

Labour & Materials Estimate

Job Number: **75739**



Estimators Limited
Gardale House,
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Clients: Estimators Limited
House No Gardale House
Address 118b Gatley Road
Address Gatley
Address Cheshire
Post Code SK8 4AU
Tel: 0161 286 8601
Site Address Sample New Build
Proposal **Sample New Build**
PO Number **FOC**
Date Priced **23/04/2010**

Thank you for your valued enquiry & instructions to estimate the above proposal, summarised herein:

Free Reviewing: If you are unsure about any item contained within this estimate please call the estimating team on **0845 650 2208**. Prior to completing your tender or budget costs we can customise and review any item. Customise labour rates, make specification amendments, modify the contract time, contingency and profit margins. A complete customised estimate will be sent to you **FREE OF CHARGE**

Cost Summary	Labour	Material	Total £					
Enabling Works	£610.32	£831.82	£1,442.14					
Excavations & Foundations	£1,800.75	£3,971.86	£5,772.60					
Foundation Masonry	£1,755.42	£1,391.05	£3,146.48					
Ground Floor	£3,263.96	£3,912.97	£7,176.93					
First Floor	£1,417.51	£1,144.16	£2,561.66					
Brickworks	£10,253.74	£10,079.78	£20,333.52					
Chimney/Gas Flues. Using Dunbrik Flue Systems	£323.06	£583.55	£906.61					
Windows & External Doors	£1,394.00	£14,775.30	£16,169.30					
Roof Carpentry	£4,910.61	£4,124.82	£9,035.43					
Roof Windows & Sun Tunnels	£98.00	£230.40	£328.40					
Gutters & Rain-Water-Pipes	£592.11	£530.04	£1,122.15					
Roof Tiling/Slating/Thatching	£7,950.93	£19,592.65	£27,543.58					
Carpentry and Joinery	£5,472.97	£9,955.69	£15,428.67					
Built up Flat Roofs	£119.02	£179.84	£298.86					
Plastering & Insulation	£7,903.35	£3,372.45	£11,275.80					
Electrical	£4,369.00	£1,625.14	£5,994.14					
Heating	£3,766.98	£4,757.20	£8,524.18					
Plumbing First Fix	£3,467.79	£2,002.61	£5,470.40					
Plumbing Sanitary Wares	£619.01	£1,045.83	£1,664.84					
Internal Painting & Decorating	£4,633.16	£573.31	£5,206.47					
Provisional Sums (Some items may include labour & materials other may include Materials only. (see notes in section))	£0.00	£800.00	£800.00					
	UoM	Quantity	%	PW	Rate £	Sub-total	Sub-total	Total £
Sub-total Labour and Materials @ cost						£64,721.69	£85,480.46	£150,202.16
Builders Contingencies (BC%)			5.0%			£3,236.08	£4,274.02	£7,510.11
Preliminaries (see detailed section)						£17,020.00	£9,110.80	£26,130.80
Contract Time-on-site	Wks	23.000						
Total Labour and Materials, including Preliminaries and Contingencies						£84,977.78	£98,865.29	£183,843.07
Builders Profit (BP%)					15%	£12,746.67	£14,829.79	£27,576.46
Total excluding VAT						£97,724.45	£113,695.08	£211,419.53

Build Stage Summary: Each item includes Builders-Contingencies, Fixed-On-Site-Costs and Builders-Profit.	Labour	Materials	Total £
Enabling Works	£921.53	£1,106.38	£2,027.91
Excavations & Foundations	£2,718.98	£5,282.85	£8,001.83
Foundation Masonry	£2,650.55	£1,850.20	£4,500.74
Ground Floor	£4,928.32	£5,204.53	£10,132.84
First Floor	£2,140.32	£1,521.81	£3,662.13
Brickworks	£15,482.30	£13,406.82	£28,889.12
Chimney/Gas Flues. Using Dunbrik Flue Systems	£487.80	£776.16	£1,263.96
Windows & External Doors	£2,104.83	£19,652.20	£21,757.02
Roof Carpentry	£7,414.61	£5,486.30	£12,900.91
Roof Windows & Sun Tunnels	£147.97	£306.45	£454.42
Gutters & Rain-Water-Pipes	£894.04	£704.99	£1,599.03
Roof Tiling/Slating/Thatching	£12,005.25	£26,059.62	£38,064.87
Internal Joinery	£8,263.74	£13,241.78	£21,505.52
Built up Flat Roofs	£179.71	£239.20	£418.91
Plastering & Insulation	£11,933.41	£4,485.60	£16,419.01
Electrical	£6,596.83	£2,161.55	£8,758.38
Heating	£5,687.83	£6,327.41	£12,015.24
Plumbing First Fix	£5,236.07	£2,663.61	£7,899.69
Plumbing Sanitary Wares	£934.66	£1,391.03	£2,325.69
Internal Painting & Decorating	£6,995.70	£762.54	£7,758.24
Provisional Sums (Some items may include labour & materials other may include Materials only. (see notes in section)	£0.00	£1,064.06	£1,064.06
Total excluding VAT	£97,724.45	£113,695.08	£211,419.53

Please note the following prior to finalising your costs;

Drainage excluded not enough detail provided to produce an accurate cost

1 No allowance made for structural steelwork

Materials commonly found ex-stock at leading Builders Merchants, value of materials sent electronically to participating merchants prior to applying special terms	£61,560.63
Total Special Order Materials	£19,411.51
Builders Skips, Waste Removal, Plant & Tool Hire	£3,708.33
Total Materials (Excluding Builders Contingencies)	£84,680.46

Fluctuation	Total £	M²	Rate per m2
Proposed Contract Price Less 10%	£190,277.57	154.73	£1,229.73
Proposed Contract Price	£211,419.53	154.73	£1,366.37
Proposed Contract Price Plus 10%	£232,561.48	154.73	£1,503.01

Description	Abbreviation
Line only contains information in Labour Section	<
Line only contains information in Materials Section	>
Builders Contingencies	BC%
Bag	BG
Builders Profit	BP%
Bricklayer X 1 and Semi-Skilled Labourer	BL1.1
Bricklayer X 2 and Semi-Skilled Labourer	BL2.1
Box	BX
Carpenter Ganger & Semi-Skilled Labourer	CGS
Carpenter & Joiner	CJ
Carpenter & Joiner X 2	CJ2
Day	DY
Each	EA
Electrician	EL
Fixed-on-site-costs	FOSC
General Labourer	GL
Groundworker	GW
Groundworker X 2	GW2
Groundworker X 2 & General Labourer	GW2.1
Groundworker & Carpenter & Joiner	GWC
Half Day	HD
Hired Plant	HP
Hour	HR
Tool Hire	HT
Load	LD
Lump Sum	LS
Lineal Metres	M'

Description	Abbreviation
Square Metres	M²
Cubic Metres	M³
Not Applicable	NA
Number	NR
Painter & Decorator	PD
Plumbing & Heating Engineer X1	PH
Plumbing & Heating Engineer X2	PH2
Pack	PK
Plasterer	PL
Plasterer & Semi-Skilled Labourer	PLS
Pair	PR
Per Week	PW
Roll	RL
Roofer	RR
Roofer & Semi-Skilled Labourer	RRS
Sheet	SH
Semi-Skilled Labourer	SL
Semi-Skilled Labourer & General Labourer X1	SL1
Builders Waste Skip	SP
Unit for 10Nr (such as 10Nr/M2)	TEN
Thousand	TH
Ton	TN
Unit of Measurement	UoM
Week	WK
Weeks	WKS

Trade	Grade	Rate of Pay Per Day	Converting Trade day rates into hourly crew rates.
Groundworker	GR	£125.00	In all cases we use a Trade day rate based on an eight (8) hour day including breaks. The crew rate per hour is simply the Trade day rate divided by 8.
General Labourer	GL	£85.00	
Semi Skilled Labourer	SL	£100.00	For example: The rate of pay per day for a Roofer = £155.00 Day Divide by 8 hours per day = £19.38 Hour
Bricklayer	BL	£160.00	
Carpenter and Joiner	CJ	£160.00	Where a crew grade is more than one operative the day rates are added together and divided by 8. For example: The rate of pay per day for a Roofer = £155.00 Day + Semi-Skilled Labourer £100.00 Day Total Day Rate £255.00 Day Divide by 8 hours per day = £31.88 Hour
Roofer	RR	£155.00	
Plasterer	PL	£155.00	
Electrician	EL	£170.00	
Plumbing and Heating Engineer	PH	£170.00	
Painter and Decorator	PD	£125.00	
Working Foreman	WF	£164.00	

Crew Composition	Crew Grade	Crew Rate Per Hour
Groundworker	GW	£15.63
Groundworker X 2	GW2	£31.25
Groundworker X 2 & General Labourer	GW2.1	£41.88
Groundworker & Carpenter & Joiner	GWC	£35.63
General Labourer	GL	£10.63
Semi-Skilled Labourer	SL	£12.50
Semi-Skilled Labourer & General Labourer X 1	SL1	£23.13
Semi-Skilled Labourer & General Labourer X 2	SL2	£33.75
Bricklayer X 1 and Semi-Skilled Labourer	BL1.1	£32.50
Bricklayer X 2 and Semi-Skilled Labourer	BL2.1	£52.50
Bricklaying Gang working on a fixed rate or price	BLG	NA
Stonemason & Semi-Skilled Labourer	SM1.1	£36.50
Stonemason X 2 and 1 Semi-Skilled Labourer	SM2.1	£60.50
Stonemason Gang working on a fixed rate or price	SMG	NA
Carpenter & General Labourer	CJL	£30.63
Carpenter & Joiner	CJ	£20.00

Crew Composition	Crew Grade	Crew Rate Per Hour
Carpenter & Joiner X 2	CJ2	£40.00
Carpenter & Joiner X 2 and 1 General Labourer	CJ2.1	£50.63
Roofer	RR	£19.38
Roofer & Semi-Skilled Labourer	RRS	£31.88
Plasterer	PL	£19.38
Plasterer & Semi-Skilled Labourer	PLS	£31.88
Electrician	EL	£21.25
Plumbing & Heating Engineer X1	PH	£21.25
Plumbing & Heating Engineer X 2	PH2	£42.50
Painter & Decorator	PD	£15.63
Skilled Assembly Operative factory based	SA1	£9.50
Skilled Assembly Operative factory based x 2	SA2	£19.00
Working Foreman	WF	£20.50
Working Foreman & Semi Skilled Labourer	WSL	£33.00
WS with General Labourer X 1	WSL1	£43.63
WS with General Labourer X 2	WSL2	£54.25

Labour Rate £	Preliminaries	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
615.00	Working Foreman (Supervision %)	WKS	23.000	WF	820.00	75%	14145.00	<	<	<	<
125.00	Labourer Driver (Time off site %)	WKS	23.000	SL	500.00	25%	2875.00	<	<	<	<
NA	Site Office	NA	>	>	>	>	>	WK	23.000	40.00	920.00
NA	Storage Container	NA	>	>	>	>	>	WK	23.000	32.00	736.00
NA	Chemical Site Lavatory	NA	>	>	>	>	>	WK	23.000	30.00	690.00
NA	Scaffolding by Specialist (multiple lifts)	NA	>	>	>	>	>	LS	237.900	28.00	6661.20
	Bulk waste roundup	NA	>	>	>	>	>	LS	>	>	96.44
	Builders Skip roundup	NA	>	>	>	>	>	LS	>	>	7.16
	Total Labour						£17,020.00	Total Materials			£9,110.80

Labour Rate £	Enabling Works	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
3.13	Site Scrape 200mm depth Topsoil: Using JCB	M²	110.340	GW2	31.25	0.10	344.81	HP	12.000	27.00	324.00
10.94	Lay aside 50% topsoil reuse: Using JCB	M³	11.034	GW2	31.25	0.35	120.68	HP	4.000	27.00	108.00
10.94	Site Scrape: Load 50% into lorries inc 20% bulking: Using JCB	M³	13.241	GW2	31.25	0.35	144.82	HP	5.000	27.00	135.00
NA	Load waste into trucks labour included above	NA	>	>	>	>	>	LD	1.324	200.00	264.82
	Total Labour						610.32	Total Materials			831.82

