

ESTIMATE

for Andy Burnham

**10 Downing Street
London, England
SW1A 2AA**

Fee Proposal

Dated: 20 October 2026

To: Andy Burnham

I am pleased to present my quote with build costs for

**Roof Extension
10 Downing Street
London, England
SW1A 2AA**

I take pride in delivering quality work with clear timelines. I have extensive experience across all stages of construction, from planning to completion, and have successfully supported many clients in bringing their projects to life.

Attached, you'll find a detailed breakdown of the potential costs for your build. I'm confident that my expertise and reputation make me the right choice to help you achieve your vision.

I'd love to collaborate with you on this project—please don't hesitate to get in touch with any questions or to discuss the next steps.

Looking forward to hearing from you.

Best regards

Benjamin Password1234

Our Process

During your project, we'll be with you every step of the way. Every build includes:

CONSULTATION:

We begin by fully understanding your vision, requirements, and budget. This initial conversation allows us to develop a tailored project plan that lays the foundation for your project.

SELECTION:

We guide you through the selection process for materials, fixtures, and finishes, helping you make choices that suit your style and needs.

APPROVALS AND PERMITS:

We manage the process of securing all necessary permits and approvals, working closely with local authorities to ensure compliance with building regs. This step is essential to keep the project on schedule and guarantee a smooth, compliant build.

CONSTRUCTION:

Our skilled team brings your vision to life during the construction phase. We focus on quality craftsmanship, maintaining timelines, and the highest safety standards throughout the build.

HANDOVER:

At the final stage, we conduct a comprehensive walkthrough with you to ensure every detail meets your expectations. We provide all the necessary documentation and support, making the transition as seamless as possible.



Project Stages

Creating your dream home—whether through a new build, renovation or even an extension—is an exciting journey, but it also comes with many moving parts. To help you feel confident at every stage, we've mapped out the key steps in the process.

From the initial groundwork to the final finishing touches, this guide offers a clear, step-by-step overview, so you'll always know what to expect.

Our priority is to make the experience seamless and stress-free, keeping communication open and ensuring you're involved from start to finish.

Project Stages

Below are the project stages you can expect during your development.

- 1. SITE PREPARATION & STRUCTURAL CHANGES**

Before work begins, we prepare the site, remove outdated elements, and, if needed, adjust the structural layout—whether by demolishing walls, extending spaces, or reinforcing foundations.
- 2. ESSENTIAL SERVICES & FRAMEWORK**

We upgrade or install essential systems like plumbing, electrical, and HVAC to align with modern standards. If required, we also adjust or reinforce the building's framework.
- 3. EXTERIOR & INTERIOR WORK**

New walls, windows, roofing, and insulation are installed, ensuring the structure is secure and weatherproof. Inside, plastering, flooring, cabinetry, and tiling take shape.
- 4. FIXTURES & FINISHING TOUCHES**

Final elements like painting, lighting, appliances, and fittings are added to complete the space, ensuring both functionality and aesthetic appeal.
- 5. FINAL INSPECTION & HANDOVER**

We conduct a thorough quality check to ensure every detail meets your expectations. Once everything is polished and perfected, your beautifully renovated space is ready to enjoy!

1. Site Preparation & Structural Changes

Before construction begins, we ensure the site is ready and make any necessary structural modifications to support the build.

SITE PREPARATION & SAFETY MEASURES

- Protect existing structures and surrounding areas from potential damage.
- Set up temporary fencing, dust barriers, and access routes.
- Disconnect and safely remove utilities where required.

DEMOLITION & REMOVAL

- Carefully remove old fixtures, fittings, and non-load-bearing walls.
- If necessary, undertake selective demolition of structural elements.
- Dispose of debris responsibly, recycling materials where possible.

STRUCTURAL MODIFICATIONS

- Reinforce or modify existing foundations if needed.
- Adjust or replace load-bearing walls, beams, or columns.
- Construct new openings for doors, windows, or extended spaces.

2. Essential Services & Framework

With the space cleared and structurally sound, we upgrade key systems and prepare the framework for the next stages.

ELECTRICAL & PLUMBING UPGRADES

- Install new or upgraded wiring, outlets, and lighting configurations.
- Upgrade plumbing systems, including water supply and drainage.
- Ensure compliance with modern safety and efficiency standards.

HVAC & INSULATION IMPROVEMENTS

- Install or upgrade heating, ventilation, and air conditioning systems.
- Add insulation to walls, floors, and ceilings for energy efficiency.
- Ensure proper ventilation to meet building regulations.

FRAMEWORK ADJUSTMENTS

- Construct new internal walls, partitions, or ceiling structures.
- Reinforce floors, staircases, or other load-bearing elements.
- Install essential framework components for cabinetry or built-ins.

3.

Exterior & Interior Work

This stage focuses on making the structure weatherproof and preparing surfaces for finishing touches.

EXTERIOR WORKS & WEATHERPROOFING

- Install or replace windows, doors, and exterior cladding.
- Repair or upgrade roofing, gutters, and drainage systems.
- Apply waterproofing measures where necessary.

WALL & CEILING PREPARATIONS

- Plaster, drywall, or render interior walls.
- Apply primer and base coats for painting or wallpaper.
- Ensure ceilings are finished and ready for lighting installation.

FLOORING INSTALLATION

- Lay down hardwood, tile, carpet, or other flooring materials.
- Seal and finish surfaces for durability and aesthetic appeal.
- Ensure all flooring transitions and underlays are properly fitted.

4.

Fixtures & Finishing Touches

This stage adds the functional and design elements that bring the space together.

INSTALLATION OF KEY FIXTURES

- Fit cabinetry, countertops, and built-in storage solutions.
- Install bathroom fixtures such as sinks, toilets, and showers.
- Set up kitchen appliances, sinks, and splashbacks.

