



CORE ESTIMATING

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Unit 3, Broadley Park Road, Devonshire Meadows, PL67EZ

# Feasibility Study

## PRELIMINARIES

£13,505.51

### Preliminaries

£8,955.51

#### General Preliminaries

#### Foreman / Supervisor - 1 each

✓ Site Supervision for 3 x Weeks

#### Sign Boards - 1 each

✓ Supply and display construction sign boards. Keeping your construction site safe

#### Health and Safety - 1 each

✓ Includes Health and Safety, First Aid, Protective clothing

#### Disposal Waste - 2 each

✓ We have allowed for 2 x Tipper Load 1.25 Tonne (BASE)

#### Cleaning - 1 each

✓ We have allowed for cleaning 1 x General Labourer for 1 x Day

#### Materials

	Qty	Unit
Sign Boards	1.0	each

#### Labour

	Qty	Unit
Site Supervision	120.0	hour
General Labourer	8.0	hour

#### Plant & Tool

	Qty	Term	Unit
Tipper Load 1.25 Tonne (BASE)	2	1.0	each

#### Other costs

	Qty	Unit
Safety, First Aid, Protective clothings	1.0	each

### Site Equipment

#### Site Equipment.

#### Toilet - 1 each

✓ Hire Portable Toilet 5ft x 4ft for 20 weeks  
✓ Includes delivery and collection cost

#### Office - 1 each

✓ Hire Portable Office 8ft x 8ft for 20 weeks  
✓ Includes delivery and collection cost

#### Plant & Tool

Qty Term Unit

Portable Toilet 5ft x 4ft	1	20.0	week
Delivery and Collection Cost	1	-	each
Portable Office 8ft x 8ft	1	20.0	week
Delivery and Collection Cost	1	-	each

## Preparation & Protection

### Preparation & Protection.

#### Boarding Up Openings

- ✓ Temporary boarding up openings using:
- ✓ Smartply OSB 2440 x 1220 x 18mm - 2 sheet
- ✓ Sawn Timber Treated C16/C24 47 x 95mm - 8 m
- ✓ Gorilla Cloth Duct Tape Black 48mm x 11m - 1 each

Materials	Qty	Unit
Smartply OSB 2440 x 1220 x 18mm	2.0	sheet
Sawn Timber Treated C16/C24 47 x 95mm	8.0	m
Gorilla Cloth Duct Tape Black 48mm x 11m	1.0	each

Labour	Qty	Unit
Boarding up openings	4.0	hour

**Scaffolding** £4,550.00

#### Scaffolding

#### Scaffolding - 1 each

Other costs	Qty	Unit
Scaffolding	1.0	each

## DEMO & REMOVAL

**£7,466.88**

**Demo & Removal** £7,466.88

### Demolition / Removal

#### Building and Outbuildings Demolition

- ✓ Demolishing conservatory - 15 m2

#### Walls and Chimneys Removal

- ✓ Remove stud partition; including finishings - 15 m2
- ✓ Demolish cavity wall - 12 m2

#### Woodwork and Openings Removal

- ✓ Remove upvc window - 2 each
- ✓ Remove upvc door - 1 each

#### Disposal:

- ✓ Disposal surplus materials off site
- ✓ We have allowed for 3.6 x Tipper Load 1.25 Tonne (BASE)

Labour	Qty	Unit
Demolish cavity wall	12.0	m2
Remove stud partition; including finishings	15.0	m2
Demolishing conservatory	15.0	m2
Remove upvc window	2.0	each
Remove upvc door	1.0	each

Plant & Tool	Qty	Term	Unit
Tipper Load 1.25 Tonne (BASE)	4	1.0	each

### Demolition / Removal (garage)

#### Woodwork and Openings Removal

- ✓ Remove kitchen wall and floor units - 10 each
- ✓ Remove skirting, architrave, dado rail - 20 m

#### Floor Finishes Removal

- ✓ Remove existing flooring - 13 m2

#### Disposal:

- ✓ Disposal surplus materials off site
- ✓ We have allowed for 0.4 x Tipper Load 1.25 Tonne (BASE)

<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Remove existing flooring	13.0	m2
Remove skirting, architrave, dado rail	20.0	m
Remove kitchen wall and floor units	10.0	each
<b>Plant &amp; Tool</b>	<b>Qty</b>	<b>Term</b>
Tipper Load 1.25 Tonne (BASE)	1	1.0
		<b>Unit</b>
		each

## **SUBSTRUCTURE**

**£24,772.51**

### Substructure

**£24,772.51**

#### Trench Foundation

##### **Trench Foundation. Length 30.5m:**

- ✓ Excavate trenches by machine, Width - 600mm, Depth - 1000mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 4.5 x Tipper Load 1.25 Tonne (BASE)
- ✓ Ready mixed concrete - C25 Mix