Labour Rate £	Excavations & Foundations	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
15.63	Excavations for cavity walls: Using JCB	M³	30.216	GW2	31.25	0.50	472.13	HP	16.000	25.00	400.00
10.94	Excavations for internal/sleeper walls: Using JCB	M³	13.065	GW2	31.25	0.35	142.90	HP	9.000	25.00	225.00
7.81	Load & Deposit waste into lorries: Using JCB	M³	43.281	GW2	31.25	0.25	338.13	HP	11.000	25.00	275.00
NA	Bulk waste removal inc 20% baulking	M³	51.937	>	>	>	>	LD	5.194	200.00	1038.74
29.31	Concrete: Strip Foundations	M³	23.805	GW2.1	41.88	0.70	697.77	M³	24.000	70.41	1689.88
58.63	Excavations for Pad foundations: Using Mini digger	M³	1.600	GW2.1	41.88	1.40	93.80	HP	1.000	40.00	40.00
16.75	Pad founds Load waste into skips: Using Mini Digger	M³	1.600	GW2.1	41.88	0.40	26.80	HP	1.000	40.00	40.00
NA	Pad founds Load waste into skips:Using Mini Digger: Builders Skips	NA	>	>	>	>	>	SP	0.347	150.00	52.00
26.56	Concrete Pad Foundations	M³	1.100	GW2	31.25	0.85	29.22	M³	2.000	105.62	211.23
	Total Labour						1800.75	Total Materials			3971.86

Labour Rate £	Calculation to determine an all in rate per m³ for extra depth of excavation	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
15.63	Excavations for cavity walls: Using JCB	M³	1.000	GW2	31.25	0.500	15.63	HP	1.000	25.00	25.00
10.94	Load & Deposit waste into lorries: Using JCB	M³	1.000	GW2	31.25	0.350	10.94	HP	1.000	25.00	25.00
	Bulk waste removal inc 20% baulking	M³	1.200	>	>	>	>	LD	0.120	200.00	24.00
29.31	Concrete: Strip Foundations	M³	1.000	GW2.1	41.88	0.700	29.31	M³	1.000	70.41	70.41
	Total Labour						55.88	Total Materials			144.41

<p>Excavation Limitations: Due to the fact the Building Control Officer has full control in determining the final depth of foundation excavations. Estimators Limited will not scale foundation depths off drawings, a default depth of 1000mm will be used unless a dimension is clearly marked on the drawings.</p> <p>We have calculated an all in rate per cubic metre (m³) for extra depths of foundation below 1000mm. The rate includes all additional labours, concrete and waste removal costs. Note we have made no provision for shoring trenches, Safety regulations may apply.</p>	Total Labour & Materials per m³	200.29	
	Preliminaries %	25%	50.16
	Total before Profit		250.45
	Plus Profit @	15.00%	37.57
	Total per cubic metre m³	288.02	

Labour Rate £	Foundation Masonry Below DPC	UoM	Labour Quantity	Crew Grade	Crew Unit	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
13.13	Foundation BLWK 100mm 7Kn Solid Concrete Block Cavity Walls	M²	47.334	BL2.1	52.50	0.25	621.26	M²	50.000	5.95	297.50
13.13	Foundation BLWK 100mm 7Kn Solid Concrete Block Backing Block	M²	13.098	BL2.1	52.50	0.25	171.91	M²	14.000	5.95	83.30
13.13	Foundation BLWK 100mm 7Kn Solid Concrete Block Internal Walls	M²	24.450	BL2.1	52.50	0.25	320.91	M²	26.000	5.95	154.70
21.00	Foundation BLWK 215mm 7Kn Solid Concrete Block Internal Walls	M²	0.480	BL2.1	52.50	0.40	10.08	M²	1.000	17.63	17.63
510.00	Facing Brick band to DPC	TH	0.777	BLG	72.86	7.00	396.12	TH	0.816	450.00	367.20
6.83	Air-Bricks & Cavity Liners	NR	1.000	BL2.1	52.50	0.13	6.83	EA	1.000	7.36	7.36
NA	Building Sand in Ton Bags delivered	TN	2.000	>	>	>	>	BG	3.000	30.00	90.00
NA	Ordinary Portland Cement	NR	22.000	>	>	>	>	BG	22.000	3.25	71.50
Na	Mortar Add mixture in 5 Litres	NR	3.000	>	>	>	>	EA	3.000	4.16	12.48
93.75	Fill cavity with concrete to within 150mm of DPC level	M³	2.266	GW2	31.25	3.00	212.46	M³	3.000	94.24	282.72
0.53	Polythene DPC 112.5mmX30m	M¹	30.216	BL2.1	52.50	0.01	15.86	EA	2.000	3.33	6.66
Total Labour							1755.42	Total Materials			1391.05

Labour Rate £	Ground Floor	UoM	Labour Quantity	Crew GW2.1	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
23.45	Hardcore Mot Direct Loads delivered	TN	23.633	GW2.1	41.88	0.56	554.20	TN	24.000	13.00	312.00
NA	Hardcore: Vibrating Plate Compactor	NA	>	>	>	>	>	HP	1.000	27.98	27.98
18.84	Sand Blinding Direct Loads delivered	TN	7.878	GW2.1	41.88	0.45	148.45	TN	8.000	16.00	128.00
2.93	Slab insulation:CELOTEX FF3150 Board 150mm	M²	87.530	GW2.1	41.88	0.07	256.57	SH	31.000	59.97	1859.05
1.68	STANDARD DUTY POLYTHENE MEMBRANE BLUE 300MU 100M	M²	87.530	GW2.1	41.88	0.04	146.61	RL	1.000	59.00	59.00
2.51	Vapour Control Layer 500 gauge Visqueen	M²	87.530	GW2.1	41.88	0.06	219.92	RL	2.000	34.99	69.98
1.72	Perimeter Upstand Cold Bridging Insulation 12mm thick	M¹	107.560	GW	15.63	0.11	184.87	EA	4.000	9.42	37.68
10.47	Concrete Slab at 100mm Default thick	M²	87.530	GW2.1	41.88	0.25	916.33	M³	9.000	85.55	769.93
9.56	Floor Screed 1:3	M²	87.530	PLS	31.88	0.30	837.01	TN	13.000	49.95	649.35
Total Labour							3263.96	Total Materials			3912.97

Labour Rate £	First Floor	UoM	Labour Quantity	Crew CJ	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
2.00	Floor Insulation: General Purpose Roll 3x386 150mm thick	M²	67.200	SL	12.50	0.16	134.40	SH	10.000	26.14	261.40
4.00	Floor Joists 47x200	M¹	184.801	CJ	20.00	0.20	739.20	M¹	184.900	2.84	525.12
5.00	Herringbone strutting using 47x50 timber	M¹	14.700	CJ	20.00	0.25	73.50	M¹	34.000	0.77	26.18
7.00	Water Resistant 22mm Chipboard fixed to timber	M²	67.200	CJ	20.00	0.35	470.40	EA	52.000	5.99	311.48
NA	65mm Ring-Shank Nails 2.50Kg Pack	NR	841.000	>	>	>	>	EA	2.000	9.99	19.98
Total Labour							1417.51	Total Materials			1144.16

Labour Rate £	Brickworks	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
487.50	Independent Brick Piers in Common Brick Foundations	TH	0.118	BLG	32.50	15.00	57.53	EA	118.000	0.17	20.06
14.70	Cavity/Party Wall BLWK 100mm Solid Con 7Kn	M²	182.622	BL2.1	52.50	0.28	2684.54	M²	192.000	5.95	1142.40
13.13	Cavity/Party Wall BLWK 100mm Celcon/Thermalite	M²	199.182	BL2.1	52.50	0.25	2614.26	EA	2092.000	0.90	1882.80
15.23	Internal BLWK 100mm Solid Conc 7Kn	M²	69.700	BL2.1	52.50	0.29	1061.18	M²	74.000	5.95	440.30
26.25	Squint brick internal & external	M¹	2.200	BL2.1	52.50	0.50	57.75	EA	30.000	2.99	89.70
510.00	Independent Brick Piers in Facing Brick above DPC	TH	0.080	BLG	24.29	21.00	40.80	TH	0.080	450.00	36.00
510.00	Chimney BWK (Facings)	TH	0.971	BLG	43.40	11.75	495.23	TH	1.020	450.00	459.00
354.38	Chimney BWK (Concrete Brick)	M²	0.922	BL2.1	52.50	6.75	326.91	EA	969.000	0.17	164.73
25.20	Chimney Blockworks	M²	16.375	BL2.1	52.50	0.48	412.65	M²	18.000	5.95	107.10
577.50	Plinth BWK (Angle Course)	NR	0.175	BL2.1	52.50	11.00	101.28	EA	176.000	2.76	485.76
510.00	Plinth BWK (Face brick)	TH	1.052	BLG	78.46	6.50	536.66	TH	1.105	450.00	497.25
262.50	Plinth BWK (Concrete brick)	TH	1.052	BL2.1	52.50	5.00	276.22	EA	1105.000	0.17	187.85
NA	Building Sand in 800kg bags	TN	10.000	>	>	>	>	BG	13.000	30.00	390.00
NA	Ordinary Portland Cement	NR	110.000	>	>	>	>	BG	110.000	3.25	357.50
NA	Mortar Add mixture in 5 Litres	NR	13.000	>	>	>	>	EA	13.000	4.16	54.08
5.25	Lintels for Cavity BWK/BLWK	M¹	34.500	BL2.1	52.50	0.10	181.13	LS	1.000	1106.43	1106.43
4.20	Lintels for 100/115/125mm Internal BLWK	NR	8.000	BL2.1	52.50	0.08	33.60	EA	8.000	13.49	107.92
2.10	Cavity Insulation	M²	190.902	BL2.1	52.50	0.04	400.89	M²	190.902	5.10	972.80
0.16	Stainless Steel Tie-wires	NR	640.000	BL2.1	52.50	0.003	100.80	BX	3.000	43.60	130.80
0.16	Cavity Insulation Retaining Disc's	NR	640.000	BL2.1	52.50	0.003	100.80	EA	640.000	0.05	32.00
5.25	Cavity Trays using 600mm wide DPM	M¹	37.025	BL2.1	52.50	0.10	194.38	EA	2.000	13.56	27.12
16.25	Cavity Trays in existing walls horizontally	M¹	3.100	BL1.1	32.50	0.50	50.38	<	<	<	<
24.38	Cavity Trays in existing walls sloping	M¹	13.400	BL1.1	32.50	0.75	326.63	<	<	<	<
7.88	Stone Cills	NR	13.000	BL2.1	52.50	0.15	102.38	M¹	20.100	42.10	846.21
NA	Cement Mixer6/4 Diesel	NA	>	>	>	>	>	HT	6.000	59.99	311.95
10.63	Clear waste into skips BWK	M³	3.823	GL	10.63	1.00	40.62	SP	0.637	150.00	95.58
10.63	Clear waste into skips BLWK	M³	5.378	GL	10.63	1.00	57.14	SP	0.896	150.00	134.44
Total Labour							10253.74	Total Materials			10079.78

Labour Rate £	Chimney/Gas Flues Using Dunbrik Flue Products	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
A1 Concrete Flue Liners for Domestic Chimneys: Terminating at chimney stack, used all most traditional cavity or solid walls.											
26.25	Throat Lintel 800mm 200TL800	NR	1.000	BL2.1	52.50	0.50	26.25	EA	1.000	45.10	45.10
13.13	Round Flue Liner Bend 22.5 Degree 200mm 200B	NR	2.000	BL2.1	52.50	0.25	26.25	EA	2.000	10.37	20.74
13.13	Round Flue Liner 600mm 200L600	NR	13.000	BL2.1	52.50	0.25	170.63	EA	13.000	10.61	137.93
10.50	Round Flue Liner 150mm 200L150	NR	2.000	BL2.1	52.50	0.20	21.00	EA	2.000	5.02	10.04
NA	Class 1 Liner Sealant 310ml Dun-Seal	NA	>	>	>	>	>	EA	7.000	3.79	26.53
NA	DUNBRIK Insulating Backfill DUNFIL 22kg	NA	>	>	>	>	>	EA	18.000	10.37	186.66
26.25	Scored Fireback 450mm 450FB	NR	1.000	BL2.1	52.50	0.50	26.25	EA	1.000	53.33	53.33
26.25	Cannon Head Chimney Pot Red 450mm CANN450	NR	1.000	BL2.1	52.50	0.50	26.25	EA	1.000	24.31	24.31
10.50	Topguard Steel Cowl Red 260mm TG260	NR	1.000	BL2.1	52.50	0.20	10.50	EA	1.000	67.54	67.54
10.63	Smoke Pellet Tube 6 Pellets per Tube	NR	1.000	PH	21.25	0.50	10.63	EA	1.000	6.63	6.63
5.31	Flue Notice Plate	NR	1.000	PH	21.25	0.25	5.31	EA	1.000	4.74	4.74
Total Labour							323.06	Total Materials		583.55	

