



Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
<i>Scaffolding & Access Equipment</i>							
Allowance to supply and erect scaffolding	Other	1	Each	3750	£3,750.00	£750.00	£4,500.00
				Total:	£3,750.00	£750.00	£4,500.00
<i>Raft Foundation</i>							
Muckaway Lorry (8 wheel / 16 tonne)	PC Sum	3	Each	300	£900.00	£180.00	£1,080.00
3 Tonne Excavator	Plant	2	Days	95	£190.00	£38.00	£228.00
ROM Concrete Reinforcement Merchant Steel Metal Fabric A142 Mesh 3.6m x 2m	Material	9	Each	46.1	£414.90	£82.98	£497.88
ROM Concrete Reinforcement Spacer Double Cover Flat Base SF4050 40/50mm	Material	180	Each	0.17	£30.60	£6.12	£36.72
Ready Mix Concrete Allowance	Material	13	M3	125	£1,625.00	£325.00	£1,950.00
Electric Poker Vibrator	Plant	1	Days	74.1	£74.10	£14.82	£88.92
Groundworker	Labour	4	Days	200	£800.00	£160.00	£960.00
Labourer	Labour	4	Days	150	£600.00	£120.00	£720.00
				Total:	£4,634.60	£926.92	£5,561.52
<i>Underground Drainage</i>							
Groundworker	Labour	3	Days	200	£600.00	£120.00	£720.00
Labourer	Labour	3	Days	150	£450.00	£90.00	£540.00
1.5 Tonne Excavator	Plant	2	Days	75	£150.00	£30.00	£180.00
Osmadrain Drainage Plain End Pipe 110mm 6 Meter	Material	3	Each	45.03	£135.09	£27.02	£162.11
OsmaDrain Drainage Double Socket Short Radius Bend 87Degree 110mm 4D561	Material	2	Each	18.04	£36.08	£7.22	£43.30
OsmaDrain Double Socket Long Radius bend 87.5° 110mm 4D581	Material	1	Each	27.05	£27.05	£5.41	£32.46

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Osmadrain Drainage Equal Junction 45 Degree Double Socket 110mm	Material	2	Each	35.15	£70.30	£14.06	£84.36
Bulk Bag 10mm Gravel	Material	3	Each	50	£150.00	£30.00	£180.00
Osma 450mm Universal Inspection Chamber Base Straight Channel and 4x110mm Branches 4D922	Material	1	Each	134.94	£134.94	£26.99	£161.93
Osma 450mm Universal Inspection Chamber A15 Round Cover & Frame 4D927	Material	1	Each	53.02	£53.02	£10.60	£63.62
Osma 450mm Universal Inspection Chamber Shaft 4D975	Material	3	Each	46.55	£139.65	£27.93	£167.58
				Total:	£1,946.13	£389.23	£2,335.36
<i>Walls below DPC</i>							
Solid Dense 7.3N Concrete Block Grey 100mm	Material	181	Each	1.96	£354.76	£70.95	£425.71
Bulk Bag Building Sand	Material	1	Each	50	£50.00	£10.00	£60.00
Blue Circle Mastercrete Grey Cement in Plastic Bag 25kg	Material	4	Each	7.65	£30.60	£6.12	£36.72
Bricklayer	Labour	2	Days	200	£400.00	£80.00	£480.00
Labourer	Labour	2	Days	150	£300.00	£60.00	£360.00
Cementone Freeflo Plasticiser 5L	Material	1	Each	8.08	£8.08	£1.62	£9.70
DPC 30m x 100mm	Material	3	Each	5.09	£15.27	£3.05	£18.32
Petrol Concrete Mixers	Plant	2	Days	22.92	£45.84	£9.17	£55.01
				Total:	£1,204.55	£240.91	£1,445.46
<i>Plinth Walls</i>							
50mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	7	Each	39.37	£275.59	£55.12	£330.71
Insulation Retaining Disc	Material	48	Each	0.12	£5.76	£1.15	£6.91
DPC 30m x 450mm	Material	2	Each	23.05	£46.10	£9.22	£55.32
Staifix Housing Wall Ties HRT4 200mm HRT4 (Box 250)	Material	1	Each	38.18	£38.18	£7.64	£45.82
Facing Brick Allowance	Material	1226	Each	1.2	£1,471.20	£294.24	£1,765.44
100mm Thermalite Shield Block 3.6N	Material	205	Each	1.69	£346.45	£69.29	£415.74
Type W Caviweep Brick Vent Terracotta	Material	10	Each	0.39	£3.90	£0.78	£4.68

