

the green room
building co.

Estimate

Philippa Ekin

71 Cordwallis Road

Maidenhead

Berkshire

SL6 7BD

Sales Office and Showroom:

**Unit 16 The Business Centre, Molly Millars Lane, Wokingham,
Berkshire RG41 2QY**

0808 123 8255



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Dear Philippa,

30th March 2021

Re: Quotation for Leka Xi Extension

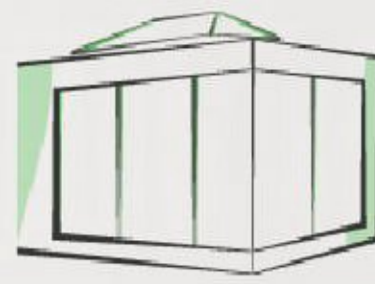
Following our visit to your home regarding your requirements for an extension, we are delighted to present our quotation. We trust that we have interpreted your instructions correctly, however, please call if there are any changes you wish to make to the specification.

About us:

Luke and Chris have worked together since 2012 as builder and glazing supplier; a relationship which evolved when Chris decided to start Konzept Home Improvements Ltd in 2017 and asked Luke and the team at TALKS PM (a local building company specialising in single storey extensions) to build the showroom. Since then, we have collaborated on dozens of projects and developed a strong working relationship and a deep understanding of what makes a project run smoothly.

With over 30 years combined experience in the building, property and glazing industries, and always aware of the need to diversify and move with the times, Luke and Chris decided to launch The Green Room Building Co. as an independent business in early 2019.

Having carefully assessed the market for conservatory roof replacement systems, we chose to select LEKA as our sole product partner. We firmly believe that LEKA have engineered an unrivalled product range in terms of build quality, longevity and diversity, enabling us to build more energy efficient extensions, warm rooms, conservatories and garden rooms than have ever been available before. In short, we believe that this is the future of the building industry.



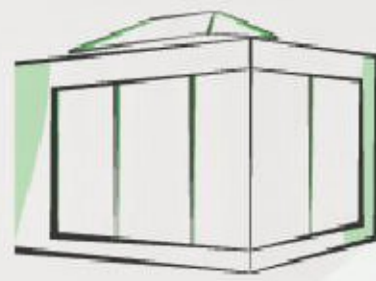
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Our Team

As well as Luke and Chris, The Green Room Building Co. is ably supported by Mark, Ollie, Rob, Terry and our full time installation team. All of our Leka Systems installers have taken part in an approved installer course that ensures they are fully qualified and conversant with how the system goes together, as well as the key component structure requirements to ensure the 40 year product warranty is provided.

The Leka Xi:

The Leka Xi can provide a warm, sustainable alternative to a traditional block/brick built conservatory base/wall. Typically installed on concrete pads the Leka Xi saves time, mess and stress when considering a new build conservatory single storey extension or Garden room. The GRP cladding skins come in a range of colours and offer a sustainable replication of either real brick work, stone or timber. We can even supply external boarding, immediately ready for a plasterer to render directly to. Typically, the Leka Xi base/wall system, as well as a Leka roof, are installed in days.....not weeks. No thermal bridging or moisture absorption due to our GRP lightweight, structurally sound frame work. Thermally efficient to building regulation standards. Highly engineered, pre-fabricated modular sections, creating comfort that every part of the Xi has been factory tested before delivery. The Xi revolutionises the building market and provides homeowners with multiple benefits.



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Leka Xi Benefits

- Dwarf Walls, Full Walls or a Combination
- Installed in days, not weeks
- Save on heavy excavation work, so less mess
- Incredible thermal efficiency
- Building control compliant
- Ideal for homeowners with limited to no rear property access
- Cost effective
- Precision engineered, pre-fabricated modular sections
- No maintenance & authentic range of brick colour GRP clad Skins
- Lifelike GRP timber clad skins also available
- Ability to render onsite, creating total flexibility





Important Information For Extensions

BUILDING REGULATIONS

Building regulations are a requirement on Extensions. We facilitate this and act as an agent, submitting the details of the work to an JHA1 building control consultancy, answering any queries should they arise and once the project is completed a certificate will be sent to the homeowner as proof of compliance with building regulations.

