

SCHEDULE OF WORKS & QUOTATION

Main-roof loft conversion with rear outrigger extension

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

PREPARED FOR	REFERENCE	TENDER SUM
Private client Surrey · Measured-quantities basis	QW-SPEC-2026-02 Issued 5 August 2026	£70,317.93 excluding VAT

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

Private client
Surrey

5 August 2026
Ref QW-SPEC-2026-02

Dear Sir or Madam

Main-roof loft conversion and rear outrigger loft extension

Please find our quotation for the main-roof loft conversion and separate rear outrigger/back-addition loft extension at the property, prepared from your architect's planning drawings, the Building Regulations pack and the engineer's beam calculations, on a fully-plastered-finish basis.

The price includes the rear dormer converting the main roof, the separate rear dormer extending the outrigger roof, the new steelwork and loft floor, a new staircase, replacement of the front roof with new tiles throughout, and scaffolding to the front and rear with a temporary tin lid while the roof is opened up. Access to the property is restricted, particularly at the front, so the programme and preliminaries are priced to twelve weeks.

Allowances are included for the electrical and plumbing works and for fitting the floor and wall coverings to the new ensuite. The two dormer windows and three rooflights are priced individually at our standard supply-and-install rates. The exclusions page sets out the items you are supplying — the sanitaryware, floor coverings and tiles.

We would be pleased to talk any element of this through with you.

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

Daniel Smythe

Estimator, QuoteWise

PROJECT SUMMARY

The project at a glance

A main-roof loft conversion with rear dormer plus a separate rear outrigger/back-addition loft extension at the property, priced to a fully plastered finish with the front roof replaced, scaffold to both elevations with a temporary tin lid, and a twelve-week programme reflecting the restricted access.

PROPERTY the property, Surrey	WORKS Main-roof loft conversion · rear outrigger loft extension · front roof replacement · new staircase · structural steelwork
NEW FLOOR AREA Approx. 21.4 m ² habitable (bedroom, shower room and landing), plus eaves storage	PRICING BASIS Measured take-off from planning and Building Regulations drawings; fully plastered finish
INDICATIVE PROGRAMME Approx. 12 weeks on site, allowing for the restricted access	TENDER SUM £70,317.93 excl. VAT

What's included in the works

- **Main-roof loft conversion and rear outrigger loft extension** — forming a new bedroom, shower room and landing in the roof space, with one rear dormer converting the main roof and a separate rear dormer extending the back-addition roof.
- **Structural steelwork** — four steel beams to the engineer's design — three floor beams and a ridge beam — on steel bearing plates, fire-cased to one hour.
- **Front roof replacement** — stripping and re-tiling the front slope with new tiles.
- **Dormer flat roofs** — the drawn ventilated GRP cold-roof build-up, with the specialist GRP covering and measured lead abutment weathering carried as provisional sums.
- **New staircase** — a new flight from the first floor to the loft, with making good to the existing landing.
- **Fully plastered finish** — with the builder's instructed electrical, plumbing and ensuite-fitting allowances, plus all five drawing-checked window and rooflight openings priced at our standard supply-and-install rates.

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	Contractor's preliminaries	£14,105.96
02	Demolition, strip-out & enabling works	£2,582.40
03	Structural steelwork & loft floor	£7,971.79
04	Dormers & roof	£21,982.89
05	Openings — windows & rooflights	£5,108.89
06	Staircase & internal structure	£3,858.72
07	Mechanical & electrical services	£7,500.00
08	Ensuite fitting	£1,500.00
09	Doors & joinery	£2,773.08
10	Finishes	£2,752.54
11	Cleaning & handover	£181.66
Total tender sum — excluding VAT		£70,317.93

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

INDICATIVE PROGRAMME

How the build runs, week by week

An indicative programme of approximately 12 weeks, allowing for the restricted access. Phases overlap where trades can run in parallel. Dates are subject to statutory approvals, weather and timely client decisions.



