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Quotation

Belmont Avenue

Dated: 04 March 2026



Ref	Description	Quantity	Units	Rate	Value
	DEMOLITIONS, ALTERATIONS AND REPAIRS				
A	Demolish rear walls and bay window ; provide temporary support ; cartaway debris		item	5,011.33	5,011.33
B	Remove roof structure & coverings ; cartaway debris		item	2,194.20	2,194.20
C	Remove fixtures and fittings		item	755.55	755.55
D	Remove water tanks ; cartaway		item	503.70	503.70
E	Isolate electrical installations		item	322.00	322.00

To Collection: 8,786.78

Ref	Description	Quantity	Units	Rate	Value
	<u>SUBSTRUCTURES</u>				
	D20 EXCAVATING AND FILLING				
	EXCAVATING BY MACHINE				
	Excavating starting at natural ground level or reduced ground level; excavating to reduce levels, maximum depth not exceeding:				
A	1.00 m	13	m3	31.04	403.52
	Excavating starting 1.00 m below ground level; excavating trenches to receive foundations exceeding 0.30 m in width, maximum depth not exceeding:				
B	1.00 m	10	m3	24.83	248.30
	EARTHWORK SUPPORT				
	Timber earthwork support in firm ground, opposing faces not exceeding 2.00 m apart, maximum depth not exceeding:				
C	1.00 m	35	m2	8.64	302.40
	DISPOSAL OF EXCAVATED MATERIAL				
D	inert ; tipping off site	23	m3	51.75	1,190.25
	SURFACE TREATMENT				
	Levelling and compacting bottoms of excavations:				
E	generally	15	m2	6.03	90.45
	Levelling and compacting with a vibrating roller:				
F	surfaces of open excavation and filling	29	m2	2.32	67.28
	Imported hardcore filling				
G	filling to make up levels compacting with a vibrating roller; average 150 mm thick	27	m2	23.08	623.16
	IN SITU/LARGE PRECAST CONCRETE				
	E05 IN SITU CONCRETE CONSTRUCTION GENERALLY				
	PLAIN dense aggregate concrete grade C20/25,				
H	Foundations	5	m3	257.72	1,288.60
I	Blinding	0.2	m3	287.21	57.44

To Collection: 4,271.40

Ref	Description	Quantity	Units	Rate	Value
A	<p>PLAIN dense aggregate concrete grade C10</p> <p>Filling to hollow walls: not exceeding 150 mm thick</p> <p>MASONRY</p> <p>F10 BRICK/BLOCK WALLING - BRICKWORK</p> <p><i>Class A Engineering Bricks to BS EN 771 in cement mortar (1:3)</i></p> <p>Walls:</p>	0.5	m3	369.27	184.64
B	<p>102.5 mm</p> <p>F10 BRICK/BLOCK WALLING - BLOCKWORK</p> <p><i>Precast concrete blocks, BS 6073, natural aggregates, compressive strength 7 N/mm2, face size 440 x 215 mm; in gauged mortar (1:2:9)</i></p> <p>Walls:</p>	24	m2	119.90	2,877.60
C	<p>solid blocks, thickness: 100 mm</p> <p>F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/ STONE WALLING</p> <p><i>Forming cavities not exceeding 100 mm wide:</i></p>	38	m2	52.50	1,995.00
D	<p>200 mm stainless steel flat bar tie with expanded ends, type 1: 5 per m2</p> <p>Hyload pitch polymer damp proof course; 100 mm laps sealed with Hyload contact adhesive; in cement mortar (1:3) pointing where exposed</p> <p>Horizontal damp proof course:</p>	27	m2	2.60	70.20
E	<p>not exceeding 225 mm wide</p>	3	m2	19.86	59.58

To Collection: 5,187.02

4899 - Belmont Avenue

Ref	Description	Quantity	Units	Rate	Value
	Collection for Substructures				
	2/1				4,271.40
	2/2				5,187.02
	To Summary:				9,458.42

