

# ESTIMATION REPORT

## SINGLE 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**

DJ Build Estimations – 41 Kingarrow Road – Derrylin – Co Fermanagh – BT92 9HZ

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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	Site Huts/Storage/Welfare	1	£150.00	42	£6,300.00
	Delivery/Collection Charge	1	£175.00	1	£175.00
Item 2	Toilets/Serviced	1	£20.00	42	£840.00
	Delivery/Collection Charge	1	£175.00	1	£175.00
Item 3	Water Supply (temporary one off cost)	1	£300.00	1	£300.00
Item 4	Electricity Connections (temporary one off cost)	1	£1,000.00	1	£1,000.00
Item 5	Site Security/optional	1	£500.00	1	£500.00
Item 6	Hoarding	1	£250.00	1	£250.00
Item 7	Skips & Recycling/6 yrd/8 yrd	3	£250.00	1	£750.00
Item 8	Scaffolding Hire, Erect,Alter and Dismantle store	1	£3,000.00	1	£3,000.00

**Total** **£13,290.00**

The above costs are the clients discretion to alter or remove to suit their 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
Stone / Aggregate	Crusher Run	4"	200	each	£12.00	£2,400.00
Stone / Aggregate	Crusher Run	2"	100		£12.00	£1,200.00
Stone / Aggregate	Blinding	1/2"	50		£12.00	£600.00
PVC Drainage Pipes			2		£35.00	£70.00

<b>Material Total</b>	<b>£4,270.00</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 top soil	16.00	INC DRIVER & FUEL		£50.00	£0.00	£800.00
13 Tonne Digger - Form access lane	6.00	INC DRIVER & FUEL		£50.00	£0.00	£300.00
13 Ton Digger - Reduced dig	120.00	INC DRIVER & FUEL		£50.00	£0.00	£6,000.00
Dumper 9 ton - Strip top soil	32.00	hired		£11.00	£80.00	£432.00
Delivery Collection Charges	1.00			£150.00	£0.00	£150.00
Tractor & Dump Trailer	240.00	INC DRIVER & FUEL		£60.00	£0.00	£14,400.00

<b>Plant Total</b>	<b>£22,082.00</b>
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**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Dumper driving	2	16.00		£24.00		£768.00
Scrape off top soil & store on site - As Above	1	0.50		£0.50		£0.25
Reduced dig & level in dump site - As Above	1	0.50		£0.50		£0.25
Fit Drainage pipes	1	2.00		£24.00		£48.00
House keeping	1	2.00		£24.00		£48.00

<b>Labour Total</b>	<b>£864.50</b>
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**Assumptions:**

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

Material	£4,270.00
Plant	£22,082.00
Labour	£864.50
<b>Phase Total</b>	<b>£27,216.50</b>



**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	30N		33	Mc3	£105.00	£3,465.00
Steel Mesh	A393	4.8 x 2.4	10	Sheets	£65.50	£655.00
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

<b>Material Total</b>	<b>£4,195.00</b>
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**Plant**

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
13 Tonne Digger	18	INC DRIVER & FUEL		£50.00		£900.00
Tractor & dump	12	INC DRIVER & FUEL		£50.00		£600.00
Delivery Charges	1			£150.00		£150.00

<b>Plant Total</b>	<b>£1,650.00</b>
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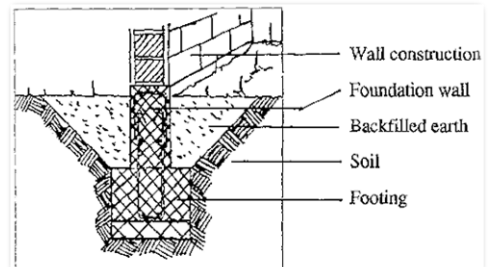
**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Line out founds	2	5		£24.00		£240.00
Driving digger (As Above)	1	0.5		£0.50		£0.25
Steel mesh/fit tie re bar	2	4		£24.00		£192.00
Pour foundations	2	10		£24.00		£480.00
Housekeeping	1	2		£24.00		£48.00

<b>Labour Total</b>	<b>£960.25</b>
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**Assumptions:**

<b>Material</b>	<b>£4,195.00</b>
<b>Plant</b>	<b>£1,650.00</b>
<b>Labour</b>	<b>£960.25</b>
<b>Phase Total</b>	<b>£6,805.25</b>



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 edge	100mm	550	Number of	£0.63	£346.50
Blocks to external walls	4" Block on flat	440mm	2600	Number of	£0.63	£1,638.00
Bricks	Con. Brick		200	Number of	£0.35	£70.00
Sand	Building Sand		12	Tonne	£24.00	£288.00
Cement	Blue Circle / Quinns	25kg	110	Bags	£5.25	£577.50
Mortar Mix			2	Number of	£15.00	£30.00
Other			1		£50.00	£50.00

