



ESTIMATING REPORT

A comprehensive calculation of materials, labour and plant required to complete your construction project.

It is your sole responsibility to as the Main Contractor/purchaser of this report to ensure that the specification included in our Estimate complies with all Building Regulations and that all building systems and products stated meets the required standards in relation to both: 'building practises' and 'Warranty Guarantee' satisfaction. Build Aviator and its affiliate partners take no responsibility for any error or omissions within this estimate. Any structural items within the estimate must be checked to ensure they are suitable for requirements. For full terms and conditions, please visit: www.buildaviator.co.uk/terms

Name: Sample client name | **Address:** 11 Client house, AB12 3CD | **Date:** February 2020
Builder Name: Sample builder name | **Address:** 11 Builder house, AB12 3CD | **Issue Date:** March 2020
File Name: Sample file name | **Branch Contact:** Sample branch contact
Branch Name: Sample branch name | **Branch Number:** Sample branch number

Terms and Conditions

These are the only accepted terms and conditions under which all services are supplied by Build Aviator.

- Using the drawings/plans and specifications you have provided we (Build Aviator) provide an estimating service and produce an estimate of the expected costs involved in completing the work.
- You have the option to select each of the services provided by us in the 'Estimating Services' section of our website; samples of what can be expected from each of these services can also be found in the 'Estimating Services' section.
- We aim to complete the estimate within the time frame agreed once we have received drawings/plans (subject to these being received before 4pm) and payment. The completed estimate will be returned to you in PDF format, client copy of your complete estimate will be returned once you have confirmed you are happy with what has been quoted.
- We can customise and amend items to your specific requirements such as labour rates and profit margins, once you have placed your order you will be navigated to a secure page on our website where you are able to upload your plans and let us know your requirements.
- Should your drawings/plans not include any dimensions, we will have no choice but to scale from the drawings/plans in order to gauge those dimensions.
- Due to the nature of plumbing and electrics being so variable in terms of specification, our company policy is to provide PC sums for this work and any specialist items/fittings such as Kitchens, Bathrooms and furnishings to ensure they are allowed for without causing the overall cost of the work to become inaccurate. This is why we provide a quotation details form after payment so customers can let us know how much they would like to allow for these. We provide a free reviewing service and recommend that you use this service before submitting the tender.
- Due to a vast array of options in construction there will be elements of jobs that cannot be sensibly priced and will either not be priced or a P.C Sum will be used, unless we are able to receive a quote from a third party company. This will be used for Works such as and not limited to, piled foundations, steel framing, some cladding and some specialist post and frame buildings. Often where specialist contractors are required these works will fall into this type category.
- All Build Aviator estimates created for our customers include a 8% contingency. This amount cannot be removed from any estimate created and by accepting our service you intern agree to this contingency as part of your costing.
- We agree to provide our services to you once you have paid in full for the requested service(s) and have provided a full set of drawings/plans and specification if required.
- We reserve the right to amend our price lists at any time and without prior notice.
- We will start work as soon as the payment has been processed and the drawings/plans and specification have been received and we therefore reserve the right to charge the full order price should you cancel your order.
- Once work has been started, a refund cannot be given. Work started becomes in effect from the date of payment.
- In the instance of complaint, or a request for a refund this will be dealt with within a two-week period. All complaints and refund requests must be recorded via email conversation, as to keep all information accessible for reviewing purposes.
- An invoice will be emailed to you via the email address supplied at completion of order. If you would like particular details recorded on your invoice, please let us know before payment has been taken.
- All estimates produced by Build Aviator are estimates and are not intended to be fixed quotations. We cannot guarantee or accept responsibility for any variations in the actual build cost.
- We have no responsibility to you other than to complete and return the estimates and to provide a free reviewing service
- You acknowledge that any estimate of quantities needed, advice as to the suitability of any goods for any particular purpose and any plan or measurement given by us is given for guidance only and without liability.
- Any typing error or clerical omission in any sales literature, website content, price list, estimate or any other document issued by Build Aviator may be corrected without any liability.
- Any personal data provided by you about your company/personal details will be shared internally with the other Businesses and with our subsidiaries and associated companies where it is in our legitimate interests to do so. We will also share your personal information to third parties where they are relevant to you or your business. For more information please visit <http://www.buildaviator.co.uk/legal/privacy-policy/>
- We are entitled to cancel the contract or reduce the volume of service provided if we are forced to do so by circumstances out of our control such as industrial action, war, fire, natural disasters and so on; we will not be liable for any loss or damage incurred from this.
- We accept no liability for any item lost in the post. Any drawings/plans posted to us using Royal Mail should be full size copies of the originals.
- We may terminate the contract should you become bankrupt or insolvent; notice will be given by us in this event.
- We may make improvements and changes deemed necessary to the service from time to time without giving you notice.
- We exclude ourselves and our associates of any liability for loss or profit, business, information/data or any other financial loss or any incidental, indirect, special or punitive damages of any kind.
- The contract is made once you have paid for the services.

Your responsibilities as the Main Contractor

- This Estimate is based upon the drawings and information supplied by you (the Main Contractor) in relation to this project.
- This Estimate is based upon information relating to your working practices and additional information provided during your discussions with our Designer at pre-estimate stage.
*If you have not spoken to a Build Aviator Designer please ensure you call to discuss this estimate prior to submission to your Client by dialling: **03333 321518**.*
- PC Sums have been allowed for in the areas of (and not limited to); special order items, bathrooms, en-suites, kitchens, plumbing, electrics, piled foundations, steel frames etc. where no specific information has been provided.
Definition of Prime Cost sums (pc sums): An allowance has been calculated for the supply of work or materials or both to be provided by a contractor or supplier that will be nominated by the client, the allowance is exclusive of any profit mark up or attendance (such as material handling, scaffolding and rubbish clearance etc) by the main contractor. Payments are based on the quotation / invoices of the supplied items by the contractor plus addition of reasonable / agreed percentages for overhead costs and profits. If the contractors actual cost is higher than the stated amount then the contract sum will be increased to meet any shortfall and if the cost to the contractor is lower, then the contract sum will be reduced by the balance.
- When the Estimate has been completed it is your sole responsibility as the Main Contractor to check the estimate to make sure that all items have been included for by the Build Aviator Designer team and that you are fully happy and in agreement with the estimate before it is used for quotation and tendering purposes.

- If the Estimate requires any alterations to meet your expected project cost, please contact the Build Aviator Team who can make the necessary amendments and provide new reports for both you and your Client by dialling **03333 321518** or emailing details to estimates@buildaviator.co.uk
- It is your sole responsibility as Main Contractor to ensure that the specification included in our Estimate complies with all Building Regulations and that all building systems and product stated meets the required standards in relation to both; "building practices" and "Warranty / Guarantee" satisfactions.

Build Aviator and its affiliate partners take no responsibility for any errors or omissions within this estimate. For full terms and conditions please visit www.buildaviator.co.uk/terms

Contents

This Quantity Take Off Pack by Build Aviator is designed to provide you with a speedy, accurate and reliable estimate of the materials, labour and plant required to complete your project.

1 Builder Summary

A detailed, yet simple over view, showing the total costings of the project. Several of these sections can be customised to your liking so please contact us for any amendments.

2 Project Breakdown

A look at each section of works separated into professions and detailing hours, plant, materials, labour and totals.

3 Work Schedule & Tool Hire Report

This shows the duration of each section of works with start and completion dates, and a suggested payment schedule based on the duration of each section.

(A copy of this is included in the Client Pack.)

Complete list of all Plant and machinery needed for the build, including duration required for each item.

4 Bill of Quantities

Detailed breakdown of all quantities and descriptions of Material and Plant required for each work section. This report is available in Excel.

(This does not include your mark-ups/profits, just the direct cost of each item.)

5 Pricing Sheets

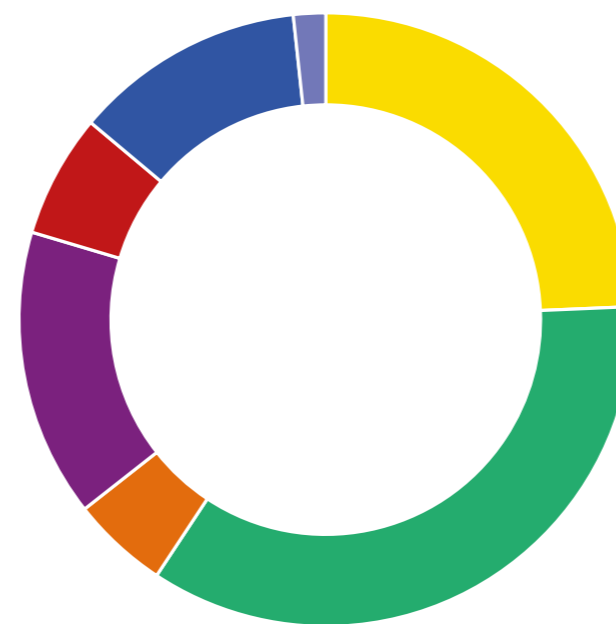
This report is available separately

Builder Summary

The estimate is based on plans provided and the phone call with the assigned estimator. The responsibility will be solely on the customer to ensure the correct information is provided. To view our Terms & Conditions please go to: www.buildaviator.co.uk/terms-conditions-estimating-services/

Total Floor Area Square Foot			
Total Cost Per Square Foot	£103.68	Total Cost Per M2	£1,115.99
Total Estimate Price Per Square Foot	£127.53	Total Estimate Price Per M2	£1,372.71
		Total Cost is	£148,638.04

Profit Chart



Amendments

Here at Build Aviator we strive to deliver a high quality document that will help you win your tender and act as a guide throughout the work to get a better understanding of the quantities and costs of all aspects of the work.

If you find any part of this document that you would like changed, please contact your Build Aviator Representative. We will amend the document the best we can with no extra charge, unless the amendment significantly alters the build output requiring a full re-quote.

