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Project Overview	
This Document is to be read in line with (NAME DOCUMENT)	
Code:	
Client:	
Address:	
Scope of Works:	
Budget:	
Timeline:	
Commentary	
Model Projects	

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* Summary				
Sec ons			Sub-Totals	Sub-Totals
Sec on 1: Project Prep				
Sec on 1_1	Overheads		£0	
Sec on 1_2	Tool Hire		£0	
Sec on 1_3	Temporary Services		£0	
Sec on 1_4	Support Services		£0	
Sec on 1_5	Site Protec on		£0	
Sec on 1_6	Exis ng Site Demoli on		£0	
			Total:	£0
Sec on 2: Construc on				
Sec on 2_1	Substructure (Groundworks upto DPC)		£0	
Sec on 2_2	Wall Structure		£0	
Sec on 2_3	Roof Structure		£0	
Sec on 2_4	Structural Elements		£0	
Sec on 2_5	Floor Structure		£0	
Sec on 2_6	Internal Walls, Ceilings and Framing		£0	
			Total:	£0
Sec on 3: Services				
Sec on 3_1	Drainage		£0	
Sec on 3_2	Hea ng & Internal Plumbing		£0	
Sec on 3_3	Electrics (Power & Ligh ng)		£0	
Sec on 3_4	Services In (Meters)		£0	
Sec on 3_5	Integrated Systems (AV, Comms, Other)		£0	
Sec on 3_6	Microgenera on		£0	
			Total:	£0
Sec on 4: Building Envelope				
Sec on 4_1	External Windows		£0	
Sec on 4_2	External Doors		£0	
Sec on 4_3	External Roof Lights		£0	
Sec on 4_4	External Wall Claddings		£0	
Sec on 4_5	External Roof Claddings		£0	
			Total:	£0
Sec on 5: Room Log				
Sec on 5_1	Components		£0	
Sec on 5_2	Joinery & Internal Doors		£0	
Sec on 5_3	Flooring		£0	
Sec on 5_4	Decora on		£0	
			Total:	£0
Sec on 6: Garden Log				
Sec on 6_1	Components & Features		£0	
Sec on 6_2	Paving & Decking		£0	
Sec on 6_3	Walls & Fencing		£0	
Sec on 6_4	Lawn (Grass) & Plan ng		£0	
			Total:	£0

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Total Project Cost		£0
		exc VAT
Total Project Cost		£0
		inc VAT
Current Con ngency Set @ 20%		£0
		Stage 2 (HDP) - 20%
		Stage 3 (TDP) - 10%
Key:		
GC	General Contractor	
HO	Home Owner	
BO	By Others (third party to General Contractor)	
exc VAT	Exclusive of VAT	

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1 Overheads & Site Preparation - Review													
Sections											Sub-Totals		
1	Overheads											£0.00	
2	Tool Hire											£0.00	
3	Temporary Services											£0.00	
4	Support Services											£0.00	
5	Site Protection											£0.00	
6	Existing Site Demolition											£0.00	
Total Project Prep											£0.00	exc VAT	
Project Preparation Calculator													
Code	Type	Specification	Quantity		Material Cost		Labour Cost		Purchase by	Installation	Total Element Cost (M + L)	External Links	Comments
			Size	Unit	Unit Cost	Cost	Unit Cost	Cost					
1 Overheads													
1_1	Site Management	Site Foreman Management	0	Month	N/A	N/A	£2,500.00	£0.00	GC	GC			
1_1	Health & Safety	Health & Safety Consultant	0	nos	N/A	N/A	£1,200.00	£0.00	GC	GC			
					M Total =	£0.00	L Total	£0.00					
Total Element Cost (M + L) =											£0.00		
2 Tool Hire													
1_2	Crane	Please confirm if required?	0	Days	£0.00	£0.00	£800.00	£0.00	GC	GC			
					M Total =	£0.00	L Total	£0.00					
Total Element Cost (M + L) =											£0.00		
3 Temporary Services													
1_3	Parking & Licences	TBC	0	Days	£30.00	£0.00	£30.00	£0.00	GC	GC			
1_3	Portaloos	TBC	0	Weeks	£45.00	£0.00	£10.00	£0.00	GC	GC			
					M Total =	£0.00	L Total	£0.00					
Total Element Cost (M + L) =											£0.00		
4 Support Services													
1_4	Skip	Please confirm where a skip may be located?	0	nos	£300.00	£0.00	£0.00	£0.00	GC	GC			
1_4	Skip Licence & Parking Bay Suspension	TBC	0	nos	£0.00	£0.00	£0.00	£0.00	GC	GC			
1_4	Spoil Disposal Truck	Should a skip not be allowed, spoil must be removed using a disposal grab truck.	0	nos	£450.00	£0.00	£0.00	£0.00	GC	GC			
1_4	Scaffolding	Scaffolding will be required for the side extension and roof work.	0	nos	£3,500.00	£0.00	£0.00	£0.00	GC	GC			
1_4	Scaffolding Tower	Maybe required for internal works/finishing.	0	nos	£950.00	£0.00	£0.00	£0.00	GC	GC			
1_4	Scaffolding Wrap Over	To continue work on the roof during winter months, this is advised.	0	nos	£2,000.00	£0.00	£0.00	£0.00	GC	GC			
1_4	Scaffolding Alarm	TBC	0	nos	£500.00	£0.00	£0.00	£0.00	GC	GC			
					M Total =	£0.00	L Total	£0.00					
Total Element Cost (M + L) =											£0.00		
5 Site Protection													