<b>Materials Total</b>	<b>£3,000.00</b>
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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	£25.00	£85.00
Delivery charges	1			£100.00		£100.00

<b>Plant Total</b>	<b>£185.00</b>
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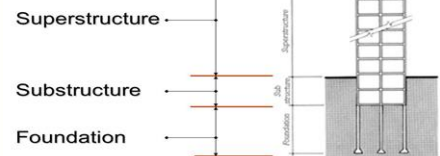
**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Setting out profiles	2	8		£24.00		£384.00
Build substructure/footings	3	65		£24.00		£4,680.00
General housekeeping	1	2		£24.00		£48.00

<b>Labour Total</b>	<b>£5,112.00</b>
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**Assumptions:**

Material	£3,000.00
Plant	£185.00
Labour	£5,112.00
<b>Phase Total</b>	<b>£8,297.00</b>

**TYPES OF FOUNDATION**  
 Major Building Parts


Client

Example Client

New Build



## Build Phase - Overslab

## Material

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Stone / Aggregate	Crusher Run	4"	105	Tonne	£12.00	£1,260.00
Stone / Aggregate	Crusher Run	2"	70	Tonne	£12.00	£840.00
Stone / Aggregate	Blinding	1/2"	35	Tonne	£13.00	£455.00
Stone / Aggregate	Dust	specific	24	Tonne	£14.00	£336.00
Pipes	Sewer Pipe	4"	6	lengths	£17.80	£106.80
Pipe Fittings	Long range 90		4	number	£18.00	£72.00
Pipe Fittings	Medium range 90's		3	number	£5.25	£15.75
Pipe Fittings	Top hats		3	number	£10.00	£30.00
Pipe Fittings	Ducting	2"	3	number	£14.60	£43.80
Pipe Fittings	T/Y's		3	number	£11.80	£35.40
Radon Barrier		4x20m	3	Rolls	£112.00	£336.00
Radon Sump			1	number	£35.00	£35.00
Radon Joint Tape		3x30m	5	number	£9.00	£45.00
Concrete		30N	40	MC3	£105.00	£4,200.00
Consumables			1		£50.00	£50.00
Expansion Joints			1		£50.00	£50.00
Other Materials			1		£50.00	£50.00

Materials Total	£7,960.75
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## Plant

Plant Needed	Hours/QTY	Hired off	Rate Per day	Rate per Hour/QTY	Fuel Cost	Total
13 Tonne digger	20	INC DRIVER & FUEL		£50.00		£1,000.00
Whackerplate	18			£2.00	£0.00	£36.00
Saws/Discs	1	Allowance		£25.00	£0.00	£25.00
Delivery	1			£150.00		£150.00

Plant Total	£1,211.00
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## Labour

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Prep & backfill aggregate	2	8		£24.00		£384.00
Radon Barrier	2	4		£24.00		£192.00
Drive Digger (As Above)	1	0.5		£0.50		£0.25
Pour subfloor	2	8		£24.00		£384.00
Fit windposts/other steel	2	8		£24.00		£384.00
Housekeeping	1	2		£24.00		£48.00

Labour Total	£1,392.25
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## Assumptions:

