

VIN-DEC Professional Refurbishment Limited
106 Wood Lane, London, NW9 7LX. United Kingdom, Tel: 020 8205 5322, Mob: 07939 921 525,
E-mail: info@vindec.co.uk, www.vindec.co.uk

To: Mr. Tamas Haiman 3 Eton Avenue NW3 3EL	Ref: Estimate 0250
	Date: 29/12/2021

Preparation, Demolition and Stripping out Works to prepare Basement Extension

Reference: VIN-DEC 0250
London, 29 December 2021

Dear Mr. Tamas Haiman

We are pleased to confirm the following details for works to be carried out at Flat 1, Ground Floor, 3 Eton Avenue.

Start of works: 10 January 2022

As you may already be aware, we have many years of experience in the building trade and we also keep up to date with the latest techniques and materials so we are able to provide the best possible job satisfaction for our customers.

We have based the quotation and the details of work on:

- the site meeting
- Basement Impact Assessment provided
- Schedule of Works: Preparation and Demolition (Phase 1)

Our emphasis is on consistent quality, whether the job is large or small, and if you decide to change your instructions we can swiftly provide you with alternative costing.

We use a professional estimating program to ensure our works are accurately priced; we include detailed reports and a full written quotation so you can see exactly what's been allowed and have clear concise information to further assist with the smooth running of the work.

When the job is underway we aim to keep you informed throughout and provide careful project management so you will always be kept up to date on the progress of your contract. We have provided a full work schedule and payment schedule with this quotation for your perusal.

We look forward to working together on this project

Yours Sincerely,

Vincent Farkas

PHASE 1 - PREPARATION

1,1) Site preparation

- **Install Tree Protection Measures** as per the Arboricultural Impact Assessment Report by Dr. Frank Hope.
- Covering the footpath from of the work area
- Building a small hoarding along the footpath to isolate the construction area

1,2) Preliminaries and Generals

- Removal of plants and garden equipment
- Removal of slabs and stones
- Discard removed material

1,3) Other

- Rubbish removal
- Office and Hoardings
- Security
- Tool hire
- Utilities connections,
- Site protection

NOTES:

- Please refer to tender documents including Architect Drawings and Structural Engineer Drawings. Full list of drawings as per Drawing Issue Sheet. Tree Protection Measures as per the Arboricultural Impact Assessment Report by Dr. Frank Hope.

- VinDec Ltd. to confirm details of drainage layout and obtain initial approval from Building Inspector prior to commencing Works.
- VinDec Ltd. shall provide all construction rubbish, scaffolding, equipment, temporary protection, temporary field structures, and anything else that was required in connection with the demolition.

PHASE 2 - EXCAVATION, PIPE CONNECTIONS AND FOUNDATIONS

- 2,1)
- Excavate and disconnect the existing drain pipe going in front of the house.
 - Clear the space to enable access to excavate front lightwell as per drawings.
 - Install new manhole, connect new drain pipes to the mains.
- 2,2)
- Excavate trench along the side of the building, clear foundations and install new underpin to support the foundations during excavation.

PHASE 3 - DEMOLITION

3,1) Full strip out to existing Ground Floor Flat.

- Remove and dispose of all wallpaper and loose plaster throughout (to take skim coat).
- Remove and dispose of all remaining carpet, fittings and debris throughout.
- Remove and dispose of any remaining old pipework throughout.
- Remove and dispose of all old wiring, switches, sockets and light fittings throughout.
- Remove and dispose of any remaining skirting boards, architraves and interior doors throughout.

3,2) Demolish Conservatory

- Demolish the rear conservatory to the property.
- Remove internal non-loadbearing walls at ground floor and form new structural openings in loadbearing walls.

- Form a temporary opening through the front façade to provide temporary access to the flats above, bridging over the area of the proposed works

3,3) Demolish Garden Shed

- Demolish the rear Garden Shed.
- Rubbish disposal

Start of works on site: 10 January 2022

Labour cost £ 165,000.00

Materials £ 68,000.00

Skip (on drive way) £ 12,000.00

Total cost of work £ 245,000.00 plus VAT

Prices above are is subject to VAT

All building work will be carried out in accordance with building control regulations.

Please note, the above quotation costs are based on that stated above and if you have any queries please do not hesitate to contact us.

Should you require any additional work we will be happy to provide you with a separate quote.

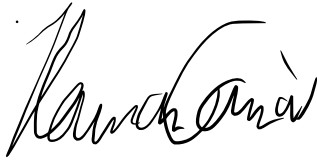
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London, 2021 December 29

Agreed and signed by:




Vincent Farkas
VinDec Professional Refurbishment Ltd.



Tamas Haiman
Flat 1, 3 Eton Avenue, London NW3 3EL

Yours sincerely,


Vincent Farkas