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Multicor Rigid Cavity Closer 2.44m	Material	2	Each	9.6	£19.20	£3.84	£23.04
Blue Circle Mastercrete Grey Cement in Plastic Bag 25kg	Material	9	Each	7.65	£68.85	£13.77	£82.62
Bulk Bag Building Sand	Material	2	Each	50	£100.00	£20.00	£120.00
Petrol Concrete Mixers	Plant	4	Days	22.92	£91.68	£18.34	£110.02
Bricklayer	Labour	4	Days	200	£800.00	£160.00	£960.00
Labourer	Labour	4	Days	150	£600.00	£120.00	£720.00
				Total:	£3,866.91	£773.38	£4,640.29
<i>Floor Screed & Insulation</i>							
Ndc Polipak Dpm 4m x 25m 300mu	Material	1	Each	63.09	£63.09	£12.62	£75.71
25mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	3	Each	29.85	£89.55	£17.91	£107.46
120mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	18	Each	81.39	£1,465.02	£293.00	£1,758.02
Vista TPS Polythene 4M X 25M Clear	Material	1	Each	12.9	£12.90	£2.58	£15.48
General builder	Labour	1	Days	200	£200.00	£40.00	£240.00
Labourer	Labour	1	Days	150	£150.00	£30.00	£180.00
Ready Mix Screed Allowance	Other	4	M3	160	£640.00	£128.00	£768.00
Pump Allowance	Other	1	Each	300	£300.00	£60.00	£360.00
Plasterer	Labour	1	Days	200	£200.00	£40.00	£240.00
Plasterer	Labour	1	Days	200	£200.00	£40.00	£240.00
				Total:	£3,320.56	£664.11	£3,984.67
<i>Ground Floor External Timber Frame</i>							
Carpenter	Labour	8	Days	200	£1,600.00	£320.00	£1,920.00
Labourer	Labour	8	Days	150	£1,200.00	£240.00	£1,440.00
47mm x 150mm x 4.8m Regularised Treated Sawn Timber C24	Material	86	Each	25.54	£2,196.44	£439.29	£2,635.73
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	Material	0.75	Each	39.58	£29.69	£5.94	£35.62

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Simpson Strong-Tie Heavy Restraint Bend Strap 900mm 10 Pack	Material	2.4	Each	62.49	£149.98	£30.00	£179.97
GoldscREW Plus PZ Countersunk Multipurpose Screws 5 x 50mm 200 Pack	Material	0.5	Each	9.41	£4.71	£0.94	£5.65
Easydrive TX Countersunk Concrete Screws 7.5mm x 50mm 100 Pack	Material	2	Each	10.41	£20.82	£4.16	£24.98
Rockwool Flexi 140mm	Material	29	Each	38	£1,102.00	£220.40	£1,322.40
Vista TPS Polythene 4M X 25M Clear	Material	1	Each	12.9	£12.90	£2.58	£15.48
SterlingOSB Zero OSB3 Board 2440 x 1220 x 11mm FSC®	Material	28	Each	16.33	£457.24	£91.45	£548.69
GoldscREW PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	Material	4	Each	5.41	£21.64	£4.33	£25.97
Easy Trim Master Breather Membrane 50m X 1m	Material	4	Each	71.53	£286.12	£57.22	£343.34
Stanley Heavy Duty Staples Zinc-Plated 8mm x 10mm 1000 Pack	Material	4	Each	2.99	£11.96	£2.39	£14.35
50mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	29	Each	39.37	£1,141.73	£228.35	£1,370.08
				Total:	£8,235.22	£1,647.04	£9,882.26

150mm Internal Partition

Carpenter	Labour	1	Days	200	£200.00	£40.00	£240.00
Labourer	Labour	1	Days	150	£150.00	£30.00	£180.00
Sawn Treated Easi Edge 150 x 47mm (6" x 2") Kiln Dried C24 4.8m	Material	8	Each	22.29	£178.32	£35.66	£213.98
Knauf Insulation Acoustic Roll 50mm Covers 16.2m ²	Material	1	Each	56.85	£56.85	£11.37	£68.22
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	Material	0.2	Each	39.58	£7.92	£1.58	£9.50
				Total:	£593.09	£118.62	£711.70