Ref	Description	Quantity	Units	Rate	Value
	STRUCTURAL/CARCASSING METAL/TIMBER				
	G10 STRUCTURAL STEEL FRAMING				
A	152x152x37KG ; 6300mm long	1	nr	1,127.00	1,127.00
B	203x203x46 UB ; 6300mm long	2	nr	1,313.88	2,627.76
C	152x89x 16 UB ; 1200mm long	1	nr	273.13	273.13
D	152x89x 16 UB ; 1700mm long	1	nr	273.13	273.13
E	203x203x46 UB ; 4200mm long	1	nr	1,014.88	1,014.88
F	152x89x16 UB ; 2700mm long	1	nr	359.38	359.38
G	20x203x46 UB ; 3800mm long	1	nr	902.75	902.75
H	152x89x16 UB ; 2300mm long	1	nr	322.00	322.00
I	152x89x16 UB ; 3300mm long	1	nr	396.75	396.75
J	152x152x30 UC ; 3300mm long	1	nr	603.75	603.75
K	203x203x46 UB 5300mm long	1	nr	1,164.38	1,164.38
L	1 layer 15mm fireline board to steelwork	36	m	29.90	1,076.40
M	Purpose made concrete padstones ; building into structures	6	nr	61.81	370.86
N	Craneage		item	2,880.00	2,880.00

To Collection: 13,392.17

Ref	Description	Quantity	Units	Rate	Value
	MASONRY				
	F10 BRICK/BLOCK WALLING - BRICKWORK				
	<i>Facing bricks PC £800.00 per 1000 in gauged mortar (1:2:9); flush pointing as the work proceeds</i>				
	Walls, Stretcher bond; facework one side:				
A	102.5 mm	49	m2	132.82	6,508.18
	F10 BRICK/BLOCK WALLING - BLOCKWORK				
	Topmac topcrete solid natural aggregates, compressive strength 7 N/mm2, face size 440 x 215 mm; in gauged mortar (1:2:9)				
	Walls:				
B	solid blocks, thickness: 100 mm	31	m2	77.83	2,412.73
	Forming cavities not exceeding 100 mm wide:				
C	200 mm stainless steel flat bar tie with expanded ends, type 1: 5 per m2 hlaf of block work	31	m2	2.60	80.60
	F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/ STONE WALLING				
	<i>Forming cavities not exceeding 100 mm wide:</i>				
	Cavity wall insulation, wedging in position between wall ties; fixing with insulation clips/discs				
	Dritherm 35				
D	100 mm thick	31	m2	22.97	712.07
	F10 BRICK/BLOCK WALLING - CLOSING CAVITIES				
	Kingspan Kooltherm cavity closer				
E	Cavity width: 100 mm	8	m	10.11	80.88
	F30 ACCESSORIES/SUNDRY ITEMS FOR BRICK/BLOCK/ STONE WALLING				
	Catnic Steel lintels; building into brickwork or blockwork				
	Steel lintel type CG90/125; 308 mm wide lintel for 100 mm wide cavity and 100 mm wide inner leaf:				
F	length: 2100 mm	1	Nr	143.75	143.75
	Furfix Profiles				

To Collection: 9,938.21

Ref	Description	Quantity	Units	Rate	Value
A	100mm wide	20	m	26.45	529.00

To Collection: 529.00

4899 - Belmont Avenue

Ref	Description	Quantity	Units	Rate	Value
	Collection for External Walls				
	4/1				9,938.21
	4/2				529.00
	To Summary:				10,467.21

