

ESTIMATION REPORT

ONE & HALF STOREY



THIS IS AN EXAMPLE REPORT, PRICES MAY NOT REFLECT MARKET PRICES

Client Name: Example Client
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Architect: Example Architectural Design
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Self Build--Sliver package

105

New Build

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Guidance Notes

Labour prices will be for guidance only. We will estimate labour rates for your area to the best of our knowledge. There will always be price variations, but it is the timeframe that we are promoting accuracy for.

13 -20 Ton digger rates generally do include driver labour/owner driver

Delivery charges are on Plant Hire only and will depend on distance from said supplier to Site.

Please note foundation price is presumed on good ground conditions. If ground conditions are poor, this will incur additional costs for possibly piling or steel mesh reinforcement.

Before foundations or ring beam is poured: inspection approval by building control (UK only), or an architect or engineer (ROI) is needed

Material costs are based on the average for your area

Overslab is inclusive of the following tasks: Backfill Substructure with aggregates, first fixture of drainage pipes & services, radon barrier, steel mesh (if required) and pour of concrete subfloor

PC SUMS is a presumed cost for Electrical, Plumbing, Kitchen, Stairs & Sanitary ware etc

In plant and labour, 9 hours is generally described or equal to 1 working day. This includes breaks.

General housekeeping relates to clean up and removal of waste at each phase

If you are getting a contractor to do the works for you, please allow for their prelims/over heads/profit.

VAT to be added if applicable i.e extensions, renovations, VAT does not be added to new build jobs in Northern Ireland. **Prices will be Net**

Prices Are Net

Client**Example Client**

New Build

**Preliminaries**

Item	Description	Qty	Cost per week	Projected time on site	Total Cost
Item 1	Site Huts/storage/welfare	1	£30.00	48	£1,440.00
	Delivery / collection charge	1	£175.00	1	£175.00
					£0.00
Item 2	Security Fencing	1	£100.00	1	£100.00
					£0.00
Item 3	Toilets/serviced	1	£30.00	48	£1,440.00
	Delivery / collection charge	1	£175.00	1	£175.00
					£0.00
Item 4	Water Supply (temporary one off cost)	1	£300.00	1	£300.00
					£0.00
Item 5	Electricity Connections (temporary one off cost)	1	£1,000.00	1	£1,000.00
					£0.00
Item 6	Site Security/optional	1	£600.00	1	£600.00
					£0.00
Item 7	Hoarding	1	£300.00	1	£300.00
					£0.00
Item 8	Skips & Recycling / 6 yrd/8 yrd	4	£300.00	1	£1,200.00
					£0.00
Item 9	Scaffolding Hire, Erect,Alter and dismantel store	1	£4,500.00	1	£4,500.00

Total	£11,230.00
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The above costs are the clients discretion to alter or remove
to suit ther own requirements

Client Example Client **New Build**



Build Phase - Site clearance

Reduced dig/form access lane way

Materials

Materials	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Aggregate/access lane way	4 " cr Run	4"	60	each	£12.50	£750.00
Aggregate	2" Cr Run	2"	30		£12.50	£375.00
Aggregate	Blinding		10		£13.00	£130.00

Material Total £1,255.00

Plant

Plant Needed	Hours/QTY	Hired off	Rate Per day	Rate per Hour/QTY	Fuel Cost	Total
13 Tonne Digger - strip top soil	4.00	INC DRIVER & FUEL		£50.00		£200.00
13 Tonne Digger - form access lane	4.00	INC DRIVER & FUEL		£50.00		£200.00
Dumper 9 ton - strip top soil	4.00	hired		£11.00	£100.00	£144.00
Dumper 9 ton - reduced dig	4.00	hired		£11.00	£150.00	£194.00
Delivery & Collection Charges	1.00			£150.00		£150.00

Plant Total £888.00

Labour

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Dumper driving	1	8.00		£23.00		£184.00
Line out site/take levels	2	2.00		£23.00		£92.00
Scrape off top soil/store on site - As Above	1	0.50		£0.50		£0.13
Reduced dig /level in dump site - As Above	1	0.05		£0.50		£0.01
House keeping	1	2.00		£23.00		£46.00

Labour Total £322.14

Assumptions:

1. All topsoil stored on site for use
2. All reduced dig spoil/clay stored on site

Material	£1,255.00
Plant	£888.00
Labour	£322.14
Phase Total	£2,465.14



Client Example Client **New Build**



Build Phase - Foundations

Line out dig /pour

Material

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Concrete INC wastage & Oversight	30N		30	Mc3	£98.00	£2,940.00
Steel Mesh	A393	4.8 x 2.4	8	Sheets	£65.50	£524.00
Stone	Crusher run	4"	20	tonne	£12.50	£250.00
Timber/Profiles	(general allowance)		1		£20.00	£20.00
Consumables	Marker spray		1		£20.00	£20.00
Consumables	Lines/Nails		1		£15.00	£15.00
Steel Rebar		12mm	3	m	£6.00	£18.00

