

# ***ESTIMATION REPORT***

## ***TWO STOREY***



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

**Client Name:** Example Client  
**Address:** Fermanagh

**Email:** client@gmail.com  
**Tel No:** +44 7123456789

**Architect:** Example Architectural Design  
**Email:** info@examplearchitecture.com  
**Tel No:** +44 789456123

**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 profit, overheads and preliminaries.**

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**



### Preliminaries

Item	Description	Qty	Cost per week	Projected time on site	Total Cost
Item 1	Basic Site Hut/welfare	1	£30.00	44	£1,320.00
	Delivery/collection	1	£175.00	1	£175.00
Item 3	Toilets/serviced	1	£30.00	44	£1,320.00
	Delivery/collection	1	£175.00	1	£175.00
Item 4	Water Supply (temporary one off cost)	1	£300.00	1	£300.00
Item 5	Electricity Connections (temporary one off cost)	1	£1,000.00	1	£1,000.00
Item 6	Site Security/optional Allowance	1	£425.00	1	£425.00
Item 7	Hoarding	1	£250.00	1	£250.00
Item 8	Skips & Recycling /general/6/8yrd	6	£300.00	1	£1,800.00
Item 9	Scaffolding Hire, Erect,Alter & Dismantel store	1	£6,000.00	1	£6,000.00
Item 10	Insurances	1	£1,700.00	1	£1,700.00

<b>Total</b>	<b>£14,465.00</b>
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The above costs are the clients discretion to alter or remove  
to suite ther own requirements

<b>Client</b>	<b>Example Client</b>	<b>New Build</b>
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**Build Phase - Site clearance**

Reduced dig/form access lane way

**Materials**

Materials	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Stone / Aggregate	Crusher Run	4"	60	each	£12.00	£720.00
Stone / Aggregate	Crusher Run	2"	140		£12.00	£1,680.00
Stone / Aggregate	Drainage Stone	3/4"	20		£12.00	£240.00
Stone / Aggregate	Blinding	1/2"	140		£12.00	£1,680.00
Stone / Aggregate	Dust	specific	20			£0.00
PVC Drainage Pipe		150mm	2		£19.00	£38.00
Consumables - Allowance	Lines		1		£20.00	£20.00
Consumables - Allowance	Spray marker		1		£20.00	£20.00
Ground Support Terram - Access Lane		4.5x100m	1		£210.00	£210.00
Fixings & supports - Allowance			1		£75.00	£75.00

<b>Material Total</b>	<b>£4,683.00</b>
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**Plant**

Plant Needed	Hours/QTY	Hired off	Rate Per day	Rate per Hour/QTY	Fuel Cost	Total
13 Tonne Digger - Strip topsoil	12.00	INC DRIVER & FUEL		£50.00		£600.00
13 Tonne Digger - Form Access lane	8.00	INC DRIVER & FUEL		£50.00	£0.00	£400.00
13 Tonne Digger - Reduce dig to form raft	12.00	INC DRIVER & FUEL		£50.00	£0.00	£600.00
13 Tonne Digger - form raft build up	12.00	INC DRIVER & FUEL		£11.00	£0.00	£132.00
Dumper 9T- Strip Topsoil/Form Access Lane	20.00	hired		£11.00	£40.00	£260.00
80cm Tandem Roller	16.00			£5.60	£0.00	£89.60
Delivery Charges	1.00			£175.00	£0.00	£175.00

<b>Plant Total</b>	<b>£2,256.60</b>
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**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Line out site	2	3		£24.00		£144.00
Create access lane with digger in plant	1	0.5		£24.00		£6.00
Dumper to access lane driver	1	20		£24.00		£480.00
Reduced dig - in plant	1	0.5		£0.50		£0.13
Clear topsoil with digger - in plant	1	0.5		£24.00		£6.00
Remove topsoil with dumper - in plant	1	0.5		£24.00		£6.00
Form stone buildup/raft	2	16		£24.00		£768.00
Housekeeping	1	1		£24.00		£24.00

<b>Labour Total</b>	<b>£1,434.13</b>
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**Assumptions:**

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

Material	£4,683.00
Plant	£2,256.60
Labour	£1,434.13
<b>Phase Total</b>	<b>£8,373.73</b>



**Client****Example Client****New Build****Build Phase - Foundations**

Raft Foundation

Line out dig / pour

**Material**

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Pipes	Sewer Pipe	4"	5	lengths	£17.80	£89.00
Pipe Fittings	Medium range 90's		2	number	£7.80	£15.60
Pipe Fittings	Top hats		8	number	£7.80	£62.40
Pipe Fittings	T/Y's/45/30/15	Allowance	1	number	£80.00	£80.00
Pipe Fittings	Long range 90		1	number	£100.00	£100.00
Concrete	35N		100	Mc3	£110.00	£11,000.00
Steel Mesh	A393	4.8 x 2.4	20	Sheets	£65.50	£1,310.00
Radon Sump			1	Sheets	£35.00	£35.00
Radon Joint Tape		3x30m	5	tonne	£9.00	£45.00
Radon Barrier	Visqueen Gas Resistant S/A Membrane	4x20m	4	tonne	£112.00	£448.00
Timber/Profiles	(general allowance)		1		£25.00	£25.00
Consumables	Marker spray		1		£25.00	£25.00
Consumables	Lines/Nails		1		£25.00	£25.00
Steel Rebar		12mm	2.1	m	£850.00	£1,785.00
Delivery of steel			1		£600.00	£600.00
OSB Board Shuttering 22mm			10	sheets	£28.00	£280.00
Timber shuttering supports		2x2	100	metres	£0.80	£80.00