		Plant Cost	£9,338.86
0.00%	Mark up Margin On Plant	£9,338.86	
		Estimate For Plant	£9,338.86
		Materials Cost	£63,938.29
20.00%	Mark up Margin On Materials	£12,787.66	
		Estimate For Materials	£76,725.95
		Labour Cost	£44,471.38
20.00%	Mark up Margin On Labour	£8,894.28	
		Estimate For Labour	£53,365.66
		Other Provisional Sums	£27,789.54
0.00%	Mark up Margin On Provisional Sums	£0.01	
		Estimate For Provisional Sums	£27,789.54
		Services and Professional fees	£3,100.00
0.00%	Mark up Margin On Services	£620.00	
		Estimate For services and fees	£3,720.00
		Gross Percentage On Costs	13.89%
		Clear Profit Percentage On Costs	13.89%
		Clear Profit Percentage On Estimate	
		Price	12.20%
0.00%	Estimate Variables	£11,891.05	
		Clear Profit	£22,301.94
		Total Direct Costs	£160,529.12
		Total mark up on job, covering overheads & profit	£22,301.95
		Total Estimate Price	£182,831.05
0.0%	VAT	£0.00	
		Total Price	£182,831.07

Labour Rates

Trade	Per Hour Price	Hours Per Day
Labourer	£18.75	8.00
Labourer for Bricklayer	£18.75	8.00
Labourer for Plasterer	£18.75	8.00
Ground-worker	£22.50	8.00
Bricklayer	£22.50	8.00
Carpenter	£22.50	8.00
Site Foreman	£22.50	8.00
Roof Tiler	£22.50	8.00
Flat Roofer	£22.50	8.00
Plasterer	£22.50	8.00
Painter	£18.75	8.00
Plumber	£35.00	8.00
Electrician	£35.00	8.00
Artexer	£22.50	8.00
Glazier	£22.50	8.00
Cleaner	£15.00	8.00
Scaffolder	£22.50	8.00
Lead Worker	£22.50	8.00
Ceramic Tiler	£22.50	8.00
Apprentice	£15.00	8.00
Banksman	£35.00	8.00
Steel Erector	£40.00	8.00
Window Installer	£40.00	8.00

Estimator Notes

Site Setup

Site setup will include the external demolition works that are outside the property and will be based on standard industry rates and used as a guide price only as they may vary depending on site conditions. All other demolition works such as new opening etc. will be in the alterations section of the estimate. The cost for the porta loo is mandatory unless instructed differently.

We also include an 8% Estimate variable sum in the site set up section. This is for any unforeseen due to lack of information with in the drawings or human error. This can be removed if instructed by the building contractor by a recorded phone call or email.

Foundations

All trench foundations are calculated at an average depth of 1m deep and 600mm wide with trench fill concrete unless stated on the drawings other wise.

Foundation depths are subject to change by LABC due to ground conditions these are not known at the stage of estimating, if the depth of the foundation does change please contact the estimator to make amends and adjust the cost accordingly.

If and when piled foundations are stipulated on the drawings these will be costed at £1000 per pile. This must be by a specialist contractor and the figure used is a provisional sum for estimating purposes.

Ground Floor

Any beam and block floors that are shown on the drawings will be costed for but the sum allocated for this section of works is a provisional sum. All beam and block floor have to be designed and manufactured by 3rd party suppliers and the structural calculation in relation to the design need to be submitted and signed off by LABC. This can not be done in house just to the liability and structural implications.

Your local branch can advise on supplier.

If no sub-floor design is stipulated the estimator will use a solid ground floor slab 100mm thick, 100mm PIR insulation, 150mm hardcore, 50mm blinding sand and a radon DPM.

Walls

All wall constructions will be taken from the drawings, if these are not clear the estimator will take instruction from the customer and record what has been estimated for. Standard 100mm full fill wall insulation and wall ties will be used as the default unless other wise stated on the drawings or a SAP calculation has be adhered too.

Scaffolding

All scaffolding costs are worked out per m2. If Tin hat roof scaffolding is required for any reason (loft conversions etc.) please inform the estimator as these are not assumed as a standard working practice and will need to be costed as a separate item of works. Also please advise if scaffolding permits are required for works that are taking place on the side of a highway.

Windows/Doors

All windows and doors are provisional sums and are not fixed costs due to design and manufacturing materials required.

UPVC windows and doors are costed at £250m2 and all timber and aluminium are costed at £750m2 unless otherwise stated.

Bi-fold doors and large sliding doors are costed at £1000 per LM.

Lintels

Standard cavity lintels are used with in the estimate to suite the cavity width marked on the drawings. Any special lintel that are none standard i.e. arched, corner or bulls eye will have to be costed by the local branch and allowed as a provisional sum with in the estimate.

Structural steelwork will be allowed as a provisional sum. No structural calculations can be provided from our estimating service. If steelwork sizes are not given by a structural engineer and steelwork is required the sizes and values that will be used are assumptions only and must not be used unless these have been checked by designer and structural engineer. We cannot except any liability or responsibility in any part.

All steel prices for supplying and fixing must be checked due to price fluctuations in the market on a daily basis. please make your clients aware of these before submitting the estimate.

Upper Floors

The description of I Joist (if required) means any engineered structural floor joist including posi joists, metal webbed joists or glulam beams.

These will be costed per LM and this will be a provision sum due to calculations required by a structural engineer or manufacturer design and supply. This can be carried out in house by our partnership with Pasquill who offer a full design and supply service for all timber beam requirement

Please make sure the design of all engineered joists has been obtained before ordering as this will have cost implications that your client will need to know about before commencement of works.

Roof Structure

Please note that if a trusses are required we can offer a supply and design service from our partner Pasquill. For estimating purposes only we will include a cost that will be a provision sum due to design and manufacture restraints.

If a cost for these items can be supplied at the point of estimating these can be included with in the detailed estimate and labour rate applied. If the estimator thinks that a crane will be required due to health and safety reasons this will be included with in the fitting costs of the trussed roof structure.

Design is required then the cost used will be an allowance, when a truss design and cost have been obtained please contact the estimator to replace these costs with the design costs.

Roof Covering

The roof covering that has been allowed for in this estimate may be incorrect if one has not been specified on the drawing or within the specification, this is for estimating purposes only. If the roof covering is known please advise the estimator and he will change to the required design.

Please make your client aware of this and also check before ordering as the tile and tile batten quantities will change with differing designs.

Flat Roof

Flat roof joist if none standard timbers will have to be designed and manufactured by our timber joist specialist Pasquill. The manufactured joist design and cost will be a provisional sum by per LM unless these costs can be given at estimating stage and then will be included as a fixed sum.

Flat Roof Covering

We use an allowance per M2 for flat roof covering due to different designs and styles and cost implications, these are high lighted in the bill of quantities. The standard allowance is £60m2 for a single ply membrane, this cost will be changed if other methods of construction are required.

Guttering

Standard black plastic guttering is used as a default setting, if Cast iron or Aluminium gutters are specified the a cost of £40 per LM will be applied as a provisional sum for both the guttering and down pipes, this cost if for a supply and fit application and will be in one line on the bill of quantities.

1st Fix Carpentry

Standard internal partition walls constructed using 100mm x 50mm timber unless otherwise stated with sound insulation between vertical studs for noise reduction between rooms. If different sized timbers are specified these will be used and the insulation thickness will be either reduced or increase to accommodate.

All plaster boarding to partition walls and ceilings are in this section of works.

Internal staircases will be included as a standard soft wood stings and mdf treads and risers with a standard soft wood handrail and spindles as default. if different specialist materials are required to construct the stairs this will be a provisional sum for estimating purposes unless supply and fitting cost can be provided at the point of estimating.

1st Fix Plumbing

All first fix plumbing is based on an average cost per M2 of floor area as a provisional sum, this is for only the parts of the build that are new or for the full house if new build. The reason for this is we will not know where the pipe runs are going to be positioned with in the build or the pipe sizes required to carry out this section of works.

1st Fix Electrics

We base the first fix electrical costs on assumptions made by the estimator of the number of sockets, lights, switches and tv points. If these are clearly shown on the drawings they will be counted and used. This is still a provision sum but with evidence of what we have allowed for.

Alterations

The alterations section will include any internal demolition works, forming openings, removing surface materials etc. 1 skip will be included in every contract for builders waste materials plus the number of skips to carry out the works. If the skip is to be placed on the highway and a permit is required the estimator will not know this and will need to be informed to include these costs with in the estimate.

Plastering

The plastering of all walls and ceilings will be allowed for in this section as well as floor screed and external renders.

For external rendering we allow for a one coat system unless other wise stated on the drawings or with in the written specification.

2nd Fix Plumbing

All sanitary items will be an allowance contained in the 2nd fix plumbing provisional sum.

The Boiler, central heating controls and size of radiators will be assumed and also contained with in the 2nd fix plumbing provisional sum

When ground source heat pump systems are required, the cost of £13,000 will be allowed for as a provisional sum but this is very dependant on the size of the system and each job is priced on a job by job basis.

2nd Fix Electrics

All 2nd fix electrical items including allowances for low energy down lights will be included in the 2nd fix electrical provisional sum. All fans that are externally ducted have been assumed to be fixed to an external wall with no additional internal ducting. Each fan is specific to each application (kitchen, utility, cloakroom, bathroom)

2nd Fix Carpentry

All internal doors be it standard or fire rated are allowances only. This is due to the variety in design and material they are constructed from.

MDF skirting boards and architraves are set as the default standard unless otherwise stated or shown on the drawings.

Internal floor coverings which include Laminate, Engineered boards or vinyl's (not carpet) are allowed for if requested on application, other wise these are generally not included.

Drainage

Plot drainage only will be included with in the estimate, sewer connections and road drainage will be by specialist contractors and will not be taken into account. All drainage is set at an average depth of 600mm and 300mm wide trench.

Cess pits or septic foul water tanks will have to costed as a provisional sum due to special requirements normally requested and the size of excavation that will be required to install the system.

Pathways

Block paving, gravel and traditional paving can be accommodated but if Tarmac finish is required we cannot supply these costs but will include if given at the estimating stage.

Driveways

Block paving, gravel and concrete drive ways can be accommodated for with in our estimating costs. If Tarmac is required we cannot include this surface, if this can be supplied at the estimating stage then we can in clued this cost.

