

Proposal: New detached dwelling with integral garage.

Site: New Build Dwelling with Integral Garage

Build Stage Summary	Labour	Material	Total £
Scaffolding		£7,854.44	£7,854.44
Enabling works	£1,259.10	£1,352.71	£2,611.81
Excavations & foundations (waste includes 20% bulking)	£3,557.89	£6,002.97	£9,560.86
Foundation masonry	£3,217.18	£2,458.57	£5,675.75
Garage floor	£827.05	£716.83	£1,543.88
Ground floor	£4,996.86	£4,352.11	£9,348.97
First floor	£2,327.02	£2,784.80	£5,111.82
Brickworks	£17,756.81	£20,847.55	£38,604.36
Chimney/gas flues	£479.04	£1,290.64	£1,769.68
Windows & external doors	£3,017.90	£11,895.61	£14,913.51
Roof carpentry	£5,323.34	£4,925.49	£10,248.83
Gutters & rainwater pipes	£646.99	£364.97	£1,011.96
Roof covering	£5,461.63	£3,812.81	£9,274.44
Joinery 1st fix	£1,636.82	£2,169.23	£3,806.05
Joinery 2nd & final fix	£2,162.18	£1,689.16	£3,851.34
Staircase & balustrading	£735.22	£1,221.95	£1,957.17
External cladding	£28.63	£15.51	£44.14
Plastering & insulation	£10,512.15	£3,705.24	£14,217.39
Wall & floor tiling	£2,390.06	£288.81	£2,678.87
Electrical	£4,208.50	£2,369.40	£6,577.90
Heating	£3,500.24	£3,886.77	£7,387.01
Plumbing first fix	£2,092.03	£808.36	£2,900.39
Plumbing & sanitary wares	£1,233.51	£2,042.79	£3,276.30
Painting & decorating	£9,154.38	£840.28	£9,994.66
Sundry fixings & fasteners		£708.04	£708.04
Total excluding VAT.	£86,524.53	£88,405.04	£174,929.57

We have made no allowance for the following, please ensure you take these items into account when finalising your costs;

Drainage excluded as not enough detail provided to produce an accurate cost.

Structural steelwork, no structural engineering details provided.

Internal glazed doors with sidelights to Hallway and Dining room.

Cupboard doors.

Description	Abbreviation
Line only contains information in labour section.	<
Line only contains information in materials section.	>
Bag.	Bg
Box.	Bx
Day.	Dy
Each.	Ea
Half day.	Hd
Hired plant.	Hp
Hour.	Hr
Tool hire.	Ht
Included in pipe and fittings.	IPF
Load.	Ld
Lump sum.	Ls
Lineal metres.	M
Square metres.	M ²

Description	Abbreviation
Cubic metres.	M ³
Not applicable.	Na
Number.	Nr
Pack.	Pk
Pair.	Pr
Per week.	PW
Roll.	RI
Sheet.	Sh
Builder's skip.	Sp
Unit for 10Nr (such as 10Nr/M2).	Ten
Thousand.	Th
Ton.	Tn
Unit of measurement.	UoM
Week.	Wk
Weeks.	Wks

Scaffolding	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Scaffolding by specialist, multiple lifts.	M ²	211.104	>	Ls	211.104	7,854.44
						7,854.44

Enabling works	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Site scrape 200mm depth topsoil using a backhoe loader.	M ²	103.378	711.35	Hp	11.000	572.98
Lay aside 50% topsoil reuse using a backhoe loader.	M ³	10.338	248.98	Hp	4.000	208.36
Load balance into lorries inc 20% bulking using a backhoe loader.	M ³	12.406	298.78	Hp	5.000	260.45
Load waste into trucks, labour included above.	>	>	>	Ea	1.241	310.93
			1,259.11			1,352.72

Excavations & foundations (waste includes 20% bulking)	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Excavations for cavity walls, using a backhoe loader.	M ³	28.831	991.93	Hp	15.000	781.34
Excavations for internal/sleeper walls, using a backhoe loader.	M ³	12.060	290.45	Hp	5.000	260.45
Load & deposit waste into lorries, using a backhoe loader.	M ³	40.891	703.43	Hp	11.000	572.98
Bulk waste removal.	>	>	>	Ea	4.907	1,229.44
Claymaster 2400x1200x50mm.	M ¹	19.521	196.45	Sh	9.000	164.84
Concrete foundations.	M ³	19.526	1,250.45	M ³	20.000	2,616.48
Excavate pad foundations, using a backhoe loader.	M ³	1.584	49.05	Hp	1.000	52.09
Concrete pad foundations.	M ³	0.752	43.98	M ³	1.000	170.32
Load & deposit waste into lorries, using a backhoe loader.	M ³	1.686	29.00	Hp	1.000	52.09
Bulk waste removal.	>	>	>	Ea	0.203	50.86
Excavation for slab thickening, using a backhoe loader.	M ³	0.102	3.16	Hp	1.000	52.09
			3,557.90			6,002.98

