JPS CONSTRUCTION

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BUILDING CONTRACTOR

Estimate

ESTIMATE NO.	**JPS-2026-001**
DATE	**19 October 2026**
VALID UNTIL	**18 November 2026**

PREPARED FOR	Mr & Mrs Client
SITE	Site address, Hitchin, Hertfordshire
PROJECT	Two-storey side/rear extensions over demolished garage, new cut roof (natural slate), full strip-out, internal alterations, complete rewire, new windows and landscaping

Thank you for the opportunity to price the works at the site address. Our estimate is based on the tender drawings, specification and preliminaries issued by Worcester Lloyd Architects & Engineers, the Rivet Engineering structural report and the Flower and Stone landscape design. The price is summarised by element below and is subject to the assumptions, inclusions and exclusions that follow.

Price summary

No.	ELEMENT	AMOUNT £ (EX VAT)
1	**Preliminaries & site set-up** 24-week programme: welfare, WC and secure store, fencing, scaffolding to working elevations, skips, building control fee, site management, insurances and final clean.	37,831.03
2	**Demolition, alterations & temporary works** Garage demolition including licensed removal of the asbestos cement roof, full internal strip-out of walls, ceilings, finishes, fittings, windows and doors, and temporary support for new openings.	29,310.76
3	**Groundworks & substructure** Trench-fill foundations and pad footings, below-ground masonry, insulated ground-bearing slab with screed for underfloor heating, and insulated plywood deck to the suspended floor.	14,816.91
4	**Drainage** New below-ground drainage, gullies, inspection chambers, channel drains and rainwater pipes, connection to the existing system and air test.	8,800.09
5	**Superstructure – walls & structural steel** Structural steel frame, insulated aircrete cavity walls, facing brickwork and timber cladding, lintels, headers, cavity trays and DPCs, new first-floor structure and chimney repointing.	42,367.46
6	**Roof** Cut timber roof with natural slate, EPDM flat roof, leadwork and flashings, dry ridge, black uPVC fascias, soffits and gutters.	23,267.03
7	**Windows, doors & glazing** 17 flush-sash uPVC windows, aluminium bi-fold doors, internal glazed sliding screen, rooflight, installation of external doors, internal door linings, hanging and ironmongery, pocket doors.	27,498.85
8	**Internal walls, floors & ceilings** Plasterboard and skim to walls and ceilings, insulated linings to existing external walls, acoustic and ceiling insulation, coving, skirtings and architraves.	22,205.51
9	**Plumbing & heating** Strip-out and capping, new hot, cold and waste installation, sanitaryware and shower allowances, towel rails, soil stacks, water softener, services and attendance for the renewables contractor.	24,704.90

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No.	ELEMENT	AMOUNT £ (EX VAT)
10	**Electrical** Complete rewire: consumer unit, lighting, sockets, USB and data points, detectors, cooker, immersion and ASHP supplies, EV charger, testing and certification.	21,982.21
11	**Internal finishes & decoration** Decoration throughout, engineered oak herringbone, floor and wall tiling, carpets and timber wainscoting.	24,572.02
12	**Kitchen, bathroom & joinery** Fitting of client-supplied kitchen and utility, bespoke under-stair joinery and window seat, vanity units and replacement stair balustrade.	9,845.74
13	**External works** Render, limestone path, block-paved driveway, edgings, gravel paths, lawns and beds, patio wall, close-board fencing and gate.	36,657.48
14	**Provisional sums & allowances** Provisional and prime cost sums as scheduled below, carried at face value.	25,480.00
	Contingency (risk allowance, expended only on instruction)	14,379.00
	Total (ex VAT)	**363,718.99**
	VAT at 20%	72,743.80
	TOTAL (inc VAT)	**£436,462.79**

Provisional and prime cost sums

PS = provisional sum (scope not yet defined). PC = prime cost sum (supply allowance for an item still to be selected). Both are adjusted against actual cost.