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Concrete Mix C25	9.0	m3
Regular Diesel	79.0	l
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Load soil to skip by hand	23.0	m3
Casting concrete to trench	9.0	m3
Levelling and compacting bottoms of excavations	19.0	m2
Excavate trenches by Machine	19.0	m3
<b>Plant &amp; Tool</b>	<b>Qty</b>	<b>Term</b>
Tipper Load 1.25 Tonne (BASE)	5	1.0
1.5 Tonne Excavator	1	3.0
Delivery and Collection Cost	1	-
		<b>Unit</b>
		each
		day
		each

#### Cavity Walls Below DPC

##### **Cavity Walls Below DPC.**

- ✓ Constructed in cement sand mortar 1:3
- ✓ Outer skin: concrete blocks below ground level and bricks above ground level
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties, cavity 150mm wide
- ✓ Site mixed concrete
- ✓ Concrete blocks inner skin
- ✓ Damp proof course built into walls

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Ballast Bulk Bag	3.0	each
Blue Circle Mastercrete 25kg	17.0	each

Solid Low Density Concrete Blocks 3.6N 100mm	204.0	each
Sika Maxmix Concentrated Plasticiser 1L	2.0	each
Building Sand Bulk Bag	2.0	each
Blue Circle Cement 25kg	6.0	each
Damp Proof Course 450mm x 30m	3.0	each
London Brick Company Commons	407.0	each
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Mix Concrete on Site	2.0	m3
Filling cavity	2.0	m3
Laying concrete blocks	204.0	each
Lay damp proof course	61.0	m
Laying bricks (half a brick thick)	7.0	m2

## Concrete Floor

### Concrete Floor. Concrete ground floor slab, floor area 60m<sup>2</sup>:

- ✓ Excavate reduced levels by machine, excavation depth: - 355mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 5.2 x Tipper Load 1.25 Tonne (BASE)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ 150mm backfilling to make up levels with hardcore obtained off site, compacting fill with vibrating plate
- ✓ 50mm sand or quarry dust blinding spread and levelled over hardcore, compacting blinding with vibrating plate
- ✓ 1200 gauge damp proof membrane
- ✓ Celotex or similar flooring insulation board, 140mm thick
- ✓ Celotex or similar flooring insulation board to perimeter of floor screed, 25mm thick x 165mm high
- ✓ 500 gauge separating layer/vapour barrier
- ✓ Ready mixed concrete - C25 Mix
- ✓ Mesh reinforcement to slab
- ✓ Cement and sand (1:3) floor screed, 65mm thick
- ✓ Tamped Finish

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Sharp Sand Bulk Bag	8.0	each
Blue Circle Mastercrete 25kg	76.0	each
Concrete and screed Fibres 900g (usage 1m <sup>3</sup> screed)	4.0	each
MOT Type 1 Sub-base Bulk Bag	21.0	bag
Visqueen Vapour Check 500 GA Green 4 x 50m	1.0	roll
Concrete Mix C30	6.0	m3
Regular Diesel	92.0	l
A142 Reinforcing Mesh 4.8m x 2.4m (2.2kg/m <sup>2</sup> )	6.0	each
Plastic Reinforced Mesh Spacers 40- 50mm	375.0	each
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	2.0	each
140mm Celotex Insulation XR4140 Board 2400mm x 1200mm	21.0	each
Building Sand Bulk Bag	6.0	each
Damp Proof Membrane 1200ga 4m x 3m (12m <sup>2</sup> )	6.0	each
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Laying floor screed 25-65mm	60.0	m2
Fill to make up levels by hand	12.0	m3
Spreading and levelling fill	120.0	m2
Compacting fill	120.0	m2
Laying vapour control	66.0	m2
Casting concrete to slabs	6.0	m3

Levelling and compacting bottoms of excavations	60.0	m2	
Excavate reduced levels by Machine	22.0	m3	
Cutting and placing reinforcing mesh	60.0	m2	
Laying insulation to floor	66.0	m2	
Load soil to skip by machine	26.0	m3	
Laying Damp Proof Membrane	70.0	m2	
Tamped finish	60.0	m2	
<b>Plant &amp; Tool</b>	<b>Qty</b>	<b>Term</b>	<b>Unit</b>
1.5 Tonne Excavator	1	3.0	day
Delivery and Collection Cost	1	-	each
Tipper Load 1.25 Tonne (BASE)	6	1.0	each
1 Tonne Skip Loader	1	1.0	day

## SUPERSTRUCTURE

£83,079.57

GF

£28,819.86

### Cavity Wall

#### Cavity Wall. Area - 65 m<sup>2</sup>

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)  
A Bricks allowance £0.70 + VAT per each
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
- ✓ Supply and install 100mm Celotex Insulation GA4100 Board 2400mm x 1200mm

Materials	Qty	Unit
Blue Circle Cement 25kg	38.0	each
Building Sand Bulk Bag	4.0	each
Sika Maxmix Concentrated Plasticiser 1L	2.0	each
Celcon Standard Aerated Concrete Block 3.6N 100mm	642.0	each
Bricks allowance	3852.0	each
Staifix Housing Wall Ties HRT4 250mm box of 250	2.0	pack
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	23.0	each
Aluminium Foil Tape 100mm x 45m	8.0	each
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Laying concrete blocks	642.0	each
Laying bricks (half a brick thick)	65.0	m2
Forming cavity	65.0	m2
Laying PIR insulation to cavity wall	65.0	m2

