



O'Neill Construction

15 High Street

CV31 2AU

ESTIMATE

for Jim Smith

Renovation

13 Avenue Road CV31 2AU





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15 High Street
CV31 2AU

Fee Proposal

Dated: **10th June 2025**

To: **Jim Smith**

We are pleased to present our quote with build costs for

**Renovation
13 Avenue Road CV31 2AU**

At O'Neill Construction, we take pride in delivering quality work with clear timelines. Our team has extensive experience across all stages of construction, from planning to completion, and we've successfully supported many clients in bringing their projects to life.

Attached, you'll find a detailed breakdown of the potential costs for your build. We're confident that our expertise and reputation make us the right choice to help you achieve your vision.

We'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

Sam O'Neill

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 or renovation—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.

Renovation Project Stages

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

- 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 renovation.

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

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
Scaffolding rear lower	£615.61
Scaffolding main roof	£2,275.15
Demolition / Removal rear extension	£5,812.41
General Excavation	£762.39
Drainage run new	£1,090.18
UPVC Manhole	£595.19
Trench Foundation	£1,627.64
Pad Foundation	£1,117.91
Cavity Walls Below DPC	£831.60
Concrete Floor ground flooor	£6,068.22
Cavity Wall	£2,938.93
Timber Stud Wall	£1,165.37
Timber Stud Wall peling walls	£401.31
Universal Beam 1	£1,106.42
Universal Beam 2	£904.13
Universal Beam 3	£822.63
Universal Beam 4	£1,430.96
Universal Beam 5	£1,430.96
Universal Column 6	£1,091.16
Universal Column 7	£1,178.89
Universal Column 8	£832.72
Universal Column 9	£819.24
Connection fin plate	£50.66
Connection end plate	£107.56
Windows allowance	£27,041.77
Floor bedrooms 1st floor	£1,494.22
bathroom floor	£437.86
loft floor	£1,689.94
Apex Roof main roof	£855.93
Monopitch Roof extension	£259.68
Monopitch Roof exsiting	£251.13
Flat Roof hiden valley	£155.13
loft dormer	£3,834.65
Slate Range	£5,184.87
EPDM Roof	£560.70
Pitched Roof Windows	£4,526.33
Rafters Insulation	£1,505.45
hidern gutter insulation	£82.39

aluminium fascia and gutter pc	£4,618.37
Electrics	£3,738.59
Plumbing	£5,098.33
Water Supply	£1,133.89
Heating	£2,995.22
Underfloor Heating	£1,292.34
Dot & Dab Walls	£2,644.22
Plasterboard to Studwork	£1,522.91
Plasterboard lining	£1,652.45
flooring allowance	£12,396.68
Decorating	£50,266.31
Kitchen	£14,305.81
utility	£5,412.15
Single Door internal	£38,318.33
Balustrade	£13,710.45
Staircase(1)	£9,684.89
Skirting Board 1	£21,894.15
Window Board 1	£1,540.97
 Total Cost	 £275,183.34
Total Vat (20%)	£55,036.67
Total Cost inc. VAT	£330,220.01

Bill of Quantities

This quote includes the following provisions and assumptions.

Provisionals

No provisionals

Assumptions

No assumptions

Scaffolding rear lower	£615.61
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Plant & Tool	Unit	Quantity
Provide Scaffolding for 8 weeks, Height - 2.1m, Width - 6.7m	each	1

Scaffolding main roof	£2,275.15
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Plant & Tool	Unit	Quantity
Provide Scaffolding for 10 weeks, Height - 4.8m, Width - 10m	each	1

Other Costs	Unit	Quantity
Extra charge	each	1

Demolition / Removal rear extension	£5,812.41
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Labour	Unit	Quantity
Labourer	Hours	578.1

Plant & Tool	Unit	Quantity
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	each	9.1

General Excavation	£762.39
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Labour	Unit	Quantity
Groundworker	Hours	3.2

Plant & Tool	Unit	Quantity
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	each	1.7
1 Tonne Skip Loader	day	1

Drainage run new	£1,090.18
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Labour	Unit	Quantity
Groundworker	Hours	16.1

Materials	Unit	Quantity
Underground Pipe 3m - Single Socket 110mm	each	5
Double Socket Rest Bend 87.5° 110mm	each	2
Flexible Adaptors 121-136 mm x 100-115 mm /110mm	each	2
P Trap 110mm	each	1
10mm Gravel/Shingle Bulk Bag	each	4
Regular Diesel	l	17

Plant & Tool	Unit	Quantity
1.5 Tonne Excavator	day	1
Delivery and Collection Cost	each	1
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	each	0.3
1 Tonne Skip Loader	day	1

