[redacted]

Date: [redacted]

Subject : [redacted]

Dear: Sir/ Madam

Thank you for your instruction to quote for the above project.

We have the pleasure of enclosing our Estimate for the amount of: £277,225.29 excluding VAT. This Estimate is valid for 30 days from the date of this letter.

All works and specifications are detailed within the Estimate. Please ensure that you carefully read over the enclosed Estimate, to make sure that all works meet your requirements.

If you have any queries, or require any amendments to the specifications, please do not hesitate to contact us and we will be happy to assist further.

We look forward to hearing from you in due course.

Yours faithfully

[redacted]

Summary: [redacted]

Item	Description	Qty	Unit	Rate	Total
1	Preliminaries	1	Item	£ 14,380.75	£ 14,380.75
2	The Works	1	Item	£ 262,844.54	£ 262,844.54
3	Contingancy	1	Item		£ -

Sub Total	£ 277,225.29
VAT @ 20%	£ 55,445.06
Grand Total	£ 332,670.35

Qualifications, Assumptions & Exclusions

The tender is based on a normal working programme and sequence. No allowance has been made for acceleration, phased handovers, or out-of-hours working unless stated.

It is assumed that planning permission, Building Regulations approval, and statutory consents will be provided by others unless stated. Costs associated with changes to legislation or guidance after tender submission are excluded.

Allowances are included for standard CDM compliance and safe working practices. No allowance has been made for unusual or exceptional health and safety measures. Asbestos related works are excluded unless surveys are provided and clearly referenced.

No allowance has been made for unforeseen ground conditions, contamination, obstructions, or hidden services. Existing structures are assumed to be in sound condition unless stated otherwise. Working hours, access, storage, welfare, and site constraints are assumed to be standard and unrestricted.

Our price includes only the works specifically described within the tender documents and the associated BOQ. Works outside the defined scope, implied works, or works required to comply with statutory authorities but not shown or described are excluded unless expressly stated. Attendance, builders' work, or enabling works by others are excluded unless clearly defined.

Existing services are assumed to be adequate, operational, and suitable for connection. Diversions, upgrades, temporary supplies, or service alterations are excluded unless expressly detailed. Live services protection is excluded unless specifically identified.

The tender is based on a fully detailed design unless otherwise stated. Contractor design portions are excluded unless clearly identified and described. Design liability, calculations, and specialist design are excluded unless expressly included.

Testing and commissioning are included only where expressly stated. Specialist testing, third-party certification, or commissioning by others is excluded unless specified. Any re-testing due to design changes or variations is excluded.

Prices are fixed for the tender validity period of 30 days. Any alternative contract terms, amendments, or novation are excluded unless reviewed.

This tender qualification list should be read in conjunction with the tender return and forms part of our overall tender submission. Any matters not expressly included are deemed excluded.

BILL OF QUANTITIES | [redacted]

Item	Description	Qty	Unit	Rate £	Total £
01	**SITE SETUP / PRELIMINARIES**				
01.01	Initial setting-out, prestart photographic record and underground-service scan	1.00	item	£ 681.75	£ 681.75
01.02	Site safety, RAMS, inductions, temporary fire safety and notices	1.00	item	£ 631.75	£ 631.75
01.03	Occupied-property protection, dust partitions, stair and floor coverings	1.00	item	£ 1,159.50	£ 1,159.50
01.04	Supply and erect 2.5m permanent black timber security hoarding to front yard	12.00	m	£ 174.75	£ 2,097.00
01.05	Temporary welfare and serviced toilet for 18-week construction programme	18.00	wk	£ 93.75	£ 1,687.50
01.06	Working supervision, trade sequencing and client liaison; 6 hours per week	18.00	wk	£ 219.00	£ 3,942.00
01.07	Temporary utilities, power distribution, temporary lighting and small tools	1.00	item	£ 867.00	£ 867.00
01.08	Local edge scaffold and access towers for new low roofs and opening work	1.00	item	£ 960.75	£ 960.75
01.09	Daily housekeeping and controlled waste segregation (productive time only)	18.00	wk	£ 130.75	£ 2,353.50
02	**STRIP-OUT / DEMOLITION / TEMP WORKS**				
02.01	Soft strip of kitchen, removed cabinets and appliances; protect reusable services	1.00	item	£ 685.25	£ 685.25
02.02	Demolish former garage/storage masonry and roof to altered side frontage	12.00	m2	£ 86.58	£ 1,038.90
02.03	Demolish glazed conservatory including glazing, frame and roof	22.00	m2	£ 54.70	£ 1,203.40
02.04	Remove existing side lean-to and redundant surface slabs/steps	18.00	m2	£ 50.15	£ 902.70
02.05	Internal partitions and wall openings to architect and engineer demolition lines	22.00	m2	£ 100.80	£ 2,217.60
02.06	Controlled break-out of existing floors for new ground-bearing slabs	34.00	m2	£ 62.75	£ 2,133.50
02.07	Cut and stitch retained brickwork and structural opening edges	8.00	m	£ 113.00	£ 904.00
02.08	Temporary needling/propping to openings, propping design coordination	1.00	item	£ 2,218.00	£ 2,218.00
02.09	Provide structural support during installation of beams / column	1.00	item	£ 1,909.50	£ 1,909.50
02.10	Waste loading and segregated skip exchanges for demolition	5.00	load	£ 546.70	£ 2,733.50
02.11	Protect retained roof, party walls and adjoining finishes during alterations	1.00	item	£ 897.50	£ 897.50
03	**EXCAVATIONS / TRENCH FOUNDATION**				