PAINTING & DECORATIVE FINISHES

- Apply final coats of paint, wallpaper, or decorative finishes.
- Install feature walls, trims, or moldings for added character.
- Polish, seal, or finish surfaces to achieve the desired look.

LIGHTING & ELECTRICAL FINISHING

- Install light fixtures, switches, and power outlets.
- Set up smart home integrations if required.
- Test all electrical components for safety and functionality.

5. Final Inspection & Handover

Before completion, we conduct thorough checks to ensure everything meets high standards.

QUALITY CONTROL & FINAL CHECKS

- Inspect all workmanship to ensure it meets our quality standards.
- Check for any minor touch-ups or necessary refinements.
- Ensure all systems (plumbing, electrical, HVAC) are fully operational.

CLIENT WALKTHROUGH & ADJUSTMENTS

- Walk through the renovated space with you to review the work.
- Address any final tweaks or minor adjustments you request.
- Provide guidance on maintenance and care for new installations.

PROJECT COMPLETION & HANDOVER

- Conduct final cleaning and remove any remaining construction materials.
- Hand over keys and documentation, including warranties and compliance certificates.
- Celebrate your newly transformed space!

Build Stage Summary

Stage	Total
Equipment Hire	£2,597.13
Scaffolding	£16,856.59
Demolition / Removal Existing Main Roof	£11,393.42
Cavity Wall Brick Faced	£10,468.61
Cavity Wall Block Faced (cladded)	£3,585.74
Timber Stud Walls	£3,818.36
Window En Suite	£696.70
Window Bedroom Above Kitchen	£597.59
Window Dormer	£1,175.66
Replacement Window Front Bedroom Above Lounge	£1,860.26
Replacement Windows Upstairs Rear	£1,902.79
French Door Rear Bedroom	£2,386.67
Floor - Bed Above Garage	£2,871.67
Floor - FF En Suite & Hall	£1,235.89
Floor - Bedroom Above Kitchens	£2,453.39
Apex Roof To Rear	£2,527.26
Monopitch Roof Front With Dormer	£1,834.04
Monopitch Roof Front Over Existing Bed	£2,095.55
Monopitch Roof Centre Valley	£1,051.77
Monopitch Roof Side Valley	£1,041.22
Monopitch Roof Rear Valley	£1,146.68
Gable Roof	£5,256.73
Plain Range Tiles	£17,789.37
Pitched Roof Windows	£1,880.95
Rafters Insulation	£876.10
Ceiling Joists Insulation	£814.71
Upvc	£3,873.13
Rainwater Goods	£1,111.11
Electrics	£2,825.70
Plumbing	£9,051.43
Radiators	£1,990.85
Plastering	£3,816.56
Plasterboard To Studwork	£770.37
Plasterboard To Studwork Standard Board	£1,337.18
Insulated Plasterboard Lining Rafters	£1,442.73
Timber Cladding	£2,260.28
Single Doors	£1,964.21

Joinery Workshop - Porch Construction	£1,294.64
Skirting Board	£1,388.97
Architrave	£823.43
Window Boards	£146.03
Boxing In Pipework	£469.26
Provisional Sum Juliet Balcony	£1,262.78
Total Cost	£136,043.51
Total Vat (20%)	£27,208.70
Total Cost inc. VAT	£163,252.21

Bill of Quantities

This quote includes the following provisions and assumptions.

Provisionals

This is a test

Assumptions

No assumptions

Stage Breakdown

Equipment Hire £2,597.13

Plant & Tool	Unit	Quantity	Total
25 tonne Crane	day	4	£1,800.00

Scaffolding £16,856.59

Plant & Tool	Unit	Quantity	Total
Provide Scaffolding for 8 weeks, Height - 8m, Width - 32m	each	1	£7,372.80
Scaffold rubbish chute	each	0.001	£0.05
Scaffold edge protections handrails	m	34	£510.00
Temporary Roof Scaffolding for 8 weeks	m2	40	£3,800.00

Demolition / Removal Existing Main Roof £11,393.42

Labour				Total
Labourer				£2,262.40
Groundworker				£24.00
Plumber				£207.00
Plant & Tool	Unit	Quantity		Total
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	each	22		£5,610.00

Cavity Wall Brick Faced £10,468.61

Labour			Total
Plasterer			£204.00
Bricklayer			£2,055.30
Materials	Unit	Quantity	Total
Standard Plasterboard SE 2400 x 1200 x 12.5mm	sheet	12	£135.48
Gyproc Dry-Wall Adhesive 25kg	bag	8	£88.80
Blue Circle Cement 25kg	each	20	£112.40
Building Sand Bulk Bag	each	3	£144.00
Sika Maxmix Concentrated Plasticiser 1L	each	2	£22.34
Celcon Standard Aerated Concrete Block 3.6N 100mm	each	336	£772.80
Bricks allowance	each	2015	£3,224.00
Staifix Housing Wall Ties HRT4 250mm box of 250	pack	1	£41.65
90mm Celotex Insulation GA3090 Board 2400mm x 1200mm	each	12	£396.00
Aluminium Foil Tape 100mm x 45m	each	4	£29.96

Cavity Wall Block Faced (cladded) £3,585.74

Labour			Total
Plasterer			£115.20
Bricklayer			£908.30
Materials	Unit	Quantity	Total
Standard Plasterboard SE 2400 x 1200 x 12.5mm	sheet	9	£101.61
Gyproc Dry-Wall Adhesive 25kg	bag	5	£55.50
Blue Circle Cement 25kg	each	6	£33.72
Building Sand Bulk Bag	each	2	£96.00
Sika Maxmix Concentrated Plasticiser 1L	each	2	£22.34
Celcon Standard Aerated Concrete Block 3.6N 100mm	each	188	£432.40
Staifix Housing Wall Ties HRT4 250mm box of 250	pack	1	£41.65
Solid Dense Concrete Blocks 7.3N 100mm	each	188	£415.48
90mm Celotex Insulation GA3090 Board 2400mm x 1200mm	each	7	£231.00
Aluminium Foil Tape 100mm x 45m	each	3	£22.47
Timber Stud Walls			£3,818.36

