

SCHEDULE OF WORKS & QUOTATION

Single-storey rear extension, side utility & WC, and entrance porch

Specimen measured take-off and
priced bill of quantities – Surrey

PREPARED FOR	REFERENCE	TENDER SUM
Private client Surrey · Drawing-measured basis	QW-SPEC-2026-01 Issued 20 July 2026	£128,296.04 excluding VAT

- This quotation is valid for 30 days from the date of issue

Private client
Surrey

20 July 2026
Ref QW-SPEC-2026-01

Dear Sir or Madam

Single-storey rear extension, side utility & WC, and entrance porch

Thank you for sharing the drawings for the property. We have measured the works from the architect's proposed plans and elevations, and this pack sets out our full itemised proposal and price for the three elements shown: the rear extension, the side utility and WC extension, and the new entrance porch.

The rear extension runs the full width of the house with a flat roof behind parapets, a roof lantern over the family area, and three-panel bifold doors to the garden. The side extension provides a utility room and cloakroom WC with its own windows, and the porch gives you a proper sheltered entrance with a new front door. Everything is priced to a plastered shell finish with first and second fix electrics and plumbing throughout, so the spaces are ready for your own choice of kitchen, decoration and flooring.

Every line in the attached bill of quantities is measured from the drawings, so if you would like to adjust the scope — sizes, openings, or finish level — the price moves transparently with it. We would be happy to walk you through the detail.

Yours faithfully,
for and on behalf of AI ESTIMATE QUOTING SERVICE LTD

Daniel Smythe

Estimator, QuoteWise

PROJECT SUMMARY

The project at a glance

A full-width single-storey rear extension opening the kitchen and family room to the garden, a side extension housing a new utility room and cloakroom WC, and a new entrance porch — priced to a plastered shell finish with electrics and plumbing throughout.

PROPERTY Two-storey house, the property, Surrey	WORKS Rear extension (approx. 6.4 × 4.5 m, flat roof with lantern) · side utility & WC extension · entrance porch · 3-panel bifold to garden
PRICING BASIS Measured from the architect's planning drawings	FINISH Plastered shell incl. first & second fix electrics and plumbing; kitchen fit-out, decoration and floor coverings excluded
TENDER SUM £128,296.04 excl. VAT	

What's included in the works

- **Rear extension shell** — new trench-fill foundations and ground-floor slab, insulated cavity walls, a structural steel beam and a warm flat roof to the full-width single-storey rear extension.
- **Side & porch** — the side utility and cloakroom/WC extension and the new entrance porch, built in as part of the same shell.
- **Openings** — a three-panel aluminium bi-fold door to the garden, four windows, a new external porch door, four internal doors and a roof lantern.
- **Services** — a boiler and radiator heating system, full plumbing, extract ventilation, and a complete electrical installation with first and second fix.
- **Finishes** — plastered walls and ceilings, floor screed with tiling and engineered-wood flooring, second-fix joinery and decoration to the new work.
- **Work to existing** — forming the new rear opening, making good the existing walls and tying the new roof into the house, plus an allowance for external paving and drainage make-good.