03.01	Hand-dug investigative trial holes and expose existing footing at junctions	3.00	nr	£ 251.25	£ 753.75
03.02	Set out new 500 mm trench foundations with temporary profiles	25.00	m	£ 23.83	£ 595.63
03.03	Excavate approx 500 mm trench to 1.5 m typical founding depth	18.75	m3	£ 84.70	£ 1,588.13
03.04	Allow hand excavation/local undercut close to existing fabric and services	6.00	m3	£ 181.45	£ 1,088.70
03.05	Remove clay/muck by grab lorry, clean spoil	6.00	load	£ 493.85	£ 2,963.10
03.06	Foundation inspection, bottom trimming, overdig making good	25.00	m	£ 33.73	£ 843.13
03.07	Trench-fill GEN3/C25 concrete near to DPC; approx 500mm wide x 1.25m	15.60	m3	£ 267.28	£ 4,169.49
03.08	Concrete pump / chute and 2 staged concrete delivery allowances	1.00	item	£ 1,531.75	£ 1,531.75
03.09	Temporary trench sheeting where required in restricted deep excavations	12.00	m	£ 118.80	£ 1,425.60
03.10	Compressible foundation side board at clay/tree-sensitive section	18.00	m2	£ 45.75	£ 823.50
03.11	Spoil / concrete management around existing drain and service crossings	4.00	nr	£ 154.50	£ 618.00
03.12	Backfill trench perimeters with compacted selected arisings	9.00	m3	£ 61.50	£ 553.50
03.13	DPC plinth level survey and set-out datum check	1.00	item	£ 421.25	£ 421.25
04	**UNDERGROUND DRAINAGE**				
04.01	Locate drains, trial pits and verify existing invert levels	5.00	nr	£ 187.25	£ 936.25
04.02	Saw cut / lift affected paving to drainage runs	14.00	m2	£ 49.10	£ 687.40
04.03	Excavate new 100 mm foul drainage trench, variable 0.5-1.2m	24.00	m	£ 73.71	£ 1,768.92
04.04	Excavate new 100 mm rainwater drainage trench and branches	19.00	m	£ 61.25	£ 1,163.75
04.05	Supply and lay 110 mm uPVC foul drain and Type S granular surround	24.00	m	£ 56.49	£ 1,355.76
04.06	Supply and lay 110 mm uPVC rainwater drainage and Type S surround	19.00	m	£ 53.15	£ 1,009.76
04.07	Provide 110 mm bends, swept branches and adaptors for FW	10.00	nr	£ 69.00	£ 690.00
04.08	Provide 110 mm bends, swept branches and adaptors for RW	8.00	nr	£ 57.95	£ 463.60
04.09	300/450 mm PPIC proprietary shallow chambers with bedding and surrounds	3.00	nr	£ 505.50	£ 1,516.50
04.10	Recessed 80mm galvanized tray covers over rear PPIC chambers, Wrekin spec	3.00	nr	£ 198.40	£ 595.20
04.11	Trapped access bottle gullies to RWPs and service drainage	4.00	nr	£ 250.35	£ 1,001.40
04.12	Under-floor suspended drain supports, clamps and hangers	9.00	m	£ 63.55	£ 571.95

04.13	Rocker / flexible joints and pipe sleeves through structural foundations	6.00	nr	£	183.25	£	1,099.50
04.14	Concrete protection for drainage near or through footings	6.00	m	£	145.50	£	873.00
04.15	Connections to existing FW/SW, seal abandoned pipes and branch ends	5.00	nr	£	322.05	£	1,610.25
04.16	Adjust existing MH and make good local cover and frame levels	2.00	nr	£	406.50	£	813.00
04.17	Drain CCTV pre/post works, air tests, certificates and handover	1.00	item	£	1,011.00	£	1,011.00
04.18	Clean, scour and jet retained drain runs; CCTV report not supplied	1.00	item	£	917.00	£	917.00
04.19	Backfill and compact drain trenches; reinstate sub-base where disturbed	43.00	m	£	44.29	£	1,904.47
05	**GROUND FLOORS / SLABS / DAMP PROOFING**						
05.01	Excavate and reduce formation for new RC floors and remove unsuitable made ground	34.00	m2	£	30.81	£	1,047.37
05.02	Import and compact 150mm MOT Type 1 hardcore under reinforced slab	34.00	m2	£	49.61	£	1,686.57
05.03	Supply and lay 50mm compacted sand / concrete blinding	34.00	m2	£	26.06	£	885.87
05.04	Supply / lay DPM, perimeter sealing, laps and linked DPC	34.00	m2	£	21.33	£	725.22
05.05	Supply / lay floor PIR insulation, 100mm working allowance	34.00	m2	£	34.02	£	1,156.68
05.06	PIR vertical edge insulation strips and perimeter closing	40.00	m	£	13.53	£	541.20
05.07	Two layers A393 welded reinforcement including laps and chairs	34.00	m2	£	36.81	£	1,251.37
05.08	Cast 150 mm C25/30 reinforced ground-bearing concrete slab	5.10	m3	£	327.60	£	1,670.76
05.09	Concrete pumping and finishing gear for RC slab	1.00	item	£	833.75	£	833.75
05.10	Floating screed to new rooms to receive finishes and UFH	34.00	m2	£	50.13	£	1,704.42
05.11	Local floor levelling and transition / thresholds to retained ground floor	18.00	m2	£	31.38	£	564.75
05.12	Structural timber repairs to retained suspended floor at kitchen edge	12.00	m2	£	93.03	£	1,116.30
06	**STRUCTURAL STEEL / LINTELS**						
06.01	B1.A: 203x102x23UB S355 steel beam supplied, approx 2.9m cut length	2.90	m	£	212.70	£	616.83
06.02	B2.A: 203x203x46UC S355 beam supplied, approx 2.4m cut length	2.40	m	£	369.30	£	886.32
06.03	B2.B: 203x203x46UC S355 beam supplied, approx 2.0m cut length	2.00	m	£	369.30	£	738.60

