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| **The Plan** |
| ***Project Title:*** |   |
| ***Start Date:*** |   | ***Expected Finish Date:*** |   |
| ***Project Brief:*** |   |
| **Material and Labour Calculations** |
| **Description** | **Calculations etc for Quantities of Materials** | **Total number of Units** | **Unit cost** | **Material Cost** | **Days Labour for one man**  | **Any extra Labour Costs** | **Total of Materials and Labour**  |
| Clear the area. Sort out tools and equipment. |   |   |   |   |   |   |   |
| Waste container ordered? |   |   |   |   |   |   |   |
| Excavate topsoil. Waste container ordered? |   |   |   |   |   |   |   |
| Set out the building outline. |   |   |   |   |   |   |   |
| Excavate foundations. Book excavator. |   |   |   |   |   |   |   |
| Steelwork in foundations |   |   |   |   |   |   |   |
| Peg concrete levels. |   |   |   |   |   |   |   |
| Concrete founds. Calc. Quant. LxWxD + 10% |   |   |   |   |   |   |   |
| Brick/blockwork to ground level. |   |   |   |   |   |   |   |
| DPC |   |   |   |   |   |   |   |
| Remove dumpling and backfilling |   |   |   |   |   |   |   |
| Hardcore subbase and compact. |   |   |   |   |   |   |   |
| Sand blinding |   |   |   |   |   |   |   |
| Compactor for sand blinding. |   |   |   |   |   |   |   |
| DPM |   |   |   |   |   |   |   |
| Floor insulation |   |   |   |   |   |   |   |
| Slab reinforcement |   |   |   |   |   |   |   |
| Cast concrete slab. |   |   |   |   |   |   |   |
| Calculate conc. quantity LxWxD plus 10% |   |   |   |   |   |   |   |
| Drains and manholes |   |   |   |   |   |   |   |
| Excavate soakaways and pipe runs. |   |   |   |   |   |   |   |
| Profiles/ tie in brickwork or chop toothings. |   |   |   |   |   |   |   |
| Build brickwork up to first floor level. |   |   |   |   |   |   |   |
| Blockwork up to first floor level. |   |   |   |   |   |   |   |
| Wall ties. |   |   |   |   |   |   |   |
| Cavity wall insulation. |   |   |   |   |   |   |   |
| Insulate reveals and Vertical DPC. |   |   |   |   |   |   |   |
| Door frames. |   |   |   |   |   |   |   |
| Window frames. |   |   |   |   |   |   |   |
| Lintels. |   |   |   |   |   |   |   |
| Install first floor joists. |   |   |   |   |   |   |   |
| Install strutting, noggins and brick infills. |   |   |   |   |   |   |   |
| Fireplace, chimney and flue. |   |   |   |   |   |   |   |
| Staircase and balustrade |   |   |   |   |   |   |   |
| First floor straps |   |   |   |   |   |   |   |
| Brickwork to wallplate |   |   |   |   |   |   |   |
| Blockwork up to wallplate. |   |   |   |   |   |   |   |
| Wallplate straps and fixings |   |   |   |   |   |   |   |
| Ceiling joists |   |   |   |   |   |   |   |
| Rafters |   |   |   |   |   |   |   |
| Purlins |   |   |   |   |   |   |   |
| Wind bracing |   |   |   |   |   |   |   |
| Ridge, hip and valley base |   |   |   |   |   |   |   |
| Or prefab. Roofing trusses if using. |   |   |   |   |   |   |   |
| Brick/blockwork to gable end |   |   |   |   |   |   |   |
| Gable end straps |   |   |   |   |   |   |   |
| Valley timbers |   |   |   |   |   |   |   |
| Lead to valley |   |   |   |   |   |   |   |
| Fascia, barge boards and soffit |   |   |   |   |   |   |   |
| Roofing felt |   |   |   |   |   |   |   |
| Tile laths |   |   |   |   |   |   |   |
| Insulation, fixings if warm roof. |   |   |   |   |   |   |   |
| Verge strips |   |   |   |   |   |   |   |
| Roof covering, tiles etc. |   |   |   |   |   |   |   |
| Leadwork to chimney |   |   |   |   |   |   |   |
| Mortar for building work, sand, cement, plasticisers |   |   |   |   |   |   |   |
| New openings, lintels etc |   |   |   |   |   |   |   |
| Floorboards or chipboard |   |   |   |   |   |   |   |
| Timber studwork partitions |   |   |   |   |   |   |   |
| Plasterboards for studwork |   |   |   |   |   |   |   |
| Internal door frames  |   |   |   |   |   |   |   |
| Plasterboard ceilings  |   |   |   |   |   |   |   |
| Loft insulation |   |   |   |   |   |   |   |
| Form loft access |   |   |   |   |   |   |   |
| Electrical work |   |   |   |   |   |   |   |
| Plumbing work inc. SVPs |   |   |   |   |   |   |   |
| Plastering sand and cement |   |   |   |   |   |   |   |
| Plasterers angle beads, thin/thick |   |   |   |   |   |   |   |
| Plasters for finishing works |   |   |   |   |   |   |   |
| Screed, sharp sand, mesh and cement |   |   |   |   |   |   |   |
| Doors |   |   |   |   |   |   |   |
| Door furniture |   |   |   |   |   |   |   |
| Glass and putty/strips |   |   |   |   |   |   |   |
| Skirtingboards |   |   |   |   |   |   |   |
| Architrave’s |   |   |   |   |   |   |   |
| Dado or picture rails |   |   |   |   |   |   |   |
| Windowsills int. |   |   |   |   |   |   |   |
| Kitchen units |   |   |   |   |   |   |   |
| Bathroom suite |   |   |   |   |   |   |   |
| Nails (whole job) |   |   |   |   |   |   |   |
| Screws (whole job) |   |   |   |   |   |   |   |
| Mastics, silicones and glues (whole job) |   |   |   |   |   |   |   |
| Gutters and downpipe |   |   |   |   |   |   |   |
| Floor coverings |   |   |   |   |   |   |   |
| Pavings/ landscaping |   |   |   |   |   |   |   |
| Paint and decorating works |   |   |   |   |   |   |   |
| Misc. skips  |   |   |   |   |   |   |   |
| Clear away site |   |   |   |   |   |   |   |
| Misc. or special order items…. |   |   |   |   |   |   |   |
|   |   |   |   |   |   |   |   |
|   |   |   |   |   |   |   |   |
|   |   |   |   |   |   |   |   |
|   |   |   |   |   |   |   |   |
|   |   |   |   |   |   |   |   |
| **Provisional sums**  |   |   |   |   |   |   |   |
| **SubTotals** |  |  |  |  |  |  |  |
| **Summary of costs** |  |  |  |  |  |  |  |
|  | **Subtotal** | **VAT** |  | **Total** |   |   |
| **Materials**  |  |  |  |   |
| **Labour.**  |  |  |  |   |
| **Provisional sums or costs** |  |  |  |   |
| **% profit and overheads** |  |  |  |   |
| **Total Costs:** |  |  |  |   |