

### Materials Used

Build Phase Name	Resource Name with Cost & Unit	Resource Quantity	Ex. Wastage	Resource Wastage Quantity	Resource Total Quantity	Cost Ex. Wastage	Wastage Cost	Total Cost
Beam and Block Ground Floors	48 x 150mm Cube 6 concrete floor beam (£12.00/m)	126.72	3.17	129.88		£1,520.60	£38.01	£1,558.61
	Cemex Rugby masonry cement 25kg (£2.90/Each)	17.56	4.39	21.95		£60.91	£12.75	£73.66
	Easydrive countersunk concrete screws 7.5 x 50mm 100 Pack (£5.25/Box)	1.08	0.11	1.19		£5.40	£0.54	£5.94
	Hanson Thermoalite floorblock 4.0N 440 x 100 x 350mm aerated concrete block (£16.50/m²)	55.76	1.39	57.15		£919.96	£23.00	£942.96
	Simpson H06B10 restraint strap bent (at 100mm) 5 x 600mm (£3.85/Each)	9.00	0.43	9.43		£34.65	£1.73	£36.38
	Supreme coursing slips 390mm x 100mm x 40mm (£1.20/Each)	104.01	2.60	106.61		£124.81	£3.13	£127.94
	Tarmac premium yellow building sand bulk bag (£41.00/Each)	1.17	0.29	1.47		£48.16	£12.04	£60.20
Beam and Block Ground Floors Total		315.29	12.40	327.70		£2,704.49	£91.20	£2,795.69
Drainage - Bedding Material	Tarmac 10mm pea gravel bulk bag (£41.00/Each)	3.40	0.34	3.74		£139.38	£13.95	£153.33
Drainage - Bedding Material Total		3.40	0.34	3.74		£139.38	£13.95	£153.33
Drainage - Chamber Base Slab	Ready mix concrete GEN1, S1 (£100.00/m³)	0.51	0.04	0.55		£51.19	£3.83	£55.02
Drainage - Chamber Base Slab Total		0.51	0.04	0.55		£51.19	£3.83	£55.02
Drainage - Chambers	Apollo ground control roll 50m x 2m (£54.00/Each)	0.21	0.04	0.26		£11.54	£2.31	£13.85
	Cemex Rugby masonry cement 25kg (£2.90/Each)	0.24	0.08	0.31		£0.71	£0.18	£0.89
	Clark Drain manhole cover and frame ductile iron 600 x 600 x 40mm (£84.50/Each)	1.00	0.05	1.05		£84.50	£4.22	£88.72
	FP McCann precast manhole cover slab c/w square opening 1050mm 600mm x 600mm (£125.00/Each)	1.00	0.05	1.05		£125.00	£6.25	£131.25
	FP McCann precast manhole soakaway unit double step irons 1050mm diameter x 1000mm (£340.00/Each)	1.00	0.05	1.05		£340.00	£17.00	£357.00
	FP McCann precast manhole soakaway unit double step irons 1050mm diameter x 750mm (£255.00/Each)	1.00	0.05	1.05		£255.00	£12.75	£267.75
	Hepworth 475mm diameter universal manhole access chamber base unit 225 x 100mm (£135.00/Each)	1.00	0.05	1.05		£135.00	£6.75	£141.75
	Hepworth 475mm diameter universal manhole inspection chamber raising piece 175mm (£46.50/Each)	4.00	0.20	4.20		£186.00	£9.30	£195.30
	Hepworth 475mm diameter universal manhole inspection chamber raising piece sealing ring (£16.00/Each)	4.00	0.20	4.20		£64.00	£3.20	£67.20
	Hepworth round ductile iron cover and plastic frame B125 (£215.00/Each)	1.00	0.05	1.05		£215.00	£10.75	£225.75
	Ready mix concrete GEN1, S3 (£100.00/m³)	0.12	0.01	0.13		£11.71	£0.88	£12.59
	Tarmac 10mm pea gravel bulk bag (£41.00/Each)	5.33	0.53	5.86		£218.40	£24.24	£242.64
	Tarmac premium yellow building sand bulk bag (£41.00/Each)	0.02	0.01	0.03		£0.98	£0.24	£1.22
	Wienerberger Smooth Red Class B 215 x 102.5 x 73mm engineering brick (£0.64/Each)	33.64	1.68	35.32		£21.53	£1.08	£22.61
Drainage - Chambers Total		53.57	3.03	56.60		£1,669.37	£96.75	£1,766.12
Drainage - Cover Material	Tarmac 10mm pea gravel bulk bag (£41.00/Each)	5.67	0.57	6.23		£232.30	£23.23	£255.53
Drainage - Cover Material Total		5.67	0.57	6.23		£232.30	£23.23	£255.53
Drainage - Pipe Laying	FloPlast D881 PVC oval rodding point (spigot) 110mm black (£17.00/Each)	1.00	0.05	1.05		£17.00	£0.85	£17.85
	FloPlast underground pipe coupling double socket 110mm (£3.05/Each)	15.09	0.73	15.85		£46.03	£2.32	£48.35
	OsmaDrain double socket bend 45 degree 110mm (£20.00/Each)	4.00	0.20	4.20		£80.00	£4.00	£84.00
	OsmaDrain double socket bend 87 degree 110mm (£20.00/Each)	1.00	0.05	1.05		£20.00	£1.00	£21.00
	OsmaDrain double socket equal junction 45 degree 110mm (£28.00/Each)	3.00	0.15	3.15		£84.00	£4.20	£88.20
	OsmaDrain pipe plain end 110mm x 3m (£21.00/Each)	15.11	0.76	15.87		£317.31	£15.87	£333.18
Drainage - Pipe Laying Total		39.20	1.96	41.17		£564.34	£28.24	£592.58
Drainage - Protection Concrete	Ready mix concrete GEN1, S3 (£100.00/m³)	2.72	0.20	2.92		£272.00	£20.37	£292.37
Drainage - Protection Concrete Total		2.72	0.20	2.92		£272.00	£20.37	£292.37
Electrical 1st Fix	Appleby galvanised steel knockout box 1G 25mm (£0.44/Each)	6.00	0.15	6.15		£2.64	£0.06	£2.70
	Fischer plastic wall plugs red 4-5mm pack of 300 (£3.90/Pack)	0.04	0.00	0.04		£0.12	£0.00	£0.12
	Prysmian 6242Y twin and earth cable grey 2.5mm² x 50m (£25.00/Each)	0.12	0.02	0.14		£3.00	£0.45	£3.45
	Quicksilver countersunk prodrive 8 x 1.5" pack of 200 (£1.75/Box)	0.06	0.01	0.07		£0.12	£0.00	£0.12