Material	£7,960.75
Plant	£1,211.00
Labour	£1,392.25
<b>Phase Total</b>	<b>£10,564.00</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 External Walls	4" on edge/ Main walls	100mm	6600	No.	£0.63	£4,158.00
Blocks Internal Walls	4" on edge	100mm	2100	No.	£0.63	£1,323.00
Soap Bars	4x4		150	No.	£0.63	£94.50
Soap Bars	6x4		300	No.	£0.63	£189.00
Sand	To blockwork		20	Tonne	£24.00	£480.00
Cement	To blockwork	25kg	175	Bags	£5.25	£918.75
Mortar Mix			3	Number of	£15.00	£45.00
Wall Ties	Ancon	275mm	4	box of 250	£60.00	£240.00
DPC's	30m roll	4"-100mm	8	Rolls	£2.80	£22.40
DPC's	30m roll	6"-150mm	8	Rolls	£4.10	£32.80
DPC's	30m roll	9"-220mm	7	Rolls	£5.90	£41.30
DPC's	30m roll	12"-337.5mm	6	Rolls	£8.80	£52.80
DPC's	30m roll	18"-450mm	6	Rolls	£11.70	£70.20
DPC's	30m roll	24" - 600mm	6	Rolls	£15.60	£93.60
Insulation	Unilin Full Fill Cavitytherm	150mm	143	Packs	£62.00	£8,866.00
Insulation	Kingspan Perimeter Strip 25mm 2.4mX0.15m		36		£6.50	£234.00
Prop Cavity Closer	150mm wide	2.4m length	14	No.	£18.00	£252.00
Deep Face Cill 90-100mm	Ground floor	2'6" - 750mm	3	No.	£14.25	£42.75
Deep Face Cill 90-100mm	Ground floor	3' - 900mm	2	No.	£17.10	£34.20
Deep Face Cill 90-100mm	Ground floor	3'6" - 1050mm	1	No.	£19.95	£19.95
Deep Face Cill 90-100mm	Ground floor	5' - 1500mm	3	No.	£28.50	£85.50
Deep Face Cill 90-100mm	Ground floor	6' - 1800mm	7	No.	£34.20	£239.40
Deep Face Cill 90-100mm	Ground floor	6'6" - 1950mm	2	No.	£37.05	£74.10
Deep Face Cill 90-100mm	Ground floor	9' - 2800mm	1	No.	£53.20	£53.20
Lintels 150x100mm	Ground floor	3'6" - 1050mm	4	No.	£12.30	£49.20
Lintels 150x100mm	Ground floor	4' - 1200mm	2	No.	£14.10	£28.20
Lintels 150x100mm	Ground floor	4'6" - 1350mm	17	No.	£15.80	£268.60
Lintels 150x100mm	Ground floor	5'6" - 1650mm	6	No.	£19.20	£115.20
Lintels 150x100mm	Ground floor	6'6" - 1950mm	14	No.	£22.50	£315.00
Lintels 150x100mm	Ground floor	7'-2100mm	2	No.	£24.40	£48.80
Lintels 215x 100mm	Ground floor	8' - 2400mm	2	No.	£37.90	£75.80
Keystone Lintels	AS PER QUOTE ATTACHED		1		£1,400.00	£1,400.00
Steel RSJ		152x89x16UB	3	m	£17.60	£52.80
Steel RSJ		100x100x5.0 SHS	11	m	£25.00	£275.00
Steel RSJ		203x203x46UB	5	m	£50.80	£254.00
Steel RSJ		203x203x46UB	6.5	m	£50.80	£330.20
Padstones	6x4		2		£7.00	£14.00
Troating Blocks	Chimney		2	No.	£52.00	£104.00
Starter lintels	Chimney		2	No.	£64.00	£128.00
Flues	Chimneys	6" Straight	2	No.	£11.50	£23.00
Flues	Chimneys	8" Straight	23	No.	£11.85	£272.55
Twin wall adapter			1	No.	£38.00	£38.00
Twin wall insulated flue		6" Straight	7	1m length	£80.00	£560.00
Twin wall rain cap		6"	1	No.	£65.00	£65.00
Twin wall storm collar		6"	1	No.	£30.00	£30.00
Chimney finishes	Pots		3	No.	£56.70	£170.10
Chimney finishes	Caps	large	1	No.	£35.00	£35.00
Chimney finishes	Bird cage		1	No.	£26.00	£26.00
Lead Rolls	6m rolls	9"	1	Rolls	£82.00	£82.00
Lead Soakers	Wall	6 per metre	35	No.	£7.00	£245.00
Lead Soakers	For brick chimney	6 per metre	18	No.	£7.00	£126.00
Lead flashings	Chimney	9"	1	No.	£82.00	£82.00
Chimney Copings			12	No.	£15.00	£180.00
Chimney fill	Vermiculite		5	100 litre Bag	£36.00	£180.00
Fibre cement board	cavity closer	6"	35	2.4m lgth	£10.00	£350.00
Kooltherm Cavity Closer 2.4m x 150mm	Pack of 10		4	2.4m lgth	£165.00	£660.00
Meter box	NIE/ESB		1	No.	£40.00	£40.00
Gas box	N/A		1	No.	£52.00	£52.00
Telephone box	Eircom		1	No.	£25.00	£25.00
Gable guides	timber frame		1		£65.00	£65.00

<b>Materials Total</b>	<b>£24,427.90</b>
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**Plant**

Plant Needed	Hours/QTY	Hired off	Rate Per day	Rate per Hour/QTY	Fuel Cost	Total
Mixer	200			£1.50	£125.00	£300.00
Dumper 6T	0			£7.50		£0.00
Block Grab	20			£2.00		£40.00
3 Tonne Digger	0			£10.00		£0.00
Telehandler	20			£14.50	£50.00	£290.00



