

Single Storey Rear Extension - 28m<sup>2</sup>

Quotation BP-2401 · Issued by Henderson Construction Ltd · SW6, London

**MODE**

Detailed itemised quote

**CLIENT**

Mr &amp; Mrs Patel · 14 Mornington Road, London SW6

**VALID**

30 days from issue

**Scope of works**

Full design-and-build single storey rear extension, kitchen relocation, bi-fold doors, internal reconfiguration of ground floor.

**Priced schedule**

Item	Qty	Unit	Rate	Total
Site set-up, welfare, skip & protection	1	item	£2,400	£2,400
Groundworks, excavation & foundations	28	m <sup>2</sup>	£280	£7,840
Brickwork & blockwork to dpc and above	1	lot	£11,200	£11,200
Steel beam (UB 254x146) supply & install	1	no	£3,850	£3,850
Flat roof structure, insulation & EPDM	28	m <sup>2</sup>	£195	£5,460
Aluminium bi-fold doors 4m, anthracite	1	set	£5,600	£5,600
First & second fix electrical works	1	lot	£6,200	£6,200
First & second fix plumbing & heating	1	lot	£4,900	£4,900
Plastering, screed & decoration	1	lot	£7,300	£7,300
Kitchen install (units supplied by client)	1	lot	£4,200	£4,200
External works, paving & make-good	1	lot	£3,450	£3,450
Subtotal				£62,400
Contingency 5%				£3,120
VAT 20%				£13,104
<b>Total</b>				<b>£78,624</b>

**ASSUMPTIONS & EXCLUSIONS**

- Excludes party wall agreements, planning fees, structural engineer's design.
- Assumes standard mains drainage within 5m of site connection point.
- Asbestos survey and any removal priced separately if encountered.
- Kitchen units, worktops and appliances supplied by client; install only included.
- Programme: 10–12 weeks from start on site, weather permitting.

**HOW TO READ THIS QUOTE**

- Rates are benchmarked against Build Price IQ regional dataset.
- Contingency covers minor unknowns; major variations issued as written instructions.

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- Payments tied to signed-off milestones — never pay 100% up front.
- Quote valid 30 days from issue; material prices subject to confirmation at order.