

Job

- Remove rotten timbers, doors and interfering vegetation from site.
- Excavate existing uprights and concrete new uprights against existing stone wall.
- Create timber frame.
- Install ply roof with bitumen felt.
- Install OSB walls with breathable felt to protect from water damage from condensation and rain.
- Install cladding to front, sides and rear of sheds.
- Install doors and door furniture.
- Fill in blockwork.
- Clear site.

Estimated labour

5 days with 2 operatives.

+

2 days with 1 operative.

(equivalent to 12 labour days).

£3,000 + vat

Please allow a contingency of up to 25% for coming across any unforeseen complications etc. This will be communicated with you.

Materials: Timber Frame, Roof, OSB walls and felt, Doors, Door furniture, stone and sundries

I have gathered prices from low-cost suppliers but please allow a contingency of up to 25% for any gaps in their stock and having to order elsewhere, as well as any unforeseen purchases. The approximation symbol (≈) refers to products that have variations on style and grade.

Timber Frame	Roof	OSB Walls and Felt & Batten	Doors and door furniture	Stone	Sundries
-18 * 4x2 at 3m. - 5 * 9x3 at 3m. - 6 x 6x2 at 5.4m	- 3 x High Grade felt. - 3 x Adhesive. - 5 * 18mm ply sheets.	- 8 x OSB. - 1 roll of Breathable Felt. - 2 packs Batten.	-2 x 1980x830mm doors. - Hinges. - handles. - locks.	- Sand. - cement. - stone.	- Assorted screws. -1 st fix nails. - Bolts. - chemfix. - tacks.
£310.80 + vat	£424.80 + vat	£427.68 + vat	≈ £298.80 + vat	≈ £50 + vat	≈ £219.60

Materials: Cladding

There are many considerations with cladding, you could look at timber vs PVC, in ship lap or tongue and groove etc etc., and so the prices vary. The best thing to do would be to look at the following websites to gauge some preferences and we can take from there.

The cladded area comes to 18m².

Wickes examples : [Click here](#)

Cladco examples : [Click here](#)

Decking Delivery examples : [Click Here](#)

eDecks examples : [Click Here](#)

Waste Costs

Will be charged as "Waste Costs" on the final invoice and at the cost charged to us.

All estimates are valid for 30 days for labour only due to current monthly increase in materials any uplift in costs will be added to final invoice. A deposit of 25% will be required to secure diary time. Please note that this does not guarantee specific start dates but reserves the amount of time it is estimated the job will take. Any parking and/or Clean Air Zone charges incurred whilst carrying out work will be charged in addition to estimated work- we are happy to use client supplied parking permits. Full T&C's will be supplied once we receive confirmation of acceptance. Whilst we work hard to keep to estimated costs it is just this- an estimated cost of the works.