

Materials Examples for 2 Storey House

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Build Phase	Description	Purch Cost (£)	Purchase Units	Data					
				Quantity required	Wastage	Order Quantity	Item Costs	Wastage Costs	Total Costs
Brickwork Shell	Blue Circle Mastercrete Original Cement 25kg Bag	£5.10	Each	117.46	8.81	126.27	£599.03	£44.93	£643.96
	Building Sand Bulk Bag	£50.00	Each	20.43	1.53	21.96	£1,021.56	£76.62	£1,098.18
	Cavity Closer 100mm x 3m	£37.00	Each	24.00	1.80	25.80	£888.00	£66.60	£954.60
	Insulation Coursing Block 3.5N 100mm	£41.00	M2	11.47	0.86	12.33	£470.16	£35.26	£505.42
	Pitch Polymer DPC 150mm x 20m	£24.00	Each	3.16	0.24	3.40	£75.85	£5.69	£81.54
	Sawn Softwood Kiln Dried 47.0 x 75mm	£2.30	MT	89.10	6.68	95.78	£204.93	£15.37	£220.30
	Solid Dense Concrete Coursing Brick 7N 215 x 65 x 100mm	£1.00	Each	136.00	10.20	146.20	£136.00	£10.20	£146.20
	Steel Lintel 100 mm Cavity x 1200mm	£83.00	Each	3.00	0.23	3.23	£249.00	£18.68	£267.68
	Solid Lightweight Aggregate Block 3.5N 440 x 215 x 100mm	£17.00	M2	164.24	12.32	176.56	£2,792.09	£209.41	£3,001.49
	Pitch Polymer DPC 100mm x 20m	£16.00	Each	7.63	0.57	8.21	£122.16	£9.16	£131.32
	Brickwork Tie DD140 Type 4 225mm	£0.20	Each	1275.11	95.63	1370.74	£255.02	£19.13	£274.15
	Cavity Wall Insulation 100 x 455 x 1200mm 10 Sheets 5.46m2	£40.00	Each	71.49	5.36	76.86	£2,859.78	£214.48	£3,074.26
	Facing Bricks - Provisional (Allowance £0.40 each)	£0.40	Each	13361.87	1002.14	14364.01	£5,344.75	£400.86	£5,745.60
	Insulation Block Standard 440 x 215 x 100mm	£17.00	M2	421.40	31.60	453.00	£7,163.72	£537.28	£7,701.00
	Solid Dense Concrete Block 7N 440 x 215 x 100mm	£13.00	M2	123.53	9.26	132.80	£1,605.92	£120.44	£1,726.37
	Steel Lintel 100 mm Cavity x 1500mm	£104.00	Each	9.00	0.68	9.68	£936.00	£70.20	£1,006.20
	Steel Lintel 100 mm Cavity x 2100mm	£149.00	Each	6.00	0.45	6.45	£894.00	£67.05	£961.05
	Steel Lintel 100 mm Cavity x 900mm	£63.00	Each	3.00	0.23	3.23	£189.00	£14.18	£203.18
	Prestressed Concrete Lintel 65 x 100 x 1050mm	£11.00	Each	2.00	0.15	2.15	£22.00	£1.65	£23.65
	Prestressed Concrete Lintel 65 x 100 x 1200mm	£11.00	Each	12.00	0.90	12.90	£132.00	£9.90	£141.90
<b>Brickwork Shell Total</b>									
				15861.89	1189.64	17051.53	£25,960.95	£1,947.07	£27,908.02
Drains	Sub Base MOT Type 1 Bulk Bag	£51.00	Each	5.28	0.40	5.68	£269.28	£20.20	£289.48
	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	£115.00	M3	1.20	0.09	1.29	£138.00	£10.35	£148.35
	Pea Gravel Bulk Bag	£61.00	Each	5.28	0.40	5.68	£322.08	£24.16	£346.24
<b>Drains Total</b>				11.76	0.88	12.64	£729.36	£54.70	£784.06
External Decoration	Smooth Masonry Paint Brilliant White 10 Litre	£45.00	Each	1.93	0.15	2.08	£87.07	£6.53	£93.60
