HYLANDS HOMES

Initial Estimate

Single storey extension and garage

Mr Billings
11 Some Road
Brentwood
CM15 3QX

Job Reference
Billings - 11 Some Road - Single storey extension and garage

Estimate Date
05 November 2020

Prepared by
Vicky Dent
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Estimator
Vicky Dent
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Dear Mr Billings

I am pleased to share our estimate with you and hopefully work with you to start you on the journey towards exactly what you want.

Your Project Overview

Alterations made to kitchen, dining room, garden room with structural knock through to new extension with flat roof and lantern.
Hall to increase in size with addition of WC.

New detached garage with pitched roof.

IMPORTANT - This Document Is NOT a Quotation!

There is a specific difference between an estimate and a quotation. An estimate is a price based on many assumptions whereas a quotation is a promise to deliver the project as specified in the scope of works. While we do provide fixed price quotations, at this early stage there are too many unknows to do so.

Until we have all the information from structural engineers, the architect and your full list of inclusions such as sanitaryware and tile choices we can't produce a fixed price. Our quotations are a lot more detailed than this Estimate and are based on facts rather than assumptions so please treat this as a guideline price.

If you would like to obtain a quotation, further details can be found on page 4.

Drawings Used For This Estimate

FW/003 - Existing plans and elevations - Aug 20
FW/005 - Proposed plans and elevations - Sep 20
FW/005 - Proposed garage plans and elevations - Sep 20

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Estimate Breakdown

Below we have broken down the project into its key stages, so that you can see how we arrived at your estimate.

Pre-Construction Phase

		Ex VAT
Conceptual drawings and planning drawings	£	-
Structural engineers design and building control drawings	£	-

Construction Phase

	Lower Estimate	Upper Estimate
Site set up, demolition and scaffolding	£ 2,840.00	£ 3,470.00
Groundworks & sub-structure	£ 12,770.00	£ 15,600.00
Super-structure	£ 29,320.00	£ 35,840.00
Internal fit out and decoration	£ 5,740.00	£ 7,020.00
Plumbing and electrical services	£ 6,900.00	£ 8,430.00
Total excluding VAT:	£ 57,570.00	£ 70,360.00
Total including VAT:	£ 69,084.00	£ 84,432.00

PLEASE NOTE: Due to the nature of an estimate there are some exclusions which cannot reasonably be priced at this stage. Details of these are on the next page.

Will the Price Change Much?

While the cost to build the structure is unlikely to be all that different, you could opt for some high end glazed units or make upgrades to the external facades of the building which will have an effect on price.

The main areas where costs can differ is in the internal fit out and plumbing and electrical sections. For example, you could opt for a standard plastered room with basic joinery and fixtures or you could request feature ceilings, top of the range flooring and high end branded fixtures. Add in anything that is a bespoke design and you could see these figures soar.

If you have a specific budget to stick to then we can help make suggestions to keep you on track.

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Exclusions To The Estimate

At this early stage I have assumed a few elements of the build which may not be confirmed. Some aspects of the build might need further information to quote accurately i.e. floor coverings could range from £10m² to £200m² depending on what is finally chosen. A kitchen could be £10,000 or £50,000 depending on taste and budget. With that in mind I have excluded the following areas for the moment:

- Specially designed foundations, rafts or piling. Standard trench foundations are assumed.
- Landscaping. This will need further discussion.
- Supply of tiles, grout and edge trims although an allowance has been made for fitting in bathrooms.
- Supply of finished flooring.
- Designer radiators. Standard rads are included.
- Non-standard electrical fixtures and fittings.
- Sanitaryware and bathroom fixtures and fittings although an allowance has been made for the fitting.
- Kitchen units and worktops.

Once all of the above are confirmed these will be specified in your final contract price to ensure everything you want is included within a fixed price.

Estimate Specification

Your estimate is based on The Hylands Standard, our quality criteria covering everything from site safety through to the high calibre of workmanship and flawless finish you would expect. In addition, it also covers the parts of the build you don't see such as the structural elements, foundations and the insulation used which, despite not being the parts on show, are just as important.

The Hylands Standard is explained in more detail on page 6-8.

Our Warranty

We are proud of our work, our team and our reputation which is why our commitment to excellence does not stop when the project comes to an end. All our work is covered as standard with a 12 month guarantee but we can also offer extended structural warranties through our membership with the NHBC and FMB for added peace of mind.

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Your Next Steps...

Hopefully, you're comfortable that our estimate and the quality of service that is offered by Hylands Homes meets your requirements. If you wish to proceed, the next steps are outlined below depending on the stage you are at currently:

Pre-Planning

If you don't have any planning drawings prepared then this is the next stage. This requires the following:

Full Measured Survey: Once you have paid the design deposit, we will begin a measured survey of your property as it exists.
Concepts: Following your brief the architect will design the extension that meets your requirements.
Planning Drawings: These are the first stage in drafting plans. This includes the property as exisitng and proposed.
Planning Application: Plans are submitted to the Council for consideration. The planning application fee is usually paid direct to the Council.