UPVC Manhole	£595.19
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Labour	Unit	Quantity
Groundworker	Hours	5

Materials	Unit	Quantity
10mm Gravel/Shingle Bulk Bag	each	1
Circular Plastic Cover & Frame Ø450mm	each	1
Manhole Riser Ø450mm x 235 mm (H)	each	2
5 Inlets Inspection Chamber Base Ø450mm x 290mm (H)	each	1
Regular Diesel	l	2
Plant & Tool	Unit	Quantity
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	each	0.1
1 Tonne Skip Loader	day	1
1.5 Tonne Excavator	day	1
Delivery and Collection Cost	each	1

Trench Foundation £1,627.64

Labour	Unit	Quantity
Groundworker	Hours	14.7
Materials	Unit	Quantity
Concrete Mix C25	m3	4
Concrete Part Load Charge	m3	3
Regular Diesel	l	19
Plant & Tool	Unit	Quantity
1.5 Tonne Excavator	day	1
Delivery and Collection Cost	each	1
8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)	each	0.8
1 Tonne Skip Loader	day	1

Pad Foundation £1,117.91

Labour	Unit	Quantity
Groundworker	Hours	2.2
Labourer	Hours	0.1
Materials	Unit	Quantity
Concrete Mix C25	m3	1
Concrete Part Load Charge	m3	6
Regular Diesel	l	3
A393 Reinforcing Mesh 4.8m x 2.4m (6.2kg/m2)	each	1
Plastic Reinforced Mesh Spacers 40-50mm	each	8
Plant & Tool	Unit	Quantity
1.5 Tonne Excavator	day	1
Delivery and Collection Cost	each	1
2 Yard Skip 1.2m(L) x 0.61(W) x 0.76(H)	each	0.5
1 Tonne Skip Loader	day	1

Cavity Walls Below DPC £831.60

Labour	Unit	Quantity
Labourer	Hours	9.2
Bricklayer	Hours	6.4
Materials	Unit	Quantity
Ballast Bulk Bag	each	1
Blue Circle Mastercrete 25kg	each	4
Solid Low Density Concrete Blocks 3.6N 100mm	each	47
Building Sand Bulk Bag	each	1
Blue Circle Cement 25kg	each	2
Damp Proof Course 100mm x 30m	each	1
London Brick Company Commons	each	94

Concrete Floor ground flooor £6,068.22

Labour	Unit	Quantity
Labourer	Hours	33.1
Groundworker	Hours	26.8
Materials	Unit	Quantity
Sharp Sand Bulk Bag	each	6
Blue Circle Mastercrete 25kg	each	52
Concrete and screed Fibres 900g (usage 1m3 screed)	each	3
MOT Type 1 Sub-base Bulk Bag	bag	12
Visqueen Vapour Check 500 GA Green 4 x 50m	roll	1
Concrete Mix C30	m3	4
Concrete Part Load Charge	m3	3
A142 Reinforcing Mesh 4.8m x 2.4m (2.2kg/m2)	each	3
Plastic Reinforced Mesh Spacers 40-50mm	each	219
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	each	2
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	each	13
Building Sand Bulk Bag	each	4
Damp Proof Membrane 1200ga 4m x 3m (12m2)	each	4
Plant & Tool	Unit	Quantity
Concrete Pump	day	1

Cavity Wall £2,938.93

Labour	Unit	Quantity
Labourer	Hours	3
Bricklayer	Hours	23.4
Materials	Unit	Quantity
Wall Starter Kit Stainless Steel 2 x 1.2m	each	5
Blue Circle Cement 25kg	each	7
Building Sand Bulk Bag	each	1
Sika Maxmix Concentrated Plasticiser 1L	each	1
Celcon Standard Aerated Concrete Block 3.6N 100mm	each	119

London Brick Company Commons	each	711
Staifix Housing Wall Ties HRT4 250mm box of 250	pack	1
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	each	5
Aluminium Foil Tape 100mm x 45m	each	2

Timber Stud Wall £1,165.37

Labour	Unit	Quantity
Carpenter	Hours	38.9
Labourer	Hours	10.3
Materials	Unit	Quantity
Sawn Timber Treated C16/C24 47 x 95mm Studs: 44 x 2.4m. Plates: 8 x 4.8m. Noggins: 4 x 4.8m	m	164
Screws 5 x 100mm box of 100	box	4
Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m²)	each	6

Timber Stud Wall peling walls £401.31

Labour	Unit	Quantity
Carpenter	Hours	10
Labourer	Hours	4.5
Materials	Unit	Quantity
Sawn Timber Treated C16/C24 75 x 75mm Studs: 12 x 2.4m. Plates: 2 x 4.2m. Noggins: 1 x 4.8m	m	42
Screws 5 x 100mm box of 100	box	1
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	each	4

