



Quote

Sample Quote

Date:

30/05/2026

11 kirkham road

Ref:

JOB-223

newton hall

DURHAM

Durham

DH1 5LJ



Site WC

£345.00

Site WC.

Toilet - 1 each

- ✓ Hire Portable Toilet 5ft x 4ft for 10 weeks
- ✓ Includes delivery and collection cost



Driveway Protection

£305.07

Driveway Protection.

Driveway Protection

- ✓ Providing and maintaining temporary driveway protection using:
- ✓ Smartply OSB 2440 x 1220 x 9mm - 6 sheet
- ✓ Reversible Tarpaulin 5 x 8m - 2 each



Site Clearance

£549.20

General Labourer - 2 each

General labourers to assist with works for 1 day

Disposal Waste - 1 each

- ✓ We have allowed for 1 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)
- ✓ Apply and pay for a skip permit licence



Scaffolding

£2,188.80

Static Scaffolding - 1 each

- ✓ Provide Scaffolding for 3 Weeks, Height - 2.4m, Width - 38m



Demolition / Removal of existing garage and slab.

£3,636.30

Building and Outbuildings Demolition

- ✓ Demolishing garage; half brick construction - 17 m2

Disposal:

- ✓ Disposal surplus materials off site
- ✓ We have allowed for 3.4 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)



Remove rear window and brickwork for new internal double doors

£409.73

Walls and Chimneys Removal

- ✓ Demolish cavity wall - 2 m2

Woodwork and Openings Removal

- ✓ Remove upvc window - 1 each

Disposal:

- ✓ Disposal surplus materials off site
- ✓ We have allowed for 0.7 x 2 Yard Skip 1.2m(L) x 0.61(W) x 0.76(H)

Removal of the existing kitchen

£724.40

Woodwork and Openings Removal

- ✓ Remove kitchen wall and floor units - 15 each

Plumbing and Heating Removal

- ✓ Remove sink unit - 1 each
- ✓ Remove cooker - 1 each
- ✓ Remove radiator - 1 each
- ✓ Remove gas hob - 1 each

Disposal:

- ✓ Disposal surplus materials off site
- ✓ We have allowed for 0.7 x 4 Yard Skip 1.8m(L) x 1.3(W) x 1.0(H)

Trench Foundation

£6,275.23

Trench Foundation. Length 35m:

- ✓ 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 3.8 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 - C30 Mix

Concrete Floor to garage area

£2,702.08

Concrete Floor to garage area. Concrete ground floor slab, floor area 14m²:

- ✓ Excavate reduced levels by machine, excavation depth: - 150mm
- ✓ 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 0.8 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
- ✓ 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
- ✓ 500 gauge separating layer/vapour barrier
- ✓ Ready mixed concrete - C30 Mix
- ✓ Mesh reinforcement to slab
- ✓ Troweling Finish

Cavity Walls Below DPC

£4,522.54

Cavity Walls Below DPC.

- ✓ Constructed in cement sand mortar 1:3
- ✓ Bricks outer skin
- ✓ Supply and install London Brick Company Commons
- ✓ Concrete blocks inner skin
- ✓ Damp proof course built into walls
- ✓ Air bricks, building in as work proceeds
- ✓ 1 x General Labourer for 2 x Days

Cavity Wall

£18,297.66

Cavity Wall. Area - 70 m²

- ✓ Outer Skin - Brick wall 102.5 mm thick in cement sand mortar (1:3)
- A Bricks allowance £1.20 + 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 90mm Celotex Thermaclass Cavity Wall 21

Accessories and Extras:

- ✓ Stainless steel wall starter kit 2.4 m - 6 each

Lintels - 6 each

- ✓ Cavity Wall Lintel CH90/100 2100mm - 1 each
- ✓ Cavity Wall Lintel CH90/100 1500mm - 1 each
- ✓ Cavity Wall Lintel CH90/100 1200mm - 1 each
- ✓ Cavity Wall Lintel CH90/100 1050mm - 1 each
- ✓ Cavity Wall Lintel CH90/100 1800mm - 1 each
- ✓ Cavity Wall Lintel CX90/100 3000mm - 1 each