1_5	Hoarding	Timber/metal fencing surrounding the site & to close off elements of the main house that the clients are living in.	0 nos	£400.00	£0.00	£300.00	£0.00	GC	GC		
1_5	Protective Sheeting	To close off and protect the house as much as possible.	0 nos	£300.00	£0.00	£0.00	£0.00	GC	GC		
				M Total =	£0.00	L Total	£0.00				
										Total Element Cost (M + L) =	£0.00
6 Existing Site Demolition											
1_6	Excavation - Strip Foundation	Excavation for standard 600mm x 600mm strip foundation (Assumed -1000mm depth for foundations, subject to building control site inspection).	0 m	£0.00	£0.00	£110.00	£0.00	GC	GC		
1_6	Excavation - Slab	Excavation for concrete slab. Circa 350mm depth from internal FFL.	0 m2	£0.00	£0.00	£50.00	£0.00	GC	GC		
1_6	Excavation - Pads	Excavation for pad foundations. Please see engineering drawings.	0 nos	£0.00	£0.00	£250.00	£0.00	GC	GC		
1_6	Demolition of Existing Walls, Including Propping	Existing rear and side wall will need to be demolished	0 nos	£0.00	£0.00	£0.00	£0.00	GC	GC		
				M Total =	£0.00	L Total	£0.00				
										Total Element Cost (M + L) =	£0.00

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2 Construction - Review													
Sections											Sub-Totals		
1	Substructure (Groundworks upto DPC)											£0.00	
2	Wall Structure											£0.00	
3	Roof Structure											£0.00	
4	Structural Elements											£0.00	
5	Floor Structure											£0.00	
6	Internal Walls, Ceilings and Framing											£0.00	
Total Construction											£0.00		
											exc VAT		
Construction Calculator													
Code	Type	Specification	Quantity		Material Cost		Labour Cost		Purchase by	Installation	Total Element Cost (M + L)	External Links	Comments
			Size	Unit	Unit Cost	Cost	Unit Cost	Cost	GC/HO	GC/BO			
1 Substructure (Groundworks upto DPC)													
	Strip Foundation	Mass Concrete Strip Foundation XXXmm (h) x XXXmm (w)		m		£0.00			£0.00	GC	GC		
	Pad Foundation	Specification to be confirmed		nos		£0.00			£0.00	GC	GC		
	Specialist Foundation	Specification to be confirmed		nos		£0.00			£0.00	GC	GC		
	Footing to DPC	Engineering Brickwork, Cement Aggregate Mix, Celcon Foundation Blocks		m		£0.00			£0.00	GC	GC		
	Solid Ground Floor 1	150mm Well compacted hardcore, DPM, 100mm Concrete Slab (with reinforcing mesh), 100mm Insulation (min 0.022W/mK), 65mm Screed		m2		£0.00			£0.00	GC	GC		
	Solid Ground Floor 2	150mm Well compacted hardcore, DPM, 150mm Concrete Slab (with reinforcing mesh), 100mm Insulation (min 0.022W/mK), 65mm Screed		m2		£0.00			£0.00	GC	GC		
	Suspended Concrete Floor 1	150mm Blocks (100mm beams), 100mm Solid Insulation (min 0.022 W/mK), 65mm Screed		m2		£0.00			£0.00	GC	GC		
	Suspended Concrete Floor 1	200mm Blocks (100mm beams), 100mm Solid Insulation (min 0.022 W/mK), 65mm Screed		m2		£0.00			£0.00	GC	GC		
	Suspended Timber Floor (GD)	min150 vent Gap, DPM, 200 x 50mm @400c/c Timber Joists, 100mm Insulation (min 0.022W/mK), VCL, 18mm OSB or Plywood		m2		£0.00			£0.00	GC	GC		
						M Total =	£0.00	L Total	£0.00				
Total Element Cost (M + L) =											£0.00		
2 Wall Structure													
	Cavity Wall (Brick - Brick)	102.5mm Masonry Outer Leaf (λ=0.77), 50mm Cavity, 50mm Cavity Insulation (min 0.018W/mK), 102.5 Masonry Inner Leaf (λ=0.77)		m2		£0.00			£0.00	GC	GC		
	Cavity Wall (Brick - Block)	102.5mm Masonry Outer Leaf (λ=0.77), 50mm Cavity, 50mm Cavity Insulation (min 0.018W/mK), 100mm Block Inner Leaf (λ≤1.33 W/mK), 12.5mm Plasterboard		m2		£0.00			£0.00	GC	GC		