<b>External Decoration Total</b>				1.93	0.15	2.08	£87.07	£6.53	£93.60
Footings	Blue Circle Mastercrete Original Cement 25kg Bag	£5.10	Each	20.63	1.55	22.18	£105.23	£7.89	£113.12
	Building Sand Bulk Bag	£50.00	Each	1.80	0.13	1.93	£89.97	£6.75	£96.72
	Engineering Brick - Class A Blue 65mm	£1.30	Each	550.32	41.27	591.60	£715.42	£53.66	£769.08
	Facing Bricks - Provisional (Allowance £0.40 each)	£0.40	Each	275.16	20.64	295.80	£110.06	£8.25	£118.32
	Solid Dense Concrete Block 7N 440 x 215 x 100mm	£13.00	M2	54.96	4.12	59.08	£714.42	£53.58	£768.00
	R'mix Concrete GEN 1, 125mm slump 2-3 m3 (Allowance £105)	£115.00	M3	1.72	0.13	1.85	£197.55	£14.82	£212.37
	Trench Block 440 x 215 x 300mm	£49.00	M2	17.18	1.29	18.47	£841.74	£63.13	£904.87
<b>Footings Total</b>				921.77	69.13	990.90	£2,774.38	£208.08	£2,982.46
Foundations	R'mix Concrete GEN 1 50 - 70mm slump 6m3 (Allowance £100)	£110.00	M3	18.32	1.37	19.70	£2,015.59	£151.17	£2,166.76
<b>Foundations Total</b>				18.32	1.37	19.70	£2,015.59	£151.17	£2,166.76
Internal Decoration	Contract Emulsion Magnolia 5 Litre	£15.00	Each	27.07	2.03	29.10	£406.08	£30.46	£436.54
	Gloss Brilliant White 5 Litre	£32.00	Each	4.90	0.37	5.27	£156.85	£11.76	£168.61
	Undercoat White 5 Litre	£28.00	Each	10.98	0.82	11.80	£307.32	£23.05	£330.36
	Contract Emulsion Brilliant White 5 Litre	£15.00	Each	0.36	0.03	0.38	£5.37	£0.40	£5.77
	All Purpose Primer 5L	£25.00	Each	0.60	0.05	0.65	£15.00	£1.13	£16.13
	Varnish Gloss 2.5L	£28.00	Each	1.20	0.09	1.29	£33.60	£2.52	£36.12
	Quick Drying Floor Varnish Clear Gloss 2.5 Litre	£40.00	Each	0.50	0.04	0.54	£20.19	£1.51	£21.70
<b>Internal Decoration Total</b>				45.61	3.42	49.03	£944.41	£70.83	£1,015.24
Internal Fitting Out	Silicone Sealant White 0.31 Litre	£3.40	Each	0.87	0.07	0.94	£2.96	£0.22	£3.18
	Bathroom Pack 3 Piece - Bath, Sink, Toilet (Allowance £250)	£250.00	Each	1.00	0.08	1.08	£250.00	£18.75	£268.75
	Sawn Softwood Kiln Dried 47.0 x 50mm	£1.60	MT	40.00	3.00	43.00	£64.00	£4.80	£68.80

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Internal Fitting Out	All Purpose Silicone White 0.31Litre	£3.40	Each	3.50	0.26	3.76	£11.90	£0.89	£12.79
	Hardwood Ply WBP 2440 x 1220 x 5.5mm	£51.00	SH	1.50	0.11	1.61	£76.50	£5.74	£82.24
	General Screw and Nail allowance	£1.00	Each	29.40	2.21	31.61	£29.40	£2.21	£31.61
	Cloakroom Pack - Sink, Toilet (Allowance £125)	£125.00	Each	1.00	0.08	1.08	£125.00	£9.38	£134.38
	Shower Side Panel 760mm (Allowance £150)	£150.00	Each	1.00	0.08	1.08	£150.00	£11.25	£161.25
	Shower Door 760mm (Allowance £175)	£175.00	Each	1.00	0.08	1.08	£175.00	£13.13	£188.13
	Electric Shower 8.5kW (Allowance £225)	£225.00	Each	1.00	0.08	1.08	£225.00	£16.88	£241.88
	Shower Waste Trap & Grid	£26.00	Each	1.00	0.08	1.08	£26.00	£1.95	£27.95
