



Work in Progress,
some items to be verified,
for guidance only

JOB NAME

May Tree Paddocks

ESTIMATING DATE

28 June 2022

JOB DESCRIPTION

Proposed New Dwelling

SITE ADDRESS

Mr J Woodward
May Tree Paddocks
Hawthorn Corner
Herne Bay
Kent
CT6 6TL

ESTIMATE SUMMARY

Total Cost	£359,688 excl VAT
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Based on overall building time of: 32 weeks.

This build has a carbon footprint of 27.4 Tonnes. You can create a fully offset Climate Positive build for £282.81, see page 11 for details.

Building Summary		Labour	Materials	Plant	Totals
Management and Site Costs	£14,393.40	£0.00	£6,836.87	£21,230.27	
Excavation and Foundation	£1,378.67	£0.00	£1,561.38	£2,940.05	
Drainage	£1,697.87	£2,115.85	£0.00	£3,813.72	
Substructure Masonry	£196.22	£23.18	£0.00	£219.40	
Timber Framing	£5,960.13	£4,372.17	£263.28	£10,595.57	
Superstructure Masonry	£541.56	£67.74	£0.00	£609.30	
First Floor	£773.93	£1,748.92	£0.00	£2,522.85	
Roof Structure	£5,915.81	£3,953.24	£153.80	£10,022.85	
Flat Roof	£1,957.63	£4,899.86	£0.00	£6,857.48	
Roof Covering	£1,159.02	£24,254.98	£295.24	£25,709.24	
Sun & Roof Lights	£153.79	£611.18	£0.00	£764.97	
Internal Timber Partitions	£551.15	£1,352.40	£59.29	£1,962.84	
Rainwater Goods	£1,112.46	£2,984.48	£0.00	£4,096.94	
Windows & External Doors	£3,421.31	£0.00	£0.00	£3,421.31	
External Cladding	£10,107.66	£19,568.24	£0.00	£29,675.90	
Electrical 1st Fix	£3,017.03	£963.94	£0.00	£3,980.97	
Plumbing 1st Fix	£2,786.53	£874.09	£0.00	£3,660.62	
Plastering	£10,752.14	£3,043.66	£246.65	£14,042.46	
Second Fix Joinery	£2,661.31	£3,594.52	£0.00	£6,255.83	
Heating	£4,105.68	£6,609.64	£0.00	£10,715.32	
Electrical 2nd Fix	£2,694.48	£1,905.74	£0.00	£4,600.21	
Plumbing 2nd Fix	£1,313.49	£3,671.30	£0.00	£4,984.78	
Decorating	£8,616.20	£2,160.76	£0.00	£10,776.96	
Scaffolding	£0.00	£0.00	£6,665.40	£6,665.40	
Provisional Sums	£24,290.00	£145,272.25	£0.00	£169,562.25	
Final Totals (excl VAT)		£109,557.48	£234,048.11	£16,081.91	£359,687.50

Excluded Works	Please take note.
General Exclusions: Floor and wall finishes, landscaping, supply of kitchens and connections to mains services.	
Structural steelwork and all associated trimmers and hangers. No engineers details provided.	
Demolitions/reducing levels.	
Fall arrest netting.	
Boiler. Only costed a cylinder.	
Balcony structure/finish.	
Captains staircase to loft.	
The fitting of oak posts/timbers.	
Terrace balustrading.	
Louvre detailing.	
Supply and install solar/PV panels and all associated works.	
Construction of wardrobes, cupboards and shelving.	

Estimating Notes
No mechanical & electrical plans have been provided. The prices included for these works should be treated as PC sums.
Internal decorating price includes new/re-plastered walls & new doors/skirting/architraves only in trade white paint.
Materials priced as per specification. 2022 building regulation changes may not be accounted for.
Wood cladding price is a guide only as prices can vary substantially.