Labour Rate £	Windows, External Doors and or Conservatory Roof	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
60.00	Prefinished Hardwood Windows Factory Glazed	NR	17.000	CJ2	40.00	1.50	1020.00	M²	25.700	416.00	10691.20
35.00	Pre-hung & Prefinished Hardwood Resi Door Factory Glazed	NR	2.000	CJ	20.00	1.75	70.00	M²	3.800	318.50	1210.30
50.00	Pre-hung & Prefinished Hardwood French Doors Factory Glazed	NR	2.000	CJ	20.00	2.50	100.00	M²	6.600	416.00	2745.60
12.00	Window Boards	NR	17.000	CJ	20.00	0.60	204.00	M¹	28.300	4.53	128.20
Total Labour							1394.00	Total Materials		14775.30	

Labour Rate £	Roof Carpentry	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
Main Roof											2027.77
4.80	Wall plates	M¹	15.200	CJ2	40.00	0.12	72.96	M¹	16.000	2.81	44.96
3.20	Wall plate straps	NR	11.000	CJ2	40.00	0.08	35.20	EA	11.000	3.00	33.00
6.40	Ridge Board	M¹	19.400	CJ2	40.00	0.16	124.16	M¹	20.000	2.78	55.60
8.00	Valley Rafters	M¹	20.930	CJ2	40.00	0.20	167.44	M¹	21.000	2.84	59.64
2.40	Valley Boards	M¹	83.720	CJ2	40.00	0.06	200.93	M¹	84.000	1.75	147.00
4.80	Rafters 47x150	M¹	305.916	CJ2	40.00	0.12	1468.40	M¹	306.000	2.21	676.26
3.20	Ceiling Joist 47x150	M¹	175.643	CJ2	40.00	0.08	562.06	M¹	185.000	2.21	408.85
2.40	Counter Battens	M¹	203.128	CJ2	40.00	0.06	487.51	M¹	214.000	0.30	64.20
5.20	Cedar Fascia Boards	M¹	1.800	CJ2	40.00	0.13	9.36	M¹	2.000	12.00	24.00
5.20	Cedar Barge Boards	M¹	39.500	CJ2	40.00	0.13	205.40	M¹	42.000	12.00	504.00
2.80	Over Fascia Ventilator	M¹	1.800	CJ2	40.00	0.07	5.04	EA	2.000	5.13	10.26
Secondary Roofs											737.40
4.80	Wall plates	M¹	14.400	CJ2	40.00	0.12	69.12	M¹	15.000	2.81	42.15
3.20	Wall plate straps	NR	10.000	CJ2	40.00	0.08	32.00	EA	10.000	3.00	30.00
6.40	Pole plates	M¹	1.000	CJ2	40.00	0.16	6.40	M¹	1.000	2.21	2.21
6.40	Ridge Board	M¹	5.400	CJ2	40.00	0.16	34.56	M¹	6.000	2.78	16.68
8.00	Hip Rafters	M¹	16.900	CJ2	40.00	0.20	135.20	M¹	17.000	3.65	62.05
8.00	Valley Rafters	M¹	10.920	CJ2	40.00	0.20	87.36	M¹	11.000	2.84	31.24
2.40	Valley Boards	M¹	21.840	CJ2	40.00	0.06	52.42	M¹	22.000	1.75	38.50
4.80	Rafters 47x100	M¹	36.200	CJ2	40.00	0.12	173.76	M¹	37.000	1.09	40.33
4.80	Rafters 47x175	M¹	58.525	CJ2	40.00	0.12	280.92	M¹	59.000	2.89	170.51
3.20	Ceiling Joist 47x100	M¹	6.188	CJ2	40.00	0.08	19.80	M¹	7.000	1.09	7.63
2.40	Counter Battens	M¹	62.897	CJ2	40.00	0.06	150.95	M¹	67.000	0.30	20.10
5.20	Cedar Fascia Boards	M¹	21.300	CJ2	40.00	0.13	110.76	M¹	23.000	12.00	276.00
5.20	Cedar Soffit Boards	M¹	14.000	CJ2	40.00	0.13	72.80	M¹	15.000	12.00	180.00
5.20	Cedar Barge Boards	M¹	21.300	CJ2	40.00	0.13	110.76	M¹	23.000	12.00	276.00
3.06	Sloping Ceiling Insulation Layer 1	M²	24.270	CJL	30.63	0.10	74.33	SH	9.000	43.97	395.73
3.06	Sloping Ceiling Insulation Layer 2	M²	24.270	CJL	30.63	0.10	74.33	SH	9.000	23.03	207.27
3.20	Dormer Timberframe	M¹	1.350	CJ2	40.00	0.08	4.32	M¹	2.000	1.09	2.18
8.00	Dormer Plywood Cover	M²	0.270	CJ2	40.00	0.20	2.16	SH	1.000	15.81	15.81
0.80	Vapour Barrier: Roofshield breathable membrane	M²	0.270	CJ2	40.00	0.02	0.22	EA	1.000	135.37	135.37
40.00	Gallows brackets made and fixed from 75x75mm PSE	NR	2.000	CJ	20.00	2.00	80.00	M¹	6.000	3.73	22.38
NA	70x5mm Screws	NR	147.000	>	>	>	>	BX	2.000	4.85	9.70
NA	Red rawplugs	NR	51.000	>	>	>	>	EA	1.000	4.65	4.65
NA	Sleeve Anchor Bolt M10x126mm	NR	3.330	>	>	>	>	EA	4.000	1.37	5.48
NA	65mm Ring-Shank Nails 2.50Kg Pack	NR	527.800	>	>	>	>	EA	1.000	9.99	9.99
NA	75mm Roundhead nails (Roof)	NR	889.500	>	>	>	>	EA	3.000	10.39	31.17
NA	100mm Round Wire Nails 25Kg Box	NR	2114.300	>	>	>	>	BX	2.000	31.96	63.92
Total Labour							4910.61	Total Materials		4124.82	

Labour Rate £	Roof Windows and Sun Tunnels	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
76.00	Velux Window GGU M04	NR	1.000	CJ2	40.00	1.90	76.00	EA	1.000	176.00	176.00
22.00	Velux Flashing EDP M04	NR	1.000	CJ2	40.00	0.55	22.00	EA	1.000	54.40	54.40
Total Labour							98.00	Total Materials			230.40

Labour Rate £	Gutters & Rainwater Pipes	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
5.10	Gutter PVC	M ¹	33.400	PH	21.25	0.24	170.34	EA	9.000	11.31	101.79
1.28	Gutter Brackets PVC	NR	56.000	PH	21.25	0.06	71.40	EA	56.000	0.87	48.72
1.70	Gutter Outlets PVC	NR	9.000	PH	21.25	0.08	15.30	EA	9.000	4.12	37.08
0.85	Gutter Stop ends PVC	NR	34.000	PH	21.25	0.04	28.90	EA	34.000	1.65	56.10
0.85	Gutter 45° Bends PVC	NR	4.000	PH	21.25	0.04	3.40	EA	4.000	4.55	18.20
0.85	Gutter 90° Bends PVC	NR	1.000	PH	21.25	0.04	0.85	EA	1.000	4.10	4.10
6.80	Rain-Water-Pipe PVC	M ¹	32.900	PH	21.25	0.32	223.72	EA	7.000	16.08	112.56
1.70	RWP Brackets PVC	NR	28.000	PH	21.25	0.08	47.60	EA	28.000	1.86	52.08
0.85	RWP Bends PVC	NR	36.000	PH	21.25	0.04	30.60	EA	36.000	2.35	84.60
NA	50x4.5mm Screws (PVC RWP Brackets)	NR	56.000	PH	21.25	>	>	BX	1.000	6.99	6.99
NA	Red Rawl Plugs (PVC)	NR	56.000	PH	21.25	>	>	EA	1.000	4.65	4.65
NA	25x4mm Screws (PVC Gutter Brackets)	NR	112.000	PH	21.25	>	>	BX	1.000	3.17	3.17
Total Labour							592.11	Total Materials			530.04

Labour Rate £	Roof Tiling/Slating/Thatching	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
0.64	PROCTOR Roofshield breathable membrane (1x50m roll)	M ²	160.256	RRS	31.88	0.02	102.16	RL	4.000	135.37	541.48
0.00	50MM GALVANIZED CLOUT NAIL 25KG BOX	NR	11217.938	RRS	31.88	0.00	0.00	EA	2.000	43.64	87.28
	30MM GALVANIZED CLOUT NAIL 25KG BOX	NR	9615.375	RRS	31.88	0.00	0.00	EA	1.000	43.10	43.10
1.59	SOFTWOOD CARCASSING SAWN PRESERVATIVE TREATED 19	M ¹	1602.563	RRS	31.88	0.05	2554.08	M	1683.000	0.23	383.72
0.32	KEYMER Hand Made Clay Plain Tile	EA	9615.375	RRS	31.88	0.01	3064.90	EA	10097.000	1.18	11914.46
0.32	KEYMER Hand Made Clay Plain Eaves Tile	EA	237.333	RRS	31.88	0.01	75.65	EA	250.000	1.22	305.00
0.32	KEYMER Hand Made Clay Plain Gable Tile	EA	2682.000	RRS	31.88	0.01	854.89	EA	2817.000	1.50	4225.50
1.28	Sarkey Felt Eaves Support Tray	M ¹	35.600	RRS	31.88	0.04	45.39	EA	25.000	5.63	140.75
2.55	Continuous Roll Panel Eaves Ventilator	M ¹	35.600	RRS	31.88	0.08	90.78	EA	3.000	10.36	31.08
3.19	Standard Concrete Ridge Tiles	NR	54.267	RRS	31.88	0.10	172.98	EA	55.000	2.41	132.55
5.10	Hip Irons	NR	4.000	RRS	31.88	0.16	20.40	EA	4.000	3.20	12.80
2.55	Bonnet Hip Tiles (Small Tile)	EA	169.000	RRS	31.88	0.08	430.95	EA	169.000	3.29	556.01
6.69	Valley Leadwork (3m Rolls) & Mitred Hips	M ¹	31.850	RRS	31.88	0.21	213.20	RL	11.000	50.04	550.44
8.29	Flashings (3m Rolls)	M ¹	18.900	RRS	31.88	0.26	156.63	RL	7.000	41.70	291.90
7.65	Dormer Lead Flashings 3m Rolls)	M ²	2.546	RRS	31.88	0.24	19.47	RL	1.000	41.70	41.70
53.13	Lead Work Vertical Facings	M ²	0.311	PH2	42.50	1.25	16.50	RL	1.000	102.86	102.86
NA	40mm Copper Clout Nails	NR	4.658	>	>	>	>	EA	1.000	6.78	6.78
47.81	Curting around roof windows	NR	1.000	RRS	31.88	1.50	47.81	NA	<	<	<
NA	Lifting Equipment: Tile/Slate Conveyor	NA	>	>	>	>	>	HP	1.000	75.00	75.00
10.63	Clear Waste into Skips	M ³	8.013	GL	10.63	1.00	85.14	SP	1.002	150.00	150.24
Total Labour							7950.93	Total Materials			19592.65