Timber Floor - Rear section

£5,815.16

Timber Floor - Rear section. Timber ground floor, area 26m²:

- ✓ Excavate reduced levels by machine, excavation depth: - 300mm
- ✓ 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 1.6 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
- ✓ Backfilling to make up levels with 100mm hardcore obtained off site, compacting fill with vibrating plate
- ✓ Ready mixed concrete - C30 Mix
- ✓ Construct half a brick thick sleeper walls in engineering bricks or blocks to support concrete beams
- ✓ Sawn Timber Treated C16/C24 47 x 175mm floor joists at 450 mm centres
- ✓ Block strutting
- ✓ 100mm Celotex Insulation GA4100 Board 2400mm x 1200mm or similar insulation fitted between joists on and including 25 x 38 softwood battens
- ✓ Chipboard Flooring fixed with screws to joists



Timber Floor - side and front section

£2,309.90

Timber Floor - side and front section. Timber ground floor, area 6.3m²:

- ✓ Excavate reduced levels by hand, excavation depth: - 300mm
- ✓ Levelling and compacting bottoms of excavations with vibrating plate
- ✓ Disposal of surplus excavated material off site
- ✓ We have allowed for 0.7 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
- ✓ Backfilling to make up levels with 100mm hardcore obtained off site, compacting fill with vibrating plate
- ✓ Ready mixed concrete - C25 Mix
- ✓ Construct half a brick thick sleeper walls in engineering bricks or blocks to support concrete beams
- ✓ Sawn Timber Treated C16/C24 47 x 175mm floor joists at 450 mm centres
- ✓ Block strutting
- ✓ 100mm Celotex Insulation GA4100 Board 2400mm x 1200mm or similar insulation fitted between joists on and including 25 x 38 softwood battens
- ✓ Chipboard Flooring fixed with screws to joists



Rear Roof Structure

£2,014.97

Rear Roof Structure Roof Pitch 15° Roof area 37.9m²

- ✓ Softwood treated rafters 47 x 225 mm (2" x 9") 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 ridge board 47 x 225 mm (2" x 9")
- ✓ Softwood treated collars 47 x 95 mm (2" x 4")



Side roof structure

£1,173.84

Side roof structure Roof Pitch 22° Roof area 23.3m²

- ✓ 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 ridge board 47 x 225 mm (2" x 9")
- ✓ Softwood treated collars 47 x 95 mm (2" x 4")
- ✓ Softwood treated hip rafters



Front Roof Structure

£919.26

Front Roof Structure Roof Pitch 22° Roof area 10.2m²

- ✓ 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 ridge board 47 x 225 mm (2" x 9")
- ✓ Softwood treated collars 47 x 95 mm (2" x 4")
- ✓ Softwood treated hip rafters

General Labourer - 1 each

General labourer to assist with works for 1 day

Upvc fascia & soffit

£2,228.84

Upvc fascia & soffit. Supply and fit Upvc fascias, bargeboards and soffits:

Fascia. Length - 29m

- ✓ Supply and install uPVC White Fascia Board 18 x 225mm x 5m

Eave Soffit. Length - 29m

- ✓ Supply and install uPVC White Vented Soffit Board 9 x 200mm x 5m

Bargeboard. Length - 13m

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

Box End. Quantity - 4each

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

Rainwater Goods

£462.62

Rainwater Goods.

uPVC Gutters

- Half Round Gutter 3 m length - Black - 8
- Half Round Union Bracket - Black - 8
- Half Round External Stop End - Black - 4
- Half Round Fascia Bracket - Black - 16
- Half Round Guttering Angle 90° - Black - 1
- Half Round Running Outlet - Black - 2

uPVC Downpipes

- Round Downpipe 2.5 m lengths 68mm - Black - 3
- Half Round Clip 68 mm - Black - 6
- Round Shoe 68 mm - Black - 2
- Round Bend 112.5° Black 68 mm - 4