Management and Site Costs	Labour Quantity	Material Quantity	Plant Quantity
Foreman site time 25.00%	320.00 HR		
Labourer off site duties 10.00%	128.00 HR		
Site Toilet Hire			32.00 WK
Site Toilet Delivery and Collection			1 QTY
Site Office Hire			32.00 WK
Site Office Delivery and Collection			1 QTY
Site Container Storage Hire			32.00 WK
Site Container Storage Delivery and Collection			1 QTY
Access Tower			40.00 WK

Excavation and Foundation	Labour Quantity	Material Quantity	Plant Quantity
Site Scrape 200mm, Keeping 50%	24.95m³		1 HP
Site Scrape 50% disposal			1.37 TPT
Drainage: 5 Tonne Digger Excavation	18.00m³		2 HP
Soakaway: 5 Tonne Digger Excavation	2.00m³		1 HP
Drainage: Dumper	9.00m³		1 HP
Soakaway: Dumper	2.00m³		1 HP
Drainage: Spoil (50%)	10.80m³		1.18 TPT
Soakaway: Spoil	2.00m³		0.22 TPT

Drainage	Labour Quantity	Material Quantity	Plant Quantity
Double Socket Coupler 110mm	14 QTY	14 QTY	
Plain End Plastic Pipe 110mm 3m	40.00m	14 QTY	
450mm Chamber Riser	2 QTY	2 QTY	
Double Socket Bend 110mm	4 QTY	4 QTY	
Drainage: Pea gravel backfill	8.64m³	9 TN	
Drainage: Soil backfill	9.00m³		
Inspection Chamber	2 QTY	2 QTY	
Secure Inspection Chamber Cover	2 QTY	2 QTY	
Soakaway: Soil backfill	0.14m³		
Triple Socket Branch 110mm	4 QTY	4 QTY	
Gully	6 QTY	6 QTY	
Concrete Bedding for Drainage Fittings	8 QTY	4 BAG	
Non Woven Geotextile Membrane 1 x 20 m	2.00m	1 ROLL	
Polystorm Heavy Duty (40 Tonne) 1 x 0.5 x 0.4 m	2.00m³	10 QTY	
110mm Soil Pipe 4m	9.00m	3 QTY	
110mm Soil Pipe Clips	7 QTY	7 QTY	

Substructure Masonry	Labour Quantity	Material Quantity	Plant Quantity
Air Brick Vent 9"x3" Plastic	16 QTY	16 QTY	

Timber Framing	Labour Quantity	Material Quantity	Plant Quantity
Visqueen Vapour Barrier 2 X 50m 530 MNs/g	194.72m²	3 ROLL	
Knauf Aquapanel 2400 x 900 x 12.5mm Exterior Cement Board	58.58m²	29 SHEET	
Knauf Aquapanel Exterior Joint Tape		19 ROLL	
Knauf Aquapanel Rustproofed Screws SN40 - box of 250		1 PACK	
Battens 25 x 50mm (treated)	902.59m	956.74m	
Paslode Ring Galvanised-Plus Nails 2.8 x 51mm (3300pk)		1 PACK	
Paslode 25mm DIV Galv Staple (2100pk)		2 PACK	
Waste Disposal			0.87 SK

Superstructure Masonry	Labour Quantity	Material Quantity	Plant Quantity
Fit: Manthorpe GW295 Horizontal Tray 900mm	9.20m	11 QTY	

First Floor	Labour Quantity	Material Quantity	Plant Quantity
Floor Joists Customer Supplier Timber	40.49m		
Rockwool RWA45 Acoustic Slab 100mm 45kg/m³ (2.88m²)	151.73m²	56 PACK	
Nails Bright Ring 2.9 x 64mm Pack of 3300		1 PACK	

Roof Structure	Labour Quantity	Material Quantity	Plant Quantity
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Overhang

Rafters Sawn 47 x 100mm C16/C24 Softwood	37.50m	39.75m	
Waste Disposal			0.08 SK

Two Storey Roof

Rooflight Trimmers Sawn 47 x 150mm C16/C24 Softwood	3.77m	3.77m	
Stormguard Fascia (Alu PPC) 200mm x 3m	19.90m	7 QTY	
Stormguard Soffit Corner Trim (Alu PPC) 3m		13 QTY	
Stormguard Soffit Plank (Alu PPC) 100mm x 3m	94.20m	32 QTY	
Stormguard Soffit Starter Trim (Alu PPC) 3m		13 QTY	

