

Providing cost management and quantity surveying services for building and construction projects

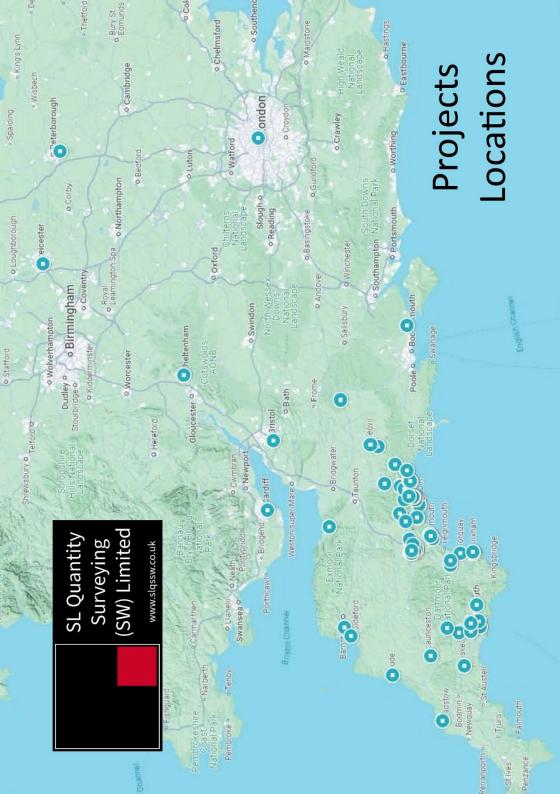
www.slqssw.co.uk

Introduction

SL Quantity Surveying (SW) Limited is a provider of quantity surveying services, offering comprehensive support to both commercial and private clients. With years of experience in the construction industry, we understand the unique challenges that each project faces, from residential developments to large-scale commercial builds. Our goal is to support you by providing the following key services:

- Cost Estimation Accurately assess project costs from inception to completion.
- Project Budgeting Develop comprehensive budgets aligned with your project requirements.
- Tender Documentation Prepare detailed tender documents to facilitate a smooth procurement process.
- Bill of Quantities (BoQ) Preparation Create detailed Bills of Quantities to streamline cost control and procurement.
- Cost Control Implement effective cost monitoring and control measures throughout the project lifecycle.
- Value Engineering Identify opportunities for cost savings without compromising on quality.
- Final Account Settlement Ensure fair and transparent final account settlements for all parties involved.

Our tailored services are designed to meet the specific needs of your construction project, ensuring precise cost management, risk assessment, and project viability analysis.



Cost Estimation

Cost estimation is the foundation of any successful construction project. At SL Quantity Surveying (SW) Limited, we assess project costs from the very start to ensure that you have a realistic understanding of the financial requirements for your build.

Accurate cost estimation is critical for ensuring that a project is financially feasible. Overestimating costs can lead to an overly cautious approach that may result in missed opportunities, while underestimating costs can lead to budget overruns, delays, and strained relationships with contractors and stakeholders.

Our quantity surveyors use the latest software and industry knowledge to provide detailed cost estimates that cover all aspects of the project, including materials, labour, equipment, overheads, and contingencies.

Benefits of Our Cost Estimation Services

- Financial Clarity: Clear insight into project costs helps you make informed decisions early on.
- Risk Mitigation: Identify potential risks and incorporate contingencies to avoid unexpected financial challenges.
- Efficient Planning: Accurate estimates enable better planning and allocation of resources, reducing delays.
- Increased Confidence: With a reliable cost estimate, you can confidently secure financing and engage stakeholders.

Development Appraisal / Feasibility Cost Plan

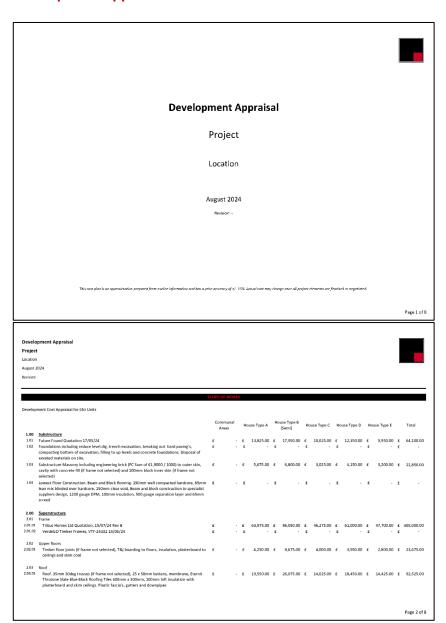
A development appraisal or feasibility cost plan is an initial financial evaluation of a proposed construction or property development project.

It aims to assess whether the project is viable by comparing the potential costs against the expected revenue or value. This process involves:

- Estimating Costs: Identifying and calculating all expenses, including land acquisition, construction costs, professional fees, regulatory costs, and contingency allowances.
- Assessing Revenues: Estimating the income or sales values generated by the project, such as rental income or sales proceeds from completed units.
- Risk Assessment: Identifying financial risks and considering alternative scenarios that may impact profitability, such as changes in market conditions or construction delays.
- Viability Analysis: Evaluating whether the project will yield a sufficient return on investment based on the cost and revenue projections.

This tool helps developers, investors, and stakeholders decide whether to proceed with a project, seek alternative options, or adjust the project scope for better financial outcomes.

Development Appraisal



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2.34	Status and rareps											_		_	
	Softwood staircase, flights, 2.50m rise including landing timber balustrade	E		£	1.550.00	£	3,100.00	E	1,150.00	£	2,050.00	£	1,150.00	£	9,000
2.05	External walls														
2.05.01	Painted render walls including painted sand & cement render, concrete block (if frame not selected), savily (if frame on selected), insulation (if frame not selected), blocks (if frame not selected), placket board and skim could	£		£	14,775.00	£	11,100.00	£	7,000.00	£	13,800.00	£	10,500.00	£	57,175
2.05.02	Wall coverings, Eternit Thrutone Slate Blue Black Roofing Tile 600mm x 300mm, timber batters, concrete block (if Irame not selected), unity (if irame not selected), insulation (if frame not selected), block and platerbook	ť		c	10,575.00	r	8,575.00	c	9,125.00	c	12,150.00	c	8,450.00	c	48,875
2.05.03	Well coverings, Stone, oncrete block (if frame not selected), cavity (if frame not selected), insulation (if frame not selected), block and plasterboard	£		£	-	£	17,775.00	É	-	£	-	£	-	£	17,775
2.05.04	Chimney Stack, one brick thick	£		£	-	£	-	£	500.00	£	2,450.00	£	2,450.00	£	5,400
2.06	Windows and external doors														
10.30.5	Inbus Homes Ltd Quotation, 15/07/24 Rev B	£	-	£	27,425.00	±	46,500.00		18,800.00	£	24,900.00		22,900.00	£	140,52
2.06.02	PVCu Windows	£		£	-	£		E		Í	-	£		£	
2.06.03	PVCu External docus	r		r		ſ		c		r		ſ		£	
	internal walls and partitions														
2.07.01	Concrete block (if frame not selected), plasterboard and skim coat to both sides	É		£		£	3,900.00		2,350.00		2,050.00				11,450
2.07.02	Timber stud walls (if frame not selected), plasetrboard and skim coat to both sides	£		£	5,425.00	£	10,650.00	É	1,600.00	£	3,950.00	£	3,300.00	£	24,925
	internal doors														
10.80.5	Single doors, PC Surr of £150 for door and ironmongery each	£			5,850.00		8,275.00		2,550.00		5,850.00		5,850.00		28,375
\$10.801.5	Double doors, PC Sum of £275 for door and ironmongory each	E		£	700.00		975.00		350.00		350.00		350.00		2,725
2.08.03	Pocket doors, PC Sum of £350 for door and ironmongery each	£		£	425.00	£	1,000.00	E	1,275.00	f	425.00	£	425.00	£	3,550
	Internal Finishes Wall Brishes														
3.01.01	Emulsion Paint	E		£	3,650.00	£	5,325.00	Ē	2,350.00	£	3,400.00	£	2,450.00	£	17,175
3.01.02	Tilling to full height to shower wells, 600mm high to both surround and 200mm to hand basins. PC Sum of £25 / m2 for tilling	É		£	450.00	£	1,075.00	£	400.00	£	325.00	£	100.00	£	2,350

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8.97	Floor finishes														
3.02.01	Floor finishes. Preparation and floor finishes including painted skirtings. PC Sum of £25 / m2 for floor finishes	E		£	17,575.00	£	32,575.00	£	12,300.00	E	15,275.00	£	16,750.00	£	95,475.0
3.03	Ceiling finishes														
3.03.01	Emulsion Paint	£	-	±	1,150.00	£	2,150.00	£	900.00	±	1,075.00	£	700.00	£	5,975.
	Eittings, furnishings and equipment														
.01.01	Fittings, furnishings and equipment Kitchen, Provisional Sum	£			25.000.00	£	50.000.00	£	25.000.00	e	25.000.00		25.000.00	f	150,000
.01.02	Utility room. Provisional Sum	£	-	£	5,000.00		-	É		£	5,000.00		25,000.00	ć	10,000
5.00	Services														
	Service installations to extension, revised kitchen layout and staircase alterations including under floor heating, electrical installations and builders work in connection with services installations.	£		£	48,300.00	£	54,525.00	£	45,600.00	E	48,125.00	t	44,875.00	£	241,425
5.01.01	Sanitaryware, PC Sum of £300 for WC, £200 for Basin, £500 for WC and £500 for Shower	É		£	4.000.00	£	6,000.00	É	2,500.00	£	2,500.00	£	2,000.00	£	17,000
5.02	Air Source Heat Pump, Provisional Sum	É		É	15.000.00	£	15,000.00	£	15,000.00	ε	15,000.00	£	15,000.00	£	75,000
5.03	Solar Panels, 15 Panel System with Battery. Provisional Sum	É		É	20.000.00	£	20,000.00	£	20,000.00	£	20,000.00	£	20,000.00	£	100,000
5.54	Vechicle Charging Point	É		£	1,500.00	£	1,500.00	£	1,500.00	£	1,500.00	£	1,500.00	£	7,500
6.00	External Works														
6.51	Site preparation works														
6.01.01	Site Clearance	£		£		£		£		£		£			
G.01.02	Topsoil; average 150m depth	£		£	-	£	-	E		£		£	-	£	
	Roads, paths, paving's and surfacing's														
5.07.01	Slab paving, precast concrete paving slabs on subbase; including excavation	£		£	7,150.00	£	7,925.00	E	5,300.00	£	5,600.00	£	5,500.00	£	32,475.