### Roof structure

#### Roof structure Roof Pitch 15° Roof area 46.5m<sup>2</sup>

- ✓ Softwood treated rafters 47 x 145 mm (2" x 6") fixed with screws or nails at 400mm centres
- ✓ Ceiling structure - Sawn Timber Treated C16/C24 47 x 195mm x 3.6m, span 3m
- ✓ 47 x 95 mm (2" x 4") softwood treated wall plate, bedded on cement sand mortar (1:3)
- ✓ Fixing with galvanised mild steel wall plate straps at maximum 2.00m centres
- ✓ Softwood treated ridge board 47 x 225 mm (2" x 9")
- ✓ Softwood treated collars 47 x 95 mm (2" x 4")

Materials	Qty	Unit
Sawn Timber Treated C16/C24 47 x 225mm x 7.2m	15.0	m
Sawn Timber Treated C16/C24 47 x 95mm x 3.6m	58.0	m

Screws 5 x 80mm box of 100	4.0	box
Sawn Timber Treated C16/C24 47 x 95mm x 6.6m	28.0	m
Sleeve Anchor M12 x 99mm pack of 5	7.0	pack
Sawn Timber Treated C16/C24 47 x 175mm x 6.6m	14.0	m
Sawn Timber Treated C16/C24 47 x 195mm x 3.6m	116.0	m
Sawn Timber Treated C16/C24 47 x 145mm x 3.6m	130.0	m
Screws 5 x 100mm box of 100	2.0	box
Brown Plastic Plugs Box of 100	1.0	box
Heavy Restraint Strap 1200 x 30 x 5mm	8.0	each
Building Sand Bulk Bag	1.0	each
Blue Circle Cement 25kg	1.0	each
Screws 4 x 50mm box of 200	1.0	box
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Install ridge	15.0	m
Carpenter to fit roof collar	58.0	m
Carpenter to fit collar support	14.0	m
Carpenter to fit ceiling joists	116.0	m
Carpenter to fit ceiling joist support	14.0	m
Install rafters	130.0	m
Bedding wall plate	14.0	m

## Roofing

### Profile Range.

- ✓ Supply and install Tyvek Supro Breather Membrane 1 x 50m
- ✓ Fix softwood treated tile batten 25 x 38mm with nails or screws
- ✓ Supply and install Marley Mendip Antique Brown (Granular)
- ✓ Fit underlay support tray and roofing felt dressed into gutter
- ✓ Verge tiles pointed in coloured mortar
- ✓ Supalux board undercloak
- ✓ Install Lead flashing and pointing with coloured mortar or grey sealant. Supply:
- ✓ Code 4 Lead Roll 360mm x 6m - 3 rolls

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Tyvek Supro Breather Membrane 1 x 50m	2.0	each
Aluminium Clout Nails 75mm 1kg Pack	1.0	pack
Marley Mendip Antique Brown (Granular)	535.0	each
Plastic Eaves Support tray 1.5m	10.0	each
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	2.0	kg
Sharp Sand Bulk Bag	1.0	each
Blue Circle Cement 25kg	1.0	each
Verges clips	22.0	each
Undercloak 150 x 1200 mm	6.0	each
Treated Batten 25 x 38mm	160.0	m
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	2.0	pack
Code 4 Lead Roll 360mm x 6m	3.0	roll
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Fixing breather membrane	59.0	m2
Fix interlocking tiles	51.0	m2
Fix eaves support	13.0	m

Pointing verges, inc fixing clips	7.0	m
Fix undercloak	7.0	m
Fixing battens to timber	160.0	m
Install flashings	13.0	hour

## Pitched Roof Windows

### Pitched Roof Windows. 780 x 980mm. Quantity 3:

- ✓ Supply and install Velux GGL MK04 White Painted Roof Window 780 x 980mm - 3 each
- ✓ Supply and install Velux EDW MK04 Tile Flashing 780 x 980mm - 3 each
- ✓ Softwood treated timber trimming to openings

Materials	Qty	Unit
Velux EDW MK04 Tile Flashing 780 x 980mm	3.0	each
Velux BFX MK04 Underfelt Collar 780 x 980mm	3.0	each
Velux GGL MK04 White Painted Roof Window 780 x 980mm	3.0	each
Standard Joist Hanger 100mm x 250mm JHA270/100	12.0	each
Standard Joist Hanger 44mm x 238mm JHA270/44	6.0	each
47 x 145 mm (2" x 6"), Length 4.8 m x 9	44.0	m
Square Twist Nails 3.7 x 30mm 1kg	2.0	pack
Screws 5 x 100mm box of 100	2.0	box
Labour	Qty	Unit
Install roof window	3.0	each
Carpenter to fit joist hangers	18.0	each
Install rafters	44.0	m

