



Concept Construction Ltd

QUOTE

Professional building quotation

Date: 6 Jun 2026

Quote Ref: TQ-2026-0001

Status: Draft

Valid until: 6 Jul 2026

Prepared for

Customer Mr/Mrs Etherington
Phone 01875 675334
Email ether@gmail.com
Address 12 The Meadow Vale
Cheltenham Gloucester,
GL1 8HG

Project details

Project New Garage and
Conservatory
Site 12 The Meadow Vale
Cheltenham Gloucester,
GL1 8HG
Reference TQ-2026-0001
Valid Until 6 Jul 2026

Company Concept Construction Ltd - Tel: 098778 453667 - Email: concept@gmail.com
- VAT: 223 445667889

Quote at a glance

40 tasks

1 extras

Draft

Subtotal ex VAT

£95,202.55

Grand total

£114,243.06

Scope of work

Item	Ex VAT	VAT	Total
Sand Cement Render/scratch/beads	£2,472.50	£494.50	£2,967.00
Notes: Net wall area: 68.23 m ² Measurement notes: Based on saved measured area: 91.42 m ²			


Item	Ex VAT	VAT	Total
External/Internal Decorating Notes: External walls finished in 2 coats of exterior emulsion, colour of clients choice, internal walls finished in 1 mist coat and 2 top coats of Trade matt emulsion - all wordowk finished in a primer, UC and gloss finish	£2,300.00	£460.00	£2,760.00
Ridge Tiles Notes: Measured value: 23.04 m	£420.00	£84.00	£504.00
Soffit/Fascias Notes: Measured value: 36.63 m	£1,420.00	£284.00	£1,704.00
4" Drain Runs Notes: Measured value: 33.91 m	£570.00	£114.00	£684.00
Inspection Chambers Notes: Measured value: 4 count	£640.00	£128.00	£768.00
Rainwater Gullys Notes: Measured value: 3 count	£160.00	£32.00	£192.00
Rainwater Pipework Notes: Measured value: 26.15 m	£529.00	£105.80	£634.80
Soakaway Notes: Measured area: 20.34 m ²	£115.00	£23.00	£138.00

Item	Ex VAT	VAT	Total
Lead Soakers Notes: Measured value: 5.54 m	£1,430.00	£286.00	£1,716.00
Lead Valley/Valley Boards Notes: Measured value: 10.90 m	£730.00	£146.00	£876.00
Stonework face to conservatory Notes: Measured area: 8.76 m ²	£1,265.00	£253.00	£1,518.00
Wood Burner Supply and fit	£3,047.50	£609.50	£3,657.00
Electric Velux Windows Supply and Fit	£1,495.00	£299.00	£1,794.00
Groundwork/Digger work	£2,731.25	£546.25	£3,277.50
Assorted Fixings (Screws, nails, nailgun accessories, silicone, adhesives and primers) Notes: Screws, nails, nailgun accessories, silicone, adhesives and primers, DPC, DPM	£850.00	£170.00	£1,020.00
Cavity Closers Notes: Measured value: 15.06 m	£220.00	£44.00	£264.00

Item	Ex VAT	VAT	Total
Guttering Notes: Supplier quotation based on Guttering. <ul style="list-style-type: none"> • Total gutter run (m): 24.57 • Length per section (m): 6.00 • System: Half Round • Colour: Black • Outlet size: 80mm • Waste: 15% • Sections required: 5 lengths • Rounded up to next whole unit 	£484.00	£96.80	£580.80
Roof Trusses/Ladders Supplied & Fitted	£2,684.00	£536.80	£3,220.80
Main Roof Notes: Supplier quotation based on Main Rook. <ul style="list-style-type: none"> • Roof covering: Slates / Plain Tiles • Covering size: 30.00cm x 60.00cm • Headlap: 10.00cm • Gauge: 25.00cm • Units required: 735 • Total batten length: 225.00 m • Batten size: 25x38mm 	£3,481.62	£696.32	£4,177.95
Conservatory Roof Notes: Supplier quotation based on Conservatory Roof. <ul style="list-style-type: none"> • Roof covering: Slates / Plain Tiles • Covering size: 30.00cm x 60.00cm • Headlap: 10.00cm • Gauge: 25.00cm • Units required: 227 • Total batten length: 67.60 m • Batten size: 25x38mm 	£1,653.12	£330.62	£1,983.75
Foundations Notes: Supplier quotation based on Foundations. <ul style="list-style-type: none"> • Concrete required: 9.97 m³ • Pour dimensions: 40.27 m x 0.75 m x 0.30 m • Waste allowance included: 10.00% 	£1,294.37	£258.87	£1,553.24

Item	Ex VAT	VAT	Total
Blockwork Walls - net wall area Notes: Drawing: PROPOSED_ELEVATIONS-5953102 Page: 1 Net wall area: 67.95 m ²	£12,045.10	£2,409.02	£14,454.12
Windows/Doors /Garage Door	£20,000.00	£4,000.00	£24,000.00
Internal Stud Walls Notes: Supplier quotation based on Internal Stud Walls. <ul style="list-style-type: none"> • Timber lengths: 128 • Plasterboards: 57 • Screws: 2745 • Plaster bags: 23 	£2,747.98	£549.60	£3,297.58
Internal Plastering/Beads	£792.00	£158.40	£950.40
Scaffolding	£1,200.00	£240.00	£1,440.00
Welfare/First Aid/Fire Points/Internet Notes: This is for the duration of the job	£2,500.00	£500.00	£3,000.00
Concrete for both slabs Notes: Supplier quotation based on Concrete for both slabs. <ul style="list-style-type: none"> • Concrete required: 13.31 m³ • Pour dimensions: 12.66 m × 9.56 m × 0.10 m • Waste allowance included: 10.00% 	£1,664.10	£332.82	£1,996.92

