

# All-Trades Mega Smoke Test

SamePage — Complete trade document pack  
26 Apr 2026 · Every trade. Every document. One file.

13  
Trades

2  
Multi-trade

13  
Variations

7  
Add'l trades

52  
Documents

## Trade index

1.	<b>Clarke Electrical Ltd</b>	Electrician · SP-2026-E001
2.	<b>D. Okafor Plumbing &amp; Heating</b>	Plumber · SP-2026-P001
3.	<b>S. Hargreaves Joinery</b>	Joiner / Carpenter · SP-2026-J001
4.	<b>R. Novak Tiling</b>	Tiler · SP-2026-T001
5.	<b>Colourworks Decorating</b>	Painter & Decorator · SP-2026-PD01
6.	<b>Summit Flooring Solutions</b>	Flooring Installer · SP-2026-F001
7.	<b>Aqua Bathrooms London</b>	Bathroom Fitter · SP-2026-BF01
8.	<b>Premier Kitchens SE</b>	Kitchen Fitter · SP-2026-KF01
9.	<b>Southwark Brickwork</b>	Bricklayer · SP-2026-B001
10.	<b>Green Ground Landscapes</b>	Landscaper · SP-2026-L001
11.	<b>Canopy Tree Care</b>	Tree Surgeon · SP-2026-TS01
12.	<b>Rhodes Building Services [MULTI]</b>	General Builder (Multi-trade) · SP-2026-GB01
13.	<b>AllFix Property Services [MULTI]</b>	Property Maintenance (Multi-trade) · SP-2026-PM01

## Documents per trade

- Quote — Full scope packages, exclusions, assumptions and pricing
- Variation — Event trigger, cost impact, additional trades called in
- Invoice — Labour/materials split with variation lines, CIS and VAT
- Scope of works — Agreed scope, trade split, standard terms and variation additions

## Operative assignments

Operative	Role	Company	Job ref
<b>James Clarke</b>	Lead electrician	Clarke Electrical Ltd	SP-2026-E001
<b>Daniel Okafor</b>	Lead plumber	D. Okafor Plumbing & Heating	SP-2026-P001
<b>Steve Hargreaves</b>	Lead joiner	S. Hargreaves Joinery	SP-2026-J001
<b>Rudi Novak</b>	Lead tiler	R. Novak Tiling	SP-2026-T001
<b>Marcus Powell</b>	Lead decorator	Colourworks Decorating	SP-2026-PD01
<b>Paul Granger</b>	Lead flooring fitter	Summit Flooring Solutions	SP-2026-F001
<b>Ryan Marsh</b>	Lead fitter	Aqua Bathrooms London	SP-2026-BF01
<b>Mark Ellis</b>	Lead kitchen fitter	Premier Kitchens SE	SP-2026-KF01

<b>Tony Briggs</b>	Lead bricklayer	Southwark Brickwork	SP-2026-B001
<b>Tom Gale</b>	Lead landscaper	Green Ground Landscapes	SP-2026-L001
<b>Jake Reeves</b>	Lead arborist	Canopy Tree Care	SP-2026-TS01
<b>Neil Rhodes</b>	Site foreman	Rhodes Building Services	SP-2026-GB01
<b>Chris Ward</b>	Site lead	AllFix Property Services	SP-2026-PM01

# Clarke Electrical Ltd

Electrician

NICEIC (NIC-29841) · TrustMark (TM-448291)

## QUOTE — QT-2026-E001

Customer	Sarah Mitchell · s.mitchell@email.com · 07700 900123
Property	22 Elm Grove, Dulwich, SE21 7AF
Job title	Full domestic rewire — 3 bed Victorian terrace
Job reference	SP-2026-E001
Status	Accepted
Issued	24 Apr 2026
Expires	24 May 2026

## Scope packages

### First fix electrical **£1,800.00**

- Chasing and cabling
- Back-boxing
- Consumer unit prep
- Cable routing through floors and walls

### Second fix electrical **£1,700.00**

- Accessories fitted
- Consumer unit installed
- Testing and certification
- EICR issued

### Materials **£1,350.00**

- Twin and earth cable
- Consumer unit
- Sockets and switches
- Back boxes and fixings

## Exclusions

- Plastering and making good after chasing
- Decorating
- Floor covering replacement
- Asbestos removal

## Assumptions

- Clear access to all rooms on scheduled days
- Existing circuits can be isolated safely
- No asbestos present in chase routes

Labour (5 days × £300)	£1,500.00
Materials	£1,350.00
Subtotal	£2,850.00
VAT (20%)	£570.00

**Quote total**

**£3,420.00**

## VARIATION — VAR-2026-E001

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### Hidden floor structure defect — joist damage found during cable routing

Floorboards lifted for cable routing revealed over-notched joists and partial rot requiring structural repair before safe continuation

Status: Approved · Reviewed: 26 Apr 2026

#### Cost impact

Electrician — additional labour **+£600.00**

Electrician — additional materials **+£285.00**

#### Additional trades called in

**Joiner — S. Hargreaves Joinery** **+£755.00**

– Joist repair, sistering, floorboard replacement

Labour: £560.00 · Materials: £195.00

**Plumber — D. Okafor Plumbing** **+£345.00**

– Waste pipe relocation to clear repair zone

Labour: £260.00 · Materials: £85.00

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#### Net variation

**+£1,985.00**

# Clarke Electrical Ltd

Unit 12, Bridgeway Trade Park, Bermondsey, SE1 3TQ

## INVOICE — INV-2026-E001

Customer	Sarah Mitchell
Property	22 Elm Grove, Dulwich, SE21 7AF
Job	Full domestic rewire — 3 bed Victorian terrace (inc. variation)
Quote ref	QT-2026-E001
Invoice date	26 Apr 2026
Due date	10 May 2026

### Invoice lines

Description	Qty	Rate	Total
Electrician labour — 5 days @ £300/day	5	£300.00	£1,500.00
Materials and supplies	1	£1,350.00	£1,350.00
VAR-01: Electrician — additional labour	1	£600.00	£600.00
VAR-01: Additional materials	1	£285.00	£285.00
VAR-01: Joiner — Joist repair, sistering, floorboard replacement	1	£560.00	£560.00
VAR-01: Joiner — materials	1	£195.00	£195.00
VAR-01: Plumber — Waste pipe relocation to clear repair zone	1	£260.00	£260.00
VAR-01: Plumber — materials	1	£85.00	£85.00
Labour subtotal			£2,920.00
Materials subtotal			£1,915.00
Subtotal			£4,835.00
VAT (20%)			£967.00
CIS deduction (20% on labour £2,920.00)			-£584.00

**Invoice total** **£5,218.00**

#### Payment terms

Payment due within 14 days of issue. CIS deduction applied to labour only.

## SCOPE OF WORKS — SP-2026-E001

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Company	Clarke Electrical Ltd (Clarke Electrical Services Ltd)
Customer	Sarah Mitchell
Property	22 Elm Grove, Dulwich, SE21 7AF
Job	Full domestic rewire — 3 bed Victorian terrace

### Trade split

- Electrician
- Joiner
- Plumber

### Agreed scope

- Chasing and cabling
- Back-boxing
- Consumer unit prep
- Cable routing through floors and walls
- Accessories fitted
- Consumer unit installed
- Testing and certification
- EICR issued
- Twin and earth cable
- Consumer unit
- Sockets and switches
- Back boxes and fixings

### Exclusions

- Plastering and making good after chasing
- Decorating
- Floor covering replacement
- Asbestos removal

### Assumptions

- Clear access to all rooms on scheduled days
- Existing circuits can be isolated safely
- No asbestos present in chase routes

### Variation scope addition

#### Hidden floor structure defect — joist damage found during cable routing

Floorboards lifted for cable routing revealed over-notched joists and partial rot requiring structural repair before safe continuation  
Additional trades: Joiner (S. Hargreaves Joinery), Plumber (D. Okafor Plumbing)

#### Standard terms

- Any deviation from this agreed scope must be notified promptly and recorded through the variation workflow before extra work proceeds.
- Hidden conditions, restricted access, substrate defects or service clashes may require variation review.
- Scope changes are not assumed by conduct alone and must be evidenced in writing via approved variation records.
- Both parties must disclose material information reasonably likely to affect safe access, sequencing or scope feasibility.

