

Quantified Schedule

Site Address: Self Build detached dwelling

Proposal: New detached dwelling.

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Preliminaries

Working Foreman, supervision.	22.000	Wks
Labourer driver, time off site.	22.000	Wks
Portable site office.	22.000	Wks
Portable storage container.	22.000	Wks
Chemical site lavatory.	22.000	Wks
Bulk waste roundup.	0.437	Ea
Builders skips.	3.000	Sp

Scaffolding

Scaffolding by specialist, multiple lifts.	213.877	Ls
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Enabling works

Site scrape 200mm depth topsoil using a backhoe loader.	105.521	M ²
Lay aside 50% topsoil reuse using a backhoe loader.	10.553	M ³
Load balance into lorries inc 20% bulking using a backhoe loader.	12.663	M ³

Excavations & foundations (waste includes 20% bulking)

Excavations for cavity walls, using a backhoe loader.	30.396	M ³
Excavations for internal/sleeper walls, using a backhoe loader.	12.280	M ³
Load & deposit waste into lorries, using a backhoe loader.	42.676	M ³
Bulk waste removal.	5.122	Ea
Concrete foundations.	20.272	M ³
Excavate pad foundations, using a backhoe loader.	1.445	M ³
Concrete pad foundations.	0.687	M ³

Foundation masonry

Block solid concrete 7.3N 440x215x100mm, cavity walls.	53.193	M ²
Block solid concrete 7.3N 440x215x100mm, backing block.	29.767	M ²
Block solid concrete 7.3N 440x215x100mm, internal walls.	17.876	M ²
Block solid concrete 7.3N 440x215x215mm, internal walls.	0.545	M ²
65mm facing brick, band to dpc.	0.785	Th
Building sand bulk bag.	3.000	Bg
Ordinary portland cement 25kg bag.	20.000	Ea
Fill cavity with concrete to within 150mm of dpc level.	2.660	M ³
Polythene DPC 112.5mm 30m roll.	127.802	M ¹
Polythene DPC 225mm 30m roll.	0.807	M ¹

Ground floor

Lay & compact MOT type 1 hardcore, delivered loose.	23.732	Tn
Sand blinding, delivered loose.	7.911	Tn
Polystyrene rigid Insulation board 2400x1200x100mm.	87.895	M ²
Polythene membrane, blue standard duty 300mu 100m ² rolls.	87.895	M ²
Polythene vapour control layer, green tinted 125mu.	87.895	M ²
Perimeter screed upstand 20mm PIR insulation.	89.998	M ¹
Concrete floor slab 100mm thick.	87.895	M ²
Floor Screed, premixed delivered 1:3 mix.	87.895	M ²

First floor

Floor joist, sawn timber dry graded 47x200mm Treated C16	190.860	M ¹
Chipboard flooring MR 2400x600x22mm.	64.858	M ²
Acoustic 100mm mineral wool laid between joists.	64.858	M ²

Brickworks

65mm facing brick above dpc.	1.280	Th
Independent brick piers in common brick foundations.	0.014	Th
Cavity blockwork, solid concrete 7.3N 440x215x100mm.	184.459	M ²
Cavity blockwork, aircrete 3.6N 440x215x100mm.	189.372	M ²
Cavity blockwork, aircrete 3.6N 440x215x200mm.	2.002	M ²