Ref	Description	Quantity	Units	Rate	Value
	G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING - ROOF AND STRUCTURAL TIMBER				
A	50x200mm	142	m	17.94	2,547.48
B	50x100mm	78	m	12.50	975.00
C	Ex 100x50mm firrings	142	m	12.73	1,807.66
D	18mm sheathing plywood	78	m2	56.64	4,417.92
	<i>Carpenter`s metalwork</i>				
	Galvanised steel standard restraint straps; 30 x 2.5mm section with staggered 6 mm diameter holes; fixing to softwood with screws:				
E	30 x 2.5 x 1200 mm long	20	Nr	20.84	416.80
	UPVC Fascia and soffits ; vented				
F	500mm girth	29	m	50.83	1,474.07
	CLADDING/COVERING				
	G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING - ROOF AND STRUCTURAL TIMBER				
	H60 PLAIN ROOF TILING				
	Redland concrete tiles; all perimeter tiles mechanically fixed; main body of tiles not fixed; 38 x 25 mm treated sawn softwood battens ; Kingspan Nilvent felt				
	Roof covering to minimum pitches recommended by the manufacturer, laid to 75 mm lap:				
G	to match existing	32	m2	86.25	2,760.00
H	Vertical tile hanging	27	m2	132.25	3,570.75
	Extra over for tiling with 75 mm lap for verges; each granular finish tile fixed with one aluminium nail, each smooth finish tile fixed with one clip; bedding, jointing and pointing in coloured cement mortar (1:3) on fibre cement undercloak strip 150 mm wide bedded in similar mortar:				
I	left hand or right hand verges	5	m	24.26	121.30
	Extra over for ridge and hip tiles; edge bedding onto tiles both sides, solidly bedding butt joints in coloured cement mortar (1:3); pointing exposed edges:				
J	Segmental	7	m	28.50	199.50

To Collection: 18,290.48

Ref	Description	Quantity	Units	Rate	Value
	H71 SHEET METAL ROOFING, GUTTERS AND FLASHINGS - LEAD				
	Milled lead sheet - CODE 4 - BS EN 12588; fixing with tinned copper clips, brass screwed and copper nails				
A	Cover flashing	17	m	36.55	621.35
B	Stepped Flashing	6	m	56.28	337.68
C	Valleys	3	m	129.09	387.27
	<u>WATERPROOFING</u>				
	J41 BUILT UP FELT ROOF COVERINGS				
D	2 layer high performance felt roofing system on 100mm thick celotex GA4000Z	50	m2	212.75	10,637.50
E	Extra ; PPC aluminium capping	29	m	155.25	4,502.25
	DISPOSAL SYSTEMS				
	Gutters and fittings; PVCu, BS EN 12200; fixing with standard brackets				
F	112 mm nominal half round eaves gutters	16	m	15.49	247.84
G	Extra over for stopped ends	4	Nr	6.20	24.80
H	Extra over for outlets	2	Nr	15.28	30.56
	Rainwater Pipes and fittings; PVCu, BS EN 12200; fixing with standard brackets vertically to masonry				
I	68 mm nominal size pipes	6	m	19.10	114.60
	BUILDING FABRIC SUNDRIES				
	P10 SUNDRY INSULATING/PROOFING WORK/FIRE STOPS				
	Insulation				
	Celotex GA4000Z; fixing in between rafters or timber joists				
J	75mm thick	82	m2	27.70	2,271.40
K	100mm thick	27	m2	41.57	1,122.39

To Collection: 20,297.64

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Ref	Description	Quantity	Units	Rate	Value
	Collection for Roof Structures & Covering				
	5/1				18,290.48
	5/2				20,297.64
	To Summary:				38,588.12

Ref	Description	Quantity	Units	Rate	Value
	<u>STRUCTURAL/CARCASSING METAL/TIMBER</u>				
	G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING - ROOF AND STRUCTURAL TIMBER				
	<i>Sawn softwood, Building quality, untreated</i>				
	Floor members:				
A	50 x 175 mm	213	m	16.10	3,429.30
	G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING - SUNDRIES AND CARPENTERS METALWORK				
	<i>Carpenter`s metalwork</i>				
	Galvanised steel standard restraint straps; 30 x 2.5mm section with staggered 6 mm diameter holes; fixing to softwood with screws:				
B	30 x 2.5 x 1200 mm long	25	Nr	20.84	521.00
	<u>LININGS/SHEATHING/DRY PARTITIONING</u>				
	K20 TIMBER BOARD FLOORING/SHEATHING/LININGS/ CASINGS				
	<i>Chipboard to BS EN 312; flooring grade</i>				
	Boarding to floors; tongued and grooved joints:				
C	22 mm	61	m2	33.53	2,045.33
	<u>WINDOWS/DOORS/STAIRS</u>				
	L30 STAIRS/WALKWAYS/BALUSTRADES - TIMBER				
	<i>Standard staircases</i>				
	Straight flight stairs in one flight 2700 mm going, 2600 mm rise, 12 treads, 13 risers: ; hemlock balustrade				
D	softwood; 864 mm wide	1	Nr	902.72	902.72
	<u>BUILDING FABRIC SUNDRIES</u>				
	P10 SUNDRY INSULATING/PROOFING WORK/FIRE STOPS				
	<i>Insulation</i>				
	Rockwool Flexi				