	Shower Tray - Stone Resin 760 x 760mm (Allowance £75)	£75.00	Each	1.00	0.08	1.08	£75.00	£5.63	£80.63
	Bathroom Pack - Bath, Sink, Shower, Toilet (Allowance £150)	£150.00	Each	1.00	0.08	1.08	£150.00	£11.25	£161.25
	Kitchen Sink (Allowance £150)	£150.00	Each	0.87	0.07	0.94	£130.50	£9.79	£140.29
	Kitchen Wall Unit 300 x 735mm (Allowance £100)	£100.00	Each	0.87	0.07	0.94	£87.00	£6.53	£93.53
	Gas Hob (Allowance £200)	£200.00	Each	0.87	0.07	0.94	£174.00	£13.05	£187.05
	Oven - Built In (Allowance £700)	£700.00	Each	0.87	0.07	0.94	£609.00	£45.68	£654.68
	Kitchen Worktop Butt Joint 40mm	£6.00	Each	2.61	0.20	2.81	£15.66	£1.17	£16.83
	Integrated Kitchen Waste Bin Small	£172.00	Each	0.87	0.07	0.94	£149.64	£11.22	£160.86
	Kitchen Base Unit Oven 600mm (Allowance £175)	£175.00	Each	0.87	0.07	0.94	£152.25	£11.42	£163.67
	Kitchen Extractor Fan (Allowance £70)	£70.00	Each	0.87	0.07	0.94	£60.90	£4.57	£65.47
	Kitchen Wall Unit 600 x 588mm (Allowance £150)	£150.00	Each	0.87	0.07	0.94	£130.50	£9.79	£140.29
	Kitchen Base Unit Corner Carousel (Allowance £700)	£700.00	Each	0.87	0.07	0.94	£609.00	£45.68	£654.68
	Towel Rail (Allowance £15)	£15.00	Each	0.87	0.07	0.94	£13.05	£0.98	£14.03
	Dishwasher (Allowance £300)	£300.00	Each	0.87	0.07	0.94	£261.00	£19.58	£280.58
	Sink Mixer Tap (Allowance £85)	£85.00	Each	0.87	0.07	0.94	£73.95	£5.55	£79.50
	Kitchen Larder Unit 500mm (Allowance £350)	£350.00	Each	0.87	0.07	0.94	£304.50	£22.84	£327.34
	Kitchen Wall Unit Metal & Glass 500mm (Allowance £400)	£400.00	Each	0.87	0.07	0.94	£348.00	£26.10	£374.10
	Kitchen Wall Unit 500 x 735mm (Allowance £125)	£125.00	Each	0.87	0.07	0.94	£108.75	£8.16	£116.91
	Kitchen Wall Unit 400 x 735mm (Allowance £125)	£125.00	Each	0.87	0.07	0.94	£108.75	£8.16	£116.91
	Fridge Freezer (Allowance £400)	£400.00	Each	0.87	0.07	0.94	£348.00	£26.10	£374.10
	Kitchen Base Unit 300mm (Allowance £200)	£200.00	Each	0.87	0.07	0.94	£174.00	£13.05	£187.05
	Kitchen Base Unit 500mm (Allowance £225)	£225.00	Each	0.87	0.07	0.94	£195.75	£14.68	£210.43
	Microwave (Allowance £400)	£400.00	Each	0.87	0.07	0.94	£348.00	£26.10	£374.10
	Kitchen Base Unit Sink 500mm (Allowance £225)	£225.00	Each	0.87	0.07	0.94	£195.75	£14.68	£210.43
	Kitchen Worktop 4100 x 600 x 40mm Granite Effect (Allowance £150)	£150.00	Each	2.61	0.20	2.81	£391.50	£29.36	£420.86
	Kitchen Base Unit 400mm (Allowance £225)	£225.00	Each	0.87	0.07	0.94	£195.75	£14.68	£210.43
	Freezer - Built In (Allowance £500)	£500.00	Each	0.87	0.07	0.94	£435.00	£32.63	£467.63
	Kitchen Base Unit 1000mm (Allowance £400)	£400.00	Each	0.87	0.07	0.94	£348.00	£26.10	£374.10
Kitchen Base Unit Pan Drawers 500mm (Allowance £450)	£450.00	Each	0.87	0.07	0.94	£391.50	£29.36	£420.86	