Page 4 of 8

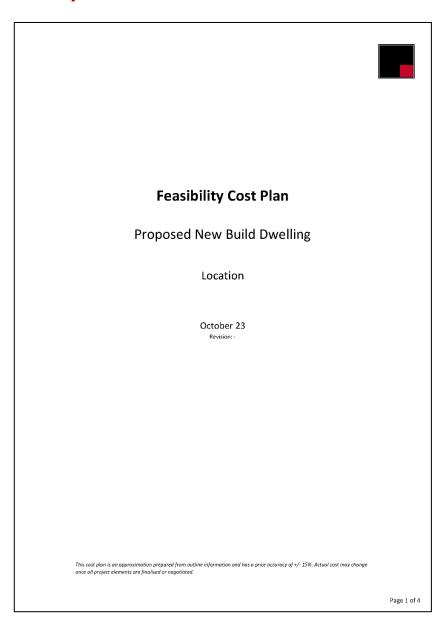
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6.07.02	Maxidism rooshwiy Escaetes 500 nm for pethways or roosbed, bring to grade, lay 100 mm well-rolled hadcore: Ju 100 mm Jups 1 garaular maxenal; lay presast adgings leefts 50 × 150 nm on both sides; including loundations haunched non-side in 11.5 M/mm? concrete with still reconsery formwork maximism by surface of 90 mm maximism 60 mm base course and 30 mm wearing course; all disposal of size.	c	57,050.60	r	2,450.00	r	2,450.00	e	2,450.00	г	2,450.00	c	2,450.00	£	69,300.0
6.38	Soft landscaping, planting and irrigation systems														
10.00.0	Surface preparation for seeding	£		±	2,225.00	£	2,825.00	£	1,975.00	£	2,000.00	£	1,550.00	£	10,575
5.04.01	Fernding, railings and wolls. Closeboarded fending; to concrete posts 100 × 100 mm; 3 nr softwood arris railis; 100 × 22 mm softwood pails lapped 13 mm; including excavating and backfilling into firm ground at 3.00 m centres; setting in concrete 1:155, 1800 mm thigh	£		£	375.00	£	950.00	E		f	-	£	-	£	1,325
5.04.02	1200mm Stone wall, 225 mm thick piers at 3.0 m centres. Excavation 400 mm deep, duposal, concrete foundations. Precast concrete coping	£		£	17,400.00	£	24,000.00	£	9,600.00	£	32,400.00	£	26,400.00	£	109,800
6.35	External fixtures														
5.05.01	BirrStore	£		£	475.00		950.00		475.00		475.00		475.00		2,850
5.05.02	Rotatory Washing Line	£			75.00		125.00		75.00		75.00		75.00		425
5.05.03	2001 Water Bull	E		£	100.60	E	200.00	£	100.00	£	100.00	£	100.00	£	600
	External drainage														
5.06.01	Drainage Runs	£	75,675.00		-	-		£		£	-		-	£	75,575
5.06.02 5.06.03	Manholes	£	13,200.00			£		E		£	-	£	-	£	13,200
5.06.04	Gulles, dp etc Aco Drainage	£	3,000.00		-	£		E		f	-	f	-	E	3,000
5.06.05	Stormwater Draineze Field	r.	15,000,00			r.		è		r		r			15,000
120000	Still HWART I Statinge Prisit		1.5000.00	ů											1.3,444
	External Services														
5.07.01	Water main	£	31,350.00		2,850.00		2,850.00		2,850.00		2,850.00			£	45,600
5.07.02	Electric main	£	37,950.00		3,450.00		3,450.00		3,450.00		3,450.00			£	55,200
5.07.03 5.07.04	Gas main Telecom main	£	95,700.00 23,100.00		8,700.00 2.100.00		8,700.00 2,100.00		2,100.00		8,700.00 2.100.00		8,700.00 2.100.00		139,200

Develo	pment Appraisal														
Project															
Location															
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	Proliminaries														
	0.20% Defects	1	725.0C			£	1,025.00		75.00		750.00				1,475.00
7.02	6.00% Management and Staff	r	21,725.00	£	21,850.00	ſ	30,075.00	f. 17,1	25.00	£.	22,000.00	f	18,950.00	f. 131	1,625.00
	0.40% Site Establishment	€	1,00000	£		£	2,025.00		50.00		1,475.00				8,850.00
	1.00% Temporary Services - Lighting and Power	£	3,625.00			£	5,025.00		50.00		3,675.00				2,000.00
	0.10% Temporary Services - Water for the Works	£	375.00		375.00		525.00		00.00		375.00		325.00		2,275.00
	0.10% Temporary Services - Temporary Telephones	£	375.00		375.00		525.00		00.00		375.00		325.00		2,275.00
	0.10% Security - Security	£	375.0C		375.00		525.00		00.00		375.00		325.00		2,275.00
	Security - Hoerdings	£	1,000.00		1,000.00		1,000.00		00.00		1,000.00		1,000.00		5,000.00
	0.20% Safety, Health & Welfare	£	725.00		750.00		1,025.00		75.00		750.00		650.00		1,475.00
	U. 10% Control and Protection - Control and Protection of the Works	£	375.00		375.00		525.00		00.00		375.00		325.00		2,275.00
	0.01% Control and Protection - Drying the Works	1	50.00		50.00		75.00		50.00		50.00		50.00		325.00
	2.00% Mechanical Plant - Plant / Transport	e.	7,250.00		Thursday.	r	16,025.06		75.00		7,350.00		6,325.00		3,925.00
	0.20% Mechanical Plant - Small Plant and Tools	£	725.00			£	1,025.00		75.00		750.00		650.00		1,475.00
	Temporary Works - Temporary Roads and Walkways	É	1,000.00		1.000.00		1,000.00		00.00		1,000.00		1,000.00		5,000.00
	0.75% Temporary Works - Access Scaffolding	£	2,725.00		2,750.00		3,775.00		50.00		2,750.00		2,375.00		5,525.00
	0.15% Removing Rubbish & Cleaning	£	550.00		550.00		775.00		50.00		550.00		475.00		3,350.00
	0.05% Site Services - Traffic Regulations	£	200.0C		200.00	_	275.00		50.00		200.00		175.00		1,200.00
	0.25% Site Services - Additional Temporary Items	£	925.0C			£	1,275.00		25.00		925.00		800.00		5,575.00
7.19	Pre Construction Fee	ŧ	1,025.00		4,444.77444	f	1,425.00			f	1,050.00		1100011100		5,225.00
7.20	Insurance	r	625.00	£	625.00	E	850.00	ε :	00.00	£	625.00	£	550.00	E 3	3,775.00
8.00	Contractor's administration, overheads and profit														
8.01	10% Contractor's administration, overheads and profit		40,775.00		40,975.00	£	56,350.00	s 214	00.00		41,250.00		35,600.00	z 736	650.00
	10,9 CONTACTOR'S and Thiostatical, Overheads and provide		40,773.00		40, 27 3,00		30,330.00		U.L.U.		41,270.00		33,000.00		(4.10.00
9.00	Professional Fees														
	4.5% Architect	£	16.300.00	£	16.375.00	£	22 550.00	E 12.3	75.00	ε	16,500.00	£	14.225.00	£ 98	8,725.00
	2.5% Structural Engineer	Ē	9.075.00			ī	12 525.00			Ē	9.175.00				1,875.00
	2.0% Services Engineer	£		£	7,300.00	£	10,025.00	€ 5.6	75.00	£	7,350.00	£	6,325.00		5,675.00
	2.2% Quantity Surveyor	ř.	7,975.00			ř	11,025.00		50.00			ŕ			8.900.00
	Section 105 Payments / CIL			Ē	40,100.00	Ē	74,175.00		00.00		36,975.00	£			1.075.00
	0.05% Landscape Architect	£	200.00	£		Ē	275.00		50.00		200.00				L,200.00
	0.01% Building (Local Authority Charges) Regulations	£	50.00	£	50.00	£	75.00		50.00		50.00		50.00		325.00
	0.05% Drainage Engineer	£	200.00	£	200.00	£	275.00	£ :	50.00	£	200.00	£	175.00	£ 1	1,200.00
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9-29 0.05% Highways Engineer	-	200.00	ſ	200.00	,	275.00 F	150.00	г	260.00 0	175.00	1.200
9.10 0.05% Utilities Consultant	£	200.00		200.00		275.00 £	150.00		200.00 €		
9.11 0.05% Party Wall Surveyor	£			-		275.00 €		£	- 1		
9.12 Town And Country Planning Application Fees (£600 each Unit)	£		£	600.00		500.00 £	600.00		600.00 £		
9.13 Building Control (£1,000 each unit) 9.14 SAP rating calculations (£200 each unit)	£	1,000.00	£	1,000.00		1,000.00 € 200.00 £	1,000.00		1,000.00 £		
9.1.5 Road licences	£		í		£	200.00 £		1	200.00 E		
9.16 S104 Inspection (5% of Drainage Cost)	ć	5,850.00			Ē	- 6		r			
9.17 538 Inspection (18% of Road Cost)	€	5,725.60			£	- 6		£	- 1		
9.18 Air & Sound Tests (£250 each unit)	£				E	250.00 £	250.00		250.00 £		
9.19 Warranty	£	2,500.00	£	2,500.00	£	2,500.00 €	2,500.00	£	2,500.00 £	2,500.00	15,000.
Lond, Planning & Pre Planning Fees											
10.01 Land 10.02 Overage	£		£		£	- 6		£	- 1		
10.03 Site Finders Fees	Ě		£		£	- 6		£	- 1		
10.04 Section 106 Payments / CIL	£		£		£	- 6		£	- 1		
10.05 Stamp Duty	£		£		£	- €		£	- 1		
10.06 Land Registry	£		£		£	- e		£	- 1		
10.07 Solicitor Land Purchase 10.08 Option agreements	í.		f.		£ £	- 6		1	- 1		
10.05 Other Land purchase costs	É		£		£	- 6		f	- 1		
19.19 Planning consultant			£		£	- 0		r	- 1		
10.11 Planning Application fees	€		£		£	- €		£	- 1		
10.12 Planning Appeal	£		£		£	- E		£	- : :		
10.13 Architect Planning 10.14 Landscape Architect	£		£		£	- E		£	- :		
10:15 Geotechnical investigation	£		£		£	- E		£			
10:16 Contamination investigation - pre plan	£		£		£	- €		£	- 1	-	
10.17 Remediation reestigation - pre plan	E		£		£	- 6		f	- 1		
10.18 Drainage investigations - pre plan	E		£		£	- €		£	- 1		
10.19 Highways investigations - pre-plan 10.20 Other investigations - stage 3 asbestos	É	- :	£		£	- E		£	- 1		
10.21 Wildlife investigation	£		£		£	- 6		£			
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Prov						£ 418.225.00	£ 538,400.00	€ 458.000.00	£3,208,375
Prov				Plus VAT	Plus VAT	Plus VAT	Plus VAT	Plus VAT	Plus VAT
	٩	Provisional Sum (PS): Budget price for a sp	Pravisional Sum (PS): Budget price for a specific element of	Pravisional Sum (PS): Budget price for a specific element of the works ti		All presisional dischances are notated as the curred cast plan soci Previsional Sum (95); dulpt me for a supplier becomes all the work that rank yet defined in enough Prime Cast (PG). Allewance for purchase of materials are quade.	Provisional Sum (PS): Budget price for a specific viencent of the works that is not yet defined in enough detail.	Provisional Sum (PS): Budget price for a specific viennent of the works that is not yet defined in enough detail.	Provisional Sum (PS): Budget price for a specific vicenent of the works that is not yet defined in vinough detail.