Stormguard Barge (Alu PPC) 200mm x 3m	27.20m	10 QTY
Stormguard Barge Closer Trim (Alu PPC) 3m		10 QTY
Hardwood Plywood WBP (2.4x1.2LM) 12mm	188.40m	7 SHEET
Knauf Earthwool Loft Roll 44 Combi 100mm	72.11m²	6 ROLL
Knauf Earthwool Loft Roll 44 Combi 150mm	144.22m²	16 ROLL
Waste Disposal		0.43 SK

Terrace/Overhang

Battens 25 x 50mm (treated)	73.99m	73.99m
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Sundries

Paslode Galvanised Smooth Nails 3.1 x 90mm (2200pk)	1 PACK
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Flat Roof	Labour Quantity	Material Quantity	Plant Quantity
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Single Storey Roof

Sheathing OSB 3 Board (2440mm x 1220mm x 18mm)	16.22m²	6 SHEET
Alutrix 600 Self Adhesive Vapour Barrier 20m x 1.08m	16.22m²	1 ROLL
Kingspan TR27 1200x1200mm 150mm	16.22m²	12 SHEET
Stormguard Fascia (Alu PPC) 300mm x 3m	13.90m	5 QTY
EDPM Single Skin Flat Roof Membrane System All in rate	17.60m²	17.60m²
Fibreglass Wall Fillet Trim D300 3m Length	13.90m	5 EA
Stormguard Soffit Corner Trim (Alu PPC) 3m		5 QTY
Stormguard Soffit Plank (Alu PPC) 100mm x 3m	41.70m	15 QTY
Stormguard Soffit Starter Trim (Alu PPC) 3m		5 QTY
Hardwood Plywood WBP (2.4x1.2LM) 12mm	69.50m	3 SHEET
Flashing: Lead Code 4 600mm 3m flashing	9.20m	2 ROLL

Porch Roof

Flat Roof Joists Customer Supplier Timber	14.79m	
Sheathing OSB 3 Board (2440mm x 1220mm x 18mm)	5.40m²	2 SHEET
Flat Roof Fittings	14.79m	14.79m
Alutrix 600 Self Adhesive Vapour Barrier 20m x 1.08m	5.40m²	1 ROLL
EDPM Single Skin Flat Roof Membrane System All in rate	5.40m²	5.40m²
Telescopic Tube Fasteners 20pk		2 PACK

Roof Covering	Labour Quantity	Material Quantity	Plant Quantity
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Overhang

Roof: Zinc Cladding Pre Weathered Standard All in Rate	14.93m²	15.82m²
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Two Storey Roof

Roof: Zinc Cladding Pre Weathered Standard All in Rate	119.47m²	126.64m²
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Sundries

DuPont Tyvek Metal Roofing Felt Underlay - 25m x 1.5m Roll	14.93m²	1 ROLL
Verge, Hip & Valley Tile cutting	27.20m	1 HP
Verge Pointing	27.20m	
Sand Bricking 25kg		6 BAG
Cement (25kg Bag)		2 BAG
Plasticiser 5Ltr		1 QTY
Waste Disposal		0.84 SK