Foundation masonry	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Block solid concrete 7.3N 440x215x100mm, cavity walls.	M ²	50.105	1,290.55	Ea	527.000	646.99
Block solid concrete 7.3N 440x215x100mm, internal walls.	M ²	11.118	286.36	Ea	117.000	143.64
Block solid concrete 7.3N 440x215x140mm, internal walls.	M ²	7.478	238.84	Ea	79.000	133.61
65mm facing brick, band to dpc.	Th	0.886	772.05	Th	0.930	838.27
Building sand bulk bag.	Tn	1.595	>	Bg	2.000	107.99
Ordinary portland cement 25kg bag.	Nr	17.545	>	Ea	18.000	116.58
Mortar plasticiser 5 litres.	Nr	2.000	>	Ea	2.000	12.13
Fill cavity with concrete to within 150mm of dpc level.	M ³	2.359	486.97	M ³	3.000	435.78
Polythene DPC 112.5mm 30m roll.	M ¹	112.572	127.58	RI	4.000	18.29
Polythene DPC 150mm 30m roll.	M ¹	11.078	14.84	RI	1.000	5.31
			3,217.19			2,458.59

Garage floor	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Excavate & scrape out for slab.	M ²	14.059	257.24	Sp	0.264	59.53
Lay & compact MOT type 1 hardcore, delivered loose.	Tn	3.796	156.28	Tn	4.000	105.33
Tool hire, plate compactor for the above task.	>	>	>	Dy	1.000	39.69
Sand blinding, delivered loose.	Tn	1.266	40.54	Tn	1.266	36.32
Polythene membrane, blue standard duty 300mu 100m2 rolls.	M ²	14.059	51.45	RI	1.000	49.96
Steel fabric reinforcement mesh 3.6m x 2.0m A142S.	M ²	14.059	90.03	Ea	2.000	50.74
Concrete floor slab 100mm thick.	M ²	14.059	231.52	M ³	2.000	325.67
Tool hire, petrol power float for floor slab.	>	>	>	Dy	1.000	49.61
			827.06			716.85

Ground floor	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Lay & compact MOT type 1 hardcore, delivered loose.	Tn	19.815	815.76	Tn	20.000	520.64
Tool hire, plate compactor for the above task.	>	>	>	Dy	1.000	39.69
Sand blinding, delivered loose.	Tn	6.605	211.49	Tn	7.000	200.81
Polystyrene rigid Insulation board 2400x1200x100mm.	M²	73.388	479.73	Ea	27.000	528.33
Polythene membrane, blue standard duty 300mu 100m2 rolls.	M²	73.388	268.56	RI	1.000	49.96
Polythene vapour control layer, green tinted 125mu.	M²	73.388	402.84	RI	1.000	80.29
Perimeter screed upstand 20mm PIR insulation.	M¹	69.410	262.69	Ea	3.000	53.63
Concrete floor slab 100mm thick.	M²	73.388	1,208.52	M³	8.000	1,042.94
Floor Screed, premixed delivered 1:3 mix.	M²	73.388	1,347.27	Tn	12.000	1,835.82
			4,996.86			4,352.11

First floor	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Floor joist, sawn timber dry graded 47x200mm Treated C16	M¹	208.776	1,116.38	M¹	208.800	1,702.84
Chipboard flooring MR 2400x600x22mm.	M²	69.398	947.46	Sh	53.000	656.65
Acoustic 100mm mineral wool laid between joists.	M²	69.398	263.18	M²	70.000	425.31
			2,327.02			2,784.80