Universal Beam 1 £1,106.42

Labour	Unit	Quantity
Labourer	Hours	8.1
Painter	Hours	1.8
Materials	Unit	Quantity
UB 152x89x16	m	5
Blue Circle Mastercrete 25kg	each	1
Building Sand 25kg Bag	each	1
Supreme Concrete Padstone 440mm x 215mm x 102mm	each	2
Thermoguard W Intumescent Paint 2.5 Ltr	tin	1
Steel Red Oxide Primer 750ml	tin	1

Universal Beam 2 £904.13

Labour	Unit	Quantity
Labourer	Hours	6.7
Painter	Hours	1.4
Materials	Unit	Quantity
UB 152x89x16	m	4

Blue Circle Mastercrete 25kg	each	1
Building Sand 25kg Bag	each	1
Supreme Concrete Padstone 440mm x 215mm x 102mm	each	2
Thermoguard W Intumescent Paint 2.5 Ltr	tin	1
Steel Red Oxide Primer 750ml	tin	1

Universal Beam 3
£822.63

Labour	Unit	Quantity
Labourer	Hours	6.3
Painter	Hours	1.2
Materials	Unit	Quantity
UB 152x89x16	m	4
Blue Circle Mastercrete 25kg	each	1
Building Sand 25kg Bag	each	1
Supreme Concrete Padstone 440mm x 215mm x 102mm	each	2
Thermoguard W Intumescent Paint 2.5 Ltr	tin	1
Steel Red Oxide Primer 750ml	tin	1

Universal Beam 4
£1,430.96

Labour	Unit	Quantity
Labourer	Hours	8.9
Painter	Hours	2.4
Materials	Unit	Quantity
UB 203x133x30	m	5
Thermoguard W Intumescent Paint 2.5 Ltr	tin	1
Steel Red Oxide Primer 750ml	tin	1

Universal Beam 5
£1,430.96

Labour	Unit	Quantity
Labourer	Hours	8.9
Painter	Hours	2.4
Materials	Unit	Quantity
UB 203x133x30	m	5
Thermoguard W Intumescent Paint 2.5 Ltr	tin	1
Steel Red Oxide Primer 750ml	tin	1

Universal Column 6
£1,091.16

Labour	Unit	Quantity
Labourer	Hours	7.7
Painter	Hours	1.7
Materials	Unit	Quantity
UC 152x152x23	m	4
Blue Circle Mastercrete 25kg	each	1

Building Sand 25kg Bag	each	1
Supreme Concrete Padstone 440mm x 215mm x 102mm	each	2
Thermoguard W Intumescent Paint 2.5 Ltr	tin	1
Steel Red Oxide Primer 750ml	tin	1

Universal Column 7 £1,178.89

Labour	Unit	Quantity
Labourer	Hours	10.1
Painter	Hours	1.6
Materials	Unit	Quantity
UC 203x203x46	m	3
Blue Circle Mastercrete 25kg	each	1
Building Sand 25kg Bag	each	1
Supreme Concrete Padstone 440mm x 215mm x 102mm	each	2
Thermoguard W Intumescent Paint 2.5 Ltr	tin	1
Steel Red Oxide Primer 750ml	tin	1

Universal Column 8 £832.72

Labour	Unit	Quantity
Labourer	Hours	6.2
Painter	Hours	1.2
Materials	Unit	Quantity
UC 152x152x23	m	3
Blue Circle Mastercrete 25kg	each	1
Building Sand 25kg Bag	each	1
Supreme Concrete Padstone 440mm x 215mm x 102mm	each	2
Thermoguard W Intumescent Paint 2.5 Ltr	tin	1
Steel Red Oxide Primer 750ml	tin	1

Universal Column 9 £819.24

Labour	Unit	Quantity
Labourer	Hours	4.2
Painter	Hours	1.4
Materials	Unit	Quantity
UC 152x152x23	m	3
Thermoguard W Intumescent Paint 2.5 Ltr	tin	1
Steel Red Oxide Primer 750ml	tin	1

Connection fin plate £50.66

Labour	Unit	Quantity
Labourer	Hours	2.3
Materials	Unit	Quantity
Metal Plate 300 x 300 x10mm	each	1

Welding Electrodes 3.2mm x 2.5 kg	pack	1
Hex Nut M16 Zinc plated	each	4
High Tensile Bolt M16 x 60mm	each	4

Connection end plate £107.56

Labour	Unit	Quantity
Labourer	Hours	4.7
Materials	Unit	Quantity
Metal Plate 250 x 250 x15mm	each	2
Welding Electrodes 3.2mm x 2.5 kg	pack	1
Hex Nut M16 Zinc plated	each	16
High Tensile Bolt M16 x 60mm	each	16

