

Full Pitched Roof Replacement - 3-bed Semi - 92m²

Strip & re-tile with insulation upgrade, new felt, battens & breathable membrane

Mode: Detailed itemised

Itemised pricing

| # | Description | Qty | Unit | Rate | Labour | Materials | Total |
|----|---|-----|----------------|--------|--------|-----------|--------|
| 1 | Scaffolding, full perimeter, 4 weeks hire | 1 | job | £2,800 | £1,100 | £1,700 | £2,800 |
| 2 | Strip existing tiles, felt & battens | 92 | m ² | £23 | £1,840 | £300 | £2,140 |
| 3 | Repair / replace defective rafters | 1 | prov | £1,100 | £620 | £480 | £1,100 |
| 4 | Breathable membrane & treated battens | 92 | m ² | £25 | £920 | £1,380 | £2,300 |
| 5 | New concrete interlocking tiles, supply & lay | 92 | m ² | £60 | £2,300 | £3,220 | £5,520 |
| 6 | Lead flashing & valleys, code 4 | 1 | job | £1,400 | £780 | £620 | £1,400 |
| 7 | Ridge tiles, dry-fix system | 14 | m | £67 | £420 | £520 | £940 |
| 8 | Insulation upgrade between rafters, 150mm PIR | 92 | m ² | £39 | £1,450 | £2,100 | £3,550 |
| 9 | New uPVC fascias, soffits & guttering | 32 | m | £73 | £1,300 | £1,050 | £2,350 |
| 10 | Skip hire, removal & waste disposal | 2 | no. | £400 | £180 | £620 | £800 |

Subtotal — labour £10,910

Subtotal — materials £11,990

Works subtotal £22,900

Contingency 7% £1,603

VAT 20% £4,901

TOTAL PAYABLE £29,404

Assumptions

- Existing chimney sound & retained; no flaunching works included.
- 10-year workmanship guarantee + 25-year tile manufacturer warranty.
- Programme: 3–4 weeks weather permitting.

Exclusions

- Loft conversion or habitable use of roof void.
- Solar PV / solar thermal installation.
- Removal of asbestos cement gutters or soffits (POA on survey).