



Date: 05/01/2026

Subject : Brown Hazel Development

Dear: 

Thank you for your instruction to quote for the above project.

We have the pleasure of enclosing our Estimate for the amount of: £373509.15 excluding VAT. This Estimate is valid for 30 days from the date of this letter.

All works and specifications are detailed within the Estimate. Please ensure that you carefully read over the enclosed Estimate, to make sure that all works meet your requirements.

If you have any queries, or require any amendments to the specifications, please do not hesitate to contact us and we will be happy to assist further.

We look forward to hearing from you in due course.

Yours faithfully



Summary: Brown Hazel

Item	Description	Qty	Unit	Rate	Total
1	The Works	1	Item	£373,509.15	£ 373,509.15
2					£ -
3					

Sub Total	£ 373,509.15
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VAT @ 0%

Grand Total	£ 373,509.15
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Qualifications, Assumptions & Exclusions

The tender is based on a normal working programme and sequence. No allowance has been made for acceleration, phased handovers, or out-of-hours working unless stated.

It is assumed that planning permission, Building Regulations approval, and statutory consents will be provided by others unless stated. Costs associated with changes to legislation or guidance after tender submission are excluded.

Allowances are included for standard CDM compliance and safe working practices. No allowance has been made for unusual or exceptional health and safety measures. Asbestos related works are excluded unless surveys are provided and clearly referenced.

No allowance has been made for unforeseen ground conditions, contamination, obstructions, or hidden services. Existing structures are assumed to be in sound condition unless stated otherwise. Working hours, access, storage, welfare, and site constraints are assumed to be standard and unrestricted.

Our price includes only the works specifically described within the tender documents and the associated BOQ. Works outside the defined scope, implied works, or works required to comply with statutory authorities but not shown or described are excluded unless expressly stated. Attendance, builders' work, or enabling works by others are excluded unless clearly defined.

Existing services are assumed to be adequate, operational, and suitable for connection. Diversions, upgrades, temporary supplies, or service alterations are excluded unless expressly detailed. Live services protection is excluded unless specifically identified.

The tender is based on a fully detailed design unless otherwise stated. Contractor design portions are excluded unless clearly identified and described. Design liability, calculations, and specialist design are excluded unless expressly included.

Testing and commissioning are included only where expressly stated. Specialist testing, third-party certification, or commissioning by others is excluded unless specified. Any re-testing due to design changes or variations is excluded.

Prices are fixed for the tender validity period of 30 days. Any alternative contract terms, amendments, or novation are excluded unless reviewed.

This tender qualification list should be read in conjunction with the tender return and forms part of our overall tender submission. Any matters not expressly included are deemed excluded.

Quote

General Preliminaries

£11,450.00

- Foreman / Supervisor - 1 each
- ✓ Site Supervision for 4 x Weeks
- Sign Boards - 1 each
- ✓ Supply and display construction sign boards. Keeping your construction site safe
- Health and Safety - 1 each
- ✓ Includes Health and Safety, First Aid, Protective clothing
- Disposal Waste - 10 each
- ✓ We have allowed for 10 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- Cleaning - 1 each
- ✓ We have allowed for cleaning 1 x General Labourer for 1 x Week

Fences and Barriers

£9,163.10

Fences and Barriers.

- Heras Fence - 105.3 m
- ✓ Hire Heras Fence for 30 Weeks:
- ✓ Hire 100m of Heras Fence Panel 3.5m x 2m
- ✓ 1 x Pedestrian gate
- ✓ 1 x Vehicle gate
- ✓ We have allowed for delivery and collection cost

Site Equipment

£2,318.75

Site Equipment.

- Toilet - 1 each
- ✓ Hire Portable Toilet 5ft x 4ft for 30 weeks
- ✓ Includes delivery and collection cost
- Container - 1 each
- ✓ Hire Steel Container 8ft x 8ft for 30 weeks
- ✓ Includes delivery and collection cost

Demolition / Removal

£7,376.25

- Landscaping Removal ✓ Remove block paving - 15 m2 ✓ Removal top soil - 21.5 m3 ✓ Remove large tree - 1 each
- Disposal:
- ✓ Disposal surplus materials off site
- ✓ We have allowed for 6.7 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)

Scaffolding

£9,504.00

- Static Scaffolding - 1 each
- ✓ Provide Scaffolding for 8 Weeks, Height - 4.8m, Width - 55m



SVP

£211.23

Drainage

Soil Pipes and Fittings

- ✓ Single Socket Soil Pipe Black 3m x 110mm - 1 each
- ✓ Plain End Soil Pipe Black 3m x 110mm - 1 each
- ✓ Single Socket Access Pipe Black - 110mm - 1 each
- ✓ Pipe Clip Black - 110mm - 3 each
- ✓ Weathering Collar Black - 110mm - 1 each
- ✓ 92.5° Bend Double Socket Black - 110mm - 1 each
- ✓ Rubber Boss Adaptor 32mm - 1 each
- ✓ Rubber Boss Adaptor 40mm - 1 each
- ✓ Strap Boss Black 32,40mm - 110mm - 2 each

Surface Water Manhole

£1,065.95

Surface Water Manhole.

Polypropylene Inspection Chamber. Quantity: 2

- ✓ Excavate pit 750mm deep by hand
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.7 x 2 Yard Skip 1.2m(L) x 0.61(W) x 0.76(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ 150mm thick bedding in pea gravel
- ✓ Fill surround with pea gravel
- ✓ 2 - 5 Inlets Inspection Chamber Base Ø450mm x 290mm (H)
- ✓ 4 - Manhole Riser Ø450mm x 235 mm (H)
- ✓ 2 - Circular Plastic Cover & Frame Ø450mm

Surface Water Drainage run

£2,838.01

Surface Water Drainage run construction:

- ✓ Excavate trench 750mm deep by hand
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.7 x 6 Yard Skip 2.6m(L) x 1.5(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Bedding and surround in pea gravel
- ✓ 9 - Underground Pipe 3m - Single Socket 110mm
- ✓ Back Inlet Bottle Gully-Round - 5 each
- ✓ Rodding Points Square Spigot 110mm - 2 each
- ✓ Backfilling to trench with Soil.



Aco Channels

£981.04

Aco Channels.

Fully Recessed. Length - 6m:

- ✓ Excavate trench 200mm deep by hand
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 22 x Rubble Sack 30kg
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Site mixed concrete
- ✓ Supply and install 6m of Galvanised Top Domestic Channel Drain x 1m
- ✓ Underground Pipe 3m - Plain Ended 110mm - 10 each
- ✓ Pipe Coupling Double Socket 110mm - 10 each
- ✓ Adjustable Bend 110mm - 5 each

Soakaway

£1,221.55

Soakaway volume: 2.2m³

- ✓ Excavate trench 1800mm deep by hand
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.9 x 4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Wrap soakaway block with geotextile membrane
- ✓ Supply and install 11 x Soakaway Crate 1.0 x 0.5 x 0.4m
- ✓ Backfilling to pits with Soil

Strip Foundation

£6,036.74

Strip Foundation. Length 49.21m:

- ✓ Excavate trenches by machine, Width - 600mm, Depth - 900mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 5.3 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Ready mixed concrete - C25 Mix

Trench Foundation (Historic Septic Tank Area)

£2,397.06

Trench Foundation (Historic Septic Tank Area). Length 10m:

- ✓ Excavate trenches by machine, Width - 600mm, Depth - 1000mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate

- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 1.2 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Ready mixed concrete - C25 Mix

Cavity Walls Below DPC

£7,583.19

Cavity Walls Below DPC.