Labour			Total
Carpenter			£1,655.90
General Builder			£360.00
Materials	Unit	Quantity	Total
Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m²)	each	13	£630.50

Window En Suite £696.70

Labour			Total
General Builder			£98.40
Bricklayer			£6.20
Materials	Unit	Quantity	Total
No Nonsense General Purpose Silicone Clear 310ml	each	1	£3.99
Masonry Torx Frame Screw 7.5 x 82mm	each	8	£1.28
Expanding Foam 750ml	each	1	£7.08
1 x Black uPVC Window 775(W) x 970(H), Obscure glass	each	1	£249.85
Cavity Closer Double Flange 150mm x 2440mm	each	2	£24.96
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	kg	1	£8.33
Cavity Wall Lintel CG150/100 1200mm	each	1	£73.87
UPVC Trickle Vent	each	1	£8.90

Window Bedroom Above Kitchen £597.59

Labour			Total
General Builder			£96.00
Bricklayer			£12.40
Materials	Unit	Quantity	Total
No Nonsense General Purpose Silicone Clear 310ml	each	1	£3.99
Masonry Torx Frame Screw 7.5 x 82mm	each	9	£1.44

Expanding Foam 750ml	each	1	£7.08
1 x Black uPVC Window 1500(W) x 400(H), Clear glass	each	1	£152.74
Cavity Closer Double Flange 150mm x 2440mm	each	1	£12.48
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	kg	1	£8.33
Cavity Wall Lintel CG150/100 1800mm	each	1	£110.81
UPVC Trickle Vent	each	1	£8.90

Window Dormer £1,175.66

Labour			Total
General Builder			£117.60
Bricklayer			£15.50
Materials	Unit	Quantity	Total
No Nonsense General Purpose Silicone Clear 310ml	each	1	£3.99
Masonry Torx Frame Screw 7.5 x 82mm	each	14	£2.24
Expanding Foam 750ml	each	1	£7.08
1 x Black uPVC Window 1900(W) x 1100(H), Clear glass	each	1	£413.63
Cavity Closer Double Flange 150mm x 2440mm	each	2	£24.96
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	kg	1	£8.33
Cavity Wall Lintel CG150/100 2400mm	each	1	£212.59
UPVC Trickle Vent	each	1	£8.90

Replacement Window Front Bedroom Above Lounge £1,860.26

Labour			Total
General Builder			£144.00
Bricklayer			£21.70
Materials	Unit	Quantity	Total
No Nonsense General Purpose Silicone Clear 310ml	each	1	£3.99
Masonry Torx Frame Screw 7.5 x 82mm	each	20	£3.20
Expanding Foam 750ml	each	1	£7.08
1 x Black uPVC Window 3162(W) x 1300(H), Clear glass	each	1	£734.48
Cavity Closer Double Flange 150mm x 2440mm	each	3	£37.44
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	kg	1	£8.33
Cavity Wall Lintel CG150/100 3600mm	each	1	£318.88
UPVC Trickle Vent	each	1	£8.90

Replacement Windows Upstairs Rear £1,902.79

Labour			Total
General Builder			£242.40
Bricklayer			£21.70
Materials	Unit	Quantity	Total
No Nonsense General Purpose Silicone Clear 310ml	each	2	£7.98
Masonry Torx Frame Screw 7.5 x 82mm	each	24	£3.84

Expanding Foam 750ml	each	1	£7.08
2 x Black uPVC Window 1313(W) x 1260(H), Clear glass	each	2	£738.10
Cavity Closer Double Flange 150mm x 2440mm	each	4	£49.92
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	kg	1	£8.33
Cavity Wall Lintel CG150/100 1800mm	each	2	£221.62
UPVC Trickle Vent	each	2	£17.80

French Door Rear Bedroom £2,386.67

Labour			Total
General Builder			£127.20
Bricklayer			£21.70
Materials	Unit	Quantity	Total
Cavity Closer Double Flange 150mm x 2440mm	each	2	£24.96
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	kg	1	£8.33
Cavity Wall Lintel CG150/100 3300mm	each	1	£292.30
No Nonsense General Purpose Silicone Clear 310ml	each	1	£3.99
Masonry Torx Frame Screw 7.5 x 82mm	each	12	£1.92
Expanding Foam 750ml	each	1	£7.08
Grey uPVC French Door 3.0m	each	1	£1,166.66

Floor - Bed Above Garage £2,871.67

Labour			Total
Carpenter			£861.30
General Builder			£218.40
Materials	Unit	Quantity	Total
Standard Joist Hanger 63mm x 250mm JHA270/63	each	24	£26.16
Square Twist Nails 3.7 x 30mm 1kg	pack	3	£14.97
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	1	£5.65
Treated Batten 25 x 38mm	m	10	£9.10
Heavy Restraint Strap 1000 x 30 x 5mm	each	2	£9.50
Nylon Anchor Hammerfix Screws M6x60mm Box of 50	box	1	£6.16
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m ²)	each	2	£59.50
Chicken Wire/ Mesh Roll 1m x 10m (10m ²)	each	4	£74.92
Chipboard Flooring P4 2400 x 600 x 22mm	each	13	£173.03
Screws 4.5 x 60mm box of 200	box	2	£12.48
Sawn Timber Treated C16/C24 75 x 195mm x 4.8m	m	58	£519.10