Acros	0			£20.00		£0.00
Delivery Charges	1			£150.00		£150.00

<b>Plant Total</b>	<b>£780.00</b>
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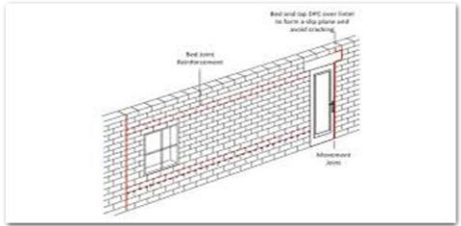
**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Superstructure blockwork	3	195		£25.00		£14,625.00
Erect steel	2	8		£25.00		£400.00
Gable guides (joiner)	2	8		£25.00		£400.00

<b>Labour Total</b>	<b>£15,425.00</b>
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**Assumptions:**

<b>Material</b>	<b>£24,427.90</b>
<b>Plant</b>	<b>£780.00</b>
<b>Labour</b>	<b>£15,425.00</b>
<b>Phase Total</b>	<b>£40,632.90</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	AS PER ATTACHED QUOTE		1	1	1.00	£8,900.00	£8,900.00
Steel RSJ	Ridge	203x133x25UB	1	7	7.00	£30.00	£210.00
Wall plate	treated/tanalised	4x3	18	4.8	86.40	£2.10	£181.44
Rafter	Dining	9x2	43	4.8	206.40	£4.65	£959.76
Valley board		9x1	3	4.8	14.40	£2.30	£33.12
Ridge Board	Outshots	8x1	4	4.8	19.20	£2.05	£39.36
Bracing		5x2	18	4.8	86.40	£2.30	£198.72
Lath Batons	fully graded	2x1	420	4.8	2,016.00	£0.65	£1,310.40
Fascia board		8x1	12	4.8	57.60	£2.05	£118.08
Plywood	Backing Board	2440x1220x18	21	1	21.00	£54.00	£1,134.00

Roof Coverings	Description	Size	QTY	Unit	Other	Cost per Unit	Total
Air tightness Barrier	PRO CLIMA INTELLO P	50 x 1.5m	4	rolls	£0.00	£250.00	£1,000.00
Air tightness Barrier Tape			5		£0.00	£42.00	£210.00
Breathable Felt	Tyvek Supro	50 x 1.5m	6	rolls	£0.00	£160.00	£960.00
Rafter Tray		6m roll	12	rolls	£0.00	£11.00	£132.00
Eaves Tray		1.5m lengths	48	m	£0.00	£3.00	£144.00
Over fascia vents	10mm	1 m length	57	m	£0.00	£3.00	£171.00
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	Wall plate straps	600mm Straight	100	No.	£0.00	£1.80	£180.00
Fixings	Wall plate straps	600mm Twisted	50	No.	£0.00	£1.50	£75.00
Fixings	M12 bolts		20	No.	£0.00	£2.20	£44.00
Fixings	Other	allowance	1		£0.00	£100.00	£100.00
Clay tiles	snowdon	420x334	4200	No.	£0.00	£2.40	£10,080.00
Ridge Caps	Tiles	400mm	90	No.	£0.00	£4.90	£441.00
Dry Ridge system			6		£0.00	£76.00	£456.00
Tile Vents			6	no.	£0.00	£32.90	£197.40
Lead Rolls	valleys	18"	2	Rolls	£0.00	£155.00	£310.00
Consumables	silicon/foam etc		1		£0.00	£50.00	£50.00

<b>Materials Total</b>	<b>£27,875.28</b>
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**Plant**

Plant Needed	Description	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Telehandler		16			£14.50	£40.00	£272.00
Delivery Charges		1			£150.00		£150.00

<b>Plant Total</b>	<b>£422.00</b>
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**Labour**

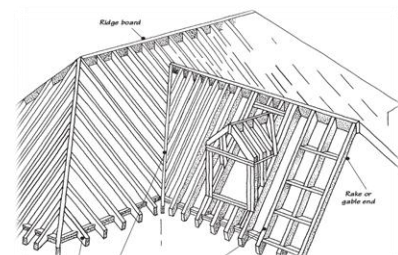
Task	Description	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Roof construction (joiner)		3	60		£25.00		£4,500.00
Tiler/slater		2	76		£25.00		£3,800.00
Flat roof construction		0	0		£25.00		£0.00
Fit Airtight Membrane		2	22		£25.00		£1,100.00
Leadwork/flashings		1	5		£25.00		£125.00
Erect steel RSJs		2	12		£25.00		£600.00
Soffit/Fascia frame		2	12		£25.00		£600.00
Housekeeping		1	2		£22.00		£44.00
		0	0		£0.00		£0.00