Brickworks	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
65mm facing brick above dpc.	Th	10.081	8,784.44	Th	10.585	9,540.91
Independent brick piers in common brick foundations.	Th	0.015	23.18	Th	0.016	5.41
Cavity blockwork, solid concrete 7.3N 440x215x100mm.	M²	10.377	299.35	Ea	108.000	132.59
Cavity blockwork, aircrete 3.6N 440x215x100mm.	M²	156.016	4,018.48	Ea	1619.000	2,859.75
Internal blockwork, aircrete 3.6N 440x215x100mm.	M²	16.939	453.75	Ea	176.000	310.88
Internal blockwork, aircrete 3.6N 440x215x140mm.	M²	11.333	361.96	Ea	118.000	301.56
Feature brickworks, soldier course heads & cills.	Th	0.014	18.30	Th	0.014	12.62
Feature brickworks, squint brick internal & external.	M¹	3.541	182.41	Ea	4.000	14.98
Independent brick piers in facing brick above dpc.	Th	0.246	532.24	Th	0.258	232.55
Chimney brickworks, facing brick.	Th	0.293	428.57	Th	0.307	276.72
Chimney brickworks, concrete common brick.	Th	0.278	193.33	Th	0.292	98.66
Chimney blockworks, solid concrete 7.3N 440x215x100mm.	M²	11.400	563.77	Ea	118.228	145.15
Building sand bulk bag.	Tn	9.781	>	Bg	11.000	593.93
Ordinary portland cement 25kg bag.	Nr	107.580	>	Ea	108.000	699.48
Mortar plasticiser 5 litres.	Nr	13.000	>	Ea	13.000	78.82
Sharp silver sand bulk bag.	Tn	0.535	>	Bg	1.000	68.90
Lintels Steel Lintel 100/100/100 3300mm	Ea	3.000	46.36	Ea	3.000	860.75
Lintels Steel Lintel 100/100/100 2700mm	Ea	2.000	30.91	Ea	2.000	389.15
Lintels Steel Lintel 100/100/100 2250mm	Ea	1.000	15.45	Ea	1.000	153.07
Lintels Steel Lintel 100/100/100 2100mm	Ea	1.000	15.45	Ea	1.000	134.77
Lintels Steel Lintel 100/100/100 1800mm	Ea	2.000	30.91	Ea	2.000	226.62
Lintels Steel Lintel 100/100/100 1650mm	Ea	3.000	46.36	Ea	3.000	311.22
Lintels Steel Lintel 100/100/100 1200mm	Ea	2.000	30.91	Ea	2.000	150.58
Lintels Steel Lintel EXT100 1200mm	Ea	1.000	15.45	Ea	1.000	33.56
Lintels Steel Lintel INT140 1800mm	Ea	1.000	15.45	Ea	1.000	88.09
Lintels Steel Lintel EXT200 2700mm	Ea	1.000	15.45	Ea	1.000	188.29
Lintels Steel Lintel INT140 2850mm	Ea	1.000	15.45	Ea	1.000	244.37
Lintels Steel Lintel INT140 3900mm	Ea	1.000	15.45	Ea	1.000	316.33
Concrete lintels, for 100/115/125mm internal blockwork.	Nr	2.000	16.48	Ea	2.000	32.50
Cavity Wall Insulation Mineral Batts 100x455x1200mm PK12	M²	156.017	642.96	Ea	25.000	800.19
Cavity closers 100mm cavity.	M¹	68.120	280.73	Ea	24.000	438.66
Stainless steel tie-wires.	Nr	547.000	169.07	Bx	3.000	163.86
Cavity insulation retaining disc's.	Nr	547.000	169.07	Ea	547.000	47.97
Cavity trays using 600mm wide dpm.	M¹	18.866	194.37	RI	1.000	18.80
Weep vent sleeves.	Nr	11.000	11.33	Ea	11.000	5.37
Tool hire, cement mixer 6/4 diesel.	>	>	>	Hp	5.000	396.87
Tool hire, builders trestles.	>	>	>	Hp	14.000	130.31
Tool hire, builders planks.	>	>	>	Hp	23.000	85.57
Clear waste into skips.	M³	5.266	119.41	Sp	1.143	257.74
			17,756.80			20,847.55

Chimney/gas flues	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Throat lintel 800mm 200TL800.	Nr	1.000	48.09	Ea	1.000	118.70
Round flue liner bend 22.5 Degree 200mm 200B.	Nr	2.000	32.06	Ea	2.000	45.83
Round flue liner 600mm 200L600.	Nr	12.000	192.36	Ea	12.000	281.72
Round flue liner 150mm 200L150.	Nr	3.000	48.09	Ea	3.000	33.26
Class 1 liner sealant 310ml.	>	>	>	Ea	6.000	50.21
DUNBRIK insulating backfill DUNFIL 22kg.	>	>	>	Ea	17.000	296.45
Scored fireback 450mm 450FB.	Nr	1.000	48.09	Ea	1.000	130.84
Cannon head chimney pot red 450mm CANN450.	Nr	1.000	64.12	Ea	1.000	63.76
Topguard steel cowl red 260mm TG260.	Nr	1.000	16.03	Ea	1.000	126.98
Smoke pellet ube, 6 pellets per tube.	Nr	1.000	20.13	Ea	1.000	14.21
Flue notice plate.	Nr	1.000	10.07	Ea	1.000	9.68
Manufacturers direct to site delivery charge	>	>	>	Ea	1.000	119.01
			479.04			1,290.65