Floor - FF En Suite & Hall £1,235.89

Labour			Total
Carpenter			£437.90
General Builder			£105.60
Materials	Unit	Quantity	Total
Standard Joist Hanger 63mm x 250mm JHA270/63	each	16	£17.44

Square Twist Nails 3.7 x 30mm 1kg	pack	2	£9.98
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	1	£5.65
Treated Batten 25 x 38mm	m	6	£5.46
Heavy Restraint Strap 1000 x 30 x 5mm	each	2	£9.50
Nylon Anchor Hammerfix Screws M6x60mm Box of 50	box	1	£6.16
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m ²)	each	1	£29.75
Chicken Wire/ Mesh Roll 1m x 10m (10m ²)	each	2	£37.46
Chipboard Flooring P4 2400 x 600 x 22mm	each	6	£79.86
Screws 4.5 x 60mm box of 200	box	1	£6.24
Sawn Timber Treated C16/C24 47 x 195mm x 3.6m	m	29	£105.56

Floor - Bedroom Above Kitchens £2,453.39

Labour			Total
Carpenter			£843.90
General Builder			£223.20
Materials	Unit	Quantity	Total
Standard Joist Hanger 63mm x 250mm JHA270/63	each	28	£30.52
Square Twist Nails 3.7 x 30mm 1kg	pack	3	£14.97
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	3	£16.95
Treated Batten 25 x 38mm	m	18	£16.38
Heavy Restraint Strap 1000 x 30 x 5mm	each	2	£9.50
Nylon Anchor Hammerfix Screws M6x60mm Box of 50	box	1	£6.16
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m ²)	each	2	£59.50
Chicken Wire/ Mesh Roll 1m x 10m (10m ²)	each	4	£74.92
Chipboard Flooring P4 2400 x 600 x 22mm	each	13	£173.03
Screws 4.5 x 60mm box of 200	box	2	£12.48
Sawn Timber Treated C16/C24 47 x 195mm x 4.2m	m	59	£214.76

Apex Roof To Rear £2,527.26

Labour			Total
Carpenter			£899.00
General Builder			£62.40
Materials	Unit	Quantity	Total
Sawn Timber Treated C16/C24 47 x 225mm x 4.2m	m	18	£87.84
50mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	1	£5.50
Hardwood Plywood 2440 x 1220 x 18mm	sheet	2	£35.90
Treated Batten 25 x 50mm	m	20	£23.40
Sawn Timber Treated C16/C24 47 x 95mm x 3m	m	54	£98.28
Screws 5 x 80mm box of 100	box	1	£4.16
Sawn Timber Treated C16/C24 47 x 175mm x 3m	m	126	£401.94
Screws 5 x 100mm box of 100	box	2	£9.98
Sawn Timber Treated C16/C24 47 x 95mm x 6m	m	12	£21.84

Brown Plastic Plugs Box of 100	box	1	£4.16
Heavy Restraint Strap 1200 x 30 x 5mm	each	7	£39.97
Building Sand Bulk Bag	each	1	£48.00
Blue Circle Cement 25kg	each	1	£5.62
Screws 4 x 50mm box of 200	box	1	£3.58

Monopitch Roof Front With Dormer £1,834.04

Labour			Total
Carpenter			£643.80
General Builder			£19.20
Materials	Unit	Quantity	Total
Sawn Timber Treated C16/C24 47 x 225mm x 7.2m	m	16	£78.08
50mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	1	£5.50
Hardwood Plywood 2440 x 1220 x 18mm	sheet	2	£35.90
Treated Batten 25 x 50mm	m	32	£37.44
Sawn Timber Treated C16/C24 47 x 95mm x 3.6m	m	30	£54.60
Screws 5 x 80mm box of 100	box	1	£4.16
Sawn Timber Treated C16/C24 47 x 95mm x 5.4m	m	6	£10.92
Sleeve Anchor M12 x 99mm pack of 5	pack	3	£10.95
Sawn Timber Treated C16/C24 47 x 175mm x 6m	m	90	£287.10
Screws 5 x 100mm box of 100	box	1	£4.99
Brown Plastic Plugs Box of 100	box	1	£4.16
Heavy Restraint Strap 1200 x 30 x 5mm	each	3	£17.13
Building Sand Bulk Bag	each	1	£48.00
Blue Circle Cement 25kg	each	1	£5.62
Screws 4 x 50mm box of 200	box	1	£3.58

Monopitch Roof Front Over Existing Bed £2,095.55

Labour			Total
Carpenter			£713.40
General Builder			£19.20
Materials	Unit	Quantity	Total
Sawn Timber Treated C16/C24 47 x 225mm x 4.2m	m	9	£43.92
Sawn Timber Treated C16/C24 47 x 225mm x 7.2m	m	8	£39.04
50mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	1	£5.50
Hardwood Plywood 2440 x 1220 x 18mm	sheet	2	£35.90
Treated Batten 25 x 50mm	m	32	£37.44
Sawn Timber Treated C16/C24 47 x 95mm x 3.6m	m	33	£60.06
Screws 5 x 80mm box of 100	box	1	£4.16
Sawn Timber Treated C16/C24 47 x 95mm x 6m	m	6	£10.92
Sleeve Anchor M12 x 99mm pack of 5	pack	4	£14.60
Sawn Timber Treated C16/C24 47 x 175mm x 6m	m	102	£325.38

Screws 5 x 100mm box of 100	box	1	£4.99
Brown Plastic Plugs Box of 100	box	1	£4.16
Heavy Restraint Strap 1200 x 30 x 5mm	each	3	£17.13
Building Sand Bulk Bag	each	1	£65.00
Blue Circle Cement 25kg	each	1	£48.00
Screws 4 x 50mm box of 200	box	1	£3.58