06.04	C1: 152x152x37UC S355 steel post supplied, allow 2.6m height	2.60	m	£ 319.30	£ 830.18
06.05	Steel shop fabrication, welded plates/cleats, drilled connections and delivery	1.00	item	£ 3,344.00	£ 3,344.00
06.06	Hot dip galvanise steel exposed to masonry and corrosion risk	1.00	item	£ 974.00	£ 974.00
06.07	Steel lifting / compact hoist, support frames and lifting beam hire	1.00	item	£ 1,215.25	£ 1,215.25
06.08	Precast P1 440x100x215 padstone, set / grout in wall	1.00	nr	£ 209.50	£ 209.50
06.09	Precast P2 600x150x215 padstones, set / grout	2.00	nr	£ 243.05	£ 486.10
06.10	Precast P3 440x150x215 padstones, set / grout	2.00	nr	£ 223.15	£ 446.30
06.11	CG/ANG proprietary Catnic galvanised lintels to new openings	5.40	m	£ 171.10	£ 923.94
06.12	Temporary grouting/dry-pack of beam heads and making good structure	6.00	m	£ 94.45	£ 566.70
06.13	1hr steel fire protection two layers 12.5 Gyproc + skim	16.00	m2	£ 71.40	£ 1,142.40
06.14	Structural fixing, connection torque, install checks and sign-off	1.00	item	£ 631.75	£ 631.75
07	**NEW MASONRY / EXTERNAL WALLS**				
07.01	External London stock brick outer leaf to extension, matching coursing	52.00	m2	£ 126.71	£ 6,588.92
07.02	Inner 100 mm load-bearing lightweight blockwork leaf to extension	52.00	m2	£ 61.70	£ 3,208.40
07.03	Build solid external brick masonry to front storage/closing wall	11.00	m2	£ 192.15	£ 2,113.65
07.04	Engineering brick below DPC to exposed foundation wall faces	10.00	m2	£ 136.98	£ 1,369.75
07.05	DPC to all new external masonry and junction with existing	27.00	m	£ 23.98	£ 647.33
07.06	DPC cavity trays, stop ends, weeps above windows and door heads	12.00	m	£ 54.20	£ 650.40
07.07	Supply/fix 100mm PIR cavity insulation boards incl. waste	52.00	m2	£ 28.93	£ 1,504.36
07.08	Stainless steel wall ties, additional opening edge and movement ties	52.00	m2	£ 16.98	£ 882.96
07.09	Wall starter kits, toothed bonding and proprietary stainless ties	11.00	m	£ 41.80	£ 459.80
07.10	Brickwork movement joints and joint seals at suitable centres	8.00	m	£ 31.33	£ 250.60
07.11	Cavity closers, insulated cavity barriers and reveal backing	19.00	m	£ 56.70	£ 1,077.30
07.12	Form new window / door brick jamb returns and brick sills	8.00	nr	£ 136.45	£ 1,091.60
07.13	Cement render / repair to external wall where disturbed	18.00	m2	£ 61.81	£ 1,112.58

07.14	External concrete copings / weathered capping to new wall edges	11.00	m	£ 67.95	£ 747.45
07.15	Make good existing brickwork at demolition interfaces	16.00	m2	£ 105.90	£ 1,694.40
07.16	Paint exposed wood / fascia finishes white after repair, external detail	20.00	m	£ 30.08	£ 601.50
08	**ROOF FRAMING / COVERINGS / ROOFLIGHTS**				
08.01	New 47/50x200 C24 treated mono-pitch roof rafters @400 centres	32.00	m2	£ 69.71	£ 2,230.72
08.02	Treated C16/C24 wall plates and timber bearings to new roofs	24.00	m	£ 46.65	£ 1,119.60
08.03	Roof timber double/triple joists, trimmers and M12 fixing sets	11.00	m	£ 98.03	£ 1,078.28
08.04	Roof straps / galvanised restraint and connectors to engineer detail	22.00	nr	£ 33.83	£ 744.15
08.05	18mm OSB3 roof decking and all secure fixings	32.00	m2	£ 42.11	£ 1,347.36
08.06	Breathable membrane, battens / counter battens, ventilated cavity	32.00	m2	£ 41.95	£ 1,342.40
08.07	Black Eternit fibre cement roof tiles, including 12% cuts and waste	32.00	m2	£ 75.88	£ 2,428.00
08.08	Code 4/5 lead flashings / abutments and cover flashings	18.00	m	£ 94.28	£ 1,696.95
08.09	Roof ridges, dry verges and weatherproofing junction pieces	14.00	m	£ 60.45	£ 846.30
08.10	Thermal roof PIR insulation between/under rafters	32.00	m2	£ 65.08	£ 2,082.40
08.11	Roof vapour control membrane, taped sealed joints	32.00	m2	£ 17.20	£ 550.40
08.12	Plasterboard/skim to sloping new ceilings and reveal sections	32.00	m2	£ 39.61	£ 1,267.36
08.13	Electric Velux rooflights white finish complete with flashings	2.00	nr	£ 1,456.00	£ 2,912.00
08.14	Form flashing / insulated trimmers and reveal linings for rooflights	2.00	nr	£ 379.50	£ 759.00
08.15	Black uPVC rainwater guttering complete with brackets and outlets	15.00	m	£ 46.23	£ 693.38
08.16	Black uPVC downpipes, shoe & offsets	2.00	nr	£ 252.25	£ 504.50
08.17	Roof-edge white fascia/soffit and capping (standard white)	24.00	m	£ 54.30	£ 1,303.20
08.18	Temporary watertight coverings during roof connection works	1.00	item	£ 681.75	£ 681.75
09	**EXTERNAL WINDOWS / DOORS / SEALING**				
09.01	GF D03 external glazed aluminium door unit and installation (specialist budget allowance)	1.00	nr	£ 3,385.75	£ 3,385.75