	Cavity Wall (Block - Brick)	100mm Block Outer Leaf ($\lambda \leq 1.33$ W/mK), 50mm Cavity, 50mm Cavity Insulation (min 0.018W/mK), 102.5mm Masonry Inner Leaf ($\lambda = 0.77$)	m2	£0.00	£0.00	GC	GC	
	Cavity Wall (Block - Block)	100mm Block Outer Leaf ($\lambda \leq 1.33$ W/mK), 50mm Cavity, 50mm Cavity Insulation (min 0.018W/mK), 1000mm Block Inner Leaf ($\lambda \leq 1.33$ W/mK)	m2	£0.00	£0.00	GC	GC	
	Insulated Solid Wall	20mm Render, 100mm Insulation (min 0.022W/mK), 2x12.5mm Plasterboard	m2	£0.00	£0.00	GC	GC	
	Insulated Solid Wall	20mm Render, 70mm Insulation (min 0.022W/mK), 215mm Aircrete Solid Wall ($\lambda \leq 0.15$ W/mK), 25mm Insulation (min 0.022W/mK), 12.5mm Plasterboard	m2	£0.00	£0.00	GC	GC	
	Dormer Wall	Hung Tile, 25x50mm horizontal batten, Waterproof membrane, 12.5mm Aquafire Board, 15mm Plywood, 150mm Insulation 0.020 W/mK between 150x50mm Timber Studs @400c/c, VCL, 37.5mm Insulated Plasterboard (0.018W/mK) (Kingspan Kooltherm K118 or similar)	m2	£0.00	£0.00	GC	GC	
	SIPS Walls (External Cladding)	External Cladding, 50mm Cavity, Breathable Membrane, SIPS Wall (0.024W/mK), VCL, 62.5mm Insulated Plasterboard (0.018W/mK)	m2	£0.00	£0.00	GC	GC	
	SIPS Walls (External Brick Slips)	External Brick Slips, 50mm Cavity, Breathable Membrane, SIPS Wall (0.024W/mK), VCL, 62.5mm Insulated Plasterboard (0.018W/mK)	m2	£0.00	£0.00	GC	GC	
	SIPS Walls (Brick Outer Leaf)	102.5mm Masonry Outer Leaf, 50mm Cavity, Breathable Membrane, SIPS Wall (0.018W/mK), VCL, 62.5mm Insulated Plasterboard (0.018W/mK)	m2	£0.00	£0.00	GC	GC	
	Dursol Walls (D170, D250, D300, D365) with Render	20mm Render, Breathable Membrane, Dursol Wall, 12.5mm Plasterboard	m2	£0.00	£0.00	GC	GC	
	Dursol Walls (D170, D250, D300, D365) with Cladding	25mm Timber Cladding, 25x50mm treated Battens, 25x50mm treated Counter Battens, Breathable Membrane, Dursol Wall, 12.5mm Plasterboard	m2	£0.00	£0.00	GC	GC	
			M Total =	£0.00	L Total	£0.00		
			Total Element Cost (M + L) =				£0.00	
3 Roof Structure								
	Pitched Roof 1 (ventilated)	Slate Effect Tiles, 25x50mm Battens c/c 600 (or 25x38mm c/c 450mm), Breathable Membrane, 200x50mm @400 c/c C24 Timber Rafters, 120mm Insulation 0.020W/mK (between rafters), VCL, 25mm Insulation (min 0.022W/mK)	m2	£0.00	£0.00	GC	GC	
	Pitched Roof 2 (ventilated)	Slate Effect Tiles, 25x50mm Battens c/c 600 (or 25x38mm c/c 450mm), Breathable Membrane, 175x50mm @400 c/c C24 Timber Rafters, 120mm Insulation 0.020W/mK (between rafters), VCL, 25mm Insulation (0.0220W/mK)	m2	£0.00	£0.00	GC	GC	
	Flat Roof 1 (ventilated)	GRP, Roofing, 18mm OSB/Ply, 25x50mm Battens, 1:40 Firings, 200x50mm @400 c/c C24 Timber Roof Joists, 120mm Insulation 0.020 W/mK (between roof joists), VCL, 25mm Insulation (min 0.022W/mK)	m2	£0.00	£0.00	GC	GC	