Feasibility Cost Plan



Feasibility Cost Plan

Proposed New Build Dwelling

Location

October 23

Revision: -



DRAWINGS

Co Create Architects

23059 / 01001 P003 GA Floor Plan

23059 / 02001 P003 GA Elevations

23059 / 02002 P003 GA Elevations

23059 / 03001 P003 GA Sections

23059 / 06001 P003 3D Views 23059 / 09001 P003 GA Site Plan

SCOPE OF WORKS / BREAKDOW

The feasibility cost plan includes the proposed single storey dwelling with garage making allowances for: physical construction works, 15% contractor's preliminaries, contractor's overheads and profit, subcontractors' preliminaries, overheads and profit and design feees, 10% professional team fees, 5% design development & construction risk contingencies and 0% VAT.

			tal Inc PS & Allowances
1.00	Substructure		
1.01	Foundations		
1.01.01	Strip foundations. Excavate trench 600 mm wide, partial backfill, partial disposal, earthwork support (risk item), compact base of trench, plain in situ concrete. 600 mm \times 1500 mm deep including substructure ICF walling	£	46,400.00
1.02	Lowest Floor Construction		
1.02.01	Owelling: Mechanical excavation to reduce levels, disposal, level and compact, hardcore bed blinded with sand, 1200 gauge polythene damp-proof membrane, in situ concrete. 250 mm thick concrete siab with 1 layer of A393 fabric reinforcement with 100mm Insulation	£	37,400.00
1.02.02	Garage: Mechanical excavation to reduce levels, disposal, level and compact, hardcore bed blinded with sand, 1200 gauge polythene damp-proof membrane, in situ concrete. 250 mm thick concrete slab with 1 layer of A393 fabric reinforcement	£	7,100.00
	<u>Superstructure</u> Frame		
2.01.01			Excluded
2.02	Upper floors		
2.02.01	None		xcluded
2.03	Roof		
2.03.01	Blue Roof System - Rooftop sustainable drainage with Green (vegetated) Roof finish	£	107,300.00
2.04	Stairs and ramps		
2.04.01	None	£	-
2.05	External Walls		
2.05.01	ICF Construction - Insulated concrete forms with timber cladding	£	85,200.00
2.06	Windows and external doors		
2.06.01	Composite aluminium/timber windows; U-value = 1.5 W/m2K. Purpose-made windows; stainless steel ironmongery; Velfac System 200 or similar. Outward opening pivot windows over 1.50m2 up to 4.00m2. Bedroom 1, Kitchen / Living / Dining and Bedroom 3	£	19,500.00
			Page 2 of 4

Feasibility Cost Plan

Proposed New Build Dwelling

Location

October 23

Revision: -



2.06.02	Composite aluminium/timber entrance screens and doors; U-value = 1.5W/m2K. Kitchen, Entrance, Bedroom 2 and Utility	£	13,500.00
2.06.03	Garage door	£	6,200.00
	Internal walls and partitions		
2.07.01	Stud and board partitions; height range from 2.40m to 3.30m, 73mm partition; 48mm studs and channels; one layer of 12.5mm Gyproc Wallboard each side; joints filled with joint filler and joint tape	£	6,900.00
2.07.02	Cross laminated timber walls; height range from 2.40m to 3.30m, one layer of 12.5mm Gyproc Wallboard each side; joints filled with joint filler and joint tape	£	8,200.00
	internal doors		
2.08.01	Single doors. PC Sum of £250 for each internal door and ironmongery	£	7,300.00
2.08.02	Double doors. PC Sum of £350 for each internal door and ironmongery	£	900.00
	Internal Finishes		
	Wall finishes		
3.01.01	Skim coat with emulsion paint to all internal walls	£	16,800.00
3.U1.UZ	Tiling to bath surrounds and basin splashback	£	2,400.00
	Floor finishes		
3.02.01	Liquid dpm and self levelling screed	£	4,200.00
3.02.02	New floor finishes. PC Sum of £50/m2	£	16,900.00 4.800.00
3.02.03	Skirtings, painted timber	£	4,800.00
	Ceiling finishes		
3.03.01	Skim coat with emulsion paint to all internal ceilings	£	7,900.00
4.00	Fittings, furnishings and equipment		
4.01	Fittings, furnishings and equipment		
4.01.01	Kitchen. Provisional Sum	£	37,500.00
5.00	Services		
	Service installations including sanitary installation, water and disposal installations, heat source, space heating,	£	45,900.00
	ventilation, electrical and builders work in connection with services installations.		
5.01.01	Sanitaryware. PC Sum of £6,000 for sanitaryware	£	6,000.00
	Ground Source Heat Pump System. Provisional Sum	£	30,000.00
5.02.01	Excavation, laying pipes and back fill for 70m2 horizontal array system Solar Panels, 16 Panel System with Battery. Provisional Sum	£	4,200.00
	Vehicle Charging Point	£	1,500.00
	External Works Site preparation works		
6.01.01	Site Clearance	£	4,600.00
6.01.02	Topsoil for preservation; to spoil heap less than 50m from excavations, average depth 150 mm	£	3,000.00
6.01.03	Reduce level dig. Disposal of excavated material off site	£	31,500.00
6.02	Roads, paths, paving's and surfacing's		
6.02.01	Road entry / cross over point. Provisional Sum	£	15,000.00
6.02.02	Geocellular confinement system 200 mm type 1 subbase; stone chippings / road scalping finish spread across units. Disposal of excavated material on site	£	133,300.00
6.02.03	York stone slab paving on subbase; including excavation	£	6,300.00
6.03 : 6.03.01	Soft landscaping, planting and irrigation systems Soft landscaping - planting of multiple trees. Provisional Sum	£	10.000.00
J.UJ.UI	Soft landscaping - pranting of multiple trees. Provisional Sum	£	10,000.00
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Feasibility Cost Plan Proposed New Build Dwelling Location October 23 Revision: -6.04 Fencing, railings and walls Excluded 6.05 External fixtures Excluded 6.06 External drainage 6.06.01 Building storm drainage (per m2 of internal floor area) 6,100.00 6.06.02 Building foul drainage (per m2 of internal floor area) 8,100.00 6.06.03 Septic tanks including excavate for, supply and install Klargester glass fibre septic tank, complete with 7,500.00 lockable cover 6.07 External services Trenching. Allowance of 30mm trenching for each service (water, electric and telecoms) £ 16,500.00 Total £ 785,900.00 Plus VAT 7.00 Advisory Contingency

All provisional allowances are included in the overall cost plan total.