Rafters Insulation

£1,469.88

Rafters Insulation

Two layers of insulation fitted between and over rafters 40 m²

- ✓ 1st Layer - 120mm Celotex Insulation XR4120 Board 2400mm x 1200mm
- ✓ 2nd Layer - 50mm Celotex Insulation GA3050 Board 2400mm x 1200mm

Timber Stud Walls

£659.88

Timber Stud Walls. Area - 12 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

Kitchen Window

£643.96

Kitchen Window. Quantity: 1

- ✓ Supply and install uPVC Window 1200 (W) x 1050 (H)
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

Porch Window

£449.90

Porch Window. Quantity: 1

- ✓ Supply and install uPVC Window 550 (W) x 1350 (H)
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

 **Utility Window** £420.35

Utility Window. Quantity: 1

- ✓ Supply and install uPVC Window 650 (W) x 1050 (H)
- ✓ Fit thermal cavity closers to reveals of openings in external walls to meet building regulation

 **French Doors** £1,167.44

French Doors. Quantity: 1 each.

- ✓ Supply and install White uPVC French Door 1.8m - 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

 **UPVC utility door** £902.20

UPVC utility door. Quantity: 1 each.

A uPVC Front Door allowance £500.00 + VAT per each

- ✓ Fixing in position and sealing
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles
- ✓ Fit insulated cavity closers to meet building regulation

 **Composite front door** £1,631.68

Composite front door. Quantity: 1 each.

A Composite Front Door allowance £950.00 + VAT per each

- ✓ Fixing in position and sealing, colour to be agreed
- ✓ Complete with ironmongery to include hinges, multi-point locking system and handles

 **Roller shutter garage door** £2,565.00

Roller shutter garage door. Quantity: 1 each


A Steel Garage Door allowance £1,500.00 + VAT per each

- ✓ Complete with ironmongery

 **Felt, Lath & Tile** £6,945.49


Felt, Lath & Tile.

- ✓ Supply and install Tyvek Supro Breather Membrane 1 x 50m
- ✓ Fix softwood treated tile batten 25 x 50mm with nails or screws
- ✓ Supply and install Marley Ludlow Plus Smooth Grey
- ✓ Fit underlay support tray and roofing felt dressed into gutter
- ✓ Verge finished using proprietary dry fix system/capping
- ✓ Hip tiles fixed using proprietary dry fix system
- ✓ Supply and fix 2 hip irons
- ✓ Install Lead flashing and pointing with coloured mortar or grey sealant. Supply:
- ✓ Code 4 Lead Roll 360mm x 6m - 5 rolls

 **Plasterboard ceilings to porch, utility & rear extension** £1,000.20

Plasterboard ceilings to porch, utility & rear extension to a total area of 40m²

- ✓ Ceiling to be lined with 1 Layer Standard plasterboard
- ✓ 1 x General Labourer for 2 x Days

 **Fireboard ceiling in the garage** £454.38

Fireboard ceiling in the garage to a total area of 14m²

- ✓ Ceiling to be lined with 1 Layer Fireline plasterboard
- ✓ 1 x General Labourer for 1 x Day

 **Plasterboard to Studwork (Moisture Board)** £152.54

Stud walls finish - 10m²:

- ✓ Walls to be finished with 1 Layer Standard plasterboard

 **Plasterboard to Studwork (Fireboard)** £247.83

Stud walls finish - 12m²:

- ✓ Walls to be finished with 1 Layer Fireline plasterboard

 **Dot & Dab Walls** £1,713.39

Dot and Dab walls - 70m²:

- ✓ Standard plasterboard fixed with adhesive dab to masonry walls
- ✓ Priming walls with PVA

 **Plastering** £4,210.93

Plastering .