Planning Approved

If you have had your planning application approved then your architect would normally continue to draw up your building regulation/construction drawings. Alternatively, we can continue from this point onwards if you haven't been impressed with your architects performance.

Party Wall and Sewer Build Over Agreements: If applicable, we will seek advice on your behalf. The cost of any fees is not included in your deposit.
Structural Calculations: Once the planning application has been approved, we will instruct our structural engineers to carry out the calculations for any structural design work.
Building Control Submission: Our architect will combine the structural engineers designs with their updated construction drawings and we will submit to Building Control for approval.

Quotation Stage

If you have full Building Regulations Approval then we are able to provide an all inclusive fixed price quotation.

Site Consultation: To discuss all of your inclusions and desired finish specification.
Final Quotation: Once the construction details are approved, we will produce your final quotation and put together a contract pack for you to approve and sign.
Contracts: The contract will set out the proposed work schedule with start date, payments schedule and any other terms we agree on.

Construction Stage

Once you're happy with the quote and all of the inclusions then we can progress to signing contracts and getting a date in the diary for a start.

Your Site Manager At this stage you will be introduced to your site manager who will be your main point of contact throughout the build process. They will know your project inside out and will be able to answer any questions you may have.
Construction Starts Work on your property will begin and you will be kept up to date throughout the construction process.
Building Control Sign Off Throughout construction we will liaise with the building control officer to carry out inspections at key stages of the build. Upon completion we will organise the final sign off and you will be issued with a Building Control Completion Certificate.
Completion Your project is complete, and you are free to enjoy your new space.
Aftercare At the end of a 6-month period following completion it isn't unusual to notice to small cosmetic blemishes such as hairline cracks or you may have had the odd scuff on the paintwork when moving your furniture in. We will arrange a date to come and tidy up these issues once the building has finished settling.

If you would like to continue with Hylands Homes please do get in contact with us so that we can progress you to the next stage in the process.

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Estimate Specification

The Hylands Standard Explained

The Hylands Standard is an underlying quality standard we have used to generate your estimate that will likely reflect the total cost. We have considered your project and the required skills, materials and services that will go into delivering it. An accurate estimate will enable you to make an informed decision on what to do next. Each aspect of the Hylands Standard is outlined below from scaffolding to fire protection.

Whilst your estimate is based on the below inclusions and standards it is important to emphasise that you are not limited to this specification and can upgrade it.

During the planning stages of your project we can suggest possible upgrades and alternatives and will confirm what is to be included in the final specification prior to the final quotation.

Pre-Construction Drawings, Structural Design and Building Control

A full measured survey will be undertaken of your existing property and discussions will be held with you to create a final concept for your planning application. These will be submitted to the council for approval and will be followed up with more detailed drawings to satisfy building control requirements.

Preliminaries and Site Set Up

There is a lot of front-end work that goes into a project before we even set foot on site. This might include the pre ordering of custom-made materials with long lead times, booking in our sub-contractors and creating the site document pack which will include health and safety information and site organisational charts.

The Hylands Standard includes the provision of skips, roadside permits and site protection as required.

Scaffolding

All scaffolding will be erected and maintained in accordance with the HSE approved Codes of Practice. Loading decks will constructed where necessary and materials will be loaded at the time of delivery to avoid materials getting in the way and causing obstructions.

Temporary roofs will cover the work site where necessary to protect open structures from the elements.

Scaffolding will be accessed externally but ladders will be removed, and gates closed when the site is non-operational.

Welfare

We will provide welfare facilities for our construction team which will include a portable site toilet. On larger sites a portable cabin that can be used for kitchen facilities may be required. Building Control
Throughout the project we will be in contact with building control to organise site inspections at key stages such as foundation excavation, insertion of structural steels, fire safety and insulation elements.

...continued overleaf

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Works To The Main Structure

Main structural elements

All structural timber and steel will be installed strictly to the engineers design. Any alterations considered appropriate will be sent back to the engineer for approval. All structural steel will be coated with fire retardant paint, enclosed with 60-minute fire rated plasterboard and inspected by building control.

Masonry

You will want your project to fit in with your existing property and as such we take care to tie the extension in as carefully and seamlessly as possible. Brick matches will be carried out as part of the preliminary surveys as some bricks have a long lead time. Some bricks are now obsolete, but we will match them as closely as possible and present to you for approval.

External walls will generally be 300mm thick and fully insulated.

Structural Suspended Floors

New structural floors above ground will not place any additional loads on existing ceilings. Floor joists will be covered with 22mm tongue and groove moisture resistant timber sheets, glued and fixed down. Floor joists are typically installed at 400mm centres and will have noggins every 2.5m to provide lateral stability. Under partition walls the joists will be doubled up and multiple beams will be bolted together. 100mm insulation will be placed between the joists to provide thermal and acoustic resistance between habitable rooms.