- ✓ Constructed in cement sand mortar 1:3
- ✓ Outer skin: concrete blocks below ground level and bricks above ground level
- ✓ Supply and install London Brick Company Commons
- ✓ Cavity formed with stainless steel wall ties, cavity 150mm wide
- ✓ Site mixed concrete
- ✓ Concrete blocks inner skin
- ✓ Damp proof course built into walls

Concrete Floor

£18,341.17

Concrete Floor. Concrete ground floor slab, floor area 85.5m²:

- ✓ Excavate reduced levels by machine, excavation depth: - 395mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 6.7 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ 150mm backfilling to make up levels with hardcore obtained off site, compacting fill with vibrating plate
- ✓ 50mm sand or quarry dust blinding spread and levelled over hardcore, compacting blinding with vibrating plate
- ✓ 1200 gauge damp proof membrane
- ✓ Celotex or similar flooring insulation board, 120mm thick
- ✓ Celotex or similar flooring insulation board to perimeter of floor screed, 25mm thick x 225mm high
- ✓ 500 gauge separating layer/vapour barrier
- ✓ Ready mixed concrete - C35 Mix
- ✓ Cement and sand (1:3) floor screed, 75mm thick
- ✓ Tamped Finish

Cavity Wall

£53,279.85

Cavity Wall. Area - 206 m2

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)
- Ⓢ Bricks allowance £0.90 + VAT per each
- ✓ Cavity formed with stainless steel wall ties
- ✓ Inner Skin - Block wall 100 mm thick in cement sand mortar (1:3)
- ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm

- ✓ Supply and install Kingspan Kooltherm K108 60mm
 - ✓ Walls to be finished with 1 layer of 37.5mm Insulated plasterboard, fixed with adhesive dabs
 - ✓ We have allowed for skim coat
- Accessories and Extras: ✓ Expansion Joint Foam 100 x 10mm x 10m - 1 each
- ✓ Thin Coat Angle Bead 2.4 m - 50 each

Block Wall

£8,505.65

Block Wall. Area - 58.5 m2

- ✓ Block wall 100 mm thick in cement sand mortar (1:3)
 - ✓ Supply and install Celcon Standard Aerated Concrete Block 3.6N 100mm
 - ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with adhesive dabs
 - ✓ We have allowed for skim coat
 - ✓ 1 x General Labourer for 2 x Weeks
- Accessories and Extras:
- ✓ Stainless steel wall starter kit 2.4 m - 4 each
 - ✓ Thin Coat Angle Bead 2.4 m - 50 each

Timber Stud Wall

£10,185.69

Timber Stud Wall. Area - 77.75 m2

- ✓ Timber stud work using Sawn Timber Treated C16/C24 47 x 95mm at 400mm centres
- ✓ Knauf Earthwool Frametherm Insulation Slab 38 90mm (8m²) or similar insulation fitted between studs
- ✓ Smartply OSB 2440 x 1220 x 12mm lining internally
- ✓ Walls to be finished with 1 layer of 12.5mm Standard plasterboard, fixed with screws
- ✓ We have allowed for skim coat

Window Type 1

£859.91

Window Type 1 . Quantity 1:

- ✓ Supply and install 1 x White uPVC Window 1475(W) x 2050(H), Clear glass
- ✓ Includes all ironmongery, double glazing fitting and sealing
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Includes 1 trickle vent
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Window Type 2

£539.18

Window Type 2. Quantity 1:

- ✓ Supply and install 1 x White uPVC Window 910(W) x 900(H), Clear glass
- ✓ Includes all ironmongery, double glazing fitting and sealing
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Includes 1 trickle vent



✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Window Type 3

£505.01

Window Type 3. Quantity 1:

- ✓ Supply and install 1 x White uPVC Window 685(W) x 1200(H), Clear glass
- ✓ Includes all ironmongery, double glazing fitting and sealing
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Includes 1 trickle vent
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Window Type 4

£653.73

Window Type 4. Quantity 1:

- ✓ Supply and install 1 x White uPVC Window 1250(W) x 1200(H), Clear glass
- ✓ Includes all ironmongery, double glazing fitting and sealing
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Includes 1 trickle vent
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Window Type 5

£1,454.67

Window Type 5. Quantity 2:

- ✓ Supply and install 2 x White uPVC Window 1500(W) x 900(H), Obscure glass
- ✓ Includes all ironmongery, double glazing fitting and sealing
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Includes 1 trickle vent
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Window Type 6

£1,039.56

Window Type 6. Quantity 2:

- ✓ Supply and install 2 x White uPVC Window 600(W) x 900(H), Obscure glass
- ✓ Includes all ironmongery, double glazing fitting and sealing
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Includes 1 trickle vent
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Window Type 7

£603.10

Window Type 7. Quantity 1:

- ✓ Supply and install 1 x White uPVC Window 575(W) x 2100(H), Obscure glass
- ✓ Includes all ironmongery, double glazing fitting and sealing
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation



- ✓ Includes 1 trickle vent
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Window Type 8 £571.69

Window Type 8. Quantity 1:

- ✓ Supply and install 1 x White uPVC Window 900(W) x 1050(H), Obscure glass
- ✓ Includes all ironmongery, double glazing fitting and sealing
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Includes 1 trickle vent
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Window Type 9 £551.64

Window Type 9. Quantity 1:

- ✓ Supply and install 1 x White uPVC Window 400(W) x 2100(H), Obscure glass
- ✓ Includes all ironmongery, double glazing fitting and sealing
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation
- ✓ Includes 1 trickle vent
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Bifold Door £5,897.54

Bifold Door. Quantity: 1 each.

- ✓ Supply and install White uPVC Bifold Door 4.2m - 1 each
- ✓ Fixing in position and sealing, double glazed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Composite Door £1,207.69

Composite Door. Quantity: 1 each.

- ✓ Supply and install Composite Front Door 920 x 2085mm - 1 each
- ✓ Fixing in position and sealing, colour to be agreed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)

Wooden Door £1,854.11

Wooden Door. Quantity: 2 each.