Walls - 95 m²

- ✓ Priming walls with PVA or similar sealer
- ✓ Walls to have a 3mm skim plaster finish, fitting scrim tape and beads as required

Ceiling - 55 m²

- ✓ Priming ceiling with PVA or similar sealer
- ✓ Ceiling to have a 3mm skim plaster finish, fitting scrim tape and beads as required
- ✓ 1 x General Labourer for 4 x Days

 **Window Boards** £135.07

Window Boards. MDF Primed Window Boards to a total length 4.8m:

- ✓ Supply and install MDF Window Board 25 x 244mm x 4.8m - 1 each
- ✗ Decorating not included

 **Skirting Boards** £593.22

Skirting Boards. MDF Torus skirting 144 mm, length 40m:

- ✓ Supply and install MDF Primed Torus Skirting 144mm
- ✗ Decorating not included

 **Single Fire Door frame and door** £668.28

Single Fire Door frame and door. Quantity - 1 each

Door - 1 each

- ✓ Supply and install Softwood Fire Door Lining Set + Stops 32 x 115mm - 1 each
A Internal Fire Door allowance £150.00 + VAT per each
- ✓ Includes 3 hinges per leaf
- ✓ Supply and install Tubular Latch 76 mm
A Door Handle allowance £50.00 + VAT per pack

Architrave - 10.8 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm

 **Single Door frames and doors** £720.12

Single Door frames and doors. Quantity - 2 each

Door - 2 each

- ✓ Supply and install Softwood Door Lining Set + Stops 32 x 115mm - 2 each
A Internal Door allowance £40.00 + VAT per each
- ✓ Includes 3 hinges per leaf
- ✓ Supply and install Tubular Latch 76 mm
A Door Handle allowance £10.00 + VAT per pack

Architrave - 21.6 m

- ✓ Supply and install MDF Primed Torus Architrave 44mm

 **Double Door frame and doors** £856.78

Double Door frame and doors. Quantitv - 1 each

Door - 1 each


- ✓ Supply and install Softwood Double Door Lining Set + Stops 32 x 115mm - 1 each
A Internal Door allowance £120.00 + VAT per each
- ✓ Includes 3 hinges per leaf
- ✓ Supply and install Tubular Latch 76 mm
A Door Handle allowance £10.00 + VAT per pack

Architrave - 12.2 m


- ✓ Supply and install MDF Primed Torus Architrave 44mm

 **PC Sums - Drainage (site visit required & depths taken)** **£3,000.00**

Other costs	Qty	Unit	Rate (£)	Value (£)
	1.0	each	£3,000.00	£3,000.00

 **PC Sums - Kitchen & Utility Fit (More information required)** **£4,000.00**

Other costs	Qty	Unit	Rate (£)	Value (£)
	1.0	each	£4,000.00	£4,000.00

 **PC Sums - Electrical, Plumbing & Heating (More information Required)** **£6,000.00**

Other costs	Qty	Unit	Rate (£)	Value (£)
	1.0	each	£6,000.00	£6,000.00

 **Wall removal to open up space to groundfloor** **£1,899.30**

Walls and Chimneys Removal

- ✓ Demolish cavity wall - 12 m2

Disposal:

- ✓ Disposal surplus materials off site
- ✓ We have allowed for 0.8 x 8 Yard Skip 3.6m(L) x 1.7(W) x 1.2(H)

 **Universal Beams for supporting 1st floor masonry** **£3,144.50**

- ✓ Supply, erecting and setting in position

-4.5m Universal Beams UB 254x146x37 allowed

- ✓ Apply 1 coat of primer

Padstones - 3 each

- ✓ Supreme Concrete Padstone 140mm x 215mm x 102mm - 3 each
- ✓ Padstones bedded in cement sand mortar (1:3)

Subtotal: **£100,532.92**

VAT @ 20%: **£20,106.58**

Total : **£120,639.50**