



SAMPLE QUOTE · THIS IS AN EXAMPLE OF HOW WE PRICE — NOT A REAL QUOTATION

Indicative Project Estimate

PREPARED FOR

Sample homeowner
An example of our itemised quote
Your figures will reflect your own project

PROJECT

L-shaped dormer loft conversion
N21 · Winchmore Hill
30 m² loft · premium finish
Incl: New staircase, en-suite, dormer, rooflights

INDICATIVE BUDGET RANGE

£62,000 – £74,000

Itemised below · excl. VAT

Every trade priced line by line — no lump sums, no hidden extras. Your figures reflect your own project.

Itemised cost breakdown

ITEM	QTY	RATE	AMOUNT
Preliminaries & management			£8,200
Site setup, scaffolding, welfare and waste removal	1 sum	£5,200	£5,200
Project management, building control and structural engineer	1 sum	£3,000	£3,000
Structural alterations & steel			£9,000
Steel beams to form floor and support ridge and dormer	4 nr	£1,350	£5,400
New floor joists, trimming and structural timber	1 sum	£3,600	£3,600
Dormer construction			£9,660
Build L-shaped dormer structure, insulated timber frame	18 m²	£320	£5,760
Zinc-effect cladding and insulated dormer walls	26 m²	£150	£3,900
Roofing & insulation			£6,060
Strip, re-form and re-tile roof coverings around dormer	24 m²	£165	£3,960
Warm-roof insulation to current regulations	30 m²	£70	£2,100
Staircase & joinery			£6,700
New staircase to loft, matched to existing	1 nr	£3,800	£3,800
Doors, skirting, architrave and fitted storage	1 sum	£2,900	£2,900
Windows & rooflights			£4,850
Supply and fit rooflights	3 nr	£1,250	£3,750
Double-glazed dormer window	1 nr	£1,100	£1,100
Internal partitions & plastering			£5,710
Stud partitions to bedroom and en-suite	34 m²	£55	£1,870
Plasterboard, skim and insulate walls and ceilings	96 m²	£40	£3,840



ITEM	QTY	RATE	AMOUNT
En-suite — supply & fit			£8,400
Supply and fit en-suite: shower, WC, basin and tiling	1 sum	£6,500	£6,500
Plumbing, waste and extract ventilation	1 sum	£1,900	£1,900
Electrical, heating & smoke detection			£5,600
Wiring, sockets, LED lighting and certification	1 sum	£3,200	£3,200
Radiators, heating extension and mains-linked alarms	1 sum	£2,400	£2,400
Decoration & finishing			£3,900
Full decoration, flooring and snagging	1 sum	£3,900	£3,900
Total indicative estimate (excl. VAT)			£68,080

What happens next

1. Use our 60-second estimator for a figure tailored to your own project.
2. We arrange a free site visit and measured survey.
3. You receive a fixed, fully-itemised quotation and programme — no hidden extras.