Labour Rate £	Carpentry & Joinery						Sub Total £				Sub Total £
		UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time		UoM	Material Quantity	Rate £	
1.00	Stud Partitions in 4 X 2 (47x100)	M ¹	233.772	CJ	20.00	0.05	233.77	M ¹	246.000	1.09	268.14
NA	100mm Round Wire Nails 25Kg Box	NR	729.000	>	>	>	>	BX	1.000	31.96	31.96
34.00	OAK door lining for standard internal door	NR	15.000	CJ	20.00	1.70	510.00	M ¹	76.500	14.25	1090.13
36.00	OAK door lining for standard double internal doors	NR	1.000	CJ	20.00	1.80	36.00	M ¹	6.300	14.25	89.78
2.40	OAK door stops for standard doors 12x32mm	M ¹	82.800	CJ	20.00	0.12	198.72	M ¹	82.800	1.52	125.86
NA	Door Frames: 70x4.5mm Screws	NR	256.000	>	>	>	>	BX	3.000	4.85	14.55
30.00	OAK Internal Door	NR	15.000	CJ	20.00	1.50	450.00	EA	15.000	125.00	1875.00
60.00	OAK Internal Double Doors	NR	1.000	CJ	20.00	3.00	60.00	EA	1.000	275.00	275.00
7.00	Ground Floor OAK 5" Moulded Skirting	M ¹	107.560	CJ	20.00	0.35	752.92	M ¹	108.000	7.81	843.48
7.00	First Floor OAK 5" Moulded Skirting	M ¹	103.800	CJ	20.00	0.35	726.60	M ¹	104.000	7.81	812.24
NA	70x4.5mm Screws (masonry)	NR	706.000	>	>	>	>	BX	8.000	4.85	38.80
NA	Red rawlplugs	NR	706.000	>	>	>	>	EA	3.000	4.65	13.95
3.60	Oak 3" Moulded Architrave	M ¹	165.600	CJ	20.00	0.18	596.16	M ¹	165.600	5.16	854.50
NA	40mm Oval nails 2.50Kg packs	NR	1104.000	>	>	>	>	EA	1.000	10.29	10.29
2.60	Batten Walls using 47x50 treated timber	M ¹	185.108	CJ	20.00	0.13	481.28	M ¹	195.000	0.77	150.15
NA	100mm X 5mm Screws	NR	186.000	>	>	>	>	EA	2.000	7.53	15.06
NA	Brown Rawl Plugs	NR	186.000	>	>	>	>	EA	1.000	5.70	5.70
15.00	Staircase: Newel base	NR	2.000	CJ	20.00	0.75	30.00	EA	2.000	19.18	38.36
10.00	Staircase: Newel post	NR	2.000	CJ	20.00	0.50	20.00	EA	2.000	15.18	30.36
5.00	Staircase: Newel cap	NR	2.000	CJ	20.00	0.25	10.00	EA	2.000	6.11	12.22
5.00	Staircase: Base-rail 3600mm length	M ¹	1.700	CJ	20.00	0.25	8.50	L	1.000	33.18	33.18
10.00	Staircase: Hand-rail 3600mm length	M ¹	1.700	CJ	20.00	0.50	17.00	L	1.000	39.07	39.07
3.00	Staircase: Spindles	NR	13.000	CJ	20.00	0.15	39.00	EA	13.000	3.16	41.08
200.00	Jeld-Wen Staircase: Stair type 6 - Softwood	NR	1.000	CJ2	40.00	5.00	200.00	EA	1.000	716.41	716.41
2.40	General 50X100 timber framing	M ¹	22.006	CJ	20.00	0.12	52.82	M ¹	24.000	1.09	26.16
6.00	General framing 12mm CDX Ply	M ²	7.190	CJ	20.00	0.30	43.14	SH	3.000	15.81	47.43
2.14	General Insulation: CELOTEX GA 90MM	M ²	1.980	CJL	30.63	0.07	4.24	SH	1.000	40.17	40.17
2.14	Dormer Insulation: CELOTEX GA 100MM	M ²	0.270	CJL	30.63	0.07	0.58	SH	1.000	43.97	43.97
15.00	Preformed Plastic Loft Hatch Door Push Up	NR	1.000	CJ	20.00	0.75	15.00	EA	1.000	43.05	43.05
2.00	Canadian WR Cedar Sawn Feather Edge Cladding 6-23x150mm	M ¹	493.621	CJ2	40.00	0.05	987.24	M ¹	519.000	4.49	2329.66
Total Labour							5472.97	Total Material			9955.69

Labour Rate £	Built up Flat Roofs						Sub Total £				Sub Total £
		UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time		UoM	Material Quantity	Rate £	
6.00	Joist 47x150	M ¹	4.950	CJ2	40.00	0.15	29.70	M ¹	5.500	2.21	12.16
2.00	Firrings	M ¹	4.950	CJ2	40.00	0.05	9.90	M ¹	5.200	0.32	1.66
6.40	18mm WISA structural plywood	M ²	1.980	CJ2	40.00	0.16	12.67	SH	1.000	26.05	26.05
2.00	Fillets	M ¹	4.000	CJ2	40.00	0.05	8.00	M ¹	4.200	0.30	1.26
6.38	Felt Underlay base layer	M ²	1.980	RRS	31.88	0.20	12.62	RL	1.000	21.89	21.89
9.56	Felt Top layer	M ²	1.980	RRS	31.88	0.30	18.93	RL	1.000	21.30	21.30
8.29	Flashings	M ¹	2.900	RRS	31.88	0.26	24.03	EA	1.000	41.70	41.70
1.59	Solar Paint	M ²	1.980	RRS	31.88	0.05	3.16	EA	1.000	29.45	29.45
NA	Bitumen Keg	>	>	>	>	>	>	EA	1.000	24.37	24.37
Total Labour							119.02	Total Materials			179.84

Labour Rate £	Plastering & Insulation	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Sub Total £	UoM	Material Quantity	Rate £	Sub Total £
4.78	Skim Walls	M²	475.797	PLS	31.88	0.15	2274.90	EA	46.000	3.60	165.60
4.14	12.5mm Standard Plasterboard on dabs	M²	332.322	PLS	31.88	0.13	1377.06	SH	125.000	4.20	525.00
4.78	15mm Fireline Moisture Resistant on dabs	M²	5.635	PLS	31.88	0.15	26.94	SH	3.000	10.26	30.78
2.23	12.5mm Standard Plasterboard on timber	M²	78.990	PLS	31.88	0.07	176.25	SH	30.000	4.20	126.00
2.23	12.5mm Standard Moisture Resist on timber	M²	42.720	PLS	31.88	0.07	95.32	SH	17.000	7.43	126.31
2.55	15mm Fireline Moisture Resistant on timber	M²	28.700	PLS	31.88	0.08	73.19	SH	11.000	10.26	112.86
4.14	12.5mm Standard Plasterboard: Ceiling	M²	159.570	PLS	31.88	0.13	661.22	SH	60.000	4.20	252.00
NA	25mm Drywall Screw	NR	1717.414	>	>	>	>	BX	2.000	3.66	7.32
NA	32mm Drywall Screw	NR	28.700	>	>	>	>	BX	1.000	3.38	3.38
1.16	Vapour control layer 500gauge polythene	M²	24.810	SL1	23.13	0.05	28.69	EA	1.000	60.15	60.15
1.00	100mm Quilt Insulation (Partitions)	M²	60.720	SL	12.50	0.08	60.72	PK	6.000	20.44	122.64
1.50	Insulate Ceilings & Roof Voids 100mm Quilt	M²	66.120	SL	12.50	0.12	99.18	EA	7.000	24.39	170.73
1.75	Insulate Ceilings & Roof Voids 170mm Quilt	M²	66.120	SL	12.50	0.14	115.71	EA	11.000	32.43	356.73
4.78	Skim Ceilings	M²	159.570	PLS	31.88	0.15	762.95	EA	16.000	3.60	57.60
0.06	Self Adhesive Fibre Tape	M¹	809.922	PLS	31.88	0.002	51.63	EA	9.000	4.35	39.15
1.91	Skim Beads	M¹	106.135	PLS	31.88	0.06	202.98	EA	49.000	1.06	51.94
6.69	K-Rend HPX base coat 25kg bags	M²	79.438	PLS	31.88	0.21	531.74	EA	20.000	13.25	265.00
12.75	K-Rend FT Silicone coloured top coat 25kg bags	M²	79.438	PLS	31.88	0.40	1012.83	EA	80.000	8.44	675.20
3.19	Render stop beads	M¹	55.145	PLS	31.88	0.10	175.77	EA	19.000	2.53	48.07
3.19	Render angle beads	M¹	55.300	PLS	31.88	0.10	176.27	EA	19.000	0.95	18.05
NA	Dot & Dab Drywall Adhesive	NA	>	>	>	>	>	EA	24.000	6.14	147.36
NA	Clear Waste into Skips	M³	0.564	GL	10.63	>	>	SP	0.071	150.00	10.58
							Total Labour		7903.35	Total Materials	3372.45

Labour Rate £	Electrical	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
21.25	Ceiling Pendant Light inc switch & back box	NR	17.000	EL	21.25	1.00	361.25	EA	17.000	4.89	83.13
15.94	Mains Wired Recessed Down Lights fire rated	NR	20.000	EL	21.25	0.75	318.75	EA	20.000	19.99	399.80
21.25	Wall Light outlets (excluding light fitting)	NR	4.000	EL	21.25	1.00	85.00	NA	<	<	<
15.94	1 Gang 1 Way Light Switch & Back Box	NR	9.000	EL	21.25	0.75	143.44	EA	9.000	2.34	21.06
31.88	Electric Bathroom Vent	NR	5.000	EL	21.25	1.50	159.38	EA	5.000	21.00	105.00
1.06	1.5mm Twin & Earth Cable 50m	M¹	390.000	EL	21.25	0.05	414.38	EA	8.000	10.00	80.00
0.21	1.5mm Cable clips 50m	NR	820.000	EL	21.25	0.01	174.25	EA	41.000	0.65	26.65
21.25	Sockets	NR	47.000	EL	21.25	1.00	998.75	EA	47.000	5.94	279.18
1.28	2.5mm Twin & Earth Cable	M¹	560.000	EL	21.25	0.06	714.00	EA	12.000	13.50	162.00
0.21	2.5mm Cable Clips	NR	840.000	EL	21.25	0.01	178.50	EA	42.000	0.65	27.30
37.19	Shower Unit Connection	NR	1.000	EL	21.25	1.75	37.19	EA	<	<	<
26.56	Shower Ceiling Isolating Pull switch	NR	1.000	EL	21.25	1.25	26.56	EA	1.000	14.10	14.10
26.56	Mains Wired Smoke Alarm	NR	4.000	EL	21.25	1.25	106.25	EA	4.000	20.02	80.08
42.50	External Light Outlets (Wiring only excluding light fitting)	NR	2.000	EL	21.25	2.00	85.00	NA	<	<	<
85.00	Wire and commision boiler	NR	1.000	EL	21.25	4.00	85.00	<	<	<	<
21.25	Fused Spur	NR	8.000	EL	21.25	1.00	170.00	EA	8.000	6.54	52.32
1.28	1.5mm Three Core & Earth Cable 50m	M¹	20.000	EL	21.25	0.06	25.50	EA	1.000	22.00	22.00
1.70	6mm Twin & Earth Cable 50m	M¹	10.000	EL	21.25	0.08	17.00	EA	1.000	51.50	51.50
0.21	6mm Cable clips	NR	15.000	EL	21.25	0.01	3.19	EA	1.000	0.65	0.65
42.50	Honeywell Cylinder Stat	NR	1.000	EL	21.25	2.00	42.50	EA	1.000	19.48	19.48
63.75	Honeywell 7 Day Programmer	NR	1.000	EL	21.25	3.00	63.75	EA	1.000	75.89	75.89
21.25	Honeywell Cable Junction Box	NR	1.000	EL	21.25	1.00	21.25	EA	1.000	5.00	5.00
138.13	Consumer Unit	NR	1.000	EL	21.25	6.50	138.13	EA	1.000	120.00	120.00
							Total Labour		4369.00	Total Materials	1625.14

Labour Rate £	Heating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
31.88	Radiators	NR	8.000	PH	21.25	1.50	255.00	EA	8.000	75.33	602.64
6.38	Lock-shield valves 15mm	NR	8.000	PH	21.25	0.30	51.00	EA	8.000	2.00	16.00
7.44	Thermostatic Regulating Valves	NR	8.000	PH	21.25	0.35	59.50	EA	8.000	8.90	71.20
5.31	15mm Copper tube	M ¹	96.000	PH	21.25	0.25	510.00	M	96.000	1.58	151.68
4.68	15mm Copper Tees	NR	16.000	PH	21.25	0.22	74.80	EA	16.000	0.30	4.80
3.83	15mm Copper Elbows	NR	32.000	PH	21.25	0.18	122.40	EA	32.000	0.15	4.80
3.83	15mm Copper Coupling	NR	32.000	PH	21.25	0.18	122.40	EA	32.000	0.09	2.88
0.43	15mm Pipe Clips	NR	115.000	PH	21.25	0.02	48.88	EA	115.000	0.09	10.35
4.25	15mm Isolating Valves	NR	16.000	PH	21.25	0.20	68.00	EA	16.000	0.92	14.72
6.80	REHAU Underfloor Heating (Screed Finish)	M ²	87.530	PH	21.25	0.32	595.20	M ²	88.000	24.30	2138.40
148.75	Boiler	NR	1.000	PH	21.25	7.00	148.75	EA	1.000	805.00	805.00
42.50	WORCESTER Standard Horizontal Flue Kit	NR	1.000	PH	21.25	2.00	42.50	EA	1.000	62.42	62.42
21.25	3-Way Motorised Valve	NR	1.000	PH	21.25	1.00	21.25	EA	1.000	114.22	114.22
31.88	Heating Pump	NR	1.000	PH	21.25	1.50	31.88	EA	1.000	85.58	85.58
10.63	15mm Gatevalve	NR	2.000	PH	21.25	0.50	21.25	EA	2.000	2.28	4.56
10.63	22mm Gatevalve	NR	2.000	PH	21.25	0.50	21.25	EA	2.000	2.67	5.34
5.31	15mm Draining Taps	NR	3.000	PH	21.25	0.25	15.94	EA	3.000	3.78	11.34
42.50	Heating Expansion Cistern 18x18x8 15 Gallon inc Kit	NR	1.000	PH	21.25	2.00	42.50	EA	1.000	46.93	46.93
10.63	22-3/4" Boiler Unions	NR	2.000	PH	21.25	0.50	21.25	EA	2.000	10.37	20.74
5.95	22mm Copper tube	M ¹	169.000	PH	21.25	0.28	1005.55	M ¹	169.000	3.02	510.38
4.89	22mm Copper Tees	NR	11.000	PH	21.25	0.23	53.76	EA	11.000	0.96	10.56
4.25	22mm Copper Elbows	NR	24.000	PH	21.25	0.20	102.00	EA	24.000	0.43	10.32
4.25	22mm Copper Coupling	NR	41.000	PH	21.25	0.20	174.25	EA	41.000	0.23	9.43
0.43	22mm Pipe Clips	NR	338.000	PH	21.25	0.02	143.65	EA	338.000	0.11	37.18
4.68	22mm Isolating Valves	NR	3.000	PH	21.25	0.22	14.03	EA	3.000	1.91	5.73
Total Labour							3766.98	Total Materials			4757.20