PLANNING PERMISSION

Where applicable, The Homeowner is responsible for Planning Permission for any building work at their property. For guidelines on planning permission please contact your local authority planning department or visit their website

SAP CALCULATIONS

Standard Assessment Procedure (SAP) Calculations are the only official, government approved system for assessing the energy rating for a new home or extension.

When fitting an extension or replacing a Conservatory roof, whether as a replacement or new build, should the homeowner wish the structure to be open to their home, we include SAP calculations in our costs. This gives the homeowner reassurance that the potential heat loss from the removal of the partition has been negated by the thermal efficiency of the roof structure used and complies with building regulations part L.

PERMITTED DEVELOPMENT

Single-storey rear extensions cannot extend beyond the rear wall of the original house by more than four metres if a detached house; or more than three metres for any other house. Where not on Article 2(3) designated land* or a Site of Special Scientific Interest; and subject to 'prior approval', the limit for single-storey rear extensions is increased to eight metres if a detached house; or six metres for any other house. This requires that the relevant Local Planning Authority is informed of the proposed work via a prior approval application. Single-storey rear extensions cannot exceed four metres in height.



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TIMESCALES & COMMUNICATION

All of our installations are project managed from start to finish by our management team and we expect most Leka Xi Extensions to take on average 4.5 weeks from start to finish (although some may take longer to complete if we are responsible for other works within the project).

LEADTIME

Our lead time to start projects is currently approximately 6 weeks from when the survey is done to start of installation of your building.

Surveys take place on Fridays unless agreed otherwise and are booked once deposits are paid.

Please note we fabricate all our LEKA products locally under agreement from Leka Systems.

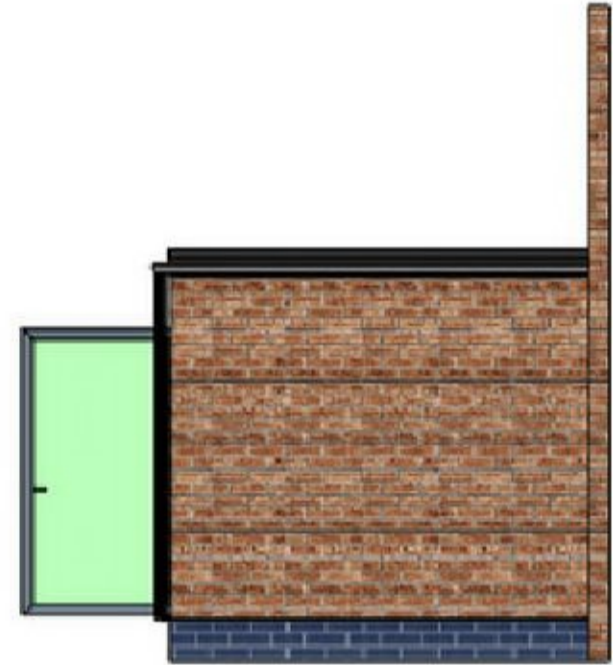
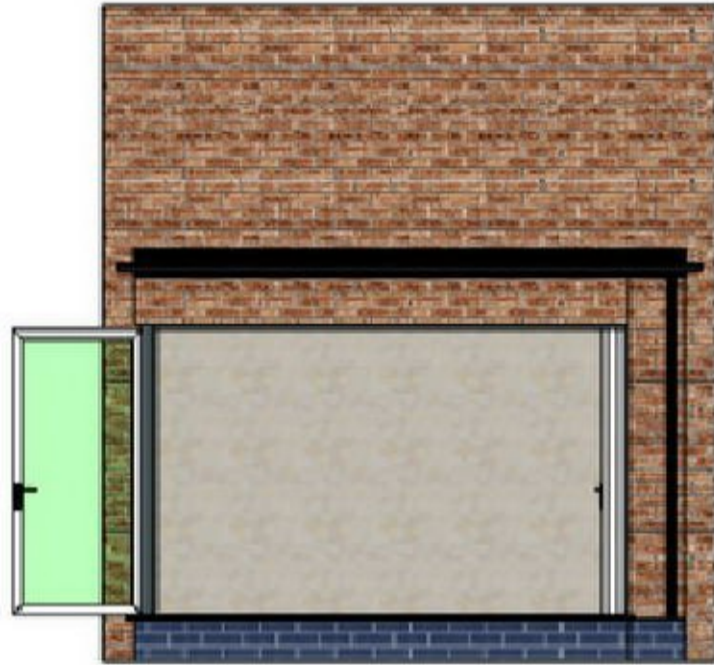
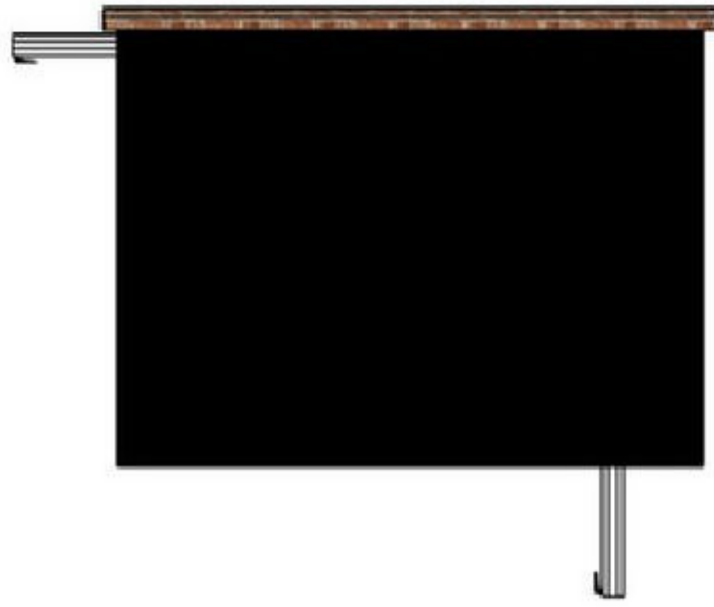
WARRANTY