Floor Joists, Insulation & Chipboard Deck

Carpenter	Labour	4	Days	200	£800.00	£160.00	£960.00
Carpenter	Labour	4	Days	200	£800.00	£160.00	£960.00
47mm x 200mm x 4.2m Regularised Treated Sawn Timber C24	Material	29	Each	29.65	£859.85	£171.97	£1,031.82
Unifix Cup Square Hex Bolt & Nut M12 x 130mm Pack of 12	Material	4	Each	9.05	£36.20	£7.24	£43.44
Simpsons Light Engineered Bent Restraint Strap 1000mm	Material	14	Each	2.29	£32.06	£6.41	£38.47

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Simpson Strong-tie JHA270/47 Timber to Timber Joist Hanger 47mm	Material	40	Each	0.92	£36.80	£7.36	£44.16
Easyfix Square Twist Nails Sheradised 3.75mm x 30mm 1kg Pack	Material	3	Each	6.16	£18.48	£3.70	£22.18
Knauf Insulation OmniFit Roll 150mm	Material	6	Each	57.38	£344.28	£68.86	£413.14
Egger D4 Chipboard Flooring Adhesive 1kg	Material	4	Each	17.22	£68.88	£13.78	£82.66
22mm x 2400mm x 600mm Egger Peelclean Xtra Tongue and Grooved Chipboard Flooring TG4	Material	21	Each	20.98	£440.58	£88.12	£528.70
GoldscREW PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	Material	2	Each	5.41	£10.82	£2.16	£12.98
				Total:	£3,447.95	£689.59	£4,137.54

Upper External Timber Frame Walls

Carpenter	Labour	5	Days	200	£1,000.00	£200.00	£1,200.00
Labourer	Labour	5	Days	150	£750.00	£150.00	£900.00
47mm x 150mm x 4.8m Regularised Treated Sawn Timber C24	Material	48	Each	25.54	£1,225.92	£245.18	£1,471.10
Simpson Strong-Tie Heavy Restraint Bend Strap 900mm 10 Pack	Material	2	Each	62.49	£124.98	£25.00	£149.98
Unifix Cup Square Hex Bolt & Nut M12 x 130mm Pack of 12	Material	5	Each	9.05	£45.25	£9.05	£54.30
Vista TPS Polythene 4M X 25M Clear	Material	1	Each	12.9	£12.90	£2.58	£15.48
Rockwool Flexi 140mm	Material	12	Each	38	£456.00	£91.20	£547.20
SterlingOSB Zero OSB3 Board 2440 x 1220 x 11mm FSC®	Material	12	Each	16.33	£195.96	£39.19	£235.15
GoldscREW PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	Material	2	Each	5.41	£10.82	£2.16	£12.98
Easy Trim Master Breather Membrane 50m X 1m	Material	2	Each	71.53	£143.06	£28.61	£171.67
Stanley Heavy Duty Staples Zinc-Plated 8mm x 10mm 1000 Pack	Material	2	Each	2.99	£5.98	£1.20	£7.18
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	Material	0.5	Each	39.58	£19.79	£3.96	£23.75
50mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	12	Each	39.37	£472.44	£94.49	£566.93
				Total:	£4,463.10	£892.62	£5,355.72