Sun & Roof Lights	Labour Quantity	Material Quantity	Plant Quantity
Velux DKL PK04 (942x978) Manual White Blackout Blind	1 QTY	1 QTY	
Velux GGL 2070 PK04 (942x978) Centre-Pivot White Painted	1 QTY	1 QTY	
LSG1000 P04 Lining Kit	1 QTY	1 QTY	
BBX0000 P04 Vapour Barrier	1 QTY	1 QTY	
BDX2000 P04 Insulation Collar for EDL/EDZ/EDW	1 QTY	1 QTY	
Internal Timber Partitions	Labour Quantity	Material Quantity	Plant Quantity
Rockwool RWA45 Acoustic Slab 100mm 45kg/m³ (2.88m²)	113.40m²	42 PACK	
Paslode Ring Bright Hot Dip Galv 3.1 x 75mm (2200pk)		1 PACK	
Waste Disposal			0.20 SK
Rainwater Goods	Labour Quantity	Material Quantity	Plant Quantity
Stormguard (Alu PPC) HR 125mm Fascia Bracket		59 QTY	
Stormguard (Alu PPC) HR 125mm Gutter 3m	29.10m	10 QTY	
Stormguard (Alu PPC) HR 125mm Stopend	6 QTY	6 QTY	
Stormguard (Alu PPC) Round 125mm Union Bracket	10 QTY	10 QTY	
Stormguard (Alu PPC) Round 125mm Running Outlet	6 QTY	6 QTY	
Stormguard (Alu PPC) Round 125mm Union Bracket		6 QTY	
Stormguard (Alu PPC) Round 76mm Downpipe Clip	60 QTY	60 QTY	
Stormguard (Alu PPC) Round 76mm Downpipe Shoe	6 QTY	6 QTY	
Stormguard (Alu PPC) Round 76mm Downpipe x 2.5m	30.00m	12 QTY	
Stormguard (Alu PPC) HR 76mm Downpipe Offset	6 QTY	6 QTY	
Countersunk Prodrive 6 x 1" (200pk)		1 PACK	
Countersunk Prodrive 6 x 2" (200pk)		1 PACK	
Rawplug Plastic Plugs Red 3.5-5mm (100pk)		2 PACK	
Windows & External Doors	Labour Quantity	Material Quantity	Plant Quantity
Customer Supplied Window 0.60x0.90m	0.54m²		
Customer Supplied Window 4 of 0.60x2.25m	5.40m²		
Customer Supplied Window 0.85x0.85m	0.72m²		
Customer Supplied Window 2 of 0.90x1.30m	2.34m²		
Customer Supplied Window 1.25x1.05m	1.31m²		
Customer Supplied Window 1.50x1.30m	1.95m²		
Customer Supplied Window 1.65x1.05m	1.73m²		
Customer Supplied Door 2 of 1.00x2.10m	4.20m²		
Customer Supplied Door 4 of 2.10x2.10m	17.64m²		
Customer Supplied Door 4.15x2.10m	8.72m²		
External Cladding	Labour Quantity	Material Quantity	Plant Quantity
2 Coat Lime Cement Render - Cement		19 BAG	
2 Coat Lime Cement Render - Sand		2 TN	
2 Coat Lime Cement Render -Lime	58.58m²	7 BAG	
External Corner Bead 18-20mm x 2.5m	41.15m	21 EA	
External Stop Bead 18-2mm 2.5m	30.10m	16 EA	
British Oak T&G Cladding 20mm x 145mm	139.90m²	1173.00m	
Building paper (1LM x 25LM)	112.09m²	5 ROLL	
Zinc Cladding Pre Weathered Standard All in Rate	24.05m²	25.50m²	
Expamet Insect Mesh 30m x 75mm	39.00m	2 ROLL	
Paslode Ring Galvanised-Plus Nails 2.8 x 51mm (3300pk)		2 PACK	

British Larch T&G Cladding 20mm x 145mm	5.40m²	45.83m
Rawlplug Plastic Plugs Brown 4-6mm (100pk)		6 PACK

Electrical 1st Fix	Labour Quantity	Material Quantity	Plant Quantity
Cable 1.5mm Grey Twin & Earth Cable 50m Reel	363.50m	8 ROLL	
Clips 1mm and 1.5mm Twin & Earth Cable Clips		11 PACK	
Cable 2.5mm Grey Twin & Earth Cable 50m Reel	260.85m	6 ROLL	
Clips 2.5mm Twin & Earth Cable Clips		8 PACK	
Cable 6.0mm Grey Twin & Earth Cable 50m Reel	10.00m	1 ROLL	
Clips 4.0mm and 6.0mm Twin & Earth Cable Clips		1 PACK	
Clips 3.5mm Round Cable Clip		1 PACK	
Telephone Cable 2 Pair Telephone Cable 100m	24.18m	1 ROLL	
CAT5e Cable CAT6 UTP Network Cable 305m	74.18m	1 ROLL	
Clips Telephone cable clips, white, bag of 100		1 PACK	
Clips Cable Clips 7mm Satellite And Aerial Coax Black 50 pack		1 PACK	
TV/SAT Cable Black Digital Satellite & Aerial Cable 100m	89.18m	1 ROLL	
Back Box 1 Gang 25mm KO Flush Box	27 QTY	27 QTY	
Back Box 1 Gang 35mm KO Flush Box	10 QTY	10 QTY	
Back Box 2 Gang 25mm KO Flush Box	2 QTY	2 QTY	
Back Box 2 Gang 47mm KO Flush Box	31 QTY	31 QTY	