Landscaping

The only parts of landscaping that we can allow for is 3 different styles of fencing and grass laying, we cannot facilitate soft landscaping.

Kitchen

Kitchens and Utility units including appliances can only be allowed for as a provision sum with in the work section, This can be passed to our Kitchen department for design and supply costs.

Decorating

Decorating will only include for the new works that have been costed for this will not include for any existing parts of the build unless a cost is given to the estimator to include with in the estimate.

When UPVC fascia boards and barge boards are included the decorations of these items will not be included, if soft wood is the construction product then a stain base coat and top coat will be accounted for.

All windows and external doors are assumed pre-finished and not accounted for in the external decorations section.

Finishes

All wall and floor tile finishes are an allowance per M2 but a cost for the fixing products and plant hire are fixed with in the estimate.

Services

Service connection fees cannot be allowed for unless these costs have been given

Laying of Services

Laying of service trenches is a standard dig depth of 900mm and each service required will be allowed its own individual service trench unless other wise stated.

Professional Services

Professional Services will include PPE and H&S at a standard charge of £100 per week for the duration of the works, H&S is mandatory on all site. This only used to be on sites with a job value of more than £250,000 but this has

now changed and includes all building contracts with no monetary value. This can be supplied by Aviator at an additional cost with all method statements and risk assessments specific for the contract we have estimated for.

Other P.C. Sums

Please note that if any sections of our estimate has been classed as a provisional sum this must be relayed to the end user.

The reason why we do this is because there will be items in that work section where no fixed cost can be accounted for. The sums in these sections of works are variable and will changed by either the customer or the builder due to there own preferences or no definite costs can be fixed due to un-knowns at the estimating stage.

This is your responsibility and must be checked for errors and to make sure you agree with the costs that the estimator has calculated, any changes can be made by a simple call to the estimator who you have the details for from previous contact.

General Notes

Product substitutions may occur within this estimate due to price file limitations, where ever possible a like for like product will be costed. Work sections and materials not priced for within this estimate.

Project Breakdown

Please Note: £0.00 = not priced for

Site Set-up

Builder Costs		Client Costs		Mark-up	
Plant =	£960.00	Plant =	£960.00	Plant =	£0.00
Materials =	£0.00	Materials =	£0.00	Materials =	£0.00
Labour =	£18.75	Labour =	£22.50	Labour =	£3.75
Total =	£978.75	Total =	£982.50	Total =	£3.75

Glazing

Builder Costs		Client Costs		Mark-up	
Plant =	£0.00	Plant =	£0.00	Plant =	£0.00
Materials =	£0.00	Materials =	£0.00	Materials =	£0.00
Labour =	£0.00	Labour =	£0.00	Labour =	£0.00
Total =	£0.00	Total =	£0.00	Total =	£0.00

Foundations

Builder Costs		Client Costs		Mark-up	
Plant =	£2,418.84	Plant =	£2,418.84	Plant =	£0.00
Materials =	£3,784.87	Materials =	£4,541.85	Materials =	£756.97
Labour =	£2,724.27	Labour =	£3,269.12	Labour =	£544.85
Total =	£8,927.98	Total =	£10,229.81	Total =	£1,301.83

Lintels

Builder Costs		Client Costs		Mark-up	
Plant =	£0.00	Plant =	£0.00	Plant =	£0.00
Materials =	£910.04	Materials =	£1,092.05	Materials =	£182.01
Labour =	£188.55	Labour =	£226.26	Labour =	£37.71
Total =	£1,098.59	Total =	£1,318.31	Total =	£219.72

Ground Floor

Builder Costs		Client Costs		Mark-up	
Plant =	£1,720.13	Plant =	£1,720.13	Plant =	£0.00
Materials =	£4,063.77	Materials =	£4,876.52	Materials =	812.75
Labour =	£2,630.17	Labour =	£3,156.20	Labour =	£526.03
Total =	£8,414.07	Total =	£9,752.86	Total =	£1,338.79

Above Ground Floors

Builder Costs		Client Costs		Mark-up	
Plant =	£0.00	Plant =	£0.00	Plant =	£0.00
Materials =	£1,735.42	Materials =	£2,082.50	Materials =	£347.08
Labour =	£540.96	Labour =	£649.15	Labour =	£108.19
Total =	£2,276.38	Total =	£2,731.66	Total =	455.28

Walls

Builder Costs		Client Costs		Mark-up	
Plant =	£190.00	Plant =	£190.00	Plant =	£0.00
Materials =	£18,001.96	Materials =	£21,602.35	Materials =	£3,600.39
Labour =	£10,239.12	Labour =	£12,286.94	Labour =	£2,047.82
Total =	£28,431.08	Total =	£34,079.29	Total =	£5,648.22

Roof Structure

Builder Costs		Client Costs		Mark-up	
Plant =	£750.00	Plant =	£750.00	Plant =	£0.00
Materials =	£3,041.47	Materials =	£3,649.76	Materials =	£608.29
Labour =	£1,607.22	Labour =	£1,928.66	Labour =	£321.44
Total =	£5,398.69	Total =	£6,328.43	Total =	£929.74

Scaffolding

(This is a Provisional Sum)

Builder Costs		Client Costs		Mark-up	
Plant =	£796.00	Plant =	£796.00	Plant =	£0.00
Materials =	£0.00	Materials =	£0.00	Materials =	£0.00
Labour =	£2,388.00	Labour =	£2,388.00	Labour =	£0.00
Total =	£3,184.00	Total =	£3,184.00	Total =	£0.00

Roof Tiling

Builder Costs		Client Costs		Mark-up	
Plant =	£157.82	Plant =	£157.82	Plant =	£0.00
Materials =	£2,244.09	Materials =	£2,692.91	Materials =	£448.82
Labour =	£2,564.14	Labour =	£3,076.97	Labour =	£512.83
Total =	£4,966.05	Total =	£5,927.70	Total =	£961.65

Windows & Door Frames

Builder Costs		Client Costs		Mark-up	
Plant =	£178.50	Plant =	£178.50	Plant =	£0.00
Materials =	£8,329.07	Materials =	£9,994.88	Materials =	£1,665.81
Labour =	£1,424.65	Labour =	£1,709.57	Labour =	£284.93
Total =	£9,932.21	Total =	£11,882.95	Total =	£1,950.74

Flat Roof

Builder Costs		Client Costs		Mark-up	
Plant =	£0.00	Plant =	£0.00	Plant =	£0.00
Materials =	£0.00	Materials =	£0.00	Materials =	£0.00
Labour =	£0.00	Labour =	£0.00	Labour =	£0.00
Total =	£0.00	Total =	£0.00	Total =	£0.00

Project Breakdown

Please Note: £0.00 = not priced for

Flat Roof Covering

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £0.00	Materials = £0.00	Materials = £0.00
Labour = £0.00	Labour = £0.00	Labour = £0.00
Total = £0.00	Total = £0.00	Total = £0.00

Plastering

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £2,259.52	Materials = £2,711.42	Materials = £451.90
Labour = £4,559.57	Labour = £5,471.48	Labour = £911.91
Total = £6,819.09	Total = £8,182.91	Total = £1,363.82

Guttering

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £193.68	Materials = £232.42	Materials = £38.74
Labour = £279.00	Labour = £334.80	Labour = £55.80
Total = £472.68	Total = £567.22	Total = £94.54

Plumbing 2nd Fix

(This is a Provisional Sum)

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £7,890.54	Materials = £7,890.54	Materials = £0.00
Labour = £1,981.00	Labour = £1,981.00	Labour = £0.00
Total = £9,871.54	Total = £9,871.54	Total = £0.00

1st Fix Carpentry

Builder Costs	Client Costs	Mark-up
Plant = £29.25	Plant = £29.25	Plant = £0.00
Materials = £3,852.06	Materials = £4,622.47	Materials = £770.41
Labour = £2,711.76	Labour = £3,254.11	Labour = £542.35
Total = £6,593.07	Total = £7,905.84	Total = £0.00

Electrics 2nd Fix

(This is a Provisional Sum)

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £855.38	Materials = £855.38	Materials = £0.00
Labour = £1,480.50	Labour = £1,480.50	Labour = £0.00
Total = £2,335.88	Total = £2,335.88	Total = £0.00

Plumbing 1st Fix

(This is a Provisional Sum)

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £2,720.00	Materials = £2,720.00	Materials = £0.00
Labour = £1,365.00	Labour = £1,365.00	Labour = £0.00
Total = £4,085.00	Total = £4,085.00	Total = £0.00

2nd Fix Carpentry

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £2,014.16	Materials = £2,416.99	Materials = £402.83
Labour = £1,095.90	Labour = £1,315.09	Labour = £219.18
Total = £3,110.06	Total = £3,732.08	Total = £622.01

Electrics 1st Fix

(This is a Provisional Sum)

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £1,389.30	Materials = £1,389.30	Materials = £0.00
Labour = £1,023.82	Labour = £1,023.82	Labour = £0.00
Total = £2,413.12	Total = £2,413.12	Total = £0.00

Finishes

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £1,732.54	Materials = £2,079.05	Materials = £346.51
Labour = £1,746.00	Labour = £2,095.20	Labour = £349.20
Total = £3,478.54	Total = £4,174.25	Total = £695.71

Alterations

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £0.00	Materials = £0.00	Materials = £0.00
Labour = £0.00	Labour = £0.00	Labour = £0.00
Total = £0.00	Total = £0.00	Total = £0.00

Foul / Stormwater Drainage

Builder Costs	Client Costs	Mark-up
Plant = £766.01	Plant = £766.01	Plant = £0.00
Materials = £1,850.47	Materials = £2,220.56	Materials = £370.09
Labour = £1,112.54	Labour = £1,335.04	Labour = £222.51
Total = £3,729.02	Total = £4,321.62	Total = £592.60

Project Breakdown

Please Note: £0.00 = not priced for

Pathways

Builder Costs	Client Costs	Mark-up
Plant = £766.16	Plant = £766.16	Plant = £0.00
Materials = £2,225.37	Materials = £2,670.44	Materials = £445.07
Labour = £1,506.25	Labour = £1,807.50	Labour = £301.25
Total = £4,497.77	Total = £5,244.10	Total = £746.32

