Quantified Schedule of Works

- General Scope of Works -
Proposed two-storey rear and side extension with internal reconfiguration

- Customer -

Mr & Mrs Jonathan Palmer

- Site Address -

10 Willowbrook Close
Guildford
Surrey

Estimate Generated
Monday, 20 October 2025

Job Reference
Job 243 10 Willowbrook Close (Version 1)

Mr & Mrs Jonathan Palmer
10 Willowbrook Close
Guildford
Surrey

Site address:
10 Willowbrook Close
Guildford
Surrey

20 October 2025

Dear Mr & Mrs Jonathan Palmer

Subject: #243: 10 Willowbrook Close (Version 1)

Thank you for your valued enquiry and instructions to quote for the above project.

We are pleased to attach the following estimate as requested. Should you have any questions regarding this estimate, please do not hesitate to contact us.

Considerations:

This estimate is based on the specification described herein. Any changes to drawings or specification would be treated as a variation and may be subject to an agreed price adjustment.

This estimate is valid for a period of 28 days from date of issue.

We trust that we have interpreted your requirements correctly as every effort has been made to accurately estimate your project.

We look forward to hearing from you.

Yours sincerely

You Company Contact
[company name not provided]

Assumptions & Omissions

Please note that the following assumptions have been made in order to prepare this estimate:

Foundations – It is assumed that the raft foundation will serve the entire project footprint, including all associated areas.

Oversite Levels – Depth of over-excavation and reinstatement has been allowed to approximately 0.45 m for the main dwelling and 0.25 m for the garage.

Superstructure – First-floor external walls are assumed to be constructed in flint cobble blockwork unless otherwise specified.

Roof Construction – All roof finishes are allowed for, including felt, laths, and clay pantiles at an estimated rate of £2.50 each (10 m² coverage). Alternative options such as concrete pantiles may offer cost savings.

Openings – Window and door sizes are assumed to be standard. Non-standard dimensions will require a specialist quotation. Aluminium bi-folds, roof lanterns, and PVCu products are based on current rates from our supply partner Crystal Direct.

Internal Joinery – Eleven internal doors are included within this estimate, assumed to be standard 6-panel colonial type.

Plumbing & Electrical Works – Provisional figures have been included on a per-room basis for both plumbing and electrical services. These figures are subject to verification by relevant specialists once detailed layouts are provided.

Decoration – Budget allows for basic white emulsion to walls and gloss to joinery only. Decorative or specialist finishes should be treated as provisional.

Site Establishment – Provision made for welfare facilities, site cabin, fencing, and setup of compound.

PV Installation – A solar PV array has been included, costed using data supplied by Comera Energy, Bristol (Tel: 0117 971 8121).

Drainage – As no drainage drawings were available, provisional allowances have been made for runs, inspection chambers, and soakaway to provide an indicative cost for this phase.

Mark-Up & Overheads – Labour, materials, plant, and subcontract items are subject to a 25 % mark-up. An additional 10 % is applied for overheads, giving a combined total mark-up of 35 %.

Provisional Sums – These have been included only where necessary for budget guidance and already include mark-up unless stated otherwise.

Supporting Data – Editable Excel files have been issued to allow review of totals, subtotals, and mark-ups for full cost transparency.

Please note we have made no allowance for the following items within this estimate:

Utility service connections or installations by third-party suppliers (gas, water, electricity, telecom).

Specialist fixtures, fittings, or finishes not identified in the drawings or specifications.

Commencement

Customised Build

Managerment Costs

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Labour off site duties, Site Manager.	£0.00	£4,809.38	£0.00	£0.00	£4,809.38
Totals	**£0.00**	**£4,809.38**	**£0.00**	**£0.00**	**£4,809.38**

Corner Hip & Lean to Roof Single Storey Extension

Site Establishment (Site Establishment for medium extension)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Skip Permit.	£0.00	£0.00	£162.00	£0.00	£162.00
Totals	**£0.00**	**£0.00**	**£162.00**	**£0.00**	**£162.00**

Site Strip (Typical Site Strip using a mini digger)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Mini digger for clearing topsoil for removal from site, Removal of spoil from site, Dumper to assist with site clearance, Deliveries of plant for site clearance.	£0.00	£0.00	£847.30	£0.00	£847.30
Totals	**£0.00**	**£0.00**	**£847.30**	**£0.00**	**£847.30**

Material cost excluding VAT	£0.00
Labour cost excluding VAT	£4,809.38
Total cost excluding VAT	£5,818.68

Site Set Up

Set up site ready to commence building works. Provide site toilet, cabin and security fencing to protect the building works during construction. Ensure the provision of adequate health and safety documentation and insurance for the duration of the contract.

Corner Hip & Lean to Roof Single Storey Extension

Site Establishment (Site Establishment for medium extension)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Site toilet, Security fencing hire, Digger for site compound, General Labourer, Skip, Insurance cost, Security cost, Health and safety costs.	£0.00	£405.00	£1,822.50	£1,215.00	£3,442.50
Totals	**£0.00**	**£405.00**	**£1,822.50**	**£1,215.00**	**£3,442.50**

Material cost excluding VAT	£0.00
Labour cost excluding VAT	£405.00
Total cost excluding VAT	£3,442.50

Demolition

An allowance has been made to carry out the demolition works as described. All demolition material to be either removed from site or recycled where possible. All demolition material becomes the property of the contractor.

Corner Hip & Lean to Roof Single Storey Extension

Demolition of Walls (Small area of partition wall)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Breaker for removal of wall, Wheel barrow for removal of wall, Shovel for removal of wall, Removal of debris from site, Plant delivery and collection, Labour to break out and remove wall.	£0.00	£202.50	£827.02	£0.00	£1,029.52
Totals	**£0.00**	**£202.50**	**£827.02**	**£0.00**	**£1,029.52**

Removal of Concrete Slab (Demolition)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Breaker for removal of slab, Wheel barrow for removal of slab, Shovel for removal of slab, Removal of debris from site, Plant delivery and collection, Labour to break out and remove slab.	£0.00	£698.36	£744.51	£0.00	£1,442.87
Totals	**£0.00**	**£698.36**	**£744.51**	**£0.00**	**£1,442.87**

Material cost excluding VAT	£0.00
Labour cost excluding VAT	£900.86
Total cost excluding VAT	£2,472.39

Drains

Excavate for all drains and manholes. Lay drains and form manholes as required. Provide all necessary trench supports during installation of drainage.