REF	PROVISIONAL AND PRIME COST SUMS	£ (EX VAT)
14.01	**PS** Unforeseen ground conditions	1,500.00
14.02	**PS** Drainage alterations subject to survey	1,000.00
14.03	**PS** Asbestos refurbishment & demolition survey and any further ACM removal	1,200.00
14.04	**PS** Bat and swift boxes (spec £50 + VAT each x 2) incl. fixing	180.00
14.05	**PC** External doors ED01 & ED02 supply incl. door furniture	5,500.00
14.06	**PC** Shower tray 1000 x 800 and glass enclosure	900.00
14.07	**PC** Bath screen	200.00
14.08	**PC** Minton-style Victorian geometric porch floor tiles (approx. 0.6 m^2), supply & specialist install	1,000.00
14.09	**PS** Landscape lighting: 15 border uplights, 3 eyelid step lights, 4 wall lights, 6 tree uplights, cabling & switching	4,500.00
14.10	**PS** Landscape features: pergola 11.83 m^2, bike shed 2000 x 1800, greenhouse, patio water feature	6,000.00
14.11	**PS** Plants: 5 trees, border and circular-bed planting to landscape design	3,500.00
	Total carried to price summary (item 14)	**25,480.00**

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Assumptions and clarifications

1. Priced from the drawings and documents listed. Sections A-A (T036/T037) and the door and window schedule were not received; first-floor and roof build-ups and lintel numbers have been assumed and will be confirmed on receipt.
2. The renewables package by Herts Renewables (underfloor heating, air source heat pump, MVHR, cylinder, radiators, in-roof solar PV and battery) is a direct client contract and is excluded. Our price includes the screed, ASHP base, service connections, condensate waste, builder's work and attendance.
3. Programme of 24 weeks with the property vacant throughout. No temporary kitchen or decant is allowed.
4. Scaffolding is allowed to the elevations receiving new work. Full-house scaffolding, if required for re-roofing or the in-roof PV, is not included.
5. Roof covering is natural slate to match, using salvaged slate where sound and new matching slate elsewhere.
6. Foundations are trench fill to 1.0m below finished ground level. Any additional depth will be met from the provisional sum for unforeseen ground conditions.
7. Structural steel is priced from the engineer's report with an allowance for connections. Final weights are subject to the fabricator's drawings.
8. Steelwork is assumed to be concealed within plasterboard ceilings and casings; no intumescent coating is included.
9. Existing ceilings are assumed to be lath and plaster and existing external walls solid 215mm brickwork.
10. Temporary support allows for six needles and props to form the new openings, subject to the temporary works design.
11. Sanitaryware, vanity units, shower valves, towel rails, ironmongery, pocket doors, the glazed screen, data points, detectors and the water softener are priced as supply allowances and will be adjusted to the final selection.
12. Pendant light fittings, external wall lights and internal door leaves are supplied by the client and fitted by us. Kitchen and utility units, worktops, splashback and appliances are supplied by the client's kitchen specialist and fitted by us.
13. Wall tiling is allowed to the first-floor bathrooms only. The kitchen splashback is supplied by the kitchen specialist.
14. Structural design is by the client's engineer (Rivet Engineering) and is not included.

Included

- All labour, materials, plant and scaffolding necessary to complete the works described, subject to the assumptions above.
- Site set-up, welfare, secure storage, fencing, protection of retained finishes, daily tidying and a final builder's clean.
- Removal of all construction waste arising from the works and disposal at a licensed facility.
- Careful removal and licensed disposal of the asbestos cement roof sheets to the existing garage.
- Building control fee allowance (Stroma) for application and inspections.
- Temporary support to form new openings in existing walls.
- Builder's work and attendance on the client's renewables contractor.
- Making good to existing structure and finishes directly affected by the works.
- Electrical testing, certification and Part P notification for all new electrical work.
- Hard and soft landscaping to the Flower and Stone design, with lighting, features and planting as provisional sums.
- Public liability and employer's liability insurance.