	Time PVC grommet open pack of 100 (£1.95/Pack)	0.06	0.01	0.07		£0.12	£0.00	£0.12
Electrical 1st Fix Total		6.28	0.18	6.47		£6.00	£0.51	£6.51
Electrical 2nd Fix	Electronic heating element controller (£29.00/Each)	3.00	0.07	3.08		£87.00	£2.16	£89.16
	Plasterboard nails galvanised 2.65 x 40mm 1kg (£2.90/Box)	0.09	0.01	0.10		£0.48	£0.06	£0.54
	Time galvanised steel channel 25mm x 2m (20m) pack of 10 (£13.50/Pack)	0.30	0.03	0.33		£4.08	£0.42	£4.50
	White 13A DP sw FCU and neon (£3.80/Each)	3.00	0.07	3.08		£11.40	£0.27	£11.67
Electrical 2nd Fix Total		6.39	0.19	6.58		£102.96	£2.91	£105.87
External Decoration	Dulux all purpose primer 2.5l (£31.50/Each)	0.99	0.10	1.09		£31.34	£3.12	£34.46
	Dulux Trade high gloss brilliant white 5l (£31.00/Each)	0.38	0.04	0.42		£11.80	£1.20	£13.00
	Dulux Trade undercoat white 5l (£41.50/Each)	0.38	0.04	0.42		£15.82	£1.58	£17.40
	Dulux Trade Weathershield smooth masonry pure brilliant white 10l (£58.50/Each)	0.46	0.05	0.51		£26.87	£2.66	£29.53
External Decoration Total		2.22	0.22	2.44		£85.83	£8.56	£94.39
External Doors	Crystal Direct Composite Edwardian 4 External Door Duck Egg Blue with Andaman Zinc glazing, 2088 x 930mm, 1.2 U value (£680.19/Each)	1.00	0.02	1.03		£680.19	£17.00	£697.19
	Crystal Direct PVCu Evolve 3 pane Sliding Patio doors White, 2090 x 2690mm wide Double Sliding Door with 1 Fixed Pane, 1.6 U-value, Sliding left (£748.70/Each)	1.00	0.02	1.03		£748.70	£18.72	£767.42
	Oaktree Hammer in fixing 8 x 100mm pack of 20 (£5.40/Pack)	1.00	0.10	1.10		£5.40	£0.54	£5.94
	Rawplug brown plastic wall plugs 7mm pack of 100 (£1.85/Pack)	0.10	0.01	0.11		£0.20	£0.02	£0.22
	Silicone sealant white 310ml (£3.20/Each)	2.35	0.11	2.46		£30.11	£2.12	£32.23
	Steel woodscrews Twinwik plusdriv 10g x 3" box of 100 (£5.85/Box)	0.10	0.01	0.11		£0.89	£0.06	£0.95
External Doors Total		12.61	2.52	15.13		£1,465.20	£43.86	£1,509.06
External Rendering	Cemex Rugby masonry cement 25kg (£2.90/Each)	5.61	1.40	7.02		£16.29	£4.05	£20.34
	Expamet PVC angle bead white 13-15mm x 3000mm (£3.00/Each)	1.70	0.17	1.87		£5.10	£0.51	£5.61
	Expamet PVC ball cast bead white 16-20mm x 2500mm (£9.00/Each)	3.91	0.39	4.30		£35.19	£3.52	£38.71
	Sharp sand single trip large bulk bag (£41.00/Each)	0.24	0.06	0.31		£10.00	£2.52	£12.52
	Tarmac premium yellow building sand bulk bag (£41.00/Each)	0.49	0.12	0.61		£19.99	£5.00	£24.99
External Rendering Total		11.96	2.15	14.10		£86.57	£15.60	£102.17
External Works 2	Bosch stone cutting disc 300 x 20.0 x 4.0mm (£14.50/Each)	0.43	0.01	0.44		£6.24	£0.15	£6.39
	Charcon driveway block 200 x 100 x 50mm (£0.26/Each)	129.13	6.46	135.59		£34.09	£1.70	£35.79
	Ready mix concrete GEN0, S1 (£100.00/m³)	1.03	0.08	1.11		£103.30	£7.75	£111.05
	Sub base MOT type 1 bulk bag (£45.00/Each)	19.07	4.77	23.83		£857.93	£214.49	£1,072.42
External Works 2 Total		148.66	11.31	160.97		£1,001.56	£224.09	£1,225.65
External Works 3	Bosch stone cutting disc 300 x 20.0 x 4.0mm (£14.50/Each)	2.64	0.07	2.70		£38.21	£0.96	£39.17
	Charcon driveway block 200 x 100 x 50mm (£0.26/Each)	1872.42	93.62	1966.04		£498.32	£24.71	£523.03
	Kin dried sand mini 25kg (£4.85/Each)	5.62	1.40	7.02		£27.24	£6.81	£34.05
	Lafarge Blue Circle Mastercrete cement 25kg (£4.80/Each)	6.23	1.56	7.79		£29.91	£7.48	£37.39

Build Phase Name	Resource Name with Cost & Unit	Resource Quantity	Ex. Wastage	Resource Wastage Quantity	Resource Total Quantity	Cost Ex. Wastage	Wastage Cost	Total Cost
	Marshalls Richmond paving buff 450 x 450 x 32 (£4.20/Each)	178.49	17.85	196.33		£749.61	£74.97	£824.58
	Sharp sand single trip large bulk bag (£41.00/Each)	4.14	1.03	5.17		£169.64	£42.41	£212.05
	Tarmac premium yellow building sand bulk bag (£41.00/Each)	1.69	0.42	2.12		£69.38	£17.34	£86.72
External Works 3 Total		2071.22	115.96	2187.18		£1,578.31	£174.68	£1,752.99
Floor Screeds	A142 steel fabric reinforcement mesh 4800 x 2400mm (£34.00/Each)	6.99	1.22	8.21		£237.86	£41.62	£279.48
	BRC concrete spacer (Pack of 200) (£15.50/Each)	1.55	0.12	1.66		£24.72	£1.86	£26.58
	Cemex Rugby masonry cement 25kg (£2.90/Each)	69.27	17.32	86.59		£200.89	£50.22	£251.11
	Kingspan Kooltherm K3 25mm thick floor insulation board 2400mm x 1200mm (£23.50/Sheet)	0.87	0.08	0.96		£20.48	£2.05	£22.53
	Kingspan Kooltherm K3 60mm thick floor insulation board 2400mm x 1200mm (£43.00/Sheet)	21.46	2.15	23.61		£922.87	£92.27	£1,015.14
	Sharp sand single trip large bulk bag (£41.00/Each)	9.03	2.23	11.26		£370.18	£92.25	£462.44
	Tyvek acrylic tape single sided 75mm x 25m (£31.00/Roll)	1.11	0.11	1.22		£34.48	£3.46	£37.95
	Visqueen DPM jointing tape 100mm x 33m (£6.40/Roll)	0.62	0.08	0.68		£3.88	£0.39	£4.27