Provisional Sum (PS): Budget price for a specific element of the works that is not yet defined in enough detail.

Prime Cost (PC): Allowance for purchase of materials or goods.

7.01 5% Advisory Contingency

Page 4 of 4

£ 39,600.00

Project Budgeting

A well-structured budget is essential for keeping a construction project on track. SL Quantity Surveying (SW) Limited helps you develop comprehensive project budgets that are aligned with your specific requirements and financial constraints.

The Importance of a Robust Project Budget

A project budget is more than just a financial plan, it is a roadmap for managing the project's resources, timelines, and overall success. We collaborate closely with clients to ensure that their budget reflects not only the immediate costs but also long-term expenses, contingencies, and potential risks.

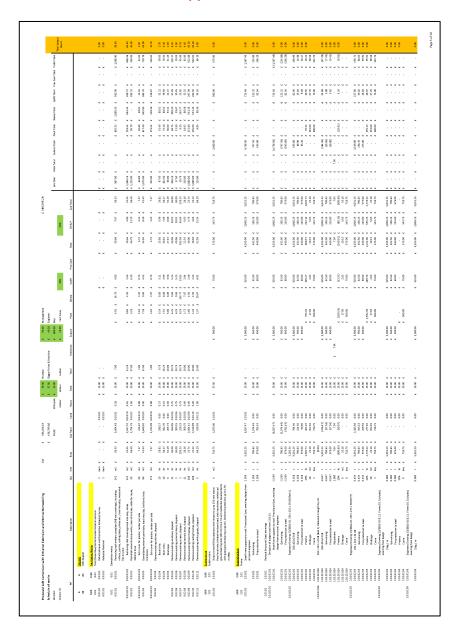
Our Approach to Project Budgeting

- Custom Budgets: We create budgets tailored to your project's scope, size, and complexity.
- Regular Updates: As the project progresses, we provide ongoing budget reviews and updates to reflect any changes in scope or unforeseen expenses.
- Cost Breakdown: Our budgets include a detailed breakdown of costs, from materials and labour to fees and inspections, ensuring nothing is overlooked.

Key Benefits

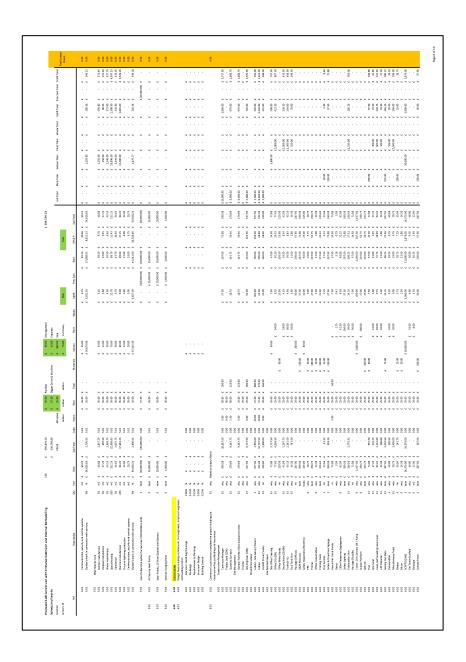
- Controlled Spending: With a well-defined budget, you can avoid unnecessary expenditures and maintain control over project costs.
- Informed Decision-Making: A clear budget allows for more informed decision-making at every stage of the project.
- Greater Accountability: A transparent budget fosters accountability among contractors and suppliers, reducing the risk of financial disputes.

Detailed Breakdown to Support Cost Plans

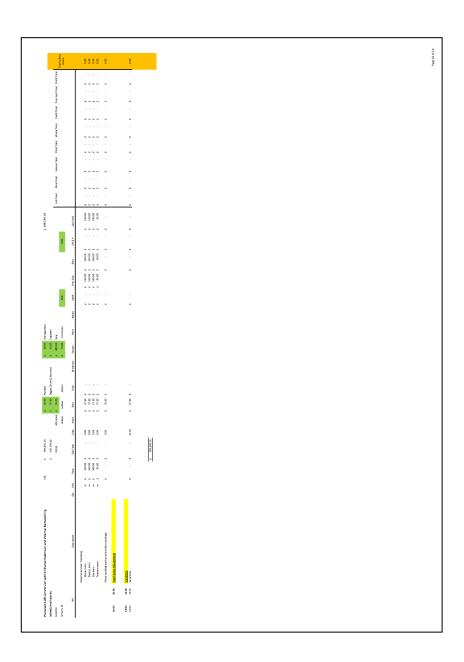


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Proposed Left Conversion with Cntance Extension and Retenal Remodelling Absolute of works Letters	Description Durry Wilder / Door Former.	602 Habbis Clen 602 Pre Centraction Fee 602 Control Mangar	opet Land methy konnyer Ea	Constitutivi administrativa, teeriteah animali Controlleria derimaterites, overhadis sed podis	nocy Centimerry on Said Sonn Adriany Centrepa ny on baild cent	Constability (SOCIO) (SOCI	properties works. Stat George Temore manuscholds / hedgas; not careval; matchaght 5.00m	Falling and memoring broats, man girth 1300mm Bernoring treatment pp, man girth 1300mm Topasit, eventige 150m depth Topasit, aventige 150m depth, disposal	Natic, party, prividy such leights Towns down spray stream in this, sociating an aution Townside account of more recommend. Townside account of more recommend. Townside account of more recommendation in countries Tames along priviley, two layers considerate, in cluding securities.	Hitpox I Exposed in screened meterial accrossment also printing on authoria, including securetion Exposed and securetial meterial Kasa conceine and the data painting on authoria, including	Companie de screnta mandel Companie de screnta mandel Companie de screnta mande Entry preserve addrar, alchafing essentian (Coppanie de screnta mande) (Coppanie de screnta mande) Treata coverne bodo preserva za tablate, tre Marie paravelors	Disposal of excended material enth sets / cobhiadem on on one or to subhasic including	Accession Topposit of not control density Software systems of services Opposited for control density Then Codes Opposited for control density Opposited for control density Opposited for control density Cocrete sh	Cancrate angot (vise) whitevasco ping, planting and impatter apthems	inchig, rei lega end walls Enterior ganas and place	internationals. Est (141) Cont loss is justices resures? Est (141) Cont loss is justiced. Est (141) Cont loss in justiced. Est (141) Cont loss in justiced. From p.E.	Control Crosp (1997) Three Good and (1997) T
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Proposed Left Corr Schodule of works Lection Ameny N	3	. 2 2 2 1		266 22		366 30											



Tender Documentation

Preparing clear and detailed tender documentation is a critical part of the procurement process. SL Quantity Surveying (SW) Limited ensures that all tender documents are comprehensive, accurate, and aligned with the project's needs, facilitating a smooth and transparent procurement process.

The Role of Tender Documentation in Construction

Tender documentation serves as the foundation for contractor bids, ensuring that all bidders are provided with the same information and that the client receives competitive and comparable offers. It typically includes:

- Scope of work
- Project specifications
- Bill of Quantities (BoQ)
- Contract terms
- Technical drawings and designs

Our Tender Documentation Services

We create tender packages that not only provide clear instructions to potential contractors but also ensure that all legal, technical, and financial aspects of the project are properly addressed. This helps reduce misunderstandings and encourages a more efficient bidding process.

Benefits

- Comprehensive Bids: Contractors submit fully informed bids, minimising ambiguities, and inconsistencies.
- Efficient Procurement: Well-prepared tender documents facilitate smoother procurement processes and reduce delays.
- Cost Comparison: With standardised tender documents, clients can more easily compare bids and select the best option for their project.

Bill of Quantities (BoQ) Preparation

A well-prepared Bill of Quantities (BoQ) is essential for effective cost control and procurement. At SL Quantity Surveying (SW) Limited, we prepare BoQ's that offer detailed breakdowns of project components, allowing for precise pricing and cost management.

What is a Bill of Quantities?

A BoQ is a detailed document that itemizes the materials, labour, and equipment required for a construction project. It serves as a pricing tool for contractors and provides a clear basis for tendering and project control.

Our BoQ Preparation Process

We take a systematic approach to preparing BoQ's, ensuring that every element of the project is accounted for. Our team collaborates closely with architects, engineers, and contractors to ensure accuracy and completeness, which helps to:

- Provide contractors with the information needed to submit accurate bids.
- Establish a baseline for cost control throughout the project.
- Assist in identifying areas where cost-saving opportunities may exist.