# D. Okafor Plumbing & Heating

Plumber · Heating Engineer

Gas Safe (GS-558012) · CIPHE (CIPHE-33829)

## QUOTE — QT-2026-P001

Customer	David Chen · d.chen@email.com · 07700 900234
Property	14 Waterloo Road, Greenwich, SE10 8NP
Job title	Bathroom replumb — complete hot & cold feed replacement
Job reference	SP-2026-P001
Status	Accepted
Issued	24 Apr 2026
Expires	24 May 2026

## Scope packages

<b>Strip and remove</b>	<b>£560.00</b>
– Remove existing pipework	
– Cap off services	
– Clear debris	
<b>First fix plumbing</b>	<b>£1,120.00</b>
– Hot and cold feed runs	
– Waste connections	
– Pressure testing	
<b>Second fix and commission</b>	<b>£440.00</b>
– Connect sanitaryware	
– Final testing	
– Handover	
<b>Materials</b>	<b>£1,080.00</b>
– Copper pipe and fittings	
– Isolation valves	
– Waste fittings	
– Compression joints	

## Exclusions

Sanitaryware supply (customer-supplied)  
Tiling  
Electrical work for heated towel rail  
Floor screed

## Assumptions

- Existing stop taps functional
- No lead pipework discovered
- Adequate floor and wall access

Labour (4 days × £280)	£1,120.00
Materials	£1,080.00
Subtotal	£2,200.00

VAT (20%)

£440.00

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**Quote total**

**£2,640.00**

**VARIATION — VAR-2026-P001**

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**Concealed lead pipework discovered — requires full replacement in affected run**  
Opening up revealed lead supply pipe hidden behind bath panel requiring immediate replacement under health guidance  
Status: Approved · Reviewed: 26 Apr 2026

**Cost impact**

Plumber — additional labour **+£420.00**

Plumber — additional materials **+£180.00**

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**Net variation +£600.00**

# D. Okafor Plumbing & Heating

41 Rye Lane Business Centre, Peckham, SE15 5BS

## INVOICE — INV-2026-P001

Customer	David Chen
Property	14 Waterloo Road, Greenwich, SE10 8NP
Job	Bathroom replumb — complete hot & cold feed replacement (inc. variation)
Quote ref	QT-2026-P001
Invoice date	26 Apr 2026
Due date	10 May 2026

### Invoice lines

Description	Qty	Rate	Total
Plumber labour — 4 days @ £280/day	4	£280.00	£1,120.00
Materials and supplies	1	£1,080.00	£1,080.00
VAR-01: Plumber — additional labour	1	£420.00	£420.00
VAR-01: Additional materials	1	£180.00	£180.00
Labour subtotal			£1,540.00
Materials subtotal			£1,260.00
Subtotal			£2,800.00
VAT (20%)			£560.00
CIS deduction (20% on labour £1,540.00)			-£308.00

**Invoice total** **£3,052.00**

#### Payment terms

Payment due within 14 days of issue. CIS deduction applied to labour only.

## SCOPE OF WORKS — SP-2026-P001

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Company	D. Okafor Plumbing & Heating (D. Okafor Plumbing & Heating Services Ltd)
Customer	David Chen
Property	14 Waterloo Road, Greenwich, SE10 8NP
Job	Bathroom replumb — complete hot & cold feed replacement

### Trade split

- Plumber

### Agreed scope

- Remove existing pipework
- Cap off services
- Clear debris
- Hot and cold feed runs
- Waste connections
- Pressure testing
- Connect sanitaryware
- Final testing
- Handover
- Copper pipe and fittings
- Isolation valves
- Waste fittings
- Compression joints

### Exclusions

- Sanitaryware supply (customer-supplied)
- Tiling
- Electrical work for heated towel rail
- Floor screed

### Assumptions

- Existing stop taps functional
- No lead pipework discovered
- Adequate floor and wall access

### Variation scope addition

#### **Concealed lead pipework discovered — requires full replacement in affected run**

Opening up revealed lead supply pipe hidden behind bath panel requiring immediate replacement under health guidance

#### **Standard terms**

- Any deviation from this agreed scope must be notified promptly and recorded through the variation workflow before extra work proceeds.
- Hidden conditions, restricted access, substrate defects or service clashes may require variation review.
- Scope changes are not assumed by conduct alone and must be evidenced in writing via approved variation records.
- Both parties must disclose material information reasonably likely to affect safe access, sequencing or scope feasibility.

# S. Hargreaves Joinery

Joiner / Carpenter

CSCS (CSCS-441298) · FMB (FMB-20185) · Guild of Master Craftsmen (GMC-7723)

## QUOTE — QT-2026-J001

Customer	Karen Thompson · k.thompson@email.com · 07700 900345
Property	8 Regent Crescent, Lewisham, SE13 6LR
Job title	Kitchen fit-out — bespoke solid oak units and worktops
Job reference	SP-2026-J001
Status	Accepted
Issued	24 Apr 2026
Expires	24 May 2026

## Scope packages

<b>Base units and wall units</b>	<b>£4,200.00</b>
– Solid oak carcasses	
– Soft-close hinges	
– Levelling and scribing	
– Integrated fillers	
<b>Worktop supply and fit</b>	<b>£2,800.00</b>
– 40 mm solid oak worktop	
– Cut-outs for sink and hob	
– Oiled and sealed finish	
<b>Labour — fitting</b>	<b>£2,240.00</b>
– 8 days fitting on site	
– Final adjustments and trimming	

## Exclusions

Appliance supply and connection  
Electrical for new sockets  
Plumbing for sink connection  
Tiling

## Assumptions

- Kitchen cleared and stripped before start date
- Walls plastered and dry
- Level floor or suitable packing available

Labour (8 days × £280)	£2,240.00
Materials	£6,260.00
Subtotal	£8,500.00
VAT (20%)	£1,700.00

<b>Quote total</b>	<b>£10,200.00</b>
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## VARIATION — VAR-2026-J001

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### Concealed damp behind base units — wall requires treatment before fitting

Wall plaster removed to scribe units revealed rising damp affecting 1.5 m section. Requires treatment before unit fixing.

Status: Approved · Reviewed: 26 Apr 2026

### Cost impact

#### Additional trades called in

**Damp specialist — Protect Damp Solutions** **+£700.00**

– Damp course injection and replaster 1.5 m wall section

Labour: £480.00 · Materials: £220.00

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### Net variation

**+£700.00**

# S. Hargreaves Joinery

17 Old Kent Road Business Centre, SE1 5TW

## INVOICE — INV-2026-J001

Customer	Karen Thompson
Property	8 Regent Crescent, Lewisham, SE13 6LR
Job	Kitchen fit-out — bespoke solid oak units and worktops (inc. variation)
Quote ref	QT-2026-J001
Invoice date	26 Apr 2026
Due date	10 May 2026

### Invoice lines

Description	Qty	Rate	Total
Joiner / Carpenter labour — 8 days @ £280/day	8	£280.00	£2,240.00
Materials and supplies	1	£6,260.00	£6,260.00
VAR-01: Damp specialist — Damp course injection and replaster 1.5 m wall section	1	£480.00	£480.00
VAR-01: Damp specialist — materials	1	£220.00	£220.00
Labour subtotal			£2,720.00
Materials subtotal			£6,480.00
Subtotal			£9,200.00
VAT (20%)			£1,840.00

**Invoice total** **£11,040.00**

#### Payment terms

Payment due within 14 days of issue.

