

Your Estimate.

When we collect your plans, we will give you an indication of how long it will take to finalise your price, depending on our workload and your project, this will take anything from a week to a few weeks in most cases.

When we have your price finalised we will give you a call to set up another meeting and go through the estimate with you.

You will receive a list of qualifications that explains specific areas of your job and make clear up any uncertain areas when you are comparing prices.

You will also receive what we call a “customer breakdown” which will give you a breakdown of the main elements of your work under easy to follow headings.

We will also bring with us a detailed breakdown which we will use to show you how we have priced your work. This will let you see that we have accurately measured each element thoroughly. You will see examples of all these below.

Competition in the construction industry is healthy for both us as contractors and you as the customer, it helps raise standards. We welcome competition from other reputable builders.

However the building trade over the years has been dogged with Rouge Builders and poor standards, some of these seem very plausible at the time, but beware you could end up with a poor quality job or worse and out even more money in the long run.

If you don't get a clear concise breakdown **you could be ripped off!**

Don't get ripped off only use a registered builder!





At Fortfield Pricing is an exact science, when we meet to discuss your quote we will not only Give this Breakdown we will also have with us a further Detailed Breakdown as you will see from the next example.

Demolitions and Removals	total	
Total	£4,445.00	
Excavation and concrete		
Total	£842.50	
Sub floors		
Total	£2,244.00	
Brickwork		
Total	£2,662.00	
Plastering		
Total	£3,469.00	
Alterations and structural work		
Total	£1,462.50	
First And Second Fix Joinery		
Total	£1,917.00	
Site Works		
Total	£1,150.00	
Windows and Doors		
Total	£2,040.00	
Roofing		
Total	£3,515.80	
Drainage and Sewers		
Total	£1,995.00	
Other items		
skips	£480.00	
scaffold	£1,100.00	
Total	£1,810.00	
pc sum plumbing	£1,500.00	
pc sum electrics	£2,000.00	
Total	£3,500.00	
Prelims and Overheads	£4,200.00	
Total	£4,200.00	
Totals A	£35,252.80	



We will talk you through each element of your project in detail referring to this spreadsheet to clarify any uncertain areas, as you will see we have broken every element of your job down and therefore it is easy to take items out, reduce quantities or add items in. We believe having clarity is important for both you the customer and for us as the contractor. It will give you peace of mind and let you see where your money is going. Most builders will never let you see this information its how they manage to get you on Extra items by charging way over the going rate after having give you what seemed like a competitive quote.

The Rates used in this breakdown are not correct and are only for the purposes of explaining our method.

Demolitions and Removals				
disconnect all relevant electric/plumbing supplies	item	1	£100.00	£100.00
take down existing outhouse and dispose and make good	item	1	£400.00	£400.00
strip out bathroom and set aside for reuse	item	1	£200.00	£200.00
lift bathroom floor and dispose	item	1	£190.00	£190.00
take down ensuite walls and dispose and make good all areas	item	1	£300.00	£300.00
strip entire attic area and dispose	item	1	£290.00	£290.00
disconnect ensuite services and dispose	item	1	£90.00	£90.00
dig out floor at snug to sub floor level and dispose	m2	15	£11.00	£165.00
dig out floor at existing kitchen to sub floor level and dispose	item	16	£11.00	£176.00
remove window at snug and dispose	item	1	£22.00	£22.00
take down wall at snug/dining prop, pin and dispose	item	1	£150.00	£150.00
create new opening at kitchen/dining and make good all areas	item	1	£500.00	£500.00
strip out kitchen	item	1	£250.00	£250.00
take down chimney breast in existing dining room	item	1	£350.00	£350.00
Total				£4,445.00
Excavation and concrete				
excavate for foundation	m3	6.5	£15.00	£97.50
reduce levels over site average depth 300	m2	24	£16.00	£384.00
concrete in foundations	m3	2.5	£70.00	£175.00
make up levels	m2	14	£50.00	£700.00
Total				£842.50
Sub floors				
concrete, insulation, screed dust, dpm	m2	44	£39.00	£1,716.00
Total				£2,244.00
Brickwork				
100 wide dpc	m	100	£1.00	£100.00
400 wide dpc	m	50	£3.00	£150.00
blockwork, 2 cts plaster, insul, blockwork, 2 cts plaster	m2	26	£97.00	£2,522.00
block work to footings inc cavity fill	m2	5	£70.00	£350.00
crocodile wall ties expansion joint and silicon	m	8	£15.00	£120.00
Total				£2,662.00
Plastering				
bond and re-skim to bathroom	m2	24	£12.00	£288.00
board, bond, skim to studwork at snug/utility	m2	8	£12.00	£96.00
board, bond, skim to studwork at attic	m2	7	£23.00	£161.00
50mm ins, 50mm ins board, bond, skim to dining ceiling	m2	16	£35.00	£560.00
50mm ins, 50mm ins board, bond, skim to attic	m2	34	£25.00	£850.00
scud, scratch, float to existing back wall	m2	9	£15.00	£135.00
render wall at boundary	m2	10	£24.00	£240.00
render 2 coats and skim to chimney breast wall	m2	12	£12.00	£144.00
Total				£3,469.00

