

Meridian Building & Renovation

PROPOSAL

Meridian Building & Renovation
Greater London
+44 7700 900123
office@meridian-build.co.uk

Ref: QS-261018-661
Date: 18 October 2026

CLIENT DETAILS

NAME

Mr and Mrs Harrison

EMAIL

PHONE

ADDRESS

Maidenhead, Berkshire

TWO-STOREY REAR EXTENSION

SCOPE OF WORK

Meridian Building & Renovation will undertake the construction of a two-storey rear extension to your semi-detached property at the address specified. The works will provide a modern open-plan kitchen and dining area at ground floor level and an additional bedroom with en-suite bathroom at first floor level, seamlessly integrated with your existing property.

The groundworks package includes all necessary excavations for foundations, concrete strip or trench fill foundations as per Building Control requirements, and connection to existing drainage systems. We will construct the extension using structural steel beams to support the first floor and roof, with blockwork inner skin and brick outer skin to match the existing property. The cavity walls will be fully insulated to current Building Regulations standards, ensuring optimal thermal performance.

The roof will be constructed with timber joists or rafters, fully insulated to meet Part L requirements, and finished with concrete tiles or similar to match the existing property. We will supply and install high-quality aluminium bi-fold doors to the rear elevation, along with double-glazed windows and any required external doors, all finished in your choice of colour from the standard range. First fix works include installation of all electrical wiring, plumbing pipework, and carpentry for the new extension, with second fix completing all sockets, switches, lighting, sanitaryware, radiators, skirting boards and architraves. The entire extension will be plastered to a smooth finish and decorated with two coats of emulsion throughout.

All works will be completed in accordance with current Building Regulations, and we will liaise directly with Building Control to arrange all necessary inspections. The price includes all scaffolding requirements, waste removal throughout the project, and full site management. Please note that the costs of Building Regulation

fees, any party wall agreements, and final kitchen units and bathroom fittings are not included in this quotation unless specifically stated.

COST BREAKDOWN

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Groundworks, foundations and drainage	1	£6500.00	£6500.00
Structural works: steel beams, blockwork and cavity walls	1	£7000.00	£7000.00
Roofing: structure, insulation and covering	1	£4500.00	£4500.00
Windows, bi-fold doors and external doors (supply and fit)	1	£4000.00	£4000.00
First and second fix: electrics, plumbing and carpentry	1	£4500.00	£4500.00
Plastering, decoration and internal finishes	1	£2500.00	£2500.00
Scaffolding, waste removal and site management	1	£1000.00	£1000.00
Subtotal			£30000.00
VAT (20%)			£6000.00
Total			£36000.00

ESTIMATED TIMELINE

The project is estimated to take approximately 12 to 14 weeks from commencement to practical completion, subject to weather conditions and timely Building Control inspections. The works will proceed in the following phases:

- Weeks 1-2: Scaffolding erection, site set-up and groundworks including excavation and foundations. Building Control foundation inspection will be arranged.
- Weeks 3-5: Construction of blockwork and brickwork to both floors, installation of structural steel beams, and construction of first floor joists. Building Control inspections as required.
- Weeks 6-7: Roof construction, installation of roof covering, and making the structure weathertight.
- Weeks 8-9: Installation of windows and bi-fold doors, first fix electrics and plumbing, and installation of insulation.
- Weeks 10-11: Second fix carpentry, electrics and plumbing, including all sanitaryware and radiators.

Weeks 12-14: Plastering throughout, decoration with two coats of emulsion, final snagging and handover. Building Control final inspection arranged.

A more detailed programme will be provided upon acceptance of this proposal, and we will keep you regularly informed of progress throughout the works.

TERMS & CONDITIONS

1. Payment Terms: Payment shall be made in staged payments as follows: 10% deposit upon acceptance of this proposal; 25% upon completion of foundations and groundworks; 25% upon completion of first floor and roof structure; 25% upon completion of first fix works; and 15% upon practical completion and handover. All payments are due within 7 days of invoice. Payment may be made by bank transfer or cheque.

2. Validity: This quotation is valid for 60 days from the date of issue, after which prices may be subject to review.

3. Variations: Any variations to the works described must be agreed in writing and will be subject to a variation order with adjusted costs. We will provide written quotations for any additional works requested before proceeding.

4. Access and Facilities: The client shall provide unrestricted access to the property and working areas during normal working hours (Monday to Friday, 8:00am to 5:00pm). Access to water and electricity for construction purposes will be required. We will require space for storage of materials and siting of a skip.

5. Building Regulations and Planning: The client is responsible for obtaining all necessary planning permissions and for payment of Building Regulation fees. Meridian Building & Renovation will work to comply with approved plans and Building Regulations, and will liaise with Building Control as required.

6. Existing Services: The client must provide details of all existing services. Any costs associated with unexpected services or obstructions encountered during works will be advised and charged as variations.

7. Warranty: We guarantee all workmanship for a period of 12 months from the date of practical completion. Any defects arising from our workmanship during this period will be rectified free of charge. Manufacturers' warranties apply to supplied materials and products.

8. Insurance: Meridian Building & Renovation holds public liability insurance to the value of £5,000,000. The client is responsible for ensuring their buildings insurance covers works in progress.

9. Disruption: Whilst we will endeavour to minimise disruption, the client should expect noise, dust and temporary loss of facilities during the works. We will discuss the disconnection of services in advance.

10. Site Conditions: This quotation assumes normal ground conditions. Any abnormal ground conditions, contamination or unexpected obstructions may result in additional costs.

11. Exclusions: Unless specifically mentioned, the following are excluded: kitchen units and appliances, bathroom tiles, final floor coverings, external landscaping, and making good to areas outside the immediate work area.

12. Cancellation: If the client cancels the contract after commencement, payment will be due for all works completed to date plus reasonable costs incurred.

Signed (Meridian Building & Renovation)

Signed (Mr and Mrs Harrison)

Meridian Building & Renovation • +44 7700 900123 • office@meridian-build.co.uk
Greater London