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Brickworks

Internal blockwork, aircrete 3.6N 440x215x100mm.	49.383	M ²
Independent brick piers in facing brick above dpc.	0.005	Th
Chimney brickworks, facing brick.	0.595	Th
Chimney brickworks, concrete common brick.	0.566	Th
Chimney blockworks, solid concrete 7.3N 440x215x100mm.	3.657	M ²
Plinth brickworks, angle course.	186.000	Ea
Ordinary portland cement 25kg bag.	84.000	Ea
Mortar plasticiser 5 litres.	10.000	Ea
Sharp silver sand bulk bag.	1.000	Bg
Lintels Steel Lintel 100/100/100 2550mm	2.000	Ea
Lintels Steel Lintel 100/100/100 2250mm	1.000	Ea
Lintels Steel Lintel 100/100/100 1950mm	2.000	Ea
Lintels Steel Lintel 100/100/100 1800mm	2.000	Ea
Lintels Steel Lintel 100/100/100 1350mm	6.000	Ea
Lintels Steel Lintel 100/100/100 1500mm	6.000	Ea
Lintels Steel Lintel 100/100/100 900mm	2.000	Ea
Lintels Steel Lintel INT100 1650mm	1.000	Ea
Concrete lintels, for 100/115/125mm internal blockwork.	7.000	Nr
Cavity Wall Insulation Mineral Batts 100x455x1200mm PK12	189.372	M ²
Cavity closers 100mm cavity.	89.420	M ¹
Stainless steel tie-wires.	663.000	Nr
Cavity insulation retaining disc's.	663.000	Nr
Cavity trays using 600mm wide dpm.	21.092	M ¹
Weep vent sleeves.	13.000	Nr
Tool hire, cement mixer 6/4 diesel.	5.000	Hp
Clear waste into skips.	6.584	M ³

Chimney/gas flues

Throat lintel 800mm 200TL800.	1.000	Nr
Round flue liner bend 22.5 Degree 200mm 200B.	2.000	Nr
Round flue liner 150mm 200L150.	3.000	Nr
Flue notice plate.	1.000	Nr

Windows & external doors

White UPVC windows inc double glazed glass.	17.000	Nr
White UPVC residential door inc double glazed glass.	1.000	Nr
White UPVC french doors inc double glazed glass.	2.000	Nr
Composite residential door	1.000	Ea
Window boards, MDF.	17.000	Nr
Frame sealant.	21.000	Ea

Roof carpentry

Wall Plate 75x100 Treated C16	17.489	M ¹
Wall plate straps.	12.000	Nr
Pole Plate 47x125 Treated C16	1.940	M ¹
Ridge Board 38x150 Treated C16	5.556	M ¹
Ridge Board 38x200 Treated C16	11.182	M ¹
Ridge Board 38x225 Treated C16	5.873	M ¹
Purlin 75x200 Treated C16	22.098	M ¹
Lay boards.	21.241	M ¹
Valley boards.	21.241	M ¹
Rafter 47x100 Treated C16	36.755	M ¹
Rafter 47x175 Treated C16	128.305	M ¹
Rafter 47x200 Treated C16	232.628	M ¹
Ceiling joist 47x100 Treated C16	14.361	M ¹
Ceiling joist 47x150 Treated C16	227.692	M ¹
Softwood fascia boards.	18.341	M ¹
Plywood soffit boards.	31.708	M ¹
Softwood barge boards.	33.243	M ¹
Continuous soffit ventilator.	31.708	M ¹

