



COST ESTIMATE

Single-Storey Rear Extension

Sample measured estimate prepared from illustrative drawings

PROJECT PARTICULARS

Project	Single-storey flat roof kitchen extension to a three-bedroom semi-detached house
Location	Merseyside
Client	Sample estimate — illustrative project
Extent of works	5.00 m wide x 4.00 m projection; internal floor area 16.28 m ²
Drawings	GA plans, sections and elevations, drawing nos. 001 to 004 (illustrative)
Price base	Q4 2026, North West England
Estimate total	£46,451.47 excluding VAT

DOCUMENT CONTROL

REV	DATE	DESCRIPTION	STATUS
P01	06/10/2026	First issue	Superseded
P02	06/10/2026	Spoil disposal and skips aligned; roof lantern opening deducted; contingency basis revised; additional items added	For information

This is a sample estimate prepared to illustrate TheGo2Guys' estimating format. The project, client and drawings are illustrative and do not relate to a real scheme.

1.0 Estimate Summary

All figures exclude VAT unless stated. Cost per m² is based on an internal floor area of 16.28 m².

ESTIMATE TOTAL	COST PER M ²	INCLUDING VAT	PROGRAMME
£46,451	£2,853	£55,742	10 weeks
excluding VAT	internal floor area	at 20%	assumed

REF	ELEMENT	AMOUNT £	£/M ²	%
1	Preliminaries	£6,210.00	£381.45	15.4%
2	Demolitions and alterations	£3,888.00	£238.82	9.6%
3	Substructure	£4,544.92	£279.17	11.3%
4	Ground floor	£1,742.77	£107.05	4.3%
5	External walls	£6,370.37	£391.30	15.8%
6	Roof	£6,347.47	£389.89	15.7%
7	Windows and external doors	£5,820.00	£357.49	14.4%
8	Internal finishes	£1,781.45	£109.43	4.4%
9	Services	£2,200.00	£135.14	5.4%
10	Drainage	£1,037.60	£63.73	2.6%
11	External works	£450.00	£27.64	1.1%
Total construction cost		£40,392.58	£2,481.12	100.0%
Main contractor overheads and profit at 10% of construction cost		£4,039.26		
Design and construction contingency at 5% of construction cost		£2,019.63		
Estimate total excluding VAT		£46,451.47	£2,853.28	
VAT at 20%		£9,290.29		
Estimate total including VAT		£55,741.76		

This estimate should be read in conjunction with the basis of estimate, assumptions and exclusions in section 3.0. Rates are current at the price base date and should be reviewed if the works start more than three months after issue.

2.0 Measured Estimate

Quantities are measured net from the drawings. Rates are all-in and include labour, materials, plant and waste.

1 Preliminaries

Item	Description	Qty	Unit	Rate £	Amount £
1.01	Site establishment; protection to existing house, floors and access route; temporary hoarding to rear garden	1	item	650.00	650.00
1.02	Independent scaffold to perimeter of extension; erect, adapt, hire 8 weeks and dismantle	1	item	1,650.00	1,650.00
1.03	Welfare; portable WC and hand wash unit, weekly service	10	wk	45.00	450.00
1.04	Waste management; 8 yd skips for general construction waste, including permit and waste transfer notes. Disposal of demolition and excavation arisings is included in the measured rates	2	nr	330.00	660.00
1.05	Site supervision; part-time working foreman	10	wk	250.00	2,500.00
1.06	Builder's clean on completion	1	item	300.00	300.00
Element 1 carried to summary					6,210.00

2 Demolitions and alterations

Item	Description	Qty	Unit	Rate £	Amount £
2.01	Break out existing concrete patio slabs and sub-base; average 150 mm thick; load and cart away	20.00	m ²	24.40	488.00
2.02	Remove existing rear door and window complete with frames; dispose	1	item	220.00	220.00
2.03	Form opening 4.00 m wide in existing 275 mm cavity wall; including temporary needling and propping, cutting back and disposal	1	item	1,850.00	1,850.00
2.04	Structural steelwork; 203 × 133 × 30 kg/m UB, 4.40 m long, with concrete padstones and packing; intumescent paint to 60 min	1	item	950.00	950.00
2.05	Make good reveals, soffit and floor junction to new opening	1	item	380.00	380.00
Element 2 carried to summary					3,888.00

