



24 August 2004

Mr & Mrs Smith  
8 Falcon Way  
BURTON ON TRENT  
STAFFS  
DE16 4DF

**Travis Perkins**

Travis Perkins Trading Co. Ltd  
George Holmes Way  
George Holmes Business Park  
Swadlincote, Derbyshire, DE11 9DF  
Tel: 01283 226644  
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Dear Mr & Mrs Smith,

**Project Estimation**

**Proposal: Woodlands Avenue**

**Local Branch: SWADLINCOTE  
01283 226644**

Thank you for giving Travis Perkins the opportunity to produce an estimate for your forthcoming project, using our in-house estimating department.

As a leading UK builders' merchant we are pleased to offer you the benefits of our knowledge and expertise to help make your project a complete success.

**The total estimated target price for your project is: £119,342.96 (exc. VAT)**

Please take time to look through the detail of the attached estimate summary. It is broken down by build stage to help make costing more comprehensible. We have separated labour and materials costs, which will assist you with the task of project planning and cost control. The manager at your local Travis Perkins branch has been passed details of your project and is looking forward to helping you. He and his team can assist with all your building material requirements together with any tool and equipment hire needed for your project. Travis Perkins supplies more than 100,000 product lines – in fact, everything you need to build a house from the foundations to the roof.

A local Travis Perkins sales representative will call you in the next few days to arrange a convenient time to meet to discuss the details of your project and requirements. Our representative will deliver a more detailed line item material quotation (amended if necessary) and answer any questions you may have.

Please note that while we have used every effort to make this estimate as accurate as possible, the final price for your project will depend on the terms agreed between you and the builder engaged by you. While we can supply all the materials you need for your project, we do not ourselves carry out building work.

We wish you every success with your project.

Yours sincerely,

Bronagh Carey  
Marketing Director

Priced By Arran Aris  
 Date Priced 23/08/2004 09:10:43  
 Our Data Ref 1961792/2514  
 Client Mr & Mrs Smith  
 Address 8 Falcon WAY  
 BURTON ON TRENT  
 STAFFS  
 DE16 4DF  
 Site Address Woodlands Avenue  
 BURTON ON TRENT  
 STAFFS  
 Proposal Woodlands Avenue

<b>Cost Breakdown</b>	<b>Labours</b>	<b>Materials</b>	<b>Total</b>
Groundwork	£5,988.79	£7,284.82	£13,273.61
Brickwork	£20,285.10	£10,382.26	£30,667.36
Other Floors	£1,120.63	£1,057.53	£2,178.16
Roof Construction	£2,370.71	£2,670.93	£5,041.64
Roof Coverings	£3,232.16	£7,478.21	£10,710.37
Doors & Windows	£930.16	£4,857.63	£5,787.79
Carpentry	£1,586.78	£1,288.92	£2,875.70
Plumbing	£4,161.74	£1,079.11	£5,240.85
Heating	£2,513.50	£1,759.12	£4,272.62
Electrical	£2,796.00	£1,026.41	£3,822.41
Plasterwork	£11,201.99	£2,508.34	£13,710.33
Joinery	£4,628.59	£1,211.83	£5,840.42
Finishes	£500.00	£0.00	£500.00
Painting	£3,394.68	£375.75	£3,770.43
Mains Services	£2,787.42	£149.17	£2,936.59
Drainage	£956.42	£941.10	£1,897.52
Manholes	£218.78	£595.07	£813.85
Preliminaries	£3,552.43	£2,450.88	£6,003.31
<b>Total</b>	<b>£72,225.88</b>	<b>£47,117.08</b>	<b>£119,342.96</b>

# How we calculated your estimate...

## **Material Costs**

All the materials quoted can be obtained from your local branch. Please note that prices given are based on regional prices typically paid by a general builder buying materials in moderate volume through the Travis Perkins network.

Where appropriate, your estimate will include provisional costs for discretionary items such as kitchens and bathrooms.

Delivery costs have not been included in our estimate due to the variances in material requirements and unknown distances between supplier and site.

Quotations supplied by Travis Perkins are given on the basis of our terms and conditions of sale, a copy of which is available at your local branch.

## **Labour Costs**

Current labour rates are based on a combination of the Hutchins UK Building Costs Blackbook and a guide from local builders in your area. These are checked regularly. However, labour costs can vary, and we strongly recommend that this estimate be fully checked according to your local labour market.

Travis Perkins reserves the right to change labour rates without notification.

You may customise your estimate by submitting your preferred rates to your local Travis Perkins representative. This section can be amended free of charge on request.

## **Labour Hours**

This is the unit of measurement used to qualify the time taken to perform a given task. For the purposes of this estimate, and as we have not visited your site, Travis Perkins has assumed that the principal builder is qualified and professional.

## **Limitations**

Travis Perkins has no detailed knowledge of the site's topography and, therefore, unless accurate engineering layouts are provided, we will not be able to provide estimates for most external works. Travis Perkins can only work from drawings and specifications provided, and may have to assume certain build methods and materials, if not detailed within the information received from you.

The customer and any person tendering for this project, or any part of it, is responsible for ensuring that all required works and materials are covered by the estimate, and for ascertaining the prices at which work and materials will actually be available.

**Please note that no allowance has been made for the following items:**

- 1.Windows as per timber. For upvc contact your local branch
- 2.Ceramics and floor tiling has been excluded
- 3.Windows and doors of the conservatory have been excluded
- 4.The roof to the conservatory has been excluded
- 5.Blue engineering brick has been included for all of the outer leaf below dpc level on external walls
- 6.Steel purlins have been excluded
- 7.No U beams have been included
- 8.No demolition of the existing building has been included due to lack of spec
- 9.Patio areas and paths around the build are not included
- 10.Arch formers over windows and doors have been excluded

E&OE