Soakaway

Drain Runs (Drain run 600mm deep)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Pipe bedding, Pipe cover material, Pipe protection concrete, Pipe back fill material, Drainage pipe, Drainage pipe collars, Backfill and level bedding material, Backfill and level cover material, Lay concrete pipe protection, Backfill and compact drainage fill material, Lay drains, Fix drainage bends and collars, Removal of spoil from drains.	£284.98	£54.78	£137.70	£0.00	£477.46
Totals	**£284.98**	**£54.78**	**£137.70**	**£0.00**	**£477.46**

Corner Hip & Lean to Roof Single Storey Extension

Soakaway (Small Soakaway)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Concrete to soakaway base, Deep soakaway sections, Soakaway cover slab, Soakaway regulating brickwork, Soakaway cover, Sand for soakaway mortar, Cement for soakaway mortar, Membrane, Backfill material, Construct soakaway, Removal of spoil from soakaway.	£1,128.50	£349.25	£283.62	£0.00	£1,761.37
Totals	**£1,128.50**	**£349.25**	**£283.62**	**£0.00**	**£1,761.37**

Material cost excluding VAT	£1,413.48
Labour cost excluding VAT	£404.03
Total cost excluding VAT	£2,238.83

Foundations

Excavate for foundations using mechanical plant (if required) and cast foundations. Please note that the Building Control Officer will inspect the foundation prior to concreting and may require changes to the foundation depth and construction. Variations for additional excavation, trench support and concrete etc. will incur additional costs.

Kitchen

Pad Foundation (Pad Foundations Supporting UC 203x203 Steels)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Structural concrete, Reinforcement to pad foundation, Excavate pad foundation, Prepare bottom of excavation, Planking and strutting, Lay structural concrete, Labour to fix reinforcement to pad foundation, Assist Removal of Spoil From Site, Plant for planking and strutting, Plant for pad excavation by hand, Plant to remove excavated spoil from site.	£495.29	£926.70	£243.51	£0.00	£1,665.50
Totals	**£495.29**	**£926.70**	**£243.51**	**£0.00**	**£1,665.50**

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Structural concrete, Excavate trench, Remove spoil from site, Prepare bottom of trench, Lay structural concrete, Place cavity fill, Plant for excavation of trench, Plant to remove excavated spoil from site, Plant for placing concrete.	£829.48	£1,175.31	£1,104.27	£0.00	£3,109.06
Totals	**£829.48**	**£1,175.31**	**£1,104.27**	**£0.00**	**£3,109.06**

Material cost excluding VAT	£1,324.77
Labour cost excluding VAT	£2,102.01
Total cost excluding VAT	£4,774.56

Footings

Construct brick and block footings off prepared foundations.

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Cavity Fill, Trench Blocks, Blockwork to Inner leaf below dpc, Blockwork to outer leaf below dpc, Bricks below splash course, Bricks for use in splash course, Sand below dpc in brickwork, Sand below dpc in blockwork, Sand below dpc in trench blocks, Cement below dpc in brickwork, Cement below dpc in blockwork, Cement below dpc in trench blocks, Backfill trench, Lay Trench Blocks, Lay blockwork to inner leaf below dpc, Lay blockwork to outer leaf below dpc, Lay bricks below splash course, Lay bricks for use in splash course, Plant to backfill Trench.	£946.07	£865.58	£0.30	£0.00	£1,811.95
Totals	**£946.07**	**£865.58**	**£0.30**	**£0.00**	**£1,811.95**

Material cost excluding VAT	£946.07
Labour cost excluding VAT	£865.58
Total cost excluding VAT	£1,811.95

Oversite and Slabbing

Lay and compact subbase on reduced levels and form concrete slab.

Corner Hip & Lean to Roof Single Storey Extension

Extension Slab (Ground Floor)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sub-base to concrete slab, Sand blinding to slab, Concrete in slab, DPM to concrete slab, Reinforcement to underside of slab, Place and compact sub-base to slab, Lay sand blinding, Lay DPM to slab, Fix bottom reinforcement, Place and compact concrete slab, Tamp finish to concrete slab, Excavator for preparation of slab, Wheel barrow for slab construction, Plate compactor for preparation of slab, Shovel for slab construction, Bolt croppers for slab construction, Concrete vibrator for slab construction, Plant delivery and collection.	£2,316.86	£795.73	£631.27	£0.00	£3,743.86
Totals	**£2,316.86**	**£795.73**	**£631.27**	**£0.00**	**£3,743.86**

Material cost excluding VAT	£2,316.86
Labour cost excluding VAT	£795.73
Total cost excluding VAT	£3,743.86

Erect Scaffold

Erect scaffolding on site to provide access for our contractors. No allowance has been made to adapt the scaffolding for clients or their own contractors' requirements.

Corner Hip & Lean to Roof Single Storey Extension

Scaffolding (Typical medium house scaffolding)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Scaffold budget, Additional weeks hire charge, Allowance for sundry costs.	£0.00	£0.00	£0.00	£1,147.50	£1,147.50
Totals	**£0.00**	**£0.00**	**£0.00**	**£1,147.50**	**£1,147.50**

Material cost excluding VAT	£0.00
Labour cost excluding VAT	£0.00
Total cost excluding VAT	£1,147.50

Masonry Shell

Construct facing brick in sand/cement mortar, leaving all joints with recessed finish. All openings around windows, doors etc. to be provided with vertical damp proof courses where required. Internal leaf to be formed in blockwork.

Corner Hip & Lean to Roof Single Storey Extension

Wall Starters (Wall starter for 2.550m high wall)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Wall starters, Fit wall starters, Sealant to wall connection, Apply sealant to wall connection, Allowance for sundries.	£44.13	£138.15	£0.00	£0.00	£182.28
Totals	**£44.13**	**£138.15**	**£0.00**	**£0.00**	**£182.28**

Brick and Block Cavity Wall (External Walls)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Bricks above dpc less openings, Blocks above dpc less openings, Cavity Insulation, Insulation jointing tape, Brick ties, Insulation retaining clips, DPC to brickwork, DPC to blockwork, Sand above dpc in brickwork, Sand above dpc in blockwork, Cement above dpc in brickwork, Cement above dpc in blockwork, Lay bricks above dpc less openings, Lay blocks above dpc less openings, Fix cavity Insulation.	£3,932.08	£3,007.36	£0.00	£0.00	£6,939.44
Totals	**£3,932.08**	**£3,007.36**	**£0.00**	**£0.00**	**£6,939.44**

Lean To Roof (Roof to Ground Floor)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Gable abutment (To abutment), Fix Lean to roof cavity tray, Fix gable abutment (To abutment).	£171.07	£2,095.89	£0.00	£0.00	£2,266.96
Totals	**£171.07**	**£2,095.89**	**£0.00**	**£0.00**	**£2,266.96**

Crystal Direct Composite Doors (Composite Front Door York Etched Splendor White 2088 x 854mm - 1.3 uValue (White))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC, Door frame, External/Combination lintel, Internal lintel, External cill, Door Former, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix internal lintel, Fix preformed cavity tray, Fix external cill.	£100.50	£92.77	£0.00	£0.00	£193.27
Totals	**£100.50**	**£92.77**	**£0.00**	**£0.00**	**£193.27**

Crystal Direct PVCu Windows (White PVC-U Window Type 11 1195 (high) x 625mm - 1.1 uValue (White))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC to sides of window, Window, External/Combination lintel, Internal lintel, External cill, Dummy frame timber, Form Dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix internal lintel, Fix preformed cavity tray, Fix external cill.	£369.45	£112.19	£0.00	£0.00	£481.64
Totals	**£369.45**	**£112.19**	**£0.00**	**£0.00**	**£481.64**