To Collection: 6,898.35

Ref	Description	Quantity	Units	Rate	Value
A	100 mm thick; laid horizontally Celotex FR4000Z	31	m2	5.61	173.91
B	150mm thick	29	m2	39.96	1,158.84

To Collection: 1,332.75

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Ref	Description	Quantity	Units	Rate	Value
	Collection for Upper Floors				
	6/1				6,898.35
	6/2				1,332.75
	To Summary:				8,231.10

Ref	Description	Quantity	Units	Rate	Value
	External Windows				
	UPVC Windows -				
A	600x1200mm	1	nr	417.45	417.45
B	1700x1200mm	1	nr	852.15	852.15
C	2200x1200mm	1	nr	1,093.65	1,093.65
	Aluminium Doors				
D	Sliding folding door 4100 x 2100 mm	1	nr	5,268.15	5,268.15
	<u>WINDOWS/DOORS/STAIRS</u>				
	L10 WINDOWS/ROOFLIGHTS/SCREENS/LOUVRES - TIMBER WINDOWS				
	<i>Velux roof windows in laminated lacquered pine construction; anodised aluminium external facing; pre-glazed with sealed double glazed units with 4 mm Low-E float inner pane, 16 mm gas filled cavity, 4 mm toughened outer pane; screwing to softwood</i>				
	Velux windows, type:				
E	GGL-SK06 1140 x 1180 mm	2	Nr	812.30	1,624.60
	BUILDING FABRIC SUNDRIES				
	P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/SUNDRY ITEMS				
	Standard mouldings in Medium density fibreboard				
	Windowboards, nosed and tongued:				
F	25 x 250; in one width	5	m	37.19	185.95

To Collection: 9,441.95

Ref	Description	Quantity	Units	Rate	Value
	STRUCTURAL/CARCASSING METAL/TIMBER				
	G20 CARPENTRY/TIMBER FRAMING/FIRST FIXING - ROOF AND STRUCTURAL TIMBER				
	<i>Sawn softwood, Building quality, untreated</i>				
	Wall or Partition members:				
A	50 x 100 mm	213	m	12.40	2,641.20
	LININGS/SHEATHING/DRY PARTITIONING				
	K10 PLASTERBOARD				
	DRYLINING/PARTITIONS/CEILINGS				
B	12.5mm plasterboard ; 3mm plaster skim	43	m2	21.26	914.18
C	extra ; moisture resistant plasterboard	25	m2	4.03	100.75

To Collection: 3,656.13

Ref	Description	Quantity	Units	Rate	Value
	INTERNAL DOORS				
	L20 DOORS/SHUTTERS/HATCHES - TIMBER DOORS				
	4 panel Premdoor				
A	926X2040mm ; plain	3	nr	169.77	509.31
B	926X2040mm ; FD30	1	nr	221.95	221.95
	L20 DOORS/SHUTTERS/HATCHES - DOOR FRAMES				
	Wrought softwood door frame and lining sets				
	Frames, at jambs or heads:				
C	32x115mm ; 12mm rebate	20	m	26.54	530.80
	BUILDING FABRIC SUNDRIES				
	P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/SUNDRY ITEMS				
	Standard mouldings in softwood				
	Architrave, ogee				
D	70x25mm	40	m	9.67	386.80
	P21 IRONMONGERY				
	Supplying and fixing to softwood or hardwood				
E	Butt hinges 100x75x3mm SAA	6	pair	24.31	145.86
F	63mm latch	4	nr	33.90	135.60
G	Bathroom lock ; 78mm SAA radius fore-end mortice bathroom sash lock	1	nr	40.31	40.31
H	Lever handles ; SAA 19mm round section lever handles with return ends ; concealed spring loaded ; round roses	4	Pair	37.49	149.96
I	Overhead door closer	1	nr	86.25	86.25