Material Total £3,787.00

Plant

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
13 Tonne Digger	8	INC DRIVER & FUEL		£50.00		£400.00
Tractor & dump	8	INC DRIVER & FUEL		£60.00		£480.00
Delivery Charges	1			£150.00		£150.00

Plant Total £1,030.00

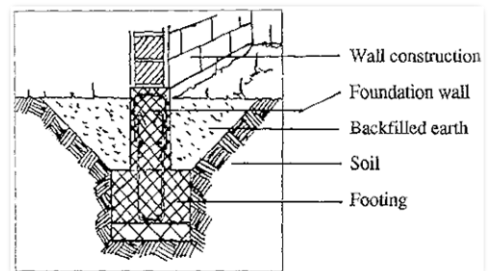
Labour

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Line out founds	2	4		£23.00		£184.00
Driving digger As Above	1	0.5		£0.50		£0.13
Steel mesh & fit tie re bar	2	3		£23.00		£138.00
Pour foundations	2	8		£23.00		£368.00
Housekeeping	1	2		£23.00		£46.00

Labour Total £736.13

Assumptions:

Material	£3,787.00
Plant	£1,030.00
Labour	£736.13
Phase Total	£5,553.13





Client Example Client **New Build**

Build Phase - Substructure / Footings

Materials

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Blocks to internal walls	4" Block on flat	215mm	250	Number of	£0.61	£152.50
Blocks to cavity wall	12" Trench Block	300mm	1200	Number of	£0.61	£732.00
Bricks	Con. Brick		30	Number of	£0.31	£9.30
Soap Bars	4x4		20	Number of	£0.70	£14.00
Soap Bars	6x4		160	Number of	£0.70	£112.00
Sand	Building Sand		10	Tonne	£19.00	£190.00
Cement	Blue Circle / Quinns	25kg	80	Bags	£5.25	£420.00
Mortar Mix			1	Number of	£13.00	£13.00
Lintels		6x4	2		£12.00	£24.00

Materials Total £1,666.80

Plant

Plant Needed	Hours/QTY	Hired off	Rate Per day	Rate per Hour/QTY	Fuel Cost	Total
Mixer	20			£1.50	£20.00	£50.00
Delivery charges	1			£100.00		£100.00

Plant Total £150.00

Labour

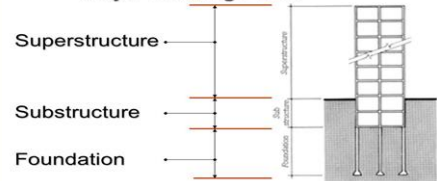
Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Setting out profiles/sq up/level	2	3		£23.00		£138.00
Build substructure/footings	3	20		£25.00		£1,500.00
General housekeeping	1	2		£23.00		£46.00

Labour Total £1,684.00

Assumptions:

Material	£1,666.80
Plant	£150.00
Labour	£1,684.00
Phase Total	£3,500.80

TYPES OF FOUNDATION Major Building Parts



Client	Example Client	New Build
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**Build Phase - Overslab****Material**

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Stone / Aggregate	Crusher Run	4"	60	Tonne	£12.50	£750.00
Stone / Aggregate	Crusher Run	3"	30	Tonne	£12.50	£375.00
Stone / Aggregate	Crusher Run	2"	10	Tonne	£12.50	£125.00
Stone / Aggregate	Blinding	1/2"	12	Tonne	£13.00	£156.00
Stone / Aggregate	Dust	specific	8	Tonne	£14.00	£112.00
Pipes	Sewer Pipe	4"	4	lengths	£17.80	£71.20
Pipe Fittings	Short 90s		6	number	£5.50	£33.00
Pipe Fittings	Medium range 90's		2	number	£5.50	£11.00
Pipe Fittings	Top hats		9	number	£10.00	£90.00
Pipe Fittings	T/Y's 15/30/40		1	number	£60.00	£60.00
Radon Barrier		4x20m	2	Rolls	£112.00	£224.00
Radon Sump			1	number	£34.00	£34.00
Radon Joint Tape		3x30m	5	number	£9.00	£45.00
Concrete		30N	18	MC3	£98.00	£1,764.00
Consumables			1		£20.00	£20.00

Materials Total	£3,870.20
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Plant

Plant Needed	Hours/QTY	Hired off	Rate Per day	Rate per Hour/QTY	Fuel Cost	Total
13 Tonne digger	16	INC DRIVER & FUEL		£50.00		£800.00
Whackerplate	8			£1.50	£20.00	£32.00
Saws/Discs	1			£25.00	£15.00	£40.00

