

Insulated Garden Studio · 4m × 5m · 20m²

Year-round home office with cedar cladding, EPDM roof and full M&E;

Mode: Stage payments

Itemised pricing

#	Description	Qty	Unit	Rate	Labour	Materials	Total
1	Site clearance & screw pile foundations	1	job	£2,350	£900	£1,450	£2,350
2	Timber frame structure, breather membrane	20	m ²	£230	£2,200	£2,400	£4,600
3	Cedar cladding to 3 elevations	48	m ²	£92	£1,800	£2,600	£4,400
4	EPDM flat roof with parapet & drainage	22	m ²	£116	£1,100	£1,450	£2,550
5	Aluminium sliding doors + side window	1	job	£3,920	£520	£3,400	£3,920
6	Insulation — floor / walls / roof (PIR)	60	m ²	£47	£1,100	£1,700	£2,800
7	Electrics — armoured supply, sockets, lighting	1	job	£2,200	£1,300	£900	£2,200
8	Internal finishes — plasterboard, paint, LVT	20	m ²	£138	£1,500	£1,250	£2,750

Subtotal — labour £10,420

Subtotal — materials £15,150

Works subtotal £25,570

Contingency 5% £1,278

VAT 20% £5,370

TOTAL PAYABLE £32,218

Stage payment schedule

Stage	Milestone	% of contract	Amount
1	Deposit on order confirmation	15%	£4,833
2	Foundations complete	20%	£6,444
3	Structure & weather-tight envelope	30%	£9,665
4	First & second fix M&E complete	25%	£8,054
5	Practical completion & handover	10%	£3,222

Assumptions

- Permitted development — no planning required.
- Existing consumer unit has spare way for new circuit.
- Programme: 5–6 weeks on site.

Exclusions

- Garden landscaping or pathways to studio.
- Furniture, AV equipment and IT cabling.
- Air conditioning / heat pump (cassette heater included).