COST SUMMARY

Schedule of works & tender sum

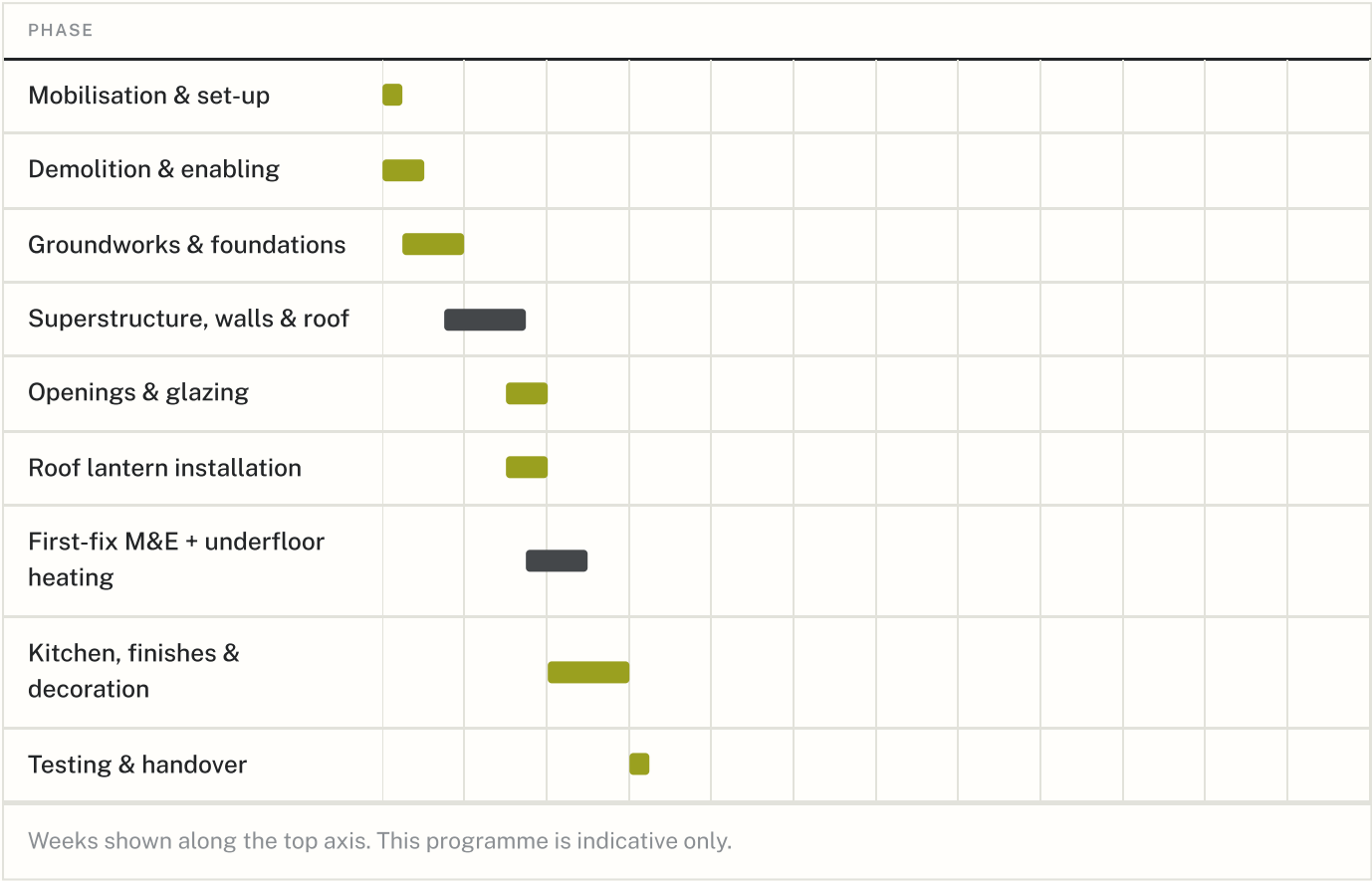
The works are organised into 11 sections. Each total below is the sum of the detailed line items on the following pages. All values exclude VAT.

#	SECTION	TOTAL (EXCL. VAT)
01	Preliminaries & site set-up	£12,475.99
02	Demolition & enabling works	£2,315.39
03	Foundations, ground-floor slab & drainage	£40,491.35
04	Structure, external walls & roof	£25,056.74
05	Windows, doors & roof lantern	£13,096.38
06	Plastering, screed & floor finishes	£8,922.65
07	Heating & plumbing	£12,243.52
08	Electrical installation	£9,366.05
09	Decoration to the new work	£2,102.58
10	Work to the existing house & external make-good	£1,577.93
11	Testing, commissioning & handover	£647.46
Total tender sum — excluding VAT		£128,296.04

Values exclude VAT, charged at the prevailing rate where applicable.