	Flat Roof 1 (ven lated)	GRP, Roofing, 18mm OSB/Ply, 25x50mm Ba ens, 1:40 Firings, 175x50mm @400 c/c C24 Timber Roof Joists, 120mm Insula on 0.020 W/mK (between roof joists), VCL, 25mm Insula on (min 0.022W/mK)	m2	£0.00	£0.00	GC	GC	
	Flat Roof 1 (ven lated)	GRP, Roofing, 18mm OSB/Ply, 25x50mm Ba ens, 1:40 Firings, 200x50mm @400 c/c C24 Timber Roof Joists, 120mm Insula on 0.020 W/mK (between roof joists), VCL, 25mm Insula on (min 0.022W/mK)	m2	£0.00	£0.00	GC	GC	
	Flat Roof 1 (ven lated)	GRP, Roofing, 18mm OSB/Ply, 25x50mm Ba ens, 1:40 Firings, 175x50mm @400 c/c C24 Timber Roof Joists, 120mm Insula on 0.020 W/mK (between roof joists), VCL, 25mm Insula on (min 0.022W/mK)	m2	£0.00	£0.00	GC	GC	
	142mm SIPS 1	Metal Covering, 25x50mm Ba ens, Breathable Membrane, 142 Tek SIPS, VCL, 70mm Hard Insula on (min0.020W/mK)	m2	£0.00	£0.00	GC	GC	
	142mm SIPS 2	Tile, 25x50mm Ba ens, Breathable Membrane, 142 Tek SIPS, VCL, 70mm Hard Insula on (min0.020W/mK)	m2	£0.00	£0.00	GC	GC	
	172mm SIPS	Metal Covering, 25x50mm Ba ens, Breathable Membrane, 172 Tek SIPS, VCL, 70mm Hard Insula on (min0.020W/mK)	m2	£0.00	£0.00	GC	GC	
	172mm SIPS	Metal Covering, 25x50mm Ba ens, Breathable Membrane, 172 Tek SIPS, VCL, 70mm Hard Insula on (min0.020W/mK)	m2	£0.00	£0.00	GC	GC	
			M Total =	£0.00	L Total	£0.00		
			Total Element Cost (M + L) =				£0.00	
4 Structural Elements								
	Structural Beam	Specifica on to be confirmed - XX m (L)	nos	£0.00	£0.00	GC	GC	
	Structural Columns	Specifica on to be confirmed	nos	£0.00	£0.00	GC	GC	
	Structural Lintels	Specifica on to be confirmed - XX m (L)	nos	£0.00	£0.00	GC	GC	
	Padstone	Specifica on to be confirmed	nos	£0.00	£0.00	GC	GC	
	List >>>	Specifica on to be confirmed	nos	£0.00	£0.00	GC	GC	
	List >>>	Specifica on to be confirmed	nos	£0.00	£0.00	GC	GC	
	List >>>	Specifica on to be confirmed	nos	£0.00	£0.00	GC	GC	
			M Total =	£0.00	L Total	£0.00		
			Total Element Cost (M + L) =				£0.00	
5 Floor Structure								
	Suspended Timber Floor (between dwellings)	150 x 50mm @400c/c Timber Joists, 100mm Mineral Wool Insula on , 18mm OSB or Plywood	m2	£0.00	£0.00	GC	GC	
	Suspended Timber Floor (between dwellings) - Timber Joists	200 x 50mm @400c/c Timber Joists, 100mm Mineral Wool Insula on , 18mm OSB or Plywood	m2	£0.00	£0.00	GC	GC	
	Suspended Timber Floor (between dwellings) - Posi Joists	Posi Joists (different specific and different c/c), 100mm Mineral Wool Insula on , 18mm OSB or Plywood	m2	£0.00	£0.00	GC	GC	
	Suspended Timber Floor (between dwellings) - I Joists	I Joists (different specific and different c/c), 100mm Mineral Wool Insula on , 18mm OSB or Plywood	m2	£0.00	£0.00	GC	GC	

	Sound Insula on to exis ng floor	Fire & sound insula on between the exis ng floor joists to be installed to prevent sound transfer. This is for bedroom two only.	m2	£0.00	£0.00	GC	GC		
	Exis ng Floor Repairs	Exis ng floor to be checked and locally repaired if necessary. This is for the bedroom two only.	m2	£0.00	£0.00	GC	GC		
				M Total =	£0.00	L Total	£0.00		
								Total Element Cost (M + L) =	£0.00
6 Internal Walls, Ceilings and Framing									
	100mm Blockwork	12.5mm Plasterboard, 100mm Celcon Blocks, 12.5mm Plasterboard	m2	£0.00	£0.00	GC	GC		
	102.5mm Brickwork	102.5mm Brickwork	m2	£0.00	£0.00	GC	GC		
	Par on Wall 1	12.5mm Plasterboard,100x50mm @400c/c Timber Studs, 100mmm Mineral Wool Insula on between Studs, 12.5mm Plasterboard	m2	£0.00	£0.00	GC	GC		
	Par on Wall 2	12.5mm Plasterboard,89x50mm @400c/c Timber Studs, 89mmm Mineral Wool Insula on between Studs, 12.5mm Plasterboard	m2	£0.00	£0.00	GC	GC		
	Par on Wall 3	12.5mm Plasterboard, Metal C Studs @400c/c, Mineral Wool Insula on between Studs, 12.5mm Plasterboard	m2	£0.00	£0.00	GC	GC		
	15mm Plasterboard Ceiling	15mm (Gyproc) Fireline Plasterboard (60 minutes fire resistance)	m2	£0.00	£0.00	GC	GC		
	Suspended Ceiling	15mm (Gyproc) Fireline Plasterboard (60 minutes fire resistance), Acous c Hangers	m2	£0.00	£0.00	GC	GC		
				M Total =	£0.00	L Total	£0.00		
								Total Element Cost (M + L) =	£0.00

