

| Attic Truss Summary | | 6 Days |
|---------------------------------------|--|----------------|
| Crane & Skips | | £856 |
| External Wall | | £4,242 |
| Party Wall | | £1,985 |
| Second Floor Joists | | £0 |
| Main Roof | | £8,057 |
| Dormers, Rooflights & Fascia / Soffit | | £3,734 |
| Internal Works | | £1,628 |
| Total for pair of townhouses | | £20,483 |



Monetary Saving: **£1,424.00**

| Smartroof Summary | | 1 Day |
|---------------------------------------|--|----------------|
| Crane & Skips | | *Incl. |
| External Wall | | £2,884 |
| Party Wall | | *Incl. |
| Second Floor Joists | | £2,790 |
| Main Roof | | £13,385 |
| Dormers, Rooflights & Fascia / Soffit | | *Incl. |
| Internal Works | | *Incl. |
| Total for pair of townhouses | | £19,059 |

*Incl. - Included in Smartroof package

Attic Truss

| Section | Description | Qty. | U.O.M | Rate | Sub-total | Notes |
|---|----------------------------------|------|----------------|-----------|------------------|--|
| Crane & Skips | | | | | £856.09 | Based on a Contract Lift |
| 01 | Crane | 0.0 | Item | £399.00 | £0.00 | Managed through the developer's site manager |
| 01 | Crane | 0.0 | Item | £490.00 | £0.00 | 25T or 35T within carpenter's package with banksman and lift supervisor provided by carpenter |
| 01 | Crane | 1.0 | Item | £750.00 | £750.00 | Based on a contract lift - 6 hours onsite banksman and lift supervisor provided |
| 02 | Skips | 0.50 | Item | £212.18 | £106.09 | Insulation, plasterboard offcut and blockwork waste. Based on a 12 yard compactable |
| External Wall Construction | | | | | £4,242.11 | |
| 03 | Blockwork Material | 39.6 | m ² | £7.50 | £297.00 | Aircrete 3.6N |
| 04 | Blockwork Labour | 39.6 | m ² | £14.75 | £584.10 | Rate based on gangs, bricklaying companies will charge £15.50 m ² |
| 05 | Facing Material | 42.2 | m ² | £13.26 | £559.57 | Based on £221 per thou |
| 06 | Facing Labour | 42.2 | m ² | £29.70 | £1,253.34 | Rate based on gangs, bricklaying companies will charge £495.00 per thou |
| 07 | Mortar | 2.6 | T | £67.50 | £175.50 | Silo rate provided, is the developer on tubs or silos? Tubs will be in the region of £5.00 per thou |
| 08 | S&F Cavity Insulation | 42.2 | m ² | £5.25 | £222.60 | Blown cavity 'Eco Bead' |
| 09 | Sundries inc. Wall Ties & Vents | 2.0 | Item | £130.00 | £260.00 | Provisional allowance based on £125 per lift |
| 10 | Scaffold to Gable | 2.0 | Item | £445.00 | £890.00 | Incl. of 2 table lifts above 3 rd lift due to roof pitch. Developer's have different scaffold specs |
| Party Wall Construction - N/A | | | | | £1,984.76 | |
| 11 | Blockwork Material | 39.6 | m ² | £7.50 | £297.00 | Aircrete 3.6N - Both skins to party wall included |
| 12 | Blockwork Labour | 39.6 | m ² | £15.00 | £594.00 | Rate based on gangs, bricklaying companies will charge £15.50 m ² |
| 13 | Mortar | 1.2 | T | £67.50 | £81.00 | Silo rate provided, is the developer on tubs or silo's? Tubs will be in the region of £5.00 per thou |