09.02	GF D04 external glazed aluminium door unit and installation (specialist budget allowance)	1.00	nr	£ 3,385.75	£ 3,385.75
09.03	GF W03 end facade aluminium glazed window and installation (specialist budget allowance)	1.00	nr	£ 2,437.75	£ 2,437.75
09.04	GF W01/W02 glazing allowance if separate from Velux units	0.00	nr	£ -	£ -
09.05	Apply cavity closers, airtight seals, damp tray and weather seal to frames	3.00	nr	£ 302.25	£ 906.75
09.06	External door thresholds, trims and DPC waterproofing	2.00	nr	£ 276.75	£ 553.50
09.07	Trickle ventilators / extract integration with new glazed openings	3.00	nr	£ 168.85	£ 506.55
10	**INTERNAL PARTITIONS / CARPENTRY / JOINERY**				
10.01	Treated timber 75x50 studs at 400 centres to WC/utility/snug partitions	37.00	m2	£ 64.53	£ 2,387.43
10.02	Moisture-resistant plasterboard to wet-area stud faces	22.00	m2	£ 46.13	£ 1,014.75
10.03	12.5mm plasterboard and skim to both stud faces	74.00	m2	£ 35.58	£ 2,632.55
10.04	Thermal/acoustic quilt in required partitions	37.00	m2	£ 22.10	£ 817.52
10.05	Plasterboard 12.5mm and skim on new masonry inner faces	65.00	m2	£ 35.11	£ 2,281.83
10.06	New plasterboard ceilings in affected rooms	55.00	m2	£ 34.61	£ 1,903.28
10.07	Make good affected plaster to retained walls, chase/return work	120.00	m2	£ 21.48	£ 2,577.00
10.08	Full new plaster skim finish, walls and ceilings where affected	185.00	m2	£ 21.33	£ 3,946.05
10.09	Hang client-supplied FD30 fire doors GF D01 / D02 (install only)	2.00	nr	£ 238.25	£ 476.50
10.10	Hang client-supplied internal timber doors GF D05 / D09 / D10	3.00	nr	£ 179.65	£ 538.95
10.11	Install client-supplied pocket doors GF D06 / GF D07	2.00	nr	£ 393.00	£ 786.00
10.12	Timber frames, door linings and smoke/intumescent seals as required	7.00	nr	£ 238.30	£ 1,668.10
10.13	Client-supplied architraves; install only around new door sets	7.00	nr	£ 88.43	£ 618.98
10.14	New MDF/timber skirting supply and fix to altered areas	112.00	m	£ 19.81	£ 2,218.16
10.15	MDF shelves 5 either side of chimney breast	10.00	nr	£ 102.05	£ 1,020.50
10.16	MDF floating shelves and fixing of client-supplied ceiling-mounted drying rack	3.00	nr	£ 143.75	£ 431.25
10.17	MDF bench storage cupboard, three lift-up lids to snug	3.20	m	£ 353.35	£ 1,130.72
10.18	Wet room MDF panelling to 1.2m high including moisture sealing	14.00	m2	£ 65.93	£ 922.95

10.19	Install client-supplied Howdens kitchen and appliances (cabinets only)	17.00	unit	£	101.25	£	1,721.25
10.20	Install client-supplied utility cabinets / stacked washer-dryer brackets	6.00	unit	£	102.60	£	615.60
10.21	Box-in services/SVP and small boiler / electrical enclosures	18.00	m	£	67.65	£	1,217.70
10.22	Make good stairs/under-stair retained joinery to connect new works	1.00	item	£	666.25	£	666.25
11	**TILING / FLOORING / DECORATION**						
11.01	Lay client-supplied GF porcelain/ceramic floor tiling; adhesive/grout client supplied	43.00	m2	£	39.63	£	1,703.88
11.02	Lay client-supplied engineered timber floor, underlay client supplied	26.00	m2	£	31.95	£	830.70
11.03	Install client-supplied wet-room full-height wall tiles	30.00	m2	£	53.03	£	1,590.75
11.04	Tank wet-room walls/floor to shower area and form tiled falls	10.00	m2	£	96.10	£	961.00
11.05	Install client-supplied first-floor bathroom wall/floor tiles	24.00	m2	£	45.35	£	1,088.40
11.06	Lay client-supplied hall traditional B&W encaustic tiles	12.00	m2	£	54.85	£	658.20
11.07	Form tiled thresholds, edge trims and sealants at wet areas	20.00	m	£	30.65	£	613.00
11.08	Sand, fill and prepare existing/new ground-floor walls/ceilings for decorating	225.00	m2	£	8.71	£	1,958.63
11.09	Two finish coats Leyland paint to ground-floor walls and ceilings	225.00	m2	£	16.49	£	3,710.81
11.10	Decorate first-floor rooms incl. walls/ceilings and wet-area suitable paint	215.00	m2	£	18.52	£	3,980.73
11.11	White gloss/satin to GF/FF skirting, frames, internal trim and doors	140.00	m	£	15.81	£	2,212.70
11.12	Prepare/paint front entrance door, remaining interior timberwork	1.00	item	£	630.75	£	630.75
11.13	Decorate new cupboards, panelling, built-in shelving and bench	1.00	item	£	1,112.50	£	1,112.50
11.14	Finishing sealants to kitchen/worktops and all contractor joints	36.00	m	£	20.80	£	748.62
11.15	Final builders clean of new GF extension, kitchen and affected rooms	1.00	item	£	928.00	£	928.00
11.16	Carpet first floor / bedrooms - client contractor after practical completion	0.00	m2	£	-	£	-
12	**PLUMBING / HEATING / SANITARY INSTALL**						
12.01	Drain down, isolate and reconnect retained hot/cold services and Megaflo cylinder	1.00	item	£	821.50	£	821.50
12.02	New high-efficiency gas boiler supply & wall mounting (existing Megaflo retained)	1.00	nr	£	3,392.50	£	3,392.50

