

Proposed Loft Conversion with Entrance Extension and Internal Remodelling

Valuation

Location

29 January 2024

Valuation Nr:

05

Valuation Date:

14/06/24

Ref	Description	Sub Total	%	Gross Application	Previously Paid	This 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						
0.01.01	Refurbishment and Demolition Asbestos Survey	Excluded	N/A	Excluded	Excluded	Excluded	
0.01.02	Asbestos Removal	Excluded	N/A	Excluded	Excluded	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	£ 3,163.50	£ -	
0.02.03.01	Extra over for plaster, render per side	£ 1,170.00	95%	£ 1,111.50	£ 1,111.50	£ -	
0.02.04	Remove existing kitchen, disposal	£ 900.00	95%	£ 855.00	£ 855.00	£ -	
0.02.05	Remove existing windows, disposal	£ 540.00	95%	£ 513.00	£ 513.00	£ -	
0.02.06	Remove existing external doors, disposal	£ 180.00	95%	£ 171.00	£ 171.00	£ -	
0.02.07	Remove existing screen, disposal	£ 270.00	95%	£ 256.50	£ 256.50	£ -	
0.02.08	Remove existing internal door, disposal	£ 360.00	95%	£ 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						
1.01	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 slab 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	Superstructure						
2.01	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						
2.01.02.01	Omission of budget cost item 2.01.01	£ (7,920.00)	100%	£ (7,920.00)	£ -	£ (7,920.00)	
2.01.02.02	Engineers Drawing 23/8881-01. 203 x 102 x 23UB (Bed 1).	£ 2,055.01	12%	£ 244.68	£ -	£ 244.68	Materials on Site
2.01.02.02A	203 x 102 x 23UB (Bed 1). Reduced in length by 2m	£ (291.31)	29%	£ (84.92)	£ -	£ (84.92)	Materials on Site
2.01.02.03	Engineers Drawing 23/8881-01. 203 x 133 x 30UB (FF)	£ 3,802.89	18%	£ 672.10	£ -	£ 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	Excluded	Excluded	
2.01.02.05	Engineers Drawing 23/8881-01 & 11. Frame 02. Excluded, awaiting final design	Excluded	N/A	Excluded	Excluded	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 30UB (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 23UB (Stairs)	£ 2,441.31	16%	£ 395.67	£ -	£ 395.67	Materials on Site
2.01.02.09	Engineers Drawing 23/8881-02. 203 x 102 x 23UB (Utility)	£ 1,890.35	13%	£ 238.49	£ -	£ 238.49	Materials on Site
2.01.02.10	Engineers Drawing 23/8881-02. 203 x 133 x 30UB (Kitchen)	£ 3,473.58	20%	£ 690.17	£ -	£ 690.17	Materials on Site
2.01.02.11	Engineers Drawing 23/8881-02 & 11. Frame 03. Excluded, awaiting final design	Excluded	N/A	Excluded	Excluded	Excluded	

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2.01.02.12	Engineers Drawing 23/8881-02 & 11. Frame 04. Excluded, awaiting final design	Excluded	N/A	Excluded	Excluded	Excluded	
2.02	Upper floors						
2.02.01	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	Roof						
2.03.01	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 standard weight 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	Internal walls and partitions						
2.07.01	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%	£ -	£ -	£ -	-
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	Internal doors						
2.08.01	Standard doors; cellular core; softwood; softwood architrave; aluminium ironmongery (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%	£ -	£ -	£ -	-