- ✓ Supply and install Cottage Panelled White Oak Veneer Front Door & Frame with Letter Plate, (H)2125mm (W)907mm - 2 each
- ✓ Fixing in position and sealing



- ✓ Complete with door frame, ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation
- ✓ Insulated Catnic type or similar cavity lintels bedded in coloured cement sand mortar (1:3)
- ✓ Apply 2 coats of oil

Universal Column

£4,177.14

- ✓ Supply, erecting and setting in position 1 @ 17.8m Universal Beam UC 203x133x25
- ✓ Apply 1 coat of primer
- ✓ Painted to provide 60 minutes fire resistance
- Padstones - 4 each
- ✓ Supreme Concrete Padstone 440mm x 215mm x 102mm - 4 each
- ✓ Padstones bedded in cement sand mortar (1:3)

Connection

£325.25

Connection.

- ✓ Fabricate 2 x Cleat Connections
- ✓ Steel plates coated in red lead paint and touched up after welding
- ✓ Supply fixings for the connections above

Floor

£8,496.53

Floor. Span - 9.5 m, floor area - 74.3 m²:

- ✓ Posi Joist 72 x 202mm at 400 mm centres
- ✓ Supply and install Sawn Timber Treated C16/C24 47 x 95mm
- ✓ 2 galvanised mild steel joist straps
- ✓ Knauf Earthwool Combi Cut 44 Loft Roll Insulation 100mm (13.89m²) or similar insulation fitted between joists
- ✓ Chipboard Flooring fixed with screws to joists

Apex Roof (Main Roof)

£3,828.86

Apex Roof Roof Pitch 33° Roof area 124.8m²

- ✓ Softwood treated rafters 47 x 145 mm (2" x 6") fixed with screws or nails at 400mm centres
- ✓ 47 x 95 mm (2" x 4") softwood treated wall plate, bedded on cement sand mortar (1:3)
- ✓ Fixing with galvanised mild steel wall plate straps at maximum 2.00m centres
- ✓ Softwood treated collars 47 x 95 mm (2" x 4")

Apex Roof (Storage Area)

£2,034.66

Apex Roof (Storage Area) Roof Pitch 30° Roof area 29.1m²

- ✓ Softwood treated rafters 47 x 145 mm (2" x 6") fixed with screws or nails at 400mm centres
- ✓ Ceiling structure - Sawn Timber Treated C16/C24 47 x 195mm x 4.2m, span 3.5m
- ✓ 47 x 95 mm (2" x 4") softwood treated wall plate, bedded on cement sand mortar (1:3)



- ✓ Fixing with galvanised mild steel wall plate straps at maximum 2.00m centres
- ✓ Softwood treated ridge board 47 x 225 mm (2" x 9")
- ✓ Softwood treated collars 47 x 95 mm (2" x 4")

Flat Roof

£9,402.24

Flat Roof Dormer. Width: 7870 mm, Height: 1610 mm.

Timber Frame

- ✓ Walls - timber stud work using 47 x 95 mm (2" x 4") treated timber at 400mm centres with head and sole plates
- ✓ Softwood treated rafters 47 x 145 mm (2" x 6") fixed with screws or nails at 400mm centres

Walls Sheathing

- ✓ Smartply OSB 2440 x 1220 x 9mm lining externally

Walls Insulation

- ✓ 1st Layer - 120mm Celotex Insulation XR4120 Board 2400mm x 1200mm

External Walls Finishes - Timber Cladding

- ✓ Fit Cromar Vent 3 High Performance 1 x 50m Breathable Felt
- ✓ Walls to battened out with Treated Batten 25 x 38mm to allow for fixing of cladding
- ✓ Supply and install Softwood Shiplap Cladding 12 x 121 x 2400mm
- ✗ Decorating not included

Roof Insulation

- ✓ 1st Layer - 120mm Celotex Insulation XR4120 Board 2400mm x 1200mm

Roof Sheathing & Furring

- ✓ Install softwood treated firrings to create a fall on flat roof
- ✓ Roof sheathing includes Smartply OSB 2440 x 1220 x 18mm fixed with screws or nails

Roof Covering - GRP (Fibreglass)

- ✓ GRP edge trims are fixed to the perimeter of the roof
- ✓ Joints between decking and trims seal with reinforcement bandages
- ✓ The entire roof is then laminated with a layer of GRP
- ✓ Finish roof with final layer of topcoat resin, colour and finish to be checked with client's specification

Soffit And Fascia

- ✓ Supply and install uPVC White Fascia Board 18 x 200mm x 5m
- ✓ Supply and install uPVC White Solid Soffit Board 9 x 250mm x 5m

uPVC Gutters And Downpipes

- ✓ Supply and install uPVC gutters, brackets and accessories, colour to be agreed

✓ Supply and install uPVC downpipes, brackets and accessories, colour to be agreed

Flashings

Code 4 Lead Roll 300mm x 6m - 5 rolls

Exclusions

✗ Internal Finishes not included in this module

✗ Windows not included in this module.

Slate Range

£24,708.36

Slate Range.

- ✓ Supply and install Tyvek Supro Breather Membrane 1 x 50m
- ✓ Fix softwood treated tile batten 25 x 38mm with nails or screws
- ✓ Supply and install SSQ Del Prado Natural Slate 500 x 250mm
- ✓ Fit underlay support tray and roofing felt dressed into gutter
- ✓ Ridge tiles bedded and pointed in coloured mortar
- ✓ Verge tiles pointed in coloured mortar
- ✓ Supalux board undercloak

Pitched Roof Windows

£3,359.52

Pitched Roof Windows. 780 x 980mm. Quantity 3:

- ✓ Supply and install Velux GGL MK04 Pine Roof Window 780 x 980mm - 3 each
- ✓ Supply and install Velux EDW MK04 Tile Flashing 780 x 980mm - 3 each
- ✓ Softwood treated timber trimming to openings

Rafters Insulation

£4,663.64

Rafters Insulation

One layer of insulation fitted between rafters 153.9 m2

- ✓ 150mm Celotex Insulation XR4150 Board 2400mm x 1200mm

Upvc

£4,364.64

Upvc. Supply and fit Upvc fascias, bargeboards and soffits:

Fascia. Length - 35m✓ Supply and install uPVC White Fascia Board 18 x 200mm x 5m

Eave Soffit. Length - 35m✓ Supply and install uPVC White Vented Soffit Board 9 x 400mm x 2.5m

Bargeboard. Length - 33m✓ Supply and install uPVC White Fascia Board 18 x 200mm x 5m

Rake Soffit. Length - 33m✓ Supply and install uPVC White Solid Soffit Board 9 x 250mm x 5m

Box End. Quantity - 7each

- ✓ Includes forming boxed ends at junction of fascia and barge



Rainwater Goods

£971.06

Rainwater Goods.

uPVC Gutters

Half Round Gutter 3 m length - Black - 12Half Round Union Bracket - Black - 15Half Round External Stop End - Black - 8 Half Round Fascia Bracket - Black - 40 Half Round Running Outlet - Black - 4

uPVC Downpipes

Round Downpipe 2.5 m lengths 68mm - Black - 6Half Round Clip 68 mm - Black - 20Round Shoe 68 mm - Black - 4Round Socket 68 mm Black - 6Round Bend 92.5° Black 68 mm - 4Round Bend 112.5° Black 68 mm - 4