<b>Internal Fitting Out Total</b>				<b>110.24</b>	<b>8.27</b>	<b>118.51</b>	<b>£7,720.46</b>	<b>£579.03</b>	<b>£8,299.49</b>
Joinery 1st Fix	Hammer in Fixing 8mm x 100mm (12 Bag)	£3.20	PK	12.99	0.97	13.97	£41.58	£3.12	£44.70
	Wood Screws Steel CSK Twin Thread 10 x 3 inch (100 box)	£5.80	BX	2.34	0.18	2.52	£13.57	£1.02	£14.59
	210C PVC Window Clear Low E Glass 1200 x 1050mm	£226.00	Each	3.00	0.23	3.23	£678.00	£50.85	£728.85
	Window Board 25 x 219mm	£6.60	MT	25.20	1.89	27.09	£166.32	£12.47	£178.79
	312CC PVC Window Clear Low E Glass 1800 x 1200mm	£357.00	Each	6.00	0.45	6.45	£2,142.00	£160.65	£2,302.65
	112C PVC Window Clear Low E Glass 600 x 1200mm	£158.00	Each	3.00	0.23	3.23	£474.00	£35.55	£509.55
	212C PVC Window Clear Low E Glass 1200 x 1200mm	£235.00	Each	6.00	0.45	6.45	£1,410.00	£105.75	£1,515.75
	Softwood Staircase Turned Newel Post	£77.00	Each	15.00	1.13	16.13	£1,155.00	£86.63	£1,241.63
	Softwood Staircase Half Newel	£40.00	Each	3.00	0.23	3.23	£120.00	£9.00	£129.00
	Quarter Turn Flight (Allowance £700)	£700.00	Each	3.00	0.23	3.23	£2,100.00	£157.50	£2,257.50
	Cut Clasp Nails 75mm x 25kg	£176.00	BX	0.07	0.01	0.07	£11.76	£0.88	£12.64
	Unprimed 138 x 32mm Door Lining Set Loose Stops 5100mm	£24.00	Each	14.00	1.05	15.05	£336.00	£25.20	£361.20

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Joinery 1st Fix	Unprimed 115 x 32mm Door Lining Set No Stops 5100mm	£22.00	Each		9.00	0.68	9.68	£198.00	£14.85	£212.85
Joinery 1st Fix Total					102.60	7.70	110.30	£8,846.23	£663.47	£9,509.70
Joinery 2nd Fix	Cut Clasp Nails 65mm x 25kg	£176.00	BX		0.48	0.04	0.51	£84.23	£6.32	£90.55
	Hardwood Ply WBP 2440 x 1220 x 12mm	£72.00	SH		2.02	0.15	2.17	£145.37	£10.90	£156.27
	Silicone Sealant White 0.31 Litre	£3.40	Each		3.22	0.24	3.46	£10.93	£0.82	£11.75
	Sundry Materials (£)	£1.00	Each		150.00	11.25	161.25	£150.00	£11.25	£161.25
	Wood Screws Steel CSK Twin Thread 10 x 2.5 inch (100 box)	£5.80	BX		0.58	0.04	0.62	£3.36	£0.25	£3.62
	Skirting Torus/Ovolo 19 x 125mm (Redwood)	£3.90	MT		319.07	23.93	343.00	£1,244.36	£93.33	£1,337.68
	PVCU Front Door (Allowance)	£600.00	Each		3.00	0.23	3.23	£1,800.00	£135.00	£1,935.00
	Softwood Staircase Hand Rail 3600mm	£46.00	Each		11.14	0.84	11.98	£512.55	£38.44	£550.99
	Redwood Matchings bundle 13 x 100 x 2100mm (10 Pack)	£23.00	Each		1.44	0.11	1.55	£33.19	£2.49	£35.67
	Softwood Staircase Floor Rail 3600mm	£33.00	Each		8.42	0.63	9.05	£277.74	£20.83	£298.57
	Brass Wall Bracket	£8.00	Each		24.00	1.80	25.80	£192.00	£14.40	£206.40
	Softwood Staircase Half Newel Cap Acorn	£10.00	Each		3.00	0.23	3.23	£30.00	£2.25	£32.25
	Softwood Staircase Newel Cap Acorn	£17.00	Each		15.00	1.13	16.13	£255.00	£19.13	£274.13
	Softwood Staircase Georgian Baluster	£5.80	Each		237.00	17.78	254.78	£1,374.60	£103.10	£1,477.70