Windows allowance £27,041.77

Materials	Unit	Quantity
Materials	each	1

Floor bedrooms 1st floor £1,494.22

Labour	Unit	Quantity
Carpenter	Hours	35.1
Labourer	Hours	14.4
Materials	Unit	Quantity
Standard Joist Hanger 63mm x 250mm JHA270/63	each	18
Square Twist Nails 3.7 x 30mm 1kg	pack	2
Sawn Timber Treated C16/C24 47 x 95mm	m	6
Screws 5 x 80mm box of 100	box	1
Heavy Restraint Strap 1000 x 30 x 5mm	each	2
Nylon Anchor Hammerfix Screws M6x60mm Box of 50	box	1
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m ²)	each	2
Chicken Wire/ Mesh Roll 1m x 10m (10m ²)	each	6
Chipboard Flooring P4 2400 x 600 x 18mm	each	20
Screws 4.5 x 60mm box of 200	box	2
Sawn Timber Treated C16/C24 47 x 225mm x 4.2m	m	76

bathroom floor £437.86

Labour	Unit	Quantity
Carpenter	Hours	13.3
Labourer	Hours	3.2
Materials	Unit	Quantity
Standard Joist Hanger 63mm x 250mm JHA270/63	each	20
Square Twist Nails 3.7 x 30mm 1kg	pack	2
Sawn Timber Treated C16/C24 47 x 95mm	m	4
Screws 5 x 80mm box of 100	box	1

Heavy Restraint Strap 1000 x 30 x 5mm	each	2
Nylon Anchor Hammerfix Screws M6x60mm Box of 50	box	1
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m ²)	each	1
Chicken Wire/ Mesh Roll 1m x 10m (10m ²)	each	2
Chipboard Flooring P4 2400 x 600 x 18mm	each	5
Screws 4.5 x 60mm box of 200	box	1
Sawn Timber Treated C16/C24 47 x 125mm x 4.2m	m	21

loft floor £1,689.94

Labour	Unit	Quantity
Carpenter	Hours	35.7
Labourer	Hours	16.9
Materials	Unit	Quantity
Sawn Timber Treated C16/C24 47 x 95mm	m	7
Screws 5 x 80mm box of 100	box	1
Heavy Restraint Strap 1000 x 30 x 5mm	each	2
Nylon Anchor Hammerfix Screws M6x60mm Box of 50	box	1
Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m ²)	each	3
Chicken Wire/ Mesh Roll 1m x 10m (10m ²)	each	7
Chipboard Flooring P4 2400 x 600 x 18mm	each	23
Screws 4.5 x 60mm box of 200	box	2
Sawn Timber Treated C16/C24 47 x 225mm x 4.2m	m	89

Apex Roof main roof £855.93

Labour	Unit	Quantity
Carpenter	Hours	18.5
Labourer	Hours	1.8
Materials	Unit	Quantity
Sawn Timber Treated C16/C24 47 x 225mm x 4.2m	m	5
Sawn Timber Treated C16/C24 47 x 145mm x 4.8m	m	135
Screws 5 x 100mm box of 100	box	3
Sawn Timber Treated C16/C24 47 x 95mm x 4.2m	m	9
Brown Plastic Plugs Box of 100	box	1
Heavy Restraint Strap 1200 x 30 x 5mm	each	6
Building Sand Bulk Bag	each	0
Blue Circle Cement 25kg	each	1
Screws 4 x 50mm box of 200	box	1

Monopitch Roof extension £259.68

Labour	Unit	Quantity
Carpenter	Hours	4.6
Labourer	Hours	0.9

Materials	Unit	Quantity
Sawn Timber Treated C16/C24 47 x 225mm x 3m	m	3
Sawn Timber Treated C16/C24 47 x 145mm x 3m	m	30
Screws 5 x 100mm box of 100	box	1
Sawn Timber Treated C16/C24 47 x 95mm x 4.2m	m	5
Brown Plastic Plugs Box of 100	box	1
Heavy Restraint Strap 1200 x 30 x 5mm	each	4
Building Sand Bulk Bag	each	0
Blue Circle Cement 25kg	each	1
Screws 4 x 50mm box of 200	box	1

Monopitch Roof exsiting	£251.13
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Labour	Unit	Quantity
Carpenter	Hours	4.6
Labourer	Hours	0.8
Materials	Unit	Quantity
Sawn Timber Treated C16/C24 47 x 225mm x 3.6m	m	4
Sawn Timber Treated C16/C24 47 x 145mm x 2.4m	m	29
Screws 5 x 100mm box of 100	box	1
Sawn Timber Treated C16/C24 47 x 95mm x 3.6m	m	4
Brown Plastic Plugs Box of 100	box	1
Heavy Restraint Strap 1200 x 30 x 5mm	each	3
Building Sand Bulk Bag	each	0
Blue Circle Cement 25kg	each	1
Screws 4 x 50mm box of 200	box	1