Crystal Direct Aluminium Bi-fold Doors (Aluminium Ext Bi-fold Door (6 Leaf, RH, Open Out) 2090 x 5090mm - 1.0 uValue (White))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical DPC, Door frame, External/Combination lintel, Internal lintel, External cill, Dummy frame timber, Form dummy frame, Cavity closure, Form opening, Fix vertical DPC/ Cavity closure, Fix external lintel, Fix internal lintel, Fix preformed cavity tray, Fix external cill.	£85.00	£112.19	£0.00	£0.00	£197.19
Totals	**£85.00**	**£112.19**	**£0.00**	**£0.00**	**£197.19**

Typical Fire Doors (762mm Door Into Blockwork)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Internal lintel, Form opening, Fix lintel.	£18.13	£35.17	£0.00	£0.00	£53.30
Totals	**£18.13**	**£35.17**	**£0.00**	**£0.00**	**£53.30**

Kitchen

Rectangular Flat Roof (Extension Flat Roof)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Fix flat roof cavity tray.	£0.00	£860.63	£0.00	£0.00	£860.63
Totals	**£0.00**	**£860.63**	**£0.00**	**£0.00**	**£860.63**

Material cost excluding VAT	£4,720.36
Labour cost excluding VAT	£6,454.35
Total cost excluding VAT	£11,174.71

Flat Roof Structure

Form flat roof structure including any fascias and bargeboards and associated guttering as described.

Kitchen

Rectangular Flat Roof (Extension Flat Roof)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Flat roof joists, Flat roof firrings or diminishing strips, Flat roof wall plate 1, Flat roof wall plate 1 wall plate fixings, Flat roof wall plate 2, Flat roof wall plate 2 wall plate fixings, Flat roof drip rail, Flat roof fixings allowance, Flat roof insulation stop 1, Flat roof insulation stop 2, Flat roof insulation stop 3, Flat roof deck 1, Flat roof deck 2, Ventilators to ends of joists on flat roof, Flat roof ventilator fixings, Flat roof restraint straps to joist sides, Flat roof restraint straps to joist ends, Insulation to flat roofs, Insulation to flat roofs (layer 2), Vapour barrier to flat roofs, Fix flat roof joists, Fix flat roof firrings or diminishing strips, Fix flat roof deck 1, Fix flat roof deck 2, Fix flat roof wall plate 1, Fix flat roof wall plate 2, Fix flat roof drip rail, Fix flat roof insulation stops, Fix cocking fillet to edge upstand and flashing, Fix ventilators to flat roof, Fix restraint straps to flat roof, Fix flat roof insulation, Fix flat roof insulation (layer 2), Fix vapour barrier.	£1,970.37	£823.17	£0.00	£0.00	£2,793.54
Totals	**£1,970.37**	**£823.17**	**£0.00**	**£0.00**	**£2,793.54**

Material cost excluding VAT	£1,970.37
Labour cost excluding VAT	£823.17
Total cost excluding VAT	£2,793.54

Roof Structure

Form roof structure including any fascias and bargeboards and associated guttering as described.

Corner Hip & Lean to Roof Single Storey Extension

Lean To Roof (Roof to Ground Floor)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Lean to roof rafters, Noggings between rafters, Soffit carriers, Lean to roof eaves wall plate, Lean to roof eaves wall plate fixings, Lean to roof apex wall plate, Lean to roof apex wall plate fixings, Lean to roof internal wall plate, Lean to roof internal wall plate fixings, Roof structure fixings (allowance), Tilting fillets, Tilting fillet support board, Eaves ventilator, Eaves ventilator fixings, Wallplate straps, Gable straps at verge level, Eaves soffitts (side 1), Soffit fixings, Gutter, Down pipe, Stop ends, Gutter unions, Gutter clips, Gutter outlet, Down pipe clips, Swan necks, Fix Lean to roof rafters, Fix noggings between rafters, Fix tilting fillets, Fix tilting fillet support board, Fix soffit carriers, Fix Lean to roof wall plate, Fix Lean to roof apex wall plate, Fix Lean to roof internal wall plate, Fix eaves ventilator, Fix wallplate straps, Fix gable straps at verge level, Fix gutter, Fix down Pipe, Fix eaves soffitts (side 1).	£2,032.32	£1,688.69	£0.00	£0.00	£3,721.01
Totals	**£2,032.32**	**£1,688.69**	**£0.00**	**£0.00**	**£3,721.01**

Single Story Extension

Half Hip Roof (Hipped Roof)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Hip roof rafters, Soffit carriers, Hip corner ties, Wall plate, Hip ridge rafter, Roof structure fixings (allowance), Eaves fascia, Eaves fascia fixings, Tilting fillets, Tilting fillet support board, Eaves ventilator, Eaves ventilator fixings, Wallplate straps, Eaves soffitts (side 1), Soffit fixings, Gutter, Down pipe, Stop ends, Gutter angles, Gutter unions, Gutter clips, Gutter outlet, Down pipe unions, Down pipe clips, Swan necks, Fix hip roof rafters, Fix tilting fillets, Fix tilting fillet support board, Fix soffit carriers, Fix hip corner ties, Fix wall plate, Fix hip ridge board, Fix eaves fascia, Fix eaves ventilator, Fix wallplate straps, Fix gutter, Fix down Pipe, Fix eaves soffitts (side 1).	£612.12	£690.11	£0.00	£0.00	£1,302.23
Totals	**£612.12**	**£690.11**	**£0.00**	**£0.00**	**£1,302.23**

Kitchen Extension

Aluminium Rooflight (Rooflight)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Upstand studs to rooflight openings, Upstand sole plate to rooflight openings, Upstand head plate to rooflight openings, Insulation to upstand to rooflight openings, Trimmers parallel to joists around rooflight, Trimmers at right angle to joists around rooflight, Joist Hangers for flat roof trimmers, Flat roof joist hangers, Allowance for fixings etc. for rooflights, Rooflight, Fix rooflight trimmers, Fix rooflight upstands, Form rooflight opening, Fix rooflight.	£1,798.13	£1,156.81	£0.00	£0.00	£2,954.94
Totals	**£1,798.13**	**£1,156.81**	**£0.00**	**£0.00**	**£2,954.94**

Material cost excluding VAT	£4,442.57
Labour cost excluding VAT	£3,535.61
Total cost excluding VAT	£7,978.18

Flat Roof Waterproofing

Lay flat roof waterproofing covering.