Laying of Services

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £0.00	Materials = £0.00	Materials = £0.00
Labour = £0.00	Labour = £0.00	Labour = £0.00
Total = £0.00	Total = £0.00	Total = £0.00

Driveway

Builder Costs	Client Costs	Mark-up
Plant = £1,402.14	Plant = £1,402.14	Plant = £0.00
Materials = £3,651.10	Materials = £4,381.32	Materials = £730.22
Labour = £2,723.74	Labour = £3,268.48	Labour = £544.75
Total = £7,776.98	Total = £9,051.95	Total = £1,274.97

Professional Services

Builder Costs	Client Costs	Mark-up
Professional Services = £0.00	Professional Services = £0.00	Professional Services = £0.00
Architect = £0.00	Architect = £0.00	Architect = £0.00
Surveyor = £0.00	Surveyor = £0.00	Surveyor = £0.00
Structural Engineer = £0.00	Structural Engineer = £0.00	Structural Engineer = £0.00
Professional Services = £0.00	Professional Services = £0.00	Professional Services = £0.00
PPE & H&S = £3,100.00	PPE & H&S = £3,720.00	PPE & H&S = £620.00
LABC = £0.00	LABC = £0.00	LABC = £0.00
Total = £3,100.00	Total = £3,720.00	Total = £620.00

Landscaping & Fencing

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £3,486.52	Materials = £4,183.82	Materials = £697.30
Labour = £2,687.99	Labour = £3,225.59	Labour = £537.60
Total = £6,174.51	Total = £7,409.42	Total = £1,234.90

Other Provisional Sums

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £0.00	Materials = £0.00	Materials = £0.00
Labour = £0.00	Labour = £0.00	Labour = £0.00
Total = £0.00	Total = £0.00	Total = £0.00
Totals = £160,529.11	Totals = £170,448.73	Totals = £22,300.06

Kitchen

(This is a Provisional Sum)

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £5,000.00	Materials = £5,000.00	Materials = £0.00
Labour = £900.00	Labour = £900.00	Labour = £0.00
Total = £5,900.00	Total = £5,900.00	Total = £0.00

Decorating

Builder Costs	Client Costs	Mark-up
Plant = £0.00	Plant = £0.00	Plant = £0.00
Materials = £562.18	Materials = £674.62	Materials = £112.44
Labour = £4,110.80	Labour = £4,932.96	Labour = £822.16
Total = £4,672.98	Total = £5,607.58	Total = £934.60

Services

Builder Costs	Client Costs	Mark-up
Water Connection = £0.00	Water Connection = £0.00	Water Connection = £0.00
Drainage Connection = £0.00	Drainage Connection = £0.00	Drainage Connection = £0.00
Electric Connection = £0.00	Electric Connection = £0.00	Electric Connection = £0.00
Phone Connection = £0.00	Phone Connection = £0.00	Phone Connection = £0.00
Gas Connection = £0.00	Gas Connection = £0.00	Gas Connection = £0.00
Total = £0.00	Total = £0.00	Total = £0.00

Work Schedule

Summary of Work Schedule				
Total Days =	156 Days	Based on a 5 day week	Start Date =	Week 1
Total Weeks =	31 Weeks		Total Weeks =	Week 32
Please note that bad weather or additional works are not allowed for				

Work Schedule Start & Completion Date

No of Trade Working	No of Days for each Stage	Start Works		Finish Works	
4	4 Days	Foundations	Week 1	Foundations	Week 1
2	3 Days	Foul / Stormwater Drainage	Week 1	Foul / Stormwater Drainage	Week 1
4	4 Days	Ground Flood	Week 2	Ground Flood	Week 2
3	8 Days	Walls	Week 2	Walls	Week 4
4	2 Days	Scaffolding	Week 4	Scaffolding	Week 4
2	3 Days	Windows & Door Frames	Week 4	Windows & Door Frames	Week 5
2	1 Day	Lintels	Week 5	Lintels	Week 5
3	3 Days	Walls	Week 5	Walls	Week 6
2	2 Days	Above Ground Floors	Week 6	Above Ground Floors	Week 6
3	5 Days	Walls	Week 6	Walls	Week 7
4	1 Day	Scaffolding	Week 7	Scaffolding	Week 7
2	1 Day	Windows & Door Frames	Week 8	Windows & Door Frames	Week 8
2	1 Day	Lintels	Week 8	Lintels	Week 8
2	2 Days	Scaffolding	Week 8	Scaffolding	Week 8
3	5 Days	Walls	Week 8	Walls	Week 9
2	4 Days	Roof Structure	Week 9	Roof Structure	Week 10
3	2 Days	Walls	Week 10	Walls	Week 10
4	1 Day	Scaffolding	Week 11	Scaffolding	Week 11
3	2 Days	Walls	Week 11	Walls	Week 11
3	6 Days	Roof Tiling	Week 11	Roof Tiling	Week 12
2	1 Day	Guttering	Week 12	Guttering	Week 12
1	5 Days	Plumbing	Week 13	Plumbing	Week 13
1	4 Days	Electrics	Week 14	Electrics	Week 14
2	8 Days	1st Fix Carpentry	Week 14	1st Fix Carpentry	Week 16
3	9 Days	Plastering	Week 16	Plastering	Week 18
2	6 Days	Landscaping & Fencing	Week 18	Landscaping & Fencing	Week 19
1	8 Days	Plumbing 2nd Fix	Week 19	Plumbing 2nd Fix	Week 21
2	4 Days	2nd Fix Carpentry	Week 21	2nd Fix Carpentry	Week 22
1	6 Days	Electrics 2nd Fix	Week 22	Electrics 2nd Fix	Week 23
1	10 Days	Finishes	Week 23	Finishes	Week 25
2	1 Day	Foul / Stormwater Drainage	Week 26	Foul / Stormwater Drainage	Week 26
1	5 Days	Kitchen	Week 26	Kitchen	Week 27
2	14 Days	Decorating	Week 27	Decorating	Week 29
2	8 Days	Driveway	Week 30	Driveway	Week 31
2	5 Days	Pathways	Week 31	Pathways	Week 32

Payment Schedule

Payment	ex. VAT	VAT	Total	Payment Due Start of Week
Initial Payment	£25,641.00		£25,641.00	Due Week 1
Completion of Oversight	£25,666.28		£25,666.28	Due Week 2
Completion of Joists	£26,342.43		£26,342.43	Due Week 6
Completion of Wall Plate	£15,468.58		£15,468.58	Due Week 9
Completion of Roof	£14,952.40		£14,952.40	Due Week 12
Completion of Plastering	£24,052.75		£24,052.75	Due Week 19
Completion of Contract	£50,707.61		£50,707.61	Due Week 32

