

**Project Detail**

Proposed renovation for SAMPLE LOCATION

DATE : 15/10/2025

**Main Summary**

<b>Item No</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Total Cost (£)</b>
1	Stripping out	1.00	Item	£ 3,500.00	£3,500.00
2	Foundation work	65.36	L.m	£ 230.00	£15,032.80
3	Block and Beam Floor	14.40	Sq.m	£ 240.00	£3,456.00
4	Cavity Wall	99.00	Sq.m	£ 345.00	£34,155.00
5	Sleeper Wall	100.80	Sq.m	£ 137.00	£13,809.60
6	Structural Steel	1.00	Item	£ 6,500.00	£6,500.00
7	Flat Roof	65.36	Sq.m	£ 210.00	£13,725.60
8	Parapet Wall	32.00	L.m	£ 110.00	£3,520.00
9	Underground drainage work	1.00	Item	£ 7,500.00	£7,500.00
10	Entrance Patio (Provisional Sum)	1.00	Item	£ 12,500.00	£12,500.00
11	Entrance Gate (Provisional Sum)	1.00	Item	£ 15,000.00	£15,000.00
12	Windows and Doors (Install Only, client supply)	1.00	Item	£ 5,800.00	£5,800.00
13	Partitions	59.07	Sq.m	£ 127.00	£7,501.89
14	Ceiling	65.36	Sq.m	£ 58.00	£3,790.88
15	Internal Doors (Install Only) No allowance for internal cupboard or wardrobe	7.00	Item	£ 150.00	£1,050.00
16	Skirting (Install Only)	1.00	Item	£ 650.00	£650.00
17	Decoration (Renovation area only)	386.36	Sq.m	£ 15.00	£5,795.40
18	Floor Finishes assume LVT (Ground Extension) (Install Only)	65.36	Sq.m	£ 45.00	£2,941.20
19	Wall Finishes Bathroom Tile (Install Only)	4.80	Sq.m	£ 65.00	£312.00
20	Install WC (Install Only, client supply)	2.00	Item	£ 950.00	£1,900.00
21	Install Kitchen (Install Only, client supply)	1.00	Item	£ 6,500.00	£6,500.00
22	Electrical (Modifications to Extension Only)	1.00	Item	£ 8,500.00	£8,500.00
23	Mechanical (Modifications to Extension Only)	1.00	Item	£ 14,000.00	£14,000.00
24	Preliminaries	24.00	Week	£ 650.00	£15,600.00
	<b>Total Contract Value (Ex.VAT)</b>				<b>£203,040.37</b>

## **General Notes**

### **1. Validity of Estimate:**

This estimate rates are valid for 30 days from the date of issuance. Prices are subject to change after this period due to fluctuations in material costs and availability.

### **2. Scope of Work:**

The estimate covers only the items explicitly listed. Any additional work or changes to the project scope will require a revised estimate or a change order.

### **3. Material Choices:**

The estimate is based on specified materials and finishes. Any changes to material choices may result in adjustments to the final cost.

### **4. Working Hours:**

Construction work will be carried out between the hours of 8:00 AM and 5:00 PM, Monday through Friday. Any work required outside these hours will need prior approval and may incur additional costs.

### **5. Site Access and Safety:**

The client must ensure site access for workers and delivery of materials. The site should be free from hazards and obstructions. Safety of workers and adherence to health and safety regulations is paramount.

### **6. Waste Removal:**

Debris and waste removal from the site will be managed as specified in the estimate. Any additional waste removal beyond the scope outlined will incur extra charges.

### **7. Unexpected Conditions:**

The estimate assumes normal working conditions. Any unexpected conditions such as unforeseen structural issues, hazardous materials (e.g., asbestos), or sub-surface obstructions may result in additional costs and time delays.

### **8. Insurance:**

The contractor carries public liability and employer's liability insurance. It is recommended that the client also maintains insurance coverage for the duration of the project.

### **9. Warranty:**

To be agreed prior to the project

### **10. Landscape**

Landscaping will not be priced as part of this estimates.

### **11. Completion Timeline:**

The estimated project completion time is 24 weeks from the start date. This is subject to change due to weather conditions, supply chain delays, or other unforeseen circumstances.

## **12. Provisional Sum**

Note also that the Estimating Service provides budget costs for the following items OR they will be marked as exclusions in the assumptions, unless client clearly indicate the costs on the Estimate Order Form before estimating commences ;

## **13. Drawing Reference**