Oakfield Building Ltd

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Hitchin, Hertfordshire

QUOTATION
Prepared for Jo Reeves

Ref Q-00001 · 21 July 2026

> **Provisional quotation** — some items are priced at our standard allowances pending your measurements. Figures marked "assumption" may change.

Dear Client,

Thank you for the opportunity to quote for your single-storey rear extension. Please find attached our itemised quotation covering the full scope of works, from site set-up and foundations through to the building structure, roofing, glazing, internal finishes and final snagging.

Our price is based on a number of assumptions regarding quantities and specifications — including the foundation depth, external walling area, glazing and door provisions, electrical points, radiators, plastering and decorating extents. Should site conditions or your final selections differ from these, we will confirm any adjustment with you in writing before proceeding. Please note the quotation excludes any structural design changes, unforeseen ground conditions, and works beyond those set out in the attached schedule.

The total figure for the works, inclusive of overheads, contingency and VAT, is £51061.45.

We would be delighted to discuss any aspect of the quotation and are happy to adjust the scope to suit your requirements. Please don't hesitate to get in touch.

Kind regards,

Oakfield Building Ltd

SCHEDULE OF WORKS	QTY	RATE	AMOUNT
Site set-up welfare & prelims	—	—	£892.50
Building control fees & structural calcs	—	—	£1,260.00
Scaffolding hire & erect	—	—	£1,470.00
Strip foundations - excavate & concrete ASSUMPTION — STANDARD ALLOWANCE	18 m	£199.50	£3,591.00
Floor structure & insulation	25 m²	£89.25	£2,231.25
External cavity wall - block & brick skin ASSUMPTION — STANDARD ALLOWANCE	40 m²	£173.25	£6,930.00
Warm flat roof - EPDM covering	25 m²	£136.50	£3,412.50
Aluminium bi-fold door set per linear m ASSUMPTION — STANDARD ALLOWANCE	3 m	£1,207.50	£3,622.50
uPVC double-glazed window supply & fit ASSUMPTION — STANDARD ALLOWANCE	2 each	£651.00	£1,302.00
External door supply & fit ASSUMPTION — STANDARD ALLOWANCE	1 each	£819.00	£819.00
Thermal insulation to walls & roof	25 m²	£31.50	£787.50
Plaster & skim to walls & ceilings ASSUMPTION — STANDARD ALLOWANCE	75 m²	£29.40	£2,205.00
Sand & cement floor screed	25 m²	£33.60	£840.00

Engineered wood flooring supply & lay	25 m²	£68.25	£1,706.25
Electrical point - socket switch or light ASSUMPTION — STANDARD ALLOWANCE	12 each	£99.75	£1,197.00
Radiator supply & fit incl pipework ASSUMPTION — STANDARD ALLOWANCE	2 each	£441.00	£882.00
Decorating - prep prime & two coats ASSUMPTION — STANDARD ALLOWANCE	75 m²	£23.10	£1,732.50
Skip hire & waste removal	2 each	£336.00	£672.00
Making good & snagging	—	—	£630.00

Subtotal	£36,183.00
Contingency @ 5%	£1,809.15
Overheads & margin @ 12%	£4,559.06
Total excl. VAT	£42,551.21
VAT @ 20%	£8,510.24
Total	**£51,061.45**

NOTES

- This quotation is valid for **30 days** from the date shown above.
- All quotations are subject to site survey.
- Items marked **assumption** use our standard allowances — the total may change once you confirm the details.