<b>Material Total</b>	<b>£16,005.00</b>
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**Plant**

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
13 Tonne Digger - form & pour founds	12	INC DRIVER & FUEL		£50.00		£600.00
Telehandler	8			£14.50	£20.00	£136.00
Concrete Poker	8			£10.00	£10.00	£90.00
Delivery Charges	1			£150.00		£150.00

<b>Plant Total</b>	<b>£976.00</b>
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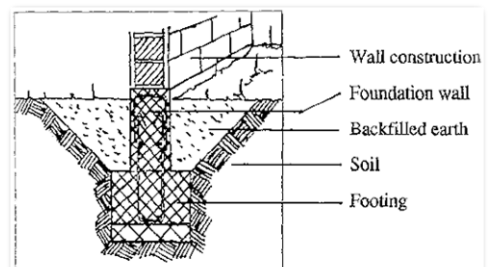
**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Line out founds	2	5		£24.00		£240.00
Driving digger in plant	1	0.5		£0.50		£0.13
Driving tractor & dump in plant	1	0.5		£0.50		£0.13
Steel cages, rebar, mesh etc fitted	2	16		£24.00		£768.00
Form concrete shuttering to raft	2	16		£24.00		£768.00
Fit services & drainage	2	8		£24.00		£384.00
Pour raft foundations	2	12		£24.00		£576.00
Housekeeping	1	3		£24.00		£72.00

<b>Labour Total</b>	<b>£2,808.25</b>
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**Assumptions:**

<b>Material</b>	<b>£16,005.00</b>
<b>Plant</b>	<b>£976.00</b>
<b>Labour</b>	<b>£2,808.25</b>
<b>Phase Total</b>	<b>£19,789.25</b>







<b>Client</b>	<b>Example Client</b>	<b>New Build</b>
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### Build Phase - Substructure / Footings      Raft Foundation

#### Materials

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Blocks to external walls	4" Block on flat	215mm	440	Number of	£0.63	£277.20
Soap Bars	4x4		30	Number of	£0.63	£18.90
Thermal Blocks Cavity Wall	4" Thermal block		120	Number of	£1.91	£229.20
Thermal Blocks Cavity Wall	4" Thermal block		280	Number of	£1.91	£534.80
Thermal Blocks Internal Wall	4" Thermal block		110	Number of	£1.91	£210.10
Thermal Blocks Internal Wall	4" Thermal block		25	Number of	£1.91	£47.75
Sand	Building Sand		3.5	Tonne	£24.00	£84.00
Cement	Blue Circle / Quinns	25kg	35	Bags	£5.25	£183.75
Mortar Mix			1	Number of	£15.00	£15.00
Damp Proof Course	Visqueen Zedex CPT		5		£76.00	£380.00

<b>Materials Total</b>	<b>£1,980.70</b>
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#### Plant

Plant Needed	Hours/QTY	Hired off	Rate Per day	Rate per Hour/QTY	Fuel Cost	Total
Mixer	8			£1.50	£10.00	£22.00
Telehandler	8			£14.50	£20.00	£136.00
Delivery charges	1			£100.00		£100.00

<b>Plant Total</b>	<b>£258.00</b>
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#### Labour

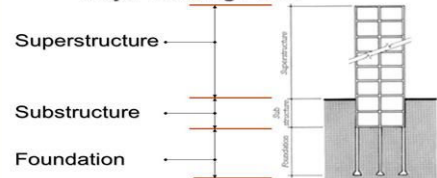
Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Setting out profiles	2	2		£24.00		£96.00
Build substructure/footings	3	12		£24.00		£864.00
General housekeeping	1	2		£24.00		£48.00

<b>Labour Total</b>	<b>£1,008.00</b>
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#### Assumptions:

Material	£1,980.70
Plant	£258.00
Labour	£1,008.00
<b>Phase Total</b>	<b>£3,246.70</b>

#### TYPES OF FOUNDATION Major Building Parts



<b>Client</b>	<b>Example Client</b>	<b>New Build</b>
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**Build Phase - Overslab****Material**

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Stone / Aggregate	Crusher Run	2"	30	Tonne	£12.00	£360.00
Stone / Aggregate	Drainage Stone	4"	100	Tonne	£12.50	£1,250.00
Stone / Aggregate	Blinding	1/2"	15	Tonne	£13.00	£195.00
Stone / Aggregate	Dust	specific	15	Tonne	£14.00	£210.00
Consumables			1		£50.00	£50.00
Other Materials			1		£50.00	£50.00