## Rafters Insulation

### Rafters Insulation

#### Two layers of insulation fitted between and over rafters 51 m<sup>2</sup>

- ✓ 1st Layer - 90mm Celotex Insulation GA3090 Board 2400mm x 1200mm
- ✓ 2nd Layer - Knauf Earthwool Combi Cut 44 Loft Roll Insulation 150mm (9.18m<sup>2</sup>)

Materials	Qty	Unit
90mm Celotex Insulation GA3090 Board 2400mm x 1200mm	18.0	each
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 150mm (9.18m <sup>2</sup> )	6.0	each
Labour	Qty	Unit
Laying PIR insulation between rafters	51.0	m2
Laying wool insulation over rafters	51.0	m2

## Upvc

### Upvc. Supply and fit Upvc fascias, bargeboards and soffits:

#### Fascia. Length - 13m

- ✓ Supply and install uPVC White Fascia Board 18 x 200mm x 5m

#### Eave Soffit. Length - 13m

- ✓ Supply and install uPVC White Vented Soffit Board 9 x 200mm x 5m

#### Bargeboard. Length - 3.4m

- ✓ Supply and install uPVC White Fascia Board 18 x 200mm x 5m

#### Rake Soffit. Length - 3.4m

- ✓ Supply and install uPVC White Solid Soffit Board 9 x 200mm x 5m

Box End. Quantity -  
2each

✓ Includes forming boxed ends at junction of fascia and barge

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
uPVC White Solid Soffit Board 9 x 200mm x 5m	1.0	each
White 40mm Plastic Headed Pins x 250	4.0	box
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	2.0	box
Treated Batten 19 x 50mm	4.0	m
uPVC White Fascia Board 18 x 200mm x 5m	4.0	each
uPVC White Vented Soffit Board 9 x 200mm x 5m	3.0	each
Treated Batten 25 x 50mm	13.0	m
uPVC White Fascia Board 18 x 400mm x 5m	1.0	each
White External Corner 500mm	2.0	each
White External Corner 300mm	2.0	each
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Install fascia/soffit 150-300mm	34.0	m
Fixing battens to masonry	17.0	m
Install box end	2.0	each

Rainwater Goods

**Rainwater Goods.**

**uPVC Gutters**

Half Round Gutter 3 m length - Black - 4  
Half Round Union Bracket - Black - 4  
Half Round External Stop End - Black - 1  
Half Round Fascia Bracket - Black - 15  
Half Round Stop End Outlet - Black - 1

**uPVC Downpipes**

Round Downpipe 2.5 m lengths 68mm - Black - 2  
Half Round Clip 68 mm - Black - 5  
Round Shoe 68 mm - Black - 1  
Round Bend 92.5° Black 68 mm - 1

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Round Downpipe 2.5 m lengths 68mm - Black	2.0	each
Half Round Clip 68 mm - Black	5.0	each
Round Shoe 68 mm - Black	1.0	each
Round Bend 92.5° Black 68 mm	1.0	each
Half Round Gutter 3 m length - Black	4.0	each
Half Round External Stop End - Black	1.0	each
Half Round Fascia Bracket - Black	15.0	each
Half Round Union Bracket - Black	4.0	each
Half Round Stop End Outlet - Black	1.0	each
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Install rainwater goods and accessories	7.0	hour

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**£27,637.81**

Cavity Wall

**Cavity Wall . Area - 50 m<sup>2</sup>**

✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)  
✓ Supply and install London Brick Company Commons  
✓ Cavity formed with stainless steel wall ties  
✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)  
✓ Supply and install Paint Grade Solid Dense Concrete Blocks 7.3N 100mm

✓ Supply and install 90mm Celotex Insulation GA3090 Board 2400mm x 1200mm

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Blue Circle Cement 25kg	30.0	each
Building Sand Bulk Bag	4.0	each
Sika Maxmix Concentrated Plasticiser 1L	2.0	each
Paint Grade Solid Dense Concrete Blocks 7.3N 100mm	494.0	each
London Brick Company Commons	2963.0	each
Staifix Housing Wall Ties HRT4 250mm box of 250	1.0	pack
90mm Celotex Insulation GA3090 Board 2400mm x 1200mm	18.0	each
Aluminium Foil Tape 100mm x 45m	6.0	each
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Laying concrete blocks	494.0	each
Laying bricks (half a brick thick)	50.0	m2
Forming cavity	50.0	m2
Laying PIR insulation to cavity wall	50.0	m2

## Timber Floor

**Timber Floor. Timber ground floor, area 25.8m<sup>2</sup>:**

- ✗ Disposal of surplus excavated materials not included
- ✓ Sawn Timber Treated C16/C24 47 x 195mm floor joists at 400 mm centres
- ✓ Metal Herringbone strutting
- ✓ Supply and install 36 x Standard Joist Hanger 63mm x 250mm JHA270/63
- ✓ 100mm Celotex Insulation GA4100 Board 2400mm x 1200mm or similar insulation fitted between joists on and including 25 x 38 softwood battens
- ✓ Chipboard Flooring fixed with screws to joists