Plant Total	£872.00
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Labour

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Prep & backfill aggregate	2	8		£23.00		£368.00
Radon Barrier	2	5		£23.00		£230.00
Pour subfloor	2	8		£23.00		£368.00
Fit windposts/other steel	2	3		£23.00		£138.00
Housekeeping	1	2		£23.00		£46.00

Labour Total	£1,150.00
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Assumptions:

Material	£3,870.20
Plant	£872.00
Labour	£1,150.00
Phase Total	£5,892.20

Client	Example Client	New Build
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**Build Phase - Superstructure****Material**

Type of Material	Description/Area	Size	Quantity	Unit of Meas	Cost per Unit	Total
Blocks External Walls	4" on edge/ Main walls	100mm	3800	No.	£0.61	£2,318.00
Blocks External Walls	4" on flat / Main walls	215mm	1200	No.	£0.61	£732.00
Blocks Internal Walls	4" on edge Ground Floor	100mm	550	No.	£0.61	£335.50
Soap Bars	4x4		40	No.	£0.61	£24.40
Soap Bars	6x4		120	No.	£0.61	£73.20
Bricks	Con. Brick		500	No.	£0.36	£180.00
Sand	To blockwork		15	Tonne	£19.00	£285.00
Cement	To blockwork	25kg	150	Bags	£5.25	£787.50
Mortar Mix			3	Number of	£13.00	£39.00
Wall Ties	Standard	250mm	3	box of 250	£67.00	£201.00
DPC's	30m roll	4"-100mm	2	Rolls	£2.95	£5.90
DPC's	30m roll	6"-150mm	3	Rolls	£4.25	£12.75
DPC's	30m roll	9"-220mm	2	Rolls	£6.05	£12.10
DPC's	30m roll	12"-337.5mm	1	Rolls	£9.00	£9.00
DPC's	30m roll	18"-450mm	1	Rolls	£11.90	£11.90
DPC's	30m roll	24" - 600mm	1	Rolls	£15.75	£15.75
Insulation	Built in	100mm	71	Bales	£99.00	£7,029.00
Lintels 150x100mm	Ground floor	4' - 1200mm	4	No.	£12.60	£50.40
Lintels 150x100mm	Ground floor	4 ⁶ - 1350mm	10	No.	£14.20	£142.00
Lintels 150x100mm	Ground floor	5' - 1500mm	5	No.	£15.80	£79.00
Lintels 150x100mm	Ground floor	5 ¹⁶ - 1650mm	15	No.	£17.35	£260.25
Lintels 215x 100mm	Ground floor	8 ¹⁶ - 2650mm	4	No.	£34.25	£137.00
Lintels 215x 100mm	Ground floor	9 ¹⁶ - 2850mm	3	No.	£36.85	£110.55
Keystone Lintels	QUOTE ATTACHED		1		£800.00	£800.00
Steel RSJ	Stairwell	203x133x30UB	3	m	£35.00	£105.00
Steel rsj x 2 No@ 1.4	bedrooms	178x102x19	2.8	per mtr	£35.00	£98.00
Steel RSJ	Kitchen Steel Pillar (4.7x2)	203x203x46UB	9.4	m	£50.80	£477.52
Lead Rolls	6m rolls	12"	2.5	Rolls	£107.00	£267.50
Fibre cement board	cavity closer	8"	32	2.4m lgth	£5.00	£160.00
Meter box	NIE		1	No.	£39.00	£39.00
Gable guides	timber frame		1		£100.00	£100.00

Materials Total	£14,898.22
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Plant

Plant Needed	Hours/QTY	Hired off	Rate Per day	Rate per Hour/QTY	Fuel Cost	Total
Mixer	40			£1.50	£30.00	£60.00
Telehandler	40			£14.00	£100.00	£560.00
Acros allowance	1			£60.00		£60.00
Delivery Charges	1			£100.00		£100.00

Plant Total	£780.00
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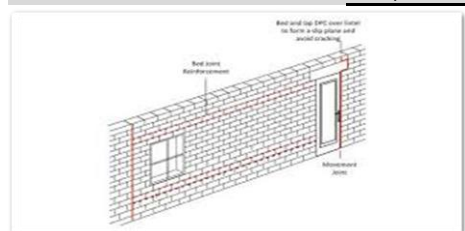
Labour

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Superstructure blockwork	3	140		£26.00		£10,920.00
Erect steel/pillers	2	5		£23.00		£230.00
Support floor joist/temp floor	3	6		£23.00		£414.00
Gable guides (joiner)	2	4		£23.00		£184.00

Labour Total	£11,748.00
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Assumptions:

Material	£14,898.22
Plant	£780.00
Labour	£11,748.00
Phase Total	£27,426.22



Client	Example Client	New Build
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Build Phase - Roof Structure and Finishes & First floor joist