	Visqueen EcoMembrane polythene DPM black 1200 gauge (300mu) 4 x 25m BBA (£52.50/Each)	0.74	0.15	0.89		£38.57	£7.72	£46.29
	Visqueen vapour check green 125mu 2.45 x 50m (£70.50/Each)	0.56	0.08	0.61		£39.44	£3.94	£43.38
Floor Screeds Total		112.20	23.52	135.72		£1,893.39	£296.08	£2,189.47
Footings	Cemex Rugby hydrated lime 25kg (£9.60/Each)	0.98	0.24	1.20		£9.20	£2.26	£11.46
	Cemex Rugby masonry cement 25kg (£2.90/Each)	5.27	1.32	6.59		£15.27	£3.87	£19.14
	Glidvale Maxi vent periscope extension sleeve (£5.35/Each)	11.00	0.27	11.28		£58.85	£1.47	£60.32
	Glidvale Maxi vent wall ventilator, terracotta, 215 x 65 x 57mm (£1.60/Each)	11.00	0.27	11.28		£17.60	£0.44	£18.04
	Ibstock Roughdales Red Multi Rustic 215 x 102.5 x 65mm facing brick (£0.59/Each)	146.13	7.31	153.44		£86.22	£4.31	£90.53
	Ketley Class A blue solid 215 x 102.5 x 65mm engineering brick (£0.91/Each)	383.43	19.17	402.60		£348.93	£17.44	£366.37
	Lignacite Lignacrete 7.3N 440 x 215 x 100mm solid dense concrete block (£1.25/Each)	343.45	17.17	360.62		£429.30	£21.50	£450.80
	Ready mix concrete GEN1, S3 (£100.00/m³)	0.74	0.08	0.79		£73.94	£5.53	£79.47
	Stressline prestressed concrete lintel 600 x 100 x 65mm (£0.00/Each)	2.00	0.05	2.05		£0.00	£0.00	£0.00
	Tarmac premium yellow building sand bulk bag (£41.00/Each)	0.79	0.20	0.99		£32.48	£8.15	£40.63
Footings Total		894.77	46.08	940.85		£1,071.79	£94.97	£1,166.76
Foundation - Mass Concrete	Ready mix concrete GEN1, S3 (£100.00/m³)	15.96	1.20	17.16		£1,596.38	£119.74	£1,716.12
Foundation - Mass Concrete Total		15.96	1.20	17.16		£1,596.38	£119.74	£1,716.12
Internal Decoration	Dulux all purpose primer 2.5l (£31.50/Each)	5.82	0.58	6.40		£183.31	£18.30	£201.61
	Dulux Trade emulsion vinyl matt magnolia 5l (£37.00/Each)	14.03	1.40	15.43		£519.17	£51.92	£571.09
	Dulux Trade emulsion vinyl matt pure brilliant white 5l (£23.50/Each)	5.52	0.55	6.07		£129.69	£12.96	£142.65
	Dulux Trade high gloss brilliant white 5l (£31.00/Each)	2.41	0.24	2.65		£74.57	£7.50	£82.07
	Dulux Trade undercoat white 5l (£41.50/Each)	2.19	0.22	2.41		£90.85	£9.14	£99.99
Internal Decoration Total		29.96	3.00	32.96		£997.50	£99.82	£1,097.31
Internal Fit Out	47 x 50mm sawn carcassing treated FSC (£1.20/m)	45.75	6.86	52.61		£54.90	£8.24	£63.14
	5.5 x 1220 x 2440mm Q-Mark exterior grade (EN383-3) plywood sheet (£18.50/Sheet)	0.17	0.02	0.19		£3.13	£0.31	£3.44
	Evo-stik waterproof wall tile adhesive 10.00 Litre (£14.00/Each)	0.05	0.01	0.06		£0.70	£0.18	£0.88
	Gyproc Soundbloc MR tapered edge wall board 15.0 x 1200 x 2400mm (£10.00/Sheet)	0.83	0.04	0.88		£8.32	£0.43	£8.75
	Knauf Earthwool Universal R580 40mm thick insulation slab 1200mm x 600mm 8 pack (£48.00/Sheet)	0.42	0.04	0.46		£20.00	£2.00	£22.00
	Quicksilver countersunk prodrive 8 x 1.5" pack of 200 (£1.75/Box)	0.00	0.00	0.00		£0.00	£0.00	£0.00
	Rawplug red plastic wall plugs 3.5-5mm pack of 100 (£1.40/Pack)	0.00	0.00	0.00		£0.00	£0.00	£0.00
	Round wire nails 2.65 x 50mm bright 25kg (£130.00/Pack)	0.00	0.00	0.00		£0.00	£0.00	£0.00
	Wood screws steel CSK twin thread 8g x 1.5" box of 200 (£1.75/Box)	0.00	0.00	0.00		£0.00	£0.00	£0.00
Internal Fit Out Total		47.22	6.98	54.20		£67.05	£11.16	£78.21
Joinery 1st Fix	22.0 x 600 x 2400mm Norbord Caberfor P5 TG4 moisture resistant chipboard flooring (£11.00/Sheet)	40.51	3.04	43.55		£445.63	£33.44	£479.13
	32 x 102 x 5100mm stock door lining set (£13.00/Each)	6.00	0.15	6.15		£78.00	£1.92	£79.92
	32 x 115mm softwood door lining set (£12.00/Each)	1.00	0.02	1.03		£12.00	£0.30	£12.30
	32 x 133 x 5100mm stock door lining set (£17.00/Each)	4.00	0.10	4.10		£68.00	£1.68	£69.68
	47 x 100mm sawn carcassing treated FSC (£2.35/m)	27.05	4.06	31.10		£63.56	£9.53	£73.09
	47 x 100mm sawn dry structural softwood treated FSC (£2.35/m)	20.42	3.06	23.49		£48.01	£7.20	£55.21
	47 x 75mm sawn carcassing treated FSC (£1.75/m)	141.96	21.29	163.25		£248.45	£37.20	£285.65
	Cut clasp nails 75mm x 25kg (£160.00/Each)	0.07	0.01	0.08		£11.55	£1.21	£12.76
	Glidvale loft access trap push up class O fire resisting LA5 (£87.50/Each)	1.00	0.02	1.03		£87.50	£2.19	£89.69
	Isover Spacesaver Plus and Ready-Cut 150mm thick insulation roll 2 x 580mm/3 x 386mm/1 x 1160mm x 4.67m (£62.00/Roll)	1.36	0.14	1.49		£84.08	£8.40	£92.48
	Joinery redwood nosed and tongued window board 32.0 x 225mm (£9.50/m)	23.14	2.31	25.46		£219.85	£21.99	£241.84
	Lost head round wire nails 3.35 x 65mm bright 25kg (£68.00/Pack)	0.16	0.02	0.18		£9.74	£0.97	£10.71
	Round wire nails 4.5 x 100mm bright 25kg (£54.00/Pack)	0.21	0.02	0.23		£12.48	£1.23	£13.71