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Standard Joist Hanger 63mm x 250mm JHA270/63	36.0	each
Square Twist Nails 3.7 x 30mm 1kg	4.0	pack
Sawn Timber Treated C16/C24 47 x 195mm x 4.2m	76.0	m
Herringbone Joist Strut 30 x 680mm	68.0	each
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	3.0	pack
Chipboard Flooring P4 2400 x 600 x 18mm	18.0	each
Screws 5 x 70mm box of 100	3.0	box
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	9.0	each
Treated Batten 25 x 38mm	130.0	m
Aluminium Foil Tape 75mm x 45m	3.0	each
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Carpenter to fit joist hangers	36.0	each
Carpenter to fit floor joists	76.0	m
Fix herringbone strutting between joist	14.0	m
Fixing T&G chipboard flooring	26.0	m2
Laying PIR insulation between timbers	26.0	m2
Fixing battens to joists	130.0	m

## Roof Structure

**Apex Roof Roof Pitch 30° Roof area 43.7m<sup>2</sup>**

- ✓ Softwood treated rafters 47 x 145 mm (2" x 6") fixed with screws or nails at 400mm centres
- ✓ Ceiling structure - Sawn Timber Treated C16/C24 47 x 195mm x 4.8m, span 7.9m
- ✓ 47 x 95 mm (2" x 4") softwood treated wall plate, bedded on cement sand mortar (1:3)
- ✓ Fixing with galvanised mild steel wall plate straps at maximum 2.00m centres
- ✓ Softwood treated ridge board 47 x 225 mm (2" x 9")
- ✓ Softwood treated collars 47 x 95 mm (2" x 4")

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
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Sawn Timber Treated C16/C24 47 x 225mm x 4.8m	5.0	m
Sawn Timber Treated C16/C24 47 x 95mm x 2.4m	27.0	m
Screws 5 x 80mm box of 100	2.0	box
Sawn Timber Treated C16/C24 47 x 195mm x 4.8m	106.0	m
Sawn Timber Treated C16/C24 47 x 145mm x 5.4m	152.0	m
Screws 5 x 100mm box of 100	2.0	box
Sawn Timber Treated C16/C24 47 x 95mm x 4.2m	9.0	m
Brown Plastic Plugs Box of 100	1.0	box
Heavy Restraint Strap 1200 x 30 x 5mm	6.0	each
Building Sand Bulk Bag	1.0	each
Blue Circle Cement 25kg	1.0	each
Screws 4 x 50mm box of 200	1.0	box
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Install ridge	5.0	m
Carpenter to fit roof collar	27.0	m
Carpenter to fit ceiling joists	106.0	m
Install rafters	152.0	m
Bedding wall plate	9.0	m

## Profile Range

### Profile Range.

- ✓ Supply and install Tyvek Supro Breather Membrane 1 x 50m
- ✓ Fix softwood treated tile batten 25 x 38mm with nails or screws
- ✓ Supply and install Marley Mendip Smooth Brown
- ✓ Ridge tiles bedded and pointed in coloured mortar
- ✓ Verge tiles pointed in coloured mortar
- ✓ Supalux board undercloak

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Tyvek Supro Breather Membrane 1 x 50m	1.0	each
Aluminium Clout Nails 75mm 1kg Pack	1.0	pack
Marley Mendip Smooth Brown	389.0	each
Marley Segmental Ridge Tile Natural Red (Fine Sanded)	10.0	each
Blue Circle Cement 25kg	4.0	each
Sharp Sand Bulk Bag	2.0	each
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	1.0	kg
Verges clips	30.0	each
Undercloak 150 x 1200 mm	8.0	each
Treated Batten 25 x 38mm	120.0	m
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	1.0	pack
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Fixing breather membrane	43.0	m2
Fix interlocking tiles	37.0	m2
Bedding ridge/hips tiles	5.0	m
Pointing verges, inc fixing clips	10.0	m
Fix undercloak	10.0	m
Fixing battens to timber	120.0	m

## Rafters Insulation

### Rafters Insulation

**One layer of insulation fitted between rafters 37 m<sup>2</sup>**  
 ✓ 150mm Celotex Insulation XR4150 Board 2400mm x 1200mm

Materials	Qty	Unit
150mm Celotex Insulation XR4150 Board 2400mm x 1200mm	13.0	each
Labour	Qty	Unit
Laying PIR insulation between rafters	37.0	m2

### Ceiling Joists Insulation

#### Ceiling Joists Insulation

**Two layers of insulation fitted between and over ceiling joists 25 m<sup>2</sup>**  
 ✓ 1st Layer - Knauf Earthwool Combi Cut 44 Loft Roll Insulation 150mm (9.18m<sup>2</sup>)  
 ✓ 2nd Layer - Knauf Earthwool Combi Cut 44 Loft Roll Insulation 170mm (8.01m<sup>2</sup>)