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3													
Services - Review													
Sections											Sub-Totals		
1	Drainage											£0.00	
2	Heating & Internal Plumbing											£0.00	
3	Electrics (Power & Lighting)											£0.00	
4	Services In (Meters)											£0.00	
5	Integrated Systems (AV, Comms, Other)											£0.00	
6	Microgeneration											£0.00	
Total Services											£0.00	exc VAT	
Services Calculator													
Code	Type	Specification	Quantity		Material Cost		Labour Cost		Purchase by	Installation	Total Element Cost (M + L)	External Links	Comments
			Size	Unit	Unit Cost	Cost	Unit Cost	Cost	GC/HO	GC/BO			
1 Drainage													
3_1	Manhole	Specification to be confirmed		nos		£0.00			£0.00	GC	GC		
3_1	Inspector Chamber	250mm or 450mm inspection chambers		nos		£0.00			£0.00	GC	GC		
3_1	Soakaway	Specification to be confirmed		nos		£0.00			£0.00	GC	GC		
3_1	Soil Pipework (Below Ground)	PVCu pipework or Other?		m		£0.00			£0.00	GC	GC		
3_1	Rainwater Pipework (Below Ground)	PVCu pipework or Other?		m		£0.00			£0.00	GC	GC		
3_1	Soil (SVP) Downpipe	PVCu pipework or Other?		nos		£0.00			£0.00	GC	GC		
3_1	Rainwater Downpipe	PVCu pipework or Other?		nos		£0.00			£0.00	GC	GC		
3_1	Gutter - Standard	PVCu pipework or Other?		m		£0.00			£0.00	GC	GC		
3_1	Gutter - Hidden	Specification to be confirmed		m		£0.00			£0.00	GC	GC		
3_1	Hopper	Specification to be confirmed		nos		£0.00			£0.00	GC	GC		
3_1	Outside Tap	Specification to be confirmed		nos		£0.00			£0.00	GC	GC		
3_1	Trench Drain	Specification to be confirmed		m		£0.00			£0.00	GC	GC		
3_1	Slot Drain	Specification to be confirmed		m		£0.00			£0.00	GC	GC		
					M Total =	£0.00	L Total	£0.00					
Total Element Cost (M + L) =											£0.00		
2 Heating & Internal Plumbing													
3_2	Boiler	Specification to be confirmed		nos		£0.00			£0.00	GC	GC		
3_2	Pressurised Cylinder	Specification to be confirmed		nos		£0.00			£0.00	GC	GC		
3_2	UFH Manifold	Specification to be confirmed		nos		£0.00			£0.00	GC	GC		
3_2	UFH Controls/ Thermostat	Specification to be confirmed		nos		£0.00			£0.00	GC	GC		
3_2	UHF Area (Wet)	Specification to be confirmed		m2		£0.00			£0.00	GC	GC		
3_2	UFH (Electric)	Specification to be confirmed		m2		£0.00			£0.00	GC	GC		
3_2	Radiators	Specification to be confirmed		nos		£0.00			£0.00	GC	GC		
3_2	Heated Towel Rails	Specification to be confirmed		nos		£0.00			£0.00	GC	GC		
3_2	Cold & Hot Water Connections	Includes all pipes and bedding		nos		£0.00			£0.00	GC	GC		
3_2	Internal Drainage Connections	Includes all pipes and bedding		nos		£0.00			£0.00	GC	GC		