## SCOPE OF WORKS — SP-2026-J001

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Company	S. Hargreaves Joinery (S. Hargreaves Joinery Ltd)
Customer	Karen Thompson
Property	8 Regent Crescent, Lewisham, SE13 6LR
Job	Kitchen fit-out — bespoke solid oak units and worktops

### Trade split

- Joiner / Carpenter
- Damp specialist

### Agreed scope

- Solid oak carcasses
- Soft-close hinges
- Levelling and scribing
- Integrated fillers
- 40 mm solid oak worktop
- Cut-outs for sink and hob
- Oiled and sealed finish
- 8 days fitting on site
- Final adjustments and trimming

### Exclusions

Appliance supply and connection  
Electrical for new sockets  
Plumbing for sink connection  
Tiling

### Assumptions

- Kitchen cleared and stripped before start date
- Walls plastered and dry
- Level floor or suitable packing available

### Variation scope addition

#### **Concealed damp behind base units — wall requires treatment before fitting**

Wall plaster removed to scribe units revealed rising damp affecting 1.5 m section. Requires treatment before unit fixing.  
Additional trades: Damp specialist (Protect Damp Solutions)

#### **Standard terms**

- Any deviation from this agreed scope must be notified promptly and recorded through the variation workflow before extra work proceeds.
- Hidden conditions, restricted access, substrate defects or service clashes may require variation review.
- Scope changes are not assumed by conduct alone and must be evidenced in writing via approved variation records.
- Both parties must disclose material information reasonably likely to affect safe access, sequencing or scope feasibility.

# R. Novak Tiling

Tiler

TTA (TTA-11923) · CSCS (CSCS-776291)

## QUOTE — QT-2026-T001

Customer	Angela Williams · a.williams@email.com · 07700 900456
Property	31 Park View, Camberwell, SE5 8RS
Job title	Full bathroom tiling — walls and floor with underfloor heating mat
Job reference	SP-2026-T001
Status	Accepted
Issued	24 Apr 2026
Expires	24 May 2026

## Scope packages

### Wall tiling **£1,200.00**

- Full height wall tiles
- Waterproof membrane behind shower
- Grout and seal

### Floor tiling + UFH **£1,200.00**

- Floor tiles on flexible adhesive
- Underfloor heating mat install
- Threshold trim

## Exclusions

- Tile supply (customer-provided)
- Plumbing connection
- Electrical connection for UFH thermostat

## Assumptions

- Walls tanked/waterproofed before tiling starts
- Floor level and flat within tolerance
- UFH mat supplied and tested before tiling

Labour (3 days × £260)	£780.00
Materials	£1,620.00
Subtotal	£2,400.00
VAT (20%)	£480.00

**Quote total **£2,880.00****

**VARIATION — VAR-2026-T001**

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**Substrate defect — floor screed cracked and uneven beyond tolerance**  
Floor screed found cracked and out of level — requires levelling compound before tiles can be laid safely  
Status: Approved · Reviewed: 26 Apr 2026

**Cost impact**

Tiler — additional labour	<b>+£260.00</b>
Tiler — additional materials	<b>+£85.00</b>

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<b>Net variation</b>	<b>+£345.00</b>
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# R. Novak Tiling

9 Brixton Hill Studios, SW2 1JF

## INVOICE — INV-2026-T001

Customer	Angela Williams
Property	31 Park View, Camberwell, SE5 8RS
Job	Full bathroom tiling — walls and floor with underfloor heating mat (inc. variation)
Quote ref	QT-2026-T001
Invoice date	26 Apr 2026
Due date	10 May 2026

### Invoice lines

Description	Qty	Rate	Total
Tiler labour — 3 days @ £260/day	3	£260.00	£780.00
Materials and supplies	1	£1,620.00	£1,620.00
VAR-01: Tiler — additional labour	1	£260.00	£260.00
VAR-01: Additional materials	1	£85.00	£85.00
Labour subtotal			£1,040.00
Materials subtotal			£1,705.00
Subtotal			£2,745.00
VAT (20%)			£549.00

**Invoice total** **£3,294.00**

#### Payment terms

Payment due within 14 days of issue.

## SCOPE OF WORKS — SP-2026-T001

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Company	R. Novak Tiling (R. Novak Tiling Services Ltd)
Customer	Angela Williams
Property	31 Park View, Camberwell, SE5 8RS
Job	Full bathroom tiling — walls and floor with underfloor heating mat

### Trade split

- Tiler

### Agreed scope

- Full height wall tiles
- Waterproof membrane behind shower
- Grout and seal
- Floor tiles on flexible adhesive
- Underfloor heating mat install
- Threshold trim

### Exclusions

- Tile supply (customer-provided)
- Plumbing connection
- Electrical connection for UFH thermostat

### Assumptions

- Walls tanked/waterproofed before tiling starts
- Floor level and flat within tolerance
- UFH mat supplied and tested before tiling

### Variation scope addition

#### **Substrate defect — floor screed cracked and uneven beyond tolerance**

Floor screed found cracked and out of level — requires levelling compound before tiles can be laid safely

#### **Standard terms**

- Any deviation from this agreed scope must be notified promptly and recorded through the variation workflow before extra work proceeds.
- Hidden conditions, restricted access, substrate defects or service clashes may require variation review.
- Scope changes are not assumed by conduct alone and must be evidenced in writing via approved variation records.
- Both parties must disclose material information reasonably likely to affect safe access, sequencing or scope feasibility.

# Colourworks Decorating

Painter & Decorator

Dulux Select Decorator (DSD-78421) · PDA (PDA-20982)

## QUOTE — QT-2026-PD01

Customer	James Robinson · j.robinson@email.com · 07700 900567
Property	6 Beacon Hill, Forest Hill, SE23 3PQ
Job title	Full interior redecoration — 3 bed semi, 7 rooms
Job reference	SP-2026-PD01
Status	Accepted
Issued	24 Apr 2026
Expires	24 May 2026

## Scope packages

### Preparation **£1,200.00**

- Fill cracks and holes
- Sand and prime woodwork
- Mask and protect floors
- Lining paper where required

### Paint — walls and ceilings **£1,800.00**

- Mist coat on new plaster
- Two coats emulsion to walls
- One coat emulsion to ceilings

### Woodwork **£1,200.00**

- Gloss or satinwood to all doors, frames and skirting
- Two coats including undercoat

## Exclusions

- Wallpaper hanging
- External decorating
- Scaffolding
- Damp treatment

## Assumptions

- All rooms clear of furniture or moved to centre
- Plaster dry and sound
- No significant mould or damp

Labour (7 days × £240)	£1,680.00
Materials	£2,520.00
Subtotal	£4,200.00
VAT (20%)	£840.00

**Quote total **£5,040.00****

## VARIATION — VAR-2026-PD01

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### Ceiling damp stain — requires sealer coat before painting

Staining found on bedroom 2 ceiling from historic leak. Stain block and additional preparation needed.