Material

Roof Structure	Description/Area	Size	QTY	In lengths of	Total Linear / M2	Cost per unit or L/Mtr	Total
Steel Frame	Kitchen Dining	152x103x30	1	1	1.00	£15,000.00	£15,000.00
Fire Proofing Paint Allowance			2	1	2.00	£150.00	£300.00
Steel RSJ Fire Coated Paint	Ridge	203x133x30UB	1	9.8	9.80	£35.00	£343.00
Steel fabrication/eng	Allowance		1	1	1.00	£450.00	£450.00
Steel RSJ	Ridge	203x203x46UB	1	13	13.00	£51.00	£663.00
Wall plate	treated/tanalised	4x2 c 24	17	4.8	81.60	£3.00	£244.80
Rafter	Kitchen Dining	6x2 c-24	54	3.8	205.20	£5.00	£1,026.00
Ceiling Joist/Flooring Joist	Guest Bedroom	9x3 c-24	14	3.6	50.40	£6.00	£302.40
Ceiling Joist/Flooring Joist	En Suite	9x3 c-24	6	5.4	32.40	£6.00	£194.40
Ceiling Joist	Stairwell Landing	9x3 c-24	10	3	30.00	£6.00	£180.00
Ceiling Joist/Flooring Joist	Hallway Entrance	9x3- c24	9	3	27.00	£6.00	£162.00
Ceiling Joist/Flooring Joist	Lounge	9x3- c24	16	5.2	83.20	£6.00	£499.20
Flat roof joist	Utility Boot Room	8x2 c24	12	2.8	33.60	£6.00	£201.60
Dormer Roof Construction		6x2	10	3.6	36.00	£2.70	£97.20
Collar Ties		4x2	15	4.8	72.00	£1.95	£140.40
Lath Batons	fully graded	2x1	1150	1	1,150.00	£0.65	£747.50
Fascia board		8x1	16	4.8	76.80	£2.05	£157.44
Plywood Marine	Flat roof	2440x1220x18	9	1	9.00	£62.00	£558.00

Roof Coverings	Description	Size	QTY	Unit	Other	Cost per Unit	Total
Breathable Felt	Tyvek Supro	50 x 1.5m	3	rolls	£0.00	£160.00	£480.00
Rafter Roll		6m roll	12	rolls	£0.00	£11.00	£132.00
Eaves Tray		1.5m lengths	35	m	£0.00	£3.00	£105.00
Skylights inc flashing		780x1180mm	7		£630.00	£620.00	£4,970.00
Fixings	Paslo nails	2"	2	pack of 3300	£0.00	£60.00	£120.00
Fixings	Paslo nails	4"	1	pack of 2200	£0.00	£60.00	£60.00
Fixings	Galvanised nails	4"	1	Pack of 2200	£0.00	£45.00	£45.00
Fixings	Copper Nails	2"	9	box of 1000	£0.00	£65.00	£585.00
Fixings	Wall plate straps	600mm Straight	26	No.	£0.00	£1.80	£46.80
Fixings	Anchor bars		15	No.	£0.00	£8.00	£120.00
Fixings	Metal joist hangers	single	4	No.	£0.00	£3.10	£12.40
Fixings	Metal joist hangers	double	6	No.	£0.00	£6.20	£37.20
Slate	natural	500x250	4150	No.	£0.00	£1.40	£5,810.00
Ridge Caps	Slates	400mm	65	No.	£0.00	£12.00	£780.00
Dry Ridge system			25	m	£0.00	£13.00	£325.00
Slate trim		BENT @ 20mm	7		£0.00	£18.00	£126.00
Lead Rolls Code 5 Dormer	Dormer	1.2x3m	2	Rolls	£0.00	£498.00	£996.00
Lead Rolls	valleys	18"	1	Rolls	£0.00	£160.00	£160.00
Specialised supply & fit	Zinc		8	m2	£0.00	£175.00	£1,400.00
Specialised supply & fit	Trocal		18	m2	£0.00	£70.00	£1,260.00

Materials Total	£38,837.34
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Plant

Plant Needed	Description	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Telehandler		40			£14.00	£100.00	£660.00
Delivery Charges		1			£150.00		£150.00

Plant Total	£810.00
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Labour

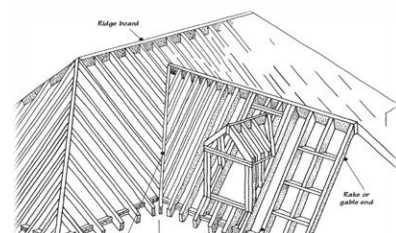
Task	Description	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Roof construction (joiner)		3	32		£24.00		£2,304.00
Flat roof construction		2	8		£24.00		£384.00
Dormer Roof Construction		2	8		£24.00		£384.00
Flat roof finishes As Above - Trocal & Zinc		1	0.5		£0.50		£0.25
Leadwork/flashings		2	3		£24.00		£144.00
Dormer Leadwork		2	8		£24.00		£384.00
Erect steel RSJs/A Frame		3	8		£24.00		£576.00
Soffit/Fascia frame		2	4		£24.00		£192.00
Housekeeping		2	4		£24.00		£192.00