Labour Rate £	Plumbing First Fix	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
	For Sanitary Wares and Heating see separate sections										
NA	Kitchen/Utility Sink Hot & Cold feeds 15/22mm Copper	NR	2.000	Included in pipe and fittings			NA	<	<	<	<
NA	Kitchen/Utility Sink 1 1/2" Waste pipe	NR	2.000	Included in pipe and fittings			NA	<	<	<	<
NA	Shower Cold feed 15mm copper	NR	1.000	Included in pipe and fittings			NA	<	<	<	<
NA	WC & Cisterns Hot & Cold feeds 15/22mm Copper	NR	3.000	Included in pipe and fittings			NA	<	<	<	<
NA	Wash Hand Basin Hot & Cold feeds 15/22mm Copper	NR	3.000	Included in pipe and fittings			NA	<	<	<	<
NA	Bath Hot & Cold feeds 15/22mm Copper	NR	1.000	Included in pipe and fittings			NA	<	<	<	<
NA	All associated waste pipes	NR	10.000	Included in pipe and fittings			NA	<	<	<	<
4.25	15mm Copper tube (3m)	M ¹	157.000	PH	21.25	0.20	667.25	M	159.000	1.58	251.22
2.55	15mm Copper Tees	NR	19.000	PH	21.25	0.12	48.45	EA	19.000	0.30	5.70
2.55	15mm Copper Elbows	NR	114.000	PH	21.25	0.12	290.70	EA	114.000	0.15	17.10
2.55	15mm Copper Coupling	NR	53.000	PH	21.25	0.12	135.15	EA	53.000	0.09	4.77
0.43	15mm Pipe Clips	NR	189.000	PH	21.25	0.02	80.33	EA	189.000	0.09	17.01
3.19	15mm Isolating Valves	NR	12.000	PH	21.25	0.15	38.25	EA	12.000	0.92	11.04
5.10	22mm Copper tube (3m)	M ¹	166.000	PH	21.25	0.24	846.60	M	168.000	3.02	507.36
3.19	22mm Copper Tees	NR	9.000	PH	21.25	0.15	28.69	EA	9.000	0.96	8.64
3.19	22mm Copper Elbows	NR	34.000	PH	21.25	0.15	108.38	EA	34.000	0.43	14.62
3.19	22mm Copper Coupling	NR	41.000	PH	21.25	0.15	130.69	EA	41.000	0.23	9.43
0.43	22mm Pipe Clips	NR	200.000	PH	21.25	0.02	85.00	EA	200.000	0.11	22.00
3.83	22mm Isolating Valves	NR	4.000	PH	21.25	0.18	15.30	EA	4.000	1.91	7.64
7.44	Washing Machine Hot & Cold Taps	NR	2.000	PH	21.25	0.35	14.88	EA	2.000	1.23	2.46
7.44	Dish Washer Cold Tap	NR	1.000	PH	21.25	0.35	7.44	EA	1.000	1.23	1.23
10.63	Washing Machine / Dish Washer open waste trap	NR	2.000	PH	21.25	0.50	21.25	EA	2.000	7.92	15.84
31.88	External Cold Water Tap with hose union & 15mm-3/4 coupling	NR	1.000	PH	21.25	1.50	31.88	EA	1.000	12.19	12.19
106.25	Copper Cylinder Indirect 1800x600 Part 'L' Lagged	NR	1.000	PH	21.25	5.00	106.25	EA	1.000	721.70	721.70
42.50	Water Storage Cistern 46x24x19 50 Gallon inc Kit	NR	1.000	PH	21.25	2.00	42.50	EA	1.000	80.16	80.16
3.83	1 1/4" Waste Pipe	M ¹	18.000	PH	21.25	0.18	68.85	EA	6.000	1.99	11.94
2.13	1 1/4" Waste Elbow	NR	12.000	PH	21.25	0.10	25.50	EA	12.000	0.59	7.08
2.13	1 1/4" Waste Coupling	NR	3.000	PH	21.25	0.10	6.38	EA	3.000	0.59	1.77
2.13	1 1/4" Waste Clips	NR	27.000	PH	21.25	0.10	57.38	EA	27.000	0.17	4.59
4.25	1 1/2" Waste Pipe (3m)	M ¹	42.000	PH	21.25	0.20	178.50	EA	14.000	2.42	33.88
2.13	1 1/2" Waste Tee 1 1/4" Branch	NR	4.000	PH	21.25	0.10	8.50	EA	4.000	1.18	4.72
2.13	1 1/2" Waste Elbow	NR	20.000	PH	21.25	0.10	42.50	EA	20.000	0.59	11.80
2.13	1 1/2" Waste Coupling	NR	6.000	PH	21.25	0.10	12.75	EA	6.000	0.59	3.54
3.19	1 1/2" Waste Clip	NR	42.000	PH	21.25	0.15	133.88	EA	42.000	0.17	7.14
9.56	Soil Vent Pipes	M ¹	13.000	PH	21.25	0.45	124.31	EA	5.000	16.94	84.70
8.50	SVP Branch	NR	3.000	PH	21.25	0.40	25.50	EA	3.000	14.24	42.72
7.23	SVP Bends	NR	6.000	PH	21.25	0.34	43.35	EA	6.000	9.55	57.30
3.19	SVP Clips	NR	13.000	PH	21.25	0.15	41.44	EA	13.000	1.64	21.32
Total Labour							3467.79	Total Materials			2002.61

Labour Rate £	Plumbing Sanitary Wares	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
31.88	WC Cistern White	NR	3.000	PH	21.25	1.50	95.63	EA	3.000	45.52	136.56
7.44	WC Seat	NR	3.000	PH	21.25	0.35	22.31	EA	3.000	13.86	41.58
5.31	Straight Multiquick	NR	3.000	PH	21.25	0.25	15.94	EA	3.000	3.74	11.22
42.50	Wash-hand-basin White	NR	3.000	PH	21.25	2.00	127.50	EA	3.000	33.36	100.08
10.63	Basin Pedestal White	NR	3.000	PH	21.25	0.50	31.88	EA	3.000	25.91	77.73
9.56	Basin Taps	PR	3.000	PH	21.25	0.45	28.69	PR	3.000	13.77	41.31
2.98	Basin Waste	NR	3.000	PH	21.25	0.14	8.93	EA	3.000	2.70	8.10
6.80	Basin waste trap	NR	3.000	PH	21.25	0.32	20.40	EA	3.000	3.03	9.09
63.75	Standard White Bath	NR	1.000	PH	21.25	3.00	63.75	EA	1.000	62.42	62.42
10.63	Bath Panel	NR	1.000	PH	21.25	0.50	10.63	EA	1.000	14.32	14.32
5.31	Bath End Panel	NR	1.000	PH	21.25	0.25	5.31	EA	1.000	6.77	6.77
12.75	Bath Taps	NR	1.000	PH	21.25	0.60	12.75	PR	1.000	19.49	19.49
3.19	Bath Waste	NR	1.000	PH	21.25	0.15	3.19	EA	1.000	2.83	2.83
7.44	Bath waste trap	NR	1.000	PH	21.25	0.35	7.44	EA	1.000	3.09	3.09
42.50	900x900 Shower tray white	NR	1.000	PH	21.25	2.00	42.50	EA	1.000	100.26	100.26
31.88	Pivot Shower Door	NR	1.000	PH	21.25	1.50	31.88	EA	1.000	156.10	156.10
10.63	Shower Waste & Combi-trap	NR	1.000	PH	21.25	0.50	10.63	EA	1.000	6.90	6.90
31.88	Shower Unit	NR	1.000	PH	21.25	1.50	31.88	EA	1.000	118.38	118.38
Total Labour							619.01	Total Materials			1045.83

Labour Rate £	Painting & Decorating	UoM	Labour Quantity	Crew Grade	Crew Rate £	Unit Time	Labour Total £	UoM	Material Quantity	Rate £	Material Total £
0.94	Undercoat Internal Woodwork	M ¹	17.000	PD	15.63	0.06	15.94	NA	<	<	<
1.25	Gloss Internal Woodwork	M ¹	17.000	PD	15.63	0.08	21.25	NA	<	<	<
3.91	Emulsion Walls	M ²	475.797	PD	15.63	0.25	1858.58	EA	6.000	34.20	205.20
3.59	Emulsion Ceiling	M ²	159.840	PD	15.63	0.23	574.43	EA	4.000	16.12	64.48
0.31	Sundries Decorators Caulk	M ¹	8.500	PD	15.63	0.02	2.66	EA	1.000	1.81	1.81
2.34	OAK door frames, skirtings & architraves apply two coats Danish Oil	M ¹	543.200	PD	15.63	0.15	1273.13	EA	5.000	28.01	140.05
17.19	OAK Doors apply two coats Danish Oil	M ²	51.000	PD	15.63	1.10	876.56	EA	3.000	28.01	84.03
	DULUX TRADE QUICK DRYING PRIMER 5L	NA	>	>	>	>	>	EA	1.000	34.42	34.42
	DULUX TRADE UNDERCOAT BRILLIANT WHITE 5L	NA	>	>	>	>	>	EA	1.000	20.11	20.11
	DULUX TRADE HIGH GLOSS WHITE 5 LITRE	NA	>	>	>	>	>	EA	1.000	17.73	17.73
	Sundries White Spirit	NA	>	>	>	>	>	EA	1.000	2.56	2.56
	Sundries Medium Glass Paper	NA	>	>	>	>	>	EA	1.000	1.46	1.46
	Sundries Fine Glass Paper	NA	>	>	>	>	>	EA	1.000	1.46	1.46
Total Labour							4633.16	Total Materials			573.31

Provisional Sums: The following items are sums included for works anticipated but may be insufficiently detailed or require further investigation with specialist suppliers or service providers. These figures are nett and exclude contingencies, fosc & profit				UoM	Quantity	Rate £	Total £
Ironmongery for OAK doors				LS	16.000	50.00	800.00
				Total Materials			800.00

The following sections detail special order materials, provisional sums and plant/tool hire. Before finalising your costs we recommend that firm fixed prices are obtained directly from the source of supply. These estimated sums will vary between specialist suppliers.

Special Order Materials				
Description	Section	Quantity	Rate £	Total £
Stone Heads/Cills/Jambs/Mullions	Brickworks	Lump Sum		£846.21
Prefinished Hardwood Windows Factory Glazed	Windows	Lump Sum		£10,691.20
Pre-hung & Prefinished Hardwood Resi Door Factory Glazed	Doors	Lump Sum		£1,210.30
Pre-hung & Prefinished Hardwood French Doors Factory Glazed	Doors	Lump Sum		£2,745.60
Cedar Fascia Barge boards & Soffits	Roof Carpentry	Lump Sum		£1,260.00
REHAU Underfloor heating	Heating	Lump Sum		£2,138.40
Mains Wired Down lights	Electrical	Lump Sum		£399.80
Consumer Unit	Electrical	1.000	£120.00	£120.00
Total Special Order Materials				£19,411.51

Tool Hire					
Description	Hire UoM	Section	Quantity	Rate £	Total £
Hardcore: Vibrating Plate Compactor	Day	Ground Floor	1.000	£27.98	£27.98
Cement Mixer6/4 Diesel	Week	Brickworks	6.000	£59.99	£311.95
Total Tool Hire (items excluded as instructed)					£339.93