12.03	Gas-safe flue kit, supply and modify gas pipe route with test	1.00	item	£ 1,225.00	£ 1,225.00
12.04	New heating controls, zone valves, programmable thermostat & integration	1.00	item	£ 1,230.00	£ 1,230.00
12.05	Commission boiler, flue test, Gas Safe registration / documentation	1.00	item	£ 740.00	£ 740.00
12.06	New/altered water-based UFH circuits in GF extension / affected rooms	65.00	m2	£ 67.30	£ 4,374.50
12.07	UFH manifold/actuators/pump and insulated manifold cupboard	1.00	item	£ 1,742.50	£ 1,742.50
12.08	Pressure test UFH, flush, balance, commission and handover	1.00	item	£ 543.75	£ 543.75
12.09	Supply and run copper/MLCP hot and cold feeds to kitchen, WC, utility	90.00	m	£ 24.53	£ 2,207.25
12.10	Supply and run wastes/soil branches with traps/AAV and fittings	30.00	m	£ 48.29	£ 1,448.70
12.11	Install client-supplied GF wet-room shower mixer, outlet, fittings	1.00	nr	£ 574.75	£ 574.75
12.12	Install client-supplied WC / washbasin / tap to ground floor	2.00	nr	£ 353.75	£ 707.50
12.13	Install client-supplied first-floor bath and basin/waste fittings	3.00	nr	£ 366.25	£ 1,098.75
12.14	Install / connect client-supplied washing machine and tumble dryer	2.00	nr	£ 185.50	£ 371.00
12.15	Install client-supplied kitchen sink, dishwasher and appliances water feeds	3.00	nr	£ 228.50	£ 685.50
12.16	Install client-supplied new radiators and TRVs	6.00	nr	£ 217.00	£ 1,302.00
12.17	Hot/cold external tap, isolator and frostproof pipe protection	1.00	nr	£ 312.50	£ 312.50
12.18	Install extractor ducting to wet rooms, utility, WC and kitchen	4.00	nr	£ 265.85	£ 1,063.40
12.19	Supply/fix intermittent/overrun extractor fans	4.00	nr	£ 262.00	£ 1,048.00
12.20	Supply and install towel radiator valves and hot water circuit summer kit	2.00	nr	£ 413.75	£ 827.50
12.21	Flush/test hot/cold, chlorination if needed, issue commissioning sheets	1.00	item	£ 739.25	£ 739.25
13	**ELECTRICAL / FIRE / DATA**				
13.01	Electrical prestart design/layout meetings, minor circuit investigation	1.00	item	£ 696.25	£ 696.25
13.02	Temporary isolation, safe disconnection / strip redundant circuits	1.00	item	£ 668.75	£ 668.75
13.03	New lighting 1st fix cable runs and boxes across refurbished GF	35.00	pt	£ 77.83	£ 2,723.88
13.04	Power 1st fix twin sockets, kitchen/utility and floor box circuits	27.00	pt	£ 89.33	£ 2,411.78
13.05	Kitchen dedicated electrical appliance circuits: hob/oven/fridge/DW etc	6.00	circuit	£ 305.00	£ 1,830.00

13.06	Additional radial/FCU for boiler controls, UFH, AC power, pumps	4.00	circuit	£ 237.50	£ 950.00
13.07	Recessed downlights installation and fire hoods, client supplies fittings	28.00	nr	£ 64.95	£ 1,818.60
13.08	Install client-supplied pendant/wall/LED fittings incl. final connect	15.00	nr	£ 46.80	£ 702.00
13.09	Install client-supplied switches, dimmers and plates; final connections	26.00	nr	£ 31.55	£ 820.30
13.10	Install client-supplied double sockets, floor outlets / shaver FCUs	27.00	nr	£ 34.45	£ 930.15
13.11	Extra-low-voltage LED strips, drivers and switching connections	18.00	m	£ 62.50	£ 1,125.00
13.12	Smoke/heat detectors and fire-alarm wiring link to compliant domestic system	5.00	pt	£ 224.00	£ 1,120.00
13.13	Supply/test outdoor lighting cabling and automatic switch PIRs	5.00	pt	£ 140.25	£ 701.25
13.14	CAT7 cabling, dual RJ45 modules and patch connections	4.00	pt	£ 245.75	£ 983.00
13.15	TV/satellite/telephone/house-alarm first fix cables and outlet locations	6.00	pt	£ 147.50	£ 885.00
13.16	Banham PIR prewire and alarm control unit preparation (no alarm supply)	1.00	item	£ 636.25	£ 636.25
13.17	Doorbell, speaker and AV wiring / installation of client-supplied devices	6.00	pt	£ 126.00	£ 756.00
13.18	Electric Velux power feed, transformer, controllers and switching	2.00	nr	£ 338.75	£ 677.50
13.19	Consumer unit interface, RCD compliance check and minor RCBO allowance	1.00	item	£ 1,010.00	£ 1,010.00
13.20	Electrical testing/Part P paperwork, certs and inspection	1.00	item	£ 992.50	£ 992.50
13.21	Client £40/faceplate selection budget: 26 plates - supply excluded by instruction	0.00	nr	£ -	£ -
14	**TOP-FLOOR AIR CONDITIONING**				
14.01	Supply and fit 2-zone Daikin-equivalent multi-split AC to loft bedrooms (specialist budget allowance)	1.00	item	£ 6,132.50	£ 6,132.50
14.02	Specialist refrigeration pipework containment and electrical coordination	1.00	item	£ 1,292.50	£ 1,292.50
14.03	Cedar slat screened external condenser enclosure, ventilated	1.00	item	£ 1,241.25	£ 1,241.25
14.04	Building fabric penetration, weatherproof sleeve and making-good	3.00	nr	£ 221.50	£ 664.50
14.05	AC condensate connection to external drain including traps	2.00	nr	£ 308.75	£ 617.50
14.06	AC controls and commissioning/certification allowance (included by specialist)	0.00	item	£ -	£ -
15	**EXTERNAL FINISHES / HANDOVER**				

15.01	Reinstate disturbed external paving / sub-base after new drainage	25.00	m2	£	92.65	£	2,316.25
15.02	Regrade front yard and paving around new 2.5m secure hoarding	16.00	m2	£	61.70	£	987.20
15.03	Make good patio and courtyard to receive client-supplied paving / tiles	32.00	m2	£	69.88	£	2,236.00
15.04	Reset existing gullies and adjust external drainage levels	4.00	nr	£	216.80	£	867.20
15.05	Reinstatement to boundary wall / fence line where altered	12.00	m	£	102.35	£	1,228.20
15.06	Exterior waterproof sealants / junctions, wall and roof interfaces	28.00	m	£	38.15	£	1,068.20
15.07	Clean paving/road protection and sweep street frontage post-works	1.00	item	£	417.25	£	417.25
15.08	End-to-end quality inspections, snagging and corrected defects	1.00	item	£	896.75	£	896.75
15.09	Handover: product O&M, cert collation, warranty info, final clean	1.00	item	£	494.25	£	494.25