Refer to final breakdown for PVC soffit, fascia & guttering

Labour Total	£4,560.25
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Assumptions:

Material	£38,837.34
Plant	£810.00
Labour	£4,560.25
Phase Total	£44,207.59





Client	Example Client	New Build
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**Build Phase - First Fix Joinery****Material**

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Timber/Tanlised	Cladding/batton	2x2	200	m	£0.80	£160.00
Timber/first floor	Wall Studding	4x2	215	m	£1.95	£419.25
Door Frame/first floor	Standard (5.1 lengths)	4 1/4" x 1 1/4"	22	m	£3.00	£66.00
Door Frame/ground floor		5 1/4" x 1 1/4"	37	m	£3.60	£133.20
Timber Sheet Material /first floor	T & G OSB3	2.4 x 1.2 x 18mm	22	sheets	£38.00	£836.00
Plasterboard	Stud walls	8 x 4 x 9.5mm	33	sheets	£7.30	£240.90
Plasterboard	Ceilings Ground Floor	8 x 4 x 12.5mm	26	sheets	£7.30	£189.80
Plasterboard	Insulated	50mm + 12.5mm	28	sheets	£62.20	£1,741.60
Plasterboard	Moisture resistant	12mm	8	sheets	£16.50	£132.00
Foil back insulation Vaulted	8x4	100mm	30	sheets	£42.70	£1,281.00
Foil back insulation Floor Joist	8x4	100mm	25	sheets	£42.70	£1,067.50
Insulation /floor joist/stud walls	Knauf	100mm (13.5)	7	Rolls	£35.00	£245.00
Fixings	Chipboard screw	5x100mm	4	box of 200	£5.00	£20.00
Fixings	door frames screws		75	Number	£0.25	£18.75
Fixings	insulated p/b fixings		1200	Number	£0.12	£144.00
Fixings	Other/Allowance		1		£150.00	£150.00
External cladding Supply & Fit	Cedar/Larch etc		34	m2	£65.00	£2,210.00

Materials Total	£9,055.00
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Plant

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Delivery Charges	1			£120.00		£120.00

Plant Total	£120.00
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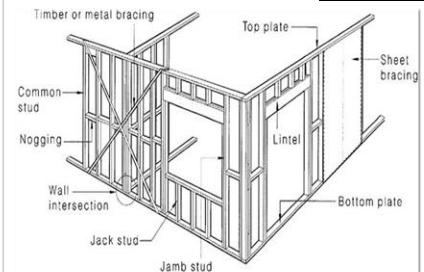
Labour

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Stud walls/erect form	2	12		£23.00		£552.00
Rafter insulation	2	16		£23.00		£736.00
Loft insulation/ceiling first floor	2	4		£23.00		£184.00
Stud wall insulation	1	2		£23.00		£46.00
Door frames	1	8		£23.00		£184.00
exterior wall cladding	2	18		£23.00		£828.00
Plasterboarding	3	30		£23.00		£2,070.00
House keeping	1	3		£20.00		£60.00

Labour Total	£4,660.00
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Assumptions:

Material	£9,055.00
Plant	£120.00
Labour	£4,660.00
Phase Total	£13,835.00



Client Example Client **New Build**



Build Phase - Plastering

Material

Material	Description/Area	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Sand/loose	External walls		10	tonne	£24.00	£240.00
Sand/loose	Internal walls		12	tonne	£24.00	£288.00
Cement	External walls	25kg	55	bags	£5.25	£288.75
Cement	Internal walls	25kg	65	bags	£5.25	£341.25
Mortar Mix			3	litres	£15.00	£45.00
Waterproofer	Cementone	5 litres	1	litres	£15.00	£15.00
Skim Finish	Internal walls	25kg	65	bags	£12.00	£780.00
Bonding	bonding carlite		4	bags	£15.00	£60.00
Scrim Cloth	2" Self adhesive		4	rolls	£5.90	£23.60
Scrim Cloth	4" self adhesive		2	rolls	£9.10	£18.20
Corner Beading	Fine		20		£1.85	£37.00
Galvised roll	wall plate	20mtrsx100mm	2	rolls	£13.00	£26.00
Beading	Heavy		45		£1.85	£83.25
Fixings	general allowance		1		£40.00	£40.00