DETAILED SCHEDULE OF WORKS

Sections 01–03

01 · Contractor's preliminaries		£14,105.96
1	Site set-up, temporary power, construction-site fencing & toilet Initial site set-up, temporary site power and temporary construction-site fencing, with a serviced site toilet on hire for the twelve-week programme.	£1,223.40
2	Scaffolding & temporary tin lid Front and rear access scaffold with erection, dismantling, transport and the first eight weeks of hire; four extension weeks for weeks 9–12; an internal access tower; and a measured £3,758.17 provisional allowance for the temporary tin-hat roof.	£6,287.36
3	Restricted access — additional labour Additional labour for moving materials through the restricted access, particularly at the front, allowed at one day per week across the programme.	£2,995.20
4	Site supervision & coordination Site supervision and day-to-day coordination across the twelve-week programme.	£3,600.00
02 · Demolition, strip-out & enabling works		£2,582.40
5	Roof strip-off Stripping the tiles and underlay from the rear slope and outrigger for the dormers, and from the front slope for the re-tiling.	£431.71
6	Structural opening-up Removing the existing roof timbers and ceiling joists within the dormer footprint, forming the stair opening, and temporary support to the existing structure while the steels go in.	£460.83
7	Internal strip-out Stripping the existing floor and wall finishes around the new stair, and removing the existing doors affected by the works.	£534.86
8	Waste & skips Three skip hires for the roof-cover and general construction-waste streams, with plasterboard and gypsum kept segregated. The exact skip sizes, stream allocation and accepted waste classes are to be confirmed with Pillory Downs before ordering.	£1,155.00
03 · Structural steelwork & loft floor		£7,971.79
9	Steel beams & bearings The four steel beams to the engineer's design — three 152×152×37 floor beams and the 152×152×30 ridge beam, 0.53 tonnes in all — set on eight 440×100×20 mm steel bearing plates.	£5,289.29
10	Fire casing to steelwork Encasing all steel beams in two layers of 12.5 mm plasterboard with a skim finish to achieve one hour fire resistance, as the drawings require.	£428.18
11	New loft floor New floor joists with hangers and herringbone strutting at mid-span, 22 mm blockboard decking over as the Building Regulations drawing specifies, and acoustic insulation between the joists.	£2,254.32

DETAILED SCHEDULE OF WORKS

Sections 04–08

04 · Dormers & roof		£21,982.89
12	Dormer construction Timber-framed dormers over the main roof and the outrigger — 30.34 m ² gross framed wall and 28.52 m ² net external cladding, with the drawn 120 mm between-stud insulation, 37.5 mm K118 insulated plasterboard/VCL and skim. Fire-rated cheek sheathing is a provisional specification uplift pending confirmation of a complete tested system. The ventilated GRP cold roofs, specialist covering and measured Code 4/5 lead weathering remain as stated provisionals.	£16,221.33
13	Pitched roof works New rafters where the roof is reworked, 150 mm Kingspan Thermapitch between the rafters plus a continuous 40 mm layer and VCL below, and new battens, breathable membrane and tiles across the reworked slopes, including the front replacement, ridge and verge.	£5,304.07
14	Rainwater goods New guttering and downpipes to the dormers and reworked roof.	£457.49
05 · Openings — windows & rooflights		£5,108.89
15	Dormer windows Supply and installation of the two rear dormer windows shown on the drawings (approximately 0.85 × 1.13 m and 0.76 × 1.13 m), priced individually at our standard supply-and-install rate.	£2,249.84
16	Roof windows & rooflights Supply and installation of all three rooflight openings shown on the drawings: two pitched roof windows to the front slope and one small flat-roof light to the dormer roof, priced individually at our standard supply-and-install rooflight rate.	£2,859.05
06 · Staircase & internal structure		£3,858.72
17	New staircase Supplying and installing the new staircase from first floor to loft, maximum 42° pitch, with 1,100 mm guarding and openings that do not permit a 100 mm sphere.	£3,545.00
18	Internal partitions New timber stud partitions with insulation forming the loft rooms.	£313.72
07 · Mechanical & electrical services		£7,500.00
19	Electrical works — allowance The instructed allowance of £4,500 covering the complete loft installation — lighting, power, the extractor fan, smoke and heat detectors, and testing and certification.	£4,500.00
20	Plumbing works — allowance The instructed allowance of £3,000 covering soil, waste and water pipework, extending the heating, and labour-only installation of the client-supplied sanitaryware to the new shower room.	£3,000.00
08 · Ensuite fitting		£1,500.00
21	Fitting client-supplied coverings — allowance The instructed allowance of £1,500 for fitting the client-supplied floor and wall coverings within the new ensuite shower room.	£1,500.00

DETAILED SCHEDULE OF WORKS

Sections 09–11

09 · Doors & joinery		£2,773.08
22	Internal doors Supplying and hanging the two new loft FD30 self-closing door sets with frames, the fire door to the protected stair route, and the replacement door to the altered first-floor landing. Final door schedule and ironmongery remain to be confirmed.	£1,574.01
23	Skirtings & architraves New skirtings and architraves to the loft rooms and the altered landing.	£1,199.07
10 · Finishes		£2,752.54
24	Plastering Plasterboard and skim to both faces of the new partitions, the measured sloped and flat ceilings, and local making good to the existing walls and ceilings around the new stair — the full plastered finish this quotation is priced to.	£2,752.54
11 · Cleaning & handover		£181.66
25	Cleaning & handover Progressive cleaning through to handover. Builder attendance and cooperation with Building Control inspections is included in the works, but Building Control fees, inspections and sign-off charges are client/admin costs and excluded from the tender total.	£181.66

