



The Oak Blokes Ltd, 93 Southfield,

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28th February 2026

Quote for the conversion of the barn

at

West House Farm

Henfield Road

Albourne

Hassocks

West Sussex

BN6 9DE.

We would like to say thank you for the opportunity to provide an estimate for the conversion of the barn as per the current plans.

The cost for the barn conversion has been worked through in detail based on our assessment of the building and experience of other similar projects

We have also provided an estimate for the repair, re roofing and recladding of the barn only

Prelims.

We have made allowances for the following in preparation for beginning the works on the extension:

- F10 Notification, RAMS & Site procedures.
- Secure compound with Herras fence perimeter & personnel gate.
- Welfare, lockable store for tool storage & site toilet.
- Waste removal allowance included.
- Site security 24 hour monitoring with site daleks.
- Site supervisor full time, monitoring productivity, schedules & work standards.

Sub total - £116,000 +VAT,

Scaffolding.

We have made allowances for the following:

- Independent scaffold for access all around the barn, and adjoining buildings once demolition is complete. temporary roofs over all three areas including two loading bays.
- Additional scaffolding for
- Internal birdcage in the silo with two working lifts.
- Internal birdcage in the main barn one working lift.
- Scaffold design drawings
- Scaffold inspections, one per week Recommended.

Sub total - £35,500 +VAT

Groundworks package.

We have made allowances for the following groundworks:

- Break up and dispose of existing concrete over sites in all proposed converted areas. Ground level to be excavated to allow approximately 100mm of hard-core layer. Lay and compact approximately 100mm type1/crush ready for lime Crete.
- Drainage allowance for internal inlets for foul as per design requirements . Drainage to run into new Klargestor or similar into unknown desired location. Exact size and Specification not yet given. Rainwater allowance, outlets to positioned in adequate places around the perimeter of the new and existing buildings. Rainwater to run into soak away formed with rainwater dispersal crates. Location not yet confirmed.
- No Allowance to prep courtyard and front drive /courtyard at this stage.
- Provisional costing until structural drawings provided Estimate from drawings only.

Please note this is a provisional costing until structural calculations and building regs are confirmed

Sub total - £55,500 +VAT

Roofing works.

RE-ROOF OF EXISTING BARN ROOF & Additional roofing works to newly built wings.

REMOVAL OF TILES TO EXISTING BARN ROOF

Remove the existing tiles, battens and underlay. Set aside salvage tiles and fittings for re-use and all debris away to skip.

Supply and install,

- 5u eave protection sheet to eaves.
- Breathable underlay and treated tanalised battens fixed with galvanized nails.
- Tile under cloak to the verges.
- Code 4 lead soakers and flashings to the abutment walls.
- Re-tile the existing barn roof using previously salvaged tiles and make up the shortfall with reclaimed peg tiles and reclaimed or new fittings to match the existing as near as possible. All tiles are to be hung on a stout alloy peg with tiles to the perimeters and every fourth course additionally fixed with alloy tile nails.
- Bed ridge, verge and bonnet tiles on a coloured mortar bed. Ridge tiles are to be additionally fixed with stainless steel fixings and bonnet tiles additionally fixed with galvanized slab nails.

Sub total - £73,000 +VAT

Roof build up.

We have made an allowance for the following:

- Survey & repairs to the existing super structure of the roof once it is stripped & refixing of the existing roof prior to new build up being fitted.
- Insulation between and over rafters with lime plaster finish
- Sarking and eaves boards
- Breather membrane fitted ready for tiling of the roof.

Sub total - £46,500 +VAT

Repairs to existing Barn.

We have made allowances for the following:

- Once frame is exposed, assess and carry out any essential repairs to the superstructure prior to beginning of new external wall build ups being applied. Provisional costs and assumed build up at this time. TBC
- Repairs to be in line with the marked-up survey drawing.
- Allowance to mechanically fix all existing timbers in the building.
- We would suggest a contingency of between £5,000 - £10,000 for additional and unforeseen works as although in good visual condition generally, when the barn is stripped the roof would be an area that needed closer inspection with areas of rafters showing large deflections due to the failed colours and purlins highlighted in the initial

condition survey. (This contingency figure is not carried through to final estimate costings.)