Materials Total £2,286.05

Plant

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Mixer	65			£1.50	£45.00	£142.50
Telehandler	40			£14.00	£100.00	£660.00
Delivery Charges	1			£150.00	£0.00	£150.00

Plant Total £952.50

Labour

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Plastering (sub out)	3	125		£26.00		£9,750.00
Housekeeping	1	5		£22.00		£110.00

Labour Total £9,860.00

Assumptions:

Material	£2,286.05
Plant	£952.50
Labour	£9,860.00
Phase Total	£13,098.55



Client	Example Client	New Build
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**Build Phase - Finish floor****Material**

Material	Description/Area	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Polythene	25x4m	1000g	2	roll	£35.00	£70.00
Insulation - perimeter strip	Ground floor	50mmx2.4	24	strips	£6.00	£144.00
Insulation	Ground floor	100mm	42	sheets	£42.70	£1,793.40
Expansion		15m	1	rolls	£18.00	£18.00
Screed	sand & cement 4:1		12	m2	£110.00	£1,320.00
Fixings			1		£25.00	£25.00

Materials Total	£3,370.40
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Plant

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Screed pump	10			£4.00	£50.00	£90.00
Delivery Charges	1			£45.00		£45.00

Plant Total	£135.00
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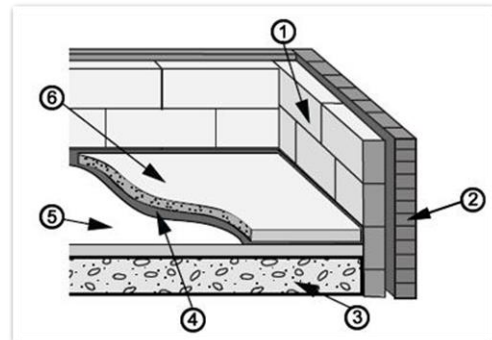
Labour

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Floor prep & lay polythene	2	4		£22.00		£176.00
Lay insulation	2	6		£22.00		£264.00
Pour finish floor	3	12		£23.00		£828.00
Housekeeping	1	2		£22.00		£44.00

Labour Total	£1,312.00
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Assumptions:

Material	£3,370.40
Plant	£135.00
Labour	£1,312.00
Phase Total	£4,817.40



Client Example Client **New Build**



Build Phase - Trim out

Material

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Doors	Standard		9	number of	£150.00	£1,350.00
Door Stop	Full	100 x 12	50	m	£2.40	£120.00
Skirting	Standard mdf	119 x 19	185	m	£3.65	£675.25
Architrave	Standard mdf	69 x 19mm	90	m	£2.35	£211.50
Ironmongery	handles/hinges		9	allowance per door	£60.00	£540.00
Window board	mdf	19mm	14	m	£10.00	£140.00
Hotpress/Shelving	timber	2x1 planed	80	m	£0.51	£40.80
Fixings	allowance		1		£100.00	£100.00
Adhesives			1		£25.00	£25.00

Materials Total £3,202.55

Plant

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Delivery Charges	1			£100.00	£0.00	£100.00

Plant Total £100.00

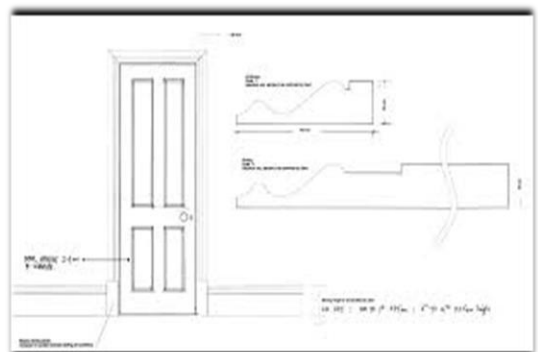
Labour

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Fit doors/hang/swing	1	12		£24.00		£288.00
Fit ironmongery	1	9		£24.00		£216.00
Fit skirting/architrave	2	12		£24.00		£576.00
Shelving/Units	1	6		£24.00		£144.00
Window Board	1	8		£24.00		£192.00
Hot press	1	4		£24.00		£96.00
Boxing of pipes	1	3		£24.00		£72.00

Labour Total £1,584.00

Assumptions:

Material	£3,202.55
Plant	£100.00
Labour	£1,584.00
Phase Total	£4,886.55



Client	Example Client	New Build
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**Build Phase - Sewers/Drainage****Material**