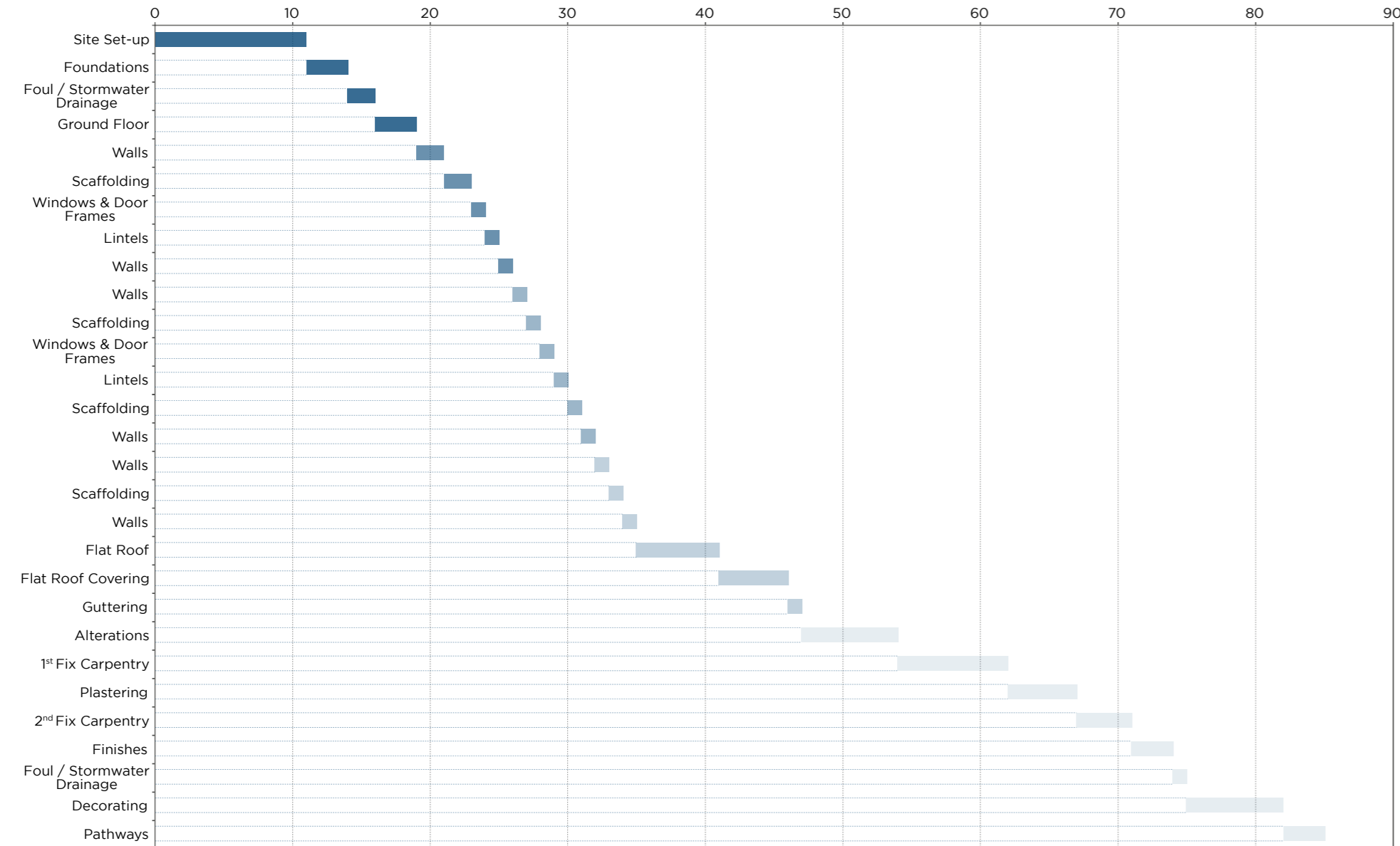
Work Schedule

Tool Hire Report

Plant Type	Duration / Quantity	Plant Cost	Labour Cost
Plate Compactor Lightweight 350mm	3 Days	£56.00	
Plate Compactor 400mm	1 Day	£28.25	
Plate Compactor 450mm	1 Day	£29.25	
Mini Excavator	11 Days	£1,016.40	£1,844.55
Concrete Pump	1 Day	£331.96	£180.00
Crane Full day (including driver) £750	1 Day	£750.00	£280.00
Electric Disc Cutter 300mm (12")	9 Days	£153.00	
4/3 Mini Mix Electric	24 Days	£227.50	
Vibrating Concrete Poker	1 Day	£25.75	£180.00
Builders Auto Level	3 Days	£111.00	£360.00
Floorboard Cramp	3 Days	£29.25	
Free Standing	199 M2	£796.00	£2,388.00
Paslode PPN35i Cordless Positive Placement	7 Days	£114.75	
Circular Saw 235mm	5 Days hire	£46.50	
Jigsaw 18v Cordless	5 Days hire	£55.50	
Dumpster Skip Loader	6 Days	£452.00	£1,080.00
WC	31 Weeks	£960.00	£18.75
8 Yard Skip	20 No	£4,880.00	£1,047.64
Total Plant Costs		£10,134.85	£7,378.94

Please Note: The total costs may differ from the costs on the summary, this will be because some elements in the pricing sheet may be P.C. Sums

Work Schedule



■ Completion of Oversite ■ Completion of Joists ■ Completion of Wall Plate ■ Completion of Roof ■ Completion of Plastering ■ Completion of Contract

Bill of Quantities

Please Note: This report is showing direct costs, without profits.

Site Set-Up

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	0.08		Estimate Variables				£11,891.05
	31	Weeks	WC	£960.00		£18.75	£978.75
				£960.00		£18.75	£12,869.80

Foundations

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	1	Day	Builders Auto Level	£37.00		£180.00	£217.00
FEG47STC	34	Stakes	Sawn Pointed Peg - Treated Green *IT-Std.* FSC. 47 x 50 x 900mm		£46.24		£46.24
SZGF2295	26	LM	Sawn Carcassing Unseasoned Treated Green *Standard* FSC. 22.0 x 100mm		£29.90		£29.90
THNOVOP6	3	EA	NOVIPro Orange Poly Chalk Line 36M		£12.18		£12.18
EQNLMSYW	2	Cans	NOVIPro Line Marker Spray 750ml Yellow		£16.72		£12.18
	2	Days	Mini Excavator	£179.63		£360.00	£539.63
	2	Days	Dumpster Skip Loader	£136.50		£360.00	£496.50
	7	No	8 Yard Skip	£1,708.00		£372.12	£2,080.12
HILRMC12	23.5	M3	RC 35/45 (6 - 8M3 Vehicle) RMC / M3		£3,642.50	£1,012.50	£4,655.00
	1	Day	Concrete Pump	£331.96		£180.00	£511.96
	1	Day	Vibrating Concrete Poker	£25.75		£180.00	£205.75
PBBP2550	61.2	LM	Sawn Batten Graded BS5534 Treated Blue *Premium* PEFC 25.0 x 50mm		£37.33	£79.65	£116.98
				£2,418.84	£3,784.87	£2,724.27	£8,923.44

Ground Floor

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	3	Days	Mini Excavator	£297.88		£540.00	£837.88
	2	Days	Dumpster Skip Loader	£136.50		£360.00	£496.50
	5	No	8 Yard Skip	£1,220.00		£241.61	£1,461.61
BRENG040	434	Bricks	WIENERBERGER TERCA 65mm Class B (KINGSBURY) Engineering Red Perforated		£176.32	£189.00	£365.32
BLDCE102	347	Blocks	Dense Concrete Block Solid 7N - 440 x 215 x 100mm		£401.13	£661.45	£1,062.58
AGSTB001	4	T	JEWSON Building Sand - Single Trip Large Bulk Bag		£149.40	£50.39	£199.79
CEMBCMP2	15	Bags	BLUE CIRCLE Mastercrete - 25kg Bag		£64.35		£64.35
CIWTAR09	3	No	ANCON Staifix General Purpose Tie - (Bag of 20) 225mm RT2225		£17.13		£17.13
LNSTR001	6	No	STRESSLINE Prestressed Concrete Lintel - 100 x 65 x 600mm		£15.60	£33.75	£49.35
AGSTB005	4		JEWSON Sharp Concreting Sand - Single Trip Large Bulk Bag		£150.88	£62.27	£213.15
	3	Days	4/3 Mini Mix Electric	£37.50			£37.50
AGSTB020	8.5	Ton	JEWSON MoT Type 1 Sub-Base - Single Trip Large Bulk Bag		£340.00	£86.93	£426.93
	1	Day	Plate Compactor 400mm	£28.25			£28.25
FNPYF340	1	Roll	VISQUEEN Radon Barrier Membrane 300mu Red 4m x 25.0m		£78.20	22.68	£100.88
HILLRMC5	7.5	M3	RC 25/30 (6 - 8M3 Vehicle) RMC / M3		£975.00	£302.36	£1,277.36
IRESR150	25	SH	RECTICEL Eurothane GP. - 2400 x 1200 x 150.0mm		£1,666.50	£75.59	£1,742.09
IRESR025	2	EA	RECTICEL Eurothane GP. - 2400 x 1200 x 25.0mm		£29.26	£4.15	£33.41
				£1,720.13	£4,063.77	£2,630.18	£8,414.08

Bill of Quantities

Walls

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
BRENGO40	522	Bricks	WIENERBERGER TERCA 65mm Class B (KINGSBURY) Engineering Red Perforated		£214.02	£261.53	£475.55
	11838	Bricks	Allowance per Thousand Bricks £1000.00		£11,838.00	£5,733.00	£17,571.00
BLLWA002	2355	Blocks	L/W Medium Dense Aggregate Block Solid 3.6N - 440 x 215 x 100mm		£2,944.20	£3,798.07	£6,742.27
FNYPDP50	8	Rolls	VISQUEEN Brickgrip Polythene DPC Black Embossed 500mu 100.0mm x 30m		£20.24	£94.28	£114.52
AGSTB001	12	Ts	JEWSON Building Sand - Single Trip Large Bulk Bag		£448.20		£448.20
CEMBCMP2	56	Bags	BLUE CIRCLE Mastercrete - 25kg Bag		£240.24		£240.24
CIWTAH09	35	No	ANCON Staifix Housing Tie to DD140 Type 4.. (Bag of 20) 225mm HRT4225		£136.50		£136.50
IWHC3210	59	THs	ISOVER Cavity Wall System 32. - [Pk/ 6] 455 x 1200mm [3.28m2] 100mm		£1,854.96	£244.17	£2,099.13
NRG65K10	2	Packs	Round Wire Nails - Galvanised 1.00kg Bag 2.65mm x 65mm		£10.26		£10.26
LES10B10	2	EA	SIMPSON Restraint Strap Bent (at 100mm) 1.5mm x 1000mm LES10B10		£5.38	£2.95	£8.33
	21	Days	4/3 Mini Mix Electric	190.00			£190.00
QDSFM124	22	EA	JEWSON Multifix Cavity Closer - 100mm -> 150mm 2.4 Metre		£289.96	£105.14	£395.10
					£190.00	£18,001.96	£10,239.14
							£28,431.10

Scaffolding

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	199	M2	Free Standing		£796.00	£2,388.00	£3,184.00
					£796.00	£2,388.00	£3,184.00

Windows and Doors

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	1	No	Small Toilet		£118.13	£23.63	£141.75
	1	No	Office		£540.00	£108.00	£648.00
	1	No	Kitchen		£315.00	£63.00	£378.00
	1	No	French Doors		£945.00	£189.00	£1,134.00
	1	No	Large Sliding		£3,500.00	£375.48	£3,875.48
	1	No	Bed 1		£540.00	£108.00	£648.00
	1	No	Bed 2		£362.10	£72.42	£434.52
	1	No	Bed 3		£362.10	£72.42	£434.52
	1	No	Bed 4		£362.10	£72.42	£434.52
	1	No	Landing		£270.00	£54.00	£324.00
	1	No	Purpose Made Front Doorframe + 1 side frame 1.379 X 2.076 Allowance £250		£1,001.98	£286.28	£1,288.26
LFNY5080	1	EA	NOVIPro Speed-Drive Screws - 5.0mm x 80mm (Box of 200)		£12.66		£12.66
	5	Days hire	Circular Saw 235mm		£46.50		£46.50
	5	Days hire	Jigsaw 18v Cordless		£55.50		£55.50
	5	Days hire	Paslode PPN351 Cordless Positive Placement Nailer		£76.50		£76.50
					£178.50	£1,424.65	£9,932.21

Glazing

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost

Bill of Quantities

Lintels

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
LNCNE153	1	No	CATNIC Cougar Open Back Lintel - 1200mm CG90/1001200		£41.84	£5.63	£47.47
LNCNE155	1	No	CATNIC Cougar Open Back Lintel - 1500mm CG90/1001500		£52.31	£5.63	£57.94
JK154155	3	No	CATNIC Cougar Open Back Lintel - 1650mm CG90/1001650		£172.98	£16.88	£189.86
LNCNE157	1	No	CATNIC Cougar Open Back Lintel - 1800mm CG90/1001800		£62.98	£5.63	£68.61
LNCNE159	3	No	CATNIC Cougar Open Back Lintel - 2100mm CG90/1002100		£220.44	£16.88	£237.32
CX903900	1	No	CATNIC Extra Heavy Duty Cavity Wall Lintel - 3900mm CX90/1003900		£308.95	£5.63	£314.58
LNSTRO09	4	No	STRESSLINE Prestressed Concrete Lintel - 100 x 65 x 1200mm		£20.84	£22.50	£43.34
RFVTC569	66	EA	TIMLOC Tunnel Weep 65mm x 10mm x 100mm Terracotta - TW1		£29.70	£109.80	£139.50
					£910.04	£188.58	£1,098.62