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Not included

- VAT, which is shown separately at the standard rate.
- Planning fees and any costs arising from planning conditions.
- Party wall matters. The property is detached and the Party Wall Act is assumed not to apply.
- The Herts Renewables package: underfloor heating, air source heat pump, MVHR, cylinder, radiators, solar PV and battery.
- Kitchen and utility units, worktops and appliances (supplied by the client's kitchen specialist), and wardrobes to Room 008 (client supply and fit).
- Supply of client-supplied items: pendant fittings, external wall lights and internal door leaves.
- Asbestos other than the garage roof sheets, beyond the provisional sum included.
- Unforeseen ground conditions and additional foundation depth beyond the provisional sum included.
- Underpinning, structural repair or remediation of defects in the existing building revealed once work begins.
- Diversion or upgrade of statutory services and all statutory undertaker charges.
- Items not shown on the information received, which can be priced on request: new 125mm stud partitions, engineering brick to the outer leaf below DPC, window boards, flat-roof warm-deck insulation and the lead-to-slate roof to the bay window.
- Fire protection to structural steelwork beyond plasterboard casings.
- Ecological surveys or licences. Bat and swift boxes are included as a provisional sum.
- Curtains, blinds and furniture.
- Out-of-hours or weekend working, unless requested in writing and priced as a variation.
- Costs arising from delay caused by others, including client-supplied items arriving late or not fit for purpose.

Basis of this estimate: drawings and documents

DOC	TITLE	REV	ISSUED BY
T001	Existing site plan	–	Worcester Lloyd Architects & Engineers
T002	Existing floor plans	–	Worcester Lloyd Architects & Engineers
T003	Existing elevations	–	Worcester Lloyd Architects & Engineers
T004	Drainage and foundation key	–	Worcester Lloyd Architects & Engineers
T005	Proposed drainage and foundation plan	–	Worcester Lloyd Architects & Engineers
T006	Proposed ground floor plan with demolition	–	Worcester Lloyd Architects & Engineers
T007	Proposed ground floor plan	–	Worcester Lloyd Architects & Engineers
T008	Proposed first floor plan with demolition	–	Worcester Lloyd Architects & Engineers
T009	Proposed first floor plan	–	Worcester Lloyd Architects & Engineers
T010	Proposed wall construction notes	–	Worcester Lloyd Architects & Engineers
T011	Proposed roof structure and plan	–	Worcester Lloyd Architects & Engineers
T012	Proposed front elevation	–	Worcester Lloyd Architects & Engineers
T013	Proposed rear elevation	–	Worcester Lloyd Architects & Engineers
T014	Proposed side elevation	–	Worcester Lloyd Architects & Engineers
T015	Proposed side elevation	–	Worcester Lloyd Architects & Engineers
T016-T032	Room data sheets — Rooms 001 to 016 (17 sheets)	–	Worcester Lloyd Architects & Engineers
T033	Roof space plan	–	Worcester Lloyd Architects & Engineers
T034	Proposed floor finishes — ground	–	Worcester Lloyd Architects & Engineers
T035	Proposed floor finishes — first	–	Worcester Lloyd Architects & Engineers

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DOC	TITLE	REV	ISSUED BY
LS-CP	Landscape Design — Construction Plan (28/9)	–	Flower and Stone
LS-LV	Landscape Design — Levels and Survey	–	Flower and Stone
LS-LP	Landscape Design — Lighting Plan	–	Flower and Stone
LS-SO	Landscape Design — Setting Out Plan / Dimensions	–	Flower and Stone
0337-R1.1	Structural Design Report	R1.1	Rivet Engineering
Spec	Tender Specification and Preliminaries	Rev A	Worcester Lloyd Architects & Engineers

Terms

- This estimate is valid for 30 days from the date of issue. Material prices are subject to confirmation at the point of order.
- Payment: Stage payments tied to milestones on site; each application due within 7 days.
- Provisional and prime cost sums are allowances, not fixed prices. They will be adjusted against the actual cost of the work, evidenced by invoices. Any unused allowance is credited to the client.
- No variation will be carried out until it has been priced and agreed in writing. Variations will be priced at the rates in this estimate where applicable, or at day rates plus materials where no rate applies.
- Working hours are 08:00 to 17:00 Monday to Friday, excluding bank holidays.
- All work will be carried out in accordance with the Building Regulations 2010 and current British Standards.
- The contractor is not responsible for the design of any element supplied by others, or for the adequacy of any existing structure not opened up for inspection.

Acceptance

To accept this estimate on the terms above, please sign and return a copy.

Signed (client)		Date	
Name		Signed for JPS Construction	

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