Status: Approved · Reviewed: 26 Apr 2026

#### Cost impact

Painter & Decorator — additional labour **+£120.00**

Painter & Decorator — additional materials **+£45.00**

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**Net variation** **+£165.00**

# Colourworks Decorating

52 The Broadway, Catford, SE6 4SP

## INVOICE — INV-2026-PD01

Customer	James Robinson
Property	6 Beacon Hill, Forest Hill, SE23 3PQ
Job	Full interior redecoration — 3 bed semi, 7 rooms (inc. variation)
Quote ref	QT-2026-PD01
Invoice date	26 Apr 2026
Due date	10 May 2026

### Invoice lines

Description	Qty	Rate	Total
Painter & Decorator labour — 7 days @ £240/day	7	£240.00	£1,680.00
Materials and supplies	1	£2,520.00	£2,520.00
VAR-01: Painter & Decorator — additional labour	1	£120.00	£120.00
VAR-01: Additional materials	1	£45.00	£45.00
Labour subtotal			£1,800.00
Materials subtotal			£2,565.00
Subtotal			£4,365.00
VAT (20%)			£873.00

**Invoice total** **£5,238.00**

#### Payment terms

Payment due within 14 days of issue.

## SCOPE OF WORKS — SP-2026-PD01

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Company	Colourworks Decorating (Colourworks Decorating Ltd)
Customer	James Robinson
Property	6 Beacon Hill, Forest Hill, SE23 3PQ
Job	Full interior redecoration — 3 bed semi, 7 rooms

### Trade split

- Painter & Decorator

### Agreed scope

- Fill cracks and holes
- Sand and prime woodwork
- Mask and protect floors
- Lining paper where required
- Mist coat on new plaster
- Two coats emulsion to walls
- One coat emulsion to ceilings
- Gloss or satinwood to all doors, frames and skirting
- Two coats including undercoat

### Exclusions

- Wallpaper hanging
- External decorating
- Scaffolding
- Damp treatment

### Assumptions

- All rooms clear of furniture or moved to centre
- Plaster dry and sound
- No significant mould or damp

### Variation scope addition

#### Ceiling damp stain — requires sealer coat before painting

Staining found on bedroom 2 ceiling from historic leak. Stain block and additional preparation needed.

#### Standard terms

- Any deviation from this agreed scope must be notified promptly and recorded through the variation workflow before extra work proceeds.
- Hidden conditions, restricted access, substrate defects or service clashes may require variation review.
- Scope changes are not assumed by conduct alone and must be evidenced in writing via approved variation records.
- Both parties must disclose material information reasonably likely to affect safe access, sequencing or scope feasibility.

# Summit Flooring Solutions

Flooring Installer

NICF (NICF-30291) · BFCA (BFCA-18721)

## QUOTE — QT-2026-F001

Customer	Emma Taylor · e.taylor@email.com · 07700 900678
Property	19 Victoria Walk, Brockley, SE4 2PD
Job title	Engineered oak flooring — ground floor through-layout, 42 m <sup>2</sup>
Job reference	SP-2026-F001
Status	Accepted
Issued	24 Apr 2026
Expires	24 May 2026

## Scope packages

<b>Subfloor preparation</b>	<b>£680.00</b>
– Moisture test	
– DPM where required	
– Levelling compound	
– Underlay fitting	
<b>Flooring installation</b>	<b>£1,540.00</b>
– Engineered oak tongue-and-groove	
– Glued or floating as per spec	
– Door bars and thresholds	
<b>Materials</b>	<b>£2,320.00</b>
– Engineered oak boards	
– Underlay	
– DPM	
– Adhesive	
– Trims and door bars	

## Exclusions

- Removing existing floor covering
- Skirting board replacement
- Underfloor heating work
- Furniture moving

## Assumptions

- Subfloor dry and within moisture limits
- Room clear of furniture
- Skirting boards to remain or be removed by others

Labour (3 days × £260)	£780.00
Materials	£2,320.00
Subtotal	£3,100.00
VAT (20%)	£620.00

Quote total

£3,720.00

**VARIATION — VAR-2026-F001**

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**Subfloor moisture too high — requires additional DPM and delay**  
Moisture readings above acceptable threshold. Additional DPM layer and 48h drying period required.  
Status: Approved · Reviewed: 26 Apr 2026

**Cost impact**

Flooring Installer — additional labour **+£130.00**

Flooring Installer — additional materials **+£95.00**

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**Net variation +£225.00**

# Summit Flooring Solutions

Unit 8, Deptford Trading Estate, SE8 5LT

## INVOICE — INV-2026-F001

Customer	Emma Taylor
Property	19 Victoria Walk, Brockley, SE4 2PD
Job	Engineered oak flooring — ground floor through-layout, 42 m <sup>2</sup> (inc. variation)
Quote ref	QT-2026-F001
Invoice date	26 Apr 2026
Due date	10 May 2026

### Invoice lines

Description	Qty	Rate	Total
Flooring Installer labour — 3 days @ £260/day	3	£260.00	£780.00
Materials and supplies	1	£2,320.00	£2,320.00
VAR-01: Flooring Installer — additional labour	1	£130.00	£130.00
VAR-01: Additional materials	1	£95.00	£95.00
Labour subtotal			£910.00
Materials subtotal			£2,415.00
Subtotal			£3,325.00
VAT (20%)			£665.00

**Invoice total** **£3,990.00**

#### Payment terms

Payment due within 14 days of issue.

## SCOPE OF WORKS — SP-2026-F001

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Company	Summit Flooring Solutions (Summit Flooring Solutions Ltd)
Customer	Emma Taylor
Property	19 Victoria Walk, Brockley, SE4 2PD
Job	Engineered oak flooring — ground floor through-layout, 42 m <sup>2</sup>

### Trade split

- Flooring Installer

### Agreed scope

- Moisture test
- DPM where required
- Levelling compound
- Underlay fitting
- Engineered oak tongue-and-groove
- Glued or floating as per spec
- Door bars and thresholds
- Engineered oak boards
- Underlay
- DPM
- Adhesive
- Trims and door bars

### Exclusions

- Removing existing floor covering
- Skirting board replacement
- Underfloor heating work
- Furniture moving

### Assumptions

- Subfloor dry and within moisture limits
- Room clear of furniture
- Skirting boards to remain or be removed by others

### Variation scope addition

#### **Subfloor moisture too high — requires additional DPM and delay**

Moisture readings above acceptable threshold. Additional DPM layer and 48h drying period required.

#### **Standard terms**

- Any deviation from this agreed scope must be notified promptly and recorded through the variation workflow before extra work proceeds.
- Hidden conditions, restricted access, substrate defects or service clashes may require variation review.
- Scope changes are not assumed by conduct alone and must be evidenced in writing via approved variation records.
- Both parties must disclose material information reasonably likely to affect safe access, sequencing or scope feasibility.

# Aqua Bathrooms London

Bathroom Fitter

CIPHE (CIPHE-44921) · TrustMark (TM-552891)

## QUOTE — QT-2026-BF01

Customer	Laura Baker · l.baker@email.com · 07700 900789
Property	27 Mountsfield Close, Catford, SE6 1TN
Job title	Complete bathroom refit — strip-out to handover
Job reference	SP-2026-BF01
Status	Accepted
Issued	24 Apr 2026
Expires	24 May 2026

## Scope packages

<b>Strip-out</b>	<b>£900.00</b>
– Remove all existing sanitaryware, tiles and waste	
– Clear to shell	
– Cap services	
<b>First fix</b>	<b>£1,800.00</b>
– Plumbing first fix	
– Electrical first fix	
– Waterproofing	
<b>Second fix and finish</b>	<b>£2,200.00</b>
– Sanitaryware install	
– Tiling	
– Silicone and seal	
– Commission and handover	
<b>Materials and sanitaryware</b>	<b>£4,400.00</b>
– Suite, taps, shower, tiles, adhesive, grout, waterproof membrane	

## Exclusions

- Structural wall removal
- Underfloor heating
- Window replacement
- Ceiling reskim outside bathroom

## Assumptions

- No asbestos present
- Adequate water pressure for shower
- Soil stack accessible from bathroom

Labour (8 days × £300)	£2,400.00
Materials	£4,400.00
Subtotal	£6,800.00
VAT (20%)	£1,360.00

**Quote total**

**£8,160.00**

## VARIATION — VAR-2026-BF01

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### Rotten floor joists under bath — structural repair needed before sanitaryware install

Old bath had been leaking slowly. Floor joists rotten over 1 m section. Requires replacement before new bath can be installed.