Flat Roof hidden valley	£155.13
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Labour	Unit	Quantity
Carpenter	Hours	2.1
Labourer	Hours	0.8
Materials	Unit	Quantity
Sawn Timber Treated C16/C24 47 x 225mm x 3.6m	m	4
Sawn Timber Treated C16/C24 47 x 145mm x 2.4m	m	10
Screws 5 x 100mm box of 100	box	1
Sawn Timber Treated C16/C24 47 x 95mm x 3.6m	m	4
Brown Plastic Plugs Box of 100	box	1
Heavy Restraint Strap 1200 x 30 x 5mm	each	3
Building Sand Bulk Bag	each	0
Blue Circle Cement 25kg	each	1
Screws 4 x 50mm box of 200	box	1

loft dormer	£3,834.65
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Labour	Unit	Quantity
Labourer	Hours	10.3
Roofer	Hours	34.1
Carpenter	Hours	23.6
Materials	Unit	Quantity
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	each	3
25mm Celotex Insulation TB3025 Board 2400mm x 1200mm	each	2
Aluminium Foil Tape 50mm x 45m	each	2
Half Round Fascia Bracket - Black	each	7
Half Round External Stop End - Black	each	4
Half Round Running Outlet - Black	each	2
Round Downpipe 2.5 m lengths 68mm - Black	each	1
Round Shoe 68 mm - Black	each	2
Half Round Clip 68 mm - Black	each	4
Round Bend 92.5° Black 68 mm	each	4
Half Round Gutter 3 m length - Black	each	2
Code 4 Lead Roll 300mm x 6m	roll	4
Treated Batten 25 x 38mm	m	86
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	1
Marley Segmental Ridge Tile Natural Red (Fine Sanded)	each	8
Plastic Eaves Support tray 1.5m	each	4
Danelaw Group Standard Slate Valley Trough Grey 330mm x 3000mm	each	1
Undercloak 150 x 1200 mm	each	3
Verges clips	each	14
Sharp Sand Bulk Bag	each	1
Blue Circle Cement 25kg	each	3
Aluminium Clout Nails 30mm 1kg Pack	pack	1
SSQ Del Prado Natural Slate 500 x 375mm	each	16
SSQ Del Prado Natural Slate 500 x 250mm	each	131
Hardwood Plywood 2440 x 1220 x 18mm	sheet	2
Screws 4.5 x 60mm box of 200	box	1
Redland Concrete Plain Tiles	each	207
Redland 90° External Angle Tile Left	each	6
Redland 90° External Angle Tile Right	each	6
Redland Eaves Tiles	each	58
Cromar Vent 3 High Performance 1 x 50m Breathable Felt	each	1
Studs - Sawn Timber Treated C16/C24 47 x 95mm	m	26
Rafters - Sawn Timber Treated C16/C24 47 x 145mm	m	21
Ridge - Sawn Timber Treated C16/C24 47 x 195mm	m	4
Joists - Sawn Timber Treated C16/C24 47 x 145mm	m	11
Header - Sawn Timber Treated C16/C24 47 x 145mm	m	2
Screws 5 x 80mm box of 100	box	3

50mm Celotex Insulation GA3050 Board 2400mm x 1200mm	each	2
uPVC White Solid Soffit Board 9 x 250mm x 5m	each	2
uPVC White Fascia Board 18 x 200mm x 5m	each	2
White 40mm Plastic Headed Pins x 250	box	1
White External Corner 500mm	each	4
Box - uPVC White Fascia Board 18 x 405mm x 2.5m	each	1
White External Corner 300mm	each	1
White Fascia Joiner	each	1

Slate Range £5,184.87

Labour	Unit	Quantity
Labourer	Hours	3.8
Roofer	Hours	46.7
Carpenter	Hours	10.3
Materials	Unit	Quantity
Tyvek Supro Breather Membrane 1 x 50m	each	1
Plastic Eaves Support tray 1.5m	each	7
Galvanised Clout Nails 2.65 x 30mm 1kg Pack	kg	1
Marley Segmental Ridge Tile Natural Red (Fine Sanded)	each	10
Blue Circle Cement 25kg	each	2
Sharp Sand Bulk Bag	each	1
Treated Batten 25 x 38mm	m	185
65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	2
Copper nails 30mm x 1kg	pack	4
SSQ Del Prado Natural Slate 500 x 250mm	each	720
Code 4 Lead Roll 360mm x 6m	roll	2