Advantages of a Well-Prepared BoQ

- Cost Transparency: A clear and detailed BoQ helps avoid disputes over costs during the project.
- Improved Budgeting: BoQ's provide a solid foundation for accurate project budgeting and cost control.
- Competitive Bidding: With all contractors working from the same document, clients can compare bids more effectively.

Cost Control

Cost control is a vital part of managing any construction project. SL Quantity Surveying (SW) Limited implements effective cost monitoring and control measures to ensure that your project remains within budget throughout its lifecycle.

Why Cost Control is Critical

Without proper cost control, construction projects can quickly spiral out of budget, leading to delays, disputes, and even project failure. Our cost control services help you stay on track financially by monitoring expenses, tracking variances, and adjusting, as necessary.

Our Approach to Cost Control

- Regular Monitoring: We provide ongoing cost reviews and monitoring throughout the project to ensure that expenditures are in line with the budget.
- Variance Reporting: If there are discrepancies between the budget and actual spending, we provide detailed variance reports to identify the cause and recommend corrective actions.
- Cost Adjustments: When necessary, we work with the project team to adjust the budget or reallocate resources to prevent cost overruns.

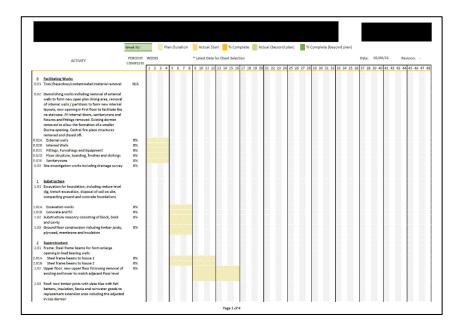
Key Benefits

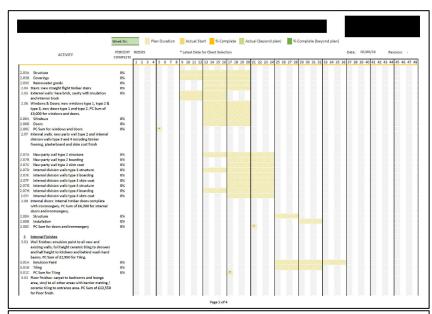
- Minimised Overruns: Our initiative-taking approach to cost control helps reduce the risk of budget overruns.
- Financial Transparency: Regular cost reports ensure that you are fully informed of the project's financial status at all times.
- Increased Efficiency: By closely monitoring costs, we help improve overall project efficiency and ensure that resources are used effectively.

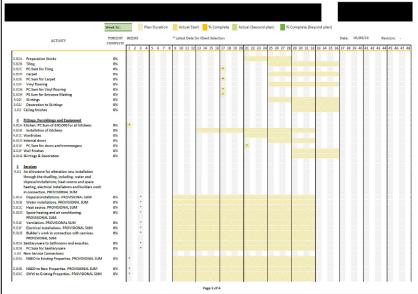
Construction Programme

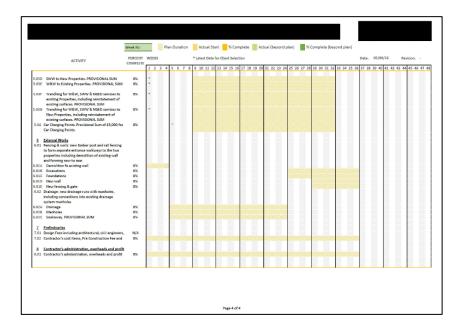
A basic construction programme is a timeline or schedule that outlines the key tasks, milestones, and deadlines for a construction project. It serves as a roadmap to manage the sequence and duration of activities from start to finish.

A construction programme helps manage time, coordinate teams, monitor progress, and ensure the project stays on schedule.



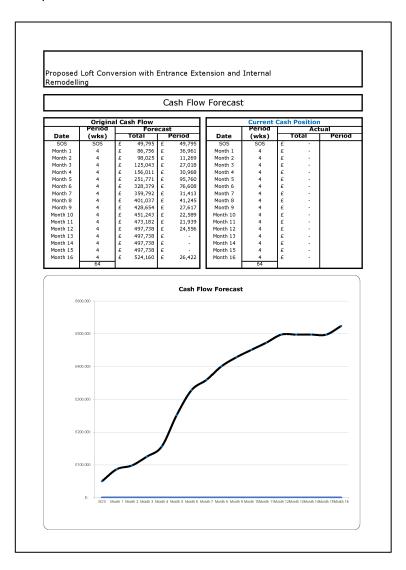






Cash Flow Forecast

A cash flow forecast is a financial tool used to predict the inflows and outflows of cash for a project or business over a specific period. It helps manage liquidity and ensures that there are enough funds to cover expenses.



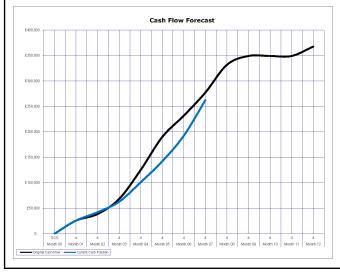
Internal Remodelling of Existing Dwelling to Form Two Separate Dwellings including service connection for three new property

Cash Flow Forecast

09/2023

	Origina	ΙC	ash Flow		
Month	Period		Fore	ca	st
Month	(wks)		Total		Period
Month 00	SOS	£	-	£	-
Month 01	4	£	25,716	£	25,716
Month 02	4	£	38,737	£	13,020
Month 03	4	£	68,364	£	29,627
Month 04	4	£	125,365	£	57,001
Month 05	4	£	190,004	£	64,639
Month 06	4	£	232,002	£	41,997
Month 07	4	£	277,460	£	45,458
Month 08	4	£	331,837	£	54,377
Month 09	4	£	349,195	£	17,358
Month 10	4	£	349,195	£	-
Month 11	4	£	349,195	£	-
Month 12	4	£	367,574	£	18,379
	48				

	Current	Casl	h Position					
Month	Period		Act	tual				
Month	(wks)		Total		Period			
Month 00	SOS	£	-	£	-			
Month 01	4	£	25,720	£	25,720			
Month 02	4	£	42,276	£	16,555			
Month 03	4	£	62,872	£	20,596			
Month 04	4	£	101,183	£	38,311			
Month 05	4	£	142,274	£	41,091			
Month 06	4	£	192,706	£	50,432			
Month 07	4	£	262,508	£	69,802			
Month 08	4			£	-			
Month 09	4			£	-			
Month 10	4			£	-			
Month 11	4			£				
Month 12	4			£				
	48							



Valuation Assessment

A monthly valuation for a construction project is a regular financial assessment that determines the value of work completed during a specific month. This process is crucial for keeping track of project progress and ensuring that contractors are paid accurately and on time.

	Loft Conversion with Entrance Extension and Internal Re										
Valuation		١.	faluation Nr:			05					
Location		Val	uation Date:		14/	06/24					
29 January	2024										
Ref	Description		Sub Total	%	,	Gross Application	Pre	viously Paid	Th	is Application	Notes
A1	Deposit										
A1	10% Deposit	£	39,387.62	95%	£	37,418.24	£	37,418.24	£		
0.00	Facilitating Works										
0.01	Toxic/hazardous/contaminated material removal Refurbishment and Demolition Asbestos Survey		Excluded	N/A		Excluded		xcluded		Excluded	
0.01.02	Asbestos Removal		Excluded	N/A		Excluded		xcluded		Excluded	
0.02	Demolition works										
0.02.01	Removing roof timbers complete (NB not coverings); including rafters, purlins, ceiling joists, plates etc.; load into skip; measured flat on plan	£	4,950.00	95%	£	4,702.50	£	4,702.50	£	•	
0.02.01.01	Removing roof coverings load into skip, slates	£	3,150.00	95%	£	2,992.50	£	2,992.50	£		
0.02.02	Demolish external stone walls; clean of and set, aside for reuse, 300mm thick	£	1,620.00	95%	£	1,539.00	£	1,539.00	£	•	
0.02.02.01	Extra over for plaster, render per side	£	270.00	95%	£	256.50	£	256.50	£		
0.02.03	Demolishing internal partitions; load into skip, half brick thick brickwork	£	3,330.00	95%	£	-,	£	3,163.50	£		
0.02.03.01	Extra over for plaster, render per side	£	1,170.00	95%	£		£	1,111.50	£		
0.02.04	Remove existing kitchen, disposal Bernove existing windows, disposal	£	900.00 540.00	95% 95%	£		£	855.00 513.00	£	•	
0.02.05	Remove existing windows, disposal Remove existing external doors, disposal	£	180.00	95%	£		£	171.00	£		
0.02.00	Remove existing screen, disposal	£	270.00	95%	Ē		e	256.50	F		
0.02.08	Remove existing internal door, disposal	£	360.00	95%	Ē	342.00	£	342.00	£		
0.02.09	Remove existing floor finishes, disposal	£	2,340.00	95%	£	2,223.00	£	2,223.00	£		
0.02.10	Remove existing ceiling finishes, disposal	£	2,340.00	95%	£	2,223.00	£	2,223.00	£		
0.02.11	Remove existing white goods, disposal	£	360.00	95%	£	342.00	£	342.00	£	•	
1.00	Substructure Substructure										
1.01.01	Strip or trenchfill foundations with masonry up to 150 mm above floor level only; blinded hardcore bed; slab insulation; reinforced ground bearing able 200 mm thick. To suit residential developments with good ground bearing capacity. Shallow foundations up to 1.50 m deep	£	2,610.00	95%	£	2,479.50	£	2,479.50	£		
2.00 2.01	Superstructure Frame										
2.01.01	Steel frame supports to roof. Provisional Sum, awaiting design from strutural engineer.	£	7,920.00	100%	£	7,920.00	£		£	7,920.00	
2.01.02	Revised Structural Steel drawings					(B eac (***				/m eas	
2.01.02.01	Omission of budget cost item 2.01.01	£	(7,920.00) 2,055.01	100%	£	(7,920.00) 244.68	£		£	(7,920.00)	Materials on Site
2.01.02.02 2.01.02.02A	Engineers Drawing 23/8881-01, 203 x 102 x 23UB (Bed 1). 203 x 102 x 23UB (Bed 1). Reduced in length by 2m	£	(291.31)	29%	£	(84.92)	_		£		Materials on Site Materials on Site
2.01.02.02	Engineers Drawing 23/8881-01, 203 x 133 x 30UB (FF)	£	3,802.89	18%	£	672.10	£		£		Materials on Site
2.01.02.04	Engineers Drawing 23/8881-01 & 11. Frame 01. Excluded, awaiting final design	-	Excluded	N/A	-	Excluded		xcluded	-	Excluded	
2.01.02.05	Engineers Drawing 23/8881-01 & 11. Frame 02. Excluded, awaiting final design		Excluded	N/A		Excluded	Е	xcluded		Excluded	
2.01.02.06	Engineers Drawing 23/8881-02. 203 x 102 x 23UB in floor zone (Family Room)	£	1,805.80	18%	£	330.63	£		£	330.63	Materials on Site
2.01.02.07	Engineers Drawing 23/8881-02. 203 x 133 x 30 UB (Study)	£	2,890.95	18%	£	523.95	£		£	523.95	Materials on Site
2.01.02.08	Engineers Drawing 23/8881-02. 203 x 102 x 23 UB (Stairs)	£	2,441.31	16%	£	395.67	£		£		Materials on Site
2.01.02.09	Engineers Drawing 23/8881-02. 203 x 102 x 23 UB (Utility)	£	1,890.35	13%	£	238.49	£		£		Materials on Site
2.01.02.10 2.01.02.11	Engineers Drawing 23/8881-02, 203 x 133 x 30UB (Kitchen) Engineers Drawing 23/8881-02 & 11. Frame 03. Excluded,	£	3,473.58 Excluded	20% N/A	£	690.17 Excluded	£	xcluded	£	690.17 Excluded	Materials on Site