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Stone / Aggregate	Crusher Run	2"	20	Tonne	£12.50	£250.00
Stone / Aggregate	Drainage Stone/pG	1/4"	30	Tonne	£13.00	£390.00
Stone / Aggregate		Dust	12	Tonne	£14.00	£168.00
Concrete	treatment plant	15N	3	Mc3	£95.00	£285.00
Pipes	Sewer Pipe 6m	4"	12	lengths	£20.00	£240.00
Pipes	Storm Pipe 6m	4"	16	lengths	£20.00	£320.00
Treatment plant	Sewer treatment	6 person	1	number	£3,500.00	£3,500.00
Fittings	Roddable BIG gully		4	number	£30.00	£120.00
Fittings	460/18" man hole base		6	number	£27.00	£162.00
Fittings	460 manhole riser		14	number	£15.00	£210.00
Fittings	460 D.I cover & frame B125		4	number	£45.00	£180.00
Fittings	320/12" manhole base		8	number	£22.50	£180.00
Fittings	320/12" manhole riser		16	number	£12.30	£196.80
Fittings	320 polypropylene cover		8	number	£30.00	£240.00
Fittings	6" Gully riser		6	number	£9.50	£57.00
Fittings	Pipe cover vents		4	number	£4.00	£16.00
Fittings	Rodeyes	Galv	2	number	£31.60	£63.20
Fittings	15°	4"	6	number	£5.00	£30.00
Fittings	30°	4"	6	number	£5.00	£30.00
Fittings	45°	4"	8	number	£5.00	£40.00
Fittings	L/R 90°	4"	1	number	£18.00	£18.00
Fittings	T's	4"	5	number	£12.00	£60.00
Fittings	Y's	4"	5	number	£12.00	£60.00
Fittings	15°	4"	5	number	£5.00	£25.00
Fittings	30°	4"	5	number	£5.00	£25.00
Fittings	45°	4"	6	number	£5.00	£30.00
Fittings	T's	4"	3	number	£12.00	£36.00
Fittings	Y's	4"	3	number	£12.00	£36.00
Ducting	Black Ducting	2"	5		£14.45	£72.25
Power cable	to treatment plant		1		£200.00	£200.00
NIE ducting	6m lengths	4"	5		£35.00	£175.00
Grey ducting	BT cable		6		£15.00	£90.00
Water fittings	Allowance		1		£60.00	£60.00
Water pipe	Blue alkaline	50mtrx25mm	1		£100.00	£100.00

Materials Total	£7,665.25
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Plant

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Dumper 6T	40			£8.00	£100.00	£420.00
Saws/small plant	allowance			£1.00	£80.00	£80.00
13 ton digger	40	INC DRIVER & FUEL		£50.00	£0.00	£2,000.00
Delivery Charges	1			£150.00	£0.00	£150.00

Plant Total	£2,650.00
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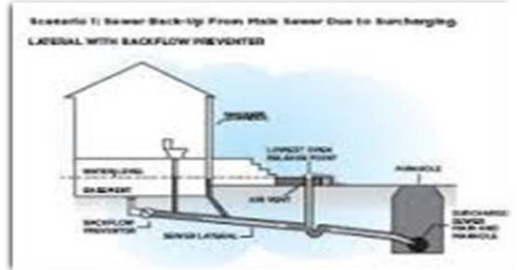
Labour

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Drainage/storms	2	20		£22.00		£880.00
Sewers/lay	2	24		£22.00		£1,056.00
Treatment plant	1	8		£22.00		£176.00
Backfilling of trenches	1	4		£22.00		£88.00
Sewer snagging	1	4		£22.00		£88.00
Housekeeping	1	2		£22.00		£44.00

Labour Total	£2,332.00
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Assumptions:

Material	£7,665.25
Plant	£2,650.00
Labour	£2,332.00
Phase Total	£12,647.25



Client Example Client **New Build**



Build Phase - Street/Footpaths Prep

Material

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Concrete		Gen 1	1	mc3	£85.00	£85.00
Concrete/fine mix	footpaths/steps	30N	7.5	mc3	£105.00	£787.50
Sand			1	tonne	£25.00	£25.00
Cement	25kg		8	bags	£5.25	£42.00
Aggregates	Crusher run	2"	40	tonne	£13.00	£520.00
Aggregates	Crusher run	4"	20	tonne	£13.00	£260.00
Aggregates	Blinding		2	tonne	£14.00	£28.00
Aggregates	Dust		3	tonne	£15.00	£45.00
Paving	Allowance		25	m2	£21.00	£525.00

Materials Total £2,317.50

Plant

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
13 T Digger	16	INC DRIVER & FUEL		£50.00		£800.00
Dumper 6T	12			£8.00	£80.00	£176.00
Dumper 9T	0		£0.00	£0.00	£0.00	£0.00
Small plant Allowance	1			£120.00		£120.00
Telehandler	0		£0.00		£0.00	£0.00
Delivery Charges	1			£150.00		£150.00