Plant Hire					
Description	Hire UoM	Section	Quantity	Rate £	Total £
Site Office	Week	Preliminaries	23.000	£40.00	£920.00
Storage Container	Week	Preliminaries	23.000	£32.00	£736.00
Chemical Site Lavatory	Week	Preliminaries	23.000	£30.00	£690.00
Scaffolding by Specialist (multiple lifts)	LS	Preliminaries	237.900	£28.00	£6,661.20
Site Scrape 200mm depth Topsoil: Using JCB	Hour	Enabling Works	12.000	£27.00	£324.00
Lay aside 50% topsoil reuse: Using JCB	Hour	Enabling Works	4.000	£27.00	£108.00
Site Scrape: Load 50% into lorries inc 20% bulking: Using JCB	Hour	Enabling Works	5.000	£27.00	£135.00
Excavations for cavity walls: Using JCB	Day	Excavations & Foundations	16.000	£25.00	£400.00
Excavations for internal/sleeper walls: Using JCB	Day	Excavations & Foundations	9.000	£25.00	£225.00
Load & Deposit waste into lorries: Using JCB	Day	Excavations & Foundations	11.000	£25.00	£275.00
Excavations for Pad foundations: Using Mini digger	Day	Excavations & Foundations	1.000	£40.00	£40.00
Pad founds Load waste into skips: Using Mini Digger	Day	Excavations & Foundations	1.000	£40.00	£40.00
Lifting Equipment: Tile/Slate Conveyor	Day	Roof Tiling/Slating	1.000	£75.00	£75.00
Total Plant Hire					£10,629.20

Waste Removal (Skip Roundup Calculation)	Section	Skips	Rate £	Total £
Pad foundations	Foundations	0.347	£150.00	£52.00
Clear waste into skips BWK	Brickworks	0.637	£150.00	£95.58
Clear waste into skips BLWK	Brickworks	0.896	£150.00	£134.44
Clear Waste into Skips	Roof Tiling	1.002	£150.00	£150.24
Clear Waste into Skips	Plastering	0.071	£150.00	£10.58
Total £		2.952	£150.00	£442.84
Total loads = Roundup to next skip		3.000	£150.00	£450.00
Extra-over for roundup		0.048	£150.00	£7.16

Waste Removal (Load Roundup Calculation)	Section	Loads	Rate £	Total £
Bulk waste removal	Site Enabling works	1.324	£200.00	£264.82
Bulk waste removal	Excavations & Foundations	5.194	£200.00	£1,038.74
Total £		6.518	£200.00	£1,303.56
Total Loads = Roundup to next load		7.000	£200.00	£1,400.00
Extra-over for roundup		0.482	£200.00	£96.44

Scope of Estimation

Unless indicated on the drawings, and where applicable we have allowed for the following:

Electrical Works: 2nr double sockets per room excluding Bathrooms, Cloak Rooms & En-Suites. 1 nr central light switched per room. 1 nr mechanical vent in each Bathroom. Cloak Room. En-Suite. Utility Room and Kitchen. 1 nr consumer unit per extension or new dwelling.

Plumbing Sanitary Wares: Bathrooms: 1 nr wash-hand-basin, 1 nr wc-pan and cistern, 1 nr bath including bath panel and side panel. En-Suites: 1 nr wash-hand-basin, 1 nr wc-pan and cistern, 1nr 900x900 shower tray, 1 nr pivot shower door and side panel, 1 nr 9.5Kw electric shower. Cloak Rooms: 1 nr wash-hand-basin, 1 nr wc-pan and cistern. All sanitary ware are white and include; taps, waste, waste

Considerations: In analysing this estimate we recommend that the following be taken into account prior to finalising your tender price or budget

Estimators Limited and its trade partners will accept no liability for any loss. It is the tenderers responsibility to satisfy themselves that all the intended works are covered within the final tender or finalised budget costs. The following information should enable you to fully adjudicate our estimator's interpretation of the costs.

Material Costs: Please note that for each item listed in the material section the prices given are neither retail nor trade prices. They are regional estimates of what most small builders who buy in moderate volume will pay a supplier. Discounts may be available for purchases in larger volume. Estimators Limited continually monitors regional material prices and reserves the right to change these prices at anytime without prior notice. We have included a section titled Special order Materials & Plant, in this section we have itemised by build stage items which are not commonly found ex-stock at leading builders merchants. We recommend firm fixed prices are obtained for these items directly from the source of supply. The supplier generally absorbs the cost of delivery to site, although we recognise some materials and plant may incur a delivery charge. Due to the complexity of material variants and unknown distances between the supplier and site we have not included any delivery costs. We have included in the summary time off site for a labourer-driver for the day-to-day collection and delivery of materials, plant and equipment.

Labour Costs: At its outset Estimators Limited conducted a labour rate survey with small builders throughout the UK in order to produce a regional labour rate database. The list of builders who contributed is confidential but we thank all those who took part. We are confident that this database is the most accurate & comprehensive in the UK. Estimators limited continually up-dates the database and reserves the right to change the rates at any time without prior notice. For non-trade customers we use defaulted regional labour rates. Trade customers can customise their estimates by completing a labour rate form, a copy of which can be found on our website. Please visit www.estimators-online.com or call 0845 6502209 for more information. The regional defaulted labour rate will be used for trade customers who haven't completed a labour form at the time of instruction. This can be amended free of charge on request.

Unit Times include the time to perform the task per unit of measurement and will usually include associated tasks such as: unloading and storing of materials, plant & equipment, normal time lost for breaks and regular cleanup of construction debris. As we have not visited the site, have no first hand experience of the customer requesting this estimate, no knowledge of the tradesmen performing the works and have no record of how much work the crew assigned to the job can handle, we have assumed the following in setting the unit times within this estimate: that the principal builder and tradesmen selected to perform the work are qualified career minded professionals. Estimators Limited produce estimates for builders, tradesmen, builder's merchants, insurance companies, mortgage lenders and private individuals. This criterion is used for all

Supervision Costs: The labour cost of the principle or the principle's foreman is not included in the labour costs; these have been added in preliminaries. We have assumed that 50% of all non-productive time is spent in a supervisory or management role. To calculate the cost we use the project duration in weeks multiplied by 50% of the foreman's rate. We are aware that some small builders do not employ a foreman. In these instances we recognise the principle as the foreman.

Builders Contingencies (BC%): Depending on the type of work, we will include by default either 2.5% or 5% builders internal contingencies. The allowance allocated is intended to cover any anomalies for any circumstance, that the builder would not normally be able to reclaim from the client. It is important to note that Builders Contingencies should not be confused with (Client Contingencies). Trade customers can customise the BC% margin free of charge on request.

Fluctuation: The differences between estimates can vary. Even when tendering builders are pricing using identical information there is room for legitimate disagreement on what the correct costs are. In our experience, for career minded professional builders the fluctuation should be within 20%. For this reason we have included a proposed contract price section in the estimate, in this section we have placed our proposed cost as the centre price and shown total costs plus and minus 10% giving a 20% fluctuation between the highest and the lowest. Assuming all tenderers have accurately included all elements the client should receive all tenders within this price band. We recognise some tenders may fall outside the price band and in these instances we would recommend that the estimate be fully checked.

Please Note: Estimators Limited does not conduct site surveys and has no knowledge of the true topography of the site. We therefore exclude works such as: landscaping, garden walling, driveways & paving. Estimators Limited do not price any type of: Wall Tiling or Floor Coverings, due to the vast ranges associated with these finishes. If your specification includes any of these finishes, you should obtain prices from the source of supply.

Estimators Summary

Generally we have included for all the elements of the build, from site set-up through to a decorated finish, unless stated above.

As an indicative price a mid-range kitchen would be approximately, **£1,782.00** excluding appliances, based on your room size.

Every effort has been made to accurately estimate your project. Using this information wisely should help set the foundations of a trouble free project.

Estimators Limited is happy to answer any questions relating to this estimate and explain how we apply the costs. Free telephone assistance is available from 9:00AM to 5.00PM Monday to Friday except Bank Holidays Telephone 0845 6502208.

As the market leaders in domestic estimating services, we would welcome any comments you feel would help us provide a better service in the future. Please e-mail your comments to feedback@estimators-online.com.

We trust that we have interpreted your requirements correctly and we look forward to providing you with this service again in the future.

Yours sincerely

Stephen Whitby

Stephen Whitby
Managing Director
[Email: enquiries@estimators-online.com](mailto:enquiries@estimators-online.com)



Date Priced	23/04/2010
Job No:	75739

Clients:	Estimators Limited
Site Address	Sample New Build
Post Code	0
Proposal	Sample New Build

Estimators Product Description	Eol Id	Build Stage Reference	UoM	Material Quant	Rate	Total Ex VAT
READY MIXED CONCRETE	25	Foundations	EA	24.000	70.41	1689.88
READY MIXED CONCRETE	28	Brickworks	EA	3.000	94.24	282.72
READY MIXED CONCRETE	68	Pad Foundations	EA	2.000	105.62	211.23
READY MIXED CONCRETE	78	Floor Slab	EA	9.000	85.55	769.93
READY MIXED SAND AND CEMENT FLOOR SCREED 1:3	79	Floor Screed	EA	13.000	49.95	649.35
BUILDING SAND BULK BAG	80	Masonry to DPC	EA	3.000	30.00	90.00
ORDINARY PORTLAND CEMENT	81	Masonry to DPC	BG	22.000	3.25	71.50
MORTAR PLASTICISER 5LITRES	82	Masonry to DPC	EA	3.000	4.16	12.48
MOT TYPE 1 LOOSE	84	Slab	TO	24.000	13.00	312.00
BUILDING SAND LOOSE	85	Slab	TO	8.000	16.00	128.00
CELOTEX GENERAL PURPOSE BOARD 2400X1200X12MM GA3012	87	Cold Bridge	SH	4.000	9.42	37.68
CELOTEX Fast-R Floor Board FF3150 1200 x 2400 x 150.0mm	104	Slab	SH	31.000	59.97	1859.05
STANDARD DUTY POLYTHENE MEMBRANE BLUE 300MU 100M2	106	Slab	PK	1.000	59.00	59.00
HEAVY DUTY POLYTHENE MEMBRANE BLACK 500MU 50M2	107	Slab	PK	2.000	34.99	69.98
ISOWOOL General Purpose Roll 3x 386 x 6.03m [6.99m2] 150mm	133	Floor Insulation	PK	10.000	26.14	261.40
Dense Concrete Block Solid 7.0N 440 x 215 x 100mm	146	Foundations	M2	90.000	5.95	535.50
Dense Concrete Block Solid 7.0N 440 x 215 x 215mm	149	Foundations	M2	1.000	17.63	17.63
BUILDING SAND BULK BAG	155	Brickworks	BG	13.000	30.00	390.00
65MM CONCRETE COMMON BRICKS	158	Brickworks	EA	2192.000	0.17	372.64
65MM FACING BRICK	160	Brickworks	TH	3.021	450.00	1359.45
CHELWOOD RED PLINTH STRETCHER PL3.2	164	Brickworks	EA	176.000	2.76	485.76
CELCON STANDARD BLOCKS 440X215X100MM	165	Brickworks	EA	2092.000	0.90	1882.80
CATNIC LINTEL 900MM CG90/100	296	Brickworks	EA	2.000	28.45	56.90
CATNIC LINTEL 1200MM CG90/100	298	Brickworks	EA	5.000	37.94	189.68
CATNIC LINTEL 1350MM CG90/100	299	Brickworks	EA	1.000	42.70	42.70
CATNIC LINTEL 1500MM CG90/100	300	Brickworks	EA	6.000	47.43	284.55
CATNIC LINTEL 1800MM CG90/100	302	Brickworks	EA	3.000	57.09	171.26
CATNIC LINTEL 1950MM CG90/100	303	Brickworks	EA	1.000	64.23	64.23
CATNIC LINTEL 2100MM CG90/100	304	Brickworks	EA	1.000	67.90	67.90
CATNIC LINTEL 2700MM CG90/100	308	Brickworks	EA	2.000	98.04	196.08
CATNIC LINTEL 1500MM CN5XA	486	Brickworks	EA	1.000	33.15	33.15
PRECAST CONCRETE LINTEL 100X140X1200MM	671	Brickworks	EA	8.000	13.49	107.92
ISOVER Cavity Wall System 12 x 455 x 1200mm 6.55m2 100mm	676	Brickworks	EA	38.000	25.60	972.80
STAINLESS STEEL WALL TIES BOX OF 250	715	Brickworks	BX	3.000	43.60	130.80
ORDINARY PORTLAND CEMENT	716	Brickworks	BG	110.000	3.25	357.50
MORTAR PLASTICISER 5LITRES	719	Brickworks	EA	13.000	4.16	54.08
HEPWTH SQ HOLE AIRBRICK RED 140 YA14R	720	Brickworks	EA	1.000	3.14	3.14
HEPWORTH CAVITY LINER 140X200 RED YB13R	721	Brickworks	EA	1.000	4.22	4.22
POLYTHENE DPC 112.5MMX30M	722	Brickworks	RL	2.000	3.33	6.66
POLYTHENE DPC 450MMX30M	724	Brickworks	RL	2.000	13.56	27.12
Dense Concrete Block Solid 7.0N 440 x 215 x 100mm	726	Brickworks	M2	284.000	5.95	1689.80
CAVITY INSULATION RETAINING DISCS	738	Brickworks	EA	640.000	0.05	32.00
SQUINT BRICK	740	Brickworks	EA	30.000	2.99	89.70
DUNBRIK Smoke Pellet Tube 6 Pellets per Tube	758	Flue System	EA	1.000	6.63	6.63
DUNBRIK Flue Notice Plate	759	Flue System	EA	1.000	4.74	4.74
DUNBRIK Throat Lintel 800mm 200TL800	779	Flue System	EA	1.000	45.10	45.10
DUNBRIK Round Flue Liner Bend 22.5 Degree 200mm 200B	780	Flue System	EA	2.000	10.37	20.74