Roof Structure

PLATE Sawn Treated Easi Edge 100 x 47mm (4" x 2") Kiln Dried C16 4.8m FSC®	Material	6	Each	15.85	£95.10	£19.02	£114.12
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Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
RAFTER Timber C24 175mm x 47mm - 42 @ 3.6m	Material	220	LM	5.78	£1,271.60	£254.32	£1,525.92
PURLIN Timber C24 225mm x 75mm	Material	21	LM	11.5	£241.50	£48.30	£289.80
RIDGE Sawn Treated Easi Edge 225 x 47mm (9" x 2") Kiln Dried C16 4.8m FSC®	Material	3	Each	35.15	£105.45	£21.09	£126.54
Simpsons Heavy Engineered Bent Restraint Strap 1000mm	Material	15	Each	4.19	£62.85	£12.57	£75.42
Simpsons Heavy Engineered Bent Restraint Strap 1500mm	Material	16	Each	4.95	£79.20	£15.84	£95.04
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	Material	1	Each	39.58	£39.58	£7.92	£47.50
Goldscrow PZ Double-countersunk Yellow-passivated Carbon steel Screw (Dia)5mm (L)80mm, Pack of 100	Material	2	Each	4.34	£8.68	£1.74	£10.42
Sabrefix Universal Framing Anchors Galvanised 124mm x 67mm 10 Pack	Material	13	Each	6.66	£86.58	£17.32	£103.90
Sheradized Square Twist Nails 30 x 3.75mm 500g	Material	4	Each	6.03	£24.12	£4.82	£28.94
Carpenter	Labour	9	Days	200	£1,800.00	£360.00	£2,160.00
Labourer	Labour	9	Days	150	£1,350.00	£270.00	£1,620.00
Timber Nailer	Plant	9	Days	44.1	£396.90	£79.38	£476.28
				Total:	£5,561.56	£1,112.31	£6,673.87
<i>Roof Covering & Insulation</i>							
Rofer	Labour	7	Days	200	£1,400.00	£280.00	£1,680.00
Labourer	Labour	7	Days	150	£1,050.00	£210.00	£1,260.00
Easy Trim Grafter Breather Membrane 50m X 1m	Material	2	Each	71.86	£143.72	£28.74	£172.46
Graded Roof Batten Treated 50 x 25mm (2" x 1") 4.8m PEFC	Material	62	Each	7.15	£443.30	£88.66	£531.96
Easytrim 3 In 1 Eaves Ventilation Accessory Pack	Material	3	Each	26.93	£80.79	£16.16	£96.95
Easytrim Easyridge Plus 10M Dryfix Ridgekit Black	Material	2	Each	87.71	£175.42	£35.08	£210.50
Calder Industrial Code 4 Lead Flashing 390mm x 3000mm	Material	1	Each	117.12	£117.12	£23.42	£140.54
Felt Support Tray Black 1.5m	Material	4	Each	3.66	£14.64	£2.93	£17.57
Timber Nailer	Plant	7	Days	39	£273.00	£54.60	£327.60
125mm Angle Grinder	Plant	7	Days	45.5	£318.50	£63.70	£382.20

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Tile & Half	Material	48	Each	3.33	£159.84	£31.97	£191.81
Clay Pantiles	Material	1426	Each	1.5	£2,139.00	£427.80	£2,566.80
Angled Ridge	Material	27	Each	5	£135.00	£27.00	£162.00
Soakers	Material	1	Each	17.92	£17.92	£3.58	£21.50
Calder Industrial Code 4 Lead Flashing 150mm x 6000mm	Material	1	Each	76.4	£76.40	£15.28	£91.68
Paslode 141259 Galvanised Ring Handy Pack 63mm x 2.8mm	Material	1	Each	44.54	£44.54	£8.91	£53.45
Marcris CK650SF Diamond Tile Blade 115 x 22.2mm	Material	1	Each	14.45	£14.45	£2.89	£17.34
150mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	20	Each	84.34	£1,686.80	£337.36	£2,024.16
50mm x 2400mm x 1200mm Recticel Eurothane GP Insulation Board	Material	20	Each	39.37	£787.40	£157.48	£944.88
Carpenter	Labour	2	Days	200	£400.00	£80.00	£480.00
				Total:	£9,477.84	£1,895.57	£11,373.41
<i>Fascia and Soffit Softwood</i>							
Carpenter	Labour	3	Days	200	£600.00	£120.00	£720.00
Labourer	Labour	3	Days	150	£450.00	£90.00	£540.00
Graded BS5534 Pressure Treated Timber Roofing Batten 25mm x 38mm x 4.8m	Material	9	Each	4.02	£36.18	£7.24	£43.42
22mm x 100mm x 4.8m Green Treated Sawn Carcassing	Material	9	Each	8.06	£72.54	£14.51	£87.05
Goldscrow PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 50mm 200 Pack	Material	1	Each	5.41	£5.41	£1.08	£6.49
25x150 (20.5x144) 5th Premium Redwood PSE (Per M)	Material	40	Each	6.01	£240.40	£48.08	£288.48
25x225 (20.5x216) 5th Premium Redwood PSE (Per M)	Material	40	Each	9.31	£372.40	£74.48	£446.88
				Total:	£1,776.93	£355.39	£2,132.32
<i>Rainwater</i>							
Carpenter	Labour	1	Days	200	£200.00	£40.00	£240.00
Wavin Osma RoundLine gutter 112mm black 4m OT074B	Material	5	Each	10.24	£51.20	£10.24	£61.44
Wavin Osma RoundLine gutter support bracket 112mm black OT019B	Material	30	Each	1.37	£41.10	£8.22	£49.32