<b>Materials Total</b>	<b>£2,115.00</b>
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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
Dumper hi lift	8			£5.00	£0.00	£40.00
Whackerplate	16			£2.00	£0.00	£32.00
Kango	1			£20.00		£20.00

<b>Plant Total</b>	<b>£892.00</b>
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**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Prep & backfill aggregate	1	2		£22.00		£44.00
Housekeeping	1	2		£22.00		£44.00

<b>Labour Total</b>	<b>£88.00</b>
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**Assumptions:**

<b>Material</b>	<b>£2,115.00</b>
<b>Plant</b>	<b>£892.00</b>
<b>Labour</b>	<b>£88.00</b>
<b>Phase Total</b>	<b>£3,095.00</b>



<b>Client</b>	<b>Example Client</b>	<b>New Build</b>
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**Build Phase - Superstructure****Material**

Type of Material	Description/Area	Size	Quantity	Unit of Meas	Cost per Unit	Total
Blocks Cavity Walls	4" on edge/ Main walls	100mm	8400	No.	£0.63	£5,292.00
Blocks Cavity Walls	4" on flat / Main walls	215mm	3350	No.	£0.63	£2,110.50
Blocks Internal Walls	4" on edge	100mm	2900	No.	£0.63	£1,827.00
Blocks Internal Walls	4" on flat	215mm	400	No.	£0.63	£252.00
Soap Bars	4x4		250	No.	£0.63	£157.50
Soap Bars	6x4		600	No.	£0.63	£378.00
Bricks	Con. Brick		800	No.	£0.35	£280.00
Built in stone	natural		150	m3	£45.00	£6,750.00
Sand	To blockwork		40	Tonne	£24.00	£960.00
Sand	To stonework		16	Tonne	£24.00	£384.00
Cement	To blockwork	25kg	200	Bags	£5.25	£1,050.00
Cement	To stonework	25kg	130	Bags	£5.25	£682.50
Mortar Mix			4	Number of	£15.00	£60.00
Wall Starter Kit			1	No.	£12.20	£12.20
Wall Ties	Standard	250mm	4	box of 250	£66.00	£264.00
DPC's	30m roll	4"-100mm	3	Rolls	£2.80	£8.40
DPC's	30m roll	6"-150mm	6	Rolls	£4.10	£24.60
DPC's	30m roll	9"-220mm	6	Rolls	£5.90	£35.40
DPC's	30m roll	12"-337.5mm	4	Rolls	£8.80	£35.20
DPC's	30m roll	18"-450mm	3	Rolls	£11.70	£35.10
DPC's	30m roll	24"-600mm	3	Rolls	£15.60	£46.80
Insulation	Built in	140mm	100	boards	£67.50	£6,750.00
Prop Cavity Closer	150mm wide	2.4m length	71	No.	£18.00	£1,278.00
Deep Face Cill 90-100mm	Ground floor	3' - 900mm	2	No.	£17.10	£34.20
Deep Face Cill 90-100mm	Ground floor	4' - 1200mm	4	No.	£22.80	£91.20
Deep Face Cill 90-100mm	Ground floor	5' - 1500mm	3	No.	£28.50	£85.50
Deep Face Cill 90-100mm	Ground floor	7'-2100mm	1	No.	£39.90	£39.90
Deep Face Cill 90-100mm	Ground floor	8'- 2400mm	1	No.	£45.60	£45.60
Deep Face Cill 90-100mm	First Floor	3' - 900mm	1	No.	£17.10	£17.10
Deep Face Cill 90-100mm	First Floor	4' - 1200mm	7	No.	£22.80	£159.60
Deep Face Cill 90-100mm	First Floor	5' - 1500mm	1	No.	£28.50	£28.50
Lintels 150x100mm	Ground floor	3'- 1050mm	10	No.	£12.30	£123.00
Lintels 150x100mm	Ground floor	4'- 1350mm	30	No.	£15.80	£474.00
Lintels 150x100mm	Ground floor	5' - 1500mm	6	No.	£17.40	£104.40
Lintels 150x100mm	Ground floor	5'- 1650mm	6	No.	£19.20	£115.20
Lintels 150x100mm	Ground floor	6' - 1800mm	2	No.	£20.90	£41.80
Lintels 215x 100mm	Ground floor	7'- 2250mm	4	No.	£35.95	£143.80
Lintels 215x 100mm	Ground floor	8'- 2650mm	2	No.	£41.85	£83.70
Lintels 215x 100mm	First Floor	6' - 1800mm	4	No.	£28.75	£115.00
Steel RSJ x1 No	Kitchen	203x133x30UB	3.6	m	£65.00	£234.00
Steel RSJ	Sitting Room	203x203x30UB	2.2	m	£60.00	£132.00
Steel RSJ	Porch	203x203x30UB	2.4	m	£120.00	£288.00
Steel Allowance			1		£300.00	£300.00
Padstones	6x4	1.2	4		£7.00	£28.00
Pre-stress flooring slab	Quote Attached	6"	105	m2	£50.00	£5,250.00
Pre-stress flooring grout	1.5m fine mix 30N		1.2	m2	£110.00	£132.00
Chimney finishes PC SUM	Dummy Chimney	700mm x 900mm	2	No.	£450.00	£900.00
Chimney finishes	Bird cage		2	No.	£26.00	£52.00
Lead Rolls	6m rolls	9"	3	Rolls	£82.00	£246.00
Starter Trays Porch	Wall to roof abundance porch	6 per metre	2	No.	£7.00	£14.00
Apex Trays Porch	Wall to roof abundance porch	6 per metre	1		£15.00	£15.00
Cavity Trays Porch	Wall to roof abundance porch	6 per metre	26		£7.25	£188.50
Expanding Metal	100mm x 20m		3	Rolls	£13.90	£41.70
Wall Copings Single Saddle	Parrapet Wall	450x900mm	6	No.	£15.00	£90.00
Fibre cement board	cavity closer	6"	47	2.4m lgth	£10.00	£470.00
Meter box Inc Door	ESB		1	No.	£40.00	£40.00
Gable guides	timber frame		1		£65.00	£65.00