Materials	Qty	Unit
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 150mm (9.18m <sup>2</sup> )	3.0	each
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 170mm (8.01m <sup>2</sup> )	4.0	each
Labour	Qty	Unit
Laying wool insulation between ceiling joists	25.0	m2
Laying wool insulation over ceiling joists	25.0	m2

### Floor Insulation

#### Floor Insulation

**One layer of insulation fitted between joists 25 m<sup>2</sup>**  
 ✓ Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m<sup>2</sup>)

Materials	Qty	Unit
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m <sup>2</sup> )	2.0	each
Labour	Qty	Unit
Laying wool insulation between joists	25.0	m2

### Upvc

#### Upvc. Supply and fit Upvc fascias, bargeboards and soffits:

Fascia. Length -  
8.4m

✓ Supply and install uPVC White Fascia Board 18 x 350mm x 5m

Eave Soffit. Length -  
8.4m

✓ Supply and install uPVC White Vented Soffit Board 9 x 500mm x 2.5m

Bargeboard. Length -  
9.6m

✓ Supply and install uPVC White Fascia Board 18 x 350mm x 5m

Rake Soffit. Length -  
9.6m

✓ Supply and install uPVC White Solid Soffit Board 9 x 400mm x 5m

Box End. Quantity -  
2each

✓ Includes forming boxed ends at junction of fascia and barge

Materials	Qty	Unit
uPVC White Solid Soffit Board 9 x 400mm x 5m	2.0	each
White 40mm Plastic Headed Pins x 250	3.0	box

Nylon Anchor Hammerfix Screws M5x50mm Box of 100	2.0	box
Treated Batten 19 x 50mm	10.0	m
uPVC White Fascia Board 18 x 350mm x 5m	4.0	each
Oak 40mm Plastic Headed Pins x 250	1.0	box
uPVC White Vented Soffit Board 9 x 500mm x 2.5m	4.0	each
Treated Batten 25 x 50mm	9.0	m
uPVC White Fascia Board 18 x 400mm x 5m	1.0	each
White External Corner 500mm	2.0	each
White External Corner 300mm	2.0	each
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Install fascia/soffit 150-300mm	38.0	m
Fixing battens to masonry	19.0	m
Install box end	2.0	each

## Rainwater Goods

### Rainwater Goods (1).

#### uPVC Gutters

- Half Round Gutter 3 m length - Black - 4
- Half Round Union Bracket - Black - 6
- Half Round Fascia Bracket - Black - 12
- Half Round Stop End Outlet - Black - 2

#### uPVC Downpipes

- Round Downpipe 2.5 m lengths 68mm - Black - 6
- Half Round Clip 68 mm - Black - 15
- Round Shoe 68 mm - Black - 2
- Round Socket 68 mm Black - 6
- Round Bend 92.5° Black 68 mm - 2

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Round Downpipe 2.5 m lengths 68mm - Black	6.0	each
Half Round Clip 68 mm - Black	15.0	each
Round Shoe 68 mm - Black	2.0	each
Round Socket 68 mm Black	6.0	each
Round Bend 92.5° Black 68 mm	2.0	each
Half Round Gutter 3 m length - Black	4.0	each
Half Round Fascia Bracket - Black	12.0	each
Half Round Union Bracket - Black	6.0	each
Half Round Stop End Outlet - Black	2.0	each
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Install rainwater goods and accessories	12.0	hour

## Blocking Up Openings

£3,841.77

### Blocking Up Cavity

#### Blocking Up Cavity . Area - 15 m<sup>2</sup>

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Paint Grade Solid Dense Concrete Blocks 7.3N 100mm
- ✓ Supply and install 100mm Celotex Insulation GA4100 Board 2400mm x 1200mm

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Blue Circle Cement 25kg	10.0	each
Building Sand Bulk Bag	2.0	each
Sika Maxmix Concentrated Plasticiser 1L	2.0	each

Paint Grade Solid Dense Concrete Blocks 7.3N 100mm	148.0	each
London Brick Company Commons	889.0	each
Staifix Housing Wall Ties HRT4 250mm box of 250	1.0	pack
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	6.0	each
Aluminium Foil Tape 100mm x 45m	2.0	each

<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Laying concrete blocks	148.0	each
Laying bricks (half a brick thick)	15.0	m2
Forming cavity	15.0	m2
Laying PIR insulation to cavity wall	15.0	m2

## Windows / Doors £19,997.90

### Bifold Door

**Bifold Door. Quantity: 1 each.**

- ✓ Supply and install Aluminium Bifold Door 4.8m Grey - 1 each
- ✓ Fixing in position and sealing, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Cavity Closer Double Flange 150mm x 2440mm	2.0	each
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	1.0	kg
Aluminium Bifold Door 4.8m Grey	1.0	each
No Nonsense General Purpose Silicone Clear 310ml	1.0	each
Masonry Torx Frame Screw 7.5 x 82mm	14.0	each
Expanding Foam 750ml	1.0	each
Cavity Wall Lintel CX150/100 4800mm	1.0	each

<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Install cavity closers	5.0	m
Install bifold door	1.0	each
Install steel lintel	1.0	each