Status: Approved · Reviewed: 26 Apr 2026

#### Cost impact

Bathroom Fitter — additional labour **+£560.00**

Bathroom Fitter — additional materials **+£195.00**

#### Additional trades called in

**Joiner — S. Hargreaves Joinery** **+£755.00**

– Replace rotten floor joists under bath area

Labour: £560.00 · Materials: £195.00

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#### Net variation

**+£1,510.00**

# Aqua Bathrooms London

15 Creek Road, Deptford, SE8 3BT

## INVOICE — INV-2026-BF01

Customer	Laura Baker
Property	27 Mountsfield Close, Catford, SE6 1TN
Job	Complete bathroom refit — strip-out to handover (inc. variation)
Quote ref	QT-2026-BF01
Invoice date	26 Apr 2026
Due date	10 May 2026

### Invoice lines

Description	Qty	Rate	Total
Bathroom Fitter labour — 8 days @ £300/day	8	£300.00	£2,400.00
Materials and supplies	1	£4,400.00	£4,400.00
VAR-01: Bathroom Fitter — additional labour	1	£560.00	£560.00
VAR-01: Additional materials	1	£195.00	£195.00
VAR-01: Joiner — Replace rotten floor joists under bath area	1	£560.00	£560.00
VAR-01: Joiner — materials	1	£195.00	£195.00
Labour subtotal			£3,520.00
Materials subtotal			£4,790.00
Subtotal			£8,310.00
VAT (20%)			£1,662.00
CIS deduction (20% on labour £3,520.00)			-£704.00

**Invoice total** **£9,268.00**

#### Payment terms

Payment due within 14 days of issue. CIS deduction applied to labour only.

## SCOPE OF WORKS — SP-2026-BF01

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Company	Aqua Bathrooms London (Aqua Bathrooms London Ltd)
Customer	Laura Baker
Property	27 Mountsfield Close, Catford, SE6 1TN
Job	Complete bathroom refit — strip-out to handover

### Trade split

- Bathroom Fitter
- Joiner

### Agreed scope

- Remove all existing sanitaryware, tiles and waste
- Clear to shell
- Cap services
- Plumbing first fix
- Electrical first fix
- Waterproofing
- Sanitaryware install
- Tiling
- Silicone and seal
- Commission and handover
- Suite, taps, shower, tiles, adhesive, grout, waterproof membrane

### Exclusions

- Structural wall removal
- Underfloor heating
- Window replacement
- Ceiling reskim outside bathroom

### Assumptions

- No asbestos present
- Adequate water pressure for shower
- Soil stack accessible from bathroom

### Variation scope addition

#### **Rotten floor joists under bath — structural repair needed before sanitaryware install**

Old bath had been leaking slowly. Floor joists rotten over 1 m section. Requires replacement before new bath can be installed.

Additional trades: Joiner (S. Hargreaves Joinery)

#### **Standard terms**

- Any deviation from this agreed scope must be notified promptly and recorded through the variation workflow before extra work proceeds.
- Hidden conditions, restricted access, substrate defects or service clashes may require variation review.
- Scope changes are not assumed by conduct alone and must be evidenced in writing via approved variation records.
- Both parties must disclose material information reasonably likely to affect safe access, sequencing or scope feasibility.

# Premier Kitchens SE

Kitchen Fitter

FIRA (FIRA-91847) · CSCS (CSCS-882041)

## QUOTE — QT-2026-KF01

Customer	Michael Harrison · m.harrison@email.com · 07700 900890
Property	11 Station Approach, Sydenham, SE26 5BQ
Job title	Kitchen installation — IKEA supply, full fit including worktops
Job reference	SP-2026-KF01
Status	Accepted
Issued	24 Apr 2026
Expires	24 May 2026

## Scope packages

<b>Strip and remove old kitchen</b>	<b>£420.00</b>
– Remove units, worktop, splash	
– Cap services	
– Clear waste	
<b>Fit new kitchen</b>	<b>£2,240.00</b>
– Base units, wall units	
– Worktop template and fit	
– Handles and fillers	
– Plinth and cornice	
<b>Connect services</b>	<b>£540.00</b>
– Reconnect sink and waste	
– Reconnect hob gas/electric	
– Test and handover	

## Exclusions

Appliance supply  
Electrical alteration beyond like-for-like  
Wall tiling  
Flooring

## Assumptions

- Customer has all IKEA units delivered and checked before start date
- Existing services in working order
- Walls sound and level

Labour (5 days × £280)	£1,400.00
Materials	£2,400.00
Subtotal	£3,800.00
VAT (20%)	£760.00

**Quote total** **£4,560.00**

## VARIATION — VAR-2026-KF01

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### Wall not plumb — requires battening before wall units can be fitted

Back wall out of plumb by 18 mm over 2.4 m. Wall units cannot be fitted safely. Requires timber battening to provide a plumb surface.

Status: Approved · Reviewed: 26 Apr 2026

### Cost impact

Kitchen Fitter — additional labour **+£280.00**

Kitchen Fitter — additional materials **+£65.00**

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**Net variation** **+£345.00**

# Premier Kitchens SE

Unit 4, Ilderton Road Industrial, SE15 1NT

## INVOICE — INV-2026-KF01

Customer	Michael Harrison
Property	11 Station Approach, Sydenham, SE26 5BQ
Job	Kitchen installation — IKEA supply, full fit including worktops (inc. variation)
Quote ref	QT-2026-KF01
Invoice date	26 Apr 2026
Due date	10 May 2026

### Invoice lines

Description	Qty	Rate	Total
Kitchen Fitter labour — 5 days @ £280/day	5	£280.00	£1,400.00
Materials and supplies	1	£2,400.00	£2,400.00
VAR-01: Kitchen Fitter — additional labour	1	£280.00	£280.00
VAR-01: Additional materials	1	£65.00	£65.00
Labour subtotal			£1,680.00
Materials subtotal			£2,465.00
Subtotal			£4,145.00
VAT (20%)			£829.00

**Invoice total** **£4,974.00**

#### Payment terms

Payment due within 14 days of issue.

## SCOPE OF WORKS — SP-2026-KF01

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Company	Premier Kitchens SE (Premier Kitchens SE Ltd)
Customer	Michael Harrison
Property	11 Station Approach, Sydenham, SE26 5BQ
Job	Kitchen installation — IKEA supply, full fit including worktops

### Trade split

- Kitchen Fitter

### Agreed scope

- Remove units, worktop, splash
- Cap services
- Clear waste
- Base units, wall units
- Worktop template and fit
- Handles and fillers
- Plinth and cornice
- Reconnect sink and waste
- Reconnect hob gas/electric
- Test and handover

### Exclusions

- Appliance supply
- Electrical alteration beyond like-for-like
- Wall tiling
- Flooring

### Assumptions

- Customer has all IKEA units delivered and checked before start date
- Existing services in working order
- Walls sound and level

### Variation scope addition

#### **Wall not plumb — requires battening before wall units can be fitted**

Back wall out of plumb by 18 mm over 2.4 m. Wall units cannot be fitted safely. Requires timber battening to provide a plumb surface.

#### **Standard terms**

- Any deviation from this agreed scope must be notified promptly and recorded through the variation workflow before extra work proceeds.
- Hidden conditions, restricted access, substrate defects or service clashes may require variation review.
- Scope changes are not assumed by conduct alone and must be evidenced in writing via approved variation records.
- Both parties must disclose material information reasonably likely to affect safe access, sequencing or scope feasibility.

