

Associated Contracts (UK) Ltd

Unit 11 | Impresa Park
Hoddesdon | Herts. EN11 0DL
www.associatedcontracts.co.uk

Mr Michael Frenkel
C/o Heywood & Partners
Julco House
26-28 Great Portland Street,
London W1W 8QT



22 January 2024

Dear Michael,

Re: 45, Blenheim Terrace, London NW8 0EJ
Estimate no. **91344**

I was asked by you to supply an estimate for a roof replacement at the above address. To avoid inconveniencing your client, you forwarded me three photographs taken from a drone.

Originally from my rough estimate back in Feb 2023 (priced off of a drone photo) I suggested 20k plus £1,500 for full board on the scaffolding & £500 refurbishing each window

The roof is pitched natural slate, with many artificial slate repairs, draining to a lead stepped central box gutter & side parapet gutters. The central box gutter drains to a rear (external) hopper head & downpipe mechanically fixed to the rear brick wall.

The surrounding parapet walls are in a poor condition with much of the render is cracked and loose, with paint peeling off the rendering. Additionally the soldier course of bricks and abseil course could need repairs with re-pointing repairs to the internal walls where necessary. There is also a question over the integrity of the chimney stacks & pots which should be addressed.

The front parapet wall/ cornice has been capped in lead & appears sound on a visual inspection from the g/floor, but there might be a good opportunity to repaint any concrete across the front.

To install scaffolding just for roof access is one thing. (Just a frame with the top lift boarded only). To install for window redecoration is another. (All lifts across the front will be boarded)

Summery

It's always difficult to be completely accurate with what's needed until scaffolding has been installed, providing safe access. I would therefore suggest signing off the scaffolding works asap so that we can have a site meeting to inspect all other highlighted points.

Some site photos are on the rear of this report.

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Costings breakdown

Scaffold for full board external access (Inc, lighting, hoist)	£ 5,800
Strip felt & batten all roof slopes & replace like for like	£ 8,500
Install lead (Step/ Cover) flashings to all abutments	£ 1,800
	£16,100
Replace all gutters with code5 milled lead	£ 8,350
Repairs to (inner) rendered skin of surround parapets	£ 1,400
Repainting of internal walls after repairs	£ 1,200
Pointing repairs (Where necessary) Approx Quantity TBA	£ 500
Roof access hatch Lid	£ 750
	£12,200
Redecorate 5no. Wood sliding sash windows	£ 2,500 (£500 each)
Redecorating all masonry across the front	£ 5,000
	£ 7,500

On completion the roof will be awarded a 10 year guarantee.

Please check the above quotation carefully as any items not quoted for will not be carried out and are subject to a further estimate.

Please Note: Any additional works required will form the basis of a supplementary estimate and acceptance. This may also increase the contract period

Associated Contracts (UK) Ltd is CITB registered
Desmopol registered installers
Soprema approved Contractors
All prices are exclusive of VAT

Regards,

Jonathan Smalley
Jon@roofing.co.uk



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