INDICATIVE PROGRAMME

How the build runs, week by week



DETAILED SCHEDULE OF WORKS

Sections 01–03

01 · Preliminaries & site set-up		£12,475.99
1	Site supervision & coordination Day-to-day site supervision and project coordination across the build (about 13 weeks), keeping the trades sequenced and the works on programme.	£3,900.00
2	Welfare, temporary power & access Running the site for the duration of the works (about 13 weeks) — a portaloos, a lockable welfare/tool-store unit, a temporary power connection, and a mobile access tower for working at height.	£7,535.59
3	Waste management & disposal Skip hire, collection and disposal of construction waste throughout the project.	£1,040.40
02 · Demolition & enabling works		£2,315.39
4	Asbestos survey allowance An allowance for an asbestos survey and the safe removal of any minor material found.	£600.09
5	Form the new rear opening Demolishing part of the existing rear wall to form the new opening between the house and the rear extension (approx. 7.6 m2), with temporary support to the structure while the opening is formed.	£379.69
6	Strip out the existing kitchen Stripping out the existing kitchen units, worktops and appliances to clear the area for the new works.	£664.20
7	Remove & set aside existing roof tiles Carefully removing existing roof tiles (approx. 7.0 m2) for reuse where the new roof meets the existing house.	£69.81
8	Temporary weather protection Temporary weather protection to the works during construction (approx. 27 m2).	£353.65
9	Clear vegetation & strip topsoil Clearing site vegetation and stripping topsoil across the footprint of the new works (approx. 33 m2).	£247.96
03 · Foundations, ground-floor slab & drainage		£40,491.35
10	Excavation & spoil disposal Excavating the trench foundations and reduced-level dig (approx. 17 m3 in total), including mini-digger hire, setting-out and datum, concrete compaction, and disposal of the excavated spoil, with trench shoring / earthwork support to the 1.5 m deep runs.	£11,261.79
11	Trench-fill foundations & reinforcement Mass-concrete strip footings (approx. 9.4 m3) with reinforcement, concrete pump hire and lean-mix cavity fill below damp-proof course.	£13,828.25
12	Foundation blockwork & damp-proof course Foundation blockwork up to damp-proof course (approx. 15.7 m2), including the mortar and a new damp-proof course.	£9,743.76

DETAILED SCHEDULE OF WORKS

Sections 03–05

03 · Foundations, ground-floor slab & drainage — continued		
13	Ground-floor slab & build-up The new ground-floor slab and build-up over approx. 27 m2 — hardcore sub-base, sand blinding, damp-proof membrane, floor insulation, reinforcement mesh and the concrete slab, including pump hire.	£3,834.56
14	Below-ground drainage New below-ground drainage connections (approx. 6 m run) with two gullies and the associated fittings, connections and outlets.	£1,822.99
04 · Structure, external walls & roof		£25,056.74
15	Steel beam, padstones & lintels A structural steel beam over the new rear opening, seated on two padstones, plus lintels over the smaller openings (6 nr).	£3,148.26
16	External cavity walls New insulated cavity walls to approx. 31 m2 per leaf — inner blockwork leaf, full-fill cavity insulation, outer brick leaf, wall ties and cavity closers.	£7,605.90
17	Make good & match existing render Preparing and re-rendering approx. 11 m2 of existing wall where the new work meets the house — hacking off loose render and repairing defects, applying reinforcement mesh, base coat, primer and finish, and colour-matching to the existing render with a snagging allowance.	£3,768.62
18	Internal stud partition A new timber stud partition within the extension (approx. 11 m2).	£526.42
19	Warm flat roof The new warm flat roof (approx. 35 m2 deck) — 18 mm OSB decking, furring strips to form the drainage falls, roof insulation and a single-ply membrane covering (approx. 39 m2 including laps).	£6,189.76
20	Roof edge, fascias & rainwater goods Soffits and fascias, edge trims and flashings, and guttering, downpipes and outlets to the new roof edge (approx. 17 m).	£3,817.79
05 · Windows, doors & roof lantern		£13,096.38
21	Bi-fold & porch entrance doors A four-leaf bi-fold door set (approx. 2.3 m) opening the family room to the rear garden, and a pair of glazed entrance doors (approx. 1.5 m) to the new porch - both supplied, fitted, sealed and adjusted.	£4,700.81
22	Windows, boards & cills Four new windows, supplied and fitted, with window boards and cills to all four openings.	£4,194.79
23	Internal doors Four new internal doors to the new spaces, supplied and hung.	£950.38
24	Roof lantern A prefabricated roof lantern to the rear extension, supplied and installed.	£3,250.40