3 Substructure

Item	Description	Qty	Unit	Rate £	Amount £
3.01	Excavate trench 600 mm wide, not exceeding 1.00 m deep, commencing at existing ground level; load and cart away	7.62	m ³	86.40	658.37
3.02	In situ concrete C25/30 trench fill foundations; poured against earth	6.48	m ³	168.50	1,091.88
3.03	Cavity wall below DPC; 100 mm trench block inner leaf, facing brick outer leaf, lean mix cavity fill and DPC	12.70	m	186.75	2,371.73
3.04	Excavate to reduce levels, average 350 mm deep; load and cart away	5.70	m ³	74.20	422.94
Element 3 carried to summary					4,544.92

4 Ground floor

Item	Description	Qty	Unit	Rate £	Amount £
4.01	Type 1 hardcore bed, 150 mm thick, compacted in layers	16.28	m ²	14.35	233.62
4.02	Sand blinding 25 mm; 1200 gauge polythene DPM lapped and sealed to DPC	16.28	m ²	6.80	110.70
4.03	100 mm PIR floor insulation board; 25 mm perimeter upstand	16.28	m ²	24.60	400.49
4.04	In situ concrete C25/30 ground bearing slab, 150 mm thick; A142 mesh	16.28	m ²	38.90	633.29
4.05	Sand and cement screed, 65 mm thick, level with existing floor	16.28	m ²	22.40	364.67
Element 4 carried to summary					1,742.77

5 External walls

Item	Description	Qty	Unit	Rate £	Amount £
5.01	Facing brickwork, half brick outer leaf in stretcher bond to match existing; PC £750.00 per 1,000	28.05	m ²	126.80	3,556.74
5.02	Dense concrete blockwork, 100 mm inner leaf	22.27	m ²	68.40	1,523.27
5.03	100 mm full fill mineral wool cavity insulation; stainless steel wall ties	25.16	m ²	17.90	450.36
5.04	Steel cavity lintel, 3.90 m long, over bifold door opening	1	nr	420.00	420.00
5.05	Steel cavity lintel, 1.50 m long, over window opening	1	nr	110.00	110.00
5.06	Stainless steel wall starter kit fixed to existing wall	2	nr	45.00	90.00
5.07	Cavity trays, stop ends, weep vents and insulated cavity closers	1	item	220.00	220.00
Element 5 carried to summary					6,370.37

6 Roof

Item	Description	Qty	Unit	Rate £	Amount £
6.01	Flat roof structure; C24 joists 47 × 220 mm at 400 mm centres, firrings, strutting and 18 mm OSB3 deck (net of 2.00 m ² lantern opening)	19.37	m ²	68.75	1,331.69
6.02	Vapour control layer and 120 mm PIR warm deck insulation (net of lantern opening)	19.37	m ²	41.60	805.79
6.03	EPDM single ply membrane; trims, upstands and code 4 lead cover flashing to existing wall (net of lantern opening)	19.37	m ²	57.90	1,121.52
6.04	Trim joists around lantern opening; doubled C24 trimmers and trimming joists with joist hangers	1	item	180.00	180.00
6.05	Aluminium roof lantern, 2.00 × 1.00 m, double glazed; supply only	1	nr	1,450.00	1,450.00
6.06	Form timber kerb upstand and fix roof lantern	1	item	450.00	450.00
6.07	12.5 mm plasterboard and skim lining to internal faces of lantern upstand; decorate	1	item	160.00	160.00
6.08	uPVC fascia and soffit, white	13.45	m	47.50	638.88
6.09	112 mm uPVC half round gutter with outlet and stop ends	5.15	m	27.80	143.17
6.10	68 mm uPVC downpipe with shoe to gully	2.70	m	24.60	66.42
Element 6 carried to summary					6,347.47