### Windows / doors

New uPVC ground floor and extension (PC SUM)

<b>Other costs</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate (£)</b>	<b>Value (£)</b>
uPVC Windows and Front Door	1.0	each	£13,000.00	£13,000.00

## Garage (de)conversion £2,782.23

### Skirting Board 1

**Skirting Board 1. MDF Torus skirting 144 mm, length 15m:**

- ✓ Supply and install MDF Pencil Round Skirting 119mm
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Dulux Trade High Gloss Paint White 2.5Ltr	1.0	each
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	1.0	each
MDF Pencil Round Skirting 119mm	15.0	m
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	1.0	pack
Pinkgrip Grab Adhesive 350ml	2.0	each

<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
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Apply 2 coats of gloss, 15m x 2	30.0	m
Apply 1 coat of primer, 15m x 1	15.0	m
Apply 1 coat of undercoat, 15m x 1	15.0	m
Cutting and fixing skirting board	15.0	m

### Patching skirting line

#### Patching - 1 each

Materials	Qty	Unit
Thistle (Carlite) Bonding Plaster 25kg	1.0	bag
Thistle Multi Finish Plaster 25kg	1.0	bag
Labour	Qty	Unit
Labour	16.0	hour

### Garage Door

#### Metal Door. Quantity: 1 each

- ✓ Supply and install Pine Garage Door Frame 2134 x 2134mm - 1 each
- ✓ Supply and install Steel Up & Over Garage Door White 2134mm x 2134mm - 1 each
- ✓ Complete with ironmongery
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Materials	Qty	Unit
Cavity Wall Lintel CG150/100 2700mm	1.0	each
Steel Up & Over Garage Door White 2134mm x 2134mm	1.0	each
Pine Garage Door Frame 2134 x 2134mm	1.0	each
No Nonsense General Purpose Silicone Clear 310ml	2.0	each
Masonry Torx Frame Screw 7.5 x 82mm	10.0	each
Expanding Foam 750ml	1.0	each
Cavity Closer Double Flange 150mm x 2440mm	2.0	each
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	1.0	kg
Labour	Qty	Unit
Install steel lintel	1.0	each
Install metal garage door	1.0	each
Install garage door frame	1.0	each
Install Cavity Closers	5.0	m

## INTERNAL FINISHES

**£37,696.00**

### Stud Walls

**£2,632.16**

#### Timber Stud Wall

##### Timber Stud Wall. Area - 42 m<sup>2</sup>

- ✓ Timber stud work using Sawn Timber Treated C16/C24 47 x 95mm at 400mm centres
- ✓ 100mm Insulation Roll or similar insulation fitted between studs

Materials	Qty	Unit
Sawn Timber Treated C16/C24 47 x 95mm Studs: 45 x 2.4m. Plates: 8 x 4.8m. Noggins: 4 x 4.8m	166.0	m
Screws 5 x 100mm box of 100	4.0	box
100mm Insulation Roll	4.0	each
Labour	Qty	Unit
Erect and fix studwork	166.0	m

**Plasterboarding & Plastering****£16,545.29****Plastering****Plastering.****Walls - 250 m<sup>2</sup>**

- ✓ Priming walls with PVA or similar sealer
- ✓ Walls to have a 3mm skim plaster finish, fitting scrim tape and beads as required

**Ceiling - 140 m<sup>2</sup>**

- ✓ Priming ceiling with PVA or similar sealer
- ✓ Ceiling to have a 3mm skim plaster finish, fitting scrim tape and beads as required
- ✓ 3 x General Labourers for 1 x Day

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Drywall Scrim Tape 48mm x 90m	7.0	roll
Thistle Multi Finish Plaster 25kg	59.0	bag
Contractors PVA 5Ltr	16.0	each
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Labour for accessories and extras	9.0	hour
Priming walls and ceiling	390.0	m2
Skimming ceiling	140.0	m2
Skimming walls	250.0	m2
General Labourer	24.0	hour

**Plasterboard to Studwork****Stud walls finish - 120m<sup>2</sup>:**

- ✓ Walls to be finished with 1 Layer Standard plasterboard

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Standard Plasterboard SE 2400 x 1200 x 12.5mm	42.0	sheet
Drywall Screws 38mm Box of 1000	3.0	box
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Fixing plasterboard to walls	120.0	m2

**Dot & Dab Walls****Dot and Dab walls - 126m<sup>2</sup>:**

- ✓ Standard plasterboard fixed with adhesive dab to masonry walls

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Standard Plasterboard SE 2400 x 1200 x 12.5mm	44.0	sheet
Gyproc Dry-Wall Adhesive 25kg	28.0	bag
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Dot and dabbing plasterboard	126.0	m2

**Plasterboard lining****Plasterboard lining to a total area of 136m<sup>2</sup>**

- ✓ Ceiling to be lined with 1 Layer Standard plasterboard

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Standard Plasterboard TE 2400 x 1200 x 12.5mm	48.0	sheet
Drywall Screws 38mm Box of 1000	3.0	box