To Collection: 2,206.84

Ref	Description	Quantity	Units	Rate	Value
	LININGS/SHEATHING/DRY PARTITIONING				
	K10 PLASTERBOARD DRYLINING/PARTITIONS/CEILINGS				
A	12.5mm plasterboard on dabs to blockwork background ; 3mm plaster skim ; 2100-2400mm high	13	m	55.96	727.48
B	62.5mm thermal board on battens 3mm plaster skim	29	m2	55.78	1,617.62
	Expamet internal metal beads fixed with plaster dabs				
C	Ref 550 angle bead	20	m	2.81	56.20
	BUILDING FABRIC SUNDRIES				
	P20 UNFRAMED ISOLATED TRIMS/SKIRTINGS/SUNDRY ITEMS				
	Standard mouldings in Medium density fibreboard				
	Skirting, bullnosed:				
D	14.5 x 94 mm	30	m	18.66	559.80
	M41 TERRAZZO TILING/IN SITU TERRAZZO				
	<u>Ceramic wall tiles - PC sum £30m2 to supply</u>				
E	over 300mm wide	23	m2	109.26	2,512.98

To Collection: 5,474.08

Ref	Description	Quantity	Units	Rate	Value
A	<p>SURFACE FINISHES</p> <p>M40 STONE/CONCRETE/QUARRY/CERAMIC TILING/MOSAIC</p> <p>Ceramic floor tiles - £30m2 to supply</p>	6	m2	109.26	655.56

To Collection: 655.56

Ref	Description	Quantity	Units	Rate	Value
A	LININGS/SHEATHING/DRY PARTITIONING K10 PLASTERBOARD DRYLINING/PARTITIONS/CEILINGS 12.5mm plasterboard ; 3mm plaster skim	50	m2	21.26	1,063.00
B	2 layers 12.5mm fireline board ; 3mm plaster skim	32	m2	25.88	828.16

To Collection: 1,891.16

Ref	Description	Quantity	Units	Rate	Value
A	<p><u>FURNITURE/EQUIPMENT</u></p> <p>Boxing to pipework - generally</p>		item	574.71	574.71

To Collection: 574.71

Ref	Description	Quantity	Units	Rate	Value
	MECHANICAL HEATING/COOLING/REFRIDGERATION SYSTEMS				
A	WC , seat & system PC sum £300 to supply	1	nr	715.01	715.01
B	WHB on pedestal ; taps & wastes PC sum £350 to supply	1	nr	716.45	716.45
C	Shower cubicle ; tray & shower unit PC sum £1000 to supply	1	nr	1,867.60	1,867.60
D	Soil & vent stacks ; waste pipes	1	nr	476.10	476.10
E	Towel radiator, size to suit, with individual thermostatic controls	1	nr	289.80	289.80
F	Radiators connected to existing system	2	Nr	606.05	1,212.10
G	Underfloor heating to ground floor extension		item	1,292.60	1,292.60
H	Hot & cold water services	1	nr	4,008.90	4,008.90

To Collection: 10,578.56

Ref	Description	Quantity	Units	Rate	Value
A	Distribution Board/consumer unit	1	Nr	792.93	792.93
B	External light fitting with PIR	2	Nr	134.32	268.64
C	Single way light switch	5	Nr	47.21	236.05
D	Two way light switch	4	Nr	55.26	221.04
E	BT point	1	Nr	63.25	63.25
F	TV point	1	Nr	71.30	71.30
G	Twin power socket	15	Nr	67.85	1,017.75
H	Fused spurs	5	Nr	59.80	299.00
I	Cooker point	1	Nr	166.75	166.75
J	Smoke detector	3	Nr	74.75	224.25
K	Heat detector	3	Nr	70.15	210.45
L	Extract fan	1	Nr	212.75	212.75
M	Batten fitting	3	Nr	97.75	293.25
N	Downlighters	20	Nr	88.55	1,771.00