Alterations and structural work				
steel beam 203x103x25ub x 10m	kg	250	£1.00	£250.00
raise cill	item	1	£300.00	£300.00
steel work to support chimney breast	kg	105	£1.00	£105.00
Total				£1,462.50
First And Second Fix Joinery				
t+g ply flooring to bathroom	m2	6.5	£37.00	£240.50
studwork to snug/utility	m	30	£2.00	£60.00
studwork to attic	m	35	£2.00	£70.00
softwood door,frames,architraves	item	4	£205.00	£820.00
skirting	m	48	£9.00	£432.00
Total				£1,917.00
Site Works				
make good all areas	item	1	£500.00	£500.00
build new step at patio door	item	1	£180.00	£180.00
reudce levels to rear garden	m2	30	£15.00	£450.00
concret foundation 150 mm	m3	1	£70.00	£70.00
Total				£1,150.00
Windows and Doors				
patio doors	item	1	£900.00	£900.00
white upvc windows	item	1	£350.00	£350.00
catnic over patio doors and threshold	item	1	£211.00	£211.00
catnic, sill, back up sill , and dpm and ins	item	2	£245.00	£490.00
Total				£2,040.00
Roofing				
close cavity with supalux	m	8.8	£6.00	£52.80
wall plate bolted to wall	m	6.3	£4.00	£25.20
wall plate straps	no	14	£2.00	£28.00
rafters	m	45	£16.00	£720.00
over fascia ventilator/eps	m	6.3	£15.00	£94.50
tiles felt and battons	m2	16	£22.00	£352.00
soffit and facia in timber treated only	m	9	£12.00	£108.00
soffit, facia in p.v.c.	m	9	£29.00	£261.00
guttering	m	6.5	£15.00	£97.50
down spout	m	3	£25.00	£75.00
horizantol lead cavity trays	m	6.3	£60.00	£378.00
velux mo8 780mmx1400mm	item	3	£357.00	£1,071.00
Total				£3,515.80
Drainage and Sewers				
inspection chambers	no	3	£125.00	£375.00
pipe work	m	26	£13.00	£338.00
excavate to lay pipe	m	16	£6.00	£96.00
bends	item	16	£22.00	£352.00
connect to existing	item	1	£150.00	£150.00
B.I.G.T.	no	4	£23.00	£92.00
R.W. gullies	no	4	£10.00	£40.00
Svp and connect	item	1	£200.00	£200.00
Total				£1,995.00

Other items				
skips	N0	4	£120.00	£480.00
scaffold and access equipment	item	1	£1,100.00	£1,100.00
protect and clean site	item	1	£500.00	£500.00
Total				£1,810.00
pc sum plumbing	item	1	£1,500.00	£1,500.00
pc sum electrics	item	1	£2,000.00	£2,000.00
Total				£3,500.00
Prelims and Overheads	item	12	£200.00	£2,400.00
Total				£4,200.00
Total				£35,252.80