Plant Total £1,246.00

Labour

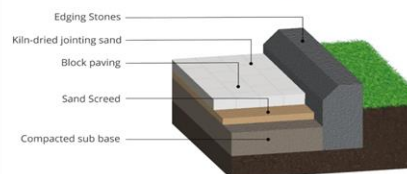
Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Footpath shutter prep	2	6		£22.00		£264.00
Stone up footpath	2	4		£22.00		£176.00
Form and build steps	1	6		£22.00		£132.00
Prep for tarring/level up street	2	5		£22.00		£220.00
Concrete footpath/pour	3	8		£22.00		£528.00
Prep for patio/paving	2	4		£22.00		£176.00
Lay patio/paving	2	12		£22.00		£528.00

Labour Total £2,024.00

Assumptions:

Material	£2,317.50
Plant	£1,246.00
Labour	£2,024.00
Phase Total	£5,587.50

Cross-Section of a Driveway/Pathway



Client **Example Client**



Build Phase Breakdown

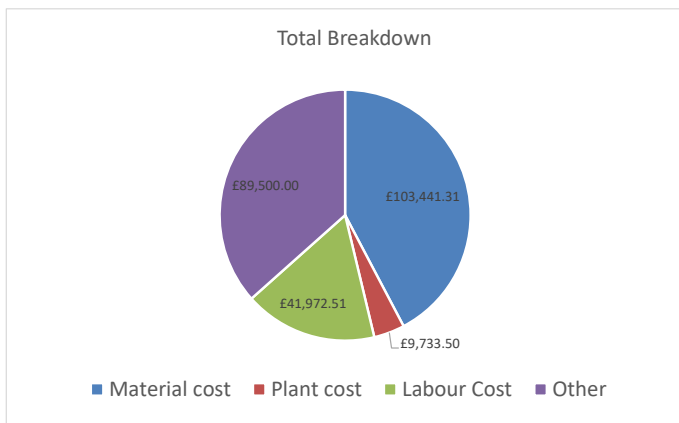
Build Phase	Material cost	Plant cost	Labour Cost	Other	Total Cost
Preliminaries	£11,230.00				£11,230.00
Site clearance/reduced dig/access	£1,255.00	£888.00	£322.14		£2,465.14
Foundations	£3,787.00	£1,030.00	£736.13		£5,553.13
Substructure	£1,666.80	£150.00	£1,684.00		£3,500.80
Overslab	£3,870.20	£872.00	£1,150.00		£5,892.20
Superstructure	£14,898.22	£780.00	£11,748.00		£27,426.22
Roof Structure & Finishes	£38,837.34	£810.00	£4,560.25		£44,207.59
PVC Soffit/Guttering	PC Sum			£2,000.00	£2,000.00
External Windows	PC Sum			£25,000.00	£25,000.00
1st Fix Joinery	£9,055.00	£120.00	£4,660.00		£13,835.00
Plastering	£2,286.05	£952.50	£9,860.00		£13,098.55
Finish floor	£3,370.40	£135.00	£1,312.00		£4,817.40
Plumbing	PC Sum			£27,000.00	£27,000.00
Electricals	PC Sum			£12,000.00	£12,000.00
Trim out	£3,202.55	£100.00	£1,584.00		£4,886.55
Streets/Paving/Footpath	£2,317.50	£1,246.00	£2,024.00		£5,587.50
Sewers & Services	£7,665.25	£2,650.00	£2,332.00		£12,647.25
Kitchen	PC Sum			£15,000.00	£15,000.00
Fireplace/stove	PC Sum			£1,500.00	£1,500.00
Sanitary ware	PC Sum			£3,000.00	£3,000.00
Stairs	PC Sum			£4,000.00	£4,000.00

Total	£103,441.31	£9,733.50	£41,972.51	£89,500.00	£244,647.32
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Total Self Build Price	£244,647.32
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**PC sums noted in*

** Preliminaries relate to general set up of the site, scaffolding, skip hire and security fencing if required*



Terms & Conditions

If little or no specification is available and assumptions are made, this needs to be checked with your architect before any works commence.

We aim to complete full estimations within 5-10 working days. This may increase during busy periods or bank holidays.

If you have selected for an express report to be done, we aim to complete this in 2-5 working days

50% deposit required on full estimations. Balance due on completion of report.
Reports cannot be released until full payment has been received

If a client wishes to cancel once deposit has been made, deposit is non refundable.

Due to the nature of electrics and plumbing being so variable we will provide PC sums for them, unless client or architect advises of a specific figure.

Price lists for general materials in the report will be based on hardware store/builders merchant prices withing a 40/50 mile radius

Specific items like rooflights, windows/doors, stone, pre-stressed slab etc will be sent out for pricing and quotations will be attached to the final report

Any typing or clerical errors on reports will be rectified Free of Charge

If changes are made to the plans or specification and the client would like the report revised, this will be subject to a revision fee

Reports are emailed in PDF once completed. We do not post reports

If clients would like a copy of their drawings printed to scale, we offer this as an additional service. £1.50/€2.00 per page