TOTAL TENDER (EX VAT)	**£ 277,225.29**

STANDARD TERMS & CONDITIONS
For Construction & Engineering Works

1. DEFINITIONS

In these Conditions:

"Client"	means the organisation or individual(s) named as such in the Quotation;
"Completion Date"	means the date on which the Works are completed;
"Conditions"	means these Standard Terms and Conditions for Construction and Engineering Works;
"Contract"	means the Contract between the Client and the Contractor for the Works comprising the Quotation, these Conditions and the other documents specified in the Quotation;
"Contractor"	means the organisation named as such in the Quotation;
"Contract Price"	means the price payable by the Client to the Contractor for the Works, as shown in the Quotation, (and as varied in accordance with the Contract);
"Notice"	means any notification, notice and the like stated as required as set out in these Conditions;
"Party"	means either the Client or the Contractor;
"Parties"	means the Client and the Contractor together;
"Quotation"	means the Contractor's signed Quotation referring to these Conditions;
"Site"	means the location of the Works as described in the Quotation;
"Works"	means the works described in the Quotation (as amended in accordance with the Contract).

2. CONTRACT FORMATION

2.1 Acceptance of the Contractor's Quotation by the Client constitutes the Contract for the Contractor to carry out the Works in accordance with these Conditions.

2.2 Notwithstanding anything contained elsewhere in the Contract to the contrary, the Parties agree that any instruction provided to the Contractor by the Client to commence the Works, or commencement of the Works by the Contractor, prior to the execution of the Contract by either Party, shall be deemed an unequivocal and binding acceptance of the Quotation incorporating these Conditions and a waiver of the Client's right to cancel pursuant to clause 12.

3. GENERAL OBLIGATIONS

3.1 The Contractor will exercise reasonable skill and care in the performance of the Works.

3.2 Unless otherwise stated in the Quotation, the Client will give the Contractor unfettered and unrestricted access to the Site as required by the Contractor to enable them to carry out the Works in one continuous visit without interference by the Client or by other contractors of the Client.

3.3 The Client is responsible for obtaining any and all statutory consents including but not limited to planning permission, building control and the like, including all works by statutory undertakers including but not limited to temporary isolation, identification of existing services and new connections as may be required for the execution of the Works. Unless otherwise agreed, the Client will be responsible for obtaining all permits and licences and the like needed in the course of the Works and the Contractor will give reasonable assistance as required by the Client. The cost of obtaining any of the foregoing consents, permits, licences and the like is excluded from the Contract Price unless otherwise stated.

4. VARIATION

4.1 If the Client wishes to omit or vary any of the Works (or any design or materials) they must notify the Contractor in writing. The Contractor will then supply to the Client an estimate of the cost of the variation and the likely effect on the Contract period and Completion Date.

4.2 Unless the Client withdraws their request for a variation when they receive the Contractor's estimate, the Contract Price will be adjusted in accordance with the Contractor's estimate (or as otherwise agreed between the Client and the Contractor) and an appropriate extension of time and adjustment to the Completion Date shall be agreed.

4.3 If a variation is agreed verbally, either the Contractor or the Client will endeavour to confirm such in writing as soon as reasonably practicable.

4.4 The Contractor will notify the Client as soon as reasonably practicable if they encounter any difficulties which they could not have reasonably foreseen when submitting the Quotation and, in those circumstances, a fair and reasonable adjustment to the Contract Price and Completion Date will be made.

4.5 The Contractor reserves the right not to comply with any request for a variation which would increase the value of the Works by more than 25% of the original Contract Price.

5. CONTRACT PRICE & PAYMENT

5.1 The Contract Price is stated in the Quotation which may be varied in accordance with clause 4 of the Conditions.

5.2 The Client shall pay the Contractor the Contract Price in accordance with the payment terms set out within the Quotation. The due date of any application for payment made by the Contractor is the date upon which that application for payment is submitted to the Client. Unless otherwise stated in the Quotation summary, the final date for payment is 28 days after the due date. The Contractor shall be entitled to include within any application for payment sums for work carried out and any materials purchased for the purposes of undertaking the Works, whether or not such materials are delivered to Site. The Contractor’s application for payment shall specify the amount due to the Contractor and the basis upon which that amount is calculated. Following the first application for payment submitted by the Contractor the frequency of any subsequent application shall be as stated on the Quotation.

5.3 Within 5 days after the date on which any payment becomes due the Client shall give Notice to the Contractor specifying the amount (if any) of the payment proposed to be made, and the basis upon which that amount was calculated.

5.4 For the purposes of this clause, it is immaterial that the sum referred to in clause 5.3 may be zero.

5.5 In the event the Client fails to provide a valid payment notice pursuant to clause 5.3 the Contractor's application for payment shall become the default payment notice (the default notified sum).

5.6 The Client may give the Contractor a Notice of their intention to pay less than the notified sum provided always that such a Notice shall specify the sum the Client considers to be due on the date the Notice is served and the basis upon which that sum is calculated. The Notice to pay less must be given not less than 7 days before the final date for payment.

5.7 The Client shall not in any event be entitled to set off, deduct and withhold from any monies otherwise due and payable to the Contractor under this Contract any sum or sums due under any other Contract between the Parties.

5.8 If the Client fails to pay any amount due by the final date for payment, the Contractor may suspend all or any of his obligations under the Contract until the payment is received after giving at least 7 days' notice to the Client of his intention to suspend with reasons. Any period of suspension will entitle the Contractor to any reasonable costs he incurs as well as an extension of time for the adjustment of the Completion Date.

5.9 Late payment entitles the Contractor to interest at the statutory rate of interest under the Late Payment of Commercial Debts (Interest) Act 1998 from the date upon which that payment became overdue until the date of actual payment or if the Late Payment of Commercial Debts (Interest) Act 1998 does not apply at an interest rate of 8% per annum above the official bank rate of the Bank of England current at the date that a payment due under this Contract becomes overdue.