<b>Materials Total</b>	<b>£38,861.90</b>
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**Plant**

Plant Needed	Hours/QTY	Hired off	Rate Per day	Rate per Hour/QTY	Fuel Cost	Total
Mixer	120			£1.50	£45.00	£225.00
Telehandler	80			£14.50	£80.00	£1,240.00
Acros	1			£20.00		£20.00
Delivery Charges	1			£150.00		£150.00

<b>Plant Total</b>	<b>£1,635.00</b>
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**Labour**

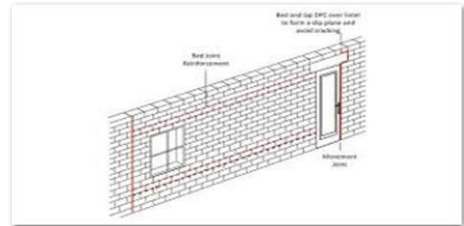
Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
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Superstructure blockwork	3	280		£30.00		£25,200.00
Stonework natural	3	110		£30.00		£9,900.00
Erect steel	2	5		£26.00		£260.00
Support precast slab	2	2		£26.00		£104.00
Grout precast slab	2	3		£26.00		£156.00
Gable guides (joiner)	2	2		£26.00		£104.00

<b>Labour Total</b>	<b>£35,724.00</b>
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**Assumptions:**

<b>Material</b>	<b>£38,861.90</b>
<b>Plant</b>	<b>£1,635.00</b>
<b>Labour</b>	<b>£35,724.00</b>
<b>Phase Total</b>	<b>£76,220.90</b>



<b>Client</b>	<b>Example Client</b>	<b>New Build</b>
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**Build Phase - Roof Structure and Finishes****Material**

Roof Structure	Description/Area	Size	QTY	In lengths of	Total Linear / M2	Cost per unit or L/Mtr	Total
Trusses (Decorative) PC SUM			4	1	4.00	£1,300.00	£5,200.00
Steel RSJ	Ridge	203x133x25UB	1	3.4	3.40	£38.50	£130.90
Steel RSJ	Ridge	305x102x33UB	1	13.3	13.30	£55.00	£731.50
Fire Coating Steel (Allowance)			1	1	1.00	£250.00	£250.00
Wall plate	treated/tanalised	4x3	29	4.8	139.20	£2.10	£292.32
Rafter	Main roof	6x2 C16	62	4.5	279.00	£2.95	£823.05
Rafter	Main roof outshot	6x2 C16	40	3.5	140.00	£2.95	£413.00
Valley Rafters		9x3	2	4.8	9.60	£6.70	£64.32
Ridge Board	All Ridge	9x2	9	4.8	43.20	£4.65	£200.88
Ceiling Joist	Utility/entrance/lobby	7x2	13	6.4	83.20	£3.61	£300.35
Flat roof joist		9x2	18	3.2	57.60	£4.65	£267.84
Ceiling Joist	First Floor	7x2	76	4.8	364.80	£3.61	£1,316.93
Ceiling Joist	porch	6x2	5	2.6	13.00	£2.95	£38.35
Collar Ties		6x2	12	3.2	38.40	£2.95	£113.28
Binders		4x2	5	4.8	24.00	£1.95	£46.80
Hangers		4x2	5	4.8	24.00	£1.95	£46.80
Struts		6x3	6	4.8	28.80	£3.30	£95.04
Lath Batons	fully graded	2x1	350	4.8	1,680.00	£0.51	£856.80
Fascia board		8x1	22	4.8	105.60	£2.05	£216.48
Furring Timber	Flat roof	6x2	6	4.8	28.80	£38.00	£1,094.40
Plywood Marine	Flat roof	2440x1220x18	7	1	7.00	£54.00	£378.00

