglass insulation Roll 150mm 6.99m ²	Each	1.45	£37.20	£9.30	£0.00	£46.50
		Polysocyanurate Insulation Board 2400 x 1200 x 100mm	Each	2.36	£83.70	£20.92	£0.00	£104.62
	Insulation Total			18.14	£952.52	£238.13	£0.00	£1,190.65
	Lintels	Prestressed Concrete Lintel 140 x 100 x 1050mm	Each	7.03	£210.16	£52.54	£0.00	£262.70
	Lintels Total			7.03	£210.16	£52.54	£0.00	£262.70
	Plastering	Board Finish Plaster 25kg	Each	8.09	£59.44	£14.86	£0.00	£74.30
		Fire Protective Plasterboard Square Edge 1200 x 2400 x 12.5mm	Each	0.75	£9.28	£2.32	£0.00	£11.60
		Plasterboard Adhesive 25kg	Each	8.58	£79.33	£19.84	£0.00	£99.17
		Plasterboard Square Edge 1200 x 2400 x 12.5mm	Each	31.08	£245.57	£61.40	£0.00	£306.97
		Plasterboard Tape 50mm x 90m	Each	1.82	£10.65	£2.66	£0.00	£13.31
		PVC Plastering Corner Bead 2.44m	Each	8.11	£27.58	£6.90	£0.00	£34.48
	Plastering Total			58.44	£431.85	£107.98	£0.00	£539.83
	Rainwater Goods	Plastic Half Round Gutter 4m x 112mm	Each	1.05	£9.87	£2.47	£0.00	£12.34
		Plastic Round Downpipe 4m x 68mm	Each	2.63	£27.04	£6.76	£0.00	£33.80
	Rainwater Goods Total			3.68	£36.91	£9.23	£0.00	£46.14
	Rainwater Goods Accessories	Plastic Half Round Gutter Running Outlet 68mm Downpipe	Each	2.10	£6.82	£1.70	£0.00	£8.52
		Plastic Half Round Gutter Stop End External 112mm	Each	4.20	£6.09	£1.52	£0.00	£7.61
		Plastic Half Round Gutter Support Bracket 112mm	Each	5.25	£4.04	£1.01	£0.00	£5.05
		Plastic Half Round Gutter Union Bracket 112mm	Each	1.05	£2.52	£0.63	£0.00	£3.15
		Plastic Round Downpipe Bend 68mm	Each	4.20	£12.39	£3.10	£0.00	£15.49
		Plastic Round Downpipe Bracket 68mm	Each	9.45	£16.16	£4.04	£0.00	£20.20
		Plastic Round Downpipe Connector 68mm	Each	4.20	£7.52	£1.88	£0.00	£9.40
	Rainwater Goods Accessories Total			30.45	£55.54	£13.88	£0.00	£69.42
	Roof Tiles	Roof Tile Concrete Interlocking Low Profile Each (10 per m ² approx)	Each	79.27	£79.28	£19.82	£0.00	£99.10
		Segmental Ridge Tile 457mm	Each	7.58	£38.67	£9.67	£0.00	£48.34
	Roof Tiles Total			86.85	£117.95	£29.49	£0.00	£147.44
	Roofing Sundries	Cement Soffit Strip 2400 x 150 x 4.5mm	Each	3.11	£3.55	£0.89	£0.00	£4.44
		PVC Dry Ridge Vent System	m	3.47	£31.18	£7.80	£0.00	£38.98
		PVC Dry Verge System	m	3.40	£31.09	£7.77	£0.00	£38.86
		Soffit Vent 2440mm (For 6-10mm soffit board)	Each	1.76	£17.64	£4.41	£0.00	£22.05
		White 175mm Square Fascia x 16mm x 5m	Each	1.52	£60.02	£15.01	£0.00	£75.03
		White 400mm PVC Board x 9mm x 5m	Each	0.76	£30.01	£7.51	£0.00	£37.52
	Roofing Sundries Total			14.02	£173.49	£43.39	£0.00	£216.88
	Screws and Fixings	Cut Clasp Nails 65mm x 25kg	Each	0.02	£3.18	£0.80	£0.00	£3.98
		Cut Clasp Nails 75mm x 25kg	Each	0.00	£0.49	£0.12	£0.00	£0.61
		Gyproc Drywall Screws 42mm (Pack of 1000)	Each	0.20	£2.22	£0.54	£0.00	£2.76
		Panel Pins Bright 40mm x 0.25kg	Each	0.40	£1.76	£0.44	£0.00	£2.20
		Round Wire Nails Bright 100mm x 5kg	Each	1.68	£43.34	£10.83	£0.00	£54.17
		Round Wire Nails Galvanised 65mm x 25kg	Each	0.08	£10.45	£2.62	£0.00	£13.07
		White plastic top Nail 40mm - 10G (Pack of 100)	Each	0.50	£6.35	£1.59	£0.00	£7.94
		Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (Pack of 100)	Each	0.02	£0.09	£0.02	£0.00	£0.11
		Wood Screws Steel CSK Twin Thread 6 x 0.75 inch (Pack of 200)	Each	0.11	£0.21	£0.05	£0.00	£0.26
		Wood Screws Steel CSK Twin Thread 8 x 1.5 inch (Pack of 200)	Each	0.64	£2.16	£0.54	£0.00	£2.70
	Screws and Fixings Total			3.65	£70.25	£17.55	£0.00	£87.80
	Sealants	Acoustic Floor Sealant 380ml	Each	0.60	£2.36	£0.60	£0.00	£2.96
		Polysulphide Sealant Brown	Each	0.97	£4.75	£1.19	£0.00	£5.94
	Sealants Total			1.57	£7.11	£1.79	£0.00	£8.90
	Sheet Material	Hardwood Ply WBP 2440 x 1220 x 12mm	Each	0.09	£4.26	£1.06	£0.00	£5.32
		Moisture Resistant Chipboard Flooring TG4 P5 2400 x 600 x 22.0mm	Each	5.35	£100.52	£25.12	£0.00	£125.64
	Sheet Material Total			5.44	£104.78	£26.18	£0.00	£130.96
	Sundry Material	Sundry Materials (£)	Each	28.00	£28.00	£7.00	£0.00	£35.00
	Sundry Material Total			28.00	£28.00	£7.00	£0.00	£35.00
	Timber Mouldings	Skirting Torus/Ovolo 25 x 125mm	m	16.83	£82.48	£20.62	£0.00	£103.10
		Torus Architrave 25 x 75mm (Redwood)	m	10.89	£33.76	£8.44	£0.00	£42.20
		Unprimed 115 x 32mm Door Lining Set No Stops 5100mm	Each	1.10	£28.49	£7.12	£0.00	£35.61
	Timber Mouldings Total			28.82	£144.73	£36.18	£0.00	£180.91
	Material Total			5089.10	£8,479.45	£2,119.89	£0.00	£10,599.34
Plant	Excavators	Mini Digger & Driver (8hr. Day)	Day	0.71	£198.35	£49.59	£0.00	£247.94
	Excavators Total			0.71	£198.35	£49.59	£0.00	£247.94
	Light plant	Plate Compactor	Week	0.10	£4.50	£1.12	£0.00	£5.62
		Shovel	Week	0.43	£5.15	£1.29	£0.00	£6.44
		Wheelbarrow	Week	0.40	£4.00	£1.00	£0.00	£5.00
	Light plant Total			0.93	£13.65	£3.41	£0.00	£17.06
	Power Tool	Disc Cutter 12" Petrol	Week	0.40	£32.00	£8.00	£0.00	£40.00
	Power Tool Total			0.40	£32.00	£8.00	£0.00	£40.00

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		
	Site Accomodation	Fencing - Site Security per Metre	Week		140.00	£140.00	£35.00	£0.00	£175.00	
		Portable Toilet	Week		7.00	£280.00	£70.00	£0.00	£350.00	
	Site Accomodation Total				147.00	£420.00	£105.00	£0.00	£525.00	
	Spoil removal		20 Tonne Tipper & Driver inc. Land Fill Tax	Each		0.26	£87.66	£21.92	£0.00	£109.58
			Skip - 6 Yard (4.6m ³) inc. Disposal	Each		1.18	£212.54	£53.13	£0.00	£265.67
			Skip - 8 Yard (6.1m ³) inc. Disposal	Each		0.07	£19.34	£4.84	£0.00	£24.18
	Spoil removal Total				1.50	£319.54	£79.89	£0.00	£399.43	
	Sundry Plant	Delivery (10 to 15 Miles)	Each		2.00	£80.00	£20.00	£0.00	£100.00	
	Sundry Plant Total				2.00	£80.00	£20.00	£0.00	£100.00	
	Plant Total				152.54	£1,063.54	£265.89	£0.00	£1,329.43	
Subcontractor	Scaffolding Contractor	Scaffolding Contractor	Unit		485.00	£485.00	£121.25	£0.00	£606.25	
	Scaffolding Contractor Total				485.00	£485.00	£121.25	£0.00	£606.25	
Subcontractor Total				485.00	£485.00	£121.25	£0.00	£606.25		
Sundry	Provisional Sum	Provisional Sum (No Profit Margin Added)	Each		3400.00	£3,400.00	£0.00	£0.00	£3,400.00	
	Provisional Sum Total				3400.00	£3,400.00	£0.00	£0.00	£3,400.00	
Sundry Total				3400.00	£3,400.00	£0.00	£0.00	£3,400.00		
Grand Total				9307.25	£22,232.68	£4,708.15	£0.00	£26,940.83		