Timber Framing

Roof structures will either be designed roof trusses installed as per manufacturers guidelines or a traditional cut roof fitted to the structural engineers' design. Insulation will be provided over the ceiling joists if the loft space is not habitable. If the loft space is habitable the rafters will be insulated to depths that meet building regulations criteria.

External timber frame walls will be constructed from 145mm x 45mm timber covered with ply and wrapped in breathable membrane ready to accept the external finish which can be render, cladding or a brick skin. Insulation will be fitted between the timbers studs to provide adequate thermal resistance.

Roof Slopes

New pitched roofs will be finished to match existing tiles. Existing roof tiles that are in good condition will be reused wherever possible.

Dormer walls

Dormer cheeks will be 95x 45mm timber studs and will typically be finished in hanging tiles, cladding or render.

Flat Roofs

Will be finished with an EPDM single ply membrane which is an eco-friendly, zero maintenance product benefiting from a 20-year guarantee.

External Windows and Doors

All windows and doors are A+ rated as standard and come in UPVC, aluminium or timber finishes. Bifold and sliding doors will be aluminium only. Below 800mm from floor, glazed units will be toughened as per building regulations. Optional extras such lead decoration and frame colours are available.

Staircase

Our oak staircases are made using 18mm structural plywood and covered with oak boards at the end of the job to minimise traffic on the finished timber. Standard stairs are made from a mix of softwood stringers and MDF treads. If matching an existing staircase, the design and construction will be as close as possible.

Stud Walls

Walls will be constructed from 95mm x 45mm timber at 400mm centres and insulated with 100mm mineral wool.

Internal Fit out

Plastering

All new walls and ceilings will be covered with 12.5mm plasterboard and skimmed with 2 coats of plaster to a smooth finish. Moisture resistant plasterboard will be used in bathrooms and en-suites.

Joinery

Skiting boards, architrave, doors and door furniture will match existing as closely as possible. Fire doors where required will be hung from suitable hinges and incorporate intumescent strips.

Decoration

All freshly plastered surfaces will be painted in a colour approved by the client.

Plumbing and Electrical Services

Plumbing and Heating

All plumbing will be carried out by a suitably qualified domestic plumber and any boiler installations will be carried out by a Gas Safe registered heating engineer. All work will be tested and certificated.

We will supply standard white panel radiators sized appropriately for the room. Bathrooms and en-suites will have a towel rail installed.

Sanitaryware is not supplied by us as standard but we do include fitting of a standard suite. Let us know what you would like, and we can source for you if required.

Electrical Works

All electrical work will be carried out by a competent electrician and installed to manufacturer recommendations and building regulations. The electrical installation will be tested and inspected by a qualified electrician registered with an approved governing body.

Fittings will be white plastic. In habitable rooms, four double sockets and a single light fixture will be provided. Bathrooms and en-suites will have 4 spotlights, an extract fan and a shaver socket. Kitchens will have 6 spotlights and power for necessary appliances. In the landing or hall there will be 1 pendant and 1 double socket.

Alternative lighting and power options are available as well as a selection of smart home options.

If your existing consumer unit doesn't comply with building regulations it will be upgraded, tested and certificated.

Fire Regulations

All our new work will meet the fire regulations as per Approved Document B, but it may be necessary to upgrade parts of your existing property to meet current regulations. This may include ceilings and internal doors.

Mains powered interlinked fire detection systems will be installed in your hall, landing and kitchen.

Why Choose Hylands Homes?

Expertly designed
Everything starts with a design consultation with our approved architect. In discussion with you they will identify howyour project will work best for your needs while making the most of the space available.

Accurate quoting
All our estimates and quotations are based upon thoughtful consideration of the projects' scope and your needs.

We are completely transparent about what is included and excluded from your contract price so there are no nasty surprises.

Written contract
This multi-page document is the result of discussing what you want and specifying it in black and white, so you know exactly what you are paying for.

The contract describes what you can expect of us and what we expect from you and explains what will happen in various eventualities.

Trusted professionals
Hylands Homes only works with carefully chosen trade professionals that have shown a consistent history of quality workmanship and reliability.

We are also members of the Federation of Master Builders (FMB) with Trust Mark registration and are also members of the National House Building Council (NHBC).

Fully insured
We hold full Public Liability and Contract Works insurance to cover any eventualities that may occur on site, however unlikely that may be.

Carefully managed
Our site managers are experts at ensuring a seamless project is delivered on time.

All the trades people and deliveries will be coordinated by your dedicated site manager and they will also be your main point of contact.

Client folder
We create an online shared folder where you will be able access all of your plans, documents, specification and any other information in one place.

Progress reports
You'll want to be kept up to date with what is happening to your home so once a week we have a walk round to bring you up to speed with what has been done and what is coming up. Usually at the end of every day you'll get a mini debrief and a reminder of what's happening the following day.

Group chats
To ensure yourself, site management and the project manager are always on the same page, we set up a group chat to relay information and ask questions quickly and efficiently.

First class aftercare
When your project comes to an end you will enter our aftercare process to ensure you remain happy with the finish of your project.


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