Universal Column (Ridge Beam)

£2,484.40

- ✓ Supply, erecting and setting in position 1 @ 10.5m Universal Beam UC 203x103x23
- ✓ Apply 1 coat of primer
- ✓ Painted to provide 60 minutes fire resistance
- Padstones - 2 each
 - ✓ Supreme Concrete Padstone 440mm x 215mm x 102mm - 2 each
- ✓ Padstones bedded in cement sand mortar (1:3)

Universal Column (Dormer Beam)

£2,484.40

- ✓ Supply, erecting and setting in position 1 @ 10.5m Universal Beam UC 203x103x23
- ✓ Apply 1 coat of primer
- ✓ Painted to provide 60 minutes fire resistance
- Padstones - 2 each
 - ✓ Supreme Concrete Padstone 440mm x 215mm x 102mm - 2 each
- ✓ Padstones bedded in cement sand mortar (1:3)

Electrics

£13,892.90

- Electrics 2nd Fix - 1 each
- Lights Fittings:✓ 50 - Fire Rated Fixed IP65 GU10 Downlight White @ 7 - Outdoor Light allowance £25.00 per each + VAT
- Switches:✓ 18 - MK Light Switch 1 Gang 2 Way White
- Outlets:✓ 6 - MK 13A DP Spur Unit Switched Neon White✓ 40 - MK DP Switched Socket 13A 2 Gang White ✓ 1 - IP66 Masterseal Plus Socket 2 Gang ✓ 3 - Dual Voltage Shaver Socket White
- Alarms:✓ 2 - Mains Smoke Detector With 9V Battery Backup ✓ 1 - Mains Heat Alarm With 9V Battery Backup
- Fans:✓ 3 - 100mm Low Profile Extractor Fan Humidistat✓ 3 - Fan Isolator Switch 3 Pole
- Heating: @ 3 - Heater Allowance £300.00 per each + VAT@ 2 - Electric Towel Radiator allowance £150.00 per each + VAT
- Appliances:✗ 1 - Cooker / Hob supplied by client✗ 1 - Oven supplied by client✓ 2 - MK Cooker Switch & Socket 45A 1 Gang with Neon White✗ 1 - Extractor Hood supplied by client
- Showers:✓ 3 - Triton Enrich Manual Electric Shower White 8.5kW ✓ 3 - MK Pull Cord Switch 50A with Neon White
- Consumer Unit and Accessories: @ 1 - Consumer Unit Allowance £300.00 per each + VAT

TV, Telephone & Data: ✓ TV Point Single White - 4 each ✓ BT Telephone Point Slave White - 2 each ✓ RJ45 Cat5E Wall Outlet Double - 4 each

Extras: Ⓜ New Installation certificate - 1 each

Electrics 1st Fix - 1 each

1st Fix - Cables, Boxes & Accessories: ✓ 3.75 - 1.5mm² Twin and Earth Cable 100m Reel ✓ 3.75 - 2.5mm² Twin and Earth Cable 100m Reel ✓ 1.4 - 10mm² Twin and Earth Cable 50m Reel ✓ 0.66 - 1.0mm² 3-Core and Earth Cable 100m Reel ✓ 43 - Metal Box 2 Gang 35mm ✓ 37 - Metal Box 1 Gang 35mm ✓ 5 - Metal Box 1 Gang 47mm

En Suite 1 Plumbing

£2,471.07

Plumbing 2nd Fix - 1 each

Shower: Ⓜ 1 - Shower Tray allowance £150.00 per each + VAT Ⓜ 1 - Shower Enclosure allowance £200.00 per each + VAT ✓ 1 - Shower Trap 70 mm Chrome

Toilet: Ⓜ 1 - Toilet allowance £150.00 per each + VAT ✓ 1 - 90° Pan Connector

Basin: Ⓜ 1 - Basin allowance £120.00 per each + VAT Ⓜ 1 - Basin Taps allowance £75.00 per each + VAT ✓ 1 - Trap and Waste Kit 32mm

1st Fix Plumbing - 1 each

✓ 5 - Full Bore Isolating Valve 15 mm ✓ 3 - Flexible Hose 15mm x 1/2 x 300mm ✓ 11 - Copper Pipe Ø15 mm, 3 m Length Ⓜ 1 - Drainage Pipes and Fittings £500.00 per each + VAT

En Suite 2 Plumbing

£2,471.07

Plumbing 2nd Fix - 1 each

Shower: Ⓜ 1 - Shower Tray allowance £150.00 per each + VAT Ⓜ 1 - Shower Enclosure allowance £200.00 per each + VAT ✓ 1 - Shower Trap 70 mm Chrome

Toilet: Ⓜ 1 - Toilet allowance £150.00 per each + VAT ✓ 1 - 90° Pan Connector

Basin: Ⓜ 1 - Basin allowance £120.00 per each + VAT Ⓜ 1 - Basin Taps allowance £75.00 per each + VAT ✓ 1 - Trap and Waste Kit 32mm

1st Fix Plumbing - 1 each

✓ 5 - Full Bore Isolating Valve 15 mm ✓ 3 - Flexible Hose 15mm x 1/2 x 300mm ✓ 11 - Copper Pipe Ø15 mm, 3 m Length Ⓜ 1 - Drainage Pipes and Fittings £500.00 per each + VAT

Bathroom Plumbing

£2,413.35

Plumbing 2nd Fix - 1 each

Bath: Ⓜ 1 - Bath allowance £250.00 per each + VAT Ⓜ 1 - Mixer Tap allowance £100.00 per each + VAT ✓ 1 - McAlpine Bath trap with waste Top Access 1 1/2"

Toilet: Ⓜ 1 - Toilet allowance £150.00 per each + VAT ✓ 1 - 90° Pan Connector

Basin: Ⓜ 1 - Basin allowance £125.00 per each + VAT Ⓜ 1 - Basin Taps allowance £75.00 per each + VAT ✓ 1 - Trap and Waste Kit 32mm

1st Fix Plumbing - 1 each

✓ 3 - Full Bore Isolating Valve 15 mm ✓ 2 - Full Bore Isolating Valve 22 mm ✓ 3 - Flexible Hose 15mm x 1/2 x 300mm ✓ 2 - Flexible Hose 22mm x 3/4 x 300mm ✓ 6 - Copper Pipe Ø15 mm, 3 m Length ✓ 4 - Copper Pipe Ø22 mm, 3 m Length Ⓜ 1 - Drainage Pipes and Fittings £500.00 per each + VAT

Kitchen Plumbing

£1,379.13

Plumbing 2nd Fix - 1 each

Sink: Ⓜ 1 - Kitchen Sink allowance £50.00 per each + VAT ✗ 1 - Kitchen Tap supplied by client ✓ 1 - Double Bowl Sink Trap Kit 40 mm

Appliances: ✗ 1 - Washing Machine supplied by client ✗ 1 - Dishwasher supplied by client ✓ 2 - Appliance Trap 40 mm

1st Fix Plumbing - 1 each

✓ 2 - Full Bore Isolating Valve 15 mm ✓ 2 - Washing Machine Valve With CV 15mm x 3/4 ✓ 2 - Flexible Hose 15mm x 1/2 x 300mm ✓ 9 - Copper Pipe Ø15 mm, 3 m Length @ 1 - Drainage Pipes and Fittings £500.00 per each + VAT

Heating

£16,257.31

Heating.