EPDM Roof £560.70

Labour	Unit	Quantity
Carpenter	Hours	1.5
Roofer	Hours	5.4
Materials	Unit	Quantity
75mm x 3.75 Galvanized Round Wire Nail 1kg Pack	pack	1
Softwood treated furring	m	9
ClassicBond EPDM Rubber Membrane 1.5mm	m2	4
ClassicBond EPDM Deck Adhesive 5L	tin	1
ClassicBond EPDM Contact Adhesive 2.5L	tin	1
Screws 4.5 x 60mm box of 200	box	1
Hardwood Plywood 2440 x 1220 x 18mm	sheet	1
Geocel Trade Mate Roofers Seal Lead Grey 310ml	each	4
Code 4 Lead Roll 150mm x 6m	roll	2

Pitched Roof Windows £4,526.33

Labour	Unit	Quantity
Roofer	Hours	33.3
Carpenter	Hours	16.9
Materials	Unit	Quantity
Velux GGL MK04 Pine Roof Window 780 x 980mm	each	5
Velux BFX MK04 Underfelt Collar 780 x 980mm	each	5
Velux EDL MK04 Slate Flashing 780 x 980mm	each	5
Standard Joist Hanger 100mm x 250mm JHA270/100	each	20
Standard Joist Hanger 44mm x 238mm JHA270/44	each	10
47 x 145 mm (2" x 6"), Length 4.8 m x 15	m	72
Square Twist Nails 3.7 x 30mm 1kg	pack	3
Screws 5 x 100mm box of 100	box	2

Rafters Insulation £1,505.45

Labour	Unit	Quantity
Labourer	Hours	37.4
Materials	Unit	Quantity
100mm Celotex Insulation GA4100 Board 2400mm x 1200mm	each	19
30mm Celotex Insulation TB3030 Board 2400mm x 1200mm	each	19
Aluminium Foil Tape 50mm x 45m	each	7

hidern gutter insulation £82.39

Labour	Unit	Quantity
Labourer	Hours	0.8
Materials	Unit	Quantity
150mm Celotex Insulation XR4150 Board 2400mm x 1200mm	each	1
Aluminium Foil Tape 50mm x 45m	each	1

aluminium fascia and gutter pc £4,618.37

Materials	Unit	Quantity
Materials	each	1

Electrics £3,738.59

Labour	Unit	Quantity
Electrician	Hours	161.3
Materials	Unit	Quantity
2.5mm² Twin and Earth Cable 100m Reel	reel	3
1.5mm² Twin and Earth Cable 100m Reel	reel	1
Metal Box 2 Gang 35mm	each	30
Metal Box 1 Gang 35mm	each	18
MK DP Switched Socket 13A 2 Gang White	each	30
MK Pendant Set 150mm	each	5
MK Light Switch 1 Gang 2 Way White	each	7

Downlight allowance	each	26
1.5mm ² Twin and Earth Cable 50m Reel	reel	3
Crabtree 10A Light Switch 3 Gang 2 Way White	each	4
16mm ² Armoured Cable 3-Core 50m Reel	reel	1
Wylex Metal 17th Edition Consumer Unit 10 Way + 10MCBs	each	1
RCD 80A 30mA	each	3
Wylex MCB 32A Type B	each	10
Wylex DP Switch 100A	each	1
Smoke Detector Mains With 9V Battery Backup	each	2
Heat Alarm Aico Mains With 9V Battery Backup	each	1
FireAgel CO Alarm 9V Battery	each	1
1.5mm ² Twin and Earth Cable 25m Reel	reel	2
100mm Low Profile Extractor Fan Humidistat	each	4
1.0mm ² 3-Core and Earth Cable 50m Reel	reel	1
Fan Isolator allowance	each	5
Crabtree Cooker Switch DP 45A 1 Gang with Neon White	each	2
10mm ² Twin and Earth Cable 50m Reel	reel	1
Extractor Hood allowance	each	1

Plumbing	£5,098.33
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Labour	Unit	Quantity
Plumber	Hours	91
Materials	Unit	Quantity
Full Bore Isolating Valve 15 mm	each	19
Copper Pipe Ø15 mm, 3 m Length	each	46
Fittings allowance	each	1
Washing Machine Valve With CV 15mm x 3/4	each	2
Flexible Hose 15mm x 1/2 x 300mm	each	11
Shower Tray allowance	each	3
Shower Mixer allowance	each	3
Shower Enclosure allowance	each	3
Shower Pump allowance	each	3
Shower Trap 70 mm Chrome	each	3
Appliance Trap 40 mm	each	2
Toilet allowance	each	3
90° Pan Connector	each	3
Basin Taps allowance	each	3
Trap and Waste Kit 32mm	each	3
Vanity Unit allowance	each	2
Kitchen Sink allowance	each	2
Double Bowl Sink Trap Kit 40 mm	each	2
Basin allowance	each	1