The 40-year warranty is registered upon completion of the installation and full and final payment. Warranty is upheld by Leka Systems.

GENERAL

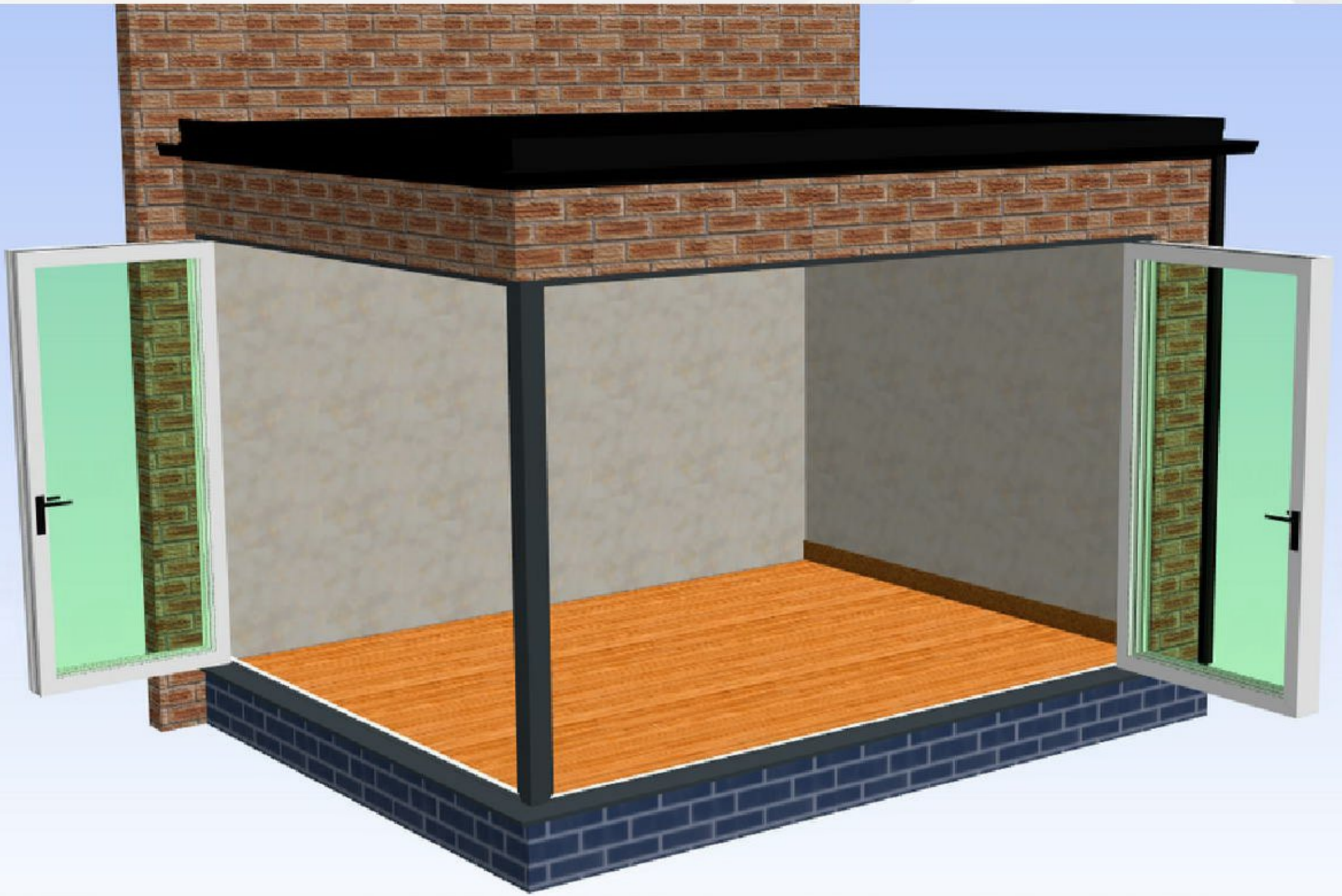
All waste is removed from site and disposed of professionally, in most cases, we will require a skip to be placed on site. All work subject to survey. If a WC is not available in the property a Portaloos will be hired at a cost to the customer.

