

Loft Conversion · L-shape Dormer · 32m²

Quotation BP-2402 · Issued by Northstar Lofts Ltd · N10, London

MODE Detailed itemised quote	CLIENT Ms Okafor · 22 Hillcrest Avenue, London N10	VALID 30 days from issue
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Scope of works

L-shape rear dormer loft conversion to provide double bedroom with ensuite shower room, plus new oak staircase from first floor landing.

Priced schedule

Item	Qty	Unit	Rate	Total
Scaffolding, full perimeter, 8 weeks hire	1	lot	£3,800	£3,800
Structural steels, joists & fitch beams	1	lot	£6,400	£6,400
Dormer carcass, insulation & GRP roof	18	m ²	£460	£8,280
Velux roof windows × 3, including flashing	3	no	£920	£2,760
Stud partitions, insulation & plasterboard	1	lot	£4,100	£4,100
Oak staircase, balustrade & handrail	1	no	£4,600	£4,600
Ensuite shower room — fit-out & sanitaryware	1	lot	£6,800	£6,800
Electrics — fire alarm, lighting, sockets	1	lot	£3,500	£3,500
Central heating extension, 2 rads + towel rail	1	lot	£2,400	£2,400
Plastering, decoration & flooring	1	lot	£5,900	£5,900
Subtotal				£48,540
Contingency 7%				£3,398
VAT 20%				£10,388
Total				£62,325

ASSUMPTIONS & EXCLUSIONS

- Building control fees & structural calcs by others.
- Assumes existing roof structure suitable for conversion (subject to opening up).
- Allowance for minor make-good to existing landing & ceiling below only.
- Programme: 8–10 weeks from scaffold up.

HOW TO READ THIS QUOTE

- Rates are benchmarked against Build Price IQ regional dataset.
- Contingency covers minor unknowns; major variations issued as written instructions.
- Payments tied to signed-off milestones — never pay 100% up front.
- Quote valid 30 days from issue; material prices subject to confirmation at order.