Monopitch Roof Centre Valley £1,051.77

Labour			Total
Carpenter			£345.10
General Builder			£12.00
Materials	Unit	Quantity	Total
Sawn Timber Treated C16/C24 47 x 225mm x 4.2m	m	5	£24.40
Sawn Timber Treated C16/C24 47 x 225mm x 4.8m	m	10	£48.80
50mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	1	£5.50
Hardwood Plywood 2440 x 1220 x 18mm	sheet	2	£35.90
Treated Batten 25 x 50mm	m	39	£45.63
Sawn Timber Treated C16/C24 47 x 95mm x 2.4m	m	11	£20.02
Screws 5 x 80mm box of 100	box	2	£8.32
Sawn Timber Treated C16/C24 47 x 95mm x 4.2m	m	5	£9.10
Sleeve Anchor M12 x 99mm pack of 5	pack	3	£10.95
Sawn Timber Treated C16/C24 47 x 175mm x 2.4m	m	3	£9.57
Sawn Timber Treated C16/C24 47 x 175mm x 3.6m	m	22	£70.18
Screws 5 x 100mm box of 100	box	1	£4.99
Brown Plastic Plugs Box of 100	box	1	£4.16
Heavy Restraint Strap 1200 x 30 x 5mm	each	3	£17.13
Building Sand Bulk Bag	each	1	£48.00
Blue Circle Cement 25kg	each	1	£5.62
Screws 4 x 50mm box of 200	box	1	£3.58

Monopitch Roof Side Valley £1,041.22

Labour			Total
Carpenter			£339.30
General Builder			£16.80
Materials	Unit	Quantity	Total
Sawn Timber Treated C16/C24 47 x 225mm x 4.8m	m	5	£24.40
50mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	1	£5.50
Hardwood Plywood 2440 x 1220 x 18mm	sheet	1	£17.95
Treated Batten 25 x 50mm	m	20	£23.40
Sawn Timber Treated C16/C24 47 x 225mm x 4.2m	m	5	£24.40
Sawn Timber Treated C16/C24 47 x 95mm x 2.4m	m	12	£21.84
Screws 5 x 80mm box of 100	box	1	£4.16

Sawn Timber Treated C16/C24 47 x 95mm x 3.6m	m	4	£7.28
Sleeve Anchor M12 x 99mm pack of 5	pack	2	£7.30
Sawn Timber Treated C16/C24 47 x 175mm x 3.6m	m	44	£140.36
Screws 5 x 100mm box of 100	box	1	£4.99
Sawn Timber Treated C16/C24 47 x 95mm x 3m	m	3	£5.46
Brown Plastic Plugs Box of 100	box	1	£4.16
Heavy Restraint Strap 1200 x 30 x 5mm	each	3	£17.13
Building Sand Bulk Bag	each	1	£48.00
Blue Circle Cement 25kg	each	1	£5.62
Screws 4 x 50mm box of 200	box	1	£3.58

Monopitch Roof Rear Valley

£1,146.68

Labour			Total
Carpenter			£382.80
General Builder			£19.20
Materials	Unit	Quantity	Total
Sawn Timber Treated C16/C24 47 x 225mm x 6m	m	6	£29.28
Sawn Timber Treated C16/C24 47 x 225mm x 4.8m	m	5	£24.40
50mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	1	£5.50
Hardwood Plywood 2440 x 1220 x 18mm	sheet	1	£17.95
Treated Batten 25 x 50mm	m	20	£23.40
Sawn Timber Treated C16/C24 47 x 95mm x 2.4m	m	15	£27.30
Screws 5 x 80mm box of 100	box	1	£4.16
Sawn Timber Treated C16/C24 47 x 95mm x 4.8m	m	5	£9.10
Sleeve Anchor M12 x 99mm pack of 5	pack	3	£10.95
Sawn Timber Treated C16/C24 47 x 175mm x 3.6m	m	47	£149.93
Screws 5 x 100mm box of 100	box	1	£4.99
Sawn Timber Treated C16/C24 47 x 95mm x 3.6m	m	4	£7.28
Brown Plastic Plugs Box of 100	box	1	£4.16
Heavy Restraint Strap 1200 x 30 x 5mm	each	3	£17.13
Building Sand Bulk Bag	each	1	£48.00
Blue Circle Cement 25kg	each	1	£5.62
Screws 4 x 50mm box of 200	box	1	£3.58

Gable Roof

£5,256.73

Labour			Total
General Builder			£427.20
Rofer			£714.00
Carpenter			£710.50
Materials	Unit	Quantity	Total
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	each	2	£65.00
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	each	2	£26.00