Kitchen

Rectangular Flat Roof (Extension Flat Roof)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Flat roof flashing, Cocking fillet to edge upstand and flashing, Flat roof waterproofing system layer 1, Flat roof waterproofing system layer 2, Flat roof waterproofing system layer 3, Flat roof waterproofing system layer 4, Flat roof waterproofing system layer 5, Flat roof waterproofing verge upstand trim, Flat roof waterproofing abutment upstand trim, Flat roof waterproofing drip trim, Flat roof waterproofing trim accessories 1, Flat roof waterproofing trim accessories 2, Flat roof waterproofing trim accessories 3, Flat roof waterproofing corner detail, Flat roof waterproofing system layer 1 to edge trims, Flat roof waterproofing system layer 2 to edge trims, Flat roof waterproofing system layer 3 to edge trims, Allowance for sundry materials, Flat roof water proofing system, Flat roof waterproofing upstand, Flat roof waterproofing drip, Flat roof flashing, Lay waterproofing system, Fix waterproofing system trims, Lay waterproofing system to trims, Fix waterproofing system corner trims, Additional labour for waterproofing system details, Flat roof cavity tray, Fix flat roof flashings, Plant for applying waterproofing system.	£630.97	£809.35	£2.30	£0.00	£1,442.62
Totals	**£630.97**	**£809.35**	**£2.30**	**£0.00**	**£1,442.62**

Material cost excluding VAT	£630.97
Labour cost excluding VAT	£809.35
Total cost excluding VAT	£1,442.62

Roof Tiling

Lay roof covering.

Corner Hip & Lean to Roof Single Storey Extension

Lean To Roof (Roof to Ground Floor)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Lathe, Lathe nails, Roofing felt, Tiles, Tile Nails, Lean to roof ridge tile or flashing, Lean to roof cavity tray, Eaves tiles, Top tiles, Verge tiles, Tile undercloak 1, Tile undercloak 2, Proprietary ridge fixing system, Proprietary ridge fixings, Proprietary gable fixing system, Proprietary gable fixings, Gable abutment (On roof), Fix tiles, felt and lathe., Fix eaves tiles, Fix top tiles, Fix verge tiles, Fix Lean to roof ridge tile or flashing, Fix tile undercloak 1, Fix tile undercloak 2, Fix proprietary ridge fixing system, Fix proprietary gable fixing system, Fix gable abutment (On roof).	£3,779.90	£3,027.85	£0.00	£0.00	£6,807.75
Totals	**£3,779.90**	**£3,027.85**	**£0.00**	**£0.00**	**£6,807.75**

Single Story Extension

Half Hip Roof (Hipped Roof)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Lathe, Lathe nails, Roofing felt, Tiles, Eaves tiles, Verge tiles, Tile Nails, Hip ridge tile, Proprietary hip ridge fixing system, Proprietary hip ridge fixings, Hip Irons, Fix tiles, felt and lathe., Fix eaves tiles, Fix verge tiles, Fix hip irons, Fix hip ridge tile, Fix proprietary hip ridge fixing system.	£1,086.69	£644.35	£0.00	£0.00	£1,731.04
Totals	**£1,086.69**	**£644.35**	**£0.00**	**£0.00**	**£1,731.04**

Material cost excluding VAT	£4,866.59
Labour cost excluding VAT	£3,672.20
Total cost excluding VAT	£8,538.79

Structural Openings

Form structural openings.

Corner Structural Openings

Corner Structural Alterations (Corner Opening)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Steel Number 1, Steel Number 2, Steel Posts, Allowance for fabrication and treatment, Allowance for holding down bolts, Bricks to support steelwork, Padstones to support steelwork, Slates to pack steelwork, Noggings to steelwork, Install wall supports, Install steelwork, Remove spoil from structural opening, Plant to remove spoil from site, Adjustable steel props, Disk cutter, Strong boy supports, Shovel to remove debris, Wheel barrow to remove debris, Specialist lifting equipment.	£5,671.75	£3,172.02	£1,931.85	£0.00	£10,775.62
Totals	**£5,671.75**	**£3,172.02**	**£1,931.85**	**£0.00**	**£10,775.62**

Bathroom 1

Small Structural Opening (Opening In Cavity Wall)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Lintel Number 1, Lintel Number 2, Remove spoil from structural opening, Plant to remove spoil from site, Form opening, Form opening, Fix lintels, Fix lintels, Plant for propping structural opening, Plant for removing spoil from structural opening, Plant for forming structural opening, Plant for forming structural opening.	£84.42	£381.66	£87.79	£0.00	£553.87
Totals	**£84.42**	**£381.66**	**£87.79**	**£0.00**	**£553.87**

Bi Fold Doors

Structural Opening to New Wall (Large Opening (3.6 - 4.2m))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Lintel Number 1, Lintel Number 2, Padstones to support steelwork, Slates to pack steelwork, Noggings to steelwork, Form opening, Form opening, Fix lintels, Fix lintels.	£1,039.35	£480.02	£0.00	£0.00	£1,519.37
Totals	**£1,039.35**	**£480.02**	**£0.00**	**£0.00**	**£1,519.37**

Beam 4

Steel Beam (Universal Column 152 x 152 x 23kg per m)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Steelwork beam, Allowance for fabrication and connections, Padstones to support steelwork, Slates to pack steelwork, Fix steelwork, Fix steelwork, Plant for forming structural opening, Plant for forming structural opening.	£968.57	£548.59	£16.26	£0.00	£1,533.42
Totals	**£968.57**	**£548.59**	**£16.26**	**£0.00**	**£1,533.42**

Corner Hip & Lean to Roof Single Storey Extension

Steel Beam (Universal Column 152 x 152 x 23kg per m #2)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Steelwork beam, Allowance for fabrication and connections, Fix steelwork, Fix steelwork, Plant for forming structural opening, Plant for forming structural opening.	£334.05	£274.30	£16.26	£0.00	£624.61
Totals	**£334.05**	**£274.30**	**£16.26**	**£0.00**	**£624.61**

Material cost excluding VAT	£8,098.14
Labour cost excluding VAT	£4,856.59
Total cost excluding VAT	£15,006.89

Joinery 1st Fix

Form carcassing and first fix timbers.

Corner Hip & Lean to Roof Single Storey Extension

Lean To Roof (Roof to Ground Floor)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Insulation to rafters (layer 1), Insulation to rafters (layer 2), Fix insulation to sloping ceilings (layer 1), Fix insulation to sloping ceilings (layer 2).	£750.18	£314.50	£0.00	£0.00	£1,064.68
Totals	**£750.18**	**£314.50**	**£0.00**	**£0.00**	**£1,064.68**

Stud Wall (Internal Walls)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Vertical studding, Horizontal rails (noggings), Head runner, Sole plate, Nailing allowance to studding, Fix studding, Fix horizontal rails (noggings), Fix head runner, Fix sole plate.	£538.68	£322.91	£0.00	£0.00	£861.59
Totals	**£538.68**	**£322.91**	**£0.00**	**£0.00**	**£861.59**

Crystal Direct Composite Doors (Composite Front Door York Etched Splendor White 2088 x 854mm - 1.3 uValue (White))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Door frame fixings to sides, Fix door frame.	£1.58	£19.48	£0.00	£0.00	£21.06
Totals	**£1.58**	**£19.48**	**£0.00**	**£0.00**	**£21.06**