Windows & external doors	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
White UPVC windows inc double glazed glass.	Nr	21.000	1,592.80	M²	33.600	7,883.02
White UPVC residential door inc double glazed glass.	Nr	3.000	341.31	M²	7.700	2,015.75
Conservatory, bay pole.	M¹	11.400	216.17	M¹	11.400	425.87
Conservatory, corner post.	M¹	4.056	76.91	M¹	4.100	153.27
Garage, door frame.	Nr	1.000	75.85	M¹	6.600	44.81
Garage, door.	Nr	1.000	189.62	M²	5.000	965.93
Garage doors, zinc plated 4" butt hinges.	>	>	>	Ea	6.000	22.85
Garage doors, mortice deadlock.	Nr	1.000	28.44	Ea	1.000	30.20
Garage doors, pair galvanised tower bolts.	Nr	2.000	18.96	Ea	2.000	7.24
Window boards, MDF.	Nr	21.000	477.84	M¹	28.000	189.77
Frame sealant.	>	>	>	Ea	25.000	156.91
			3,017.90			11,895.62

Roof carpentry	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Wall Plate 75x100 Treated C16	M¹	21.992	166.80	M¹	23.000	141.18
Wall plate straps.	Nr	15.000	91.02	Ea	15.000	55.06
Pole Plate 47x175 Treated C16	M¹	9.841	82.11	M¹	10.000	70.40
Ridge Board 38x250 Treated C16	M¹	2.857	28.17	M¹	3.000	23.56
Rafter 47x100 Treated C16	M¹	34.305	208.16	M¹	35.000	127.15
Rafter 47x200 Treated C16	M¹	56.845	517.39	M¹	57.000	418.44
Ceiling joist 47x100 Treated C16	M¹	45.351	275.18	M¹	48.000	193.62
Truss roof components including associated timbers & fixings.	M²	99.259	2,520.95	Ls	1.000	2,489.47
Softwood fascia boards.	M¹	35.098	319.45	M¹	36.853	170.36
Plywood soffit boards.	M¹	35.098	212.97	Sh	4.000	120.46
Softwood barge boards.	M¹	28.635	282.35	M¹	31.000	143.30
Continuous soffit ventilator.	M¹	35.098	239.59	Ea	35.098	394.84
Plant Hire, crane hire.	>	>	>	Dy	1.000	532.42
Gallows brackets made & fixed from 75x75mm PSE.	Nr	5.000	379.24	M¹	9.000	45.21
			5,323.38			4,925.47

Gutters & rainwater pipes	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Gutter plastic, half round gutter 4m length.	M¹	35.089	282.60	Ea	9.000	126.73
Gutter plastic, gutter bracket.	Nr	59.000	142.55	Ea	59.000	68.00
Gutter plastic, outlet.	Nr	4.000	12.89	Ea	4.000	19.59
Gutter plastic, stop end.	Nr	8.000	12.89	Ea	8.000	16.64
Rain water plastic, round pipe 5.5m length.	M¹	12.878	134.83	Ea	3.000	60.28
Rain water plastic, round pipe clip.	Nr	11.000	35.44	Ea	11.000	25.63
Rain water plastic, round offset bend.	Nr	16.000	25.77	Ea	16.000	48.11
			646.97			364.98

Roof covering	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
MARLEY ETERNIT Modern concrete tile	Ea	1453.000	3,003.79	Ea	1525.000	1,948.64
Roofing breathable membrane 1x50m roll.	M ²	135.719	165.04	Ea	4.000	260.72
Sawn timber batten 25x38mm treated	M ¹	420.726	1,279.07	M ¹	441.763	354.19
Soffit strip non asbestos verges.	M ¹	28.635	104.47	Ea	24.000	30.07
Felt eaves support tray.	M ¹	35.098	85.36	Ea	25.000	168.81
Round concrete ridge tile 457mm.	Nr	29.000	176.33	Ea	30.000	95.46
Universal dry ridge, mono ridge & hip system.	M ¹	12.857	195.44	Ea	3.000	249.28
Lead flashings.	M ¹	18.866	298.25	Rl	7.000	412.50
Plant hire, lifting equipment, tile/slate conveyor.	Nr	1.000	>	Dy	1.000	101.70
Clear waste into skips.	M ³	6.786	153.88	Sp	0.849	191.44
			5,461.63			3,812.81