Subtotal - £38,500.00 +VAT

Budget cost for conversion of barn & building of proposed wings.

We have made an allowance for the following:

- Insulation between and over timber frame with vertical battens and timber cladding externally, 2 coat lime plaster finish and breathable paint.
- Limecrete floor to barn and concrete floors to new builds
- Allowance for mezzanine structure. Subject to specification from suppliers.
- All 2nd fix material & labour allowed for with fixings of skirtings & architraves and hanging of all internal doors
- Fitting of all joinery elements allowed for with associated internal finishing & painted MDF window boards supplied and fitted.
- Allowance for all RWG to be supplied & installed and connected to storm water drainage. Half round aluminium black gutters and downpipes allowed for with all associated clips and fittings.
- Allowance for engineered floors throughout
- Supply of Stairs and handrails and balustrade. To be softwood decorated finishes.
- Supply of 4 no. bathroom suites and a WC & basin for downstairs toilet as well as Belfast sink or similar for utility room.
- Supply & fit of kitchen and quartz work tops allowed for in this estimate.
- Utility room, supply of white goods and worktops with fitting and decorating allowances.
- Allowance for tiling of floors and walls in all bathrooms and WC. Allowance for materials and labour with finishes to be chosen by clients.
- All decorating of plastered finishes and fitted skirtings and architraves allowed for. No allowance for decorations to doors as these are currently allowed as prefinished.

Allowance for all materials and labour within this estimate.

Sub total - £560,000+VAT

Metal & joinery door & windows package.

Measure, Supply and Install Unique steel window products. All steel items to be hot dipped galvanised to EN ISO 1461 and polyester powder coated in one of our standard RAL finishes. To be externally silicone glazed with 18mm clear Double-glazed krypton filled units (toughened where applicable). Standard Ironmongery. BS 5 lever lock to all external doors. Standard Hinges

Allowance for 2no. Conservation style rooflights to be supplied & fitted.

We have allowed for joinery finished oak door where aluminium or steel is not specified.

Subtotal - £93,500.00 +VAT

Electrical package.

- This is a provisional design as a starting point for discussion with the clients.
- Our cost is for Click Mode white plastic accessories.
- Our cost for AiCO hard-wired smoke detection with 10-year sealed lithium battery back-up.
- We have allowed an over and above cost for production of design drawings. We have assumed AutoCAD file will be provided.
- It is assumed that all mains power will be at a designated point at the barn and we can install our consumer units from this point. No allowance to bring mains power to the site.
- **Sub total - £36,500 +VAT**

Heating & Plumbing.

We have made allowances for the following at this stage:

Central heating & Boiler:

Installation of Mitsubishi eco dan 8.5kw heat pump with 300 ltr internal cylinder This includes your:

- Heat pump
- Central heating pipework installation to meet the heat pumps requirements.
- A chemical flush of the system prior to commissioning.
- Chemical dosing with Corrosion inhibitor.
- Registration of warranty and installation to the local authority, MCS and Mitsubishi
- Balancing of central heating system to ensure greater control and efficiency.
- Explanation and demonstration of system and its use.

Installation of anything else:

- Central heating pipework to all manifolds and within plant room.
- 300 Litre unvented indirect cylinder.
- 240 sqm of Underfloor heating throughout the property ground and 1st floor with independent zone control.
- Controls.
- Ancillary component's
- Fixings
- Fittings
- Sundry items

Water supplies

Installation of hot, cold and secondary return circuit throughout the property feeding:

- 3 x Bathrooms
- 1 x Cloak room
- 1 x Utility room
- 1 x Kitchen
- 1 x Cylinder cupboard

Waste:

Supply and Installation of:

- 2 x Soil and vent pipework arrangement's

Waste pipework from sanitary appliances as required.

Kitchens:

1st and 2nd fix kitchen in line with provided plans including provisions for:

- Sink
- Standard tap
- Dishwasher
- Water supplied fridge

Utility:

1st and 2nd fix in line with provided plans including provisions for:

- Washing machine
- Sink

Bathrooms:

1st and 2nd fix bathrooms in line with provided plans including:

- 3 x Bathrooms
- 1 x Cloak room

Sub total - £49,500 +VAT

Total budget sum - £1,104,500 +VAT

Notes.

