

Loft Works and extensions

for

John Smith

at

190 Callington Road
Birmingham

Summary

Gross area of house: Approximately 82.61 m2 to extension and loft.

Contract: Main Contractor

Groundworks: Included in estimate

Construction: Brick and block and new roof structure including dormers. Average

cost per m2 - £ 2832.49 + VAT

Assumptions and omissions

This estimate is a simple area-based budget figure and does not take any account of architecture, structural features and specific cladding and masonry. We would always advise that a full estimate is undertaken as this will enable material list, labour and plant to be precisely costed with much more attention to detail.

We have generated the figures using a basket of similar projects where we have taken average estimated costs for the various build phases. Please note actual descriptions in our report are very general so may vary from the actual way in which your house is to be constructed. For example, if it says masonry shell it is just an allowance for the outer shell cladding which may be a variety of methods such as blockwork, brick slips or some other form of cladding.

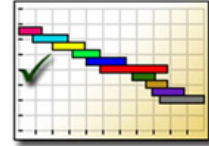
We assume flat ground with good access to services and roads.

Omissions

The following items are specifically excluded : - PV panels, Sewage treatment plant and other sundry specialist quotations that may form part of this project.

Carry out the following building work comprising:

Commencement



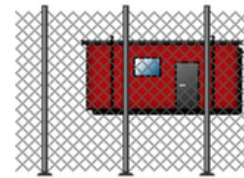
Preparation of site and commencement of all building works.

Covers things like reduce levels and remove spoil and simple site strip.

Total cost excluding VAT

£5,411.88

Site Set Up



Set up site ready to commence building works.

This is to cover cost of setting site up. Hoardings, temp fencing, toilets and site cabin.

Total cost excluding VAT

£5,513.94

Demolition

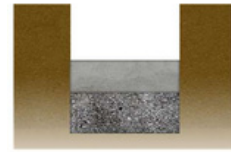


An allowance has been made to carry out the demolition works as described. All demolition material to be either removed from site or recycled where possible. All demolition material becomes the property of the contractor.

Total cost excluding VAT

£2,479.41

Foundations



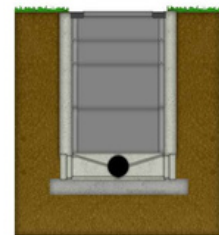
Excavate for foundations using mechanical plant (if required) and cast foundations. Please note that the Building Control Officer will inspect the foundation prior to concreting and may require changes to the foundation depth and construction. Variations for additional excavation, trench support and concrete etc. will incur additional costs.

This is for a standard depth, with no complications.

Total cost excluding VAT

£5,785.29

Drains

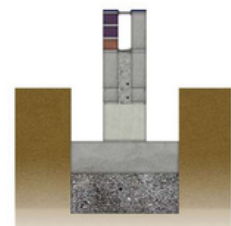


Excavate for all drains and manholes. Lay drains and form manholes as required. Provide all necessary trench supports during installation of drainage.

Total cost excluding VAT

£4,585.41

Footings

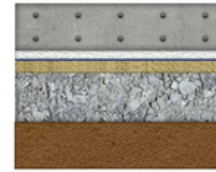


Construct brick and block footings off prepared foundations.

Total cost excluding VAT

£3,099.26

Oversite and Slabbing

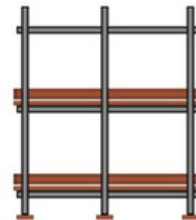


Lay and compact subbase on reduced levels and form concrete slab.
Conventional concrete slab.

Total cost excluding VAT

£3,099.26

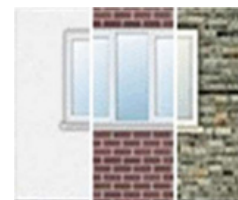
Erect Scaffold



Erect scaffolding on site to provide access for our contractors. No allowance has been made to adapt the scaffolding for clients or their own contractors' requirements. We think this project will require a top hat scaffold so our budget reflects this requirement.

Total cost excluding VAT £11,356.47

Masonry Shell



Construct with described cladding in a sand/cement mortar, leaving all joints and external face, with desired finish. All openings around windows, doors etc. to be provided with vertical damp proof courses where required. Internal leaf to be formed as detailed.

Masonry outer leaf. This is a general description for the outer leaf. In reality the outer leaf could be a cladding system but with this being a simple area-based estimation it

is very difficult to be precise. It's just part of your necessary budget to construct the visible part of your project.

Total cost excluding VAT

£16,258.05

Additional Floor Joists



Fix all joists and trimmers as required.

New first floor joists as described.

Total cost excluding VAT

£4,563.00

Flat Roof Structure



Form flat roof structure including any fascias and bargeboards and associated guttering as described.

Total cost excluding VAT

£11,978.82

Roof Structure

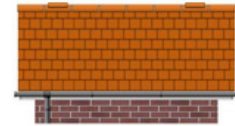


Form roof structure including any fascias and bargeboards and associated guttering as described.