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Wavin Osma RoundLine stopend external 12mm black OT011B	Material	10	Each	2.8	£28.00	£5.60	£33.60
Wavin Osma RoundLine straight running outlet 112mm black OT624B	Material	5	Each	3.96	£19.80	£3.96	£23.76
Wavin Osma RoundLine pipe 68mm black 2.75m OT086B	Material	10	Each	10.66	£106.60	£21.32	£127.92
Wavin Osma RoundLine pipe bracket 68mm black OT034B	Material	17	Each	1.42	£24.14	£4.83	£28.97
Wavin Osma RoundLine offset bend socket 68mm black OT025B	Material	10	Each	4.15	£41.50	£8.30	£49.80
Ultra Screw PZ Double-Countersunk Multipurpose Screws 5mm x 50mm 200 Pack	Material	1	Each	23.33	£23.33	£4.67	£28.00
Wall Plug Red 6mm Box of 100	Material	2	Each	0.99	£1.98	£0.40	£2.38
				Total:	£537.65	£107.53	£645.18
<i>External Doors & Windows</i>							
Timber Glazed Doorset & Sidelights 2000x2100mm	Material	1	Each	2100	£2,100.00	£420.00	£2,520.00
Timber Glazed Doorset & Sidelight 1200x2100mm	Material	1	Each	1260	£1,260.00	£252.00	£1,512.00
Timber Doorset 900x2100mm	Material	1	Each	945	£945.00	£189.00	£1,134.00
Timber Garage Door 2100x2100mm	Material	1	Each	2500	£2,500.00	£500.00	£3,000.00
Timber Window 1200x900mm	Material	4	Each	540	£2,160.00	£432.00	£2,592.00
Timber Window 1800x900mm	Material	1	Each	810	£810.00	£162.00	£972.00
Timber Window 1800x500mm	Material	1	Each	450	£450.00	£90.00	£540.00
Timber Window 900x600mm	Material	1	Each	270	£270.00	£54.00	£324.00
Simpson 20mm x 10mtr Fixing Band Galv FB20	Material	1	Each	20.59	£20.59	£4.12	£24.71
TurboGold PZ Double-countersunk Yellow-passivated Carbon steel Screw (Dia)5mm (L)60mm, Pack of 100	Material	1	Each	6.98	£6.98	£1.40	£8.38
Geocel Dupont Great Stuff Pro Gun Foam Fixer Window & Door 750ml	Material	1	Each	10.04	£10.04	£2.01	£12.05
Geocel Trade Mate Paintable Frame Seal White 310ml	Material	6	Each	9.72	£58.32	£11.66	£69.98
Carpenter	Labour	5	Days	200	£1,000.00	£200.00	£1,200.00
Labourer	Labour	3	Days	150	£450.00	£90.00	£540.00
				Total:	£12,040.93	£2,408.19	£14,449.12