Joinery 1st fix	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Stud partition walls, sawn timber 47x100mm treated C16	M ¹	219.959	583.92	M ¹	231.000	931.82
Redwood rebated internal door framing, 5.1m per door.	Nr	9.000	477.84	M ¹	45.900	405.38
Redwood rebated internal double door framing, 6.3m per door.	Nr	1.000	56.89	M ¹	6.300	55.64
General timber framing, using 47x100mm sawn timber C16	M ²	0.640	10.68	M ¹	4.000	14.53
General timber frame sheathing, using 9mm OSB.	M ²	0.640	4.85	Sh	1.000	21.95
General timber frame, house wrap 1400mm x 50m roll.	M ²	0.672	1.53	Rl	1.000	121.04
Plywood, brazilian WBP 2440x1220x12mm.	M ²	13.047	158.33	Sh	5.000	257.75
General timber, 47x200mm Treated C16	M ¹	4.692	42.71	M ¹	5.000	40.78
General timber, 75x100mm Treated C16	M ¹	10.820	82.07	M ¹	12.000	73.66
Lateral restraint straps in floors & ceilings.	Ea	28.000	212.37	Ea	28.000	135.40
Fire proofing, Masterboard 12mm.	M ²	0.464	5.62	Sh	1.000	111.27
			1,636.81			2,169.22

Joinery 2nd & final fix	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Standard internal door.	Nr	9.000	341.31	Ls	1.000	676.48
Standard internal double doors.	Nr	1.000	94.81	Ls	1.000	150.33
Ironmongery standard door pack.	Nr	11.000	312.87	Ea	11.000	141.80
Skirting board, Softwood 5" moulded.	M ¹	133.255	909.64	M ¹	134.000	421.35
Softwood 3" moulded architrave.	M ¹	104.400	475.11	M ¹	115.000	247.79
Preformed plastic loft hatch, push up loose lid.	Nr	1.000	28.44	Ea	1.000	51.41
			2,162.18			1,689.16

Staircase & balustrading	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Bespoke made to measure softwood staircase	Ls	1.000	735.23	Ls	1.000	1,221.96
			735.23			1,221.96

External cladding	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Softwood weather boarding 19X150mm treated.	M ¹	5.120	23.30	M ¹	6.000	13.38
Fixing battens, 25x50mm treated batten.	M ¹	1.760	5.34	M ¹	2.000	2.13
			28.64			15.51

Plastering & insulation	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Skim walls using, finishing plaster 25kg bags.	M ²	326.052	3,591.44	Ea	32.000	265.38
12.5mm standard plaster board, on dabs.	M ²	211.787	1,684.81	Sh	78.000	610.71
HardieBacker 500 Tile Backing Board 1200x800x12mm	M ²	32.853	402.08	Ea	37.000	682.29
12.5mm standard plaster board, on timber.	M ²	114.264	489.46	Sh	43.000	336.67
12.5mm standard plaster board, ceiling.	M ²	145.001	1,153.52	Sh	55.000	430.63
Acoustic partition roll 75mm thick, partitions.	M ²	57.132	115.29	M ²	62.000	278.84
Ceiling insulation 150mm Mineral Wool Quilt Insulation	M ²	150.278	863.82	M ²	151.000	635.59
Ceiling insulation Foil Faced Rigid PIR Insulation Board 2400x1200x100mm	M ²	0.464	3.52	Ea	1.000	89.31
Skim, ceilings.	M ²	145.001	1,952.10	Ea	15.000	124.40
Self adhesive fibre tape.	M ¹	612.368	74.95	Ea	7.000	40.08
Skim beads.	M ¹	49.339	181.16	Ea	23.000	33.42
Dot & Dab Drywall Adhesive	>	>	>	Bg	18.000	177.91
			10,512.15			3,705.23

Wall & floor tiling	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Install client issue floor tiles.	M ²	6.698	402.70		<	<
Install client issue wall tiles.	M ²	39.666	1,987.36		<	<
Grout & adhesive.	>	>	>	Ls	1.000	288.80
			2,390.06			288.80