We have tried to be as thorough as possible with the estimate at this stage but would like to remind you that this is a provisional sum. We would need to be appointed at this stage to further our estimate and firm up once we have the final specification details. We are happy to work alongside the client to finalise any details and finishes and we offer this as part of our total project management package.

We have made no allowance for fuel source for heating or electrical supply and assume they are mains fed at this stage with them terminating at the barn for us to connect onto for our requirements.

Renovation to barn only

We have also provided an estimate below for simply repairing and renovating the barn to simply remain as a barn. This would include repairs, re roofing, new doors, re cladding and suitable gutters and drainage.

Prelims.

We have made allowances for the following in preparation for beginning the works on the extension:

- F10 Notification, RAMS & Site procedures.
- Secure compound with Herras fence perimeter & personnel gate.
- Welfare, lockable store for tool storage & site toilet.
- Waste removal allowance included.
- Site security 24 hour monitoring with site daleks.
- Site supervisor full time, monitoring productivity, schedules & work standards.

Sub total - £70,000 +VAT,

Scaffolding.

We have made allowances for the following:

- Independent scaffold for access all around the barn. Temporary roofs over all areas including two loading bays.
- Additional scaffolding for
- Internal birdcage in the silo with two working lifts.
- Internal birdcage in the main barn one working lift.
- Scaffold design drawings
- Scaffold inspections, one per week Recommended.

Sub total - £30,000 +VAT

Groundworks package.

We have made allowances for the following groundworks:

- Break up and dispose of existing concrete over sites in all proposed converted areas. Ground level to be excavated to allow approximately 100mm of hard-core layer. Lay and compact approximately 100mm type1/crush ready for lime Crete.
- Rainwater allowance, outlets to positioned in adequate places around the perimeter of the new and existing buildings. Rainwater to run into soak away formed with rainwater dispersal crates. Location not yet confirmed.
- No Allowance to prep courtyard and front drive /courtyard at this stage.
- Limecrete floor slab

Sub total - £55,000 +VAT

Roofing works.

RE-ROOF OF EXISTING BARN ROOF

REMOVAL OF TILES TO EXISTING BARN ROOF

Remove the existing tiles, battens and underlay. Set aside salvage tiles and fittings for re-use and all debris away to skip.

Supply and install,

- 5u eave protection sheet to eaves.
- Breathable underlay and treated tanalised battens fixed with galvanized nails.
- Tile under cloak to the verges.
- Code 4 lead soakers and flashings to the abutment walls.
- Re-tile the existing barn roof using previously salvaged tiles and make up the shortfall with reclaimed peg tiles and reclaimed or new fittings to match the existing as near as possible. All tiles are to be hung on a stout alloy peg with tiles to the perimeters and every fourth course additionally fixed with alloy tile nails.
- Bed ridge, verge and bonnet tiles on a coloured mortar bed. Ridge tiles are to be additionally fixed with stainless steel fixings and bonnet tiles additionally fixed with galvanized slab nails.

Sub total - £40,000 +VAT

Repairs to existing Barn.

We have made allowances for the following:

- Once frame is exposed, assess and carry out any essential repairs to the superstructure prior to beginning of new external wall build ups being applied. Provisional costs and assumed build up at this time. TBC
- Repairs to be in line with the marked-up survey drawing.
- Allowance to mechanically fix all existing timbers in the building.
- We would suggest a contingency of between £5,000 - £10,000 for additional and unforeseen works as although in good visual condition generally, when the barn is stripped the roof would be an area that needed closer inspection with areas of rafters showing large deflections due to the failed colours and purlins highlighted in the initial condition survey. (This contingency figure is not carried through to final estimate costings.)

Subtotal - £38,500.00 +VAT

Cladding

- New oak or painted softwood weatherboard externally including all detailing

Sub total - £35,000+VAT

Door & windows package.

New timber barn doors back and front

Reglazing of existing window apertures

Subtotal - £35,000.00 +VAT

Electrical package.

- Basic electrics, lighting and smoke detection
- **Sub total - £10,000 +VAT**

Total budget sum - £243,500 +VAT