3_2	Water Mains Stop Cock (Internal)	New or Relocate?		nos		£0.00		£0.00	GC	GC		
3_2	Gas (Fuel) Connections	Includes all pipes and bedding		nos		£0.00		£0.00	GC	GC		
					M Total =	£0.00	L Total	£0.00				
											Total Element Cost (M + L) =	£0.00
3 Electrics (Power & Lighting)												
3_3	Existing Electrical Test	If works are being completed to a residential property, then a test on the existing electricals will be required.		nos		£0.00	£0.00	£300.00	£0.00	GC	GC	
3_3	CCU	CCU to be upgraded and relocated		nos		£350.00	£0.00	£350.00	£0.00	GC	GC	
3_3	Power Sockets	Specification to be confirmed		nos		£25.00	£0.00	£65.00	£0.00	GC	GC	
3_3	Low Voltage (Shaver) Sockets	Specification to be confirmed		nos		£25.00	£0.00	£65.00	£0.00	GC	GC	
3_3	Other Points	Boiler Megaflow, Extractions Blinds and Electric Rooflights		nos		£25.00	£0.00	£65.00	£0.00	GC	GC	
3_3	Appliance Sockets	Specification to be confirmed		nos		£25.00	£0.00	£65.00	£0.00	GC	GC	
3_3	Light Switches	Specification to be confirmed		nos		£25.00	£0.00	£65.00	£0.00	GC	GC	
3_3	LED Spot Lights	Specification to be confirmed		nos		£25.00	£0.00	£65.00	£0.00	GC	GC	
3_3	LED Strips	Specification to be confirmed		nos		£25.00	£0.00	£65.00	£0.00	GC	GC	
3_3	Pendant Lights	Specification to be confirmed		nos		£25.00	£0.00	£65.00	£0.00	GC	GC	
3_3	Wall Lights	Specification to be confirmed		nos		£25.00	£0.00	£65.00	£0.00	GC	GC	
3_3	External Lights	Specification to be confirmed		nos		£50.00	£0.00	£70.00	£0.00	GC	GC	
3_3	External Socket	Specification to be confirmed		nos		£50.00	£0.00	£70.00	£0.00	GC	GC	
					M Total =	£0.00	L Total	£0.00				
											Total Element Cost (M + L) =	£0.00
4 Services In (Meters)												
3_4	Gas Meter Relocation	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
3_4	Gas Meter & Connection New	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
3_4	Electric Meter Relocation	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
3_4	Electric Meter & Connection New	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
3_4	Water Meter & Connection New	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
3_4	Phone Line Connection	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
					M Total =	£0.00	L Total	£0.00				
											Total Element Cost (M + L) =	£0.00
5 Integrated Systems (AV, Comms, Other)												
3_5	Ventilation Extractors	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
3_5	Cat Points	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
3_5	TV Points	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
3_5	Telephone Points	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
3_5	Smoke & Heat Detectors	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
3_5	Security/ CCTV	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
3_5	Sprinkler System	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
3_5	AV System	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	
					M Total =	£0.00	L Total	£0.00				
											Total Element Cost (M + L) =	£0.00
6 Microgeneration												
3_6	MVHR System	Specification to be confirmed		nos		£0.00		£0.00	£0.00	GC	GC	

3_6	Air/ Ground Source Heat Pump	Specifica on to be confirmed	nos	£0.00	£0.00	GC	GC		
3_6	PV Solar Panels	Specifica on to be confirmed	nos	£0.00	£0.00	GC	GC		
3_6	Thermal Solar Panels	Specifica on to be confirmed	nos	£0.00	£0.00	GC	GC		
3_6	Rainwater Harvest Tank	Specifica on to be confirmed	nos	£0.00	£0.00	GC	GC		
				M Total =	£0.00	L Total	£0.00		
								Total Element Cost (M + L) =	£0.00

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4 Building Envelope (Windows, Doors, Rooflights & Claddings) - Review													
Sections											Sub-Totals		
1	External Windows											£0.00	
2	External Doors											£0.00	
3	External Roof Lights											£0.00	
4	External Wall Claddings											£0.00	
5	External Roof Claddings											£0.00	
Total Building Envelope											£0.00		
											exc VAT		
Building Envelope Calculator													
Code	Type	Specification	Quantity		Material Cost		Labour Cost		Purchase by	Installation	Total Element Cost (M + L)	External Links	Comments
			Size	Unit	Unit Cost	Cost	Unit Cost	Cost					
1 External Windows													
W-1		Specification to be confirmed (XXXmm (w) x XXXmm (h))		nos		£0.00		£0.00	GC	GC			
W-2		Specification to be confirmed (XXXmm (w) x XXXmm (h))		nos		£0.00		£0.00	GC	GC			
W-3		Specification to be confirmed (XXXmm (w) x XXXmm (h))		nos		£0.00		£0.00	GC	GC			
W-4		Specification to be confirmed (XXXmm (w) x XXXmm (h))		nos		£0.00		£0.00	GC	GC			
W-5		Specification to be confirmed (XXXmm (w) x XXXmm (h))		nos		£0.00		£0.00	GC	GC			
W-6		Specification to be confirmed (XXXmm (w) x XXXmm (h))		nos		£0.00		£0.00	GC	GC			
					M Total =	£0.00	L Total	£0.00					
Total Element Cost (M + L) =											£0.00		
2 External Doors													
D-1		Specification to be confirmed (XXXmm (w) x XXXmm (h))		nos		£0.00		£0.00	GC	GC			
D-2		Specification to be confirmed (XXXmm (w) x XXXmm (h))		nos		£0.00		£0.00	GC	GC			
D-3		Specification to be confirmed (XXXmm (w) x XXXmm (h))		nos		£0.00		£0.00	GC	GC			
D-4		Specification to be confirmed (XXXmm (w) x XXXmm (h))		nos		£0.00		£0.00	GC	GC			
D-5		Specification to be confirmed (XXXmm (w) x XXXmm (h))		nos		£0.00		£0.00	GC	GC			
D-6		Specification to be confirmed (XXXmm (w) x XXXmm (h))		nos		£0.00		£0.00	GC	GC			
					M Total =	£0.00	L Total	£0.00					
Total Element Cost (M + L) =											£0.00		
3 External Roof Lights													
FL-1		Specification to be confirmed (XXXmm (w) x XXXmm (d))		nos		£0.00		£0.00	GC	GC			
FL-2		Specification to be confirmed (XXXmm (w) x XXXmm (d))		nos		£0.00		£0.00	GC	GC			
FL-3		Specification to be confirmed (XXXmm (w) x XXXmm (d))		nos		£0.00		£0.00	GC	GC			
FL-4		Specification to be confirmed (XXXmm (w) x XXXmm (d))		nos		£0.00		£0.00	GC	GC			
FL-5		Specification to be confirmed (XXXmm (w) x XXXmm (d))		nos		£0.00		£0.00	GC	GC			