Aluminium Foil Tape 50mm x 45m	each	3	£12.48
Half Round Fascia Bracket - Black	each	5	£3.50
Half Round External Stop End - Black	each	4	£6.28
Half Round Running Outlet - Black	each	2	£6.30
Round Downpipe 2.5 m lengths 68mm - Black	each	1	£8.09
Round Shoe 68 mm - Black	each	2	£6.56
Half Round Clip 68 mm - Black	each	4	£3.12
Round Bend 92.5° Black 68 mm	each	4	£11.12
Half Round Gutter 3 m length - Black	each	2	£11.64
Code 4 Lead Roll 300mm x 6m	roll	2	£198.02
Treated Batten 25 x 38mm	m	91	£82.81
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	2	£11.30
Marley Segmental Ridge Tile Natural Red (Fine Sanded)	each	7	£24.99
Plastic Eaves Support tray 1.5m	each	3	£6.45
Danelaw Low Profile Dry Fix Valley Trough 3000mm	each	2	£80.00
Undercloak 150 x 1200 mm	each	4	£9.60
Verges clips	each	40	£34.40
Sharp Sand Bulk Bag	each	1	£48.00
Blue Circle Cement 25kg	each	4	£22.48
Aluminium Clout Nails 30mm 1kg Pack	pack	1	£12.33
Concrete Plain Tiles allowance	each	374	£299.20
Marley Eaves Tiles	each	54	£35.10
Marley Tile and Half	each	30	£39.30
Hardwood Plywood 2440 x 1220 x 18mm	sheet	2	£35.90
Screws 4.5 x 60mm box of 200	box	1	£6.24
Cromar Vent 3 High Performance 1 x 50m Breathable Felt	each	1	£57.28
Softwood Timber Traditional Cladding 8 x 94 x 3000mm	each	22	£45.10
Exterior Screws C2 40mm box of 350	box	1	£11.55
Studs - Sawn Timber Treated C16/C24 47 x 95mm	m	27	£49.14
Rafters - Sawn Timber Treated C16/C24 47 x 145mm	m	27	£73.71
Ridge - Sawn Timber Treated C16/C24 47 x 195mm	m	3	£10.92
Joists - Sawn Timber Treated C16/C24 47 x 145mm	m	8	£21.84
Screws 5 x 80mm box of 100	box	2	£8.32
50mm Celotex Insulation GA3050 Board 2400mm x 1200mm	each	2	£38.00
Rockwool RollBatt Twin Roll 100mm Loft Insulation (5.76m ²)	each	1	£67.24
Vapour Barrier Green 300ga 2.5m x 20M (50m ²)	each	1	£22.49
uPVC White Solid Soffit Board 9 x 250mm x 5m	each	2	£66.38
uPVC White Fascia Board 18 x 200mm x 5m	each	2	£87.12
White 40mm Plastic Headed Pins x 250	box	1	£5.73
White External Corner 500mm	each	4	£15.60
Box - uPVC White Fascia Board 18 x 405mm x 2.5m	each	1	£99.07
White External Corner 300mm	each	1	£1.75

White Fascia Joiner	each	1	£4.16
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Plain Range Tiles £17,789.37

Labour			Total
Carpenter			£1,444.20
Roofer			£4,149.00
General Builder			£230.40
Materials	Unit	Quantity	Total
Treated Batten 25 x 38mm	m	896	£815.36
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	7	£39.55
Marley Segmental Ridge Tile Natural Red (Fine Sanded)	each	57	£203.49
Blue Circle Cement 25kg	each	15	£84.30
Sharp Sand Bulk Bag	each	3	£144.00
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	kg	2	£16.66
Undercloak 150 x 1200 mm	each	24	£57.60
Danelaw Group Tile Valley Trough Grey 380mm x 3000mm	each	6	£106.02
Tyvek Supro Breather Membrane 1 x 50m	each	3	£309.57
Concrete Plain Tiles allowance	each	5091	£4,072.80
Aluminium Clout Nails 38mm 1kg Pack	pack	3	£36.99
Marley Eaves Tiles	each	316	£205.40
Marley Tile and Half	each	140	£183.40
Marley Modern Tile Vent	each	10	£230.60

Pitched Roof Windows £1,880.95

Labour			Total
Roofer			£336.00
Carpenter			£113.10
Materials	Unit	Quantity	Total
Velux GGL PK10 Pine Roof Window 940 x 1600mm	each	1	£618.00
Velux BFX PK10 Underfelt Collar 940 x 1600mm	each	1	£37.00
Velux EDP PK10 Plain Tile Flashing 940 x 1600mm	each	1	£140.00
Standard Joist Hanger 100mm x 250mm JHA270/100	each	4	£4.36
Standard Joist Hanger 44mm x 238mm JHA270/44	each	4	£4.24
47 x 145 mm (2" x 6"), Length 4.8 m x 3	m	15	£40.95
Square Twist Nails 3.7 x 30mm 1kg	pack	1	£4.99
Screws 5 x 100mm box of 100	box	1	£4.99

Rafters Insulation £876.10

Labour			Total
General Builder			£307.20
Materials	Unit	Quantity	Total
80mm Celotex Insulation GA3080 Board 2400mm x 1200mm	each	10	£300.00

Ceiling Joists Insulation £814.71

Labour			Total
General Builder			£297.60
Materials	Unit	Quantity	Total
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m ²)	each	3	£89.25
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 170mm (8.01m ²)	each	4	£177.80

Upvc £3,873.13

Labour			Total
General Builder			£1,005.60
Carpenter			£133.40
Materials	Unit	Quantity	Total
Black 40mm Plastic Headed Pins x 250	box	4	£22.92
Nylon Anchor Hammerfix Screws M5x50mm Box of 100	box	2	£10.30
Treated Batten 19 x 50mm	m	24	£22.80
uPVC Black Vented Soffit Board 9 x 200mm x 5m	each	8	£493.20
Treated Batten 25 x 50mm	m	13	£15.21
uPVC Black Fascia Board 18 x 200mm x 5m	each	8	£631.52
uPVC Black Fascia Board 18 x 405mm x 5m	each	1	£145.43
Black External Corner 500mm	each	7	£134.26
Black External Corner 300mm	each	7	£69.72

Rainwater Goods £1,111.11

Labour			Total
General Builder			£511.20
Materials	Unit	Quantity	Total
Round Downpipe 2.5 m lengths 68mm - Black	each	9	£72.81
Half Round Clip 68 mm - Black	each	18	£14.04
Round Socket 68 mm Black	each	3	£4.95
Round Bend 112.5° Black 68 mm	each	12	£33.36
Half Round Gutter 3 m length - Black	each	9	£52.38
Half Round Guttering Angle 90° - Black	each	3	£9.69
Half Round External Stop End - Black	each	10	£15.70
Half Round Fascia Bracket - Black	each	30	£21.00
Half Round Union Bracket - Black	each	3	£6.60
Half Round Running Outlet - Black	each	9	£28.35