	Softwood staircase acorn turned newel cap (£9.00/Each)	5.00	0.25	5.25		£45.00	£2.25	£47.25
	Softwood staircase acorn turned newel cap half (£5.75/Each)	1.00	0.05	1.05		£5.75	£0.29	£6.04
	Softwood staircase plain half newel post (£8.70/Each)	1.00	0.05	1.05		£8.70	£0.44	£9.14
	Softwood staircase turned newel post (£76.50/Each)	5.00	0.25	5.25		£382.50	£19.12	£401.62
	Steel woodscrews Twingwik plusdriv 10g x 3" box of 100 (£5.85/Box)	0.86	0.09	0.94		£5.17	£0.50	£5.67
	Steel woodscrews Twingwik plusdriv 8g x 2.5" box of 200 (£6.80/Box)	0.27	0.03	0.29		£1.59	£0.19	£1.78
	Straight staircase allowance (£500.00/Each)	1.00	0.02	1.03		£500.00	£12.50	£512.50
Joinery 1st Fix Total		281.01	34.98	315.99		£2,337.62	£162.55	£2,500.17
Joinery 2nd Fix	B&P softwood staircase grooved nosing 3.6m (£28.00/Each)	1.11	0.11	1.22		£31.12	£3.11	£34.23
	Brass handrail bracket (£2.35/Each)	4.42	0.22	4.65		£10.40	£0.52	£10.92
	Butt hinge brassed 102mm (Pair) (£1.15/Pack)	16.50	0.41	16.91		£18.81	£0.44	£19.25
	Cut clasp nails 65mm bright, 25kg box (£175.00/Box)	0.01	0.00	0.01		£1.87	£0.18	£2.05
	Georgian polished brass internal latch pack (£19.00/Each)	11.00	0.27	11.28		£209.00	£5.17	£214.17
	JELD-WEN Atherton Smooth 4 Panel Middlweight Core Internal Door 762 x 1981 x 35mm (£110.00/Each)	4.00	0.10	4.10		£440.00	£11.00	£451.00
	JELD-WEN Atherton Smooth 4 Panel Standard Core Internal Door 686 x 1981 x 35mm (£87.10/Each)	1.00	0.02	1.03		£87.10	£2.18	£89.28
	JELD-WEN Atherton Smooth 4 Panel Standard Core Internal Door 762 x 1981 x 35mm (£87.10/Each)	6.00	0.15	6.15		£522.60	£13.08	£535.68
	Lost head round wire nails 3.35 x 65mm bright 25kg (£68.00/Pack)	0.04	0.00	0.04		£2.28	£0.24	£2.52
	Rawplug brown plastic wall plugs 7mm pack of 100 (£1.65/Pack)	6.55	0.65	7.20		£13.09	£1.34	£14.43
	Rawplug red plastic wall plugs 3.5-5mm pack of 100 (£1.40/Pack)	0.13	0.01	0.15		£0.13	£0.02	£0.15
	Redwood matchings bundle 13x100x2100mm (10 pack) (£23.00/Pack)	0.38	0.02	0.40		£8.78	£0.44	£9.22
	Redwood torus skirting board 25 x 125mm (£3.30/m)	135.32	13.53	148.85		£446.58	£44.64	£491.22

Build Phase Name	Resource Name with Cost & Unit	Resource Quantity	Ex. Wastage	Resource Wastage Quantity	Resource Total Quantity	Cost Ex. Wastage	Wastage Cost	Total Cost
	Softwood staircase floor rail 3600mm (£20.00/Each)	2.22	0.11	2.33	2.33	£44.40	£2.22	£46.62
	Softwood staircase hand rail 3600mm (£46.00/Each)	3.33	0.17	3.49	3.49	£153.00	£7.66	£160.66
	Softwood staircase turned georgian baluster (£2.55/Each)	56.00	2.80	58.80	58.80	£142.80	£7.14	£149.94
	Steel woodscrews Twinwik plusdriv 8g x 2.5" box of 200 (£6.80/Box)	3.27	0.33	3.60	3.60	£19.64	£1.94	£21.58
	Wood screws steel CSK twin thread 8g x 1.5" box of 200 (£1.75/Box)	0.07	0.01	0.07	0.07	£0.13	£0.02	£0.15
Joinery 2nd Fix Total		251.34	18.93	270.27	270.27	£2,151.73	£101.34	£2,253.07
Landscaping	Turf medium quality (£2.50/m²)	183.96	9.20	193.16	193.16	£459.91	£23.00	£482.91
Landscaping Total		183.96	9.20	193.16	193.16	£459.91	£23.00	£482.91
Masonry Shell	47 x 75mm sawn carcassing FSC (£1.60/m)	71.10	10.68	81.77	81.77	£113.76	£17.06	£130.82
	Ancon stainless steel Stalix ST1 225mm tie for 76-100mm cavity (£0.59/Each)	526.79	52.68	579.47	579.47	£310.80	£31.08	£341.88
	Birtley Supergalv CB90 steel cavity combination lintel standard duty 90-110 cavity x 1200mm (£30.50/Each)	1.00	0.02	1.03	1.03	£30.50	£0.16	£31.26
	Birtley Supergalv CB90 steel cavity combination lintel standard duty 90-110 cavity x 1350mm (£35.50/Each)	1.00	0.02	1.03	1.03	£35.50	£0.69	£36.38
	Birtley Supergalv CB90 steel cavity combination lintel standard duty 90-110 cavity x 1500mm (£38.50/Each)	6.00	0.15	6.15	6.15	£231.00	£5.76	£236.76
	Birtley Supergalv CB90 steel cavity combination lintel standard duty 90-110 cavity x 2100mm (£56.50/Each)	3.00	0.07	3.08	3.08	£169.50	£4.23	£173.73
	Birtley Supergalv CB90 steel cavity combination lintel standard duty 90-110 cavity x 2700mm (£87.00/Each)	2.00	0.05	2.05	2.05	£174.00	£4.36	£178.36
	Birtley Supergalv CB90 steel cavity combination lintel standard duty 90-110 cavity x 3000mm (£110.00/Each)	1.00	0.02	1.03	1.03	£110.00	£2.75	£112.75
	Birtley Supergalv CB90 steel cavity combination lintel standard duty 90-110 cavity x 900mm (£23.00/Each)	2.00	0.05	2.05	2.05	£46.00	£1.16	£47.16
	Birtley Supergalv SB100 steel internal wall lintel standard duty 100mm wall x 1200mm (£20.00/Each)	10.00	0.25	10.25	10.25	£210.00	£5.20	£215.20
	Cemex Rugby hydrated lime 25kg (£9.60/Each)	22.73	5.68	28.41	28.41	£218.15	£54.59	£272.74
	Cemex Rugby masonry cement 25kg (£2.90/Each)	40.45	10.11	50.56	50.56	£117.34	£29.27	£146.61