Electrical	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Ceiling pendant light, low energy Part L1 compliant.	Nr	15.000	203.20	Ea	15.000	570.88
1 gang 1 way light switch.	Nr	16.000	309.65	Ea	16.000	30.87
Mechanical air vent.	Nr	4.000	232.23	Ea	4.000	165.11
1.5mm twin & earth cable, 50m roll.	M ¹	267.000	516.72	Ea	6.000	208.58
1.5mm cable clips.	Nr	444.000	85.93	Ea	23.000	21.61
Double plug socket.	Nr	24.000	464.47	Ea	24.000	161.15
Shaver sockets 115/230v.	Nr	2.000	58.06	Ea	2.000	56.57
45 Amp cooker connection unit.	Nr	1.000	38.71	Ea	1.000	5.55
45 Amp 1 gang double pole cooker switch	Nr	1.000	38.71	Ea	1.000	8.33
Galvanised steel back box 47mm.	>	>	>	Ea	3.000	9.43
2.5mm twin & earth cable, 50m roll	M ¹	360.000	836.04	Ea	8.000	331.93
2.5mm cable clips.	Nr	360.000	69.67	Ea	18.000	16.91
Shower unit connection.	Nr	1.000	67.73		<	<
Shower Ceiling Isolating Pull switch	Nr	1.000	30.96	Ea	1.000	18.45
Mains wired smoke alarm.	Nr	2.000	96.76	Ea	2.000	56.90
Mains wired heat detector/alarm	Nr	1.000	48.38	Ea	1.000	43.67
Mains wired carbon monoxide detector/alarm	Nr	2.000	96.76	Ea	2.000	81.33
Florescent lights including fitting, 1200mm.	Nr	1.000	48.38	Ea	1.000	42.87
Wire & commission boiler.	Nr	1.000	154.82		<	<
Fused spur.	Nr	9.000	174.18	Ea	9.000	69.11
Telephone flush slave socket.	Nr	2.000	92.89	Ea	2.000	20.34
Telephone cable, 100m roll.	M ¹	31.740	49.14	Ea	1.000	23.89
1.5mm three core & earth cable, 50m roll.	M ¹	20.000	46.45	Ea	1.000	42.61
6mm twin & earth cable, 50m roll.	M ¹	22.000	68.12	Ea	1.000	84.75
6mm cable clips.	Nr	33.000	12.77	Ea	2.000	1.88
Honeywell 7 day programmer.	Nr	1.000	116.12	Ea	1.000	108.50
Consumer unit.	Nr	1.000	251.59	Ea	1.000	104.15
Metal Back Box 1Gang 25mm	>	>	>	Ea	9.000	15.67
Metal Back Box 1Gang 16mm	>	>	>	Ea	16.000	22.65
Metal Back Box 2Gang 25mm	>	>	>	Ea	24.000	45.70
			4,208.44			2,369.39

Heating	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Supply & install radiators.	Nr	8.000	483.23	Ea	8.000	874.72
Supply & install standard chrome towel radiator.	Nr	3.000	181.21	Ea	3.000	438.74
Lock-shield valves 15mm.	Nr	11.000	132.89	Ea	11.000	31.42
Thermostatic regulating valves.	Nr	11.000	155.04	Ea	11.000	143.31
15mm copper tube.	M ¹	132.000	850.49	Ea	44.000	440.97
15mm copper tees.	Nr	22.000	132.89	Ea	22.000	15.16
15mm copper elbows.	Nr	44.000	212.62	Ea	44.000	19.29
15mm copper coupling.	Nr	44.000	212.62	Ea	44.000	22.60
15mm pipe clips.	Nr	159.000	128.06	Ea	159.000	23.90
15mm isolating valves.	Nr	22.000	177.19	Ea	22.000	47.40
Boiler, Worcester Greenstar 34cdi condensing combi ng.	Nr	1.000	281.89	Ea	1.000	1,503.29
Boiler flue kit, Worcester standard horizontal.	Nr	1.000	80.54	Ea	1.000	93.96
22mm copper tube.	M ¹	39.000	282.69	Ea	13.000	192.01
22mm copper tees.	Nr	3.000	20.54	Ea	3.000	5.98
22mm copper elbows.	Nr	8.000	45.10	Ea	8.000	5.21
22mm copper coupling.	Nr	6.000	33.83	Ea	6.000	3.61
22mm pipe clips.	Nr	78.000	62.82	Ea	78.000	15.63
22mm isolating valves.	Nr	3.000	26.58	Ea	3.000	9.58
			3,500.23			3,886.78