Quantified Schedule

Roof carpentry

Gallows brackets made & fixed from 75x75mm PSE. 2.000 Nr

Gutters & rainwater pipes

Gutter plastic, half round gutter 4m length. 34.795 M¹

Gutter plastic, gutter bracket. 59.000 Nr

Gutter plastic, outlet. 10.000 Nr

Gutter plastic, stop end. 34.000 Nr

Gutter plastic, 45° degree gutter bend. 4.000 Nr

Gutter plastic, 90° degree gutter bend. 2.000 Nr

Rain water plastic, round pipe 5.5m length. 30.194 M¹

Rain water plastic, round pipe clip. 26.000 Nr

Rain water plastic, round offset bend. 40.000 Nr

Roof covering

MARLEY ETERNIT Modern concrete tile 1703.000 Ea

Roofing breathable membrane 1x50m roll. 159.075 M²

Sawn timber batten 25x38mm treated 493.133 M¹

Soffit strip non asbestos verges. 33.243 M¹

Felt eaves support tray. 31.708 M¹

Round concrete ridge tile 457mm. 50.000 Nr

Universal dry ridge, mono ridge & hip system. 22.611 M¹

Galvanized hip irons. 4.000 Nr

Valley leadwork. 21.241 M¹

Lead flashings. 21.092 M¹

Lead work vertical facings. 0.414 M²

Plant hire, lifting equipment, tile/slate conveyer. 1.000 Dy

Clear waste into skips. 7.954 M³

Joinery 1st fix

Stud partition walls, sawn timber 47x100mm treated C16 240.002 M¹

Internal wall timber lintels treated timber. 1.296 M¹

Redwood rebated internal door framing, 5.1m per door. 15.000 Nr

Redwood rebated internal double door framing, 6.3m per door. 1.000 Nr

General timber framing, using 47x100mm sawn timber Treated C16 1.734 M²

General timber frame sheathing, using 9mm OSB. 1.734 M²

General timber frame, house wrap 1400mm x 50m roll. 72.435 M²

Plywood, brazilian WBP 2440x1220x12mm. 5.511 M²

General timber, 47x200mm Treated C16 43.414 M¹

General timber, 75x100mm Treated C16 10.663 M¹

General timber, 100x100mm Treated C16 3.668 M¹

Lateral restraint straps in floors & ceilings. 10.000 Ea

Foil Faced Rigid PIR Insulation Board 2400x1200x50mm 7.056 M²

Foil Faced Rigid PIR Insulation Board 2400x1200x100mm 7.056 M²

Foil Faced Rigid PIR Insulation Board 2400x1200x130mm 1.985 M²

Joinery 2nd & final fix

Standard internal door. 15.000 Nr

Standard internal double doors. 1.000 Nr

Ironmongery standard door pack. 17.000 Nr

Skirting board, Softwood 5" moulded. 161.334 M¹

Softwood 3" moulded architrave. 165.600 M¹

Preformed plastic loft hatch, push up loose lid. 1.000 Nr

Staircase & balustrading

Bespoke made to measure softwood staircase 1.000 Ls

External cladding

Softwood weather boarding 19X150mm treated. 549.000 M¹

Fixing battens, 25x50mm treated batten. 188.719 M¹

Flat roofs

Joist 47x100 Treated C16 4.963 M¹

Quantified Schedule**Flat roofs**

Timber firrings.	4.963	M ¹
18mm WISA structural plywood.	1.985	M ²
Timber fillets.	0.917	M ¹
Pole Plate 47x150 Treated C16	0.917	M ¹
Softwood fascia board.	3.087	M ¹
Plywood soffit boards.	3.087	M ¹
Lead Flashings.	0.917	M ¹
Hot bitumen applied felt roof, by specialist subcontractor.	0.000	

Plastering & insulation

Skim walls using, finishing plaster 25kg bags.	380.466	M ²
12.5mm standard plaster board, on dabs.	286.081	M ²
HardieBacker 500 Tile Backing Board 1200x800x12mm	30.651	M ²
12.5mm standard plaster board, on timber.	94.385	M ²
12.5mm standard plaster board, ceiling.	156.696	M ²
Acoustic partition roll 75mm thick, partitions.	62.338	M ²
Timber frame, Foil faced rigid PIR insulation board 100mm.	0.360	M ²
Ceiling insulation 150mm Mineral Wool Quilt Insulation	165.594	M ²
Skim, ceilings.	156.697	M ²
Self adhesive fibre tape.	735.577	M ¹
Skim beads.	60.651	M ¹
K-Rend, HPX base coat 25kg bag.	74.611	M ²
K-Rend FT silicone coloured top coat 25kg bag.	74.611	M ²
PVC render stop bead 3m.	60.947	M ¹
PVC render angle bead 3m.	52.162	M ¹
Dot & Dab Drywall Adhesive	24.000	Bg

Wall & floor tiling

Install client issue floor tiles.	5.834	M ²
Install client issue wall tiles.	19.101	M ²