	Hanson ThermoLite Turbo 2.9N 440 x 215 x 100mm aerated concrete block (£2.00/Each)	1347.23	67.36	1414.59	1414.59	£2,694.47	£134.71	£2,829.18
	Ibstock Roughdales Red Multi Rustic 215 x 102.5 x 65mm facing brick (£0.59/Each)	45.58	2.28	47.86	47.86	£26.88	£1.35	£28.23
	IG cavity tray gable abutment GA150 (£11.00/Each)	32.25	1.61	33.86	33.86	£354.70	£17.74	£372.44
	IKO Hyload Original DPC 20m x 100mm (£7.45/Each)	3.99	0.20	4.19	4.19	£29.54	£1.40	£31.00
	Kingspan Kooltherm K8 50mm cavity insulation board 1200mm x 450mm (£7.30/Sheet)	250.10	25.01	275.10	275.10	£1,825.88	£182.59	£2,008.47
	Lignacel Lignacrete 7.9N 440 x 215 x 100mm solid dense concrete block (£1.25/Each)	681.19	34.06	715.25	715.25	£851.47	£42.60	£894.07
	Manthorpe adjustable lintel stop end G956 (£0.72/Each)	14.00	0.70	14.70	14.70	£10.08	£0.49	£10.57
	Manthorpe horizontal cavity tray GW29s (£5.60/Each)	1.28	0.06	1.35	1.35	£7.18	£0.36	£7.54
	Manthorpe lintel tray 400mm wide GW281 x 25m roll (£200.00/Each)	0.53	0.03	0.55	0.55	£105.60	£5.28	£110.88
	Manthorpe plastic weep vent brown (£0.41/Each)	68.00	3.40	71.40	71.40	£27.88	£1.36	£29.24
	Masonry nails 3 x 50mm pack of 100 (£5.20/Pack)	4.24	0.42	4.67	4.67	£21.21	£2.13	£23.34
	Packex foil insulation tape (30 micron) 75mm x 50m (£9.90/Roll)	9.30	0.93	10.23	10.23	£92.10	£9.21	£101.31
	Round wire nails 2.65 x 50mm bright 25kg (£130.00/Pack)	0.03	0.00	0.03	0.03	£2.84	£0.30	£3.14
	Tarmac premium yellow building sand bulk bag (£41.00/Each)	10.57	2.64	13.22	13.22	£433.45	£108.39	£541.84
	TDI Thermocor cavity closer 2440 x 100mm (£13.50/m)	26.08	1.30	27.38	27.38	£351.95	£17.58	£369.53
	Timoc insulation retaining disc box of 1000 (£51.50/Each)	0.34	0.03	0.37	0.37	£16.87	£1.70	£18.57
	Wienerberger Old Castle Blend 215 x 102.5 x 65mm facing brick (£0.65/Each)	11457.50	572.87	12030.37	12030.37	£7,447.38	£372.33	£7,819.71
Masonry Shell Total		14639.28	792.71	15431.99	15431.99	£16,066.03	£1,056.69	£17,122.72
Overrite and Slabbing - Slab Preparation for Concreting	IKO Hyload Original DPC 20m x 100mm (£7.45/Each)	2.31	0.12	2.42	2.42	£17.08	£0.85	£17.93
Overrite and Slabbing - Slab Preparation for Concreting Total		2.31	0.12	2.42	2.42	£17.08	£0.85	£17.93
Plastering	Black Mountain Sheep Wool (400 width) 75mm thick insulation batt 1200mm x 400mm pack of 10 (£60.00/Each)	6.20	0.62	6.82	6.82	£372.04	£37.21	£409.25
	Black Mountain Sheep Wool (600 width) 100mm thick insulation batt 1200mm x 600mm pack of 10 (£90.00/Each)	0.94	0.09	1.04	1.04	£94.98	£8.50	£103.48
	Cyroc Dry-wall adhesive 25kg (£6.75/Each)	49.28	2.41	50.69	50.69	£325.88	£16.30	£342.18
	Cyroc dry-wall screws 42mm box of 1000 (£8.00/Box)	5.04	0.50	5.55	5.55	£50.42	£5.06	£55.48
	Cyroc square edge wall board 12.5 x 1200 x 2400mm (£5.20/Sheet)	149.94	7.50	157.43	157.43	£781.61	£39.06	£820.67
	Isover Spacesaver Plus and Ready-Cut 150mm thick insulation roll 2 x 580mm/3 x 386mm/1 x 1160mm x 4.67m (£62.00/Roll)	31.50	3.15	34.65	34.65	£1,953.33	£195.33	£2,148.66
	Thistle multi finish plaster 25kg (£5.45/Each)	64.77	3.24	68.01	68.01	£356.24	£17.83	£374.07
	Thistle ProTape FT50 50mm x 90m (£9.00/Each)	5.92	0.30	6.22	6.22	£53.29	£2.67	£55.96
	Thistle thin coat angle bead 2.4m (£2.35/Box)	1.67	0.17	1.83	1.83	£3.92	£0.39	£4.31
Plastering Total		314.27	17.98	332.25	332.25	£3,981.72	£322.35	£4,304.07
Plumbing 1st Fix	15mm chrome isolating ball valve copper x copper (£1.75/Each)	13.00	0.65	13.65	13.65	£22.75	£1.17	£23.92
	Basin waste PVD (£6.90/Each)	2.00	0.10	2.10	2.10	£13.80	£0.70	£14.50
	Copper tube table X, EN1057 15mm (£2.05/m)	14.50	1.45	15.95	15.95	£29.71	£3.01	£32.72
	End feed 15mm coupler (£0.18/Each)	4.83	0.24	5.07	5.07	£0.84	£0.08	£0.92
	End feed 15mm x 1/2 inch straight tap connector (£1.20/Each)	6.00	0.30	6.30	6.30	£7.20	£0.36	£7.56
	Faithfull diamond core drill bit 117mm x 150mm (£79.00/Each)	0.10	0.00	0.10	0.10	£7.90	£0.20	£8.10
	Faithfull diamond dry core bit 45mm x 150mm (£110.00/Each)	0.10	0.00	0.10	0.10	£11.00	£0.27	£11.27
	Fischer plastic wall plugs red 4-5mm pack of 300 (£3.90/Pack)	0.07	0.01	0.08	0.08	£0.18	£0.06	£0.24
	FloPlast 92.5 degree access branch black SP502 (£15.50/Each)	2.00	0.05	2.05	2.05	£31.00	£0.78	£31.78
	FloPlast 92.5 degree bend single socket black SP161 (£5.70/Each)	2.00	0.05	2.05	2.05	£11.40	£0.28	£11.68
	FloPlast black boss pipe SP581 (£4.60/Each)	2.00	0.05	2.05	2.05	£9.20	£0.23	£9.43
	FloPlast black bottom offset bend SP435 (£6.00/Each)	4.00	0.10	4.10	4.10	£24.00	£0.60	£24.60
	FloPlast black vent terminal SP302 (£1.75/Each)	2.00	0.05	2.05	2.05	£3.50	£0.09	£3.59