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

<b>Labour Total</b>	<b>£10,769.00</b>
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**Assumptions:**

<b>Material</b>	<b>£27,875.28</b>
<b>Plant</b>	<b>£422.00</b>
<b>Labour</b>	<b>£10,769.00</b>
<b>Phase Total</b>	<b>£39,066.28</b>



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

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Timber	Wall Studding	4x2	62	m	£1.95	£120.90
Door Frame	Standard (5.1 lengths)	4 1/4" x 1 1/4"	80	m	£3.00	£240.00
Plasterboard	Stud walls	8 x 4 x 12.5mm	7	sheets	£7.30	£51.10
Plasterboard	Ceilings	8 x 4 x 12.5mm	70	sheets	£7.30	£511.00
Plasterboard	Insulated	50mm + 12.5mm	25	sheets	£62.20	£1,555.00
Foil back insulation	2400mm x 1200mm	150mm	22	sheets	£55.00	£1,210.00
Insulation Glass Wool	Isover G3 Spacesaver	200mm (6.03m2)	66	Rolls	£42.10	£2,778.60
Fixings	Collated screws	38mm	2	box of 1000	£20.15	£40.30
Fixings	door frames screws		200	Number	£0.25	£50.00
Fixings	insulated p/b fixings		20	Number	£3.50	£70.00
Fixings	Other/Allowance		1		£100.00	£100.00
Consumables	Expanding metal		1		£100.00	£100.00
	Glues		1		£100.00	£100.00

<b>Materials Total</b>	<b>£6,926.90</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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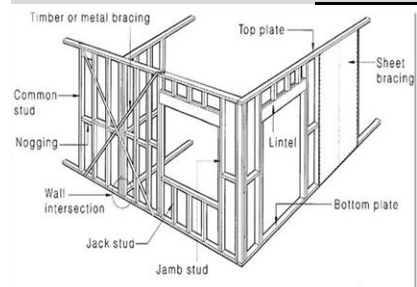
**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Stud walls	2	10		£25.00		£500.00
Rafter insulation	2	16		£25.00		£800.00
Loft insulation	2	30		£25.00		£1,500.00
Stud wall insulation	2	4		£25.00		£200.00
Door frames	2	15		£25.00		£750.00
Plasterboarding	3	32		£25.00		£2,400.00

<b>Labour Total</b>	<b>£6,150.00</b>
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**Assumptions:**

<b>Material</b>	<b>£6,926.90</b>
<b>Plant</b>	<b>£150.00</b>
<b>Labour</b>	<b>£6,150.00</b>
<b>Phase Total</b>	<b>£13,226.90</b>



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

Material	Description/Area	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Sand	External walls		15	tonne	£24.00	£360.00
Sand	Internal walls		25	tonne	£24.00	£600.00
Cement	External walls	25kg	90	bags	£5.25	£472.50
Cement	Internal walls	25kg	140	bags	£5.25	£735.00
Mortar Mix			5	litres	£15.00	£75.00
Waterproofer	Cementone	5 litres	1	litres	£15.00	£15.00
Decorative Window Surrounds			95	m	£10.00	£950.00
Skim Finish	Internal walls	25kg	110	bags	£12.00	£1,320.00
Bonding	bonding carlite		4	bags	£15.00	£60.00
Scrim Cloth	4" self adhesive		6	rolls	£9.10	£54.60
Corner Beading	Fine		100		£1.85	£185.00
	Heavy		50		£1.85	£92.50
Fixings	general allowance		1		£100.00	£100.00

<b>Materials Total</b>	<b>£5,019.60</b>
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**Plant**

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
Mixer	80			£1.50	£50.00	£170.00
Telehandler	10			£14.50	£20.00	£165.00
Delivery Charges	1			£100.00	£0.00	£100.00

<b>Plant Total</b>	<b>£435.00</b>
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**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Plastering (sub out)	3	180		£27.00		£14,580.00
Housekeeping	1	4		£24.00		£96.00

<b>Labour Total</b>	<b>£14,676.00</b>
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**Assumptions:**

<b>Material</b>	<b>£5,019.60</b>
<b>Plant</b>	<b>£435.00</b>
<b>Labour</b>	<b>£14,676.00</b>
<b>Phase Total</b>	<b>£20,130.60</b>



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

Material	Description/Area	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Visqueen Vapour Barrier	50m x 2		3	roll	£182.00	£546.00
Insulation	Ground floor	50mm	85	sheets	£24.95	£2,120.75
Insulation	Ground floor	100mm	85	sheets	£42.70	£3,629.50
Liquid Screed <b>Supply &amp; Fit</b>	Ultraflow etc	50mm	245	m2	£20.00	£4,900.00
Fixings			1		£100.00	£100.00