Electrical

Ceiling pendant light, low energy Part L1 compliant.	16.000	Nr
1 gang 1 way light switch.	16.000	Nr
Mechanical air vent.	5.000	Nr
1.5mm twin & earth cable, 50m roll.	280.000	M ¹
1.5mm cable clips.	460.000	Nr
Double plug socket.	30.000	Nr
Shaver sockets 115/230v.	2.000	Nr
45 Amp cooker connection unit.	1.000	Nr
45 Amp 1 gang double pole cooker switch	1.000	Nr
Galvanised steel back box 47mm.	0.000	
2.5mm twin & earth cable, 50m roll	440.000	M ¹
2.5mm cable clips.	440.000	Nr
Shower unit connection.	1.000	Nr
Shower Ceiling Isolating Pull switch	1.000	Nr
Mains wired smoke alarm.	2.000	Nr
Mains wired heat detector/alarm	1.000	Nr
Mains wired carbon monoxide detector/alarm	2.000	Nr
Wire & commission boiler.	1.000	Nr
Wire & commission megaflo system.	1.000	Nr
Fused spur.	11.000	Nr
Telephone flush slave socket.	2.000	Nr
Telephone cable, 100m roll.	31.740	M ¹
1.5mm three core & earth cable, 50m roll.	20.000	M ¹
6mm twin & earth cable, 50m roll.	32.000	M ¹
6mm cable clips.	48.000	Nr
Honeywell 7 day programmer.	1.000	Nr
Consumer unit.	1.000	Nr
Metal Back Box 1Gang 25mm	11.000	Ea

Quantified Schedule**Electrical**

Metal Back Box 1Gang 16mm	16.000	Ea
Metal Back Box 2Gang 25mm	30.000	Ea

Heating

Supply & install radiators.	11.000	Nr
Supply & install standard chrome towel radiator.	3.000	Nr
Lock-shield valves 15mm.	14.000	Nr
Thermostatic regulating valves.	14.000	Nr
15mm copper tube.	168.000	M'
15mm copper tees.	28.000	Nr
15mm copper elbows.	56.000	Nr
15mm copper coupling.	56.000	Nr
15mm pipe clips.	202.000	Nr
15mm isolating valves.	28.000	Nr
Boiler, Worcester greenstar 30cdi condensing conventional ng.	1.000	Nr
Boiler flue kit, Worcester standard horizontal.	1.000	Nr
22mm copper tube.	39.000	M'
22mm copper tees.	3.000	Nr
22mm copper elbows.	8.000	Nr
22mm copper coupling.	6.000	Nr
22mm pipe clips.	78.000	Nr
22mm isolating valves.	3.000	Nr

Plumbing first fix

Kitchen/Utility sink, hot & cold feeds 15/22mm copper.	2.000	Nr
Kitchen/Utility sink, waste pipe.	2.000	Nr
Shower, cold feed in 15mm copper.	1.000	Nr
Toilet cistern, cold feed 15mm copper	3.000	Nr
Wash hand basin, hot & cold feeds 15/22mm copper.	3.000	Nr
Bath, hot & cold feeds 15/22mm copper.	1.000	Nr
All associated waste pipes.	10.000	Nr
15mm copper tube.	54.000	M'
15mm copper tees.	16.000	Nr
15mm copper elbows.	56.000	Nr
15mm copper coupling.	18.000	Nr
15mm pipe clips.	51.000	Nr
15mm isolating valves.	9.000	Nr
22mm copper tube.	28.000	M'
22mm copper tees.	4.000	Nr
22mm copper elbows.	12.000	Nr
22mm copper coupling.	6.000	Nr
22mm pipe clips.	24.000	Nr
22mm isolating valves.	6.000	Nr
Washing machine, hot & cold taps.	2.000	Nr
Dish washer, cold tap.	1.000	Nr
Washing machine/dish washer open waste trap.	2.000	Nr
External cold water tap, hose union.	1.000	Nr
External cold water tap, 15mm-3/4 coupling.	1.000	Ea
Megaflo cylinder systemfit C210HE.	1.000	Nr
1¼ waste pipe.	18.000	M'
1¼ waste elbow.	12.000	Nr
1¼waste coupling.	3.000	Nr
1¼ waste clips.	27.000	Nr
1½ waste pipe.	42.000	M'
1½ waste tee 1¼ branch.	4.000	Nr
1½ waste elbow.	20.000	Nr
1½ waste coupling.	6.000	Nr
1½ waste clip.	42.000	Nr
Soil vent, pipe.	13.000	M'