Roof Coverings	Description	Size	QTY	Unit	Other	Cost per Unit	Total
Breathable Felt	Tyvek Supro	50 x 1.5m	5	rolls	£0.00	£160.00	£800.00
Rafter Tray		6m roll	13	rolls	£0.00	£11.00	£143.00
Eaves Tray		1.5m lengths	52	m	£0.00	£3.00	£156.00
Over fascia vents	10mm	1 m length	76	m	£0.00	£3.00	£228.00
Fixings	Paslo nails	2"	2	pack of 1000	£0.00	£60.00	£120.00
Fixings	Paslo nails	4"	2	pack of 1000	£0.00	£60.00	£120.00
Fixings	Galvanised nails	4"	1	5kg	£0.00	£60.00	£60.00
Fixings	Copper Nails	2"	14	box of 1000	£0.00	£52.00	£728.00
Fixings	Wall plate straps	600mm Straight	25	No.	£0.00	£1.80	£45.00
Fixings	Wall plate straps	600mm Twisted	55	No.	£0.00	£1.50	£82.50
Fixings	Anchor bars		15	No.	£0.00	£8.00	£120.00
Fixings	M12 bolts		100	No.	£0.00	£2.20	£220.00
Fixings	Other	allowance	1		£0.00	£100.00	£100.00
Ridge Caps	Slates	400mm	110	No.	£0.00	£12.00	£1,320.00
Dry Ridge system			44	m	£0.00	£76.00	£3,344.00
Slate Vents			12	no.	£0.00	£25.50	£306.00
Tile trim			16		£0.00	£17.00	£272.00
Insulation	Flat roof	150mm	7	Sheets	£0.00	£66.00	£462.00
Lead Rolls	chimneys	9"	1	Rolls	£0.00	£82.00	£82.00
Lead Rolls	valleys	18"	2	Rolls	£0.00	£155.00	£310.00
Specialised	Trocal		18.8	m2	£0.00	£70.00	£1,316.00

**Materials Total** £23,211.54

**Plant**

Plant Needed	Description	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Telehandler		32			£14.50	£80.00	£544.00
Delivery Charges		1			£150.00		£150.00

**Plant Total** £694.00

**Labour**

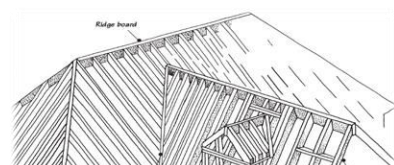
Task	Description	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Roof construction (joiner)		3	48		£25.00		£3,600.00
Tiler/slater		3	60		£25.00		£4,500.00
Flat roof construction		2	8		£25.00		£400.00
Flat roof finishes		1	0.5		£25.00		£6.25
Leadwork/flashings		1	5		£25.00		£125.00
Erect steel RSJs		2	4		£25.00		£200.00
Soffit/Fascia frame		2	8		£25.00		£400.00
Housekeeping		1	4		£22.00		£88.00

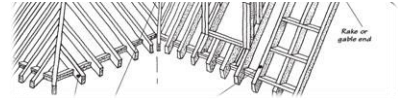
\*Refer to final breakdown for PVC soffit, fascia & guttering\*

**Labour Total** £9,319.25

**Assumptions:**

Material	£23,211.54
Plant	£694.00
Labour	£9,319.25
<b>Phase Total</b>	<b>£33,224.79</b>





<b>Client</b>	<b>Example Client</b>	<b>New Build</b>
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**Build Phase - First Fix Joinery****Material**

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Timber	Wall Studding	4x2	5	m	£1.95	£9.75
Door Frame		5 1/4" x 1 1/4"	105	m	£3.75	£393.75
Plasterboard	Ceilings	8 x 4 x 12.5mm	10	sheets	£7.30	£73.00
Plasterboard	Insulated	50mm + 12.5mm	15	sheets	£62.20	£933.00
Plasterboard	Insulated	60mm + 12.5mm	50	sheets	£71.00	£3,550.00
Foil back insulation	2400mm x 1200mm	125mm	15	sheets	£47.00	£705.00
Insulation Loft Roll	Isover G3 Spacesaver	150mm (9.34m2)	24	Rolls	£48.80	£1,171.20
Vario KM Duplex UV Smart Membrane	1.5x40m		1	Rolls	€ 235.00	£235.00
Fixings	Chipboard screw	5x100mm	2	box of 200	£5.00	£10.00
Fixings	insulated p/b fixings		2	Number	£3.50	£7.00
Fixings	Other/Allowance		1		£100.00	£100.00
Suspended Ceiling	Metal		105	m2	£18.00	£1,890.00

<b>Materials Total</b>	<b>£9,077.70</b>
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**Plant**

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Delivery Charges	1			£150.00		£150.00

<b>Plant Total</b>	<b>£150.00</b>
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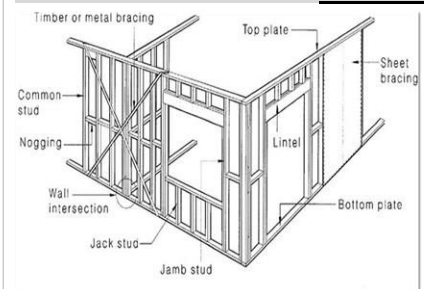
**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Stud walls	2	4		£26.00		£208.00
Rafter insulation	2	8		£26.00		£416.00
Loft insulation	2	8		£26.00		£416.00
Door frames	2	12		£26.00		£624.00
Plasterboarding	2	24		£26.00		£1,248.00
Air Tight Membrane	2	20		£26.00		£1,040.00