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)
Scaffolding to the front and rear elevations with a temporary tin lid, priced to the twelve-week restricted-access programme	Painting and decorating throughout
All structural steelwork to the engineer's design, on steel bearing plates and fire-cased to one hour	All finished floor coverings and wall/floor tiles (client-supplied; the £1,500 ensuite fitting allowance covers fixing them)
Replacement of the front roof with new tiles, and the drawn ventilated GRP cold-roof build-up to the dormers (GRP covering and measured lead abutment weathering carried as provisional sums)	Supply of sanitaryware — the WC, basin and shower to the new shower room (client-supplied; installation labour is carried within the plumbing allowance)
A new staircase from the first floor to the loft, with the Building Regulations guarding requirements	Boiler and heating plant replacement (heating is extended within the plumbing allowance; no plant replacement is drawn)
A complete plastered finish to the new dormer linings, both faces of partitions, sloped ceilings and flat dormer ceilings, ready for decoration	Asbestos survey, testing, removal and disposal. Any suspected material discovered must be assessed and quoted separately before it is disturbed
Labour-only installation of client-supplied sanitaryware and coverings within the stated allowances	Structural engineer's design, calculations and fees
Builder attendance and cooperation with Building Control inspections (authority/approved-inspector fees remain excluded)	Planning and Building Regulations application fees, Building Control inspection fees and sign-off charges
	Party Wall surveyor's fees and awards, if required

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 & basis

This estimate is prepared from the planning drawings, the Building Regulations pack and the engineer's beam calculations. There is no detailed written specification, so the works are priced to the drawings and current Building Regulations as agreed.

02 Structural steel supply

Surrey Steel Trading's supplied quotation is included: £1,140 ex VAT for three 152×152×37 UC floor beams, one 152×152×30 UC ridge beam, eight bearing plates, priming and delivery. The quote is supply only, so installation labour remains separately priced.

03 Openings pricing

All five new openings are counted from the planning drawings — the two dormer windows on the drawings and the three rooflights on the drawings/the drawings — and priced at our standard supply-and-install rates. This is a fixed price, not a provisional sum. Dormer windows must meet the escape-opening and toughened-inner-pane requirements; rooflights must have safety glazing; structural trimming is included within the roof and dormer framing. The price does not specify a manufacturer, model or accessory kit, so compliant products will be selected before order within this fixed price. Client-requested specification changes are agreed separately.

04 Dormer flat roof system

Priced to the Building Regulations drawing as a GRP system on 18 mm exterior-grade plywood on firrings to a 1:40 fall, on a ventilated cold deck with 140 mm + 40 mm EcoTherm Eco-Versal insulation, a VCL, opposing 25 mm eaves ventilation with fly screen, a clear 50 mm ventilation path and lateral restraint straps. A client allowance of £2,310 is included for the GRP covering, trims and specialist installation, pending the flat-roofing specialist's quotation; the proprietary system, substrate approval, warranty, drawn AA fire performance and current BBA or other approved accreditation are to be confirmed with the specialist and Building Control. Separately, a client allowance of £2,138.18 is included for 20.6 m of Code 4/5 lead cover flashings, soakers, aprons and step flashings. This lead allowance excludes the GRP upstands, perimeter trims and rooflight kerb already included in the GRP sum; the two party-boundary terminations and any lead included by the GRP specialist must be confirmed before contract.

05 Front roof replacement

The front slope (approx. 18.3 m² on slope) is stripped and re-tiled with new tiles as instructed; the rear slope and outrigger coverings are renewed as part of the dormer works, so the whole roof is newly covered on completion.

06 Programme & access

Twelve weeks on site as instructed, reflecting the restricted access, particularly at the front. Preliminaries are priced to this duration, plus a materials-handling labour allowance of one day per week.

07 Plumbing allowance basis

The £3,000 plumbing allowance covers pipework, extending the heating and labour-only installation of the client-supplied sanitaryware — the WC shown on the loft plan, the basin and the shower. Our measured build-up for this work prices around £3,800 — the allowance is carried as instructed and flagged for review.

08 Internal doors

The two drawing-proven loft door sets are carried as FD30 self-closing doors to the protected route. The remaining stair/landing door allowances are retained at our rates. The final door schedule, smoke seals and ironmongery must be confirmed by the designer and Building Control before order.

09 First-floor works

Works to the existing first floor are limited to the new stair flight and local making good around its 4.5 m interface. The unevidenced generic 22.7 m² skim and 6.9 m² reinstatement allowances have been removed.

10 Client details

The homeowner's name is to be confirmed for the formal issue of this quotation.

11 External make good (not included)

Not priced in this quotation: External paths, patios, permanent boundary fencing and other landscaping reinstatement are not included; no affected external area is shown on the drawings.

12 Provisional sums

About £17,206 of this quote is a provisional estimate — covering electrical works, plumbing works, ensuite coverings fitting, temporary tin lid, dormer GRP flat-roof covering and dormer lead abutment weathering. These figures are estimates only and may change during the project, once the exact fittings are chosen and we see what's needed on site.

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