Crystal Direct PVCu Windows (White PVC-U Window Type 11 1195 (high) x 625mm - 1.1 uValue (White))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window fixings to sides, Window fixings to top and bottom, Internal window board, Fixings to window board, Fix internal window board, Sealed units, Fix window, Fix glazing.	£14.08	£93.63	£0.00	£0.00	£107.71
Totals	**£14.08**	**£93.63**	**£0.00**	**£0.00**	**£107.71**

Crystal Direct Aluminium Bi-fold Doors (Aluminium Ext Bi-fold Door (6 Leaf, RH, Open Out) 2090 x 5090mm - 1.0 uValue (White))

Description	Material	Labour	Plant	Other	Total

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Door frame fixings to sides, Door frame fixings to top and bottom, Internal threshold board, Fixings to threshold board, Fix internal threshold board.	£28.19	£111.33	£0.00	£0.00	£139.52
Totals	**£28.19**	**£111.33**	**£0.00**	**£0.00**	**£139.52**

Typical Fire Doors (762mm Door Into Blockwork)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Door casing fixings to sides, Door casing fixings, Door casing, Fix door casing.	£78.22	£29.20	£0.00	£0.00	£107.42
Totals	**£78.22**	**£29.20**	**£0.00**	**£0.00**	**£107.42**

Typical Fire Doors (864mm Door Into Studding)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Door casing fixings to sides, Door casing fixings, Door casing, Fix door casing.	£129.70	£58.38	£0.00	£0.00	£188.08
Totals	**£129.70**	**£58.38**	**£0.00**	**£0.00**	**£188.08**

Single Story Extension

Half Hip Roof (Hipped Roof)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Insulation to rafters (layer 1), Insulation to rafters (layer 2), Fix insulation to sloping ceilings (layer 1), Fix insulation to sloping ceilings (layer 2).	£99.36	£41.64	£0.00	£0.00	£141.00
Totals	**£99.36**	**£41.64**	**£0.00**	**£0.00**	**£141.00**

Material cost excluding VAT	£1,639.99
Labour cost excluding VAT	£991.07
Total cost excluding VAT	**£2,631.06**

Internal Preparation

An allowance has been made to carry out the preparation works as described. All stripped out material to be either removed from site or recycled where property. All material removed becomes the property of the contractor.

Corner Hip & Lean to Roof Single Storey Extension

Internal Stripping Out

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Labour to remove internal single door, Labour to remove external 2m door, Labour to remove window 2m2, Labour to remove skirtings and mouldings, Labour to remove wood floor coverings, Labour to disconnect plumbing, Labour to disconnect gas, Labour to disconnect electric, Labour for stripping bathroom tiles, Labour for stripping out kitchen units, Labour for removing kitchen appliances, Skip for calculated stripping out, Allowance for disposal of metal waste items.	£0.00	£893.68	£313.42	£101.59	£1,308.69
Totals	**£0.00**	**£893.68**	**£313.42**	**£101.59**	**£1,308.69**

Connecting Wall Plastering (Existing Connecting Wall Plastering)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Remove skirting boards, Dispose of timber mouldings from site, Remove plaster from walls, Remove plaster debris from site, Allowance for sundry materials.	£54.26	£58.99	£4.14	£0.00	£117.39
Totals	**£54.26**	**£58.99**	**£4.14**	**£0.00**	**£117.39**

Existing Kitchen

Complete Room Decoration (Paint walls and skirtings)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Labour for additional room preparation.	£0.00	£243.81	£0.00	£0.00	£243.81
Totals	**£0.00**	**£243.81**	**£0.00**	**£0.00**	**£243.81**

Material cost excluding VAT	£54.26
Labour cost excluding VAT	£1,196.48
Total cost excluding VAT	£1,669.89

Electrical 1st Fix

Install all cables and conduits prior to plastering. (PCSUM)

Ground Floor

Subcontract Quotations (Subcontractors #1)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Electrical Allowance.	£0.00	£0.00	£0.00	£3,657.95	£3,657.95
Totals	**£0.00**	**£0.00**	**£0.00**	**£3,657.95**	**£3,657.95**

Material cost excluding VAT	£0.00
Labour cost excluding VAT	£0.00
Total cost excluding VAT	£3,657.95

Plastering

Apply plastering system to walls and ceilings.

Corner Structural Openings

Corner Structural Alterations (Corner Opening)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal plaster finish to structural opening, Reveal plastering fixing system / basecoat to opening, Reveal plaster joint treatment structural opening, Reveal finish to plaster structural opening, Corner Bead to structural opening reveal, Fix structural opening reveal plaster, Apply finish to structural opening reveal plaster.	£82.04	£171.84	£0.00	£0.00	£253.88
Totals	**£82.04**	**£171.84**	**£0.00**	**£0.00**	**£253.88**

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Plaster finish to walls, Plastering to inner blockwall, Wall plastering fixing system / basecoat, Wall plastering joint treatment, Fix/apply plastering to walls, Apply finish to wall plastering.	£151.85	£781.35	£0.00	£0.00	£933.20
Totals	**£151.85**	**£781.35**	**£0.00**	**£0.00**	**£933.20**

Floor Screed to Extensions (Ground Floor Finish)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Insulation to screed, Perimeter insulation, Floor screed sand, Floor screed cement, Mesh reinforcement to screed, Fix insulation to underside of screed, Fix Perimeter insulation, Fix reinforcement, Lay floor screed, Wheel barrow for laying screed.	£1,117.64	£961.61	£2.72	£0.00	£2,081.97
Totals	**£1,117.64**	**£961.61**	**£2.72**	**£0.00**	**£2,081.97**

Lean To Roof (Roof to Ground Floor)

Description	Material	Labour	Plant	Other	Total

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Plasterboard to sloping ceilings, Plasterboard fixings for sloping ceilings, Plasterboard joint treatment for sloping ceilings, Finish to plasterboard for sloping ceilings, Fix plasterboard to sloping ceilings, Apply finish to ceiling plaster to sloping ceiling.	£91.06	£590.94	£0.00	£0.00	£682.00
Totals	**£91.06**	**£590.94**	**£0.00**	**£0.00**	**£682.00**

Stud Wall (Internal Walls)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Plasterboard to side 1 of stud wall, Plaster fixings to side 1 of stud wall, Plaster joint treatment to side 1 of stud wall, Finish to plaster to side 1 of stud wall, Insulation to stud wall, Plasterboard to side 2 of stud wall, Plaster fixings to side 2 of stud wall, Plaster joint treatment to side 2 of stud wall, Finish to plaster to side 2 of stud wall, Fix plasterboard to side 1, Apply finish to plaster to side 1, Fix insulation, Fix plasterboard to side 2, Apply finish to plaster to side 2.	£194.17	£925.17	£0.00	£0.00	£1,119.34
Totals	**£194.17**	**£925.17**	**£0.00**	**£0.00**	**£1,119.34**