Water Supply £1,133.89

Labour	Unit	Quantity
Groundworker	Hours	9.2
Materials	Unit	Quantity
MDPE Pipes 25 mm x 50 m	each	1
150mm x 365M Blue Water Underground Warning Tape	each	0
Isolating Valve with Handle 22 mm	each	1
PE – X Barrier Pipe Ø15 mm, 3 m Length	each	1
Regular Diesel	l	10
Plant & Tool	Unit	Quantity
1.5 Tonne Excavator	day	1
Delivery and Collection Cost	each	1
Other Costs	Unit	Quantity
Water connection fees	each	1

Heating £2,995.22

Labour	Unit	Quantity
Plumber	Hours	19
Materials	Unit	Quantity
RM Prostel Unvented Indirect Cylinder 150L	each	1
Worcester Greenstar 34CDi Classic ErP Combi Boiler	each	1
Worcester Bosch Telescopic FS Flue Kit 60 x 100mm	each	1
Honeywell Digital Room Thermostat	each	1
Adey MagnaClean Professional Magnetic Filter 22mm	each	1
Electrolytic Scale Inhibitor 15mm	each	1
Sentinel X100 Central Heating Scale Inhibitor 1L	each	1
Combi Straight Filling Loop	each	1

Underfloor Heating £1,292.34

Labour	Unit	Quantity
Plumber	Hours	28.1
Materials	Unit	Quantity
Heatmiser Touch-W	each	1
ProWarm™ Standard Output - 62m2	each	1

Dot & Dab Walls £2,644.22

Labour	Unit	Quantity
Labourer	Hours	8
Plasterer	Hours	111.5
Materials	Unit	Quantity
Standard Plasterboard SE 2400 x 1200 x 12.5mm	sheet	63
Gyproc Dry-Wall Adhesive 25kg	bag	40
Contractors PVA 5Ltr	each	2

Thin Coat Angle Bead 3m	each	15
Thistle Multi Finish Plaster 25kg	bag	27
Drywall Scrim Tape 48mm x 90m	roll	4

Plasterboard to Studwork £1,522.91

Labour	Unit	Quantity
Labourer	Hours	26.9
Plasterer	Hours	33.4
Materials	Unit	Quantity
Drywall Screws 38mm Box of 1000	box	2
Fireproof Plasterboard SE 2400 x 1200 x 12.5mm	sheet	34
Thin Coat Angle Bead 3m	each	20
Thistle Multi Finish Plaster 25kg	bag	15
Drywall Scrim Tape 48mm x 90m	roll	2

Plasterboard lining £1,652.45

Labour	Unit	Quantity
Labourer	Hours	48.6
Plasterer	Hours	39.2
Materials	Unit	Quantity
Drywall Screws 38mm Box of 1000	box	2
Fireproof Plasterboard SE 2400 x 1200 x 12.5mm	sheet	36
Thistle Multi Finish Plaster 25kg	bag	16
Drywall Scrim Tape 48mm x 90m	roll	2

flooring allowance £12,396.68

Materials	Unit	Quantity
Materials	each	1

Decorating £50,266.31

Labour	Unit	Quantity
Painter	Hours	123.7
Materials	Unit	Quantity
Dulux Trade Matt Emulsion Paint White 10Ltr	each	5
Dulux Trade Matt Emulsion Paint Magnolia 10Ltr	each	6

Kitchen £14,305.81

Labour	Unit	Quantity
Carpenter	Hours	160
Materials	Unit	Quantity
Kitchen allowance	each	1

utility £5,412.15

Labour	Unit	Quantity
Carpenter	Hours	24
Materials	Unit	Quantity
Kitchen allowance	each	1

Single Door internal £38,318.33

Labour	Unit	Quantity
Painter	Hours	90
Carpenter	Hours	47.1
Materials	Unit	Quantity
Dulux Trade High Gloss Paint White 2.5Ltr	each	4
Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	each	1
Pinkgrip Grab Adhesive 350ml	each	13
MDF Primed Torus Architrave 44mm	m	98
MitreBond Aerosol kit 2Pcs	each	5
51mm Paslode galvanised angled brads 16ga 2000 Pack	pack	1
6 Panel Hollow Door 762 x1981mm	each	9
Softwood Door Lining Set + Stops 32 x 115mm	each	9
Eclipse Fire Door Ball Bearing Hinges 102 x 76mm Pack of 3	pack	9
Dulux Trade Wood Primer Undercoat White 2.5Ltr	each	3
Tubular Latch 76 mm	each	9
Brass Door Handle Pack of 2	pack	9