5.10 Prices are quoted exclusive of VAT which will be added as appropriate and payable by the Client. The Contractor, if registered for VAT, will issue a valid VAT invoice or VAT receipt for each such amount due or paid under the Contract. The production of a VAT invoice by the Contractor to the Client shall not in any event act as a condition precedent to any payment becoming due to the Contractor under this Contract nor shall the final date for payment be extended pending the production of a VAT invoice.

6. INSURANCE & LIABILITY

6.1 The Contractor shall take out and maintain the following insurances (except as otherwise agreed or stated in the Quotation):

- Construction All Risks insurance for the full reinstatement value of the Works in the joint names of the Client and the Contractor (unless the Works are in an existing building, when clause 6.3 will apply).

- Public & Product Liability Insurance for £5,000,000.
- Employer's Liability Insurance of £10,000,000.
- Contractors all Risk Insurance of £1,000,000.

6.2 The Contractor will provide the Client with details of the insurances upon request.

6.3 Where the Works are to be carried out in an existing building, the Client will be responsible for insurance of the Works with the Contractor named as co-insured and the Client will provide details of the insurance to the Contractor upon request.

6.4 Where the Works are to be carried out in an existing building constructed pre 2000, the Client will be responsible for carrying out an Asbestos Refurbishment / Demolition Survey.

6.5 If an asbestos report identifies additional works not already highlighted within the contracted works the additional works will be treated as a variation to the contract as detailed in clause 4.

6.6 6 The Client shall reimburse any direct or indirect loss and/or expense incurred by the contractor for failure to comply with clause 6.4.

7. DURATION, HANDOVER & DEFECTS LIABILITY

7.1 The proposed Commencement Date and Completion Date are shown in the Quotation.

7.2 The Contractor will notify the Client as soon as reasonably practicable upon becoming aware of any event which may prevent or delay completion of the Works by the Completion Date. The Notice will specify the cause of the delay, the likely effect on the Completion Date and the Contractor's proposals for dealing with the matter. The Completion Date will then be extended as agreed by the Parties or, failing agreement, decided under clause 9. The Contractor acknowledges that they must take reasonable steps to mitigate or reduce any delay.

7.3 The Contractor will give the Client Notice of their intention to hand over the Works on completion and will give the Client the opportunity to inspect the Works before handover. The Contractor will then confirm the Completion Date to the Client.

7.4 The Contractor will be responsible for remedying defects in the Works which appear within 12 months from the Completion Date and the Client must notify the Contractor as soon as he becomes aware of any defects for which the Contractor is responsible. Defects in design or materials supplied by the Client and defects attributable to shrinkages, fair wear and tear or to misuse or failure by the Client to comply with any operating or maintenance manuals will not be the responsibility of the Contractor.

7.5 Where equipment or materials used in the Works have the benefit of a manufacturer’s warranty, the Contractor will take steps to procure that the Client has the benefit of that warranty. The Contractor will not be liable for any defect in the equipment or materials except to the extent that this is due to the Contractor’s negligence.

7.6 Except for their liability to remedy any defects for which they are responsible, and which are notified to them within 12 months of the Completion Date, the Contractor will have no liability to the Client, in contract or in tort, for any other direct, indirect or consequential loss incurred by the Client, including but not limited to loss of use or loss of profit. However, liability for death or injury of individuals due to the Contractor’s negligence is unlimited.

8. TERMINATION

8.1 If the Client fails to make any payment to the Contractor within 14 days of the final date for payment, the Contractor may issue to the Client a Notice specifying the default. If such a default continues for 14 days from the receipt of the Notice served under this clause 8.1, the Contractor may on or within 28 days from the expiry of that 14-day period by a further Notice to the Client terminate the Contractor’s employment under this Contract.

8.2 Either Party may give Notice to terminate the Contract to the other Party in the event either Party commits a material breach of the Contract and, in the case of a breach capable of remedy, fails to take steps to remedy the breach within 28 days of being requested to do so in writing. If such a breach continues for 14 days from the receipt of the Notice served under this clause 8.2, the Party serving the Notice may on or within 28 days from the expiry of that 14-day period by a further Notice to the other Party terminate their employment under this Contract.

8.3 Either Party may terminate the Contract if the other Party becomes insolvent or has a receiver, manager or administrative receiver or liquidator appointed.

8.4 Termination will not affect the accrued rights and liabilities of the Parties at the termination date.

9. DISPUTES

9.1 The Parties will endeavour to settle any dispute or difference amicably by direct negotiation.

9.2 If the Parties are unable to resolve a dispute in connection with this agreement within 14 days of direct negotiation, the Parties agree to enter into mediation in good faith to settle such a dispute and will do so in accordance with the Construction Industry Council Mediation Procedure. Unless otherwise agreed between the Parties within 14 days' Notice of the dispute, the mediator will be nominated by the 'Construction Industry Council'.

9.3 If the Parties are unable to settle the dispute by negotiation or mediation, it may be referred by either Party to adjudication, the Adjudicator Nominating Body shall be the Royal Institution of Chartered Surveyors. The Adjudication rules shall be in accordance with the Scheme for Construction Contracts (England and Wales) Regulations 1998 (Amendment) (Wales) 2011. The decision of the adjudicator will be final and binding on the Parties unless a Notice of dissatisfaction is served by either Party on the other within 28 days of the date of the decision.

9.4 The Parties agree that disputes or differences are to be determined by Arbitration and not by legal proceedings in accordance with the provisions of the Arbitration Act 1996. The seat of the Arbitration is Cardiff, Wales, United Kingdom.

9.5 Applicable Law: this Contract is governed by the laws of England and Wales.

9.6 Nothing in this clause 9 is intended to frustrate the rights of the Parties to refer any dispute or difference arising under the Contract to adjudication at any time pursuant to the Housing Grants Construction and Regeneration Act 1996 (as amended).

10. MATERIALS

10.1 Where the Client provides materials to the Contractor free of charge, those materials shall remain the property of the Client and shall be used solely in connection with the Contract. Any materials surplus to requirements shall be returned to the Client or disposed of at the Client's direction.