DUNBRIK Round Flue Liner 600mm 200L600	781	Flue System	EA	13.000	10.61	137.93
DUNBRIK Round Flue Liner 150mm 200L150	782	Flue System	EA	2.000	5.02	10.04
DUNBRIK Class 1 Liner Sealant 310ml Dun-Seal	783	Flue System	EA	7.000	3.79	26.53
DUNBRIK Insulating Backfill DUNFIL 22kg	784	Flue System	EA	18.000	10.37	186.66
DUNBRIK Milner Scored Fireback 450mm 450FB	785	Flue System	EA	1.000	53.33	53.33
DUNBRIK Cannon Head Chimney Pot Red 450mm CANN450	786	Flue System	EA	1.000	24.31	24.31
DUNBRIK Topguard Steel Cowl Red 260mm TG260	787	Flue System	EA	1.000	67.54	67.54
MDF WINDOWBOARD PRIMED 25 X225MM	789	Windows	M	28.300	4.53	128.20
SAWN - DRY GRADED GS/C16 TREATED 75X100	878	Wall Plate	M	31.000	2.81	87.11
SAWN - DRY GRADED GS/C16 47X150	894	Pole Plate	M	1.000	2.21	2.21
SAWN - DRY GRADED GS/C16 38x200	907	Ridge Board	M	26.000	2.78	72.28
SAWN - DRY GRADED GS/C16 47X225	954	Hip Rafters	M	17.000	3.65	62.05
SAWN - DRY GRADED GS/C16 47X200	975	Valley Rafters	M	32.000	2.84	90.88
SAWN - DRY GRADED GS/C16 47X100	997	Spar Rafters	M	37.000	1.09	40.33
SAWN - DRY GRADED GS/C16 47X150	999	Spar Rafters	M	306.000	2.21	676.26
SAWN - DRY GRADED GS/C16 47X175	1000	Spar Rafters	M	59.000	2.89	170.51
SAWN - DRY GRADED GS/C16 47X100	1018	Ceiling Joists	M	7.000	1.09	7.63
SAWN - DRY GRADED GS/C16 47X150	1020	Ceiling Joists	M	185.000	2.21	408.85
SAWN - DRY GRADED GS/C16 47X150	1055	Flat Roof Joists	M	5.500	2.21	12.16
SAWN - DRY GRADED GS/C16 47X100	1078	Roof Carpentry	M	2.000	1.09	2.18
WALL-PLATE STRAP 800X30X5MM BENT 100MM HL CATNIC	1101	Roof Carpentry	EA	21.000	3.00	63.00
SOFTWOOD CONTRACT FLOORING T&G 22X150MM	1104	Roof Carpentry	M	106.000	1.75	185.50
PLYWOOD EXTERIOR SHEATHING 12X2440X1220MM	1115	Roof Carpentry	SH	1.000	15.81	15.81
VELUX Roof Window GGU M04 0059 780x980mm	1131	Roof Carpentry	EA	1.000	176.00	176.00
VELUX FLASHING TYPE EDP TO SUIT M04	1168	Roof Carpentry	EA	1.000	54.40	54.40
REDWOOD BEST/UNSORTED PSE 75X 75MM	1291	Roof Carpentry	M	6.000	3.73	22.38
PROCTOR Roofshield breathable membrane (1x50m roll)	1292	Roof Carpentry	EA	1.000	135.37	135.37
WHITE PLASTIC OVER FASCIA VENT 25X1	1295	Roof Carpentry	EA	2.000	5.13	10.26
Sawn Batten Treated 25.0 X 38mm	1296	Counter Battens	M	281.000	0.30	84.30
CONCRETE HALF ROUND RIDGE TILE	1335	Roof Tiling	EA	55.000	2.41	132.55
SIMPSON SCROLLED HIP IRON H14	1338	Roof Tiling	EA	4.000	3.20	12.80
SOFTWOOD CARCASSING SAWN PRESERVATIVE TREATED 19X38MM	1340	Roof Tiling	M	1683.000	0.23	383.72
PROCTOR Roofshield breathable membrane (1x50m roll)	1341	Roof Tiling	EA	4.000	135.37	541.48
KEYMER Hand Made Clay Plain Tile		Roof Tiling	EA	10097.000	1.18	11914.46
KEYMER Hand Made Clay Plain Eaves Tile		Roof Tiling	EA	250.000	1.22	305.00
KEYMER Hand Made Clay Plain Gable Tile		Roof Tiling	EA	2817.000	1.50	4225.50
LEAD FLASHING CODE 4 300X3M ROLL NOMINAL WEIGHT 18KG	1346	Roof Tiling	RL	11.000	50.04	550.44
LEAD FLASHING CODE 4 240X3M ROLL NOMINAL 15KG	1347	Roof Tiling	RL	9.000	41.70	375.30
LEAD FLASHING CODE 4 600X3M ROLL NOMINAL WEIGHT 37KG	1348	Roof Tiling	RL	1.000	102.86	102.86
MANTHORPE REFURB FS TRAY BLAK 1.5M G1281	1351	Roof Tiling	EA	25.000	5.63	140.75
MANTHORPE CONT CROSSFLOW VENT 2X6M G500	1352	Roof Tiling	EA	3.000	10.36	31.08
40MM 1/2KG COPPER CLOUT NAIL	1353	Roof Tiling	EA	1.000	6.78	6.78
BONNET HIP TILES	1358	Roof Tiling	EA	169.000	3.29	556.01
PLASTIC GUTTER - 4 METRE ROUND	1361	Guttering & RW	EA	9.000	11.31	101.79
PLASTIC GUTTER SUPPORT BRACKET	1362	Guttering & RW	EA	56.000	0.87	48.72
PLASTIC GUTTER RUNNING OUTLET STRAIGHT	1363	Guttering & RW	EA	9.000	4.12	37.08
PLASTIC GUTTER EXTERNAL STOPEND	1364	Guttering & RW	EA	34.000	1.65	56.10
PLASTIC GUTTER ANGLE 45DEGREES	1365	Guttering & RW	EA	4.000	4.55	18.20
PLASTIC GUTTER ANGLE 90DEGREES	1366	Guttering & RW	EA	1.000	4.10	4.10
PLASTIC RAIN WATER PIPE - 5.5 METRE	1367	Guttering & RW	EA	7.000	16.08	112.56
PLASTIC RAIN WATER PIPE OR SOCKET BRACKET	1368	Guttering & RW	EA	28.000	1.86	52.08
PLASTIC RAIN WATER OFFSET BEND SOCKET	1369	Guttering & RW	EA	36.000	2.35	84.60
SAWN CARCASSING 47X50MM	1397	Batten Walls	M	195.000	0.77	150.15
SAWN - DRY GRADED GS/C16 47X100	1401	Stud Partitions	M	246.000	1.09	268.14
OAK 5" Moulded Skirting	1421	Skirting Boards	M	212.000	7.81	1655.72
Oak 3" Moulded Architrave	1427	Architraves	M	165.600	5.16	854.50
OAK Door Lining 38x150mm	1430	OAK Door Lining	M	82.800	14.25	1179.90
OAK Door Stops 16x38mm	1431	OAK Door Stops	M	82.800	1.52	125.86
OAK standard internal door style and type TBC	1438	Internal Doors	EA	15.000	125.00	1875.00
OAK standard pair internal doors style and type TBC	1439	Internal Doors	EA	1.000	275.00	275.00
SAWN - DRY GRADED GS/C16 47X100	1446	General Framing	M	24.000	1.09	26.16

SAWN - DRY GRADED GS/C16 47X200	1453	Floor Joist	M	184.900	2.84	525.12
CHIPBOARD FLOORING MR TG4 P5 22X2400X600MM	1503	Carpentry & Joinery	SH	52.000	5.99	311.48
JELD-WEN STAIR 6 - SOFTWOOD	1514	Carpentry & Joinery	EA	1.000	716.41	716.41
SAWN CARCASSING 47X50MM	1550	Carpentry & Joinery	M	34.000	0.77	26.18
PLYWOOD EXTERIOR SHEATHING 12X2440X1220MM	1554	General Framing	SH	3.000	15.81	47.43
PREFORMED PLASTIC LOFT HATCH DOOR PUSH-UP	1556	Carpentry & Joinery	EA	1.000	43.05	43.05
Canadian WR Cedar Sawn Feather Edge Cladding 6-23x150mm	1577	Timber Cladding	M	519.000	4.49	2329.66
BURBIDGE Hemlock Newel Base 915 82 NB915	1595	Stair Parts	EA	2.000	19.18	38.36
BURBIDGE Hemlock Straight Rail Newel Turning 82 NT160U	1596	Stair Parts	EA	2.000	15.18	30.36
BURBIDGE Hemlock Ball Newel Cap NC2	1597	Stair Parts	EA	2.000	6.11	12.22
BURBIDGE Hemlock Baserail 3600mm x 41mm BR3600/41	1598	Stair Parts	EA	1.000	33.18	33.18
BURBIDGE Hemlock LHR Handrail 3600mm x 41mm LHR3600/41	1599	Stair Parts	EA	1.000	39.07	39.07
BURBIDGE Spindle Colonial ----- Hemlock 900mm x 41mm CS090	1600	Stair Parts	EA	13.000	3.16	41.08
CELOTEX GA3050 2400x1200x50mm	1607	Roof Insulation	EA	9.000	23.03	207.27
CELOTEX GA3100 2400x1200x100mm	1615	Roof Insulation	EA	10.000	43.97	439.70
CELOTEX GA3090 2400x1200x90mm	1659	General Insulation	EA	1.000	40.17	40.17
CARCASSING SAWN FIRRING STRIP 47x50MM	1722	Flat Roof	M	5.200	0.32	1.66
WISA STRUCTURAL PLYWOOD 2440X1220X18MM	1723	Flat Roof	EA	1.000	26.05	26.05
ARRIS RAIL DIAGONAL CUT 2EX47X47MM	1725	Flat Roof	M	4.200	0.30	1.26
HOT BITUMEM APPLIED FELT BASE LAYER	1726	Flat Roof	RL	1.000	21.89	21.89
HOT BITUMEM APPLIED FELT TOP LAYER	1727	Flat Roof	RL	1.000	21.30	21.30
ALIMINIUM SOLAR PAINT 5 LITRES	1728	Flat Roof	EA	1.000	29.45	29.45
BITUMEN COMPOUND 95/25 40KG	1735	Flat Roof	EA	1.000	24.37	24.37
GYPROC PLASTERBOARD 1200X2400X12.5MM	1745	Plastering	SH	215.000	4.20	903.00
GYPROC PLASTERBOARD MOISTURE RESIST 1200X2400X12.5MM	1746	Plastering	SH	17.000	7.43	126.31
GYPROC PLASTERBOARD FIRELINE MR 1200X3000X15MM	1756	Plastering	SH	14.000	10.26	143.64
25mm Drywall Screw 1000nr box	1786	Plastering	BX	2.000	3.66	7.32
32mm Drywall Screw 1000nr box	1787	Plastering	BX	1.000	3.38	3.38
K-REND HPX BASE COAT 25Kg BAG	1817	Rendering	EA	20.000	13.25	265.00
K-REND FT COLOURED TOP COAT 25Kg BAG	1818	Rendering	EA	80.000	8.44	675.20
ISOVER Spacesaver Roll 2x580/3x386/1x1160 x 9.17m [10.64m2] 100mm	1822	Loft Insulation	EA	7.000	24.39	170.73
ISOVER Spacesaver Roll 2x580/3x386/1x1160 x 5.39m [6.25m2] 170mm	1824	Loft Insulation	EA	11.000	32.43	356.73
Polythene Vapour Barrier Tinted 125mu Green 4m x 50.0m 23.0kg	1826	Timberframe	EA	1.000	60.15	60.15
CROWN WOOL COMBI ROLL 100MMX1200MMX9.17M	1827	Partition Insulation	PK	6.000	20.44	122.64
THISTLE MULTI FINISH 25KG	1856	Plastering	EA	62.000	3.60	223.20
PLASTER FLOAT ANGLE BEAD 2.4M	1857	Plastering	EA	19.000	0.95	18.05
PLASTER SKIM ANGLE BEAD 2.4M	1858	Plastering	EA	49.000	1.06	51.94
PLASTERERS SELF ADHESIVE SCRIM TAPE	1859	Plastering	EA	9.000	4.35	39.15
RENDER STOP BEAD 3M	1863	Plastering	EA	19.000	2.53	48.07
Dri-Wall Adhesive 25Kg Bag	1866	Plastering	BG	24.000	6.14	147.36
LIGHT SWITCH 6AMP 1GANG 1WAY	1871	Electrics	EA	26.000	1.33	34.58
METAL BOX 1GANG 16MM	1872	Electrics	EA	26.000	1.01	26.26
CEILING PENDANT SET 6IN T2	1873	Electrics	EA	17.000	2.55	43.35
SWITCHED SOCKET 13AMP 2GANG	1874	Electrics	EA	47.000	4.61	216.67
METAL BOX 2GANG 25MM	1875	Electrics	EA	47.000	1.33	62.51
CEILING SWITCH + NEON DP 1WAY 45AMP	1876	Electrics	EA	1.000	11.85	11.85
PATTRESS BOX 1GANG 47MM	1877	Electrics	EA	1.000	2.25	2.25
CABLE TWIN AND EARTH WHITE 2.5MMX50M	1878	Electrics	EA	12.000	13.50	162.00
CABLE TWIN AND EARTH WHITE 1.5MMX50M	1879	Electrics	EA	8.000	10.00	80.00
CABLE TWIN AND EARTH WHITE 6.0MMX50M	1880	Electrics	EA	1.000	51.50	51.50
CABLE CLIPS T&E WHITE 2.5MM PACK 20	1881	Electrics	EA	42.000	0.65	27.30
CABLE CLIPS T&E WHITE 1.5MM PACK 20	1882	Electrics	EA	41.000	0.65	26.65
CABLE CLIPS ROUND WHITE 9.0MM PACK 20	1883	Electrics	EA	1.000	0.65	0.65
BATHROOM ELECTRIC MECHANICAL AIR VENT	1884	Electrics	EA	5.000	21.00	105.00
SMOKE ALARM MAINS 230V FIREX 4953	1885	Electrics	EA	4.000	20.02	80.08
CABLE THREE CORE AND EARTH WHITE 1.5MMX50M	1886	Electrics	EA	1.000	22.00	22.00
METAL BOX 1GANG 25MM	1888	Electrics	EA	8.000	1.21	9.68
SWITCHED FUSED CONNECTION UNIT 13AMP	1889	Electrics	EA	8.000	5.33	42.64
WHITE CLOSE COUPLED TOILET PAN	1892	P & H	EA	3.000	43.20	129.60
WHITE CLOSE COUPLED CISTERN AND LEVER	1893	P & H	EA	3.000	45.52	136.56
WHITE TOILET SEAT AND COVER	1894	P & H	EA	3.000	13.86	41.58