	FL-6		Specification to be confirmed (XXXmm (w) x XXXmm (d))		nos		£0.00		£0.00	GC	GC		
						M Total =	£0.00	L Total	£0.00				
										Total Element Cost (M + L) =		£0.00	
4 External Wall Claddings													
	n/a	Timber Cladding	Specification to be confirmed		m2		£0.00		£0.00	GC	GC		
	n/a	Tile Hung Cladding	Specification to be confirmed		m2		£0.00		£0.00	GC	GC		
	n/a	Metal Cladding	Specification to be confirmed		m2		£0.00		£0.00	GC	GC		
	n/a	Other	Specification to be confirmed		m2		£0.00		£0.00	GC	GC		
						M Total =	£0.00	L Total	£0.00				
										Total Element Cost (M + L) =		£0.00	
5 External Roof Claddings													
	n/a	Pitch Roof - Specialist	Specification to be confirmed		m2	£40.00	£0.00	£40.00	£0.00	GC	GC		
	n/a	Flat Roof - Specialist	Specification to be confirmed		m2	£40.00	£0.00	£40.00	£0.00	GC	GC		
	n/a	Fascias	Specification to be confirmed		m	£40.00	£0.00	£40.00	£0.00	GC	GC		
	n/a	Soffits	Specification to be confirmed		m	£40.00	£0.00	£40.00	£0.00	GC	GC		
	n/a	Coping	Specification to be confirmed		m	£40.00	£0.00	£35.00	£0.00	GC	GC		
						M Total =	£0.00	L Total	£0.00				
										Total Element Cost (M + L) =		£0.00	

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5													
Room Log - Review by Element													
Sections										Sub-Totals			
1 Components										£0.00			
2 Joinery & Internal Doors										£0.00			
3 Flooring										£0.00			
4 Decoration										£0.00			
Total Room Log										£0.00			
										exc VAT			
Room Log Calculator													
Code	Type	Specification	Quantity		Material Cost		Labour Cost		Purchase by	Installation	Total Element Cost (M + L)	External Links	Comments
			Size	Unit	Unit Cost	Cost	Unit Cost	Cost					
1 Components													
Room Code	Kitchen Components	Specification to be confirmed		nos	£15,000.00	£0.00	£2,500.00	£0.00	GC	GC			
Room Code	Utility Components	Specification to be confirmed		nos	£2,500.00	£0.00	£1,000.00	£0.00	GC	GC			
Room Code	Bathroom 1	Specification to be confirmed		nos	£2,500.00	£0.00	£1,000.00	£0.00	GC	GC			
Room Code	Bathroom 2	Specification to be confirmed		nos	£2,500.00	£0.00	£1,000.00	£0.00	GC	GC			
Room Code	Ensuite 1	Specification to be confirmed		nos	£2,500.00	£0.00	£1,000.00	£0.00	GC	GC			
Room Code	W.C. 1	Specification to be confirmed		nos	£1,000.00	£0.00	£500.00	£0.00	GC	GC			
					M Total =	£0.00	L Total	£0.00					
Total Element Cost (M + L) =										£0.00			
2 Joinery & Internal Doors													
Room Code	Staircase	Specification to be confirmed		nos	£1,500.00	£0.00	£1,000.00	£0.00	GC	GC			
n/a	Int Door (Single Standard)	Specification to be confirmed		nos	£100.00	£0.00	£120.00	£0.00	GC	GC			
n/a	Int Door (Double Standard)	Specification to be confirmed		nos	£150.00	£0.00	£120.00	£0.00	GC	GC			
n/a	Int Door (Single 30min F.R)	Specification to be confirmed		nos	£120.00	£0.00	£120.00	£0.00	GC	GC			
n/a	Int Door (Double 30min F.R)	Specification to be confirmed		nos	£300.00	£0.00	£120.00	£0.00	GC	GC			
n/a	Pocket Door (Single)	Specification to be confirmed		nos	£750.00	£0.00	£200.00	£0.00	GC	GC			
n/a	Pocket Door (Double)	Specification to be confirmed		nos	£950.00	£0.00	£200.00	£0.00	GC	GC			
Room Code	Bespoke Wardrobes	Specification to be confirmed		nos		£0.00		£0.00	GC	GC			
Room Code	Bespoke Storage	Specification to be confirmed		nos		£0.00		£0.00	GC	GC			
					M Total =	£0.00	L Total	£0.00					
Total Element Cost (M + L) =										£0.00			
3 Flooring													
n/a	Carpet	Specification to be confirmed		m2	£20.00	£0.00	£15.00	£0.00	GC	GC			
n/a	Tile	Specification to be confirmed		m2	£45.00	£0.00	£70.00	£0.00	GC	GC			
n/a	Wooden Flooring	Specification to be confirmed		m2	£50.00	£0.00	£55.00	£0.00	GC	GC			
n/a	Other??	Specification to be confirmed		m2		£0.00		£0.00	GC	GC			
					M Total =	£0.00	L Total	£0.00					
Total Element Cost (M + L) =										£0.00			
4 Decoration													
n/a	Skim Plaster Walls	3mm skim finish		m2	£10.00	£0.00	£10.00	£0.00	GC	GC			
n/a	Skim Plaster Ceilings	3mm skim finish		m2	£10.00	£0.00	£10.00	£0.00	GC	GC			
n/a	Paint Walls	Mist coat + 2x top coat		m2	£9.00	£0.00	£9.00	£0.00	GC	GC			