<b>Labour Total</b>	<b>£3,952.00</b>
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**Assumptions:**

<b>Material</b>	<b>£9,077.70</b>
<b>Plant</b>	<b>£150.00</b>
<b>Labour</b>	<b>£3,952.00</b>
<b>Phase Total</b>	<b>£13,179.70</b>



<b>Client</b>	<b>Example Client</b>	<b>New Build</b>
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**Build Phase - Plastering****Material**

Material	Description/Area	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Sand	External walls		16	tonne	£24.00	£384.00
Sand	Internal walls		18	tonne	£24.00	£432.00
Cement	External walls	25kg	48	bags	£5.25	£252.00
Cement	Internal walls	25kg	130	bags	£5.25	£682.50
Limestone Chips/Dash	External walls	25kg	25	bags	£5.50	£137.50
Lime		25kg	25	bags	£9.00	£225.00
Mortar Mix			3	litres	£15.00	£45.00
Waterproofer	Cementone	5 litres	1	litres	£15.00	£15.00
Skim Finish	Internal walls	25kg	110	bags	£12.00	£1,320.00
Bonding	bonding carlite		6	bags	£15.00	£90.00
Scrim Cloth	2" Self adhesive		2	rolls	£5.90	£11.80
Corner Beading	Fine		25		£1.85	£46.25
	Heavy		30		£1.85	£55.50
Fixings	general allowance		1		£100.00	£100.00

<b>Materials Total</b>	<b>£3,796.55</b>
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**Plant**

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Mixer	80			£1.50	£25.00	£145.00
Telehandler	24			£14.50	£60.00	£408.00
Delivery Charges	1			£100.00	£0.00	£100.00

<b>Plant Total</b>	<b>£653.00</b>
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**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Plastering (sub out)	3	300		£26.00		£23,400.00
Housekeeping	2	4		£26.00		£208.00

<b>Labour Total</b>	<b>£23,608.00</b>
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**Assumptions:**

<b>Material</b>	<b>£3,796.55</b>
<b>Plant</b>	<b>£653.00</b>
<b>Labour</b>	<b>£23,608.00</b>
<b>Phase Total</b>	<b>£28,057.55</b>



<b>Client</b>	<b>Example Client</b>	<b>New Build</b>
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**Build Phase - Finish floor****Material**

Material	Description/Area	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Polythene	25x4m	1200g	3	roll	£42.00	£126.00
Insulation	Ground floor	50mm	37	sheets	£24.95	£923.15
Insulation	Ground floor	150mm	75	sheets	£66.00	£4,950.00
Expansion		15m	5	rolls	£18.50	£92.50
Screed	sand/cement		24	m3	£110.00	£2,640.00
Fixings			1		£100.00	£100.00

<b>Materials Total</b>	<b>£8,831.65</b>
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**Plant**

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Delivery Charges	1			£150.00		£150.00

<b>Plant Total</b>	<b>£150.00</b>
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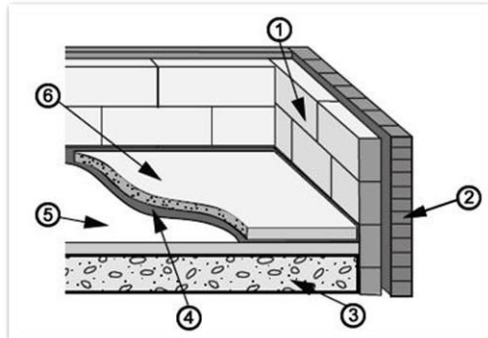
**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Floor prep	2	8		£22.00		£352.00
Lay insulation	2	16		£22.00		£704.00
Pour finish floor	4	20		£28.00		£2,240.00

<b>Labour Total</b>	<b>£3,296.00</b>
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Assumptions:

<b>Material</b>	<b>£8,831.65</b>
<b>Plant</b>	<b>£150.00</b>
<b>Labour</b>	<b>£3,296.00</b>
<b>Phase Total</b>	<b>£12,277.65</b>



<b>Client</b>	<b>Example Client</b>	<b>New Build</b>
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**Build Phase - Trim out****Material**

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Doors	Standard		16	number of	£150.00	£2,400.00
Doors	BI Fold	Allowance	6	number of	£160.00	£960.00
Door Stop	Full	100 x 12	78	m	£2.40	£187.20
Skirting	Standard mdf	150 x 19	365	m	£3.80	£1,387.00
Architrave	Standard mdf	69 x 19mm	165	m	£2.35	£387.75
Ironmongery	handles/hinges		16	allowance per door	£60.00	£960.00
Window board	mdf	19mm	40	m	£10.00	£400.00
Hotpress/Shelving	timber	2x1 planed	50	m	£0.51	£25.50
Fixings	allowance		1		£50.00	£50.00
Adhesives			1		£50.00	£50.00