7 Windows and external doors

Item	Description	Qty	Unit	Rate £	Amount £
7.01	Aluminium bifold door, 4 panel, 3.60 × 2.10 m, double glazed; supply and fit	1	nr	4,800.00	4,800.00
7.02	uPVC casement window, 1.20 × 1.20 m, double glazed; supply and fit	1	nr	520.00	520.00
7.03	MDF window board, sealant and reveal finishings	1	item	180.00	180.00
7.04	Level threshold detail to bifold door; aluminium threshold, linear drainage channel and DPC upstand	1	item	320.00	320.00
Element 7 carried to summary					5,820.00

8 Internal finishes

Item	Description	Qty	Unit	Rate £	Amount £
8.01	12.5 mm plasterboard on adhesive dabs with 3 mm skim to walls	22.27	m ²	24.30	541.16
8.02	12.5 mm plasterboard fixed to joists with 3 mm skim to ceiling	16.28	m ²	29.80	485.14
8.03	Softwood skirting, 19 × 119 mm, primed	8.20	m	13.90	113.98
8.04	Mist coat and two coats emulsion to walls and ceiling	38.55	m ²	8.85	341.17
8.05	Make good existing kitchen finishes at junction with extension	1	item	300.00	300.00

Element 8 carried to summary**1,781.45****9 Services**

Item	Description	Qty	Unit	Rate £	Amount £
9.01	Electrical installation; 6 nr LED downlights, 4 nr double sockets, external light, testing and Part P certification	1	item	1,650.00	1,650.00
9.02	Heating; extend existing system to 1 nr vertical radiator with TRV	1	item	550.00	550.00

Element 9 carried to summary**2,200.00****10 Drainage**

Item	Description	Qty	Unit	Rate £	Amount £
10.01	110 mm uPVC drain in trench average 600 mm deep; pea gravel bed and surround; backfill	6.00	m	84.60	507.60
10.02	Rainwater gully with connection to drain	1	nr	180.00	180.00
10.03	Connect to existing inspection chamber; make good benching	1	item	350.00	350.00

Element 10 carried to summary**1,037.60****11 External works**

Item	Description	Qty	Unit	Rate £	Amount £
11.01	Make good ground and paving to perimeter of extension	1	item	450.00	450.00

Element 11 carried to summary**450.00**

3.0 Basis of Estimate

The following notes form part of the estimate.

3.1 Basis

- Quantities have been measured from the drawings listed on the cover sheet, generally in accordance with RICS NRM2 and simplified where appropriate for domestic works.
- Rates are composite rates for a local building contractor working in the North West, at Q4 2026 prices.
- Main contractor overheads and profit (10%) and a design and construction contingency (5%) are each calculated on the total construction cost.
- Disposal of demolition and excavation arisings is included in the measured rates; skips in item 1.04 are for general construction waste only.

3.2 Assumptions

- Ground conditions are suitable for trench fill foundations not exceeding 1.00 m deep. No trees, made ground or water table issues.
- Existing drainage is at a suitable depth and position. No build-over agreement is required.
- Clear access to the rear of the property with room for skips and material storage.
- Existing electrical supply and boiler have sufficient capacity for the additional loads.
- Facing bricks priced at a PC rate of £750.00 per 1,000.
- Works carried out in normal working hours in one continuous visit.

3.3 Exclusions

- Kitchen units, worktops, appliances and fitting.
- Kitchen extraction; assumed provided via the cooker hood by the kitchen fitter.
- Floor finishes and underfloor heating.
- Planning and Building Control fees.
- Architect, structural engineer and party wall surveyor fees.
- Asbestos survey and removal of hazardous materials.
- Works to the existing house beyond the junction with the extension.
- Landscaping and garden works beyond making good.
- Inflation beyond the price base date.

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