Connecting Wall Plastering (Existing Connecting Wall Plastering)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Plastering to walls, Plastering fixing system/basecoat to walls, Plastering joint treatment to walls, Plaster finish to walls, Fix/apply plastering to walls, Apply finish to wall plastering, Sealer/adhesive to walls, Apply sealer/adhesive to existing walls.	£96.50	£551.79	£0.00	£0.00	£648.29
Totals	**£96.50**	**£551.79**	**£0.00**	**£0.00**	**£648.29**

Crystal Direct Composite Doors (Composite Front Door York Etched Splendor White 2088 x 854mm - 1.3 uValue (White))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish, Reveal and cill plastering fixing system / basecoat, Reveal and cill plaster joint treatment, Reveal and cill finish to plaster, Corner Bead, Fix reveal and cill plastering, Apply reveal and cill finish to plaster.	£12.27	£28.66	£0.00	£0.00	£40.93
Totals	**£12.27**	**£28.66**	**£0.00**	**£0.00**	**£40.93**

Crystal Direct PVCu Windows (White PVC-U Window Type 11 1195 (high) x 625mm - 1.1 uValue (White))

Description	Material	Labour	Plant	Other	Total

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish to window, Window reveal & cill plaster fixing system / base coat, Window reveal and cill plaster joint treatment, Window reveal and cill finish to plaster, Window reveal corner bead, Fix window reveal and cill plastering, Apply window reveal and cill finish to plaster.	£7.36	£17.26	£0.00	£0.00	£24.62
Totals	**£7.36**	**£17.26**	**£0.00**	**£0.00**	**£24.62**

Crystal Direct Aluminium Bi-fold Doors (Aluminium Ext Bi-fold Door (6 Leaf, RH, Open Out) 2090 x 5090mm - 1.0 uValue (White))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal and cill plaster finish, Reveal and cill plastering fixing system / basecoat, Reveal and cill plaster joint treatment, Reveal and cill finish to plaster, Corner Bead, Fix reveal and cill plastering, Apply reveal and cill finish to plaster.	£22.54	£52.58	£0.00	£0.00	£75.12
Totals	**£22.54**	**£52.58**	**£0.00**	**£0.00**	**£75.12**

Bathroom 1

Small Structural Opening (Opening In Cavity Wall)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal plaster finish to structural opening, Reveal plastering fixing system / basecoat to opening, Reveal plaster joint treatment structural opening, Reveal finish to plaster structural opening, Corner Bead to structural opening reveal, Fix structural opening reveal plaster, Apply finish to structural opening reveal plaster.	£24.79	£43.24	£0.00	£0.00	£68.03
Totals	**£24.79**	**£43.24**	**£0.00**	**£0.00**	**£68.03**

Bi Fold Doors

Structural Opening to New Wall (Large Opening (3.6 - 4.2m))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Reveal plaster finish to structural opening, Reveal plastering fixing system / basecoat to opening, Reveal plaster joint treatment structural opening, Reveal finish to plaster structural opening, Corner Bead to structural opening reveal, Fix structural opening reveal plaster, Apply finish to structural opening reveal plaster.	£48.02	£95.36	£0.00	£0.00	£143.38
Totals	**£48.02**	**£95.36**	**£0.00**	**£0.00**	**£143.38**

Single Story Extension

Half Hip Roof (Hipped Roof)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Plasterboard to sloping ceilings, Plasterboard fixings for sloping ceilings, Plasterboard joint treatment for sloping ceilings, Finish to plasterboard for sloping ceilings, Fix plasterboard to sloping ceilings, Apply finish to ceiling plaster to sloping ceiling.	£10.39	£67.47	£0.00	£0.00	£77.86
Totals	**£10.39**	**£67.47**	**£0.00**	**£0.00**	**£77.86**

Kitchen Extension

Aluminium Rooflight (Rooflight)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Plasterboard to roof ceilings, Plasterboard fixings for roof ceilings, Plasterboard joint treatment for roof ceilings, Finish to plasterboard for roof ceilings, Angle bead to perimeter of rooflight opening, Fix plasterboard to roof ceilings, Apply finish to ceiling plaster to roofs.	£39.55	£85.92	£0.00	£0.00	£125.47
Totals	**£39.55**	**£85.92**	**£0.00**	**£0.00**	**£125.47**

Kitchen

Rectangular Flat Roof (Extension Flat Roof)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Plasterboard to roof ceilings, Plasterboard fixings for roof ceilings, Plasterboard joint treatment for roof ceilings, Finish to plasterboard for roof ceilings, Fix plasterboard to roof ceilings, Apply finish to ceiling plaster to roofs.	£64.62	£433.36	£0.00	£0.00	£497.98
Totals	**£64.62**	**£433.36**	**£0.00**	**£0.00**	**£497.98**

Existing Kitchen

Basic Plaster Patching (Small area of plastering)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Plaster basecoat to walls, Plaster finish to to walls, Angle Bead, Apply plaster to walls.	£27.74	£351.40	£0.00	£0.00	£379.14
Totals	**£27.74**	**£351.40**	**£0.00**	**£0.00**	**£379.14**

Material cost excluding VAT	£1,990.54
Labour cost excluding VAT	£5,157.95

Total cost excluding VAT	£7,151.21

Joinery 2nd Fix

Fix doors and windows, fixtures and fittings.

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Skirting boards, Fixings to skirtings, Fix skirting boards.	£132.31	£96.91	£0.00	£0.00	£229.22
Totals	**£132.31**	**£96.91**	**£0.00**	**£0.00**	**£229.22**

Stud Wall (Internal Walls)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Skirting board side 1 of stud wall, Skirting board side 2 of stud wall, Fix skirting board to side 1, Fix skirting board to side 2.	£106.70	£82.38	£0.00	£0.00	£189.08
Totals	**£106.70**	**£82.38**	**£0.00**	**£0.00**	**£189.08**

Connecting Wall Plastering (Existing Connecting Wall Plastering)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Skirting boards, Fixings for skirting boards, Fix skirting boards.	£11.75	£8.62	£0.00	£0.00	£20.37
Totals	**£11.75**	**£8.62**	**£0.00**	**£0.00**	**£20.37**

Crystal Direct Composite Doors (Composite Front Door York Etched Splendor White 2088 x 854mm - 1.3 uValue (White))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant, Apply sealant, Door, Door furniture, Door furniture, Weather bar, Hinges, Sealed units, Beading, Hang door, Fix door furniture, Fix weather bar, Return to ease door, Fix glazing.	£896.96	£340.42	£0.00	£0.00	£1,237.38
Totals	**£896.96**	**£340.42**	**£0.00**	**£0.00**	**£1,237.38**

Crystal Direct PVCu Windows (White PVC-U Window Type 11 1195 (high) x 625mm - 1.1 uValue (White))

Description	Material	Labour	Plant	Other	Total

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant to sides and top of window, Apply sealant to sides and top of window, Beading.	£0.63	£5.54	£0.00	£0.00	£6.17
Totals	**£0.63**	**£5.54**	**£0.00**	**£0.00**	**£6.17**