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3.00	<u>Internal Finishes</u>						
3.01	Wall finishes						
3.01.01	Emulsion paint finish Included in walls section	Included	N/A	Included	Included	Included	
3.02	Floor finishes						
3.02.01	None	Excluded	N/A	Excluded	Excluded	Excluded	
3.03	Ceiling finishes						
3.03.01	Emulsion paint finish included in upper floors section	Included	N/A	Included	Included	Included	
4.00	<u>Fittings, furnishings and equipment</u>						
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	£ 15,750.00	0%	£ -	£ -	£ -	
4.01.03A	Omission of Glass Balustrading	£ (15,030.00)	0%	£ -	£ -	£ -	
4.01.04	Post & Wiring Balustrading to balcony	£ 810.00	0%	£ -	£ -	£ -	
5.00	<u>Services</u>						
5.01	Service installations including sanitary installation, water and disposal installations, heat source, space heating, ventilation, electrical and builders work in connection with services installations. No allowance for low carbon technology (heat pumps, PV, EV and battery storage systems). PROVISIONAL SUM	£ 55,980.00	0%	£ -	£ -	£ -	
5.01.01	Sanitaryware. PC Sum of £9,400 for sanitaryware	£ 8,460.00	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	<u>Preliminaries</u>						
6.01	Design Fees including architectural, civil engineers, structural engineers and building control	Excluded	N/A	Excluded	Excluded	Excluded	
6.02	Contractor's cost items to complete the project including pre construction fee, scaffolding and insurances	£ 91,980.00	26%	£ 23,641.13	£ 16,009.88	£ 7,631.25	
7.00	<u>Contractor's administration, overheads and profit</u>						
7.01	Contractor's administration, overheads and profit	Included	N/A	Included	Included	Included	
8.00	<u>Advisory Contingency on Build Costs</u>						
8.01	10% Advisory Contingency on build costs	Excluded	N/A	Excluded	Excluded	Excluded	
9.00	<u>External Works</u>						
9.01	All external works. Scope of works yet to be defined, PROVISIONAL SUM allowance. Works to be completed on a cost plus basis if instructed.	Excluded	N/A	Excluded	Excluded	Excluded	
		£ 393,876.19	22%	£ 87,240.64	£ 76,598.61	£ 10,642.02	
10.00	<u>Variations</u>						
10.01	Site Meeting 20/02/24						
10.01.01	Item 1b. Bat Box, single bat box or integrating bat box prior to occupation	£ 200.00	0%	£ -	£ -	£ -	BUDGET. Bat Boxes for External Walls from nhbs.com
10.01.02	Item 12. Revised Step 3 Drawings	£ -	0%	£ -	£ -	£ -	TBC

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10.01.02A	Substructure: Concrete foundations with substructure masonry, suspended slab and insulation to South East Elevation	£ 9,770.00	64%	£ 6,241.50	£ 6,241.50	£ -	
10.01.03	Item 13. Revise costs to go back to original design						
10.01.03A	Frame: 203 x 102 x 23UB (Bed 1). Reduced in length by 2m	£ 291.31	25%	£ 72.79	£ -	£ 72.79	Materials on Site
10.01.03B	Upper Floors: Reduced size of Bedroom 1	£ 630.00	0%	£ -	£ -	£ -	
10.01.03C	Roof: Reduced size of Bedroom 1	£ 4,590.00	0%	£ -	£ -	£ -	
10.01.03D	Saving for using one layer of 12.5mm standard plasterboard in lieu of 15mm soundblock board. No allowance for acoustic insulation	£ 540.00	0%	£ -	£ -	£ -	
10.01.03E	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%	£ -	£ -	£ -	
10.02	Removal of existing asbestos ceiling to garage, fascia and soffits	£ 4,000.00	95%	£ 3,800.00	£ 3,800.00	£ -	
10.03	Site Meeting 20/02/24						
10.03.01	Item 09. Provide cost variations for UPVC flush glaze windows, colour - medium grey	£ -	0%	£ -	£ -	£ -	TBC
10.03.02	Item 10. Provide cost variations for James Hardie Plank VL, colour - light mist	£ 1,070.00	0%	£ -	£ -	£ -	BUDGET
10.03.03	Item 11. Provide cost variations for https://springvale.com/ecobead/	£ 8,300.00	0%	£ -	£ -	£ -	BUDGET
10.04	Lower floor structure						
10.04.01	Removal of existing floor boards through out, disposal	£ 1,500.00	95%	£ 1,425.00	£ 1,425.00	£ -	
10.04.02	New boarding throughout all areas including timber battens, insulation and sealing all joints	£ 11,900.00	95%	£ 11,305.00	£ 11,191.95	£ 113.05	
10.05	Site Meeting 15/04/24						
10.05.01	Repointing and power washing all existing stone walls on front and side elevations	£ 9,675.00	30%	£ 2,899.62	£ 2,899.62	£ -	
10.05.02	Insualated plasterboard to external walls, with skim coat finish	£ 11,400.00	0%	£ -	£ -	£ -	BUDGET
Forecast Final Account		£ 461,252.50	24%	£ 112,984.54	£ 102,156.68	£ 10,827.86	
					VAT	£ 2,165.57	
					Payment Due	£ 12,993.43	
						28/06/24	