Plumbing 1st Fix	Labour Quantity	Material Quantity	Plant Quantity
15mm Copper Tees/Elbows/Couplers	32 QTY	32 QTY	
Pipe Copper 15mm x 1LM	25.00m	25.00m	
22mm Copper Tees/Elbows/Couplers	2 QTY	2 QTY	
Pipe Copper 22mm x 1LM	2.00m	2.00m	
15mm Poly Pipe Tees/Elbows/Couplers	17 QTY	17 QTY	
Polyplumb coil pipe 15mm x 25m	80.55m	4 QTY	
22mm Poly Pipe Tees/Elbows/Couplers	10 QTY	10 QTY	
Polyplumb coil pipe 22mm x 25m	47.55m	2 QTY	
15mm Isolating Valve	14 QTY	14 QTY	
22mm Isolating Valve	2 QTY	2 QTY	
Pipe 32mm Tees/Elbows/Couplings	32 QTY	32 QTY	
Pipe 40mm Tees/Elbows/Couplings	12 QTY	12 QTY	
Waste Pipe 15mm Waste + Clips	8.00m	3 QTY	
Waste Pipe 32mm Waste + Clips	26.00m	9 QTY	
Waste Pipe 40mm Waste + Clips	15.00m	5 QTY	
Shower Trap 40mm	3 QTY	3 QTY	
Sink Trap 40mm	6 QTY	6 QTY	
Manrose Tumble Dryer Termination Kit 100mm	1 QTY	1 QTY	
Pipe Clip 15mm	203 QTY	203 QTY	
Pipe Clip 22mm	120 QTY	120 QTY	

Plastering	Labour Quantity	Material Quantity	Plant Quantity
On Studs: Plasterboard Standard 12.5mm (8.0kg/m²)	393.12m²	145 SHEET	
Plasterboard Fireline 15mm (11.7kg/m²)	5.00m²	2 SHEET	
Ceiling: Plasterboard Foil Backed 12.5mm (8kg/m²)	72.11m²	26 SHEET	
Ceiling: Plasterboard Standard 12.5mm (8.0kg/m²)	75.87m²	28 SHEET	
Ceiling Skim Plaster Multifinish Thistle (25kg Bag)	147.98m²	17 BAG	
Plaster Multifinish Thistle (25kg Bag)	398.12m²	42 BAG	
Angle Plaster Bead Internal 8mm x 2.5m	120.23m	57 EA	
Drywall Screw 25mm (1000pk)		5 PACK	
Drywall Screw 40mm (1000pk)		2 PACK	
25 x 50mm (treated)	9.00m	9.00m	
Joint Tape Plasterers NDC 50mm x 150LM	562.31m²	10 ROLL	
Waste Disposal			0.82 SK
Flat Roof Plasterboard Foil Backed 12.5mm (8kg/m²)	16.22m²	6 SHEET	
Flat Roof Ceiling Skim Plaster Multifinish Thistle (25kg Bag)	16.22m²	1 BAG	