Crystal Direct Aluminium Bi-fold Doors (Aluminium Ext Bi-fold Door (6 Leaf, RH, Open Out) 2090 x 5090mm - 1.0 uValue (White))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Sealant, Apply sealant, Door, Door furniture, Door furniture, Weather bar, Fit Weather Bar, Sealed units, Beading, Hang door, Fix door furniture, Fix glazing.	£6,763.90	£343.77	£0.00	£0.00	£7,107.67
Totals	**£6,763.90**	**£343.77**	**£0.00**	**£0.00**	**£7,107.67**

Typical Fire Doors (762mm Door Into Blockwork)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Architrave, Fixings to architrave, Internal door threshold board, Fixings to internal door threshold board, Fix architrave, Fix internal door threshold board, Door, Intumescent strip, Door closer, Door furniture, Hinges, Hang door, Fix door furniture.	£295.44	£215.78	£0.00	£0.00	£511.22
Totals	**£295.44**	**£215.78**	**£0.00**	**£0.00**	**£511.22**

Typical Fire Doors (864mm Door Into Studding)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Architrave, Fixings to architrave, Internal door threshold board, Fixings to internal door threshold board, Fix architrave, Fix internal door threshold board, Door, Intumescent strip, Door closer, Door furniture, Hinges, Hang door, Fix door furniture.	£571.05	£435.72	£0.00	£0.00	£1,006.77
Totals	**£571.05**	**£435.72**	**£0.00**	**£0.00**	**£1,006.77**

Material cost excluding VAT	£8,778.74
Labour cost excluding VAT	£1,529.14
Total cost excluding VAT	£10,307.88

Internal Fitting Out

Fix internal fixtures and fittings as described.

Customised Build

Fitted Kitchen

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: 1000 Drawline base unit, 500 Drawer unit, 500 Drawline base unit, 300 Drawline base unit, 400 Drawline base unit, 500 Drawline base unit, Worktops, Worktop jointing strip, 600 Oven housing unit, Drawline L shaped base unit, 600 Wall unit, 300 Wall unit, 400 Wall unit, 500 Wall unit, 500 Special wall unit, 500 Larder unit, Kitchen sink mixer tap, Kitchen sink , Silicone sealant, Waste bin, Towel rail, Oven, Hob, Extractor, Fridge, Freezer, Dishwasher, Microwave, Fitted Kitchen, Fit Kitchen, Fit and test appliances.	£9,985.45	£2,952.06	£0.00	£0.00	£12,937.51
Totals	**£9,985.45**	**£2,952.06**	**£0.00**	**£0.00**	**£12,937.51**

Material cost excluding VAT	£9,985.45
Labour cost excluding VAT	£2,952.06
Total cost excluding VAT	£12,937.51

Internal Decoration

Apply decoration. (Note that a basic paint specification has been used for the purposes of estimating the building works. However, colours and finishes may be changed by agreement in writing.)

Corner Structural Openings

Corner Structural Alterations (Corner Opening)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to structural opening reveal plastering, Prepare plaster structural opening reveals for decoration, Apply decoration to plaster structural opening reveals.	£6.76	£33.70	£0.00	£0.00	£40.46
Totals	**£6.76**	**£33.70**	**£0.00**	**£0.00**	**£40.46**

Corner Hip & Lean to Roof Single Storey Extension

Brick and Block Cavity Wall (External Walls)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to wall or plaster, Primer for skirting boards, Under Coat for skirting boards, Paint for skirting boards, Prepare wall or plaster for decoration, Apply decoration to wall or plaster, Prepare skirting boards for decoration, Apply primer to skirting boards, Apply undercoat to skirting boards, Apply paint to skirting boards.	£48.81	£202.99	£0.00	£0.00	£251.80
Totals	**£48.81**	**£202.99**	**£0.00**	**£0.00**	**£251.80**

Lean To Roof (Roof to Ground Floor)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to plaster sloping ceiling, Prepare sloping ceiling for decoration, Decorate sloping ceiling plaster.	£22.41	£100.64	£0.00	£0.00	£123.05
Totals	**£22.41**	**£100.64**	**£0.00**	**£0.00**	**£123.05**

Stud Wall (Internal Walls)

Description	Material	Labour	Plant	Other	Total

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to plaster to side 1 of stud wall, Decoration to plaster to side 2 of stud wall, Priming to skirting board side 1 of stud wall, Undercoating to skirting board side 1 of stud wall, Finishing coat to skirting board side 1 of stud wall, Priming to skirting board side 2 of stud wall, Undercoating to skirting board side 2 of stud wall, Finishing coat to skirting board side 2 of stud wall, Decorate plaster to side 1, Decorate plaster to side 2, Prepare skirting for priming/painting 1, Apply primer to skirting to side 1, Apply undercoat to skirting to side 1, Apply finishing to skirting to side 1, Prepare skirting for priming/painting 2, Apply primer to skirting to side 2, Apply undercoat to skirting to side 2, Apply finishing to skirting to side 2.	£60.08	£194.76	£0.00	£0.00	£254.84
Totals	**£60.08**	**£194.76**	**£0.00**	**£0.00**	**£254.84**

Connecting Wall Plastering (Existing Connecting Wall Plastering)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to wall or plaster, Prepare wall for decoration, Apply decoration to walls, Primer for skirtings, Undercoat for skirting, Decoration for skirtings, Prepare skirtings for decorating, Apply primer to skirting boards, Apply undercoat to skirtings, Apply decoration to skirting boards.	£26.14	£104.61	£0.00	£0.00	£130.75
Totals	**£26.14**	**£104.61**	**£0.00**	**£0.00**	**£130.75**

Crystal Direct Composite Doors (Composite Front Door York Etched Splendor White 2088 x 854mm - 1.3 uValue (White))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to reveal plastering, Prepare plaster reveals for decoration, Apply decoration to plaster reveals.	£1.13	£5.64	£0.00	£0.00	£6.77
Totals	**£1.13**	**£5.64**	**£0.00**	**£0.00**	**£6.77**

Crystal Direct PVCu Windows (White PVC-U Window Type 11 1195 (high) x 625mm - 1.1 uValue (White))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Window decoration to reveal plastering, Primer for window board, Undercoat for window board, Paint for window board, Prepare window plaster reveals for decoration, Apply decoration to window plaster reveals and cill, Prepare window board for decoration, Apply primer for window board, Apply undercoat for window board, Apply paint for window board.	£1.48	£10.34	£0.00	£0.00	£11.82
Totals	**£1.48**	**£10.34**	**£0.00**	**£0.00**	**£11.82**

Crystal Direct Aluminium Bi-fold Doors (Aluminium Ext Bi-fold Door (6 Leaf, RH, Open Out) 2090 x 5090mm - 1.0 uValue (White))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to reveal plastering, Primer for threshold board, Undercoat for threshold board, Paint for threshold board, Prepare plaster reveals for decoration, Apply decoration to plaster reveals, Prepare threshold board for decoration, Apply primer to threshold board, Apply undercoat to threshold board, Apply paint to threshold board.	£5.55	£59.28	£0.00	£0.00	£64.83
Totals	**£5.55**	**£59.28**	**£0.00**	**£0.00**	**£64.83**