Plumbing first fix	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Kitchen/Utility sink, hot & cold feeds 15/22mm copper.	Nr	1.000	IPF		<	<
Kitchen/Utility sink, waste pipe.	Nr	1.000	IPF		<	<
Shower, cold feed in 15mm copper.	Nr	1.000	IPF		<	<
Toilet cistern, cold feed 15mm copper	Nr	3.000	IPF		<	<
Wash hand basin, hot & cold feeds 15/22mm copper.	Nr	3.000	IPF		<	<
Bath, hot & cold feeds 15/22mm copper.	Nr	1.000	IPF		<	<
All associated waste pipes.	Nr	9.000	IPF		<	<
15mm copper tube.	M ¹	45.000	289.94	Ea	15.000	150.33
15mm copper tees.	Nr	14.000	56.38	Ea	14.000	9.65
15mm copper elbows.	Nr	44.000	159.47	Ea	44.000	19.29
15mm copper coupling.	Nr	15.000	54.36	Ea	15.000	7.70
15mm pipe clips.	Nr	47.000	37.85	Ea	47.000	7.07
15mm isolating valves.	Nr	8.000	48.32	Ea	8.000	17.24
22mm copper tube.	M ¹	22.000	159.47	Ea	8.000	118.16
22mm copper tees.	Nr	3.000	13.29	Ea	3.000	5.98
22mm copper elbows.	Nr	8.000	32.22	Ea	8.000	5.21
22mm copper coupling.	Nr	4.000	16.11	Ea	4.000	2.41
22mm pipe clips.	Nr	18.000	14.50	Ea	18.000	3.61
22mm isolating valves.	Nr	3.000	21.75	Ea	3.000	9.58
Washing machine, hot & cold taps.	Nr	2.000	28.19	Ea	2.000	10.17
Dish washer, cold tap.	Nr	1.000	14.09	Ea	1.000	5.09
Washing machine/dish washer open waste trap.	Nr	2.000	40.27	Ea	2.000	22.90
1¼ waste pipe.	M ¹	18.000	130.47	Ea	6.000	20.29
1¼ waste elbow.	Nr	12.000	48.32	Ea	12.000	10.22
1¼waste coupling.	Nr	3.000	12.08	Ea	3.000	2.59
1¼ waste clips.	Nr	27.000	43.49	Ea	27.000	7.78
1½ waste pipe.	M ¹	35.000	281.89	Ea	12.000	49.61
1½ waste tee 1¼ branch.	Nr	4.000	16.11	Ea	4.000	3.46
1½ waste elbow.	Nr	16.000	64.43	Ea	16.000	13.63
1½ waste coupling.	Nr	5.000	20.13	Ea	5.000	4.26
1½ waste clip.	Nr	35.000	70.47	Ea	35.000	10.08
Soil vent, pipe.	M ¹	13.000	235.58	Ea	5.000	118.01
Soil vent, branch.	Nr	3.000	48.32	Ea	3.000	62.12
Soil vent, bend.	Nr	6.000	82.15	Ea	6.000	81.63
Soil vent, pip clips.	Nr	13.000	52.35	Ea	13.000	30.29
			2,092.00			808.36

Plumbing & sanitary wares	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Toilet, pan.	Nr	3.000	90.61	Ea	3.000	217.75
Toilet, cistern.	Nr	3.000	181.21	Ea	3.000	221.10
Toilet, seat.	Nr	3.000	42.28	Ea	3.000	84.52
Toilet, soil vent connection, using straight multiquick.	Nr	3.000	30.20	Ea	3.000	15.97
Wash hand basin.	Nr	3.000	241.62	Ea	3.000	209.63
Basin, pedestal	Nr	3.000	60.40	Ea	3.000	128.49
Basin, taps.	Pr	3.000	54.36	Pr	3.000	77.91
Basin, waste.	Nr	3.000	16.91	Ea	3.000	18.75
Basin, waste trap.	Nr	3.000	38.66	Ea	3.000	21.16
Standard 1700x700mm twin grip bath.	Nr	1.000	120.81	Ea	1.000	152.86
Bath, panel	Nr	1.000	20.13	Ea	1.000	24.10
Bath, end Panel	Nr	1.000	10.07	Ea	1.000	12.72
Bath, taps.	Nr	1.000	24.16	Pr	1.000	31.43
Bath, waste.	Nr	1.000	6.04	Ea	1.000	6.31
Bath, waste trap.	Nr	1.000	14.09	Ea	1.000	8.08
Anti scald thermostatic mixing valve TMV 2/3 22mm	Nr	1.000	20.13	Ea	1.000	37.33
Standard 900x900mm Shower tray.	Nr	1.000	80.54	Ea	1.000	192.73
Pivot shower door.	Nr	1.000	60.40	Ea	1.000	251.15
Shower door side panel.	Nr	1.000	40.27	Ea	1.000	139.13
Shower waste & combi-trap.	Nr	1.000	20.13	Ea	1.000	9.91
Shower unit.	Nr	1.000	60.40	Ea	1.000	181.74
			1,233.42			2,042.77

