Example Building and Renovation

Unit 4, Example Trade Park
Testtown TE9 9TP
01632 960400
office@example.test

Proposal

Reference	**Q-0003 revision 1**
Date	**22 November 2026**
Valid until	**22 December 2026**

Prepared for
Daniel Test

Works address
41 Test Avenue
Testtown
TE3 1AA

Single storey rear extension

Thank you for asking us to price your extension.

Your brief

A single storey rear extension of about 4 by 4.5 metres from the approved drawings, opening the kitchen to the garden with bifold doors and a rooflight.

What we propose

We build the shell first so the house stays closed until the steel goes in. The opening is formed on one day with the steel ready on site, and the kitchen side is sealed with a dust screen throughout.

From our visit



The extension site at the back of the house

Price

Groundworks

Excavate and pour foundations	1 item	£5,250.00
Drainage alterations	1 item	£2,062.50
	Groundworks total	**£7,312.50**

Shell		
Blockwork, brickwork and cavity insulation	62 m2	£6,045.00
Bricks, blocks and insulation	1 item	£6,750.00
Steel beam over the opening, with padstones	1 nr	£1,812.50
	Shell total	**£14,607.50**
Roof		
Flat roof with a rooflight	1 item	£6,000.00
	Roof total	**£6,000.00**
Fit out		
Plastering	85 m2	£1,912.50
Bifold doors, supplied and fitted	1 item	£4,875.00
Electrics, first and second fix	1 item	£2,312.50
	Fit out total	**£9,100.00**
Fees		
Building control fees	1 item	£900.00
	Fees total	**£900.00**
	Total excluding VAT	£37,920.00
	VAT at 20%	£7,584.00
	Total including VAT	**£45,504.00**

Timescales

About ten weeks on site, starting with the groundworks.

Assumptions

• Clear access to the work area on the agreed day.

Not included

• Anything hidden behind walls, floors or ceilings until it is opened up.
• Decoration beyond the areas listed.

How to accept

Accept the proposal on the link to fix the start date. Stage payments follow the build: deposit, shell, roof and completion.

This proposal is valid until 22 December 2026.

Terms

Payment: a deposit of 25% of the price is due when you accept, and the rest when the work is finished.

Work is carried out to the scope above. Materials stay ours until paid for. Anything found once work starts is priced as a variation before it is done.