

Quotation Summary

Client: Church Hall Committee

Project: Single-storey extension to the side of the main building

Location: 216 Main Street, Billinge, WN5 7PE

Cost

- **Contract Price: £53,978.35** (excluding VAT)
- **VAT:** Additional (if applicable)
- **Deposit Required: £5,397.83** (10% of the contract price) before work starts.
- **Remaining Payments:** Fortnightly instalments based on work completed.

Timescale

- **Start Date:** To be confirmed (TBC).
- **Completion:** Approximately **12 weeks** from the commencement date.

What's Included

- Construction of the extension in accordance with the architect's drawings.
- Specialist foundations (included in the cost plan).
- Finishes and materials as detailed in the itemised cost plan.

What's Not Included

The quotation excludes:

- Landscaping (except where shown in the cost plan).
- Boiler upgrades.
- Electrical consumer unit upgrades.
- Disabled access ramps (pending detailed drawings).
- Additional finishes beyond those specified.
- Professional fees (architect, structural engineer, building control).
- Skip or scaffold permits.
- Planning/building regulation condition approvals.
- Utility alterations (gas, water, electricity).
- Structural work beyond what is shown in the plans.

Key Terms

- Quote is valid for **30 days**.
- A signed acceptance within **7 days** is needed to secure the proposed programme.
- Any changes to the work may increase the price and extend the completion date.
- Contractor provides a **3-month defects period** after completion.
- Late payments may incur statutory interest.

- Disputes will be resolved through negotiation, then adjudication, then the courts if necessary.

Overall Cost Summary

Item	Amount
Contract Price (excluding VAT)	£53,978.35
VAT	Extra (if applicable)
Deposit (10%)	£5,397.83
Balance	£48,580.52 + VAT

Main Points to Check Before Accepting

- Confirm whether **VAT** will be charged and what the total cost including VAT will be.
- Request the **itemised cost plan** (if not already provided) to see exactly what is included.
- Clarify who will pay for **building control, planning conditions, utility works, scaffolding permits, and any boiler/electrical upgrades**, as these are excluded and could add to the overall project cost.

Cost Breakdown Summary – Single Storey Extension

Contract Value: £53,978.35 (excluding VAT)

Work Category	Cost
Demolition & alterations	£0.00 (gas works by others)
Drainage (Provisional Sum)	£1,500.00
Substructure (foundations/floor slab)	By others (£9,890 quotation referenced separately)
Brickwork & structural walls	£11,279.57
Roof structure & coverings	£10,873.13
Windows & French doors	£3,452.00
Internal joinery	£731.15
Plastering & decorating	£4,152.50
Electrical works (Provisional Sum)	£1,000.00
Plumbing & heating (Provisional Sum)	£1,000.00
External works	Not included
Preliminaries (management, skips, scaffolding, welfare, overheads, etc.)	£10,100.00

Main Inclusions

- New cavity brick walls with insulation.
- Complete roof structure with tiled roof, fascia, soffits, gutters and downpipes.
- Four windows and two French doors.
- Internal plastering, skirting boards, decorating and finishing.
- Basic electrical and plumbing allowances.
- Site management, skips, scaffolding and welfare facilities.

Items Not Included

- **Foundations and floor slab** (priced separately by Northwest Piling).
- Gas meter relocation (by others).
- Structural steelwork (pending structural engineer's calculations).
- External works, landscaping and disabled access ramps.
- Upgrades to the electrical consumer unit.
- Boiler or heating system upgrades.

Provisional Cost Allowances

These figures may change once the work is fully designed or inspected:

- Drainage – **£1,500**
- Electrical works – **£1,000**
- Plumbing & heating – **£1,000**
- Facing bricks – **£1,000 PC Sum**

Key Points

- The quotation assumes the **existing boiler and electrical consumer unit are adequate**.
- Structural steel is **not included** because no structural calculations were available.
- External works will be **quoted separately** if required.
- Several elements are **Provisional (PC Sums)**, meaning the final cost could increase depending on site conditions or design changes.

The quotation states:

- **Contract Sum: £53,978.35 (excluding VAT)**
- It also says, "**We have included for specialist foundations and is shown within the Cost Plan.**"

This suggests the **£53,978.35 already includes all the work listed in the cost plan**, including the specialist foundations (even though the cost plan refers you to the Northwest Piling quotation).

You would pay:

- **£53,978.35 + VAT**
- Deposit: **£5,397.83**
- Balance: **£48,580.52 + VAT** in stage payments.