Second Fix Joinery	Labour Quantity	Material Quantity	Plant Quantity
Howden Softwood Internal Door	9 QTY	9 QTY	
Door Linings Set 133mm	9 QTY	9 QTY	
Architrave Softwood x 1LM	90.00m	90.00m	
Internal Door Ironmongery	9 QTY	9 QTY	
Window Board 225mm	11.06m	12.16m	
Skirting 144mm Pine First Floor	64.00m	64.00m	
Skirting 144mm Pine Ground Floor	61.00m	61.00m	
Stairs JELD-WEN Balustrade Base Rail 3600mm	1.75m	1 QTY	
Stairs JELD-WEN Balustrade Hand Rail 3600mm	1.75m	1 QTY	
Stairs JELD-WEN Layout A MDF	1 QTY	1 QTY	
Stairs JELD-WEN Newel Post Complete	1 QTY	1 QTY	
Stairs JELD-WEN Spindles	9 QTY	9 QTY	
Countersunk Prodrive 10 X 4" (100pk)		4 PACK	
Nails Lost Head 40mm 1kg		1 PACK	
Nails Lost Head 65mm 1kg		3 PACK	

Heating	Labour Quantity	Material Quantity	Plant Quantity
Heatrae Sadia Megaflo Eco 210I Indirect Unvented	1 QTY	1 QTY	
Myson Premier He 4T Radiator 600 x 400 4PM60DC40	2 QTY	2 QTY	
Myson Premier He 4T Radiator 600 x 800 4PM60DC80	3 QTY	3 QTY	
Radiator Thermostatic Valve 15mm x 12.7mm	7 QTY	7 QTY	
Towel Radiator Chrome Dual Fuel (W)500 x (H)1200mm	2 QTY	2 QTY	
Wet Underfloor Heating	84.30m²	84.30m²	
UFHC Room Thermostat	3 QTY	3 QTY	
Pipe Copper 15mm x 1LM	21.00m	21.00m	
22mm Copper Tees/Elbows/Couplers	11 QTY	11 QTY	
Pipe Copper 22mm x 1LM	16.00m	16.00m	
15mm Poly Pipe Coupler	14 QTY	14 QTY	
15mm Poly Pipe Tees	14 QTY	14 QTY	
15mm Poly Pipe Tees/Elbows/Couplers	11 QTY	11 QTY	
Polyplumb coil pipe 15mm x 25m	55.00m	3 QTY	
Cylinder Electrical Connection	1 QTY		
Pipe Clip 15mm	138 QTY	138 QTY	
Pipe Clip 22mm	28 QTY	28 QTY	

Underfloor Heating Electrical Connection	1 QTY		
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Electrical 2nd Fix	Labour Quantity	Material Quantity	Plant Quantity
Dual Fuel Radiator Installation	2 QTY		
240v 6w LED Downlight Fixed Fire Rated IP65	14 QTY	14 QTY	
6 inch Pendant Set (T2 Rated) - Contactum	10 QTY	10 QTY	
Outdoor Wall Light with PIR	5 QTY	5 QTY	
Switch 1 Gang 2 Way Light Switch 10 Amp	11 QTY	11 QTY	
Switch 2 Gang 2 Way Light Switch 10 Amp	3 QTY	3 QTY	
Switch 3 Gang 2 Way Light Switch 10 Amp	2 QTY	2 QTY	
Switch Cooker Hood 1G Switch	1 QTY	1 QTY	
Switch Fan Isolator Switch White	3 QTY	3 QTY	
MK 13 Amp 2 Gang Double Switched Socket - White	30 QTY	30 QTY	
MK 13 Amp Switched Fused Spur	10 QTY	10 QTY	
MK 45 Amp Cooker Control Unit	1 QTY	1 QTY	
MK Dual Voltage Shaver Socket 115/230v	2 QTY	2 QTY	
MK Master Telephone Socket - Logic Plus	2 QTY	2 QTY	
MK Masterseal 13a 2 Gang Switched Outdoor Socket	2 QTY	2 QTY	
MK TV - FM Coaxial Aerial Socket - White	5 QTY	5 QTY	
Single RJ45 Data Socket - White	2 QTY	2 QTY	
Illuminated Backlit Mirror	2 QTY	2 QTY	
Mains Heat Alarm + Alkaline Battery Back Up	1 QTY	1 QTY	
Multi Sensor Optical Smoke and Heat Alarm	2 QTY	2 QTY	
Wall-Mounted Door Chime Kit with Transformer	1 QTY	1 QTY	
Xpelair DX100T Extractor Fan with Timer	3 QTY	3 QTY	
32 Amp MK MCB	4 QTY	4 QTY	
6 Amp MK MCB	4 QTY	4 QTY	
Consumer Unit 10 Way Dual RCD + 100A Mains Switch	1 QTY	1 QTY	
Domestic Electrical Installation Certification		1 QTY	