Cylinder - 1 each

✓ 1 - RM Prostel Unvented Direct Cylinder 300L

✓ Cylinder comes with an expansion vessel, two safety valves, filter heating elements and stats

Underfloor Heating - 1 each

✓ Supply and install underfloor heating to a total area 87m²

✓ Quote includes for install and supply room thermostats

1st Fix

@ Pipes and Fittings allowance - 1 each

Drainage

@ Drainage Pipes and Fittings - 1 each

ASHP Provisional Sum £5000 to Supply

Plasterboard on battens

£11,590.35

Plasterboard on battens to a total area of 153.9m²

✓ Fix Treated Batten 25 x 50mm battens

✓ Ceiling to be lined with 1 Layer Insulated plasterboard

✓ Skim finish internally

✓ Supply and install Thin Coat Angle Bead 3m - 50 each

Plasterboard on battens (GF Ceiling)

£4,021.88

Plasterboard on battens (GF Ceiling) to a total area of 74.3m²

✓ Fix Treated Batten 25 x 50mm battens

✓ Ceiling to be lined with 1 Layer Standard plasterboard

✓ Skim finish internally

✓ Supply and install Thin Coat Angle Bead 3m - 20 each

Decorating

£5,112.75

Decorating.

Decorating Walls to a total area of 272.5 m²

✓ Walls to be painted with one mist coat and two full coats emulsion in magnolia paint

Decorating ceiling to a total area of 228.2 m²

✓ Ceiling to be painted with one mist coat and two full coats emulsion in white paint



Timber Cladding

£8,748.54

Timber Cladding. Area - 65 m2

- ✓ Supply and install Cromar Vent 3 High Performance 1 x 50m Breathable Felt
- ✓ Batten a wall using Treated Batten 25 x 38mm at 400mm centres
- Ⓜ Timber Cladding allowance £40.00 + VAT per m2
- ✓ Apply 2 coats of oil

Kitchen

£10,925.00

Kitchen installation includes:

- Ⓜ Quote includes a PC Sum allowance of £7000 for supply only of kitchen units and worktops
- ✓ Quote includes for fixing. Final price will be adjusted to reflect variation of kitchen

Single Door (FF)

£1,501.17

Single Door (FF). Quantity - 2 each

Door - 2 each

- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 115mm - 2 each
- ✓ Supply and install Wickes Geneva White Grained Moulded Cottage Internal Door - 1981 x 762mm - 2 each

- ✓ Includes 3 hinges per leaf
- ✓ Supply and install Tubular Latch 76 mm
- ✓ Supply and install Brass Door Handle Pack of 2
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Architrave - 21.6 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Lintels - 4 each

- ✓ Timber lintels fixed in position

Double Door (FF)

£1,254.34

Double Door. Quantity - 1 each

Door - 1 each

- ✓ Supply and install Softwood Double Door Lining Set + Stops 32 x 115mm - 1 each
- ✓ Supply and install Wickes Geneva White Grained Moulded Cottage Internal Door - 1981 x 762mm - 2 each

- ✓ Includes 3 hinges per leaf
- ✓ Supply and install Tubular Latch 76 mm



- ✓ Supply and install Brass Door Handle Pack of 2
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Architrave - 12.2 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Lintels - 2 each

- ✓ Timber lintels fixed in position

Single Pocket Door (FF)

£2,146.66

Single Pocket Door (FF). Quantity - 2 each

Door - 2 each

- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 115mm - 2 each
- ✓ Supply and install 6 Panel Hollow Door 762 x1981mm - 2 each
- ✓ Supply and install Henderson Pocket 1 Door Sliding Track System 1601mm - 2 each
- ✓ Supply and install Tubular Latch 76 mm
- ✓ Supply and install Brass Door Handle Pack of 2
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Architrave - 21.6 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Lintels - 4 each

- ✓ Timber lintels fixed in position

Double Sliding Door (FF)

£2,622.70

Double Sliding Door (FF). Quantity - 2 each

Door - 2 each

- ✓ Supply and install Softwood Double Door Lining Set + Stops 32 x 115mm - 2 each
- ✓ Supply and install 6 Panel Hollow Door 762 x1981mm - 4 each
- ✓ Supply and install Henderson 1 Door Sliding Track System 1449mm - 4 each
- ✓ Supply and install Tubular Latch 76 mm
- ✓ Supply and install Brass Door Handle Pack of 2
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Architrave - 24.4 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Lintels - 4 each

- ✓ Timber lintels fixed in position



Single Door (FF)

£1,501.17

Single Door (FF). Quantity - 2 each

- Door - 2 each
- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 115mm - 2 each
 - ✓ Supply and install Wickes Geneva White Grained Moulded Cottage Internal Door - 1981 x 762mm - 2 each

 - ✓ Includes 3 hinges per leaf
 - ✓ Supply and install Tubular Latch 76 mm
 - ✓ Supply and install Brass Door Handle Pack of 2
 - ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

 - Architrave - 21.6 m
 - ✓ Supply and install MDF Primed Torus Architrave 44mm
 - ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

 - Lintels - 4 each
 - ✓ Timber lintels fixed in position

Double Door (GF)

£1,247.35

Double Door (GF). Quantity - 1 each

- Door - 1 each
- ✓ Supply and install Softwood Double Door Lining Set + Stops 32 x 115mm - 1 each
 - ✓ Supply and install Wickes Geneva White Grained Moulded Cottage Internal Door - 1981 x 762mm - 2 each

 - ✓ Includes 3 hinges per leaf
 - ✓ Supply and install Tubular Latch 76 mm
 - ✓ Supply and install Brass Door Handle Pack of 2
 - ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

 - Architrave - 12.2 m
 - ✓ Supply and install MDF Primed Torus Architrave 44mm
 - ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

 - Lintels - 2 each
 - ✓ Precast concrete lintels bedded and pointed in cement sand mortar (1:3)

Double Folding Door (GF)

£1,486.04

Double Folding Door (GF). Quantity - 1 each

- Door - 1 each



- ✓ Supply and install Softwood Double Door Lining Set + Stops 32 x 115mm - 1 each
- ✓ Supply and install 4 panel Unglazed White Internal Bi-fold Door set, 750 x 1950mm - 2 each
- ✓ Supply and install Bi-Fold 2 Door Folding Track System 1067mm - 2 each
- ✓ Supply and install Tubular Latch 76 mm
- ✓ Supply and install Brass Door Handle Pack of 2
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Architrave - 12.2 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm
- ✓ Apply 1 coat of primer, 1 coat of undercoat and 2 coats of gloss

Lintels - 2 each

- ✓ Precast concrete lintels bedded and pointed in cement sand mortar (1:3)