Electrics £2,825.70

Labour			Total
Electrician			£1,478.40
Materials	Unit	Quantity	Total
1.5mm ² Twin and Earth Cable 100m Reel	reel	1	£51.24
Metal Box 1 Gang 35mm	each	7	£4.06

1.0mm ² 3-Core and Earth Cable 100m Reel	reel	1	£58.33
2.5mm ² Twin and Earth Cable 100m Reel	reel	1	£72.49
Metal Box 2 Gang 35mm	each	10	£6.70
Circular Bathroom Ceiling Light IP44	each	2	£41.64
Fire Rated Adjustable GU10 Downlight White	each	12	£112.32
Crabtree 10A Light Switch 1 Gang 2 Way White	each	4	£3.96
MK Pull Cord Light Switch White	each	2	£9.34
100mm Low Profile Extractor Fan Humidistat	each	2	£57.78
BG DP Switched Socket 13A 2 Gang White	each	10	£34.90
Mains Smoke Detector With 9V Battery Backup	each	1	£15.83
TV F-Type Single Socket	each	1	£3.39
BT Telephone Point Slave White	each	1	£1.74
Manrose Fixed Louvre Vent White 100 x 100mm	each	2	£5.48
TV Point Single White	each	1	£0.83

Plumbing

£9,051.43

Labour	Total		
Plumber	£2,598.00		
Materials	Unit	Quantity	Total
Full Bore Isolating Valve 22 mm	each	2	£13.30
Flexible Hose 22mm x 3/4 x 300mm	each	2	£5.00
Copper Pipe Ø22 mm, 3 m Length	each	4	£93.32
Fittings allowance	each	1	£100.00
Full Bore Isolating Valve 15 mm	each	15	£44.40
Flexible Hose 15mm x 1/2 x 300mm	each	6	£9.96
Copper Pipe Ø15 mm, 3 m Length	each	33	£381.81
Single Socket Soil Pipe Black 3m x 110mm	each	3	£52.14
Vent Terminal Black - 110mm	each	1	£3.33
110mm Pipe Lead Outlet (Flashings)	each	1	£28.75
92.5° Access Branch Black - 110mm	each	1	£26.64
Pipe Clip Black - 110mm	each	3	£4.71
Pipes and Fittings allowance	each	1	£200.00
Solvent Waste Pipe White 32mm x 3m	each	3	£13.98
Waste Pipe Clip White 40mm	each	10	£5.80
Bend 135° White 40mm	each	4	£3.60
Weld 135° Branch White 40mm	each	4	£3.80
Long Bend 92.5° White 40mm	each	2	£1.80
Air Admittance Valve Black - 110mm	each	1	£16.61
Bath allowance	each	1	£100.00
Mixer Tap allowance	each	1	£70.00
McAlpine Bath trap with waste Top Access 1 1/2"	each	1	£24.18
Toilet allowance	each	3	£240.00

90° Pan Connector	each	3	£18.84
Shower Tray allowance	each	3	£210.00
Shower Mixer allowance	each	3	£300.00
Shower Enclosure allowance	each	3	£450.00
Shower Pump allowance	each	3	£450.00
Shower Trap 70 mm Chrome	each	3	£57.99
Basin Taps allowance	each	3	£90.00
Trap and Waste Kit 32mm	each	3	£55.35
Vanity Unit allowance	each	3	£600.00

Radiators £1,990.85

Labour			Total
Plumber			£480.00
Materials	Unit	Quantity	Total
Type 22 Double Radiator 600 x 1200mm	each	2	£121.66
Drayton RT212 White & Chrome TRV & Lockshield 15 x 15mm	each	4	£79.92
Type 22 Double Radiator 600 x 1000mm	each	1	£52.50
Chrome Flat Towel Radiator 1600 x 550mm	each	2	£128.32
Torino Chrome Angled Radiator Valve & Lockshield 15mm 2 Pcs	each	1	£17.40
Pipes and Fittings allowance	each	1	£500.00

Plastering £3,816.56

Labour			Total
General Builder			£180.00
Plasterer			£2,102.40
Materials	Unit	Quantity	Total
Thin Coat Angle Bead 2.4m	each	10	£12.00
Drywall Scrim Tape 48mm x 90m	roll	5	£20.75
Thistle Multi Finish Plaster 25kg	bag	40	£330.00

Plasterboard To Studwork £770.37

Labour			Total
General Builder			£232.80
Materials	Unit	Quantity	Total
Drywall Screws 38mm Box of 1000	box	1	£10.83
Moisture Resistant Plasterboard SE 2400 x 1200 x 12.5mm	sheet	13	£290.29

Plasterboard To Studwork Standard Board £1,337.18

Labour			Total
General Builder			£566.40
Materials	Unit	Quantity	Total
Standard Plasterboard SE 2400 x 1200 x 12.5mm	sheet	30	£338.70
Drywall Screws 38mm Box of 1000	box	2	£21.66

Insulated Plasterboard Lining Rafters

£1,442.73

Labour			Total
General Builder			£321.60
Materials	Unit	Quantity	Total
Drywall Screws 100mm Box of 250	box	2	£38.32
62.5mm Speedline Thermal Insulated Plasterboard1200x2400	sheet	10	£640.00

Timber Cladding

£2,260.28

Labour			Total
General Builder			£705.60
Carpenter			£551.00
Materials	Unit	Quantity	Total
Cromar Vent 3 High Performance 1 x 50m Breathable Felt	each	2	£114.56
PSE Redwood timber 20 x 69 x 2400mm	each	1	£10.08
Treated Batten 25 x 38mm	m	152	£138.32
Nylon Anchor Hammerfix Screws M6x80mm Box of 50	box	6	£46.98