	Internal Door 6 Panel Textured Undercoated 686 x 1981mm	£44.00	Each		2.00	0.15	2.15	£88.00	£6.60	£94.60
	Butt Hinge Brass 76mm	£1.20	PR		34.50	2.59	37.09	£41.40	£3.11	£44.51
	Torus Architrave 25 x 75mm (Redwood)	£4.00	MT		228.98	17.17	246.15	£915.92	£68.69	£984.61
	Panel Pins Bright 40mm x 0.25kg	£3.00	Each		8.76	0.66	9.42	£26.28	£1.97	£28.25
	Georgian Brass Internal Latch Pack	£19.00	Each		23.00	1.73	24.73	£437.00	£32.78	£469.78
	Internal Door 6 Panel Textured Undercoated 864 x 1981mm	£50.00	Each		12.00	0.90	12.90	£600.00	£45.00	£645.00
	Internal Door 6 Panel Textured Undercoated 762 x 1981mm	£49.00	Each		9.00	0.68	9.68	£441.00	£33.08	£474.08
Joinery 2nd Fix Total					1096.60	82.25	1178.85	£8,662.93	£649.72	£9,312.65
Landscaping	Shrub (3 Litre Pot) (Allowance £15)	£15.00	Each		3.00	0.23	3.23	£45.00	£3.38	£48.38
	Standard Tree (Allowance £45)	£45.00	Each		3.00	0.23	3.23	£135.00	£10.13	£145.13
	Weed Control Fabric	£1.50	M2		12.00	0.90	12.90	£18.00	£1.35	£19.35
	Shrub (10 Litre Pot) (Allowance £30)	£30.00	Each		2.00	0.15	2.15	£60.00	£4.50	£64.50
	Bark Chips	£5.00	Bag		4.80	0.36	5.16	£24.00	£1.80	£25.80
	Fertiliser 3kg	£5.50	Each		0.60	0.05	0.65	£3.30	£0.25	£3.55
	Large Tree (Allowance £75)	£75.00	Each		4.00	0.30	4.30	£300.00	£22.50	£322.50
Landscaping Total					29.40	2.21	31.61	£585.30	£43.90	£629.20
Plastering	Blue Circle Mastercrete Original Cement 25kg Bag	£5.10	Each		49.06	3.68	52.74	£250.21	£18.77	£268.98
	Board Finish Plaster 25kg	£6.40	Each		69.66	5.22	74.88	£445.80	£33.44	£479.24
	Plasterboard Adhesive 25kg	£10.00	Each		92.82	6.96	99.78	£928.19	£69.61	£997.81
	Plasterboard Square Edge 1200 x 2400 x 12.5mm	£6.40	SH		274.27	20.57	294.84	£1,755.34	£131.65	£1,886.99
	Plasterboard Tape 50mm x 90m	£9.00	Each		15.67	1.18	16.85	£141.07	£10.58	£151.65
	PVC Plastering Corner Bead 2.44m	£2.10	Each		34.02	2.55	36.57	£71.44	£5.36	£76.80
	Plastering Sand Bulk Bag	£51.00	Each		4.28	0.32	4.60	£218.14	£16.36	£234.50
	Gyproc Drywall Screws 25mm 1000 box	£15.00	BX		0.20	0.02	0.22	£3.07	£0.23	£3.30
Plastering Total					539.98	40.50	580.48	£3,813.26	£285.99	£4,099.25
Roof Structure	Sawn Dry Graded Structural Softwood Treated 75.0 x 225mm	£15.00	MT		14.50	1.09	15.59	£217.53	£16.31	£233.84
	Sawn Dry Graded Structural Softwood Treated 47.0 x 175mm	£5.70	MT		22.37	1.68	24.05	£127.50	£9.56	£137.07
Roof Structure Total					36.87	2.77	39.64	£345.03	£25.88	£370.91
Oversite and slabbing	Flooring Grade Polystyrene Insulation Sheet 2400 x 1200 x 25mm	£11.00	SH		7.98	0.60	8.58	£87.80	£6.59	£94.39
Oversite and slabbing Total					7.98	0.60	8.58	£87.80	£6.59	£94.39
Grand Total					18784.97	1408.87	20193.84	£62,572.77	£4,692.96	£67,265.73