Balustrade £13,710.45

Labour	Unit	Quantity
Painter	Hours	30.3
Carpenter	Hours	37.4
Materials	Unit	Quantity
Dulux Trade High Gloss Paint White 2.5Ltr	each	2
Johnstones Primer White 2.5 Ltr	each	2
Pine 41mm Traditional Turned Spindle 900mm	each	64
Pine 41mm HDR Profile Heavy Hand Rail 3600mm	each	4
Pine 90mm Plain Square Full Newel Post 1500mm	each	4
Pine 41mm Base Rail 3600mm	each	4
Pine Full Pyramid Cap for 90mm Newel Posts	each	4

Staircase(1) £9,684.89

Labour	Unit	Quantity
Carpenter	Hours	32
Painter	Hours	18.8
Materials	Unit	Quantity
Single Winder Staircase, MDF treads and risers	each	2
Dulux Trade High Gloss Paint White 2.5Ltr	each	1

Johnstones Primer White 2.5 Ltr	each	2
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Plant & Tool	Unit	Quantity
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Delivery cost	each	1
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Skirting Board 1	£21,894.15
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Labour	Unit	Quantity
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Painter	Hours	51.8
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Carpenter	Hours	23
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Materials	Unit	Quantity
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Dulux Trade High Gloss Paint White 2.5Ltr	each	2
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Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	each	2
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MDF Primed Torus Skirting 144mm	m	115
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65mm x 2.65 Galvanized Round Wire Nail 1kg Pack	pack	1
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Pinkgrip Grab Adhesive 350ml	each	12
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Window Board 1	£1,540.97
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Labour	Unit	Quantity
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Carpenter	Hours	3.8
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Painter	Hours	3.3
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Materials	Unit	Quantity
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Pinkgrip Grab Adhesive 350ml	each	4
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MDF Window Board 25 x 244mm x 4.8m	each	2
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Dulux Trade High Gloss Paint White 2.5Ltr	each	1
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Leyland Trade Acrylic Primer Undercoat White 2.5Ltr	each	1
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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	£9,465.56
Scaffolding rear lower	£615.61
Scaffolding main roof	£2,275.15
Demolition / Removal rear extension	£5,812.41
General Excavation	£762.39
2nd Payment Stage	£14,269.67
Drainage run new	£1,090.18
UPVC Manhole	£595.19
Trench Foundation	£1,627.64
Pad Foundation	£1,117.91
Cavity Walls Below DPC	£831.60
Concrete Floor ground floor	£6,068.22
Cavity Wall	£2,938.93
3rd Payment Stage	£4,399.86
Timber Stud Wall	£1,165.37
Timber Stud Wall pelling walls	£401.31
Universal Beam 1	£1,106.42
Universal Beam 2	£904.13
Universal Beam 3	£822.63
4th Payment Stage	£6,834.60
Universal Beam 4	£1,430.96
Universal Beam 5	£1,430.96
Universal Column 6	£1,091.16
Universal Column 7	£1,178.89
Universal Column 8	£832.72
Universal Column 9	£819.24
Connection fin plate	£50.66
5th Payment Stage	£30,771.35
Connection end plate	£107.56
Windows allowance	£27,041.77

Floor bedrooms 1st floor	£1,494.22
bathroom floor	£437.86
loft floor	£1,689.94

6th Payment Stage	£17,133.85
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Apex Roof main roof	£855.93
Monopitch Roof extension	£259.68
Monopitch Roof exsiting	£251.13
Flat Roof hiden valley	£155.13
loft dormer	£3,834.65
Slate Range	£5,184.87
EPDM Roof	£560.70
Pitched Roof Windows	£4,526.33
Rafters Insulation	£1,505.45

7th Payment Stage	£37,175.39
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hidern gutter insulation	£82.39
aluminium facia and gutter pc	£4,618.37
Electrics	£3,738.59
Plumbing	£5,098.33
Water Supply	£1,133.89
Heating	£2,995.22
Underfloor Heating	£1,292.34
Dot & Dab Walls	£2,644.22
Plasterboard to Studwork	£1,522.91
Plasterboard lining	£1,652.45
flooring allowance	£12,396.68

8th Payment Stage	£131,697.93
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Decorating	£50,266.31
Kitchen	£14,305.81
utility	£5,412.15
Single Door internal	£38,318.33
Balustrade	£13,710.45
Staircase(1)	£9,684.89

Final Payment	£23,435.12
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Skirting Board 1	£21,894.15
Window Board 1	£1,540.97

Total Cost	£275,183.34
Total Vat (20%)	£55,036.67
Total Cost inc. VAT	£330,220.01



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.

Client Name _____

Date _____

Signature _____