Valuation	Loft Conversion with Entrance Extension and Internal Rer		/aluation Nr:			05					
ocation.		Val	uation Date:		14/	06/24					
9 January	2024										
Ref	Description		Sub Total	%	,	Gross Application	Previo	usly Paid	This A	pplication	Notes
2.01.02.12	Engineers Drawing 23/8881-02 & 11. Frame 04. Excluded, awaiting final design		Excluded	N/A		Excluded	Exc	luded	Ex	duded	
2.02 2.02.01	Upper floors Increased specification of existing ceiling joists to provide softwood floors, joisted floor; plasterboard ceiling; skim; emulsion; t&g chipboard, sheet vinyl flooring and painted softwood skirtings	£	12,330.00	0%	£		£	-	£		
2.02.01A	Reduced size of Bedroom 1	£	(540.00)	0%	£	-	£	•	£	-	
2.03 2.03.01	Roof Timber trusses with tile coverings. Timber roof trusses; insulation; roof coverings; PVC rainwater goods; plasterboard; skim and emulsion to ceilings; roof plan area with slate coverings	£	67,950.00	0%	£		£		£		
2.03.01A	Reduced size of Bedroom 1	£	(4,500.00)	0%	£		£		£		
2.03.02	Timber dormer roof trusses; insulation; roof coverings; PVC rainwater goods; plasterboard; skim and emulsion to ceilings with slate coverings	£	6,840.00	0%	£		£	•	£	-	
2.03.03	Rooflights	£	3,960.00	0%	£		£		£		
2.04	Stairs and ramps										
2.04.01	Softwood staircase; softwood balustrades and hardwood handrail; plasterboard; skim and emulsion to soft. 2.60 m rise; standard; straight fight	£	2,070.00	0%	£		£	•	£	•	
2.05	External walls										
2.05.01	Cavity wall; rendered block outer skin; insulation; with plaster on standard2veight block inner skin; emulsion	£	15,930.00	0%	£		£	•	£		
2.05.02	Rainscreen, 25mm thick tongued and grooved Western Red Cedar boarding including timber battens over existing external walls	£	8,010.00	0%	£		£		£		
2.06	Windows and external doors										
2.06.01	Windows & External Doors. Regency Windows Quote dated 23/01/24	£	21,600.00	0%	£		£		£	-	
2.06.02	ADB Mark up on Regency Windows	£	2,160.00	0%	£		£		£		
2.06.03	Garage door. Provisional Sum	£	2,700.00	0%	£	-	£	•	£	•	
2.07 2.07.01	Internal walls and partitions Timber stud partitions, 102 mm thick partition, 70mm steel studs at 600mm centres generally; 1 layer 15mm Soundbloc board each side; joints filled with joint filler and joint tape; emulsion paint finish; softwood skirtings with gloss finish	£	13,320.00	0%	£	-	£	-	£	ē	
2.07.02	Saving for using one layer of 12.5mm standard plasterboard in lieu of 15mm soundblock board. No allowance for acoustic insulation	£	(450.00)	0%	£	-	£	•	£	-	
2.08 2.08.01	Internal doors Standard doors; cellular core; softwood; softwood architrave; aluminium ironmongeny (latch only) single leaf; moulded panel; gloss paint finish	£	6,210.00	0%	£		£		£		
2.08.01A	Standard doors; cellular core; softwood; softwood architrave; aluminium ironmongery (latch only) single leaf; moulded panel; gloss paint finish. Provisional Sum of £250 per door	£	(3,510.00)	0%	£		£		£		

/aluatio	n	Valuation N	ir:		05				
ocation		Valuation Dat	e:	14/	06/24				
9 January					,				
J January	2024								
Ref	Description	Sub Total	%		Gross Application	Previously Paid	Th	is Application	Notes N
					.,,				
3.00	Internal Finishes Wall finishes								
3.01.01	Emulsion paint finish included in walls section	Included	N/A		Included	Included		Included	
3.02	Floor finishes None	Excluded	N/A		Excluded	Excluded		Excluded	
0102102		CHOIGHCO			Literadea	Lineagea		Distance	
3.03	Ceiling finishes								
3.03.01	Emulsion paint finish included in upper floors section	Included	N/A		Included	Included		Included	
4.00	Fittings, furnishings and equipment								
4.01	Fittings, furnishings and equipment								
4.01.01	Kitchen	Excluded	N/A		Excluded	Excluded		Excluded	
4.01.02	Utility	Excluded	N/A		Excluded	Excluded		Excluded	
4.01.03	Glass Balustrading to balcony and juliet balcony	£ 15,750.0		£		£ .	£		
4.01.03A	Omission of Glass Balustrading	£ (15,030.0		£		£	£		
4.01.04	Post & Wiring Balustrading to balcony	£ 810.0	00 0%	£		£ .	£		
5.00	Services								
5.01	Service installations including sanitary installation, water and disposal	£ 55,980.0	0 0%	£		f .	f		
3.01	installations, heat source, space heating, ventilation, electrical and	1 33,340.4	, O 0.75	L	-		-	·-	
	builders work in connection with services installations. No allowance								
	for low carbon technology (heat pumps, PV, EV and battery storage								
	systems). PROVISIONAL SUM								
	ayatemay. The vision vice solvi								
5.01.01	Sanitaryware. PC Sum of £9,400 for sanitaryware	£ 8,460.0	0 0%	£		£ .	£		
5.02	Air Source Heat Pump.	Excluded	N/A		Excluded	Excluded		Excluded	
5.03	Solar Panels, 15 Panel System with Battery	Excluded	N/A		Excluded	Excluded		Excluded	
5.04	Vehicle Charging Point	Excluded	N/A		Excluded	Excluded		Excluded	
6.00	Preliminaries								
6.01	Design Fees including architectural, civil engineers, structural	Excluded	N/A		Excluded	Excluded		Excluded	
	engineers and building control				22.644.42			7 624 25	
6.02	Contractor's cost items to complete the project including pre construction fee, scaffolding and insurances	£ 91,980.0	0 26%	£	23,641.13	£ 16,009.88	£	7,631.25	
	construction rec, searching and mountaines								
7.00	Contractor's administration, overheads and profit								
7.01	Contractor's administration, overheads and profit	Included	N/A		Included	Included		Included	
8.00	Advisory Contingency on Build Costs	Excluded	4177		Excluded	Excluded		Excluded	
8.01	10% Advisory Contingency on build costs	Excluded	N/A		Excluded	Excluded		Excluded	
9.00	External Works								
9.01	All external works. Scope of works yet to be defined, PROVISIONAL	Excluded	N/A		Excluded	Excluded		Excluded	
	SUM allowance. Works to be completed on a cost plus basis if								
	instructed.								
									_
		£ 393,876.	.9 22%	£	87,240.64	£ 76,598.61	£	10,642.02	_
10.00	Variations								
10.01	Site Meeting 20/02/24								
10.01.01	Item 1b. Bat Box, single bat box or integrating bat box prior to	£ 200.0	0 0%	£		£ .	£		BUDGET. Bat Boxes for
_3.01.01	occupation			-		-	-		External Walls from
	•								nhbs.com
10.01.02	Item 12. Revised Step 3 Drawings	€ -	0%	£		£ .	£		TBC

