

Integral Garage Conversion - 18m²

Conversion to habitable home office / snug · including insulation, electrics, and floor build-up

Mode: Detailed itemised

Itemised pricing

#	Description	Qty	Unit	Rate	Labour	Materials	Total
1	Strip-out, garage door removal & disposal	1	job	£800	£480	£320	£800
2	Block up garage opening, weather seal & insulate	1	job	£2,100	£1,200	£900	£2,100
3	New double-glazed window to replace door	1	no.	£1,200	£420	£780	£1,200
4	Floor build-up — insulation, screed & DPM	18	m ²	£178	£1,500	£1,700	£3,200
5	Stud partition to hallway & internal door	1	job	£1,400	£780	£620	£1,400
6	Wall & ceiling insulation, plasterboard & skim	48	m ²	£80	£2,400	£1,450	£3,850
7	Electrics — sockets, lighting, data point	1	job	£1,920	£1,300	£620	£1,920
8	Extend central heating, 1 radiator + valves	1	job	£1,020	£600	£420	£1,020
9	Engineered oak flooring, supply & install	18	m ²	£94	£620	£1,080	£1,700
10	Decoration — 2 coats throughout	1	job	£1,190	£950	£240	£1,190

Subtotal — labour £10,250

Subtotal — materials £8,130

Works subtotal £18,380

Contingency 6% £1,103

VAT 20% £3,897

TOTAL PAYABLE £23,380

Assumptions

- Existing foundations and floor slab suitable for build-up.
- Building regs application included; planning not required (PD).
- Programme: 4–5 weeks on site.

Exclusions

- Furniture, joinery and fitted storage.
- Upgrades to existing consumer unit.
- External rendering of blocked-up opening (matched to brick).