	FloPlast pipe clip 40mm pack of 10 (£2.50/Pack)	0.45	0.02	0.47	0.47	£1.14	£0.03	£1.17
	FloPlast single socket soil pipe black 3m SP3 pack of 2 (£25.00/Pack)	4.00	0.20	4.20	4.20	£100.08	£5.00	£105.08
	FloPlast SP101 straight connector (£2.65/Each)	3.00	0.07	3.08	3.08	£7.95	£0.21	£8.16
	FloPlast SP82 pipe clips black pack of 5 (£4.70/Pack)	3.60	0.09	3.69	3.69	£16.92	£0.42	£17.34
	Hanson Gen1 ready mixed concrete (£100.00/m³)	0.10	0.01	0.11	0.11	£10.00	£0.75	£10.75
	Masefield plastic 15mm nail in type/microbore pipe clip box of 100 (£11.00/Box)	0.04	0.00	0.04	0.04	£0.44	£0.04	£0.48
	Osma Certus 40mm bath trap shallow seal (£2.10/Each)	1.00	0.05	1.05	1.05	£2.10	£0.10	£2.20
	Osma MUPVC waste pipe white 40mm x 3m (£15.00/Each)	1.50	0.15	1.65	1.65	£22.50	£2.25	£24.75
	Osma 1/2-joint 40mm bottle trap 76mm (£15.00/Each)	3.00	0.15	3.15	3.15	£45.00	£2.25	£47.25
	Quicksilver countersunk prodrive 8 x 1.5" pack of 200 (£1.75/Box)	0.23	0.02	0.25	0.25	£0.45	£0.03	£0.48
	Rawplug brown plastic wall plugs 7mm pack of 100 (£1.65/Pack)	0.38	0.04	0.40	0.40	£0.72	£0.07	£0.79
	Rawplug red plastic wall plugs 3.5-5mm pack of 100 (£1.40/Pack)	0.09	0.01	0.10	0.10	£0.09	£0.00	£0.09
	Talon copper pipe clips 15mm pack of 10 (£0.58/Pack)	1.05	0.11	1.16	1.16	£0.66	£0.03	£0.69
	Traditional brass countersunk slotted screws 10 x 1 1/4" pack of 200 (£5.95/Pack)	0.11	0.01	0.12	0.12	£0.66	£0.03	£0.69
Plumbing 1st Fix Total		71.12	3.99	75.11	75.11	£381.19	£19.04	£400.23

Build Phase Name	Resource Name with Cost & Unit	Resource Quantity	Ex. Wastage	Resource Wastage Quantity	Resource Total Quantity	Cost Ex. Wastage	Wastage Cost	Total Cost	
Plumbing 2nd Fix	25 x 50mm sawn batten treated FSC (E0.63/m)	2.45	0.37	2.82		£1.51	£0.23	£1.74	
	Alterna universal bath grip pack chrome (pair) (E12.50/Pack)	1.00	0.02	1.03		£12.50	£0.31	£12.81	
	Domotop mirror screws 8g x 1 1/4" polished chrome pack of 100 (E24.00/Pack)	0.09	0.01	0.10		£2.16	£0.21	£2.37	
	Essential 690mm x 500mm curved chrome towel warmer (E81.00/Each)	3.00	0.07	3.08		£243.00	£8.06	£249.06	
	Fischer plastic wall plugs red 4-5mm pack of 300 (E3.90/Pack)	0.07	0.01	0.07		£0.20	£0.01	£0.21	
	FloPlast 92.5 degree bend 40mm pushfit (E0.70/Each)	3.00	0.15	3.15		£2.10	£0.12	£2.22	
	Genesis bath seal plus self adhesive champagne 1.8m (E3.50/Each)	1.11	0.06	1.17		£3.88	£0.19	£4.07	
	Ideal Standard Alto bath ZTH 1700 x 700mm (E145.00/Each)	1.00	0.02	1.03		£145.00	£3.62	£148.62	
	Ideal Standard Alto close coupled pan 6/4 7 4/2.6l (E78.00/Each)	2.00	0.05	2.05		£156.00	£3.90	£159.90	
	Ideal Standard Alto dual flush cistern 4/2.6l (E37.00/Each)	2.00	0.05	2.05		£174.00	£4.36	£178.36	
	Ideal Standard Alto handrise basin 21H 450mm (E39.00/Each)	2.00	0.05	2.05		£78.00	£1.94	£79.94	
	Ideal Standard Alto semi-pedestal (E53.00/Each)	2.00	0.05	2.05		£108.00	£2.64	£110.64	
	Ideal Standard Alto toilet seat and cover white (E34.00/Each)	2.00	0.05	2.05		£98.00	£1.70	£99.70	
	Ideal Standard Elements 1/2" basin pillar taps inc. cross handles (E53.00/Each)	2.00	0.05	2.05		£106.00	£2.64	£108.64	
	Ideal Standard Sandringham 21 1TH cloakroom basin pack inc. taps (E150.00/Each)	1.00	0.02	1.03		£150.00	£3.75	£153.75	
	Ideal Standard Sandringham eco toilet pack (E155.00/Each)	1.00	0.02	1.03		£155.00	£3.88	£158.88	
	Ideal Standard Uniline end bath panel white 700mm (E49.00/Each)	1.00	0.02	1.03		£49.00	£1.22	£50.22	
	Ideal Standard Uniline front bath panel white 1700mm (E93.00/Each)	1.00	0.02	1.03		£93.00	£2.32	£95.32	
	Mira advance 8.7KW ATL memory thermo electric shower white (E380.00/Each)	2.00	0.05	2.05		£760.00	£19.00	£779.00	
	Oaktree Hammer in fixing 8 x 100mm pack of 20 (E5.40/Pack)	0.30	0.03	0.33		£1.62	£0.15	£1.77	
	Osmasol degreasing cleaner 250ml (E11.50/Each)	0.26	0.01	0.28		£3.03	£0.15	£3.18	
	OSMASol solvent cement 250ml (E19.00/Each)	0.41	0.02	0.43		£7.74	£0.39	£8.13	
	Quicksilver countersunk prodrive 8 x 1.5" pack of 200 (E1.75/Box)	0.10	0.01	0.11		£0.20	£0.01	£0.21	
	Rawlplug brown plastic wall plugs 7mm pack of 100 (E1.65/Pack)	0.12	0.01	0.13		£0.24	£0.03	£0.27	
	Silicone sealant clear 310ml (E3.10/Each)	3.90	0.90	4.80		£11.16	£2.83	£13.99	
	Steel woodscrews Twinqwik plusdriv 8g x 2.5" box of 200 (E6.80/Box)	0.17	0.02	0.19		£1.02	£0.11	£1.13	
	Swirl glass pivot shower enclosure door chrome 780mm (E100.00/Each)	1.00	0.02	1.03		£100.00	£2.50	£102.50	
	Swirl square shower tray cast stone acrylic capped 760 x 760 x 95mm (E40.00/Each)	1.00	0.02	1.03		£40.00	£1.00	£41.00	
	Swirl white 760mm side panel for shower enclosure (E91.00/Each)	1.00	0.02	1.03		£91.00	£2.28	£93.28	