Above Ground Floors

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
FVRT4722	204	LM	Kiln Dried C16 Regularised Joist Treated *Standard* FSC. 47.0 x 225mm		£952.68	£252.46	£1,205.12
CIBFX462	8	No	Lateral Restraint Strap 30 x 5.0mm 1500mm Bent at 150mm HD1500B150		£148.16	£36.00	£184.16
FVRT4715	16	LM	Kiln Dried C16 Regularised Joist Treated *Standard* FSC. 47.0 x 150mm		£43.36	£62.28	£105.64
BCD12130	12	No	Cup Square Carriage Bolt & Nut DIN Spec B.Zinc Plated M12 x 130mm		£10.20	£27.00	£37.20
HWSISPWG	24	No	SIMPSON Square Plate Washer - 50mm x 50mm x 2.5mm SPWGC50		£12.24		£12.24
CIBFX671	12	No	Timber Connector Galvanised - M12 x 2.00' (50mm) Double Sided		£3.60		£3.60
HWSIJM29	124	No	SIMPSON Joist Hanger - Masonry Supported 225mm x 50mm JHM225/50		£472.44	£139.50	£611.94
PBBP2550	43	LM	Sawn Batten Graded BS5534 Treated Blue *Premium* PEFC 25.0 x 50mm		£26.23	£23.73	£49.96
NRG65K10	1	PK	Round Wire Nails - Galvanised 1.00kg Bag 2.65mm x 65mm		£5.13		£5.13
NRG75Q25	1	PK	Round Wire Nails - Galvanised 2.50kg Pack 3.75mm x 75mm		£14.55		£14.55
NTS30Q05	6	PK	Square Twist Nails - Sheradised 0.50kg Pack 3.75mm x 30mm		£32.28		£32.28
NRG50K25	1	PK	Round Wire Nails - Galvanised 2.50kg Pack 2.65mm x 50mm		£14.55		£14.55
					£1,735.42	£540.97	£2,276.37

Roof Structure

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	18	No	Trusses		£1,588.36	£583.88	£2,172.23
INSGS034	34	EAs	ISOVER Spacesaver Roll - 2x580/3x386/1x1160 x 3.88m [4.50m2] 200mm		£757.52	£241.20	£998.72
SZGF229C	18	LM	Sawn Carcassing Unseasoned Treated Green *Standard* FSC. 22.0 x 150mm		£27.00	£76.41	£103.41
FVRT4710	571	LM	Kiln Dried C16 Regularised Joist Treated *Standard* FSC. 47.0 x 100mm		£101.64	£74.57	£176.20
FVRT4722	1.8	LM	Kiln Dried C16 Regularised Joist Treated *Standard* FSC. 47.0 x 225mm		£8.41	£5.83	£14.24
	1	Day	Crane Full day (including driver) £750	£750.00		£280.00	£1,030.00
FVRT7510	20	LM	Kiln Dried C16 Regularised Joist Treated *Standard* FSC. 75.0 x 100mm		£72.00	£31.84	£103.84
SZGF2295	57	LM	Sawn Carcassing Unseasoned Treated Green *Standard* FSC. 22.0 x 100mm		£65.55	£48.40	£113.95
LES10B10	26	No	SIMPSON Restraint Strap Bent (at 100mm) 1.5mm x 1000mm LES10B10		£69.94	£87.76	£157.70
FFGPB200	4	SH	FREEFOAM 200mm General Purpose Board - White GPB200		£54.80	£33.74	£88.54
FFF31230	10	EA	FREEFOAM 300mm Hollow Soffit - White F312		£80.10	£79.67	£159.77
FFGPB150	6	EA	FREEFOAM 150mm General Purpose Board - White GPB150		£60.54	£45.93	£106.47
PLY06FS1	2	Sheets	Hardwood Plywood BB/CC - CE4 E1 - FSC. 2440 x 1220 x 5.5mm		£29.74	£18.00	£47.74
NRG75Q25	1	Pack	Round Wire Nails - Galvanised 2.50kg Pack 3.75mm x 75mm		£14.55		£14.55
ITWP3018	1	Pack	PASLODE IM350+ Nail Pack 75mm x 3.1mm Ring Galv-Plus - (2200) 141227		£69.62		£69.62
OWLPB270	3	Pack	OWLETT Cut Clasp Nails - Bright --- 0.50kg Bag ----- x 65mm		£18.60		£18.60
NRG40I25	1	Pack	Round Wire Nails - Galvanised 2.50kg Pack 2.36mm x 40mm		£14.55		£14.55
NRG50K05	1	Pack	Round Wire Nails - Galvanised 0.50kg Pack 2.65mm x 50mm		£4.28		£4.28
NRG75Q05	1	Pack	Round Wire Nails - Galvanised 0.50kg Pack 3.75mm x 75mm		£4.28		£4.28
					£750.00	£3,041.48	£1,607.23
							£5,398.69

Bill of Quantities

Roof Tiling

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
RFTVK007	2	EA	TYVEK Supro 1.5 x 50 Metre Grey - 2507B		£228.00	£121.96	£349.96
SBBF2550	385	EA	Sawn Batten Graded BS5534 Treated Blue "Premium" FSC. 25.0 x 50mm		£231.00	£102.14	£333.14
RFCTM152	1196	No	MARLEY Double Roman Tile - Dark Red MA10326		£1,184.04	£1,626.15	£2,810.19
	13	No	Allowance for Ridge Tiles per LM £15.00		£195.00	£135.23	£330.23
RFVTC396	2	EA	TIMLOC Universal Valley Trough for Tile or Slate Roof 3m Grey		£28.80	£84.00	£112.80
BCH29400	23	EA	UNDERCLOAK NON ASBESTOS 1220X150X4.5MM		£61.87	£172.50	£234.37
RFKLB986	20	M2	KLOBER Eaves Comb Filler - KP965400		£15.20	£16.87	£32.07
RR080055	3	EA	UNIVERSAL RIDGEFAST 6MTR.BOX 33000 - MA33000		£171.75	£112.69	£284.44
RFKLB825	28	EA	KLOBER Dry Verge Units Left Hand Brown - KR9765-0247		£87.36	£192.60	£279.96
	2	Days	Paslode PPN351 Cordless Positive Placement Nail	£38.25			£38.25
	6	Days	Electric Disc Cutter 300mm (12")	£91.50			£91.50
	0.36	No	Diamond Disc (12")	£28.07			£28.07
NRG65K10	3	BX	Round Wire Nails - Galvanised 1.00kg Bag 2.65mm x 65mm		£15.39		£15.39
NRG50K05	6	EA	Round Wire Nails - Galvanised 0.50kg Pack 2.65mm x 50mm		£25.68		£25.68
				£157.82	£2,244.09	£2,564.14	£4,966.05

Guttering

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
PBPRW021	6	EA	POLYPIPE Half Round 112mm Black Gutter 4m - RR101		£48.18	£45.00	£93.18
PBPRW030	26	EA	POLYPIPE Half Round 112mm Black Fascia Bracket - RR109		£18.20	£58.50	£76.70
PBPRW023	2	EA	POLYPIPE Half Round 112mm Black 90 Deg Angle - RR103		£5.90	£4.50	£10.40
PBPRW026	4	EA	POLYPIPE Half Round 112mm Black Running Outlet - RR105		£8.44	£9.00	£17.44
PBPRW028	8	EA	POLYPIPE Half Round 112mm Black Stop End External - RR107		£11.04	£18.00	£29.04
PBPRW022	6	EA	POLYPIPE Half Round 112mm Black Union Bracket - RR102		£8.04	£13.50	£21.54
PBPRW016	4	EA	POLYPIPE Round 68mm Black Downpipe 5.5m - RR124		£48.84	£49.50	£98.34
PBPRW044	20	EA	POLYPIPE Round 68mm Black Pipe Bracket - RR126		£18.20	£45.00	£63.20
PBPRW049	8	EA	POLYPIPE Round 68mm Black 112.5 Deg Offset Bend - RR127		£15.92	£18.00	£33.92
	4	No	Allowance for Strainer £1.50		£6.00	£9.00	£15.00
PBPRW045	4	EA	POLYPIPE Round 68mm Black Socket Bracket - RR138		£4.92	£9.00	£13.92
					£193.68	£279.00	£472.68

Bill of Quantities

1st Fix Carpentry

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
IWAPR100	11	EAs	ISOVER Acoustic Partition Roll - 2x 600 x 9.17m [11.00m2] 100mm		£564.41	£167.40	£731.81
	3	Days	Floorboard Cramp	£29.25			£29.25
FH22C4TA	49	EA	Caberfloor Moisture Resistant - P5. TG4 FSC. 2400 x 600 x 22.0mm		£467.95	£326.70	£794.65
CDFASF4	12	EA	Caberfix D4. Flooring Adhesive - Bottle 1.0kg		£119.40		£119.40
FVRT4710	207	LM	Kiln Dried C16 Regularised Joist Treated "Standard" FSC. 47.0 x 100mm		£368.46	£365.98	£734.44
FVRT4710	119	Studs	Kiln Dried C16 Regularised Joist Treated "Standard" FSC. 47.0 x 100mm Studs		£444.82	£393.59	£838.41
PRBBG112	83	Sheets	GYPROC WallBoard - Square Edge 1200 x 2400 x 12.5mm		£452.35	£635.90	£1,088.25
BGB28887	4	Sheets	HABITO Plasterboard EN 520:2004 - Tapered Edge 1200 x 2400 x 12.5mm		£81.80	£28.80	£110.60
PRBBG270	12	Sheets	GYPROC Moisture Resistant Board Square Edge 1200 x 2400 x 12.5mm		£141.48	£86.40	£227.88
PPC38140	11	No	Redwood Rebated Door Casing Set - 2'6" (762) PEFC 38 x 138 x 5100mm		£169.84	£222.75	£392.59
	1	No	JELD-WEN Stairs Type C Standard Softwood		£620.00	£360.00	£980.00
F522529F	4	EA	SAM52 MDF Windowboard - Primed FSC. 25.0 x 294 x 5490mm		£204.68	£22.92	£227.60
	1	No	External Standard Door			£40.00	£40.00
			Clean Up			£61.32	£61.32
NRG50K25	3	PK	Round Wire Nails - Galvanised 2.50kg Pack 2.65mm x 50mm		£43.65		£43.65
TPNOVC28	12	EA	NOVIPro Collated Drywall Black Coarse 3.5 x 42mm		£138.00		£138.00
NNB50L05	1	EA	Lost Head Nails - Bright --- 0.50kg Pack 3.00mm x 50mm		£4.37		£4.37
LFNY6095	1	BG	NOVIPro Speed-Drive Screws - 6.0mm x 100mm (Box of 100)		£14.20		£14.20
LFNY4040	3	PK	NOVIPro Speed-Drive Screws - 4.0mm x 40mm (Box of 200)		£16.65		£16.65
				£29.25	£3,852.06	£2,711.76	£6,593.07