Staircase £1,916.88

Staircase. **Quantity: 1 each.**

- ✓ Supply and install Double Winder Staircase, MDF treads and risers - 1 each
- ✓ Apply 1 coat of primer, 1 coat of gloss, 1 coat of undercoat

Balustrade £1,646.96

Balustrade. **Quantity: 1 each.**

- ✓ 32 - Pine 41mm Traditional Turned Spindle 900mm
- ✓ 2 - Pine 41mm HDR Profile Heavy Hand Rail 3600mm
- ✓ 2 - Pine 90mm Plain Square Full Newel Post 1500mm
- ✓ 2 - Pine 41mm Base Rail 3600mm
- ✓ 2 - Pine Full Pyramid Cap for 90mm Newel Posts
- ✓ Apply 1 coat of primer, 1 coat of gloss, 1 coat of undercoat

Skirting Board £3,884.16

Skirting Board . **MDF Torus skirting 144 mm, length 155m:**

- ✓ Supply and install MDF Primed Torus Skirting 144mm
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Window Board £560.38

Window Board . **MDF Primed Window Boards to a total length 14.4m:**

- ✓ Supply and install MDF Window Board 25 x 244mm x 4.8m - 3 each
- ✓ Apply 1 coat of primer, 2 coats of gloss, 1 coat of undercoat

Boxing £674.70



Boxing.

- ✓ Boxing in using Treated Batten 47 x 50mm
- ✓ Filling the void with appropriate insulation
- ✓ Cladding with Hardwood Plywood 2440 x 1220 x 18mm

Resin

£18,986.50

Resin.

Resin Bonded, area 110m2:

- ✓ Excavate reduced levels by machine, excavation depth: 250mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ We have allowed for 1 x 1.5 Tonne Excavator
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 5.5 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Installing geotextile membrane
- ✓ Backfilling to make up levels with hardcore obtained off site, hardcore thickness: 150mm
- ✓ Site mixed concrete to slab, thickness 100mm
- ✓ Resin bonded to concrete surface

Fence

£12,661.50

Fence .

Total Length - 80m

- ✓ Excavate holes for the post by auger
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 1 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Supply and install 44 precast slotted concrete fence posts
- ✓ Set fence posts using Poscrete
- ✓ Supply and install Supreme Concrete Recessed Gravel Board 50 x 150 x 1830mm - 43 each
- ✓ Supply and install Close Board Dip Treated Fence Panel 1830 x 1520mm (5FT) - 43 each
- Ⓢ Gate allowance £250.00 + VAT per each
- ✓ Painting fence using cuprinol wood preserver

Turf

£2,637.54

Turf.

Topsoil and Turfing, area 50m2:

- ✓ Excavate reduced levels by hand, excavation depth: - 100mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate



- ✓ Topsoil to be obtained of site, spread and levelled
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 1 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ We have allowed for 1 x 1 Tonne Skip Loader
- ✓ Topsoil to be cultivated by rotavator or similar
- ✓ Lay new turf onto prepared soil

Subtotal:	£373,509.15
VAT @ 0%:	£0.00
Total :	£373,509.15

STANDARD TERMS & CONDITIONS
For Construction & Engineering Works

1. DEFINITIONS

In these Conditions:

"Client"	means the organisation or individual(s) named as such in the Quotation;
"Completion Date"	means the date on which the Works are completed;
"Conditions"	means these Standard Terms and Conditions for Construction and Engineering Works;
"Contract"	means the Contract between the Client and the Contractor for the Works comprising the Quotation, these Conditions and the other documents specified in the Quotation;
"Contractor"	means the organisation named as such in the Quotation;
"Contract Price"	means the price payable by the Client to the Contractor for the Works, as shown in the Quotation, (and as varied in accordance with the Contract);
"Notice"	means any notification, notice and the like stated as required as set out in these Conditions;
"Party"	means either the Client or the Contractor;
"Parties"	means the Client and the Contractor together;
"Quotation"	means the Contractor's signed Quotation referring to these Conditions;
"Site"	means the location of the Works as described in the Quotation;
"Works"	means the works described in the Quotation (as amended in accordance with the Contract).

2. CONTRACT FORMATION

- 2.1 Acceptance of the Contractor's Quotation by the Client constitutes the Contract for the Contractor to carry out the Works in accordance with these Conditions.

- 2.2 Notwithstanding anything contained elsewhere in the Contract to the contrary, the Parties agree that any instruction provided to the Contractor by the Client to commence the Works, or commencement of the Works by the Contractor, prior to the execution of the Contract by either Party, shall be deemed an unequivocal and binding acceptance of the Quotation incorporating these Conditions and a waiver of the Client's right to cancel pursuant to clause 12.



3. GENERAL OBLIGATIONS

- 3.1 The Contractor will exercise reasonable skill and care in the performance of the Works.

Unless otherwise stated in the Quotation, the Client will give the Contractor unfettered and unrestricted access to the Site as required by the Contractor to enable them to carry out the Works in one

- 3.2 continuous visit without interference by the Client or by other contractors of the Client.

The Client is responsible for obtaining any and all statutory consents including but not limited to planning permission, building control and the like, including all works by statutory undertakers including but not limited to temporary isolation, identification of existing services and new connections as may be required for the execution of the Works. Unless otherwise agreed, the Client will be responsible for obtaining all permits and licences and the like needed in the course of the Works and the Contractor will give reasonable assistance as required by the Client. The cost of obtaining any of the foregoing

- 3.3 consents, permits, licences and the like is excluded from the Contract Price unless otherwise stated.

4. VARIATION

If the Client wishes to omit or vary any of the Works (or any design or materials) they must notify the Contractor in writing. The Contractor will then supply to the Client an estimate of the cost of the variation and the likely effect on the Contract period and Completion Date.

- 4.1

Unless the Client withdraws their request for a variation when they receive the Contractor's estimate, the Contract Price will be adjusted in accordance with the Contractor's estimate (or as otherwise agreed between the Client and the Contractor) and an appropriate extension of time and adjustment to the Completion Date shall be agreed.

- 4.2

If a variation is agreed verbally, either the Contractor or the Client will endeavour to confirm such in writing as soon as reasonably practicable.

- 4.3

The Contractor will notify the Client as soon as reasonably practicable if they encounter any difficulties which they could not have reasonably foreseen when submitting the Quotation and, in those circumstances, a fair and reasonable adjustment to the Contract Price and Completion Date will be made.

- 4.4

The Contractor reserves the right not to comply with any request for a variation which would increase the value of the Works by more than 25% of the original Contract Price.

- 4.5

5. CONTRACT PRICE & PAYMENT

The Contract Price is stated in the Quotation which may be varied in accordance with clause 4 of the Conditions.