Quantified Schedule**Plumbing first fix**

Soil vent, branch.	3.000	Nr
Soil vent, bend.	6.000	Nr
Soil vent, pip clips.	13.000	Nr

Plumbing & sanitary wares

Toilet, pan.	3.000	Nr
Toilet, cistern.	3.000	Nr
Toilet, seat.	3.000	Nr
Toilet, soil vent connection, using straight multiquick.	3.000	Nr
Wash hand basin.	3.000	Nr
Basin, pedestal	3.000	Nr
Basin, taps.	3.000	Pr
Basin, waste.	3.000	Nr
Basin, waste trap.	3.000	Nr
Standard 1700x700mm twin grip bath.	1.000	Nr
Bath, panel	1.000	Nr
Bath, end Panel	1.000	Nr
Bath, taps.	1.000	Nr
Bath, waste.	1.000	Nr
Bath, waste trap.	1.000	Nr
Anti scald thermostatic mixing valve TMV 2/3 22mm	1.000	Nr
Standard 900x900mm Shower tray.	1.000	Nr
Pivot shower door.	1.000	Nr
Shower waste & combi-trap.	1.000	Nr
Shower unit.	1.000	Nr

Painting & decorating

Prime internal woodwork, prior to fixing.	426.295	M ¹
Undercoat internal woodwork.	426.295	M ¹
Finish internal woodwork, in either gloss, satin, or eggshell.	426.295	M ¹
Emulsion Walls, comprising one mist coat, one base coat & one top coat.	411.118	M ²
Emulsion Ceilings, comprising one mist coat, one base coat & one top coat.	156.696	M ²
Sundries, decorators caulk.	213.148	M ¹
Prime timber, fascia, barge & soffit boards, prior to fixing.	91.002	M ¹
Undercoat fascia, barge & soffit boards.	91.001	M ¹
Top coat fascia, barge & soffit boards.	91.001	M ¹
Prime internal doors.	16.000	Nr
Undercoat internal doors.	16.000	Nr
Finish internal doors, in either gloss, satin, or eggshell.	16.000	Nr
Quick drying primer 5 litres.	5.000	Ea
Undercoat 5 litres.	6.000	Ea
Finishing coat, gloss/satin/eggshell 5 litres.	6.000	Ea
Sundries, white spirit.	2.000	Ea
Sundries, medium glass paper.	2.000	Ea
Sundries, fine glass paper.	2.000	Ea

Sundry fixings & fasteners

Nails Paslode 3.1x90mm straight galvanised 2200nr box.	1.000	Bx
Nails Paslode 3.1x75mm ring shank galvanised 2200nr box.	1.000	Bx
Nails Paslode 2.8x51mm ring shank galvanised 3300nr box.	1.000	Bx
Nails 65mm plain lost head 2.5kg pack.	1.000	Ea
Nails 65mm plain lost head 25kg box.	1.000	Bx
Staples Paslode 25mm 2100nr box.	1.000	Bx
Nails Paslode 2.8x51mm stainless steel 1100nr box.	4.000	Bx
Screws 100mm Timberlok screws 50nr pack.	3.000	Pack
Screws drywall 25mm 1000nr box.	4.000	Bx
Screws chippy screw 4.5x70mm 100nr box.	4.000	Bx
Masonry plug brown 300nr pack.	1.000	Ea
Screws chippy screw 4.5x50mm 200nr box.	1.000	Bx
Nails 40mm oval 2.50kg pack.	2.000	Ea

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Sundry fixings & fasteners

Screws chippy screw 4.0x25mm 200nr box.	1.000	Bx
Fixings Plain Round Head Nail Galvanised 3.35x65mm PK2.5Kg	1.000	Pack
Fixings Plain Round Head Nail Galvanised 3.35x65mm BX25Kg	1.000	Bx
Frame fixings 8.0x100mm each.	168.000	Ea
Steel joist hangers (timber to timber straps)	9.000	Ea