1st Fix Plumbing

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	136	Per unit	Provisional Sum 1st Fix Plumbing		£2,720.00	£1,365.00	£4,085.00
					£2,720.00	£1,365.00	£4,085.00

1st Fix Electric

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
ELNOV226	20	EA	Switch 1G Metal Box 35mm Deep - S35-226		£19.60	£175.00	£194.60
ELSB6231	12	EA	APPLEBY 1G 16mm Metal Box - SB623		£90.24	£105.00	£195.24
EL902000	20	EA	B/G 2-Gang Surface Mounting Box White 902		£26.60	£140.00	£166.60
ELMLA450	7	EA	MLA Single Dry Lining Box 35mm - 8370		£4.97	£49.00	£53.97
ELGRRB20	7	EA	B/G Rubber Grommets 20mm Pack 10 GRRB20/10		£10.08		£10.08
ELPXM036	19.5	Rolls	PX 3093Y Heat Resist 3C 2.50mm White - 3093Y.002.5.WHT.050		£42.12	£9.45	£51.57
ELCTE025	16	No	B/G Cable Clips To Suit 2.5mm T&E Grey Box 50 (TC6x10) CCF 2.5/50		£17.76		£17.76
	1	Roll	Allowance for Telephone Cable 100LM £14		£14.00	£22.05	£36.05
ELCCO070	3	No	B/G Cable Clips To Suit Co-Axial Cable (TC7-10) White 50 CCR7W/50		£3.51		£3.51
ELCTE100	1	No	B/G Cable Clips To Suit 10mm T&E Grey Box 50 CCF10.0/50		£3.14		£3.14
E42Y1025	0.5	Roll	6242Y Twin & Earth Cable 10.0mm 25m Roll - 6242Y;010;GRY;025		£40.51	£1.05	£41.56
ELCTE060	6	No	B/G Cable Clips To Suit 4/6mm T&E Grey Box 50 (TC7x14) CCF 6.0/50		£10.50		£10.50
LFNY4040	1	Box	NOVIPro Speed-Drive Screws - 4.0mm x 40mm (Box of 200)		£5.55		£5.55
LFR68500	2	Packs	RAWLPLUG Uno Plugs - Yellow - (Clip/ 96) 5.0mm 68500		£3.36		£3.36
E42Y2510	32	EA	6242Y Twin & Earth Cable 2.5mm 10m Roll - 6242Y;002.5;GRY;010		£454.72	£157.50	£612.22
E42Y1510	40	EA	6242Y Twin & Earth Cable 1.5mm 10m Roll - 6242Y;001.5;GRY;010		£384.80	£182.18	£566.98
ELCTE015	21.5	No	B/G Cable Clips To Suit 1.5mm T&E Grey Box 50 (TC5x8) CCF 1.5/50		£21.72	£9.45	£31.17
E42Y0625	2.5	EA	6242Y Twin & Earth Cable 6.0mm 25m Roll - 6242Y;006;GRY;025		£119.20	£23.63	£142.83
	57	LM	Allowance for Trunking 2LM £2		£114.00	£149.52	£263.52
OWLPB248	1	Pack	OWLETT Extra Large Head Clouts Galvanised 0.50kg Bag 3.00mm x 30mm		£2.92		£2.92
					£1,389.30	£1,023.83	£2,413.13

Bill of Quantities

Plastering

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
PRTLETMF	64	Bags	THISTLE Multi-Finish Plaster - Nominal Bag Weight 25.0kg		£330.88	£1,764.00	£2,094.88
PRBBG112	100	Sheets	GYPROC WallBoard - Square Edge 1200 x 2400 x 12.5mm		£545.00	£847.35	£1,392.35
PRTBG613	58	Bags	GYPROC Dri-Wall Adhesive - 25.0kg		£446.60		£446.60
HWTCB244	28	Lengths	SIMPSON Thin Coat Bead - Galvanised ---- 25mm x 2.4m TCB2404		£29.40	£66.88	£96.28
PRTBG627	11	Rolls	GYPROC Joint Tape - 150 Metre		£88.22	£306.86	£395.08
TPNOVC30	1	Packs	NOVIPro Collated Drywall Zinc Fine 3.5 x 35mm		£10.81		£10.81
	5.5	M3	Floor Screed Mix (3 M3 loads)		£770.00	£671.90	£1,441.90
FNPYF203	1	Roll	VISQUEEN Polythene DPM BBA 300mu Black 4m x 25.0m		£38.61	£15.12	£53.73
	138	M2	Plaster			£776.25	£776.25
			Clean Up Etc.			£111.21	£111.21
					£2,259.52	£4,559.57	£6,819.09

2nd Fix Carpentry

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	11	Doors	Allowance for Internal Door £50		£550.00	£222.75	£772.75
PRSJJ027	17	EA	JEWSON Light Butt Hinge - (1.0 Pair) 76mm BZP		£26.52		£26.52
PRSJD303	11	EA	JEWSON Victorian Scroll Internal Pack CP - PRS/JCBS55CP/INT/BP		£117.15	£49.50	£166.65
IRGB5690	11	EA	LEGGE Tubular Mortice Latch 79mm Nickel Plated - B3722/NP		£37.73	£49.50	£87.23
FO91869F	22	EA	SAM09 MDF Torus Architrave - Primed FSC. 18.0 x 69 x 5490mm		£238.92	£138.85	£377.77
FO91814F	31	EA	SAM09 MDF Torus Skirting - Primed FSC. 18.0 x 144 x 5490mm		£606.67	£335.59	£942.26
FPP19050	23	LM	Premium Redwood PSE - FSC. 19.0 x 50mm		£28.06	£47.08	£75.14
	13		Allowance for Laminated Flooring £25.00 Per M2		£325.00	£180.00	£505.00
KKIDS001	1	EA	QUICKSTEP Flooring Underlay 3mm Combi 15m2 Roll - UNIFCOFLUNZZ00000		£31.16	£28.80	£59.96
			Clean up			£43.84	£43.84
LFNY5040	1	Box	NOVIPro Speed-Drive Screws - 5.0mm x 40mm (Box of 200)		£9.20		£9.20
NRG65K10	2	Pack	Round Wire Nails - Galvanised 1.00kg Bag 2.65mm x 65mm		£10.26		£10.26
NNB50L25	1	Pack	Lost Head Nails - Bright --- 2.50kg Pack 3.00mm x 50mm		£14.75		£14.75
LFNY5060	1	Box	NOVIPro Speed-Drive Screws - 5.0mm x 60mm (Box of 200)		£11.22		£11.22
LFR68565	1	Box	RAWLPLUG Uno Plugs - Brown - Trade Pack (Pack/288) 7.0mm 68565		£7.52		£7.52
					£2,014.16	£1,095.91	£3,110.07

2nd Fix Plumbing

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
SCK13025	3	No	STELRAD Compact Radiator K1. 300mm x 2500mm - 143654		£299.07	£105.00	£404.07
SCK14522	5	No	STELRAD Compact Radiator K1. 450mm x 2200mm - 143693		£563.95	£175.00	£738.95
SCK26030	5	No	STELRAD Compact Radiator K2. 600mm x 3000mm - 143799		£1,703.65	£175.00	£1,878.65
HI148994	13	EA	ESSENTIAL 15mm X-Head Radiator Valve Pair CP - 148994		£363.87	£91.00	£454.87
	1	No	Allowance for Boiler £1,500		£1,500.00	£350.00	£1,850.00
	3	No	Allowance for Sink £100		£300.00	£210.00	£510.00
	3	No	Allowance for Toilet £150		£450.00	£210.00	£660.00
	1	No	Allowance for Bath £750		£750.00	£105.00	£855.00
	8	No	Allowance for Taps £50		£400.00	£280.00	£680.00
	2	No	Allowance for Shower £750		£1,500.00	£175.00	£1,675.00
	6	No	Waste Trap £10		£60.00	£105.00	£165.00
					£7,890.54	£1,981.00	£9,871.54

Bill of Quantities

2nd Fix Electrics

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
ELNOV154	40	No	Switch 2G 13A Unswitched Socket - S35-154		£96.80	£420.00	£516.80
ELNOV153	5	No	Switch 1G Unswitched Socket - S35-153		£11.10	£52.50	£63.60
ELNOV100	14	No	Switch 1G 1W Lightswitch - S35-100		£12.04	£147.00	£159.04
ELCRB057	18	No	CRABTREE Std Pendant Lampholder - 3442PL		£18.54	£157.50	£176.04
	10	No	Allowance for low energy down light		£300.00	£87.50	£387.50
ELMLA920	3	No	MLA Opt Photo Elec) Smoke Alarm 230v Mains/9V Batt Bk Up - SMOKE1		£40.38	£52.50	£92.88
EL960000	7	No	B/G 1-Gang Co-Axial Socket Outlet White 960		£18.76	£73.50	£92.26
	1	No	Allowance for Consumer Unit £100		£100.00	£105.00	£205.00
GDT91478	3	No	AIRFLOW FAN KIT 4" ICON15		£166.35	£239.75	£406.10
	2	No	Allowance for Outside Lights £25		£50.00	£105.00	£155.00
HTCHL325	1	No	HONEYWELL Room Thermostat 240v Tamperproof 10amp T6360B1069		£29.81	£29.75	£59.56
EL970000	1	No	B/G 45Amp Double Pole Cooker Switch 13Amp Socket & Neon 970		£11.60	£10.50	£22.10
					£855.38	£1,480.50	£2,335.88