- 5.1



The Client shall pay the Contractor the Contract Price in accordance with the payment terms set out within the Quotation. The due date of any application for payment made by the Contractor is the date upon which that application for payment is submitted to the Client. Unless otherwise stated in the Quotation summary, the final date for payment is 28 days after the due date. The Contractor shall be entitled to include within any application for payment sums for work carried out and any materials purchased for the purposes of undertaking the Works, whether or not such materials are delivered to Site. The Contractor's application for payment shall specify the amount due to the Contractor and the basis upon which that amount is calculated. Following the first application for payment submitted by the Contractor the frequency of any subsequent application shall be as stated on the Quotation.

5.2

Within 5 days after the date on which any payment becomes due the Client shall give Notice to the Contractor specifying the amount (if any) of the payment proposed to be made, and the basis upon which that amount was calculated.

5.3

For the purposes of this clause, it is immaterial that the sum referred to in clause 5.3 may be zero.

5.4

In the event the Client fails to provide a valid payment notice pursuant to clause 5.3 the Contractor's application for payment shall become the default payment notice (the default notified sum).

5.5

The Client may give the Contractor a Notice of their intention to pay less than the notified sum provided always that such a Notice shall specify the sum the Client considers to be due on the date the Notice is served and the basis upon which that sum is calculated. The Notice to pay less must be given not less than 7 days before the final date for payment.

5.6

The Client shall not in any event be entitled to set off, deduct and withhold from any monies otherwise due and payable to the Contractor under this Contract any sum or sums due under any other Contract between the Parties.

5.7

If the Client fails to pay any amount due by the final date for payment, the Contractor may suspend all or any of his obligations under the Contract until the payment is received after giving at least 7 days' notice to the Client of his intention to suspend with reasons. Any period of suspension will entitle the Contractor to any reasonable costs he incurs as well as an extension of time for the adjustment of the Completion Date.

5.8

Late payment entitles the Contractor to interest at the statutory rate of interest under the Late Payment of Commercial Debts (Interest) Act 1998 from the date upon which that payment became overdue until the date of actual payment or if the Late Payment of Commercial Debts (Interest) Act 1998 does not apply at an interest rate of 8% per annum above the official bank rate of the Bank of England current at the date that a payment due under this Contract becomes overdue.

5.9

Prices are quoted exclusive of VAT which will be added as appropriate and payable by the Client. The Contractor, if registered for VAT, will issue a valid VAT invoice or VAT receipt for each such amount due or paid under the Contract. The production of a VAT invoice by the Contractor to the Client shall not in any event act as a condition precedent to any payment becoming due to the Contractor under this Contract nor shall the final date for payment be extended pending the production of a VAT invoice.

5.10



6. INSURANCE & LIABILITY

6.1 The Contractor shall take out and maintain the following insurances (except as otherwise agreed or stated in the Quotation):

- Construction All Risks insurance for the full reinstatement value of the Works in the joint names of the Client and the Contractor (unless the Works are in an existing building, when clause 6.3 will apply).
- Public & Product Liability Insurance for £5,000,000.
- Employer's Liability Insurance of £10,000,000.
- Contractors all Risk Insurance of £1,000,000.

6.2 The Contractor will provide the Client with details of the insurances upon request.

6.3 Where the Works are to be carried out in an existing building, the Client will be responsible for insurance of the Works with the Contractor named as co-insured and the Client will provide details of the insurance to the Contractor upon request.

6.4 Where the Works are to be carried out in an existing building constructed pre 2000, the Client will be responsible for carrying out an Asbestos Refurbishment / Demolition Survey.

6.5 If an asbestos report identifies additional works not already highlighted within the contracted works the additional works will be treated as a variation to the contract as detailed in clause 4.

6.6 6 The Client shall reimburse any direct or indirect loss and/or expense incurred by the contractor for failure to comply with clause 6.4.

7. DURATION, HANDOVER & DEFECTS LIABILITY

7.1 The proposed Commencement Date and Completion Date are shown in the Quotation.

7.2 The Contractor will notify the Client as soon as reasonably practicable upon becoming aware of any event which may prevent or delay completion of the Works by the Completion Date. The Notice will specify the cause of the delay, the likely effect on the Completion Date and the Contractor's proposals for dealing with the matter. The Completion Date will then be extended as agreed by the Parties or, failing agreement, decided under clause 9. The Contractor acknowledges that they must take reasonable steps to mitigate or reduce any delay.

7.3 The Contractor will give the Client Notice of their intention to hand over the Works on completion and will give the Client the opportunity to inspect the Works before handover. The Contractor will then confirm the Completion Date to the Client.

7.4 The Contractor will be responsible for remedying defects in the Works which appear within 12 months from the Completion Date and the Client must notify the Contractor as soon as he becomes aware of any defects for which the Contractor is responsible. Defects in design or materials supplied by the Client and defects attributable to shrinkages, fair wear and tear or to misuse or failure by the Client to comply with any operating or maintenance manuals will not be the responsibility of the Contractor.



Where equipment or materials used in the Works have the benefit of a manufacturer's warranty, the Contractor will take steps to procure that the Client has the benefit of that warranty. The Contractor will not be liable for any defect in the equipment or materials except to the extent that this is due to the Contractor's negligence.

7.5

Except for their liability to remedy any defects for which they are responsible, and which are notified to them within 12 months of the Completion Date, the Contractor will have no liability to the Client, in contract or in tort, for any other direct, indirect or consequential loss incurred by the Client, including but not limited to loss of use or loss of profit. However, liability for death or injury of individuals due to the Contractor's negligence is unlimited.

7.6

8. TERMINATION

If the Client fails to make any payment to the Contractor within 14 days of the final date for payment, the Contractor may issue to the Client a Notice specifying the default. If such a default continues for 14 days from the receipt of the Notice served under this clause 8.1, the Contractor may on or within 28 days from the expiry of that 14-day period by a further Notice to the Client terminate the Contractor's employment under this Contract.

8.1

Either Party may give Notice to terminate the Contract to the other Party in the event either Party commits a material breach of the Contract and, in the case of a breach capable of remedy, fails to take steps to remedy the breach within 28 days of being requested to do so in writing. If such a breach continues for 14 days from the receipt of the Notice served under this clause 8.2, the Party serving the Notice may on or within 28 days from the expiry of that 14-day period by a further Notice to the other Party terminate their employment under this Contract.

8.2

Either Party may terminate the Contract if the other Party becomes insolvent or has a receiver, manager or administrative receiver or liquidator appointed.

8.3

Termination will not affect the accrued rights and liabilities of the Parties at the termination date.

8.4

9. DISPUTES

The Parties will endeavour to settle any dispute or difference amicably by direct negotiation.

9.1

If the Parties are unable to resolve a dispute in connection with this agreement within 14 days of direct negotiation, the Parties agree to enter into mediation in good faith to settle such a dispute and will do so in accordance with the Construction Industry Council Mediation Procedure. Unless otherwise agreed between the Parties within 14 days' Notice of the dispute, the mediator will be nominated by the 'Construction Industry Council'.