Plumbing 2nd Fix	Labour Quantity	Material Quantity	Plant Quantity
Bath Mid Spec	1 QTY	1 QTY	
Mains Fed Shower Mid Spec	2 QTY	2 QTY	
Shower Screen Mid Spec	2 QTY	2 QTY	
Shower Tray Mid Spec	2 QTY	2 QTY	
WC Mid Spec	2 QTY	2 QTY	
WHB Mid Spec	2 QTY	2 QTY	
Garden Tap with DCV	1 QTY	1 QTY	

Decorating	Labour Quantity	Material Quantity	Plant Quantity
Mist Coat Wall Emulsion Crown Matt 5Ltr	398.12m²	6 EA	
2 Coat Wall Emulsion Crown Matt 5Ltr	398.12m²	15 EA	
Mist Coat Ceiling Emulsion Crown Matt 5Ltr	164.19m²	3 EA	
2 Coat Ceiling Emulsion Crown Matt 5Ltr	164.19m²	6 EA	
Interior Primer Primer No Nonsense Universal 1Ltr	70.31m²	8 EA	
Interior Undercoat Primer Undercoat Johnstones Joncryl Acrylic 2.5Ltr	70.31m²	4 EA	
Interior Gloss Gloss Pure Brilliant White - 750ml	70.31m²	8 EA	
Exterior Dulux Trade Ultimate Weathershield Woodstain 5l	145.30m²	7 EA	

Provisional Sums	Labour Quantity	Material Quantity	Plant Quantity
Supply/install of MVHR - £6,500.00	1 QTY		
Sedum roof - £1,967.25		19.67m²	
Kitchen/utility installation - £2,500.00	1 QTY		
Supply/installation of NIPPS timber frame - £158,595.00	1 QTY	1 QTY	

Scaffolding	Labour Quantity	Material Quantity	Plant Quantity
Multi Lift Scaffolding			276.00m²

Waste Disposal Summary	
Category: Excavation and Foundation	Waste: 2.77 x 6 Wheel Grab Lorry (14 Ton)
Category: Internal Timber Partitions	Waste: 0.19 x 8 Yard Skip
Category: Plastering	Waste: 0.77 x 8 Yard Skip
Category: Roof Covering	Waste: 0.79 x 8 Yard Skip
Category: Roof Structure	Waste: 0.51 x 8 Yard Skip
Category: Timber Framing	Waste: 0.82 x 8 Yard Skip
Total number of 8 Yard Skips required: 4	

Carbon Footprint Summary for your Build

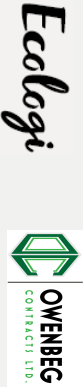
Breakdown of Carbon Emission CO₂e

Ground Works	3910 Kg
Substructure Masonry	321 Kg
Timber Framing	517 Kg
Floors	367 Kg
Roof Structure	1660 Kg
Roof Coverings	2564 Kg
Windows & External Doors	9056 Kg
Rainwater Goods	1655 Kg
External Cladding	780 Kg
Electrical 1st & 2nd Fix	1092 Kg
Plumbing & Heating	2690 Kg
Plastering	1472 Kg
Second Fix Joinery	391 Kg
Finishes & Decorating	912 Kg
Totals Carbon Emissions CO ₂ e	27388 Kg (27.4 Tonnes)

Make it Climate Positive

Carbon Offset Cost	£258.81
Additional 100 trees planting contribution	£24.00

Total Climate Positive Charge	£282.81
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If you wished to make your build Climate Positive we recommend using Ecologi. They specialise in planting trees and supporting Gold Standard carbon reduction projects.

www.ecologi.com

Schedule Of Works