Finishes

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	42.4	M2	Allowance for Tiling £15 Per M2		£636.00	£990.00	£1,626.00
	29.68	M2	Allowance for Tiling £20 Per M2		£593.60	£756.00	£1,349.60
LDJEW009	9	No	JEWSON Wall Tile Adhesive - Non-Slip - Large 30812429		£109.26		£109.26
WBT52761	2	No	WEBER.set SPF - Wall & Floor Tile Adhesive White - 20.0kg		£76.44		£76.44
LDJEW011	29	No	JEWSON Wall Tile Grout - Powder White - 1.50 Kg 30812434		£164.72		£164.72
LEGFG050	6	No	EVO-STIK Tile A Floor Grout - All Tiles - 5.00 Kg 30812703		£79.32		£79.32
THVIT023	4	EA	VITREX 10 2023 Wall Tile Spacers - (Pack/1000) 2.50mm VIT102023		£25.80		£25.80
THVIT701	6	EA	VITREX 10 2052 Floor Tile Spacers - (Pack/ 500) 5.00mm VIT102052		£47.40		£47.40
					£1,732.54	£1,746.00	£3,478.54

Drainage

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	1	Day	Builders Auto Level		£37.00	£180.00	£217.00
	3	Days	Mini Excavator		£241.01	£404.55	£645.56
DRPYP460	8	No	POLYPIPE Drain 110mm Plain Ended Pipe 6m - UG460		£168.56	£90.00	£258.56
PPUR4040	8	No	POLYPIPE 110mm 45 Deg S/S Short Rad Rib.Bend - UR404		£85.92	£18.00	£103.92
PPUR4010	6	No	POLYPIPE 110mm D/S Ribbed Coupler - UR401		£38.34	£13.50	£51.84
DRPYP483	2	No	POLYPIPE Drain 110mm 87.1/2 Deg Rest Bend - UG483		£17.62	£4.50	£22.12
PPUR4230	2	No	POLYPIPE 110mm 87.5 Deg T/S Eq.Ribbed Junction - UR423		£50.98	£4.50	£55.48
DRAC9310	5	No	ACO Hexdrain Channel with Black Plastic Grating 1000mm 19310		£45.05	£56.25	£101.30
DRPY5AST	2	No	POLYPIPE Drain 110mm Plain Gully with Anti Splash Top - UG425AST		£71.16	£27.00	£98.16
DRPYP133	6	No	POLYPIPE Drain 110mm Rectangular Inspection Chamber Base - UG490		£315.84	£81.00	£396.84
DRPYP123	6	No	POLYPIPE Drain Aluminium Sealed Cover & Frame 320mm - UG436		£190.02	£40.50	£230.52
DRPYP134	6	No	POLYPIPE Drain 110mm Rectangular Chamber Side Riser 180mm - UG491		£202.08	£13.50	£215.58
AGSTB006	7	Ton	JEWSON Gravel/Shingle 10mm - Single Trip Large Bulk Bag		£264.04	£69.75	£333.79
	8	No	OSMA Intesio AQUACELL ECO - 6LB025		£355.84	£18.00	£373.84
	12	No	JEWSON Yellow Building Sand - Handy Bag		£21.84	£5.18	£27.02
	2	No	GROWTIVATION Drivetex Non Woven Geotextile Fabric 1 x 10m - DGF10		£23.18		£23.18
	2	No	8 Yard Skip		£488.00	£86.30	£574.30
					£766.01	£1,850.47	£3,729.01

Bill of Quantities

Pathways

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	1	Day	Electric Disc Cutter 300mm (12")	£24.00			£24.00
	0.22	No	Diamond Disc (12")	£17.16			£17.16
	1	Day	Mini Excavator	£118.25		£180.00	£298.25
	1	Day	Dumpster Skip Loader	£89.50		£180.00	£269.50
	2	No	8 Yard Skip	£488.00		£107.88	£595.88
	1	Day	Plate Compactor 450mm	£29.25			£29.25
AGSTB008	13	EAs	JEWSON Limestone 10mm Single Trip Large Bulk Bag		£913.77	£121.50	£1,035.27
LSMRD002	177	EA	MARSHALLS Richmond Paving Natural - 600 x 600 x 38mm		£633.66	£810.00	£1,443.66
AGSTB005	8	EAs	JEWSON Sharp Concreting Sand - Single Trip Large Bulk Bag		£301.76		£301.76
CEMBCMP2	26	Bags	BLUE CIRCLE Mastercrete - 25kg Bag		£111.54		£111.54
	3.5	M3	Lean mix (3 M3 Loads)		£264.64	£106.88	£371.51
				£766.16	£2,225.37	£1,506.26	£4,497.78

Driveway

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
FNZBG001	2	MT	HEPWORTH Geotextile Woven HandyPack 11.1m x 4.50m KSG18/9HP		£112.74	£54.00	£166.74
AGSTB020	18	Ton	JEWSON MoT Type 1 Sub-Base - Single Trip Large Bulk Bag		£720.00	£243.00	£963.00
AGSTB005	7	Ton	JEWSON Sharp Concreting Sand - Single Trip Large Bulk Bag		£264.04	£72.00	£336.04
CEMBCMP2	34	Bags	BLUE CIRCLE Mastercrete - 25kg Bag		£145.86		£145.86
LSMDL260	85	PK	MARSHALLS Driveline 50 Rect Block Paving Bracken - 200 x 100 x 50mm		£2,147.10	£1,260.00	£3,407.10
AGSML012	9	Bags	JEWSON Kiln Dried Sand - 25kg Handy Bag		£23.94	£129.60	£153.54
	1	Day	Builders Auto Level	£37.00			£37.00
	3	Days	Plate Compactor Lightweight 350mm	£56.00			£56.00
	2	Days	Electric Disc Cutter 300mm (12")	£37.50			£37.50
	0.34	No	Diamond Disc (12")	£26.51			£26.51
	2	Days	Mini Excavator	£179.63		£360.00	£539.63
	1	Day	Dumpster Skip Loader	£89.50		£180.00	£269.50
	4	No	8 Yard Skip	£976.00		£239.73	£1,215.73
BPO60901	35	No	Concrete Path Edging Round Top Grey 915 x 150 x 50		£78.05	£162.00	£240.05
	1	M3	Lean mix (3 M3 Loads)		£75.61	£23.41	£99.02
HANSRMC7	2	M3	Part Load Charge Per M3		£83.76		£83.76
				£1,402.14	£3,651.10	£2,723.74	£7,776.98

Bill of Quantities

Landscaping and Fencing

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
TEP15B48	41	EA	Incised Fence Post - Treated Brown 'Standard' FSC. 100 x 100 x 2400mm		£481.75	£553.50	£1,035.25
LSFEG592	41	No	GRANGE Post Cap 100 x 100mm - PC22G		£38.54	£36.90	£75.44
GP221530	25	EA	Sawn Gravel Board - Treated Green 'IT-Std. ' PEFC 22 x 150 x 3000mm		£182.50	£82.76	£265.26
LSFGCW06	39	No	GRANGE Contractor Waney Lap Panel 6' - CHLCON6		£630.63	£438.75	£1,069.38
LSFEO400	249	No	Arris Rail Bracket Galvanised - 12inch Length GAMARRB		£326.19		£326.19
GRAPG915	1	No	GRANGE Pale Gate 1.8M x 0.915M - PALEG1891		£58.09	£33.75	£91.84
PRSJJ203	2		EWSON Tee Hinge (Black) - (Pair) 250mm BLK		£4.46	£4.50	£8.96
PRSJJ271	2	No	JEWSON Tower Bolt - 100mm EXB		£4.28	£3.60	£7.88
PRSJJ450	1	No	JEWSON Suffolk Latch - EXB		£5.19	£5.63	£10.82
NRG50K05	6	Packs	Round Wire Nails - Galvanised 0.50kg Pack 2.65mm x 50mm		£25.68		£25.68
	29	Ton	Allowance Top Soil per ton £15		£435.00	£300.11	£735.11
	331	EA	ROLAWN Medallion Turf - RB000010		£1,294.21	£1,228.50	£2,522.71
					£3,486.52	£2,688.00	£6,174.52

Kitchen

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	1	Per unit	Provisional Sum Kitchen		£5,000.00	£900.00	£5,900.00
					£5,000.00	£900.00	£5,900.00

Decorating

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	392	M2	Internal Walls			£735.00	£735.00
	138	M2	Ceilings			£291.09	£291.09
	419.264	LM	Paint			£2,964.34	£2,964.34
LESFS2CL	14	BX	EVO-STIK Silicone Sealant - Frame - Clear C20 30814535		£111.86	£120.38	£232.24
LDJCM10M	9	No	JEWSON Contract Emulsion - Magnolia -----> 10.00 Litre		£151.47		£151.47
LDJCM10W	3	No	JEWSON Contract Emulsion - Brilliant White ----> 10.00 Litre		£53.07		£53.07
LDJauc2W	5	No	JEWSON Acrylic Primer Undercoat - Brilliant White ---> 2.50 Litre		£86.60		£86.60
LDJUC05W	2	No	JEWSON Undercoat - Brilliant White ---> 5.00 Litre		£57.48		£57.48
LDJGL25W	5	No	JEWSON Gloss - Brilliant White ---> 2.50 Litre		£101.70		£101.70
					£562.18	£4,110.81	£4,672.99

Laying of Services

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost

Professional Services

Product Code	Quantity	Unit Type	Description	Plant	Material	Labour	Total Cost
	31		PPE & H&S				£3,100.00
							£3,100.00



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