	Towel radiator element 400W (E27.50/Each)	3.00	0.07	3.08		£82.50	£2.07	£84.57	
	Wood screws steel CSK twin thread 8g x 1.5" box of 200 (E1.75/Box)	0.06	0.01	0.07		£0.12	£0.00	£0.12	
	<b>Plumbing 2nd Fix Total</b>		<b>40.74</b>	<b>2.32</b>	<b>43.06</b>		<b>£2,643.98</b>	<b>£69.62</b>	<b>£2,713.60</b>
	<b>Roof Structure</b>		<b>4.14</b>	<b>0.41</b>	<b>4.56</b>		<b>£103.59</b>	<b>£10.36</b>	<b>£113.95</b>
	18.0 x 1220 x 2440mm Q-Mark exterior grade (EN363-3) plywood sheet (E25.00/Sheet)								
	25 x 150 standard redwood grooved fascia board FSC (E5.15/m)		3.36	0.50	3.86		£17.30	£2.60	£19.90
	25 x 175 standard redwood grooved fascia board FSC (E6.05/m)		38.07	5.71	43.79		£230.35	£34.56	£264.91
	25 x 175mm sawn dry structural softwood treated FSC (E2.20/m)		15.52	2.33	17.85		£34.15	£5.12	£39.27
	25 x 225mm sawn dry structural softwood treated FSC (E2.80/m)		7.76	1.16	8.93		£21.73	£3.26	£24.99
	25 x 38mm sawn batten treated FSC (E0.48/m)		37.08	5.58	42.64		£17.79	£2.68	£20.47
	47 x 100mm regularised joist kiln dried treated C16 graded FSC (E2.35/m)		1.00	0.15	1.15		£2.35	£0.35	£2.70
	47 x 150mm regularised joist kiln dried treated C16 graded FSC (E3.55/m)		11.96	1.79	13.75		£42.44	£6.37	£48.81
	47 x 200mm regularised joist kiln dried C16 graded FSC (E4.25/m)		2.94	0.31	3.24		£8.67	£1.34	£10.01
	47 x 50mm sawn carcassing treated FSC (E1.20/m)		51.66	7.75	59.41		£61.99	£9.30	£71.29
	47 x 50mm sawn lirting treated FSC (E1.20/m)		21.60	3.24	24.83		£25.91	£3.89	£29.80
	75 x 100mm regularised joist kiln dried treated C16 graded FSC (E3.75/m)		32.21	4.83	37.04		£120.79	£18.11	£138.90
Ankafix round wire nails bright 3.75 x 75mm 5kg pack (E15.00/Pack)		1.85	0.18	2.03		£26.41	£2.66	£29.07	
Glidvale continuous soffit vent white for 6-10mm board 2440mm (E9.95/Each)		16.98	0.85	17.83		£169.06	£8.44	£177.50	
Polypipe rainwater half round 112mm 4m gutter black (E17.50/Each)		10.36	0.52	10.88		£181.49	£9.07	£190.56	
Polypipe rainwater half round 112mm gutter angle 90° black (E6.50/Each)		6.00	0.15	6.15		£39.00	£0.97	£39.97	
Polypipe rainwater half round 112mm gutter fascia bracket black (E1.55/Each)		51.79	1.29	53.09		£80.28	£2.00	£82.28	
Polypipe rainwater half round 112mm gutter running outlet black (E4.70/Each)		3.00	0.07	3.08		£14.10	£0.35	£14.45	
Polypipe rainwater half round 112mm gutter union bracket black (E2.95/Each)		10.36	0.26	10.62		£30.56	£0.76	£31.32	
Polypipe rainwater round pipe 68mm 112/2" bend black (E4.40/Each)		6.00	0.15	6.15		£26.40	£0.66	£27.06	
Polypipe rainwater round pipe 68mm 2.5m black (E14.00/Each)		5.64	0.28	5.92		£78.96	£3.95	£82.91	
Polypipe rainwater round pipe 68mm pipe connector black (E3.15/Each)		3.53	0.09	3.61		£11.10	£0.28	£11.38	
Polypipe rainwater round pipe 68mm pipe socket bracket black (E2.00/Each)		14.10	0.35	14.45		£28.20	£0.70	£28.90	
Quicksilver countersunk prodrive 8 x 1.5" pack of 200 (E1.75/Box)		0.14	0.01	0.16		£0.28	£0.03	£0.31	
Rawlplug brown plastic wall plugs 7mm pack of 100 (E1.65/Pack)		0.28	0.03	0.31		£0.56	£0.06	£0.62	
Rawlplug Rawlbolt bolt projecting M12 140mm pack of 5 (E8.75/Pack)		0.46	0.05	0.51		£4.04	£0.41	£4.45	
Rawlplug red plastic wall plugs 3.5-5mm pack of 100 (E1.40/Pack)		0.97	0.10	1.06		£0.98	£0.10	£1.06	
Roof trusses (E15.00/m²)		89.37	0.00	89.37		£1,340.51	£0.00	£1,340.51	
Round wire nails 2.65 x 50mm bright 25kg (E130.00/Pack)		0.03	0.00	0.04		£3.54	£0.37	£3.91	
Round wire nails 3.75 x 75mm bright 25kg (E59.00/Pack)		0.01	0.00	0.01		£0.64	£0.06	£0.70	
Round wire nails 4.5 x 100mm bright 25kg (E54.00/Pack)		0.04	0.00	0.04		£2.36	£0.22	£2.58	
Round wire nails galvanised 2.65mm x 65mm 25kg box (E50.00/Box)		0.05	0.01	0.06		£4.14	£0.40	£4.54	
Simpson H12B10 restraint strap bent (at 100mm) 5 x 1200mm (E6.25/Each)		16.10	0.81	16.91		£100.65	£5.03	£105.68	
Soffit board non a/c 2400 x 4.5 x 150mm (E1.15/Each)		17.26	0.86	18.13		£19.89	£0.99	£20.88	
Steel woodscrews Twinqwik plusdriv 8g x 2.5" box of 200 (E6.80/Box)		0.52	0.05	0.57		£3.10	£0.33	£3.43	
Steel woodscrews Twinqwik plusdriv 8g x 3" box of 100 (E4.40/Box)		0.97	0.10	1.06		£3.87	£0.38	£4.25	
Wood screws steel CSK twin thread 8g x 1.5" box of 200 (E1.75/Box)		1.04	0.10	1.14		£2.07	£0.20	£2.27	
<b>Roof Structure Total</b>		<b>483.29</b>	<b>40.08</b>	<b>523.32</b>		<b>£2,859.23</b>	<b>£136.32</b>	<b>£2,995.55</b>	
<b>Roof Tiling</b>		<b>1203.42</b>	<b>180.51</b>	<b>1383.94</b>		<b>£577.64</b>	<b>£86.65</b>	<b>£664.29</b>	
25 x 38mm sawn batten treated FSC (E0.48/m)									
ALM palisade oil 2.5l (E21.50/Each)		0.01	0.00	0.01		£0.20	£0.01	£0.21	