<b>Materials Total</b>	<b>£6,807.45</b>
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**Plant**

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Delivery Charges	1			£50.00	£0.00	£50.00

<b>Plant Total</b>	<b>£50.00</b>
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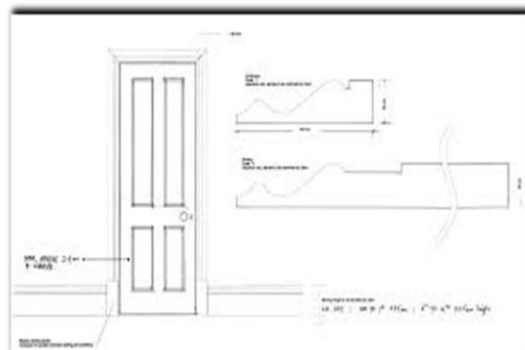
**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Fit doors	2	30		£26.00		£1,560.00
Fit ironmongery	1	20		£26.00		£520.00
Fit skirting/architrave	2	24		£26.00		£1,248.00
Shelving/Units	1	8		£26.00		£208.00
Window Board	1	8		£26.00		£208.00
Hot press	1	6		£26.00		£156.00
Boxing of pipes	1	4		£26.00		£104.00

<b>Labour Total</b>	<b>£4,004.00</b>
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**Assumptions:**

<b>Material</b>	<b>£6,807.45</b>
<b>Plant</b>	<b>£50.00</b>
<b>Labour</b>	<b>£4,004.00</b>
<b>Phase Total</b>	<b>£10,861.45</b>





<b>Client</b>	<b>Example Client</b>	<b>New Build</b>
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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	3"	20	Tonne	£12.00	£240.00
Stone / Aggregate	Drainage rough sand		30	Tonne	£13.00	£390.00
Stone / Aggregate	Drainage Stone	1/4"	60	Tonne	£13.00	£780.00
Stone / Aggregate		Dust	12	Tonne	£13.00	£156.00
Concrete		15N	3	Mc3	£90.00	£270.00
Pipes	Sewer Pipe 6m	4"	21	lengths	£17.80	£373.80
Pipes	Storm Pipe 6m	4"	18	lengths	£17.80	£320.40
Treatment plant	Sewer treatment	6 person	1	number	£3,500.00	£3,500.00
Fittings	Storm Gullies	4" fittings	13	number	£21.00	£273.00
Fittings	Roddable BIG gully		5	number	£30.00	£150.00
Fittings	460/18" man hole base		8	number	£27.00	£216.00
Fittings	460 manhole riser		16	number	£15.00	£240.00
Fittings	460 polypropylene cover		8	number	£45.00	£360.00
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	Rodeyes	Galv	2	number	£31.60	£63.20
Fittings	15°	4"	3	number	£5.00	£15.00
Fittings	30°	4"	4	number	£5.00	£20.00
Fittings	45°	4"	5	number	£5.00	£25.00
Fittings	L/R 90°	4"	5	number	£18.00	£90.00
Fittings	T's	4"	4	number	£12.00	£48.00
Fittings	Y's	4"	4	number	£12.00	£48.00
Fittings	15°	4"	4	number	£5.00	£20.00
Fittings	30°	4"	4	number	£5.00	£20.00
Fittings	45°	4"	4	number	£5.00	£20.00
Fittings	T's	4"	3	number	£12.00	£36.00
Fittings	Y's	4"	3	number	£12.00	£36.00
Ducting	Black Ducting	2"	4		£14.45	£57.80
Land Drain	100mm	25m roll	2		£37.80	£75.60
Power cable	to treatment plant		1		£100.00	£100.00
ESB/NIE ducting	6m lengths	2"	6		£54.00	£324.00
Grey ducting	BT cable		1		£100.00	£100.00
Water pipe	Blue alkaline	25mm	4		£51.00	£204.00
<b>Materials Total</b>						<b>£9,188.60</b>

**Plant**

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Dumper 6T	40			£7.50	£100.00	£400.00
13 ton digger	40	INC DRIVER & FUEL		£50.00	£0.00	£2,000.00
Delivery Charges	1			£150.00	£0.00	£150.00
Small Plant Allowance	1			£80.00	£0.00	£80.00

**Plant Total**      **£2,630.00**

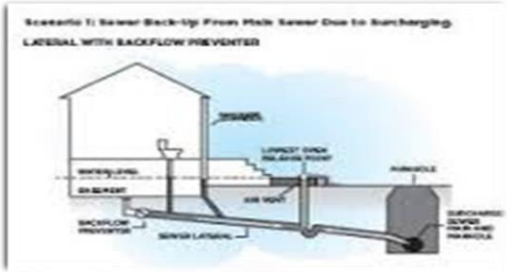
**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Drainage/Percolation	2	18		£22.00		£792.00
Sewers	2	16		£22.00		£704.00
Treatment plant	2	6		£22.00		£264.00
Backfilling of trench	1	3		£22.00		£66.00
Sewer snagging	1	3		£22.00		£66.00
Housekeeping	1	2		£22.00		£44.00