DETAILED SCHEDULE OF WORKS

Sections 06–09

06 · Plastering, screed & floor finishes		£8,922.65
25	Plastering — walls & ceilings Plasterboard and skim to the new internal walls (approx. 40 m2) and ceilings (approx. 35 m2), to a plastered finish ready for decoration.	£3,512.62
26	Floor screed A floor screed to the new ground floor (approx. 35 m2).	£909.13
27	Floor tiling & engineered-wood flooring Ceramic floor tiling (approx. 11 m2) and engineered-wood flooring (approx. 14 m2) to the new floor areas.	£3,438.78
28	Skirtings & architraves Second-fix joinery to the new spaces — skirtings (approx. 34 m) and architraves (approx. 20 m).	£1,062.12
07 · Heating & plumbing		£12,243.52
29	Boiler & radiator heating A boiler and a radiator heating system with pipework (5 radiators) serving the new spaces.	£3,913.54
30	Water supply & waste Extending the mains water supply (approx. 36 m) and new soil and waste pipework (approx. 26 m).	£1,546.30
31	Sinks, WC & utility fittings A kitchen sink and taps, a utility sink, a WC suite and basin to the cloakroom/WC, and utility-room cabinets and worktops, supplied and fitted.	£4,532.48
32	Extract ventilation & extractor hood A new extract ventilation unit to the extension, plus a kitchen extractor hood and ducting.	£1,400.80
33	Appliance installation Installation of the client's kitchen appliances (connection and setting only; the appliances themselves are supplied by others).	£850.40
08 · Electrical installation		£9,366.05
34	Consumer unit & first fix A consumer-unit upgrade and first-fix wiring — lighting circuits (16 points), socket circuits (20 points) and kitchen appliance circuits (4 points).	£3,252.22
35	Second fix — switches, sockets & fittings Second-fix electrics — switches and sockets (40 points) and light fittings (16 points).	£5,063.04
36	Testing, certification & making good Electrical testing and certification, and making good after the services are installed.	£1,050.80
09 · Decoration to the new work		£2,102.58
37	Prime & undercoat new woodwork Priming and undercoating all new woodwork (approx. 34 m).	£623.65
38	Emulsion to new walls & ceilings Mist coat and finish coats of emulsion to the new plastered walls and ceilings (approx. 86 m2).	£1,071.47

DETAILED SCHEDULE OF WORKS

Sections 09–11

09 · Decoration to the new work — continued		
39	Gloss to external woodwork A gloss finish to external woodwork (approx. 34 m).	£407.46
10 · Work to the existing house & external make-good		£1,577.93
40	Make good existing walls Making good the existing walls after the new opening is formed (approx. 18 m2).	£544.96
41	Tie the new roof into the existing house Tying the new extension roof into the existing house roof (approx. 6.4 m).	£372.96
42	External paving & drainage make-good allowance An allowance for making good and reinstating external paving and drainage disturbed by the works.	£660.00
11 · Testing, commissioning & handover		£647.46
43	Commissioning & testing Pressure-testing the plumbing and commissioning and balancing the heating, so the services are signed off before handover.	£350.40
44	Final clean & handover A final clean of the new works (approx. 35 m2) prior to client handover.	£297.06

SCOPE CLARITY

What's included & excluded

So there are no surprises, here is a clear summary of what this quotation covers — and what sits outside it.

 Included in this quotation	 Excluded from this quotation
All labour, plant and materials described in the schedule of works	VAT (charged at the prevailing rate where applicable)
Site set-up, welfare, temporary power, mobile access tower and waste disposal	Kitchen units and worktops (no kitchen fit-out is included; appliances are supplied by others and connected only)
Excavation, trench-fill foundations and the new ground-floor slab	Underfloor heating and any air-source heat-pump / renewables installation
Extension shell — insulated cavity walls, a structural steel beam, warm flat roof, insulation and rainwater goods	Bathroom, shower and bath suites beyond the cloakroom/WC suite listed
Three-panel aluminium bi-fold door, four windows, external and internal doors, and a roof lantern	Surface-water drainage, soakaways and SuDS attenuation
Boiler and radiator heating, plumbing, extract ventilation and a full electrical installation	Landscaping, planting, turfing, external paving beyond the make-good allowance, fencing, gates and external lighting
Plastering, floor screed, ceramic tiling and engineered-wood flooring, and second-fix joinery	Scaffold (access is by mobile access tower — single storey)
Decoration to the new work — priming, emulsion and gloss to new woodwork and surfaces	Gas-supply extension, mechanical heat-recovery ventilation (MVHR) and security-alarm works
Forming the new rear opening, making good the existing walls and tying the new roof into the house	Structural calculations, SAP / energy assessments, planning and Building Control statutory fees
Testing, commissioning, final clean and handover	Party-wall agreements, legal fees and any insurance-backed warranty

BASIS OF THIS QUOTATION

Assumptions

This quotation has been prepared on the following assumptions. Where any differ on site or once further information is available, the affected figures will be reviewed with you before the work proceeds.