Description structure: Concrete foundations with substructure conary, suspended slab and insulation to South East rition 3. Revice costs to go back to original design 3. Revice costs to go back to original design were 20 x 102 x 2310 (Bed 1). Reduced in length by 2m ser floors: Reduced size of Bedroom 1 fine floors: Reduced size of Bedroom 1 ing for using one layer of 12.5 mm standard plasterboard in of 15mm soundblock board. No allowance for accussic festion district of the standard of the standard plasterboard in of 15mm soundblock board. No allowance for accussic festion district of the standard plasterboard in the standard description of the standard description of	£ £ £	9,770.00 291.31 630.00 4,590.00 540.00 3,510.00	56 64% 25% 0% 0% 0%	£	Gross pplication 6,241.50	E E E E	6,241.50			Notes Materials on Site
comay, suppended daib and insulation to South East ordine costs to go back to original design me 203 x 102 x 2310 (field 13). Reduced in length by 2m ser 203 x 102 x 2310 (field 13). Reduced in length by 2m ser Floors. Reduced size of Bedroom 1 for Somm standard plasterboard in off 15mm standard plasterboard in internal intern	£ £ £	291.31 630.00 4,590.00 540.00	25% 0% 0% 0%	£ £		£ £	6,241.50	£ £	72.79 -	Materials on Site
3. Revise costs to go back to original design mer 2013 x 102 x 23 UB (feed 1). Reduced in length by 2m mer 2013 x 102 x 23 UB (feed 1). Reduced in length by 2m feed 102 feed 103 mer 2013 x 102 x 103 mer 2013 feed 103 mer 2013 feed 103 fe	£	630.00 4,590.00 540.00	0% 0% 0%	£ £	72.79	£		£	72.79 -	Materials on Site
our Floors: Reduced size of Bedroom 1. If Reduced size of Bedroom 1. Ing for using one layer of 12.5 mm standard plastierboard in of 15 mm soundblock board. No allowance for accustic delton. Indianal soundblock board. No allowance for accustic delton. Indianal soundblock sounds (softwood architrave, initian iromnousery (latch tonly) single leaf, moddled panel; spaint finish. Provisional Sum of £250 per door of existing asbestos ceiling to garage, fascia and soffits ting 20/02/24	£	630.00 4,590.00 540.00	0% 0% 0%	£ £	72.79	£		£	72.79	Materials on Site
If Bedinack size of Bedroom 1 ing for using one layer of 12.5mm standard plasterboard in of 15mm standards branch. No allowance for acoustic failting the standard core; cellular core; softwood; softwood architrave; initium irrormongery (latch only) single leaf; modded panel; so paint finish. Provisional Sum of £250 per door of existing subestos ceiling to garage, fascia and soffice ting 20/02/24	E E	4,590.00 540.00	0% 0%	£	:	£		£	1	
ing for using one layer of 12.56 mm standard plasterboard in of 15 mm soundblock board. No allowance for accusatio- diation used decors; cellular core; softwood; softwood architerine; nistian is controlled by (lacth only) single leaf; moudded panel; a paint finish. Provisional Sum of £250 per door of existing asbestos ceiling to garage, fascia and soffits ting 20/02/24	£	540.00	0%	£			100			
ministum iroomcogeny (Batch only) single leaf; moulded panel; s paint finish. Provisional Sum of £250 per door of existing asbestos ceiling to garage, fascia and soffits ting 20/02/24		3,510.00	0%	£				E		
ting 20/02/24	£				•	£	•	£	•	
		4,000.00	95%	£	3,800.00	£	3,800.00	£	-	
9. Provide cost variations for UPVC flush glaze windows,	£		0%	£		£		£		TBC
 medium grey Provide cost variations for James Hardie Plank VL, colour - nist 	£	1,070.00	0%	£	-	£	-	£	-	BUDGET
1. Provide cost variations for //springvale.com/ecobead/	£	8,300.00	0%	£		£	•	£	-	BUDGET
oor structure										
al of existing floor boards through out, disposal	£	1,500.00	95%	£	1,425.00	£	1,425.00			
oarding throughout all areas including timber battens, tion and sealing all joints	£	11,900.00	95%	£	11,305.00	£	11,191.95	£	113.05	
ting 15/04/24										
	£	9,675.00	30%	£	2,899.62	£	2,899.62	£	-	
ated plasterboard to external walls, with skim coat finish	£	11,400.00	0%	£	-	£	-	£	-	BUDGET
Forecast Final Account	£	461,252.50	24%	£	112,984.54	£		£	10,827.86	
						Do		£	12,993.43	
						Fa	yment bue	_ 2	8/06/24	
	oarding throughout all areas including timber battens, ion and sealing all joints the 15/04/24 ting and power washing all existing stone walls on front and evotions tred plasterboard to external walls, with skim coat finish	oarding throughout all areas including timber battens, © for and sealing all joints the 15/04/24 ting and power washing all existing stone walls on front and © evotions ted plaster-board to external walls, with skim cost finish £	oarding throughout all areas including timber battens, £ 11,900.00 ton and scaling all joints ting 15/04/24 ting and power washing all existing stone walls on front and £ 9,675.00 exvictions	oarding throughout all areas including timber battens, C 11,900.00 95% on and sealing all joints the 15/04/24 ting and power washing all existing stone walk on front and C 9,675.00 30% evotions test plasterboard to external walls, with skim coat finish C 11,400.00 0%	oarding throughout all areas including timber battens, £ 11,900.00 95% £ 10 and sealing all joints the 15/04/24 ting and power washing all existing stone walls on front and £ 9,675.00 30% £ excitors text plaster-board to external walls, with skim coat finish £ 11,400.00 0% £	oarding throughout all areas including timber battens, £ 11,900.00 95% £ 11,305.00 from and sealing all joints the place of the place o	confining throughout all arress including timber batters, © 11,900.00 95% © 11,305.00 © 10 mand sealing all joints of the property of the prop	orating throughout all areas including timber battens, £ 11,800.00 95% £ 13,805.00 £ 11,191.95 to and sealing all joints the 15/04/24 ting and power washing all existing stone walls on front and £ 9,675.00 30% £ 2,899.62 £ 2,899.62 evoltors text plasterboard to external walls, with skirn cost finish £ 11,400.00 0% £ - £ - £	coarding throughout all areas including timber battens, c 11,900.00 95% c 11,305.00 c 11,191.95 c in coarding all points c it in 15/04/24 ting and power washing all existing stone walls on front and c 9,675.00 30% c 2,899.62 c 2,899.62 c excitons Forecast Final Account	ordening throughout all arresis including timber batters, c 11,900.00 95% C 11,305.00 C 11,191.95 C 133.05 to and sealing all joints sing 15/04/24 c 2,899.62 C 2,89

QS Site Visit Report

Monthly quantity surveyor visit typically includes:

- Site Inspection: Visiting the construction site to assess the physical progress of the works and ensure they align with the planned schedule and specifications.
- Measuring Work Completed: Quantifying the amount of work done, such as materials installed, labour performed, and overall progress, to prepare accurate valuations.
- Valuation of Works: Calculating the value of the work completed during the month, which will be used to certify payments to the contractor.
- Review of Variations: Checking and recording any approved variations (changes in scope or design) and ensuring they are accurately accounted for in the valuation.
- Monitoring Costs: Comparing actual costs against the project budget to track financial progress and identify any potential cost overruns.
- Addressing Queries: Resolving any questions or issues raised by the client or contractor related to payments, progress, or other contract matters.
- Reporting: Preparing a report summarizing findings, valuation, and any recommendations for the client.

This monthly visit ensures financial accuracy, maintains cost control, and keeps the project on track for both the client and contractor.



Construction Quantity Surveying Services

This valuation report presents an assessment of the value of works completed to date by and aims to provide a transparent and accurate depiction of the current status of completed work, aiding the client in understanding the financial position and progress of the project.

Valuation Report Number 08 - 95% Contract Sum

Site Visit: 08th May 2024
 SLOS attended a site meeting on 06th June 2024 to conduct the assessment of completed works to date and valued the works at total of £429,398.54 plus VAT, resulting in an interim payment of £8,795.74 plus VAT.