Please find enclosed below your CADs and Estimate based on surveyed measurements

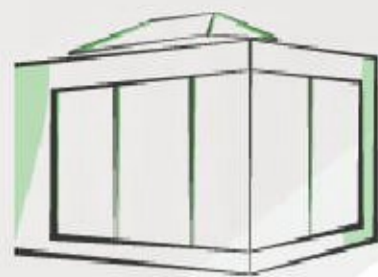




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- 3.95m x 3m Leka Xi Extension
- Fully Insulated Build with Flat roof
- Aluminium 3 & 4 Part bifold doors plus Steels
- Clad external finish
- Lighting - 6 x LED Downlights
- Electric - 4 Double Sockets
- Heating - Not included
- All Building Regulations Complete and administered
- 40 Year Warranty on LEKA Products
- Professional Waste Removal



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ESTIMATE

To prepare land, add pad foundations, supply and installation of LEKA Xi Base & Roof with all lighting, doors, plastered finish ready for clients to decorate and finish any internal installations.

All waste professionally cleared & 40 Year Warranty

£34,560.00

All prices are inclusive of VAT at the current rate of 20% and are valid for 1 month.

PAYMENT TERMS

1. Deposit includes 50% of Leka and Glazing Costs : £12,096.00
2. Payment due upon delivery and installation: £12,906.00
3. Balance due on completion of building: £10,368.00

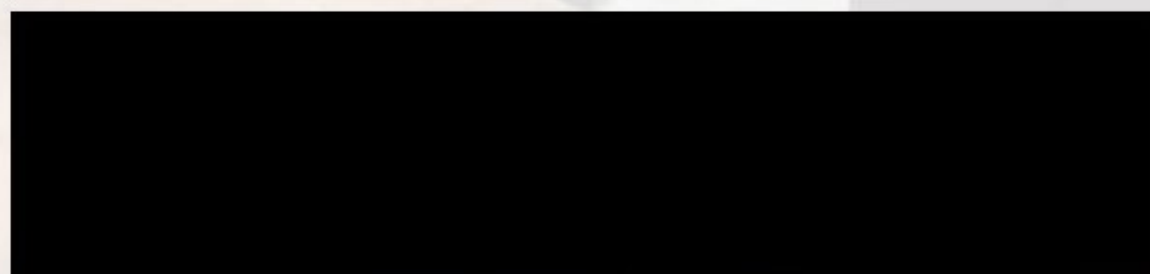
Our methods of payment are direct bank transfer or card payment.

Card payments to be made by calling 01184 181044

I trust that the above meets with your approval.

I will give you a call in a few days' time to discuss the quote, should in the meantime you wish to change the specification, or you have any queries, please do not hesitate to call me on **0808 123 8255.**

We look forward to speaking to you soon.



Jason Lewis
Sales Manager