Painting & decorating	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Prime internal woodwork, prior to fixing.	M ¹	300.295	563.55	<	<	<
Undercoat internal woodwork.	M ¹	300.295	939.24	<	<	<
Finish internal woodwork, in either gloss, satin, or eggshell.	M ¹	300.295	1,127.09	<	<	<
Emulsion Walls, comprising one mist coat, one base coat & one top coat.	M ²	326.051	3,263.36	Ea	6.000	291.79
Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	M ²	145.001	1,632.69	Ea	3.000	67.99
Sundries, decorators caulk.	M ¹	150.148	234.81	Ea	16.000	43.09
Prime timber, fascia, barge & soffit boards, prior to fixing.	M ¹	92.368	173.34	<	<	<
Undercoat fascia, barge & soffit boards.	M ¹	92.368	346.68	<	<	<
Top coat fascia, barge & soffit boards.	M ¹	92.368	404.46	<	<	<
Prime internal doors.	Nr	10.000	156.39	<	<	<
Undercoat internal doors.	Nr	10.000	156.39	<	<	<
Finish internal doors, in either gloss, satin, or eggshell.	Nr	10.000	156.39	<	<	<
Quick drying primer 5 litres.	>	>	>	Ea	4.000	200.19
Undercoat 5 litres.	>	>	>	Ea	4.000	114.85
Finishing coat, gloss/satin/eggshell 5 litres.	>	>	>	Ea	4.000	104.88
Sundries, white spirit.	>	>	>	Ea	2.000	7.34
Sundries, medium glass paper.	>	>	>	Ea	2.000	5.09
Sundries, fine glass paper.	>	>	>	Ea	2.000	5.06
			9,154.39			840.28

Sundry fixings & fasteners	UoM	Labour Quantity	Labour Total £	UoM	Material Quantity	Material Total £
Nails Paslode 3.1x90mm straight galvanised 2200nr box.	Nr	137.000	>	Bx	1.000	62.36
Nails Paslode 3.1x75mm ring shank galvanised 2200nr box.	Nr	268.000	>	Bx	1.000	60.11
Nails Paslode 2.8x51mm ring shank galvanised 3300nr box.	Nr	481.623	>	Bx	1.000	71.91
Nails 65mm plain lost head 2.5kg pack.	Nr	176.000	>	Ea	1.000	10.84
Nails 65mm plain lost head 25kg box.	Nr	176.000	>	Bx	1.000	42.97
Staples Paslode 25mm 2100nr box.	Nr	1019.000	>	Bx	1.000	28.29
Nails Paslode 2.8x51mm stainless steel 1100nr box.	Nr	32.000	>	Bx	1.000	102.41
Anchor bolts M10x126mm.	Nr	25.000	>	Ea	25.000	47.29
Screws 100mm Timberlok screws 50nr pack.	Nr	115.200	>	Pack	3.000	125.60
Screws drywall 25mm 1000nr box.	Nr	3599.000	>	Bx	4.000	26.46
Screws drywall 50mm 500nr box.	Nr	0.000	>	Bx	1.000	8.33
Screws chippy screw 4.5x70mm 100nr box.	Nr	200.000	>	Bx	2.000	14.61
Masonry plug brown 300nr pack.	Nr	22.000	>	Ea	1.000	3.38
Screws chippy screw 4.5x50mm 200nr box.	Nr	22.000	>	Bx	1.000	9.97
Nails 40mm oval 2.50kg pack.	Nr	696.000	>	Ea	1.000	14.33
Screws chippy screw 4.0x25mm 200nr box.	Nr	43.000	>	Bx	1.000	4.47
Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg	Nr	421.000	>	Pack	1.000	13.45
Frame fixings 8.0x100mm each.	Nr	96.000	>	Ea	96.000	48.11
Steel joist hangers (timber to timber straps)	Nr	7.000	>	Ea	7.000	13.15
						708.04