Single Doors

£1,964.21

Labour			Total
Carpenter			£568.40
Materials	Unit	Quantity	Total
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	pack	5	£37.45
Oak vertical ribs, 30Db, solid core	each	5	£600.00
Softwood Door Lining Set + Stops 32 x 95mm	each	5	£83.05
Masonry Torx Frame Screw 7.5 x 82mm	each	50	£8.00
Assorted Plastic Shims Pack of 100	pack	1	£10.83
Tubular Latch 76 mm	each	5	£13.30
Brass Door Handle Pack of 2	pack	5	£40.30

Joinery Workshop - Porch Construction

£1,294.64

Labour			Total
Carpenter			£400.00
Materials	Unit	Quantity	Total
Air Dried Oak Beam 150 x 150mm	m	6	£320.40
Sawn Timber Treated C16/C24 47 x 145mm	m	5	£13.65
Code 4 Lead Roll 1000mm x 3m	roll	1	£163.23

Skirting Board

£1,388.97

Labour			Total
Carpenter			£510.40
Materials	Unit	Quantity	Total
MDF Primed Torus Skirting 94mm	m	88	£322.96
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	1	£5.65

Pinkgrip Grab Adhesive 350ml	each	9	£31.68
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Architrave			£823.43
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Labour			Total
Carpenter			£269.70
Materials	Unit	Quantity	Total
MDF Primed Torus Architrave 69mm	m	62	£271.56
Pinkgrip Grab Adhesive 350ml	each	6	£21.12
MitreBond Aerosol kit 2Pcs	each	1	£8.32

Window Boards			£146.03
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Labour			Total
Carpenter			£55.10
Materials	Unit	Quantity	Total
Pinkgrip Grab Adhesive 350ml	each	2	£7.04
MDF Window Board 25 x 244mm x 4.8m	each	1	£39.07

Boxing In Pipework			£469.26
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Labour			Total
Carpenter			£133.40
Materials	Unit	Quantity	Total
Treated Batten 47 x 50mm	m	18	£59.22
Knauf Earthwool Acoustic Partition Roll APR 35 100mm (11m ²)	each	1	£69.75
Rawplug Nylon Frame Fixings 8 x 100mm	each	36	£22.32
Hardwood Plywood 2440 x 1220 x 18mm	sheet	2	£35.90
Screws 4.5 x 60mm box of 200	box	1	£6.24

Provisional Sum Juliet Balcony			£1,262.78
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Materials	Unit	Quantity	Total
Install Juliet Balcony	each	1	£1,000.00

Payment Schedule

Below are the stages, provided we move forward, we would be charging you. This would be on the completion of the stage and as stages can run over or be shorter, a fixed date cannot be given.

Initial Payment	£41,315.75
Equipment Hire	£2,597.13
Scaffolding	£16,856.59
Demolition / Removal Existing Main Roof	£11,393.42
Cavity Wall Brick Faced	£10,468.61
2nd Payment Stage	£7,404.10
Cavity Wall Block Faced (cladded)	£3,585.74
Timber Stud Walls	£3,818.36
Final Payment	£87,323.66
Window En Suite	£696.70
Window Bedroom Above Kitchen	£597.59
Window Dormer	£1,175.66
Replacement Window Front Bedroom Above Lounge	£1,860.26
Replacement Windows Upstairs Rear	£1,902.79
French Door Rear Bedroom	£2,386.67
Floor - Bed Above Garage	£2,871.67
Floor - FF En Suite & Hall	£1,235.89
Floor - Bedroom Above Kitchens	£2,453.39
Apex Roof To Rear	£2,527.26
Monopitch Roof Front With Dormer	£1,834.04
Monopitch Roof Front Over Existing Bed	£2,095.55
Monopitch Roof Centre Valley	£1,051.77
Monopitch Roof Side Valley	£1,041.22
Monopitch Roof Rear Valley	£1,146.68
Gable Roof	£5,256.73
Plain Range Tiles	£17,789.37
Pitched Roof Windows	£1,880.95
Rafters Insulation	£876.10
Ceiling Joists Insulation	£814.71
Upvc	£3,873.13
Rainwater Goods	£1,111.11

Electrics	£2,825.70
Plumbing	£9,051.43
Radiators	£1,990.85
Plastering	£3,816.56
Plasterboard To Studwork	£770.37
Plasterboard To Studwork Standard Board	£1,337.18
Insulated Plasterboard Lining Rafters	£1,442.73
Timber Cladding	£2,260.28
Single Doors	£1,964.21
Joinery Workshop - Porch Construction	£1,294.64
Skirting Board	£1,388.97
Architrave	£823.43
Window Boards	£146.03
Boxing In Pipework	£469.26
Provisional Sum Juliet Balcony	£1,262.78
Total Cost	£136,043.51
Total Vat (20%)	£27,208.70
Total Cost inc. VAT	£163,252.21



Next Steps

To proceed with our proposal, please sign the acceptance form on the next page and return it within 30 days of issue.

By signing and returning this document, you confirm your agreement to move forward with us as your builder.

We also ask that you review, sign, and return the attached Terms and Conditions.

Once we receive your signed acceptance, we'll officially begin the exciting journey of bringing your dream home to life. We can't wait to get started on your project!

Agreement

I confirm that I have reviewed the attached Fee Proposal and understand the terms outlined within. This document provides a detailed overview of the scope of work, associated fees, and payment schedule.

By signing below, I acknowledge that:

1. I have read and fully understand the contents of this proposal.
2. I agree to the proposed scope of work and associated fees as detailed.
3. I understand that any modifications to the agreed scope may result in additional costs
4. I accept the payment terms set out in this proposal and commit to meeting them accordingly.

Builder acceptance

Benjamin Password1234

Builder Name **Benjamin Password1234**

Date **20 October 2026**

Client acceptance

Client Name _____

Date _____

Signature _____