	n/a	Paint Ceilings	Mist coat + 2x top coat		m2	£9.00	£0.00	£9.00	£0.00	GC	GC			
	n/a	Skirting	Specification to be confirmed		m	£7.00	£0.00	£7.00	£0.00	GC	GC			
	n/a	Cornicing	Specification to be confirmed		m	£7.00	£0.00	£7.00	£0.00	GC	GC			
	n/a	Tiles (Walls)	Specification to be confirmed		m2	£45.00	£0.00	£70.00	£0.00	GC	GC			
						M Total =	£0.00	L Total	£0.00					
						Total Element Cost (M + L) =						£0.00		

6 Garden Log - Review by Element													
Sections										Sub-Totals			
1	Components & Features										£0.00		
2	Paving & Decking										£0.00		
3	Walls & Fencing										£0.00		
4	Lawn (Grass) & Planting										£0.00		
										Total Garden Log		£0.00	
												exc VAT	
Garden Log Calculator													
Code	Type	Specification	Quantity		Material Cost		Labour Cost		Purchase by	Installation	Total Element Cost (M + L)	External Links	Comments
			Size	Unit	Unit Cost	Cost	Unit Cost	Cost	GC/HO	GC/BO			
1 Components & Features													
	Garden Shed	Specification to be confirmed		nos	£1,500.00	£0.00	£1,000.00	£0.00	GC	GC			
	Outbuilding	Specification to be confirmed		nos	£1,500.00	£0.00	£1,000.00	£0.00	GC	GC			
	Other	Specification to be confirmed		nos	£1,500.00	£0.00	£1,000.00	£0.00	GC	GC			
						£0.00		£0.00	GC	GC			
						£0.00		£0.00	GC	GC			
						£0.00		£0.00	GC	GC			
					M Total =	£0.00		L Total	£0.00				
										Total Element Cost (M + L) =		£0.00	
2 Paving & Decking													
	Front Garden	Subbase		nos	£30.00	£0.00	£20.00	£0.00	GC	GC			
	Front Garden	Tiling		nos	£45.00	£0.00	£70.00	£0.00	GC	GC			
	Rear Garden	Subbase		nos	£30.00	£0.00	£20.00	£0.00	GC	GC			
	Rear Garden	Tiling		nos	£45.00	£0.00	£70.00	£0.00	GC	GC			
	Other	Specification to be confirmed		nos	£1,500.00	£0.00	£1,000.00	£0.00	GC	GC			
						£0.00		£0.00	GC	GC			
					M Total =	£0.00		L Total	£0.00				
										Total Element Cost (M + L) =		£0.00	
3 Walls & Fencing													
	Timber Fencing	Specification to be confirmed		nos	£100.00	£0.00	£80.00	£0.00	GC	GC			
	Brick Wall (Including the foundation)	Specification to be confirmed		nos	£150.00	£0.00	£100.00	£0.00	GC	GC			
	Other	Specification to be confirmed		nos		£0.00		£0.00	GC	GC			
						£0.00		£0.00	GC	GC			
						£0.00		£0.00	GC	GC			
						£0.00		£0.00	GC	GC			
					M Total =	£0.00		L Total	£0.00				
										Total Element Cost (M + L) =		£0.00	
4 Lawn (Grass) & Planting													
						£0.00		£0.00	GC	GC			
						£0.00		£0.00	GC	GC			
						£0.00		£0.00	GC	GC			
						£0.00		£0.00	GC	GC			

						£0.00		£0.00	GC	GC			
						£0.00		£0.00	GC	GC			
						M Total =	£0.00	L Total	£0.00				
											Total Element Cost (M + L) =	£0.00	

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