01 Drawings & dimensions

This quotation is measured from the architect's proposed plans and elevations (E-2045-P-02/1 and /2, June 2026). All dimensions and areas are approximate and will be confirmed against detailed/construction drawings and a site measure before the work proceeds.

02 Structural design

No structural design has been issued. The steel beam, padstones and lintels are provisional allowances on assumed spans; final sizes and quantities are subject to the structural engineer's design.

03 Ground & foundations

No ground investigation has been carried out. Mass-concrete trench-fill foundations are assumed, subject to ground conditions and Building Control. No allowance is included for abnormal ground conditions or unknown foundation depths.

04 Heating

Heating is by a boiler and radiator system serving the new spaces. Underfloor heating and any air-source heat-pump / renewables installation are not included.

05 Kitchen

The existing kitchen is stripped out as enabling work. No new kitchen units or worktops are included; kitchen appliances are supplied by others and connected only.

06 Finish level

The new spaces are finished to a plastered and decorated standard with floor screed, tiling and engineered-wood flooring as scheduled. Client selections (tiles, flooring, sanitaryware, ironmongery) are assumed to be within the allowances shown and are confirmed before ordering.

07 Windows & doors

Window and door sizes have been scaled from the drawings; no joinery schedule has been issued. Openings comprise a three-panel bi-fold, four windows, a porch door, four internal doors and a roof lantern as shown.

08 Access & scaffold

The works are single storey and priced using a mobile access tower; no scaffold is included.

09 External works

External works are limited to an allowance for making good and reinstating paving and drainage disturbed by the works. Landscaping, new paving, fencing and surface-water drainage are not included.

10 Foundations

Foundations are priced as 1.5 m deep trench-fill footings to the full perimeter of all three elements (31.6 m), matching the depth allowance in the original builder quotation. The price includes trench shoring, the additional excavation, concrete and below-ground blockwork, and the increased spoil disposal that depth carries. Shallower confirmed ground would reduce this element.

11 Side extension & porch wall areas

External wall and roof areas for the side extension and porch currently follow the rear-extension geometry; the full-envelope correction is tracked and would add approximately £8–9k if applied. Foundations, floor build-ups, openings and finishes for all three elements are individually measured.

12 Boiler

New gas combi boiler allowed for — no heating evidence on the drawings; confirm existing boiler condition.

13 Consumer unit

Consumer unit upgrade allowed for — inferred from electrical point count vs building age, not drawn.

14 External make good

External make-good / reinstatement allowance — drainage connections and local path making-good after the build; no full patio, path, or fencing drawn on the plans.

TERMS & ACCEPTANCE

Terms of this quotation

01 Validity

This quotation is valid for 30 days from the date of issue. After this period figures may be subject to review.

02 Basis of price

Priced on a measured-quantities basis from the drawings and information provided, subject to site measure and engineer review. Changes to scope, specification or drawings may affect the price.

03 Allowances & provisional sums

Where allowances or provisional sums are shown, the final cost is agreed against confirmed designs and selections before the work proceeds.

04 Variations

Additional or changed works are quoted and agreed in writing before proceeding.

05 Payment

By instalments as agreed within the building contract, each due within 7 days of the corresponding invoice.

06 Programme

The programme is indicative and subject to weather, statutory approvals, material lead times and timely client decisions.

07 Insurance

AI ESTIMATE QUOTING SERVICE LTD holds public liability and employers' liability insurance. Certificates available on request.

08 Warranty

Workmanship is guaranteed for 12 months from practical completion. Manufacturer warranties are passed to the client.

09 Contract

Works are carried out by AI ESTIMATE QUOTING SERVICE LTD under a JCT or equivalent building contract, to be agreed prior to commencement.

10 VAT

All figures exclude VAT, which is charged at the prevailing rate where applicable.

Acceptance

To accept this quotation, please sign below and return a copy to us.

SIGNED — FOR THE CLIENT

PRINT NAME

DATE