<b>Materials Total</b>	<b>£11,296.25</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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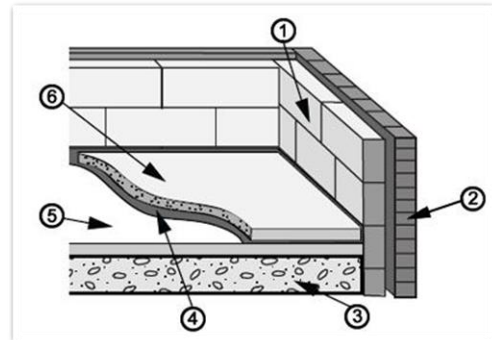
**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Floor prep	2	6		£24.00		£288.00
Fit vapour barrier	2	6		£24.00		£288.00
Lay insulation	2	16		£24.00		£768.00
Pour finish floor ( <b>As Above</b> )	1	0.5		£0.50		£0.25
Housekeeping	1	3		£24.00		£72.00

<b>Labour Total</b>	<b>£1,416.25</b>
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*Assumptions:*

<b>Material</b>	<b>£11,296.25</b>
<b>Plant</b>	<b>£150.00</b>
<b>Labour</b>	<b>£1,416.25</b>
<b>Phase Total</b>	<b>£12,862.50</b>



**Client**

**Example Client**

**New Build**



**Build Phase - Trim out**

**Material**

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Doors	Standard		15	number of	£150.00	£2,250.00
Door Stop	Full	100 x 12	80	m	£2.40	£192.00
Skirting	Standard mdf	94 x 19	230	m	£3.15	£724.50
Architrave	Standard mdf	69 x 19mm	160	m	£2.35	£376.00
Ironmongery	handles/hinges		15	allowance per door	£60.00	£900.00
Window board	mdf	19mm	30	m	£10.00	£300.00
Hotpress/Shelving	timber	2x1 planed	4	m	£0.51	£2.04
Fixings	allowance		1		£50.00	£50.00
Adhesives			1		£50.00	£50.00

<b>Materials Total</b>	<b>£4,844.54</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	£0.00	£150.00

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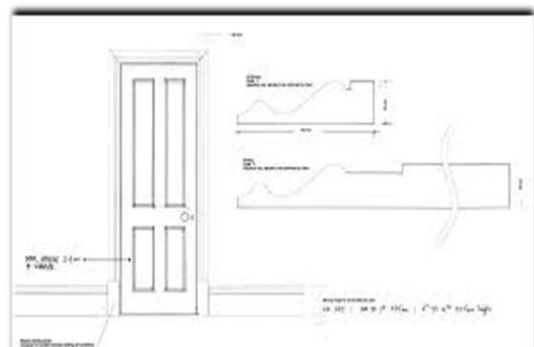
**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Fit doors	2	18		£24.00		£864.00
Fit ironmongery	2	18		£24.00		£864.00
Fit skirting/architrave	2	40		£24.00		£1,920.00
Shelving/Units	1	8		£24.00		£192.00
Window Board	1	20		£24.00		£480.00
Hot press	1	8		£24.00		£192.00
Boxing of pipes	1	6		£24.00		£144.00

<b>Labour Total</b>	<b>£4,656.00</b>
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**Assumptions:**

<b>Material</b>	<b>£4,844.54</b>
<b>Plant</b>	<b>£150.00</b>
<b>Labour</b>	<b>£4,656.00</b>
<b>Phase Total</b>	<b>£9,650.54</b>



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

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Stone / Aggregate	Crusher Run	2"	25	Tonne	£12.00	£300.00
Stone / Aggregate	Drainage Stone	3/4"	32	Tonne	£13.00	£416.00
Stone / Aggregate	Drainage Stone	1/4"	35	Tonne	£13.00	£455.00
Stone / Aggregate		Blinding	5	Tonne	£13.00	£65.00
Stone / Aggregate		Dust	2	Tonne	£13.00	£26.00
Concrete	setting lids	Gen 1	2	Mc3	£80.00	£160.00
Pipes	Sewer Pipe 6m	4"	30	lengths	£17.80	£534.00
Pipes	Storm Pipe 6m	4"	30	lengths	£17.80	£534.00
Treatment plant	Sewer treatment	6 person	1	number	£3,500.00	£3,500.00
Fittings	Storm Gullies	4" fittings	8	number	£21.00	£168.00
Fittings	Black inlet gully		11	number	£21.50	£236.50
Fittings	460/18" man hole base		7	number	£27.00	£189.00
Fittings	460 manhole riser		14	number	£15.00	£210.00
Fittings	460 polypropylene cover		7	number	£45.00	£315.00
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	Plastic	2	number	£29.00	£58.00
Fittings	15°	4"	7	number	£5.00	£35.00
Fittings	30°	4"	7	number	£5.00	£35.00
Fittings	45°	4"	7	number	£5.00	£35.00
Fittings	M/R 90°	4"	6	number	£5.00	£30.00
Fittings	Sharp/knuckle 90°	4"	6	number	£5.00	£30.00
Fittings	L/R 90°	4"	6	number	£18.00	£108.00
Fittings	T's	4"	8	number	£12.00	£96.00
Fittings	Y's	4"	8	number	£12.00	£96.00
Fittings	Adjustable bends	4"	7	number	£17.00	£119.00
Fittings	15°	4"	7	number	£5.00	£35.00
Fittings	30°	4"	7	number	£5.00	£35.00
Fittings	45°	4"	6	number	£5.00	£30.00
Fittings	M/R 90°	4"	6	number	£5.00	£30.00
Fittings	Sharp/knuckle 90°	4"	6	number	£5.00	£30.00
Fittings	L/R 90°	4"	6	number	£18.00	£108.00
Fittings	T's	4"	8	number	£12.00	£96.00
Fittings	Y's	4"	8	number	£12.00	£96.00
Ducting	Black Ducting	2"	5		£14.45	£72.25
Land Drain	100mm	25m roll	1		£37.80	£37.80
Power cable	to treatment plant		1		£100.00	£100.00
NIE ducting	6m lengths	2"	6		£54.00	£324.00
Water pipe	Blue alkaline	25mm	1		£51.00	£51.00

<b>Materials Total</b>	<b>£9,412.35</b>
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**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	<b>INC DRIVER &amp; FUEL</b>		£50.00	£0.00	£2,000.00
Delivery Charges	1			£150.00	£0.00	£150.00

<b>Plant Total</b>	<b>£2,550.00</b>
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**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Drainage/Percolation	2	18		£24.00		£864.00
Drive Digger (As Above)	1	0.5		£0.50		£0.25
Sewers	2	18		£24.00		£864.00





**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	15	mc3	£105.00	£1,575.00
Tarmac?? Supply & Fit			460	m2	£20.00	£9,200.00
Kerbing	Bevelled Kerb	7 x 4	135	each	£7.00	£945.00
Paving	Allowance		100	m2	£35.00	£3,500.00

**Materials Total** £15,220.00

**Plant**

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
13 T Digger	40	INC DRIVER & FUEL		£50.00	£0.00	£2,000.00
Dumper 6T	40			£7.50	£100.00	£400.00
Dumper 9T	0			£11.00	£0.00	£0.00
Tractor & dump	0			£50.00	£0.00	£0.00
Telehandler	0			£14.50	£0.00	£0.00
Delivery Charges	1			£150.00	£0.00	£150.00

**Plant Total** £2,550.00

**Labour**

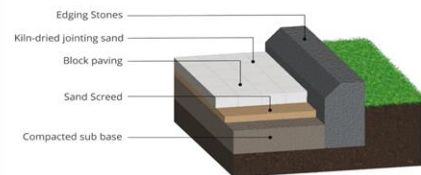
Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Footpath shutter prep	2	16		£24.00		£768.00
Stone footpath & street	2	20		£24.00		£960.00
Form and build steps	2	8		£24.00		£384.00
Prep for tarring	2	10		£24.00		£480.00
Concrete footpath	2	8		£24.00		£384.00
Prep for patio/paving	2	8		£24.00		£384.00
Lay patio/paving	2	40		£24.00		£1,920.00
Kerbs (prep and lay)	2	20		£24.00		£960.00
Drive Digger (As Above)	1	0.5		£0.50		£0.25

**Labour Total** £6,240.25

**Assumptions:**

Material	£15,220.00
Plant	£2,550.00
Labour	£6,240.25
<b>Phase Total</b>	<b>£24,010.25</b>

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



**Client****Example Client**

New Build

**Build Phase - Boundary walls****Material**

Material	Description	Size	Quantity	Unit of Meas	Cost per Unit	Total Cost
Concrete		30N	9	mc3	£105.00	£945.00
Sand			8	Tonne	£24.00	£192.00
Cement	25kg		75	bags	£5.25	£393.75
Blocks	4"		1800	number	£0.63	£1,134.00
Wall Copings			35	number	£12.00	£420.00
Pillar Caps		30x30	2	number	£10.00	£20.00
Land Drain			2	25m	£37.80	£75.60

<b>Materials Total</b>	<b>£3,180.35</b>
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**Plant**

Plant Needed	Hours	Hired off	Rate Per day	Rate per Hour	Fuel Cost	Total
3 ton digger						£0.00
Dumper 6T	9.00			£9.00	£20.00	£101.00
13 Tonne digger	9.00	INC DRIVER & FUEL		£50.00		£450.00
Roller						£0.00
Telehandler						£0.00
Delivery Charges	1.00			£150.00		£150.00

<b>Plant Total</b>	<b>£701.00</b>
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**Labour**

Task	Operatives	Hours on task	Rate per day	Rate per hour	Other	Total
Retaining wall founds	2	8		£25.00		£400.00
Build retaining wall	3	40		£25.00		£3,000.00
Pillars and caps	2	6		£25.00		£300.00
Drive Digger (As Above)	1	0.5		£0.50		£0.25
Retaining walls	3	12		£25.00		£900.00

<b>Labour Total</b>	<b>£4,600.25</b>
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Assumptions:

Material	£3,180.35
Plant	£701.00
Labour	£4,600.25
<b>Phase Total</b>	<b>£8,481.60</b>

**Client** Example Client



**Build Phase Breakdown**

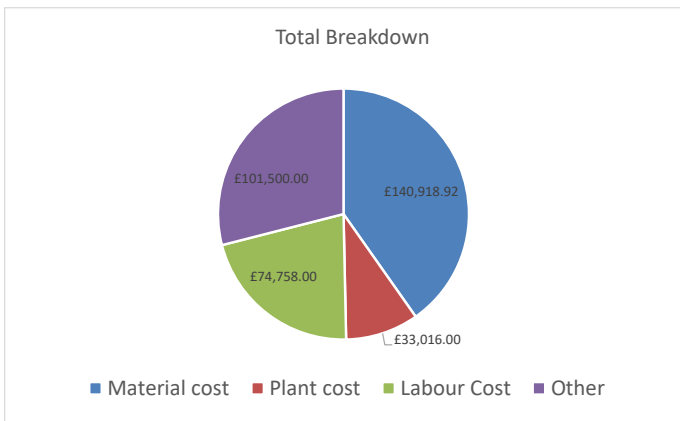
Build Phase	Material cost	Plant cost	Labour Cost	Other	Total Cost
Preliminaries	£13,290.00				£13,290.00
Site clearance/reduced dig/access	£4,270.00	£22,082.00	£864.50		£27,216.50
Foundations	£4,195.00	£1,650.00	£960.25		£6,805.25
Substructure	£3,000.00	£185.00	£5,112.00		£8,297.00
Overslab	£7,960.75	£1,211.00	£1,392.25		£10,564.00
Superstructure	£24,427.90	£780.00	£15,425.00		£40,632.90
Roof Structure & Finishes	£27,875.28	£422.00	£10,769.00		£39,066.28
PVC Soffit/Guttering	<b>PC Sum</b>			£3,000.00	£3,000.00
External Windows	<b>PC Sum</b>			£25,000.00	£25,000.00
1st Fix Joinery	£6,926.90	£150.00	£6,150.00		£13,226.90
Plastering	£5,019.60	£435.00	£14,676.00		£20,130.60
Finish floor	£11,296.25	£150.00	£1,416.25		£12,862.50
Plumbing inc UFH	<b>PC Sum</b>			£32,000.00	£32,000.00
PIV Unit	<b>PC Sum</b>			£2,000.00	£2,000.00
Electrical	<b>PC Sum</b>			£15,000.00	£15,000.00
Trim out	£4,844.54	£150.00	£4,656.00		£9,650.54
Streets/Paving/Footpath	£15,220.00	£2,550.00	£6,240.25		£24,010.25
Sewers & Services	£9,412.35	£2,550.00	£2,496.25		£14,458.60
Boundary/Garden walls	£3,180.35	£701.00	£4,600.25		£8,481.60
Kitchen	<b>PC Sum</b>			£12,000.00	£12,000.00
Fireplace/stove	<b>PC Sum</b>			£3,000.00	£3,000.00
Sanitary ware	<b>PC Sum</b>			£6,000.00	£6,000.00
Tiling	<b>PC Sum</b>			£3,500.00	£3,500.00

<b>Total</b>	<b>£140,918.92</b>	<b>£33,016.00</b>	<b>£74,758.00</b>	<b>£101,500.00</b>	<b>£350,192.92</b>
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**Total Self Build Price £350,192.92**

\*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