Item	Ex VAT	VAT	Total
Reinforcing Steel Mesh/ DPM	£690.00	£138.00	£828.00
Lintel over main window Notes: Measured value: 3.19 m	£471.50	£94.30	£565.80
Lintel over French Doors Notes: Measured value: 3.48 m	£341.00	£68.20	£409.20
Lintel over window1 Notes: Measured value: 2.32 m	£264.00	£52.80	£316.80
Lintels over Garage Notes: Measured value: 4.95 m	£682.00	£136.40	£818.40
Skip Hire / Recycling Skips	£3,500.00	£700.00	£4,200.00
Demolition of Conservatory	£2,880.00	£576.00	£3,456.00
Landscaping	£1,760.00	£352.00	£2,112.00

Item	Ex VAT	VAT	Total
Patio Slabs	£1,705.00	£341.00	£2,046.00
4 Dumpys of Sand/15 bags cement	£467.50	£93.50	£561.00
M&E	£9,500.00	£1,900.00	£11,400.00
Notes: To be decided by client on finished products so a contingency price here			
Contingencies	£2,000.00	£400.00	£2,400.00
<div style="border: 1px solid black; border-radius: 10px; padding: 2px; display: inline-block;">EXTRA</div>			
Notes: Contingencies to cover any additional groundwork issues			
Customer signature			
Signed by Mr Etherington • Signed 6 Jun 2026 at 6:56			
<div style="border: 1px solid black; border-radius: 10px; width: 100px; height: 60px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">  </div>			

Quote totals

Base quote ex VAT	£93,202.55
Extras ex VAT	£2,000.00
VAT	£19,040.51

Grand total

£114,243.06

This quotation is based on the scope listed above. Any agreed extras or variations should be recorded separately before work proceeds.

Terms and acceptance

- This quotation is valid until the expiry date shown.
- Any extras or variations requested after acceptance may be quoted and approved separately.
- Materials are subject to availability and supplier price changes until the quote is accepted.
- Work should not proceed until the customer has accepted the quote and any required deposit/payment terms have been agreed.

Customer acceptance

Name: _____ Signature: _____

Milestone progress

Completed to date	£7,140.19
Invoiced to date	£0.00
Remaining value	£88,062.36
Milestone completion	50%



Foundations and Slab

In Progress £14,280.38

Completion

50%



Project Sustainability Rating

Rating

Basic

Tasks with sustainability

10

Tasks with evidence

0

This project includes task sustainability notes and can now be presented more clearly to the client.



Built with sustainability in mind

This quote includes task sustainability notes and supporting material considerations where relevant.

Task Sustainability & Evidence Notes

The following task-level sustainability and evidence notes are included in this customer PDF attachment.

Sand Cement Render/scratch/beads

Sustainability

Lower-carbon option	Locally sourced materials preferred to reduce transport impact where pricing remains competitive.
Waste note	Materials to be ordered to measured quantities to help reduce excess waste.
Site note	Site layout supports segregation of reusable, recyclable, and general waste streams.

External/Internal Decorating

Sustainability

Lower-carbon option	Locally sourced materials preferred to reduce transport impact where pricing remains competitive.
---------------------	---

Ridge Tiles

Sustainability

Reclaimed option	Reclaimed roof tiles to be incorporated into patch repairs for a closer visual match.
------------------	---

Stonework face to conservatory

Sustainability

Reclaimed option	Sound existing stone units to be cleaned and reset rather than replaced with new.
Waste note	Clean surplus materials to be retained for reuse where practical.
Site note	Existing finishes are to be protected, so matching reclaimed materials are preferred where possible.

Assorted Fixings (Screws, nails, nailgun accessories, silicone, adhesives and primers)

Sustainability

Lower-carbon option	Locally sourced materials preferred to reduce transport impact where pricing remains competitive.
Waste note	Waste to be separated on site to improve recycling opportunities.

Roof Trusses/Ladders Supplied & Fitted

Sustainability

Reclaimed option	Salvaged timber to be reused where condition and suitability have been checked on site.
Lower-carbon option	Certified sustainable timber proposed for framing and joinery elements.

Main Roof

Sustainability

Reclaimed option	Reclaimed roof tiles to be incorporated into patch repairs for a closer visual match.
Waste note	Clean surplus materials to be retained for reuse where practical.
Site note	Site layout supports segregation of reusable, recyclable, and general waste streams.

Conservatory Roof

Sustainability

Reclaimed option Reclaimed roof tiles to be incorporated into patch repairs for a closer visual match.

Site note Site layout supports segregation of reusable, recyclable, and general waste streams.

Blockwork Walls - net wall area

Sustainability

Reclaimed option Reclaimed facing bricks proposed for repair sections to better match the existing property.

Lower-carbon option Locally sourced materials preferred to reduce transport impact where pricing remains competitive.

Waste note Waste to be separated on site to improve recycling opportunities.

Site note Existing finishes are to be protected, so matching reclaimed materials are preferred where possible.

Concrete for both slabs

Sustainability

Lower-carbon option Lower-carbon concrete mix can be used subject to final structural requirements.