Total cost excluding VAT

£20,358.00

Roof Tiling



Lay roof covering.

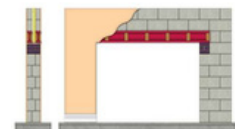
Tiled roof. Typical concrete tiles

It is very hard to be precise or accurate as the variations of roof covering are pretty vast and systems have huge variations in price that only a full estimate can identify and price in more precisely.

Total cost excluding VAT

£25,894.35

Structural Openings



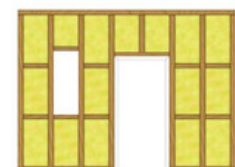
Form structural openings.

This items includes the steel work needed to complete the project.

Total cost excluding VAT

£10,903.41

Joinery 1st Fix



Form carcassing and first fix timbers.

Doors and windows and joinery first fix structures such as stud walling.

Can also include things like cladding

Total cost excluding VAT

£32,217.35

Plumbing 1st Fix



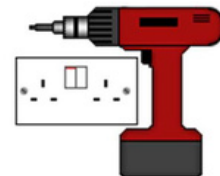
Install all pipes and plumbing fittings as described.

Mid specification plumbing.

Total cost excluding VAT

£7,517.88

Electrical 1st Fix

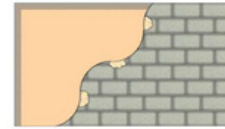


Install all cables and conduits prior to plastering. (Please note in the case of extensions to existing supplies it is assumed that the incoming supply is capable of the planned improvements. If the system is to be upgraded additional costs may be incurred.)

Total cost excluding VAT

£4,460.94

Plastering



Apply plastering system to walls and ceilings.

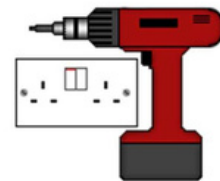
In most cases this will allow drylining system with skim finish.

This build phase also includes floor screed if appropriate to this estimate.

Total cost excluding VAT

£20,198.70

Electrical 2nd Fix



Fix all electrical fixtures and fittings. (Please note that if additional specialist fixtures are required, additional charges may be incurred.)

Mid specification electrical. Should cover the cost of most room having a reasonable number of sockets, switches, downlighters.

Total cost excluding VAT £5,576.18

Joinery 2nd Fix

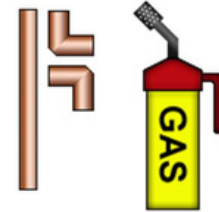


Fix doors and windows, fixtures and fittings.

All internal joinery such as internal doors, skirting and architraves, stairs etc.

Total cost excluding VAT £17,161.67

Plumbing 2nd Fix



Plumb in fixtures and fittings as described.

Total cost excluding VAT £4,874.18

Internal Fitting Out



Fix internal fixtures and fittings as described.

This estimate does not include new kitchen, bathrooms etc. This sum should cover cost of things like boxing in and basic flooring.

Total cost excluding VAT £3,305.88

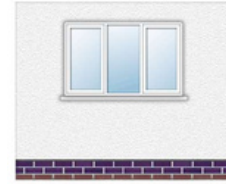
Internal Decoration



Apply decoration. (Note that a basic paint specification has been used for the purposes of estimating the building works. However, colours and finishes may be changed by agreement in writing.)

Total cost excluding VAT £4,460.94

External Decoration



Apply decoration. (Note that a basic paint specification has been used for the purposes of estimating the building works. However, colours and finishes may be changed by agreement in writing.)

This should cover the cost of any decoration to cladding if there is any or any other sundry elements of external decoration that may be required such as sealing around window, painting fascias and that sort of thing.

Total cost excluding VAT £557.62

Cleaning



Site to be left clean and tidy and all surplus material to be removed from site.

Total cost excluding VAT

£2,374.85

Summary

Commencement	£5,411.88
Site Set Up	£5,513.94
Demolition	£2,479.41
Foundations	£5,785.29
Drains	£4,585.41
Footings	£3,099.26
Oversite and Slabbing	£3,099.26
Erect Scaffold	£11,356.47
Masonry Shell	£16,258.05
Additional Floor Joists	£4,563.00
Flat Roof Structure	£11,978.82
Roof Structure	£20,358.00
Roof Tiling	£25,894.35
Structural Openings	£10,903.41
Joinery 1st Fix	£32,217.35
Plumbing 1st Fix	£7,517.88
Electrical 1st Fix	£4,460.94
Plastering	£20,198.70
Electrical 2nd Fix	£5,576.18
Joinery 2nd Fix	£17,161.67
Plumbing 2nd Fix	£4,874.18
Internal Fitting Out	£3,305.88
Internal Decoration	£4,460.94
External Decoration	£557.62
Cleaning	£2,374.85
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Total cost excluding VAT	£233,992.74
Total VAT (20.0%)	£46,798.55
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Total cost including VAT	£280,791.29
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