Aluminium tile nails 38mm x 2.65 10kg pack (E145.00/Pack)		0.12	0.01	0.13		£18.88	£1.90	£20.78	
Cemex Rugby masonry cement 25kg (E2.90/Each)		4.61	1.19	5.77		£13.38	£3.37	£16.73	
Hawkins clay saves tile heather mixture (E0.95/Each)		298.01	14.90	312.91		£283.11	£14.15	£297.26	
Hawkins clay plain tile heather mixture (E1.15/Each)		6920.04	346.00	7266.04		£7,958.00	£397.90	£8,355.95	
Hawkins clay tile and half heather mixture (E1.75/Each)		348.58	17.43	365.98		£609.97	£30.51	£640.48	
Hip irons 300 x 150 x 4mm (E1.70/Pack)		7.00	0.38	7.35		£11.90	£0.59	£12.49	

Build Phase Name	Resource Name with Cost & Unit	Resource Quantity Ex. Wastage	Resource Wastage Quantity	Resource Total Quantity	Cost Ex. Wastage	Wastage Cost	Total Cost
	Icopal Monarflex Monarperm 700 breather membrane 1.5 x 50m (£75.00/Each)	1.69	0.17	1.86	£126.86	£12.70	£139.56
	Lead flashing code 4 3000 x 300mm (£46.00/Roll)	2.39	0.12	2.51	£109.74	£5.48	£115.22
	Lead flashing code 5 3000 x 600mm (£115.00/Roll)	2.59	0.13	2.72	£297.50	£14.88	£312.38
	Marley mortar bedded security hip system (6m pack) (£25.00/Each)	5.82	0.29	6.12	£145.72	£7.28	£153.00
	Marley mortar bedded security ridge system (6m pack) (£25.00/Each)	0.62	0.03	0.66	£15.63	£0.78	£16.41
	Marley segmental ridge smooth brown (£5.10/Each)	85.89	4.29	90.19	£438.07	£21.89	£459.96
	Redland plain top tile clip (£91.00/Box)	2.98	0.30	3.28	£271.18	£27.12	£298.30
	Round wire nails galvanised 2.65mm x 65mm 25kg box (£50.00/Box)	0.39	0.04	0.43	£30.08	£3.01	£33.09
	Sealocrete lead sealant 310ml (£5.85/Each)	0.90	0.20	1.00	£4.69	£1.17	£5.86
	Sharp sand single trip large bulk bag (£41.00/Each)	0.19	0.04	0.19	£8.14	£1.54	£7.68
	Tarmac premium yellow building sand bulk bag (£41.00/Each)	0.30	0.08	0.38	£12.31	£3.08	£15.39
	Tyvek acrylic tape single sided 75mm x 25m (£31.00/Roll)	3.23	0.32	3.55	£100.11	£10.02	£110.13
Roof Tiling Total		888.62	566.37	9454.99	£11,031.15	£644.03	£11,675.18
Upper Floor Joists	47 x 200mm regularised joist kiln dried C16 graded FSC (£4.25/m)	156.49	23.47	179.96	£665.07	£99.76	£764.83
	75 x 225mm regularised joist kiln dried treated C16 graded FSC (£8.45/m)	6.74	1.01	7.75	£66.98	£8.54	£65.52
	Expamet SPHS20050 joist hanger heavy duty 50 x 200mm (£4.85/Each)	96.00	4.80	100.80	£465.60	£23.28	£488.88
	Round wire nails 3.75 x 75mm bright 25kg (£59.00/Pack)	0.12	0.01	0.13	£8.64	£0.87	£9.51
	Round wire nails 4.5 x 100mm bright 25kg (£54.00/Pack)	0.18	0.02	0.20	£10.50	£1.06	£11.56
	Simpson H11B15 restraint strap bent (at 150mm) 5 x 1100mm (£6.50/Each)	12.00	0.60	12.60	£78.00	£3.90	£81.90
	Simpson H12B15 restraint strap bent (at 150mm) 5 x 1200mm (£7.95/Each)	6.00	0.30	6.30	£47.70	£2.39	£50.09
	Simpson square twist sheradized nails 3.75 x 30mm 1kg pack (£4.50/Pack)	4.74	0.47	5.21	£19.20	£1.92	£21.12
Upper Floor Joists Total		282.27	30.69	312.96	£1,351.69	£141.72	£1,493.41
Windows	JELD-WEN Softwood Elegance Casement Narrow Module, 888mm wide x 1038mm high, U-value = 1.4 (£966.29/Each)	1.00	0.02	1.03	£966.29	£24.16	£990.45
	JELD-WEN Softwood Elegance Casement, 1188mm wide x 1038mm high, U-value = 1.4 (£1,035.55/Each)	3.00	0.07	3.08	£3,106.65	£77.67	£3,184.32
	JELD-WEN Softwood Elegance Casement, 1188mm wide x 1188mm high, U-value = 1.4 (£1,077.12/Each)	3.00	0.07	3.08	£3,231.36	£80.79	£3,312.15
	JELD-WEN Softwood Elegance Casement, 1788mm wide x 1038mm high, U-value = 1.4 (£1,371.35/Each)	1.00	0.02	1.03	£1,371.35	£34.28	£1,405.63
	JELD-WEN Softwood Elegance Casement, 1788mm wide x 1188mm high, U-value = 1.4 (£1,433.01/Each)	1.00	0.02	1.03	£1,433.01	£35.83	£1,468.84
	JELD-WEN Softwood Elegance Casement, 1788mm wide x 1338mm high, U-value = 1.4 (£1,494.70/Each)	1.00	0.02	1.03	£1,494.70	£37.37	£1,532.07
	JELD-WEN Softwood Elegance Casement, 2388mm wide x 1188mm high, U-value = 1.4 (£1,785.82/Each)	1.00	0.02	1.03	£1,785.82	£44.65	£1,830.47
	JELD-WEN Softwood Elegance Casement, 2388mm wide x 1338mm high, U-value = 1.4 (£1,867.64/Each)	1.00	0.02	1.03	£1,867.64	£46.69	£1,914.33
	JELD-WEN Softwood Elegance Casement, 588mm wide x 1038mm high, U-value = 1.4 (£605.50/Each)	2.00	0.05	2.05	£1,211.00	£30.28	£1,241.28
	Oaktree Hammer in fixing 8 x 100mm pack of 20 (£5.40/Pack)	4.20	0.42	4.62	£22.68	£2.24	£24.92
	Rawplug brown plastic wall plugs 7mm pack of 100 (£1.65/Pack)	0.10	0.01	0.11	£0.20	£0.00	£0.20
	Silicone sealant white 310ml (£3.20/Each)	42.66	10.67	53.33	£136.47	£34.17	£170.64
	Steel woodscrews Twinwik plusdriv 8g x 3" box of 100 (£4.40/Box)	0.10	0.01	0.11	£0.40	£0.05	£0.45
Windows Total		61.06	11.45	72.52	£16,627.57	£448.18	£17,075.75
Grand Total		29290.04	1760.65	31050.69	£75,514.60	£4,465.24	£79,979.84