# Southwark Brickwork

Bricklayer

CSCS (CSCS-556729) · FMB (FMB-24810)

## QUOTE — QT-2026-B001

Customer	Richard Hughes · r.hughes@email.com · 07700 900901
Property	4 Priory Lane, Blackheath, SE3 9TL
Job title	Garden wall rebuild — 6 m boundary wall, 1.8 m high
Job reference	SP-2026-B001
Status	Accepted
Issued	24 Apr 2026
Expires	24 May 2026

## Scope packages

### Demolition and groundwork **£1,200.00**

- Demolish existing wall
- Clear rubble
- Excavate and pour foundations

### Brickwork **£2,100.00**

- Build 6 m x 1.8 m boundary wall in stock brick
- Flemish bond
- Coping stones

### Materials **£2,900.00**

- Stock bricks (approx 1,400)
- Mortar, sand, cement
- Coping stones
- DPC

## Exclusions

- Planning permission
- Party wall agreement
- Drainage diversion
- Fencing during build

## Assumptions

- Ground conditions suitable for strip foundation
- No underground services in foundation line
- Neighbour access agreed

Labour (5 days x £260)	£1,300.00
Materials	£2,900.00
Subtotal	£4,200.00
VAT (20%)	£840.00

**Quote total** **£5,040.00**

## VARIATION — VAR-2026-B001

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### Underground drainage found in foundation line — requires diversion

Trial dig revealed a live foul drain crossing the proposed foundation line. Must be diverted before pouring.

Status: Approved · Reviewed: 26 Apr 2026

### Cost impact

#### Additional trades called in

**Drainage contractor — Thames Drainage Solutions** **+£1,000.00**

– Divert 3 m foul drain run around new foundation

Labour: £680.00 · Materials: £320.00

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### Net variation

**+£1,000.00**

# Southwark Brickwork

34 Old Kent Road, SE1 5UB

## INVOICE — INV-2026-B001

Customer	Richard Hughes
Property	4 Priory Lane, Blackheath, SE3 9TL
Job	Garden wall rebuild — 6 m boundary wall, 1.8 m high (inc. variation)
Quote ref	QT-2026-B001
Invoice date	26 Apr 2026
Due date	10 May 2026

### Invoice lines

Description	Qty	Rate	Total
Bricklayer labour — 5 days @ £260/day	5	£260.00	£1,300.00
Materials and supplies	1	£2,900.00	£2,900.00
VAR-01: Drainage contractor — Divert 3 m foul drain run around new foundation	1	£680.00	£680.00
VAR-01: Drainage contractor — materials	1	£320.00	£320.00
Labour subtotal			£1,980.00
Materials subtotal			£3,220.00
Subtotal			£5,200.00
VAT (20%)			£1,040.00
CIS deduction (20% on labour £1,980.00)			-£396.00
<b>Invoice total</b>			<b>£5,844.00</b>

#### Payment terms

Payment due within 14 days of issue. CIS deduction applied to labour only.

## SCOPE OF WORKS — SP-2026-B001

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Company	Southwark Brickwork (Southwark Brickwork & Groundworks Ltd)
Customer	Richard Hughes
Property	4 Priory Lane, Blackheath, SE3 9TL
Job	Garden wall rebuild — 6 m boundary wall, 1.8 m high

### Trade split

- Bricklayer
- Drainage contractor

### Agreed scope

- Demolish existing wall
- Clear rubble
- Excavate and pour foundations
- Build 6 m x 1.8 m boundary wall in stock brick
- Flemish bond
- Coping stones
- Stock bricks (approx 1,400)
- Mortar, sand, cement
- Coping stones
- DPC

### Exclusions

- Planning permission
- Party wall agreement
- Drainage diversion
- Fencing during build

### Assumptions

- Ground conditions suitable for strip foundation
- No underground services in foundation line
- Neighbour access agreed

### Variation scope addition

#### **Underground drainage found in foundation line — requires diversion**

Trial dig revealed a live foul drain crossing the proposed foundation line. Must be diverted before pouring.

Additional trades: Drainage contractor (Thames Drainage Solutions)

#### **Standard terms**

- Any deviation from this agreed scope must be notified promptly and recorded through the variation workflow before extra work proceeds.
- Hidden conditions, restricted access, substrate defects or service clashes may require variation review.
- Scope changes are not assumed by conduct alone and must be evidenced in writing via approved variation records.
- Both parties must disclose material information reasonably likely to affect safe access, sequencing or scope feasibility.

# Green Ground Landscapes

Landscaper

BALI (BALI-10492) · APL (APL-7762)

## QUOTE — QT-2026-L001

Customer	Rachel Green · r.green@email.com · 07700 900012
Property	55 Verdant Way, Hither Green, SE13 5HN
Job title	Rear garden redesign — patio, raised beds, lawn and planting
Job reference	SP-2026-L001
Status	Accepted
Issued	24 Apr 2026
Expires	24 May 2026

## Scope packages

### Clearance and groundwork **£1,920.00**

- Strip existing, clear waste
- Level and grade
- Drainage runs where required

### Hard landscaping **£3,200.00**

- Porcelain patio 20 m<sup>2</sup>
- Raised sleeper beds
- Step construction
- Edge restraints

### Soft landscaping **£2,380.00**

- Topsoil and compost
- Turf 15 m<sup>2</sup>
- Planting scheme — specimen shrubs and perennials

## Exclusions

- Irrigation system
- Garden lighting electrical
- Fencing
- Tree removal (see tree surgeon)

## Assumptions

- Rear access for materials
- No significant root systems in patio zone
- Adequate drainage gradient

Labour (8 days × £240)	£1,920.00
Materials	£5,580.00
Subtotal	£7,500.00
VAT (20%)	£1,500.00

**Quote total **£9,000.00****

**VARIATION — VAR-2026-L001**

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**Buried concrete slab found — requires breaking out before patio can be laid**  
Old concrete slab discovered 150 mm below surface across 8 m<sup>2</sup> of proposed patio area. Must be broken out and removed.  
Status: Approved · Reviewed: 26 Apr 2026

**Cost impact**

Landscaper — additional labour **+£480.00**

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**Net variation** **+£480.00**

# Green Ground Landscapes

Unit 3, Ladywell Business Park, SE13 7HY

## INVOICE — INV-2026-L001

Customer	Rachel Green
Property	55 Verdant Way, Hither Green, SE13 5HN
Job	Rear garden redesign — patio, raised beds, lawn and planting (inc. variation)
Quote ref	QT-2026-L001
Invoice date	26 Apr 2026
Due date	10 May 2026

### Invoice lines

Description	Qty	Rate	Total
Landscaper labour — 8 days @ £240/day	8	£240.00	£1,920.00
Materials and supplies	1	£5,580.00	£5,580.00
VAR-01: Landscaper — additional labour	1	£480.00	£480.00
Labour subtotal			£2,400.00
Materials subtotal			£5,580.00
Subtotal			£7,980.00
VAT (20%)			£1,596.00

**Invoice total** **£9,576.00**

#### Payment terms

Payment due within 14 days of issue.

## SCOPE OF WORKS — SP-2026-L001

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Company	Green Ground Landscapes (Green Ground Landscapes Ltd)
Customer	Rachel Green
Property	55 Verdant Way, Hither Green, SE13 5HN
Job	Rear garden redesign — patio, raised beds, lawn and planting

### Trade split

- Landscaper

### Agreed scope

- Strip existing, clear waste
- Level and grade
- Drainage runs where required
- Porcelain patio 20 m<sup>2</sup>
- Raised sleeper beds
- Step construction
- Edge restraints
- Topsoil and compost
- Turf 15 m<sup>2</sup>
- Planting scheme — specimen shrubs and perennials

### Exclusions

- Irrigation system
- Garden lighting electrical
- Fencing
- Tree removal (see tree surgeon)

### Assumptions

- Rear access for materials
- No significant root systems in patio zone
- Adequate drainage gradient

### Variation scope addition

#### **Buried concrete slab found — requires breaking out before patio can be laid**

Old concrete slab discovered 150 mm below surface across 8 m<sup>2</sup> of proposed patio area. Must be broken out and removed.

