

£50k WikiHouse																	
Date	Sep 2013 - ongoing																
Country	UK																
Team Contact	Alastair & Sarah																
Status	Outline / Dev.																
Gross floor area of proposed dwelling	82 SqM																
Item	Specification	SqM required	£ per SqM	Sub total cost	CuM required	£ per CuM	Sub total cost	# Units per SqM or CuM	Total # Units	£ per Unit	Sub total cost	MATERIAL Total Material Cost	PAID LABOUR Total Labour Cost	TOTAL (£)	Options	Spec	
TOOLS NEEDED																	
CNC machine by Blackfoot	BUY Blackfoot 4'x8' CNC self-assembly kit. Requires min 2 people 10 days to put together. Reasonable technical competence required and an internet connection.								1		£2,135	£2,135	£0	£2,135			
CNC machine by Marchant Dice												£11,394	£0		£11,394		
CNC End mills									4	30		£120		£120			
Scaffold tower	Rent for 2 days during construction								1	£75	£75	£75	£0	£75			
8 or 10ft step ladder									1	£80	£80	£80	£0	£80			
Electric drill & screwdriver	Cordless, two required								2	90	£180			£180			
														SUB TOTAL	£2,590		
SITE WORKS																	
Clearing topsoil	n/a			0	8.7	£6	£52.2				0	£52.2	£200	£252.2			
Excavating trenches	n/a			0	11	£5	£55				£50	£0	£55	£400	£455		
Services install	Electricity, data, water, drainage											£500	£500	£1000			
Rainwater storage tank plus pump plus header tank									1	£1000		£1000		£1000			
Gravel infill	n/a			0	8.7	£7	£60.9				£63	£0	£60.9	£200	£260.9		
														SUB TOTAL	£2968.1		
FOUNDATIONS & FOOTINGS																	
Concrete trench	3 reinforced concrete trench foundations				5.75	£20	£115					£115	£200	£315			
Timber 'rail' beams	45x145mm x30m								10	12.32	123.2	123.2	100	223.2		http://www.wickes.co.uk/kiln-dried-treated-regular-45x145mmx36m/inv/190169/ http://www.diy.com/nav/build/building-materials/builders-metal-work/angle_bracket/Expamet-Heavy-Duty-Angle-Bracket-Zinc-90-x-90-x-59mm-9273343?skuld=9283043	
Expamet angle brackets									48	2.48		119.04		119.04			
														SUB TOTAL	£657.24		
CHASSIS																	
Structural Plywood Sheet	18mm x 2440 x 1220 structural spruceplywood, ext. OFFSETS: 0.25mm	82						6	490	£20	£9,800	£9,800	£0	£9,800			
Screws	35mm woodscrews	82						60	4920	£0	£49	£49	£0	£49			
														SUB TOTAL	£9,849		
INSULATION																	
60mm high performance woodfibre insulation board		218	£25	£5,450								£5,450	£0	£5,450			
75mm Jablite insulation board		218	£6	£1,199								£1,199			£1199		
200mm full fill cellulose or equivalent		218	£5	£1,090								£1,090	£0	£1,090			
Silicon Sealant				£0				1	£100	£100	£100	£0	£100				
Foil tape		82	£4	£328								£328	£0	£328			
														SUB TOTAL	£6,968		
SKIN																	
Liquid Rubber by Liquid Rubber Sales	Liquid Rubber High Build 2x 1mm coats	218	£15	£3,268								£3,268	£0		£3267.82		
Onduline or timber cladding		218	£10	£2,180								£2,180		£2,180			
Fixings for cladding												£50	£0	£50		http://www.wickes.co.uk/cladding-batten-21x34x2400mm-pk10/inv/120939/	
Battens								20	£16	£323	£323	£0	£0	£323			
Liquid rubber		10	£20									£200		£200		http://www.screwfix.com/p/ronseal-isoflex-liquid-rubber-black-2-1ltr/36010?kpid=36010&cm_mmc=Google-_-Product%20Listing%20Ads-_-Sales%20Tracking-_-sales%20tracking%20url&gclid=CPHH95ag57oCFafMtAodpAMA7w#pr	

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SUB TOTAL														£2,553		
DOORS & WINDOWS																
Windows	CNC made in Birch plywood	29.5	£150	£4,425								£4,425	£0	£4,425		
External doors	CNC made in Birch plywood	2	£100	£200								£200	£0	£200		
All ironmongery												£500		£500		
Doors	CNC made in Birch plywood								7	£90	£630	£630	£0	£630		
SUB TOTAL														£5,755		
INTERNAL FINISHES & FITTING																
Magnesium oxide panels	CNC from 18mm x 2440 x 1220 MagRoc	75						1	75	£25	£1,875	£1,875	£0	£1,875		
Bathroom liner	WEDI board	30	20									600	0	£600		
Bathroom set	Bath, WC, basin, mirror											400	300	£700		
WC set	WC, basin											250	200	£450		
Tiling or rubber		30	10									300	0	£300		
Paint	Optional	300	£0									£66	£0	£66		
Floor finish	Optional	75	£20									£1,500	£0	£1,500		
SUB TOTAL														£5,491		
FIREPLACE & CHIMNEY																
Stove	Wood burning stove optional.	n/a							1	£400	£400	£400	£0	£400		
SUB TOTAL														£400		
KITCHEN																
Kitchen units	CNC from 18mm x 2440 x 1220 birch plywood / WISA	2.5							10	£140	£1,400	£1,400	£0	£1,400		
White goods	Washing machine, fridge freezer, dishwasher, cooker, extractor hood	n/a										£0	£1,200	£1,200		
Kitchen fittings	Sink, taps, rails etc											£200	£0	£200		
SUB TOTAL														£2,800		
SERVICES																
Electrical connection & manifold		82							1	£25		£650	£500	£1,150		
Electrical using Marshall Tufflex	Electrical distribution box and plug & play cabling	n/a							1			£900		£900		
Plumbing using Pushfit		n/a							1			£0	£100	£100		
Water header tank									1	£100		£100	£0	£100		
Bathroom radiator												£80	£0	£80		
Mechanical ventilation system: vent, pump, air heating unit + ducts + heat recovery system												£800		£800		
Solar hot water store by Valliant	Vaillant auroSTOR 210 Unvented Solar Cylinder	n/a							1	£860	£860	£860	£0	£860		
Solar thermal array	Vaillant aurotherm								1	£1,400		£1,400		£1,400		
Backup electric water heater												£500		£500		
Photovoltaic array	7kW											£2,000		£1,400		
SUB TOTAL														£7,290		
CHASSIS																
Food & drink for friends												£500	£0	£500		
SUB TOTAL														£500		
TOTAL HOUSE COST														£47,422		
NOTE																
All figures shown are indicative estimates only, based on prices available online, quotes or common / plausible price points.																