10.2 Any materials stored at the Site shall be insured by the Client and if lost or damaged while in the custody of the Client shall be replaced or made good at the Client's expense. Materials that are lost or damaged while in the custody of the Contractor shall be replaced or made good at the Contractor's expense.

11. GENERAL

11.1 Notices. Every Notice or application required under these Terms & Conditions shall be produced digitally and delivered by electronic mail to the email addresses detailed on the Quotation.

11.2 Assignment. Neither Party will assign any of their rights or obligations under the Contract without the prior written consent of the other.

11.3 Subcontracting. The Contractor reserves the right to sublet any part of the works however they will not be entitled to sublet overall management of the works. Subcontracting will not relieve the Contractor of his obligations under the Contract.

11.4 Entire Agreement. The documents comprised in the Contract including the Quotation and these Conditions constitute the entire agreement between the Parties and supersede any previous arrangements, agreements or understandings relating to the Works.

11.5 Amendment. Any amendment to the terms of the Contract shall only be effective if it is in writing and signed by an authorised signatory of the Parties.

11.6 No Reliance on Representations. The Client acknowledges that he has not relied on and will have no remedy in respect of any statement, representation, warranty, or undertaking of any person (whether a party to this Agreement or not) other than is expressly set out in the Contract. However, nothing in this clause shall limit or exclude liability for fraud.

11.7 The Client accepts full liability for the accuracy of any document provided to the Contractor and detailed in the Quotation which the Contractor may have relied upon in preparing the Quotation. In the event of any error, discrepancy or inadequacy contained within any document provided to the Contractor by the Client, the Client will provide the Contractor instructions to correct such error, discrepancy or inadequacy and such shall be treated as a variation entitling the Contractor to an extension of time and adjustment to the Completion Date and if necessary an addition to the Contract Price.

11.8 Any quantities provided to the Contractor by the Client or any quantities described on any bills of quantities or schedules of works contained within the Quotation are subject to re-measure and the rules of measurement shall be the NRM2 as published by the Royal Institution of Chartered Surveyors.

11.9 Severance. If any provision of the Contract becomes illegal or unenforceable, this shall not affect the legality or enforceability of any other provision of the Contract. In that situation the Parties shall, where possible, use reasonable endeavours to agree an alternative provision(s) which is legally enforceable.

11.10 Waiver. The waiver by either Party of a breach by the other in the performance of its obligations under the Contract shall not constitute a waiver of any default nor shall failure to complain of a breach constitute a waiver of that breach by the other Party.

12. Right to Cancel

12.1 The Client may cancel this Contract for any reason by giving the Contractor a valid Notice pursuant to clause 11.1 within 7 days of signing the Contract.

12.2 If the Client cancels this Contract under this clause 12, the Contractor will refund any sums the Employer has paid to the Contractor in connection with this Contract.

12.3 The Client may have to pay for goods or services provided before he cancels this Contract if he has agreed to the Contractor providing the goods or services before the end of the 7-day cancellation period referred to in clause 12.1. Notwithstanding the foregoing, the Client may be required to pay for the following types of goods and services provided before cancellation;

a) Services of any kind;

b) Goods needed in an emergency;

c) Goods that are bespoke or made to the Client's requirements and any services relating to those goods;

d) Perishable goods;

12.4 This right to cancel is waived in the event the Contractor commences the performance of their obligations under this Contract as described at clause 2.2.

13. Fluctuation

13.1 The Quotation or Contract Price has been calculated in the manner set out below and shall be subject to adjustment in the events specified hereunder.

13.1.1 The Quotation or Contract Price is based upon the market prices which were current at the date of the Quotation or the date of the Contract (whichever is the later) of the labour, materials, goods, electricity, fuels or any other solid, liquid or gas necessary for the execution of the Works, including any Sub-Contractor or Sub-Consultant prices, and upon the duty or tax payable at that date on the disposal of waste from the Site.

13.1.2 Upon the expiry of three months after the date of the Quotation or the date of the Contract (whichever is later), and every three months thereafter, the Contractor shall be entitled to review the market price of any of the above things increases, or if the duty or tax on the disposal of waste from the site increases, then the net amount of the difference, shall as the case may be, be paid to the Contractor.

13.2 The Contractor shall notify the Client of the occurrence of any of the events referred to in the foregoing provisions of clause 13 as soon as reasonably practicable, and notification of such an occurrence shall be a condition precedent to any payment being made to the Contractor in respect of the event in question.

13.3 The Contractor and the Client may agree what shall be deemed for all the purposes of this Contract to be the net amount payable to or allowed by the Contractor in respect of the occurrence of any event such as is referred to in any of the provisions listed in this clause 13.

13.4 As soon as reasonably practicable after notifying the Client of the occurrence of any of the events to referred to in this clause 13, the Contractor shall provide such evidence to the Client as may be reasonably required to enable the amount payable to the Contractor by virtue of this clause 13 to be ascertained.

13.5 Any amount which from time to time becomes payable to the Contractor by virtue of this clause 13 shall be added to the Quotation or Contract Price.

Please Sign and Return this Quotation Acceptance to engage [redacted] to Proceed.

If this Quotation is acceptable, please sign and return the enclosed copy. Provided this is received within the next 30 days without any amendments or qualifications, a binding Contract will then exist between us for the Works. That Contract will comprise the accepted Quotation, the attached Terms & Conditions and the Specification and other documents referred to in this Quotation. Any delay in returning the signed Quotation may result in a change to proposed Commencement and Completion dates.

If not accepted within 30 days, this Quotation will no longer be effective and will be treated as cancelled unless we otherwise agree in writing.

I/we refer to your quotation ref ..... dated ..... and confirm I/we accept your quotation and its Terms and Conditions.

I/we acknowledge your need to schedule resources for this project and that by this acceptance I/we are committed to the works detailed within the scope of works as set out in the referenced quotation.

I/we acknowledge this commitment for you to proceed:

Signed: ..... Date: .....

Print name: .....