#### **Standard terms**

- Any deviation from this agreed scope must be notified promptly and recorded through the variation workflow before extra work proceeds.
- Hidden conditions, restricted access, substrate defects or service clashes may require variation review.
- Scope changes are not assumed by conduct alone and must be evidenced in writing via approved variation records.
- Both parties must disclose material information reasonably likely to affect safe access, sequencing or scope feasibility.

# Canopy Tree Care

Tree Surgeon

Arb Association (AA-15928) · CSCS (CSCS-992047)

## QUOTE — QT-2026-TS01

Customer	Peter Whitfield · p.whitfield@email.com · 07700 900123
Property	The Gables, Shooters Hill, SE18 3JG
Job title	Crown reduction and dead-wooding — large oak, TPO protected
Job reference	SP-2026-TS01
Status	Accepted
Issued	24 Apr 2026
Expires	24 May 2026

## Scope packages

<b>Crown reduction</b>	<b>£900.00</b>
– Reduce crown by 2-3 m	
– Shape to natural form	
– Remove crossing branches	
<b>Dead-wooding</b>	<b>£400.00</b>
– Remove all deadwood over 50 mm dia.	
– Target hung-up limbs	
– Clear crown for light	
<b>Waste and chipping</b>	<b>£500.00</b>
– All arisings chipped on site or removed	
– Stump left at ground level	

## Exclusions

- Stump grinding
- Council TPO application (completed separately)
- Replanting
- Fence repair from access

## Assumptions

- TPO consent granted before start
- Ground conditions allow MEWP or climbing access
- No nesting birds at time of work

Labour (2 days × £350)	£700.00
Materials	£1,100.00
Subtotal	£1,800.00
VAT (20%)	£360.00

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<b>Quote total</b>	<b>£2,160.00</b>
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## VARIATION — VAR-2026-TS01

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### Large limb discovered with structural decay — requires sectional removal

Inspection during work revealed internal decay in a primary lateral branch. Sectional removal for safety, not covered in original scope.

Status: Approved · Reviewed: 26 Apr 2026

### Cost impact

Tree Surgeon — additional labour **+£350.00**

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**Net variation** **+£350.00**

# Canopy Tree Care

Depot C, Oxleas Wood Industrial, SE9 1TQ

## INVOICE — INV-2026-TS01

Customer	Peter Whitfield
Property	The Gables, Shooters Hill, SE18 3JG
Job	Crown reduction and dead-wooding — large oak, TPO protected (inc. variation)
Quote ref	QT-2026-TS01
Invoice date	26 Apr 2026
Due date	10 May 2026

### Invoice lines

Description	Qty	Rate	Total
Tree Surgeon labour — 2 days @ £350/day	2	£350.00	£700.00
Materials and supplies	1	£1,100.00	£1,100.00
VAR-01: Tree Surgeon — additional labour	1	£350.00	£350.00
Labour subtotal			£1,050.00
Materials subtotal			£1,100.00
Subtotal			£2,150.00
VAT (20%)			£430.00

**Invoice total** **£2,580.00**

#### Payment terms

Payment due within 14 days of issue.

## SCOPE OF WORKS — SP-2026-TS01

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Company	Canopy Tree Care (Canopy Tree Care Ltd)
Customer	Peter Whitfield
Property	The Gables, Shooters Hill, SE18 3JG
Job	Crown reduction and dead-wooding — large oak, TPO protected

### Trade split

- Tree Surgeon

### Agreed scope

- Reduce crown by 2-3 m
- Shape to natural form
- Remove crossing branches
- Remove all deadwood over 50 mm dia.
- Target hung-up limbs
- Clear crown for light
- All arisings chipped on site or removed
- Stump left at ground level

### Exclusions

- Stump grinding
- Council TPO application (completed separately)
- Replanting
- Fence repair from access

### Assumptions

- TPO consent granted before start
- Ground conditions allow MEWP or climbing access
- No nesting birds at time of work

### Variation scope addition

#### **Large limb discovered with structural decay — requires sectional removal**

Inspection during work revealed internal decay in a primary lateral branch. Sectional removal for safety, not covered in original scope.

#### **Standard terms**

- Any deviation from this agreed scope must be notified promptly and recorded through the variation workflow before extra work proceeds.
- Hidden conditions, restricted access, substrate defects or service clashes may require variation review.
- Scope changes are not assumed by conduct alone and must be evidenced in writing via approved variation records.
- Both parties must disclose material information reasonably likely to affect safe access, sequencing or scope feasibility.

## QUOTE — QT-2026-GB01

Customer	Tristan Wilson · T.wilson.95@icloud.com · 07700 900461
Property	18 Bridgeway Close, Peckham, SE15 3DW
Job title	Rear extension — single storey 4 m x 3 m with flat roof
Job reference	SP-2026-GB01
Status	Accepted
Issued	24 Apr 2026
Expires	24 May 2026

## Scope packages

### Foundations and groundwork **£5,400.00**

- Excavation
- Concrete strip foundations
- Below DPC blockwork
- DPM and hardcore

### Superstructure **£7,200.00**

- Blockwork walls to plate height
- Cavity insulation
- Lintels
- Wall plates

### Flat roof **£4,800.00**

- Joists and decking
- EPDM membrane
- Insulation above and below
- Fascia and soffit

### Internal and finishing **£5,100.00**

- Plasterboard and skim
- Internal door
- Window install
- Decoration

### External **£6,000.00**

- Render or facing brick
- Drainage connection
- Patio reinstatement

## Exclusions

- Planning application fees
- Building control fees
- Kitchen or bathroom fit-out within extension
- Electrical and gas services

## Assumptions

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- Building regs approved before start
- No party wall issues
- Ground conditions suit strip foundations
- Services clear of foundation line

Labour (20 days × £300)	£6,000.00
Materials	£22,500.00
Subtotal	£28,500.00
VAT (20%)	£5,700.00
<b>Quote total</b>	<b>£34,200.00</b>

## VARIATION — VAR-2026-GB01

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### Ground conditions require piled foundations — additional structural work needed

Trial dig found made ground and clay to 1.8 m — standard strip foundations not viable. Requires mini-piling and ground beams.

Status: Approved · Reviewed: 26 Apr 2026

#### Cost impact

General Builder (Multi-trade) — additional labour **+£2,400.00**

General Builder (Multi-trade) — additional materials **+£3,200.00**

#### Additional trades called in

**Piling contractor — Southwark Piling Co** **+£4,400.00**

– 12 x mini-piles with reinforced concrete ground beam ring

Labour: £2,800.00 · Materials: £1,600.00

**Structural engineer — BEK Structures** **+£800.00**

– Revised foundation design and calculations for mini-pile solution

Labour: £800.00 · Materials: £0.00

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#### Net variation

**+£10,800.00**

# Rhodes Building Services

Unit 22, Bermondsey Business Park, SE16 4DG

## INVOICE — INV-2026-GB01

Customer	Tristan Wilson
Property	18 Bridgeway Close, Peckham, SE15 3DW
Job	Rear extension — single storey 4 m x 3 m with flat roof (inc. variation)
Quote ref	QT-2026-GB01
Invoice date	26 Apr 2026
Due date	10 May 2026

### Invoice lines

Description	Qty	Rate	Total
General Builder (Multi-trade) labour — 20 days @ £300/day	20	£300.00	£6,000.00
Materials and supplies	1	£22,500.00	£22,500.00
VAR-01: General Builder (Multi-trade) — additional labour	1	£2,400.00	£2,400.00
VAR-01: Additional materials	1	£3,200.00	£3,200.00
VAR-01: Piling contractor — 12 x mini-piles with reinforced concrete ground beam ring	1	£2,800.00	£2,800.00
VAR-01: Piling contractor — materials	1	£1,600.00	£1,600.00
VAR-01: Structural engineer — Revised foundation design and calculations for mini-pile solution	1	£800.00	£800.00
Labour subtotal			£12,000.00
Materials subtotal			£27,300.00
Subtotal			£39,300.00
VAT (20%)			£7,860.00
CIS deduction (20% on labour £12,000.00)			-£2,400.00
<b>Invoice total</b>			<b>£44,760.00</b>

#### Payment terms

Payment due within 14 days of issue. CIS deduction applied to labour only.