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
<i>Wall Cladding</i>							
Carpenter	Labour	6	Days	200	£1,200.00	£240.00	£1,440.00
Carpenter	Labour	6	Days	200	£1,200.00	£240.00	£1,440.00
Graded Roof Batten Treated 50 x 25mm (2" x 1") 4.8m	Material	75	Each	5.29	£396.75	£79.35	£476.10
32mm x 175mm x 4.2m Green Treated Featheredge Fencing Board 2EX	Material	150	Each	11.87	£1,780.50	£356.10	£2,136.60
PAR Redwood Boards 75 x 25mm (3" x 1") NOM PEFC	Material	50	LM	3.14	£157.00	£31.40	£188.40
47x50 Imported Treated Carcassing Timber 3m	Material	50	Each	56.42	£2,821.00	£564.20	£3,385.20
Paslode 141257 Stainless Steel Ring Handy Pack 51 x 2.8mm	Material	3	Each	101.12	£303.36	£60.67	£364.03
TurboGold PZ Double-Countersunk Multipurpose Screws 5mm x 80mm 100 Pack	Material	7	Each	7.41	£51.87	£10.37	£62.24
				Total:	£7,910.48	£1,582.10	£9,492.58
<i>Studwork</i>							
Carpenter	Labour	2	Days	200	£400.00	£80.00	£480.00
Labourer	Labour	2	Days	150	£300.00	£60.00	£360.00
47mm x 100mm x 2.4m Regularised Treated Sawn Timber C24	Material	54	Each	8.38	£452.52	£90.50	£543.02
Knauf Insulation Acoustic Roll 50mm Covers 16.2m ²	Material	2	Each	56.85	£113.70	£22.74	£136.44
Paslode Galvanised-Plus IM360 Collated Nails 3.1mm x 90mm 1100 Pack	Material	0.25	Each	39.58	£9.90	£1.98	£11.87
				Total:	£1,276.12	£255.22	£1,531.34
<i>Internal Doors & Linings</i>							
Carpenter	Labour	2	Days	200	£400.00	£80.00	£480.00
Labourer	Labour	2	Days	150	£300.00	£60.00	£360.00
Door Lining Sawn/Metal Stud 32 x 115mm NOM	Material	4	Each	24.57	£98.28	£19.66	£117.94
Door - Allowance	Material	4	Each	100	£400.00	£80.00	£480.00
Ironmongery Allowance	Material	4	Each	45	£180.00	£36.00	£216.00
Goldscrow PZ Double-Countersunk Self-Tapping Multipurpose Screws 5mm x 70mm 100 Pack	Material	1	Each	4.08	£4.08	£0.82	£4.90

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Broadfix Precision Wedgepackers Medium 77mm x 8mm x 45mm 200 Pack	Material	1	Each	25.99	£25.99	£5.20	£31.19
				Total:	£1,408.35	£281.67	£1,690.02
<i>Plasterboard</i>							
Carpenter	Labour	5	Days	200	£1,000.00	£200.00	£1,200.00
Labourer	Labour	5	Days	150	£750.00	£150.00	£900.00
Siniat Standard Square Edge Plasterboard 2400 x 1200 x 12.5mm	Material	88	Each	9.17	£806.96	£161.39	£968.35
British Gypsum Gyproc Thermaline PIR Tapered Edge insulated plasterboard 2400mm x 1200mm x 63mm	Material	8	Each	80.4	£643.20	£128.64	£771.84
Course Thread Drywall Screw Black 3.5 x 42mm (Pk 1000)	Material	3	Each	10.09	£30.27	£6.05	£36.32
Siniat Universal Bonding Compound 25kg	Material	3	Each	12.93	£38.79	£7.76	£46.55
				Total:	£3,269.22	£653.84	£3,923.06
<i>Plastering</i>							
Plasterboard Joint / Scrim Tape 48mm x 90m	Material	7	Each	4.07	£28.49	£5.70	£34.19
Mini Mesh Angle Bead 2.4m	Material	32	Each	2.15	£68.80	£13.76	£82.56
British Gypsum Thistle MultiFinish Coat Plaster 25kg	Material	30	Each	8.96	£268.80	£53.76	£322.56
Plasterer	Labour	8	Days	200	£1,600.00	£320.00	£1,920.00
Plasterer	Labour	8	Days	200	£1,600.00	£320.00	£1,920.00
				Total:	£3,566.09	£713.22	£4,279.31
<i>Internal Joinery</i>							
Primed MDF Torus Skirting 119 x 18 x 4200mm FSC®	Material	15	Each	19.56	£293.40	£58.68	£352.08
Primed MDF Torus Architrave 69 x 18 x 4200mm FSC®	Material	11	Each	12.14	£133.54	£26.71	£160.25
Primed MDF Window Board 245 x 25 x 3660mm FSC®	Material	4	Each	48.4	£193.60	£38.72	£232.32
Pinkgrip Gap Filling Adhesive 350ml	Material	8	Each	2.49	£19.92	£3.98	£23.90
Paslode Galvanised Angled Brads 16ga x 38mm 2000 Pack	Material	1	Each	26.66	£26.66	£5.33	£31.99
Evo-Stik Mitre Fix 2-Part 351882	Material	1	Each	15.53	£15.53	£3.11	£18.64