Assorted Plastic Shims Pack of 100	2.0	pack
Tubular Latch 76 mm	8.0	each
Brass Door Handle Pack of 2	8.0	pack
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Fitting a door	8.0	each
Fitting a single door lining	8.0	each
Fitting a tubular latch	8.0	each
Fitting handles	16.0	each

## Double Door

### Double Door. Moulded double door x 1:

- ✓ Supply and install Softwood Double Door Lining Set + Stops 32 x 95mm - 1 each
- A Internal Door allowance £100.00 + VAT per each
- ✓ Lock, handles and hinges
- ✓ Apply 1 coat of primer, 1 coat of gloss, 1 coat of undercoat

Materials	Qty	Unit
Internal Door allowance	2.0	each
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	2.0	pack
Softwood Double Door Lining Set + Stops 32 x 95mm	1.0	each
Masonry Torx Frame Screw 7.5 x 82mm	10.0	each
Assorted Plastic Shims Pack of 100	1.0	pack
Dulux Trade High Gloss Paint White 2.5Ltr	1.0	each
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	1.0	each
Tubular Latch 76 mm	1.0	each
Brass Door Handle Pack of 2	2.0	pack
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Fitting a door	2.0	each
Fitting a double door lining	1.0	each
Apply 1 coat of gloss, 7.3m <sup>2</sup> x 1	8.0	m2
Apply 1 coat of primer, 7.3m <sup>2</sup> x 1	8.0	m2
Apply 1 coat of undercoat, 7.3m <sup>2</sup> x 1	8.0	m2
Fitting a tubular latch	1.0	each
Fitting handles	2.0	each

## Skirting / Architrave

£2,391.71

### Skirting Board

#### Skirting Board. MDF Pencil skirting 144 mm, length 110m:

- ✓ Supply and install MDF Pencil Round Skirting 144mm
- ✗ Decorating not included

Materials	Qty	Unit
MDF Pencil Round Skirting 144mm	110.0	m
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	1.0	pack
Pinkgrip Grab Adhesive 350ml	11.0	each
<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Cutting and fixing skirting board	110.0	m

### Architrave

#### Architrave. MDF Pencil architrave 69 mm, length 52m:

- ✓ Supply and install MDF Pencil Round Architrave 69mm

✗ Decorating not included

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
MDF Pencil Round Architrave 69mm	52.0	m
Pinkgrip Grab Adhesive 350ml	5.0	each
MitreBond Aerosol kit 2Pcs	1.0	each

  

<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Cutting and fixing in position architraves	52.0	m

## EXTERNAL WORKS

**£5,400.40**

### External Works

**£5,400.40**

#### Paving Slabs

##### **Paving Slabs.**

##### **Paving Slabs, area 25m<sup>2</sup>:**

- ✓ Excavate reduced levels by machine, excavation depth: 225mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 1.4 x Tipper Load 1.25 Tonne (BASE)
- ✓ Installing geotextile membrane
- ✓ Backfilling to make up levels with hardcore obtained off site, hardcore thickness: 150mm
- ✓ Paving slabs laid on mortar bed
- ✓ Pointed with sand and cement mortar

<b>Materials</b>	<b>Qty</b>	<b>Unit</b>
Regular Diesel	25.0	l
MOT Type 1 Sub-base Bulk Bag	9.0	bag
Weed Control Landscape Fabric 1m x 20m	2.0	roll
Sika Maxmix Concentrated Plasticiser 1L	1.0	each
Blue Circle Cement 25kg	20.0	each
Sharp Sand Bulk Bag	2.0	each
Buff Peak Paving Slab 400 x 400mm	157.0	each
Building Sand Bulk Bag	1.0	each

  

<b>Labour</b>	<b>Qty</b>	<b>Unit</b>
Levelling and compacting bottoms of excavations	25.0	m2
Excavate reduced levels by Machine	6.0	m3
Fill to make up levels by hand	4.0	m3
Spreading and levelling fill	25.0	m2
Compacting fill	25.0	m2
Laying geotextile membrane	28.0	m2
Load soil to skip by hand	7.0	m3
Laying paving slabs	25.0	m2
Mortar pointing	125.0	m

  

<b>Plant &amp; Tool</b>	<b>Qty</b>	<b>Term</b>	<b>Unit</b>
1.5 Tonne Excavator	1	1.0	day
Delivery and Collection Cost	1	-	each
Tipper Load 1.25 Tonne (BASE)	2	1.0	each

**M&E**

**£29,900.00**

Plumbing

£18,200.00

Plumber

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Other costs	Qty	Unit	Rate (£)	Value (£)
Plumber	1.0	each	£18,200.00	£18,200.00

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Electrical

£11,700.00

Electrician

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Other costs	Qty	Unit	Rate (£)	Value (£)
Electrician	1.0	each	£11,700.00	£11,700.00

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**Subtotal:** £201,820.85

**VAT @ 20%:** £40,364.17

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**Total :** £242,185.02