**Labour Total**      **£1,936.00**

Assumptions:

Material	£9,188.60
Plant	£2,630.00
Labour	£1,936.00
Phase Total	£13,754.60



**Client****Example Client****New Build****Build Phase - Street/Footpaths Prep****Material**

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Concrete	footpaths/steps	30N	14	mc3	£105.00	£1,470.00
Tarmac Supply & Fit			604	m2	£20.00	£12,080.00
Aggregates	Crusher run	2"	60	tonne	£12.00	£720.00
Aggregates	Blinding		40	tonne	£13.00	£520.00
Aggregates	Dust		3	tonne	£13.00	£39.00

<b>Materials Total</b>	<b>£14,829.00</b>
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**Plant**

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
13 T Digger	16	INC DRIVER & FUEL		£50.00	£0.00	£800.00
Dumper 6T	16			£7.50	£40.00	£160.00
Delivery Charges	1			£150.00	£0.00	£150.00

<b>Plant Total</b>	<b>£1,110.00</b>
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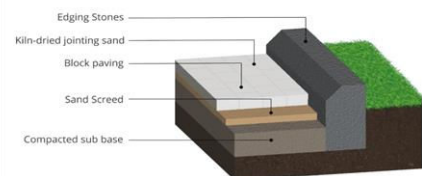
**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Footpath shutter prep	2	8		£22.00		£352.00
Stone footpath & street	2	12		£22.00		£528.00
Form and build steps	2	4		£22.00		£176.00
Prep for tarring	2	8		£22.00		£352.00
Concrete street/footpath	3	10		£22.00		£660.00

<b>Labour Total</b>	<b>£2,068.00</b>
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**Assumptions:**

Material	£14,829.00
Plant	£1,110.00
Labour	£2,068.00
<b>Phase Total</b>	<b>£18,007.00</b>

**Cross-Section of a Driveway/Pathway**

**Client****Example Client****Build Phase Breakdown**

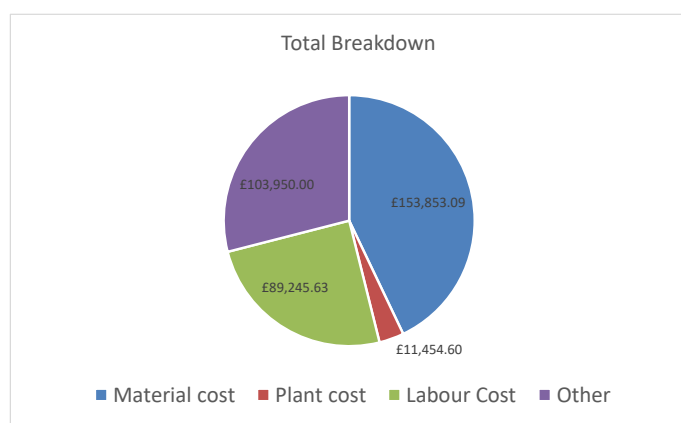
Build Phase	Material cost	Plant cost	Labour Cost	Other	Total Cost
Preliminaries	£14,465.00				£14,465.00
Site clearance/reduced dig/access	£4,683.00	£2,256.60	£1,434.13		£8,373.73
Foundations	£16,005.00	£976.00	£2,808.25		£19,789.25
Substructure	£1,980.70	£258.00	£1,008.00		£3,246.70
Overslab	£2,115.00	£892.00	£88.00		£3,095.00
Superstructure	£38,861.90	£1,635.00	£35,724.00		£76,220.90
Roof Structure & Finishes	£23,211.54	£694.00	£9,319.25		£33,224.79
PVC Soffit/Guttering	PC Sum			£2,300.00	£2,300.00
External Windows/Doors	PC Sum			£29,000.00	£29,000.00
1st Fix Joinery	£9,077.70	£150.00	£3,952.00		£13,179.70
Plastering	£3,796.55	£653.00	£23,608.00		£28,057.55
Finish floor	£8,831.65	£150.00	£3,296.00		£12,277.65
Plumbing	PC Sum			£29,400.00	£29,400.00
Electrical/Solar panels	PC Sum			£14,750.00	£14,750.00
Trim out	£6,807.45	£50.00	£4,004.00		£10,861.45
Streets/Paving/Footpath	£14,829.00	£1,110.00	£2,068.00		£18,007.00
Sewers & Services	£9,188.60	£2,630.00	£1,936.00		£13,754.60
Kitchen	PC Sum			£16,500.00	£16,500.00
Fireplace/stove	PC Sum			£1,600.00	£1,600.00
Sanitary ware	PC Sum			£5,000.00	£5,000.00
Stairs	PC Sum			£5,400.00	£5,400.00

<b>Total</b>	<b>£153,853.09</b>	<b>£11,454.60</b>	<b>£89,245.63</b>	<b>£103,950.00</b>	<b>£358,503.32</b>
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<b>Total Self Build Price</b>	<b>£358,503.32</b>
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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 specifcation 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