Record Photos



- Variations 41Nr valued variations received to date.
- Programme
 Works are practically complete with only minor items to be completed over the next few days
- Forecast Final Account
 Final account including all variations and provisional sum adjustments as of 06th June 2024 is
 £451,998.46 plus VAT.
- Final Payment
 The final 5% of the final account value is due on 30th August 2024

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Construction Quantity Surveying Services

	Contract 5	ium £	431,380.51 £ 43	1,380.51	
	Omissions To Date		£ (15	1,490.00)	
11.01	Contingency	£	(10,000.00)		
	Allow the Provisional Sum of £10,000 for works which are presently				
	unknown.				
11.07	Omission of soakaway and reconfiguration of drainage	£	(1,150.00)		
11.09	Expenditure of Window and External Doors Provisional Sum				
11.09.01		£	(50,000.00)		
	the supply and installation of all external doors, including the bi-folding doors, and all windows.				
11.12	Omission of Kitchen & Utility Provisional Sum	£	(20,000.00)		
11.15	Omission of MVHR Provisional Sum	£	(7,500.00)		
11.20	Expenditure of Underfloor Heating Provisional Sum				
11.20.01	OMIT Underfloor heating Provisional Sum	£	(15,000.00)		
11.21	Expenditure of Air Source Heat Pump Provisional Sum				
11.21.01	OMIT Air Source Heat Pump Provisional Sum	£	(15,000.00)		
11.21.01	Government Grant for Air Source Pump	£	(7,500.00)		
11.32	Expenditure of Glass Balustrading Provisional Sum				
11.32.01	OMIT Glass Balustrading Provisional Sum	£	(10,000.00)		
11.36	Omission of Light Fittings Provisional Sum				
11.36.01	Omit Light fittings PS	£	(3,200.00)		
11.37	Omission of Laminate Floor Provisional Sum				
11.37.01	Omit Laminate Flooring PS	£	(3,390.00)		
11.38	Omission of Internal Doors & Ironmongery Provisional Sum				
11.38.01	Omit Internal Doors & Ironmongery PS	£	(2,750.00)		
11.39	Omission of Sanitaryware Provisional Sum				
11.39.01	Omit Sanitaryware PS	£	(6,000.00)		
	Additions To Date		£ 17	2,107.95	
11.02	Disposal of excavated materials off site, up to 24/11/23	£	C. F. A. Santo-Co. Control Company Co.	4207.00	
11.03	Extra Over for Steel Frame Elements updated from the assumptions made,	f	2,875.00		
	including adjusment of pier to utility area		2,0.0.00		
11.04	Alterations to B6 steel beam, to change plate location from top to bottom of	f £	1,173.00		
	steel				
11.05	Adjustment to Garden Room VE Option saving to add door and concrete slat Additional cartaway to form storage space	o. £	13,041.00		
*** 05		2	3.450.00		
11.06	Redecoration all area not included in contract areas. Generally front half of dwelling	£	3,450.00		

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Construction Quantity Surveying Services

11.08	Extra over for closing mechanism to the sliding door between kitchen and entrance to maintain current wall width	£	97.7
11.09	Expenditure of Window and External Doors Provisional Sum		
11.09.02	New windows, doors and roof lights. Bespoke Glazing Solutions Quotation		
11.09.02.0		£	8,130.3
11.09.02.0		£	2,308.5
11.09.02.0		£	1,166.5
11.09.02.0		£	5,087.0
11.09.02.0		£	4,300.0
11.09.02.0		£	290.0
11.09.02.0		£	1,000.0
11.09.02.0		£	2,596.1
11.09.02.0		£	750.0
11.09.02.1		-	
11.09.02.1	preliminaries cost items to complete provisional sum expenditure items	£	1,500.0
11.10	Addition of Value Engineering Items no longer required		
11.10.01	Omission of pitched roof to bed 3 extension, replaced with flat roof	£	5,000.0
11.10.02	Use of alterative product to flat roof	£	2,600.0
11.10.03	Use of alterative cladding product	£	1,000.0
11.10.04	Use of Sika waterproof render	£	1,840.0
11.10.05	Omission of allowance in cost plan for space heating, replaced with underfloor heating provisional sum	£	4,520.0
11.10.06	Omission of allowance in cost plan for ventilation, replaced with MVHR provisional sum	£	2,599.0
11.11	Replacement internal dividing wall between bedroom 2 and 3 due to removal of supporting wall below on ground floor level.		
11.11.01	or supporting wail below on ground noor level. Removal of existing dividing wall on first floor. Triple floor joists bedded on remaining existing structural walls with new stud wall, with insulation, plasterboard, skim coat and emulsion finish	£	2,082.9
11.13	Additional pocket door. Client to provide materials and ATW will install.	£	466.9
11.14	Car Charging Point. First fix electricals only	£	300.0
11.14.01	ATW Contractor's preliminaries cost items and mark up on subcontractor to complete additional works	£	75.0
11.16	Ground Floor WC. Skim coat to all walls	£	741.0
11.17	New lower ceiling to garage to conceal service runs from first floor bathrooms	£	1,312.2
11.18	Trimming timbers to support the installation of a plafform lift, including forming opening, installation of additional supports timbers	£	262.0
11.19	Extra over for Acoustic insulation throughout all new areas	£	731.4

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Construction Quantity Surveying Services

11.35	Floor finishes. Preparation for new floor finishes to entrance and ground floor wc, including painted skirtings.	£	2,049.88	
11.36	Omission of Light Fittings Provisional Sum			
11.36.02	ATW Management for Light Fittings	£	480.00	
11.37	Omission of Laminate Floor Provisional Sum			
11.37.02	Add Cemfloor Materials base for new floor finishes	£	2,530.00	
11.37.03	Management for Laminate Flooring	£	508.50	
11.38	Omission of Internal Doors & Ironmongery Provisional Sum			
11.38.02	ATW Management for Internal Doors & Ironmongery	£	412.50	
11.39	Omission of Sanitaryware Provisional Sum			
11.39.02	Management for Sanitaryware	£	900.00	
11.40	Additional Electrical Installation areas not identified on drawings. GF WC,	£	9,243.50	
	Entrance Hallway, Existing Lounge, Garden Store, External, Bedroom 1 including replacement of tails including MUIC, Admin & Prelims			
11.41	Additional finishing items request by client	£	500.00	
	Forecast Final Account	£	451,998.46	£ 451,998.46
	Valuation 07 Claimed To Date	£	420,602.80	
	Value to Draw	£	31,395.67	
	Valuation 08 - 95% of Contract Value	£	429,398.54	
	Less Previously Paid	£	420,602.80	
	Due 21st June 2024	£	8,795.74	
	Final Account. 3 months from PC	£	451,998.46	
	Less Previously Paid	£	429,398.54	
	Due 30th August 2024	£	22,599.92	

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Beer.

This valuation report presents an assessment of the value of works completed to date by

and aims to provide a transparent and accurate depiction of the current status of
completed work, aiding the client in understanding the financial position and progress of the project.

Valuation Report Number 19

Site Visit

Site visit on 22^{nd} August 2024 to carry out the assessment of completed works to date and valued the works at total of £1,196,422.48 plus VAT, resulting in an interim payment of £26,075.24 plus VAT.

Record Photos



Variations

55Nr Variations scheduled

Budget allowances have been made for variations, final finish to be discussed and agreed VO 26 Works to Boundary Wall adjacent Drive

VO 53 Driveway

VO 54 Sauna Structure

Forecast Final Account

Current forecast final account as of 22nd August 2024 is £1,284,750.34 plus VAT including budget values for the external driveway elements

Programme

Dwelling has been handed over to the Client with the final externals being completed over the next month. Works to the drive and boundary wall are still be agreed and valued but will follow on as the external are completed.

Next Valuation

Next Valuation assessment will be completed on 19^{th} September 2024 and it is planned that the final external elements to the boundary wall and drive will be agreed and completed.

It is anticipated that this valuation will equate to 95% of the adjusted contract sum and the final 5% will become due three months later in December 2024.

Value Engineering

Value engineering is a key service offered by SL Quantity Surveying (SW) Limited, aimed at identifying opportunities for cost savings without compromising on quality or performance. This process ensures that you get the most value out of your investment.

What is Value Engineering?

Value engineering is the practice of evaluating a project's design, materials, and methods to find more cost-effective solutions. It is typically performed during the design phase but can also be applied throughout the construction process to optimize costs.

Our Value Engineering Process

- Project Analysis: We conduct a thorough analysis of the project's design, materials, and construction methods to identify potential cost savings.
- Alternative Solutions: We propose alternative solutions that offer the same or better quality and performance at a lower cost.
- Stakeholder Involvement: We collaborate closely with architects, engineers, and contractors to ensure that all parties are on board with the proposed changes.

Benefits of Value Engineering

- Cost Savings: Value engineering helps reduce project costs without sacrificing quality.
- Improved Project Performance: By identifying more efficient solutions, value engineering can improve the overall performance of the project.
- Enhanced Project Viability: Lower costs and improved efficiency can make previously unfeasible projects more viable.

Final Account Settlement

At the end of a construction project, it is important to ensure that all financial matters are settled fairly and transparently. SL Quantity Surveying (SW) Limited provides comprehensive final account settlement services to ensure that all parties are satisfied with the financial outcome.

The Importance of Final Account Settlement

Final account settlement involves reconciling all costs incurred during the project, including any variations or changes to the original contract. This process ensures that all payments are made fairly and that there are no outstanding financial disputes.

Our Final Account Settlement Process

 Detailed Review: We conduct a thorough review of all costs and expenses associated with the project, including any changes or variations.

Supporting

At SL Quantity Surveying (SW) Limited, we believe in giving back to our community. We are proud to support local organisations and charities and are committed to making a positive impact in the communities we serve.







2023 Santa Run

Support Grassroots Football with SL Quantity Surveying (SW) Limited!

At SL Quantity Surveying (SW) Limited, we are not just about building and managing projects; we are also enthusiastic about building communities. That is why we are thrilled to announce our support for grassroots football!

Grassroots football is the heart and soul of the sport, nurturing talent and bringing communities together. It provides opportunities for young players to develop their skills, learn teamwork, and foster a love for the game from an early age.