Typical Fire Doors (762mm Door Into Blockwork)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Primer for architrave, Undercoat for architrave, Paint for architrave, Primer for door casing, Undercoat for door casing, Paint for door casing, Primer for door, Undercoat for door, Paint for door, Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board, Prepare door casing for decoration, Apply primer to door casing, Apply undercoat to door casing, Apply paint to door casing, Prepare door for primer or paint, Apply primer to door, Apply undercoat to door, Apply gloss door, Prepare internal door threshold board for decoration, Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board.	£22.62	£144.88	£0.00	£0.00	£167.50
Totals	**£22.62**	**£144.88**	**£0.00**	**£0.00**	**£167.50**

Typical Fire Doors (864mm Door Into Studding)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Primer for architrave, Undercoat for architrave, Paint for architrave, Primer for door casing, Undercoat for door casing, Paint for door casing, Primer for door, Undercoat for door, Paint for door, Primer for internal door threshold board, Undercoat for internal door threshold board, Paint for internal door threshold board, Prepare door casing for decoration, Apply primer to door casing, Apply undercoat to door casing, Apply paint to door casing, Prepare door for primer or paint, Apply primer to door, Apply undercoat to door, Apply gloss door, Prepare internal door threshold board for decoration, Apply primer to internal door threshold board, Apply undercoat to internal door threshold board, Apply finish to internal door threshold board.	£48.01	£304.56	£0.00	£0.00	£352.57
Totals	**£48.01**	**£304.56**	**£0.00**	**£0.00**	**£352.57**

Bathroom 1

Small Structural Opening (Opening In Cavity Wall)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to structural opening reveal plastering, Prepare plaster structural opening reveals for decoration, Apply decoration to plaster structural opening reveals.	£1.69	£8.48	£0.00	£0.00	£10.17
Totals	**£1.69**	**£8.48**	**£0.00**	**£0.00**	**£10.17**

Bi Fold Doors

Structural Opening to New Wall (Large Opening (3.6 - 4.2m))

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to structural opening reveal plastering, Prepare plaster structural opening reveals for decoration, Apply decoration to plaster structural opening reveals.	£3.76	£18.72	£0.00	£0.00	£22.48
Totals	**£3.76**	**£18.72**	**£0.00**	**£0.00**	**£22.48**

Single Story Extension

Half Hip Roof (Hipped Roof)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to plaster sloping ceiling, Prepare sloping ceiling for decoration, Decorate sloping ceiling plaster.	£2.56	£11.49	£0.00	£0.00	£14.05
Totals	**£2.56**	**£11.49**	**£0.00**	**£0.00**	**£14.05**

Kitchen Extension

Aluminium Rooflight (Rooflight)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to plaster roof ceiling, Prepare roof ceiling for decoration, Decorate ceiling plaster.	£3.58	£14.64	£0.00	£0.00	£18.22
Totals	**£3.58**	**£14.64**	**£0.00**	**£0.00**	**£18.22**

Kitchen

Rectangular Flat Roof (Extension Flat Roof)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to plaster roof ceiling, Prepare roof ceiling for decoration, Decorate ceiling plaster.	£16.43	£73.80	£0.00	£0.00	£90.23

Description	Material	Labour	Plant	Other	Total
Totals	**£16.43**	**£73.80**	**£0.00**	**£0.00**	**£90.23**

Existing Kitchen

Complete Room Decoration (Paint walls and skirtings)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Decoration to wall or plaster, Prepare wall for decoration, Apply decoration to walls, Decoration to ceiling, Prepare ceilings for decoration, Apply decoration to ceiling, Paper for ceilings, Wall paper adhesive for ceiling paper, Apply paper to ceilings, Primer for skirtings, Undercoat for skirting, Decoration for skirtings, Prepare skirtings for decorating, Apply primer to skirting boards, Apply undercoat to skirtings, Apply decoration to skirting boards, Allowance for sundry materials.	£170.56	£696.61	£0.00	£0.00	£867.17
Totals	**£170.56**	**£696.61**	**£0.00**	**£0.00**	**£867.17**

Material cost excluding VAT	£441.57
Labour cost excluding VAT	£1,985.14
Total cost excluding VAT	£2,426.71

Cleaning

Site to be left clean and tidy and all surplus material to be removed from site.

Corner Hip & Lean to Roof Single Storey Extension

Cleaning (Large Extension Cleaning Costs)

Description	Material	Labour	Plant	Other	Total
Additional tasks in this build phase to include: Cleaning contractor, General labourer, Steam cleaner.	£0.00	£407.84	£156.67	£475.81	£1,040.32
Totals	**£0.00**	**£407.84**	**£156.67**	**£475.81**	**£1,040.32**

Material cost excluding VAT	£0.00
Labour cost excluding VAT	£407.84
Total cost excluding VAT	£1,040.32

Additional Charges

Additionally the following sum will be added on to cover the costs of External Decoration and Completion

Total cost excluding VAT	£68.71

Acceptance of Estimate

Reference: Proposed two-storey rear and side extension with internal reconfiguration (Estimated dated 20 October 2025)

Mr & Mrs Jonathan Palmer

Site address:
10 Willowbrook Close
Guildford
Surrey

I have read, agree and fully understand Terms & Conditions attached, additionally have read, checked and agree with all materials itemised and quantities listed within Estimate (Version)

With all the above agreed, I hereby instruct (Your Building Company) to carry out the building works itemised in the Estimate defined above, dated 20 October 2025 to the value of:

Total cost excluding VAT	£114,276.24
Total VAT (20.0%)	£22,855.25
Total cost including VAT	£137,131.49

Signed Mr & Mrs Jonathan Palmer .....

Date .....

Signed on behalf of [company name not provided] .....

Date .....

Summary

Commencement	£5,818.68
Site Set Up	£3,442.50
Demolition	£2,472.39
Drains	£2,238.83
Foundations	£4,774.56
Footings	£1,811.95
Oversite and Slabbing	£3,743.86
Erect Scaffold	£1,147.50
Masonry Shell	£11,174.71
Flat Roof Structure	£2,793.54
Roof Structure	£7,978.18
Flat Roof Waterproofing	£1,442.62
Roof Tiling	£8,538.79
Structural Openings	£15,006.89
Joinery 1st Fix	£2,631.06
Internal Preparation	£1,669.89
Electrical 1st Fix	£3,657.95
Plastering	£7,151.21
Joinery 2nd Fix	£10,307.88
Internal Fitting Out	£12,937.51
Internal Decoration	£2,426.71
Cleaning	£1,040.32
Additional Charges	£68.71
Total cost excluding VAT	**£114,276.24**
Total VAT (20.0%)	**£22,855.25**
Total cost including VAT	**£137,131.49**