## SCOPE OF WORKS — SP-2026-GB01

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<b>Company</b>	Rhodes Building Services (Rhodes Building Services Ltd)
<b>Customer</b>	Tristan Wilson
<b>Property</b>	18 Bridgeway Close, Peckham, SE15 3DW
<b>Job</b>	Rear extension — single storey 4 m x 3 m with flat roof

### Trade split

- General Builder (Multi-trade)
- Piling contractor
- Structural engineer

### Agreed scope

- Excavation
- Concrete strip foundations
- Below DPC blockwork
- DPM and hardcore
- Blockwork walls to plate height
- Cavity insulation
- Lintels
- Wall plates
- Joists and decking
- EPDM membrane
- Insulation above and below
- Fascia and soffit
- Plasterboard and skim
- Internal door
- Window install
- Decoration
- Render or facing brick
- Drainage connection
- Patio reinstatement

### Exclusions

- Planning application fees
- Building control fees
- Kitchen or bathroom fit-out within extension
- Electrical and gas services

### Assumptions

- Building regs approved before start
- No party wall issues
- Ground conditions suit strip foundations
- Services clear of foundation line

### Variation scope addition

#### **Ground conditions require piled foundations — additional structural work needed**

Trial dig found made ground and clay to 1.8 m — standard strip foundations not viable. Requires mini-piling and ground beams.  
Additional trades: Piling contractor (Southwark Piling Co), Structural engineer (BEK Structures)

**Standard terms**

- Any deviation from this agreed scope must be notified promptly and recorded through the variation workflow before extra work proceeds.
- Hidden conditions, restricted access, substrate defects or service clashes may require variation review.
- Scope changes are not assumed by conduct alone and must be evidenced in writing via approved variation records.
- Both parties must disclose material information reasonably likely to affect safe access, sequencing or scope feasibility.

## QUOTE — QT-2026-PM01

Customer	Fiona Stewart · f.stewart@email.com · 07700 900562
Property	42 Montpelier Row, Blackheath, SE3 0RW
Job title	Multi-room maintenance package — landlord preparation for new tenancy
Job reference	SP-2026-PM01
Status	Accepted
Issued	24 Apr 2026
Expires	24 May 2026

## Scope packages

### Electrical safety **£980.00**

- EICR test and report
- Replace 4 x faulty sockets
- Smoke alarm install (all floors)
- CO detector install

### Plumbing repairs **£740.00**

- Fix leaking kitchen tap
- Replace bathroom basin taps
- Service boiler
- Bleed all radiators

### Joinery repairs **£480.00**

- Repair hollow-core internal door
- Refit 3 x loose door handles
- Adjust sticking window

### Decoration **£1,200.00**

- Touch-up paint hallway and stairs
- Full redecorate bathroom
- Mould treatment and paint bedroom 2

### General maintenance **£800.00**

- Refix loose skirting
- Seal around bath
- Draught-proof front door
- Fix garden gate latch

## Exclusions

- Major plumbing replacement
- Full rewire
- Roof repairs
- Garden landscaping
- Structural work

# Assumptions

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- Property vacant on scheduled days
- All keys available
- Boiler serviceable (not condemned)
- No asbestos present

Labour (6 days × £260)	£1,560.00
Materials	£3,640.00
Subtotal	£5,200.00
VAT (20%)	£1,040.00

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**Quote total** **£6,240.00**

## VARIATION — VAR-2026-PM01

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### **Boiler condemned during service — requires replacement**

Gas Safe inspection found cracked heat exchanger. Boiler condemned as immediately dangerous. Emergency replacement required.

Status: Approved · Reviewed: 26 Apr 2026

### **Cost impact**

Property Maintenance (Multi-trade) — additional labour **+£600.00**

Property Maintenance (Multi-trade) — additional materials **+£1,800.00**

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### **Net variation**

**+£2,400.00**

# AllFix Property Services

88 Lewisham High Street, SE13 5JR

## INVOICE — INV-2026-PM01

Customer	Fiona Stewart
Property	42 Montpelier Row, Blackheath, SE3 0RW
Job	Multi-room maintenance package — landlord preparation for new tenancy (inc. variation)
Quote ref	QT-2026-PM01
Invoice date	26 Apr 2026
Due date	10 May 2026

### Invoice lines

Description	Qty	Rate	Total
Property Maintenance (Multi-trade) labour — 6 days @ £260/day	6	£260.00	£1,560.00
Materials and supplies	1	£3,640.00	£3,640.00
VAR-01: Property Maintenance (Multi-trade) — additional labour	1	£600.00	£600.00
VAR-01: Additional materials	1	£1,800.00	£1,800.00
Labour subtotal			£2,160.00
Materials subtotal			£5,440.00
Subtotal			£7,600.00
VAT (20%)			£1,520.00
CIS deduction (20% on labour £2,160.00)			-£432.00
<b>Invoice total</b>			<b>£8,688.00</b>

#### Payment terms

Payment due within 14 days of issue. CIS deduction applied to labour only.

## SCOPE OF WORKS — SP-2026-PM01

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<b>Company</b>	AllFix Property Services (AllFix Property Services Ltd)
<b>Customer</b>	Fiona Stewart
<b>Property</b>	42 Montpelier Row, Blackheath, SE3 0RW
<b>Job</b>	Multi-room maintenance package — landlord preparation for new tenancy

### Trade split

- Property Maintenance (Multi-trade)

### Agreed scope

- EICR test and report
- Replace 4 x faulty sockets
- Smoke alarm install (all floors)
- CO detector install
- Fix leaking kitchen tap
- Replace bathroom basin taps
- Service boiler
- Bleed all radiators
- Repair hollow-core internal door
- Refit 3 x loose door handles
- Adjust sticking window
- Touch-up paint hallway and stairs
- Full redecorate bathroom
- Mould treatment and paint bedroom 2
- Refix loose skirting
- Seal around bath
- Draught-proof front door
- Fix garden gate latch

### Exclusions

- Major plumbing replacement
- Full rewire
- Roof repairs
- Garden landscaping
- Structural work

### Assumptions

- Property vacant on scheduled days
- All keys available
- Boiler serviceable (not condemned)
- No asbestos present

### Variation scope addition

#### **Boiler condemned during service — requires replacement**

Gas Safe inspection found cracked heat exchanger. Boiler condemned as immediately dangerous. Emergency replacement required.

#### **Standard terms**

- Any deviation from this agreed scope must be notified promptly and recorded through the variation workflow before extra work proceeds.

- Hidden conditions, restricted access, substrate defects or service clashes may require variation review.
- Scope changes are not assumed by conduct alone and must be evidenced in writing via approved variation records.
- Both parties must disclose material information reasonably likely to affect safe access, sequencing or scope feasibility.