9x6 metre 2 storey detached lodge	dim1	dim2	dim3	dim total	unit format	pricing format	unit total	unit cost	current prices	trad, build	mmc' build	labour cost	build duration
item description													
excavation & site prep.													
excavator hire					daily	per day	7	£200.00		£1,400.00	£1,400.00		
plant hire					weekly	per week	4	£75.00		£300.00	£300.00		
topsoil excavation keep onsite	9	6	0.2	11	m3	m3							
100x50mm. timber frame													
coincrete base, slab	9	6	0.1	-5.4	m/3	per m/3	-5.4	£100.00	-£540.00				
18mm osb shuttering for concrete base				30	metres	board	1	£16.00	£16.00				
sole & headplates	30	2		60	metres								
studs @ 600mm centres	1.7	2.2		112	metres								
100x50m base joists	16	5.7		91	metres	per metre							
100x50mm total				263	metres	per metre	263	£1.00	£263.40				
krend' coloured through render	28.0	2.40	5	-5	m/2	per m/2	1395	£28.00			£4,929.60		
total cost											£809.00		
labour x2					days	per day	7	£300.00					
foundations													
excavate90x600mm strip trench	.900.	0.600	36	19.4	m/3	per m/3	19.4	£100.00	£1,944.00				
mesh to perimeter				30	metres	per metre	30	£0.80	£40.00				
dpc/gas membrane	9	6		82	m/2	m/2	72	£0.60	£43.20				
concrete	9	6	0.10	5	m/3	per m/3	5	£100.00	£540.00				
total cost										£2,567.20			
labour x2					days	per day	7	£300.00				£2,100.00	frame
ground floor brick walls													
external facing brick	60	2.4	31	74	m/2	brick	4464	£0.25	£1,116.00				
thermalite block	10	2.4	31	91	m/2	block	912	£1.00					
internal block		2.4	18	43	m/2	block	432	£1.00					
block total	11					123	1234	£1.00					
100mm cavity closer				63	metres	per metre	63	£2.85	£179.55				
ig' cavity lintles													
1800mm				2	each		2	£23.00	£46.00				
1200mm				9	each		9	£45.00	£405.00				
indoor lintles				6	each		6	£4.40	£26.40				
blockwork				123	m/2	per m/2	123	£15.00		£1,845.00			
brick laying2+1				6	number	per thsnd.	6	£450.00		£2,700.00			
wall cost										£1,772.95			brick walls
white pvc windows &doors													
1000x1000mm.				7	each	per unit	7	£250.00	£2,100.00				
600x1000,mm.				2	each	per unit	2						
french doors				2	each	per unit	2	£245.00	£490.00				
window & door costs										£2,590.00	£2,590.00		
labour x2						days	7	£300.00				£2,100.00	windows & doors
interenal work & utilities									:				
budget kitchen excluding whitegoods									£1,500.00				trad, build
electrical installation									£1,200.00				labour cost
75x50mm.partition walls													
head & sole plates	27		2	54	metres								
studs @ 600mm centres	27	1.7	2.4	110	metres								variable prices
225 x75mm floor joists				104	metres	per meter	104	£0.73	£75.92				
staircase					unit	each	1	£400.00	£400.00				
26mm acousticboard				100	m/2	per m/2	100	£14.58	£1,458.33				
75x50mm. Total				164	metres	per meter	164	£1.35	£221.40				
firedoors/frames&furniture				8	number	per unit	7	135.00	£945.00				
internal work cost										£5,800.65	£5,800.65		
labour x2						days	14	£300.00				£4,200.00	internal work
plastering													current trade costs
12.5mm fireline p/ brd. to partition walls	2.2	54	2	238	m/2	per m/2	238	£2.80	£665.28				
12.5mm fireline p/ brd. to ceilings	79	60		139	m/2	per m/2	139	£2.80	£389.20				
9.5mm plasterboard to walls	2.4	134	2	643	m/2	per m/2	643	£1.67	£1,072.00				mmc' build
wall dhesive @8 m/2 per bag	8			80	25 kg bags	per bag	80	£6.30	£506.52				
plastering total		13		769	m/2	per m/2	136	£3.20	£434.75				
multifinish plaster	10	136		14	bag	25 kg. Bags	14	£4.00	£54.40				
plstering accessories									£50.00				
plastering cost										£3,172.15	£1,560.77		
labour x2						per day	14	£300				£4,200.00	internal work
roofing													
roof trusses		4		17	truss	each	17	£130.00	£2,210				
11mm osb sarking	4.5	2	9	79	m/2	per m/2	79	£3.30	£260.70				
150mm pvc fascia				27	metres	per metre	27	£1.47	£39.69				
felt support tray	1.50	18		12	units	each	12	£3.00	£36.00				
concrete roofing tiles @10 m/2	10				m/2	each	2370	£0.75	£1,777.50				
25mm tile batten @3 lin m per m/2	3			237	metres	per metre	237	£3.00	£711.00				
breather membrane 'tyvec'				79	m/2	per m/2	79	£0.50	£39.50				
dry ridge	0.47			9	10 pack	per pack	1	£74.00	£74.00				
dry verge	0.45	18		40	units	each	40	£1.50	£60.00				
roofing costs										£5,208	£5,208		
labour x2					days		7	£300.00				£2,100.00	roofing
			.										
project total ex vat										£27,356.35	£22,598	£14,700.00	
vat&10% contingiency						30%				£27,356.35	£6,779.52	£4,410.00	
project total										£54,712.69	£29,377.93	£19,110.00	
per m/2 cost						100				£547.13	£293.78	£191.10	

project schedule set out in logical building procedure for 3 bed disabled accessible 9x6 metre 2 storey detached holiday home/lodge for family and or carers.Using 2 building methods, modern methods of construction 'mmc'and traditinal build material prices are current from local merchant 'selco'. Labour & duration costs are estimated, shown for guidance only and dependent on sourcing & individual skills. This schedule shows the little difference between the two methods with'mmc'yet to acheive the accepted robustness traditional build woild seem to be the option with the the construction industry geared around traditional building methods of construction. A mix of taditional build to the ground floor and 'mmc' upper floor would be a good option. This schedule to be read in conjunction with the drawings