| 14 | Insulation Material | 39.6 | m ² | £3.10 | £122.76 | |
| 15 | Scaffold to Party Wall | 2.0 | Item | £440.00 | £890.00 | Bird cage scaffold |
| 2nd Floor Joists | | | | | £0.00 | |
| 16 | 2nd Floor Joists - Material | 0.0 | Item | £1,175.00 | £0.00 | No requirement due to usage of attic truss |
| 17 | 2nd Floor Joists - Labour | 0.0 | Item | £220.00 | £0.00 | |
| Wall Plate | | | | | £134.83 | |
| 18 | Wall Plate Material | 17.2 | lm | £2.49 | £42.83 | Rate is based on 100m x 50mm |
| 19 | Bed Wall Plate on Mortar | 4.0 | Hours | £23.00 | £92.00 | |
| Main Roof | | | | | £7,906.13 | |
| 20 | Safety Decking to Fix Bracing | 49.2 | m ² | £13.49 | £663.83 | |
| 21 | Attic Trusses | 2.0 | Units | £2,615.00 | £5,230.00 | |
| 22 | Framing Anchors to Receive Feet | 56.0 | Item | £0.30 | £16.80 | Timber feet will need to be fixed to wall plate using galvanised fittings |
| 23 | Labour for Erection | 1.0 | Item | £1,800.00 | £1,800.00 | |
| 24 | Roof Restraint Straps - Material | 48.0 | Item | £2.50 | £100.00 | Lateral Restraint straps fixed over 3 trusses, spaced at 1m centres |
| 25 | Labour to Fix Restraint Straps | 1.0 | Item | £92.00 | £92.00 | Galvanised restraint straps |
| 26 | Cavity Sock | 1.0 | Item | £3.50 | £3.50 | |
| Dormers, Rooflights, Windows & Fascia / Soffit | | | | | £3,734.20 | |
| 27 | GRP Dormer | 2.0 | Item | £798.00 | £1,596.00 | |
| 28 | GRP Dormer Flashing | 2.0 | Item | £90.00 | £180.00 | |
| 29 | Dormer Fixing Plates | 12.0 | Item | £1.30 | £15.60 | 100mm x 150mm plates to both dormer cheeks |
| 30 | Labour to Install Dormer | 2.0 | Item | £220.00 | £440.00 | |
| 31 | Rooflights | 2.0 | Item | £210.00 | £420.00 | |
| 32 | Rooflights Flashing | 2.0 | Item | £60.00 | £120.00 | |
| 33 | Labour to Install Rooflights | 2.0 | Item | £120.00 | £240.00 | |
| 34 | Fascia Material | 4.0 | Lengths | £14.00 | £56.00 | 225mm fascia using 5m length |
| 35 | Soffit Material | 4.0 | Lengths | £16.50 | £66.00 | 300mm soffit using 5m length |
| 36 | Barge Material | 8.0 | Lengths | £8.95 | £71.60 | 150mm B/board fascia |
| 37 | Barge Soffit Material | 8.0 | Lengths | £5.50 | £44.00 | 150mm B/board fascia |
| 38 | Box ends, Nails & Trim | 2.0 | Item | £22.50 | £45.00 | Sundry items |
| 39 | Labour to Fascia, Soffit & Barge | 2.0 | Item | £220.00 | £440.00 | |
| Internal Works | | | | | £1,628.00 | |
| 40 | Insulation between Rafters | 47.0 | m ² | £15.50 | £728.50 | 120mm XR4000 |
| 41 | Insulation beneath Rafters | 47.0 | m ² | £6.30 | £296.10 | 12mm TB400 |
| 42 | Additional Layer of Plasterboard | 47.0 | m ² | £6.70 | £314.90 | Material & labour |
| 43 | Insulated Loft Hatch Material | 2.0 | Item | £18.50 | £37.00 | 1/2 hour fire resistant |
| 44 | Labour for Installation | 2.0 | Hours | £25.00 | £50.00 | |
| 45 | Horizontal Loft Insulation | 31.0 | m ² | £6.50 | £201.50 | 400mm glass fibre loft roll 44, 10kg |