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Staircase Allowance	PC Sum	1	Each	1200	£1,200.00	£240.00	£1,440.00
Carpenter	Labour	4	Days	200	£800.00	£160.00	£960.00
				Total:	£2,682.65	£536.53	£3,219.18
<i>Wall Tiling Allowance</i>							
Wall Tile Allowance	Material	10	M2	30	£300.00	£60.00	£360.00
Dunlop RX-3000 Waterproof Wall Tile Adhesive 15kg	Material	2	Each	18.32	£36.64	£7.33	£43.97
2mm Long Leg Tile Spacers Pack of 1500	Material	1	Each	14.09	£14.09	£2.82	£16.91
Dunlop GX-500 Flexible Floor & Wall Tile Grout Mist Grey 2.5kg	Material	2	Each	7.99	£15.98	£3.20	£19.18
L Shaped Aluminium Tile Trim Silver 8mm x 2.4m	Material	9	Each	12.95	£116.55	£23.31	£139.86
Tiler	Labour	2	Days	200	£400.00	£80.00	£480.00
				Total:	£883.26	£176.65	£1,059.91
<i>Painting and Decorating</i>							
Painter Decorator	Labour	8	Days	200	£1,600.00	£320.00	£1,920.00
Painter Decorator	Labour	8	Days	200	£1,600.00	£320.00	£1,920.00
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	Material	1	Each	12.49	£12.49	£2.50	£14.99
Leyland Trade Fast Drying Water Based Satin Paint Brilliant White 2.5L	Material	1	Each	28.37	£28.37	£5.67	£34.04
Leyland Trade Contract Matt Emulsion Brilliant White 10ltr	Material	10	Each	16.84	£168.40	£33.68	£202.08
Dulux Trade Weathershield External Undercoat 2.5L Paint Brilliant White	Material	1	Each	56.58	£56.58	£11.32	£67.90
Dulux Trade Weathershield Gloss 2.5L Paint Pure Brilliant White	Material	1	Each	56.09	£56.09	£11.22	£67.31
Bedec Barn Paint Black 5L	Material	4	Each	71.69	£286.76	£57.35	£344.11
Geocel Decorators Caulk White 380ml	Material	4	Each	1.39	£5.56	£1.11	£6.67
ProDec Ice Fusion Roller Kit	Material	2	Each	9.99	£19.98	£4.00	£23.98
ProDec Synthetic Decorators Brush Set	Material	2	Each	12.99	£25.98	£5.20	£31.18
P120 Grade (Fine) Green Aluminium Oxide Abrasive Roll (115mm x 5m)	Material	2	Each	7.69	£15.38	£3.08	£18.46

Line Description	Line Type	Qty	Unit	Price	Nett Cost	Profit	Total
Cotton Twill Dust Sheet 3.6 x 2.7m (12' x 9')	Material	2	Each	11.32	£22.64	£4.53	£27.17
Hippo Low Tac Masking Tape 50mm x 50m	Material	3	Each	5.85	£17.55	£3.51	£21.06
Total:					£3,915.78	£783.16	£4,698.94

Kitchen Allowance

Kitchen Allowance	PC Sum	1	Each	8000	£8,000.00	£1,600.00	£9,600.00
Misc Fixings	Other	1	Each	200	£200.00	£40.00	£240.00
Carpenter	Labour	5	Days	200	£1,000.00	£200.00	£1,200.00
Total:					£9,200.00	£1,840.00	£11,040.00

Provisional Sum for 1st & 2nd Fix Plumbing

Provisional Sum for 1st & 2nd Fix Plumbing	PC Sum	1	Each	10000	£10,000.00	£2,000.00	£12,000.00
Total:					£10,000.00	£2,000.00	£12,000.00

Provisional Sum for 1st & 2nd Fix Electrics

Provisional Sum for 1st & 2nd Fix Electrics	PC Sum	1	Each	6500	£6,500.00	£1,300.00	£7,800.00
Total:					£6,500.00	£1,300.00	£7,800.00

Nett Cost: £115,468.96

Profit: £23,093.79

Total: £138,562.75