STRAIGHT MULTIQUICK	1895	P & H	EA	3.000	3.74	11.22
WHITE TWO TAP HOLE WASH HAND BASIN	1896	P & H	EA	3.000	33.36	100.08
WHITE WASH HAND BASIN PEDESTAL	1897	P & H	EA	3.000	25.91	77.73
PAIR CHROME WASH HAND BASIN TAPS	1898	P & H	PR	3.000	13.77	41.31
CHROME BASIN WASTE	1899	P & H	EA	3.000	2.70	8.10
BASIN WASTE TRAP 1 1/4"X 1 1/2" BOTTLE	1900	P & H	EA	3.000	3.03	9.09
WHITE 1700X700 TWIN GRIP BATH	1901	P & H	EA	1.000	62.42	62.42
1700MM FRONT PLASTIC BATH PANEL WHITE	1902	P & H	EA	1.000	14.32	14.32
700MM END PLASTIC BATH PANEL WHITE	1903	P & H	EA	1.000	6.77	6.77
PAIR CHROME BATH TAPS	1904	P & H	PR	1.000	19.49	19.49
CHROME BATH WASTE	1905	P & H	EA	1.000	2.83	2.83
BATH WASTE TRAP 1 1/2"X3/4" TUBULAR	1906	P & H	EA	1.000	3.09	3.09
900 CAST STONE SHOWER TRAY WHITE	1911	P & H	EA	1.000	100.26	100.26
PIVOT SHOWER DOOR AND FIXED SIDE PANEL	1913	P & H	EA	1.000	156.10	156.10
SHOWER WASTE TRAP 1 1/2"X3/4"	1914	P & H	EA	1.000	6.90	6.90
WORCESTER Greenstar 30CDI Conv Condensing NG Boiler Only	1922	P & H	EA	1.000	805.00	805.00
WORCESTER Standard Horizontal Flue Kit	1925	P & H	EA	1.000	62.42	62.42
GRUNFOS ALPHAPLUS 15/50 PUMP	1927	P & H	EA	1.000	85.58	85.58
9.5KW ELECTRIC SHOWER	1928	P & H	EA	1.000	118.38	118.38
Washing Machine / Dish Washer Tap	1931	P & H	EA	3.000	1.23	3.69
Washing Machine / Dish Washer open waste trap	1932	P & H	EA	2.000	7.92	15.84
BRASS TAP WITH HOSE UNION	1933	P & H	EA	1.000	7.12	7.12
BRASS FEMALE COUPLING 15MMX3/4	1934	P & H	EA	1.000	5.07	5.07
HONEYWELL CYLINDER THERMOSTAT L641 A 1039	1935	Electrics	EA	1.000	19.48	19.48
HONEYWELL 7 DAY PROGRAMMER ST6400C 1003	1936	Electrics	EA	1.000	75.89	75.89
HONEYWELL JUNCTION BOX 42002116-001	1937	Electrics	EA	1.000	5.00	5.00
TELFORD COPPER CYLINDER 1800X600 INDIRECT GRADE 3 PART L LAGGED	1941	P & H	EA	1.000	721.70	721.70
POLYTANK RECTANGULAR CISTERN 46X24X19 50 G+FULL KIT	1943	P & H	EA	1.000	80.16	80.16
POLYTANK RECTANGULAR CISTERN 18X18X18 15G + FULL KIT	1944	P & H	EA	1.000	46.93	46.93
GATEVALVE BRASS 15MM CXC BRITISH STANDARD SPECIFICATION	1951	P & H	EA	2.000	2.28	4.56
GATEVALVE BRASS 22MM CXC BRITISH STANDARD SPECIFICATION	1952	P & H	EA	2.000	2.67	5.34
IBP BRASSFOUNDRY COMPRESSED DRAINING TAP 15MM S746	1953	P & H	EA	3.000	3.78	11.34
HONEYWELL 3 PORT VALVE 3/4" V4073A 1054	1954	P & H	EA	1.000	114.22	114.22
IBP UNION COUPLING MIXC 3/4"X22MM ENDFEED B733-4	1955	P & H	EA	2.000	10.37	20.74
RADIATORS	1956	P & H	EA	8.000	75.33	602.64
15MM CHROME PLATED ANGLE WHEELHEAD LOCK SHIELD	1957	P & H	EA	8.000	2.00	16.00
15MM THERMOSTATIC RADIATOR VALVE	1958	P & H	EA	8.000	8.90	71.20
15MMX3M COPPER TUBE	1959	P & H	M	255.000	1.58	402.90
ENDFEED 15MM EQUAL COPPER TEE	1960	P & H	EA	35.000	0.30	10.50
ENDFEED 15MM COPPER ELBOW	1961	P & H	EA	146.000	0.15	21.90
ENDFEED 15MM COPPER STRAIGHT COUPLIN	1962	P & H	EA	85.000	0.09	7.65
UNIFIX PIPE CLIP OPENLOK SINGLE 15MM	1963	P & H	EA	304.000	0.09	27.36
15MM ISOLATING VALVE	1964	P & H	EA	28.000	0.92	25.76
22MMX3M COPPER TUBE	1965	P & H	M	337.000	3.02	1017.74
ENDFEED 22MM EQUAL COPPER TEE	1966	P & H	EA	20.000	0.96	19.20
ENDFEED 22MM COPPER ELBOW	1967	P & H	EA	58.000	0.43	24.94
ENDFEED 22MM COPPER STRAIGHT COUPLIN	1968	P & H	EA	82.000	0.23	18.86
UNIFIX PIPE CLIP OPENLOK SINGLE 22MM	1969	P & H	EA	538.000	0.11	59.18
22MM ISOLATING VALVE	1970	P & H	EA	7.000	1.91	13.37
PLASTIC WASTE PIPE 32MMX3M	1971	P & H	EA	6.000	1.99	11.94
PLASTIC WASTE 32MM KNUCKLE BEND	1972	P & H	EA	12.000	0.59	7.08
PLASTIC WASTE 32MM DOUBLE SOCKET	1973	P & H	EA	3.000	0.59	1.77
PLASTIC WASTE 32MM BLACK PIPE BRACKET	1974	P & H	EA	27.000	0.17	4.59
PLASTIC WASTE PIPE 40MMX3M	1975	P & H	EA	14.000	2.42	33.88
PLASTIC WASTE 40MM TEE	1976	P & H	EA	4.000	0.59	2.36
PLASTIC WASTE 40MM REDUCER TO 32MM	1977	P & H	EA	4.000	0.59	2.36
PLASTIC WASTE 40MM KNUCKLE BEND	1978	P & H	EA	20.000	0.59	11.80
PLASTIC WASTE 40MM DOUBLE SOCKET	1979	P & H	EA	6.000	0.59	3.54
PLASTIC WASTE 40MM PIPE BRACKET	1980	P & H	EA	42.000	0.17	7.14
PLASTIC SOIL PIPE 110MMX3M SINGLE SOCKET	1981	P & H	EA	5.000	16.94	84.70
PLASTIC SOIL 110MM SINGLE BRANCH	1982	P & H	EA	3.000	14.24	42.72

PLASTIC SOIL 110MM OFFSET BEND SINGLE SOCKET	1983	P & H	EA	6.000	9.55	57.30
PLASTIC SOIL 110MM PIPE BRACKET	1984	P & H	EA	13.000	1.64	21.32
DULUX TRADE QUICK DRYING PRIMER 5L	1986	DECORATING	EA	1.000	34.42	34.42
DULUX TRADE UNDERCOAT BRILLIANT WHITE 5L	1987	DECORATING	EA	1.000	20.11	20.11
DULUX TRADE HIGH GLOSS WHITE 5 LITRE	1988	DECORATING	EA	1.000	17.73	17.73
DULUX TRADE VINYL MATT EMULSION MAGNOLIA 10 LITRE	1989	DECORATING	EA	6.000	34.20	205.20
DULUX TRADE VINYL MATT EMULSION WHITE 6 LITRE	1990	DECORATING	EA	4.000	16.12	64.48
DECORATORS CAULK WHITE POLYFILLA TRADE	1991	DECORATING	EA	1.000	1.81	1.81
WHITE SPIRIT 2 LITRES	1992	DECORATING	EA	1.000	2.56	2.56
GLASS PAPER GENERAL PURPOSE FINE PK5	1993	DECORATING	EA	1.000	1.46	1.46
GLASS PAPER GENERAL PURPOSE MEDIUM PK5	1994	DECORATING	EA	1.000	1.46	1.46
DULUX Trade Danish Oil 2.50 Litre	1997	DECORATING	EA	8.000	28.01	224.08
100MM ROUND WIRE NAIL 25KG BOX	2003	Sundries	BX	3.000	31.96	95.88
50MM GALVANIZED CLOUT NAIL 25KG BOX	2005	Sundries	BX	2.000	43.64	87.28
30MM GALVANIZED CLOUT NAIL 25KG BOX	2007	Sundries	EA	1.000	43.10	43.10
CHIPPY SCREWS 4.0X25MM BX200	2008	Sundries	BX	1.000	3.17	3.17
CHIPPY SCREWS 4.5X50MM BX200	2009	Sundries	BX	1.000	6.99	6.99
CHIPPY SCREWS 5.0X90MM BX100	2010	Sundries	BX	2.000	7.53	15.06
40MM 2.50KG BRIGHT OVAL WIRE	2011	Sundries	EA	1.000	10.29	10.29
CHIPPY SCREWS 4.5X70MM BX100	2014	Sundries	BX	13.000	4.85	63.05
PLASTIC PLUG RED TRADE PK 300	2015	Sundries	EA	5.000	4.65	23.25
PLASTIC PLUG BROWN TRADE PK 300	2016	Sundries	EA	1.000	5.70	5.70
SLEEVE ANCHOR BOLT M10X126	2017	Sundries	EA	4.000	1.37	5.48
65MM ANNULAR RING SHANK NAIL 2.50KG PACK	2020	Sundries	EA	3.000	9.99	29.97
75MM 2-1/2KG GALV ROUND WIRE	2025	Sundries	EA	3.000	10.39	31.17
			Total			£61,560.63