Smartroof

| Section | Description | Qty. | U.O.M | Rate | Sub-total | Notes |
|--|----------------------------------|------|----------------|------------|-------------------|---|
| Crane & Skips | | | | | £0.00 | Based on a Contract Lift |
| 01 | Crane | 0.0 | Item | £399.00 | £0.00 | |
| 01 | Crane | 0.0 | Item | £490.00 | £0.00 | |
| 01 | Crane | 0.0 | Item | £750.00 | £0.00 | Based on a contract lift - 6 hours onsite - banksman and lift supervisor Incl. in Smartroof package |
| 02 | Skips | 0.0 | Item | £212.18 | £0.00 | Not required |
| External Wall Construction | | | | | £1,917.01 | |
| 03 | Blockwork Material | 0.0 | m ² | £7.50 | £0.00 | Incl. in Smartroof package |
| 04 | Blockwork Labour | 0.0 | m ² | £14.75 | £0.00 | Not required |
| 05 | Facing Material | 42.2 | m ² | £13.26 | £559.57 | |
| 06 | Facing Labour | 42.2 | m ² | £29.70 | £1,253.34 | |
| 07 | Mortar | 1.2 | T | £67.50 | £81.00 | Reduced requirement with Smartroof as blocks are removed |
| 08 | S&F Cavity Insulation | 0.0 | m ² | £5.25 | £0.00 | Not required |
| 09 | Sundries Incl. Wall Ties & Vents | 2.0 | Item | £50.00 | £100.00 | |
| 10 | Scaffold to Gable | 2.0 | Item | £445.00 | £890.00 | Incl. 2 table lifts, with reduced time onsite |
| Party Wall Construction - N/A | | | | | | |
| 11 | Blockwork Material | 0.0 | m ² | £7.50 | £0.00 | Incl. in Smartroof package |
| 12 | Blockwork Labour | 0.0 | m ² | £15.00 | £0.00 | Incl. in Smartroof package |
| 13 | Mortar | 0.0 | T | £67.50 | £0.00 | Incl. in Smartroof package |
| 14 | Insulation Material | 0.0 | m ² | £3.10 | £0.00 | Incl. in Smartroof package |
| 15 | Scaffold to Party Wall | 0.0 | Item | £445.00 | £0.00 | Incl. in Smartroof package |
| 2nd Floor Joists | | | | | £2,790.00 | |
| 16 | 2nd Floor Joists - Material | 2.0 | Item | £1,175.00 | £2,350.00 | |
| 17 | 2nd Floor Joists - Labour | 2.0 | Item | £220.00 | £440.00 | |
| Wall Plate | | | | | £134.83 | |
| 18 | Wall Plate Material | 17.2 | lm | £2.49 | £42.83 | Rate is based on 100m x 50mm |
| 19 | Bed Wall Plate on Mortar | 4.0 | Hours | £23.00 | £92.00 | |
| Main Roof | | | | | £13,250.00 | |
| 20 | Smartroof Package | 1.0 | Item | £13,250.00 | £13,250.00 | Incl. in Smartroof package |
| 21 | Safety Decking to Fix Bracing | 0.0 | m ² | £13.49 | £0.00 | Not required |
| 22 | Attic Trusses / Panels | 0.0 | Item | £2,615.00 | £0.00 | Incl. in Smartroof package |
| 23 | Framing Anchors to Receive Feet | 0.0 | Item | £0.30 | £0.00 | Incl. in Smartroof package |
| 24 | Labour for Erection | 0.0 | Item | £1,800.00 | £0.00 | Incl. in Smartroof package |
| 25 | Roof Restraint Straps - Material | 0.0 | Item | £2.50 | £0.00 | Incl. in Smartroof package |
| 26 | Labour to Fix Restraint Straps | 0.0 | Item | £92.00 | £0.00 | Incl. in Smartroof package |
| 27 | Cavity Sock | 1.0 | Item | £3.50 | £0.00 | Incl. in Smartroof package |
| Dormers, Rooflights & Fascia / Soffit | | | | | £0.00 | |
| 28 | GRP Dormer | 0.0 | Item | £798.00 | £0.00 | Incl. in Smartroof package |
| 29 | GRP Dormer Flashing | 0.0 | Item | £90.00 | £0.00 | Incl. in Smartroof package |
| 30 | Dormer Fixing Plates | 0.0 | Item | £1.30 | £0.00 | Incl. in Smartroof package |
| 31 | Labour to Install Dormer | 0.0 | Item | £220.00 | £0.00 | Incl. in Smartroof package |
| 32 | Rooflights | 0.0 | Item | £210.00 | £0.00 | Incl. in Smartroof package |
| 33 | Rooflights Flashing | 0.0 | Item | £60.00 | £0.00 | Incl. in Smartroof package |
| 34 | Labour to Install Rooflights | 0.0 | Item | £120.00 | £0.00 | Incl. in Smartroof package |
| 35 | Fascia Material | 0.0 | Lengths | £14.00 | £0.00 | Incl. in Smartroof package |
| 36 | Soffit Material | 0.0 | Lengths | £16.50 | £0.00 | Incl. in Smartroof package |
| 37 | Barge Material | 0.0 | Lengths | £8.95 | £0.00 | Incl. in Smartroof package |
| 38 | Barge Soffit Material | 0.0 | Lengths | £5.50 | £0.00 | Incl. in Smartroof package |
| 39 | Box Ends, Nails & Trim | 0.0 | Item | £22.50 | £0.00 | Incl. in Smartroof package |
| 40 | Labour to Fascia, Soffit & Barge | 0.0 | Item | £220.00 | £0.00 | Incl. in Smartroof package |
| Internal Works | | | | | £0.00 | |
| 41 | Insulation between Rafters | 0.0 | m ² | £15.50 | £0.00 | Incl. in Smartroof package |
| 42 | Insulation beneath Rafters | 0.0 | m ² | £6.30 | £0.00 | Incl. in Smartroof package |
| 43 | Additional Layer of Plasterboard | 0.0 | m ² | £6.70 | £0.00 | |
| 44 | Insulated Loft Hatch Material | 0.0 | Item | £18.50 | £0.00 | Not required |
| 45 | Labour for Installation | 0.0 | Hours | £25.00 | £0.00 | Not required |
| 46 | Horizontal Loft Insulation | 0.0 | m ² | £6.50 | £0.00 | Not required |

Attic Truss Pair of Townhouses

Total: **£20,483.00**

Smartroof Pair of Townhouses

Total: **£19,059.00**