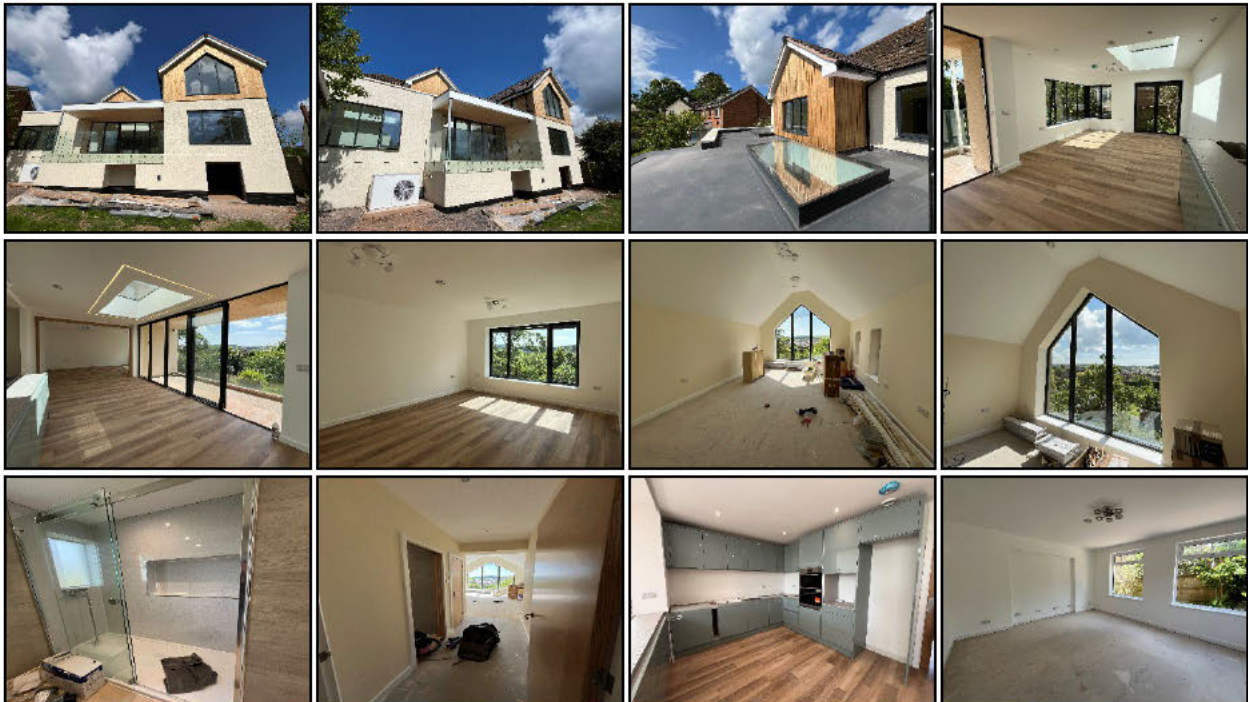


This valuation report presents an assessment of the value of works completed to date by [REDACTED] and aims to provide a transparent and accurate depiction of the current status of completed work, aiding the client in understanding the financial position and progress of the project.

Valuation Report Number 08 – 95% Contract Sum

- Site Visit: 08th May 2024
SLQS 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.

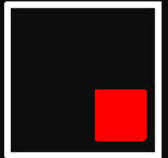
- Record Photos



- 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

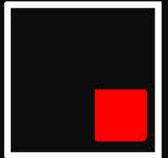


Ref	Description	Contract Su	Notes
		Contract Sum	£ 431,380.51 £ 431,380.51
			£ (151,490.00)
11.01	<u>Omissions To Date</u> Contingency Allow the Provisional Sum of £10,000 for works which are presently unknown.	£ (10,000.00)	
11.07	Omission of soakaway and reconfiguration of drainage	£ (1,150.00)	
11.09	Expenditure of Window and External Doors Provisional Sum		
11.09.01	Omission of External doors and windows provisional Sum of £50,000 for the supply and installation of all external doors, including the bi-folding doors, and all windows.	£ (50,000.00)	
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)	
			£ 172,107.95
11.02	<u>Additions To Date</u> Disposal of excavated materials off site, up to 24/11/23	£ 3,392.50	
11.03	Extra Over for Steel Frame Elements updated from the assumptions made, including adjustment of pier to utility area	£ 2,875.00	
11.04	Alterations to B6 steel beam, to change plate location from top to bottom of steel	£ 1,173.00	
11.05	Adjustment to Garden Room VE Option saving to add door and concrete slab. Additional cartaway to form storage space	£ 13,041.00	
11.06	Redecoration all area not included in contract areas. Generally front half of dwelling	£ 3,450.00	



Construction Quantity Surveying Services

11.08	Extra over for closing mechanism to the sliding door between kitchen and entrance to maintain current wall width	£	97.75
11.09	Expenditure of Window and External Doors Provisional Sum		
11.09.02	New windows, doors and roof lights. Bespoke Glazing Solutions Quotation		
11.09.02.01	New Windows W04, W05, W06, W14, W16, W17, W18, W19 and W20	£	8,130.35
11.09.02.02	New External Door D10	£	2,308.50
11.09.02.03	New External Door D04	£	1,166.55
11.09.02.04	New External Door D09	£	5,087.00
11.09.02.05	New Windows W15	£	2,080.00
11.09.02.06	Rooflights RL01 and RL02	£	4,300.00
11.09.02.07	Corner pressing (steel post)	£	290.00
11.09.02.08	W21	£	1,000.00
11.09.02.09	Agreed final optional extras	£	2,596.10
11.09.02.10	mark up on subcontractor cost	£	750.00
11.09.02.11	preliminaries cost items to complete provisional sum expenditure items	£	1,500.00
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	£	5,000.00
11.10.02	Use of alternative product to flat roof	£	2,600.00
11.10.03	Use of alternative cladding product	£	1,000.00
11.10.04	Use of Sika waterproof render	£	1,840.00
11.10.05	Omission of allowance in cost plan for space heating, replaced with underfloor heating provisional sum	£	4,520.00
11.10.06	Omission of allowance in cost plan for ventilation, replaced with MVHR provisional sum	£	2,599.00
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	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	£	2,082.96
11.13	Additional pocket door. Client to provide materials and ATW will install.	£	466.93
11.14	Car Charging Point. First fix electricals only	£	300.00
11.14.01	ATW Contractor's preliminaries cost items and mark up on subcontractor to complete additional works	£	75.00
11.16	Ground Floor WC. Skim coat to all walls	£	741.09
11.17	New lower ceiling to garage to conceal service runs from first floor bathrooms	£	1,312.28
11.18	Trimming timbers to support the installation of a platform lift, including forming opening, installation of additional supports timbers	£	262.08
11.19	Extra over for Acoustic insulation throughout all new areas	£	731.45



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, Entrance Hallway, Existing Lounge, Garden Store, External, Bedroom 1 including replacement of tails including BWIC, Admin & Prelims	£	9,243.50
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