9.2

If the Parties are unable to settle the dispute by negotiation or mediation, it may be referred by either Party to adjudication, the Adjudicator Nominating Body shall be the Royal Institution of Chartered Surveyors. The Adjudication rules shall be in accordance with the Scheme for Construction Contracts (England and Wales) Regulations 1998 (Amendment) (Wales) 2011. The decision of the adjudicator will be final and binding on the Parties unless a Notice of dissatisfaction is served by either Party on the other within 28 days of the date of the decision.

9.3

The Parties agree that disputes or differences are to be determined by Arbitration and not by legal proceedings in accordance with the provisions of the Arbitration Act 1996. The seat of the Arbitration is Cardiff, Wales, United Kingdom.

9.4

9.5 Applicable Law: this Contract is governed by the laws of England and Wales.

Nothing in this clause 9 is intended to frustrate the rights of the Parties to refer any dispute or difference arising under the Contract to adjudication at any time pursuant to the Housing Grants Construction and Regeneration Act 1996 (as amended).

9.6

10. MATERIALS

Where the Client provides materials to the Contractor free of charge, those materials shall remain the property of the Client and shall be used solely in connection with the Contract. Any materials surplus to requirements shall be returned to the Client or disposed of at the Client's direction.

10.1

Any materials stored at the Site shall be insured by the Client and if lost or damaged while in the custody of the Client shall be replaced or made good at the Client's expense. Materials that are lost or damaged while in the custody of the Contractor shall be replaced or made good at the Contractor's expense.

10.2

11. GENERAL

Notices. Every Notice or application required under these Terms & Conditions shall be produced digitally and delivered by electronic mail to the email addresses detailed on the Quotation.

11.1

Assignment. Neither Party will assign any of their rights or obligations under the Contract without the prior written consent of the other.

11.2

Subcontracting. The Contractor reserves the right to sublet any part of the works however they will not be entitled to sublet overall management of the works. Subcontracting will not relieve the Contractor of his obligations under the Contract.

11.3

Entire Agreement. The documents comprised in the Contract including the Quotation and these Conditions constitute the entire agreement between the Parties and supersede any previous arrangements, agreements or understandings relating to the Works.

11.4

Amendment. Any amendment to the terms of the Contract shall only be effective if it is in writing and signed by an authorised signatory of the Parties.

11.5

No Reliance on Representations. The Client acknowledges that he has not relied on and will have no remedy in respect of any statement, representation, warranty, or undertaking of any person (whether a party to this Agreement or not) other than is expressly set out in the Contract. However, nothing in this clause shall limit or exclude liability for fraud.

11.6

The Client accepts full liability for the accuracy of any document provided to the Contractor and detailed in the Quotation which the Contractor may have relied upon in preparing the Quotation. In the event of any error, discrepancy or inadequacy contained within any document provided to the Contractor by the Client, the Client will provide the Contractor instructions to correct such error, discrepancy or inadequacy and such shall be treated as a variation entitling the Contractor to an extension of time and adjustment to the Completion Date and if necessary an addition to the Contract Price.

11.7



Any quantities provided to the Contractor by the Client or any quantities described on any bills of quantities or schedules of works contained within the Quotation are subject to re-measure and the rules of measurement shall be the NRM2 as published by the Royal Institution of Chartered Surveyors.

11.8

Severance. If any provision of the Contract becomes illegal or unenforceable, this shall not affect the legality or enforceability of any other provision of the Contract. In that situation the Parties shall, where possible, use reasonable endeavours to agree an alternative provision(s) which is legally enforceable.

11.9

Waiver. The waiver by either Party of a breach by the other in the performance of its obligations under the Contract shall not constitute a waiver of any default nor shall failure to complain of a breach constitute a waiver of that breach by the other Party.

11.10

12. Right to Cancel

The Client may cancel this Contract for any reason by giving the Contractor a valid Notice pursuant to clause 11.1 within 7 days of signing the Contract.

12.1

If the Client cancels this Contract under this clause 12, the Contractor will refund any sums the Employer has paid to the Contractor in connection with this Contract.

12.2

The Client may have to pay for goods or services provided before he cancels this Contract if he has agreed to the Contractor providing the goods or services before the end of the 7-day cancellation period referred to in clause 12.1. Notwithstanding the foregoing, the Client may be required to pay for the following types of goods and services provided before cancellation;

12.3

- a) Services of any kind;
- b) Goods needed in an emergency;
- c) Goods that are bespoke or made to the Client's requirements and any services relating to those goods;
- d) Perishable goods;

This right to cancel is waived in the event the Contractor commences the performance of their obligations under this Contract as described at clause 2.2.

12.4

13. Fluctuation

The Quotation or Contract Price has been calculated in the manner set out below and shall be subject to adjustment in the events specified hereunder.

13.1

The Quotation or Contract Price is based upon the market prices which were current at the date of the Quotation or the date of the Contract (whichever is the later) of the labour, materials, goods, electricity, fuels or any other solid, liquid or gas necessary for the execution of the Works, including any Sub-Contractor or Sub-Consultant prices, and upon the duty or tax payable at that date on the disposal of waste from the Site.

13.1.1



Upon the expiry of three months after the date of the Quotation or the date of the Contract (whichever is later), and every three months thereafter, the Contractor shall be entitled to review the market price of any of the above things increases, or if the duty or tax on the disposal of waste from the site increases, 13.1.2 then the net amount of the difference, shall as the case may be, be paid to the Contractor.

The Contractor shall notify the Client of the occurrence of any of the events referred to in the foregoing provisions of clause 13 as soon as reasonably practicable, and notification of such an occurrence shall be a condition precedent to any payment being made to the Contractor in respect of the event in 13.2 question.

The Contractor and the Client may agree what shall be deemed for all the purposes of this Contract to be the net amount payable to or allowed by the Contractor in respect of the occurrence of any event 13.3 such as is referred to in any of the provisions listed in this clause 13.

As soon as reasonably practicable after notifying the Client of the occurrence of any of the events to referred to in this clause 13, the Contractor shall provide such evidence to the Client as may be reasonably required to enable the amount payable to the Contractor by virtue of this clause 13 to be 13.4 ascertained.

Any amount which from time to time becomes payable to the Contractor by virtue of this clause 13 shall 13.5 be added to the Quotation or Contract Price.



**Please Sign and Return this Quotation Acceptance to engage
[redacted] to Proceed.**

If this Quotation is acceptable, please sign and return the enclosed copy. Provided this is received within the next 30 days without any amendments or qualifications, a binding Contract will then exist between us for the Works. That Contract will comprise the accepted Quotation, the attached Terms & Conditions and the Specification and other documents referred to in this Quotation. Any delay in returning the signed Quotation may result in a change to proposed Commencement and Completion dates.

If not accepted within 30 days, this Quotation will no longer be effective and will be treated as cancelled unless we otherwise agree in writing.

I/we refer to your quotation ref dated and confirm I/we accept your quotation and its Terms and Conditions.

I/we acknowledge your need to schedule resources for this project and that by this acceptance I/we are committed to the works detailed within the scope of works as set out in the referenced quotation.

I/we acknowledge this commitment for you to proceed:

Signed:

Date: