Scope of Work

30 Old London Rd, Badgers Mount, Sevenoaks TN14 7AE

03/09/2025

No	Item Description				
	TOTAL WORKS - AS PRICED 26 August 2025			**£ 217,000.00**	**£ 217,000.00**
1.0	**Prelims & Site Setup**				
2.0	**Architectural & PM Services**				
3.0	**Structural Labour & Integration**				
4.0	**Contingency & Specialist Items**				
5.0	**Loft Conversion**				
	Rear dormer with Juliet balcony				
	UPVC Windows as per drawings and Rooflight installation				
	Structural timber/steel framing as per SE Drawings				
	Thermal insulation & airtightness for loft conversion				
	Ensuite bahtroom full fitout with tiled wall & flooring				
	Carpet floor finish throughout the floor				
	Timber stairs and timber balustrade to match existing Carpet Stairs not timber	1	item		£ 1,000.00
	Dressing room Joinery (island included)				
	Fire door to loft room to match existing + door to bathroom				
	Electrical & plumbing works 1st fix and 2nd fix for loft				
	Internal finishes and painting throughout loft and new stairs hallway				
	Replace first floor hallway carpet				£ 750.00
	Island unit for existing dressing room on first floor				£ 1,400.00
6.0	**Detached Building**				
	Piled foundation + steel and timber structure as per SE Drawings				
	Charcoal cedar-effect vertical cladding				
	Aluminium bifolds 4 pane + aluminium single entrance door Remove single door	1	item		-£ 1,200.00
	Rooflights				
	Aluminium window to the desk area				
	Appliances as per presentation remove appliances and	1	item		-£ 3,500.00
	incl. only standard sink and tap				£ 450.00
	Tiled floor finish				

	Joinery items (built in desk, kitchenette and TV Unit) Remove TV Unit	1	item		-£ 2,400.00
	Bahtroom full fitout with tiled wall & flooring				
	Electric UFH				
	Electrical & plumbing works 1st fix and 2nd fix for new outbuilding				
7.0	**Timber Carport & External Works**				
	Timber frame on concrete pad base				
	Cedar-effect cladding with green roof Remove Green Roof	1	item		-£ 1,200.00
	Block paving as show on the presentation				
	Led bollards & wall lightings as required				
	Electrical & plumbing works 1st fix and 2nd fix				
	Slatted fencing throughout the garden + automated gate				
8.0	**New Entrance Canopy**				**£ 7,500.00**
	New entrance canopy aluminium with foundation and entrance step adjustment as per client supplied images as an example				
	New Utility Room on GF				**£ 12,500.00**
	Electrical & plumbing works 1st fix and 2nd fix for new utility Room				
	New pocket door to the guest room				
	Utility cabinets				
	Bahtroom full fitout with tiled wall & flooring				
	New Canopy and patio Area to the rear of the property				**£ 11,250.00**
	Timber frame + continious roof with existing extension + swing door + patio ceramic tiling + pipework adjustment and covering				
	Understairs adjustments for dogs				**£ 400.00**

	TOTAL	**plus VAT**	**£ 217,000.00**	**£ 243,950.00**
	TOTAL - DISCOUNTED		**plus VAT**	**£ 235,000.00**
	Further Discount as agreed		**plus VAT**	**£ 230,000.00**