To Collection: 5,848.41

Ref	Description	Quantity	Units	Rate	Value
	EXTENAL PAVING				
	D20 EXCAVATING AND FILLING				
	EXCAVATING BY MACHINE				
	Excavating starting at natural ground level or reduced ground level; excavating (Cat) to reduce levels, maximum depth not exceeding:				
A	1.00 m	4	m3	24.45	97.80
	DISPOSAL OF EXCAVATED MATERIAL				
B	inert ; tipping off site	4	m3	51.75	207.00
	Levelling and compacting with a vibrating roller:				
C	surfaces of open excavation and filling	14	m2	2.32	32.48
	<i>Sawn softwood, Building quality, untreated</i>				
	Floor members:				
D	50 x 200 mm	61	m	16.10	982.10
	Composite decking				
E	150x25mm	14	m2	140.30	1,964.20
F	extra ; forming steps		item	576.15	576.15
	Glazed Balustrading				
G	1000mm high	9	m	678.50	6,106.50
H	Timber Privacy Screen ;2791x2400mm	1	nr	1,437.50	1,437.50

To Collection: 11,403.73

Ref	Description	Quantity	Units	Rate	Value
	DISPOSAL SYSTEMS				
	R12 DRAINAGE BELOW GROUND - EARTHWORK AND BEDS				
	<i>Excavating by machine; backfilling by machine; compacting with Whacker</i>				
	Trenches 450 mm wide average depth (JCB):				
A	0.75 m	20	m	19.95	399.00
	<i>Plain concrete mix (1:3:6) 19 mm aggregate</i>				
	Bed and covering (volumes include pipes):				
B	450 mm wide x 450 mm thick to 100 mm pipe (0.203)	20	m	23.48	469.60
	R12 DRAINAGE BELOW GROUND - PIPES				
	<i>Pipes and fittings, SuperSleve; polypropylene couplings with integral sealing rings</i>				
C	100 mm nominal size pipes laid in trench:	20	m	13.74	274.80
D	Extra over for bends	4	Nr	16.18	64.72
E	Extra over for rest bends with plain ends	2	Nr	20.65	41.30
F	Extra over for junctions 100 x 100 mm	2	Nr	23.71	47.42
	<i>Accessories, jointing to drains</i>				
	Rodding point:				
G	Oval; 150 mm	1	Nr	53.21	53.21
	R12 DRAINAGE BELOW GROUND - MANHOLES				
	<i>Unplasticised PVC Universal inspection Chamber 450 mm diameter with cast iron cover and frame including excavating by machine in firm ground and filling by hand with granular material ; lightweight cover & frame</i>				
H	760mm deep	3	nr	592.18	1,776.54
	Extra				
I	Connecting to existing storm & foul drains		item	358.80	358.80

To Collection: 3,485.39

Ref	Description	Quantity	Units	Rate	Value
A	Supervision	20	week	720.00	14,400.00
B	Scaffold & temporary roof		item	16,704.00	16,704.00
C	Temporary power & light		item	633.60	633.60
D	Welfare facilities	20	week	259.20	5,184.00
E	Rubbish removal		item	2,822.40	2,822.40
F	Bringing and removing plant to and from site		item	1,440.00	1,440.00

To Collection: 41,184.00

Ref	Description	Quantity	Units	Rate	Value
	<p>Service connections Underpinning Fees Carpets PVs Decoration Kitchen fittings and appliances</p> <p>VAT on all prices is excluded Terms & Conditions All the work is fully guaranteed and insured by Goni & Partners Ltd Terms & conditions 1. Ownership of materials is retained Goni & partners until full settlement of invoice; 2. Outstanding balance is required within 7 days of final invoice/interest at 8 % APR over base rate will be charged for late payment</p>				

To Collection: _____

