Persimmon (North West)  
30-34 Crofts Bank Road  
Urmston  
M41 0UH

**F.A.O. A. N. Other QS**

**Date: 01/01/2023**

# RE: Site Name and Address Here

Dear Sirs,

Thank you for your enquiry in regard to the above site. We have pleasure in submitting our quotation which is subject to our Terms and Conditions included.

## Specification

### Specification for Tile TLE

Supplying and laying Tile TLE. Tiles to be fitted in accordance with manufacturers fixing recommendations.

Supplying and laying to main roofs, VP300 50m x 1m Breathable underlay with 150mm laps and secured in conjunction with the tiling battens.

Supplying and fixing 50mm x 25mm treated sawn softwood battens to BS 5534:2014+A2:2018 suitable for rafter spacing’s not exceeding 600mm centres nailed to rafters with galvanised nails.

*Including*

* Dry Ridge with Ridge tile
* Dry Hips with Hip Tile, no allowance for Block Ends
* Dry Verge, Coursed with End Caps
* GRP Valley
* Eave formed, Eave Support Tray, 10mm Over Facia Vent and Roll out Rafter Tray in open roof spaces
* Eave formed, Eave Support Tray, 25mm Over Facia Vent and Roll out Rafter Tray in lived in roof spaces

## TENDER Documentation Issues

* No Allowance for tile vents, appear to be shown on site plan but not in all elevations (shown in Alnwick). See separate vent tile allowance below
* Clandon Plus elevations provided are from Maghull, School Lane rather than pack elevations like others
* Rufford Lower level - 22°, out of spec for TLE. Allowed for at 22.5°
* All garages allowed for as Standalone

## General notes to the Site

The following apply:

* No allowance for steps or staggers.
* All porches, lower levels etc to match main roof
* All pitched dormers are allowed as GRP - Tiled
* No allowance for Vent Tiles, to per charged per vent tile as required
* We have NOT allowed for cutting our joints with a disc cutter to facilitate fitting lead flashings.
* Joints should be raked our when the wall is constructed.
* We will remove all our rubbish from the scaffold to Skips/Bins provided by others.
* All valley boards should be laid flush with the tops of the rafter as recommended by the NHBC.
* We have assumed that suitable scaffold loading bays will be erected prior to felting or battening of main roofs and that mechanical loading to the bays will be available and provided by you.

## Leadwork General Notes

All vertical surfaces and brick/block surfaces requiring Lead should be boarded by others prior to Leadwork taking place. Flashing to Cavity Trays with turn downs

All Leadwork to be treated with 2 coats of patination oil and fixed as per the Lead Sheet Association requirements but not inclusive of cleaning render or plaster off the Lead.

1. Code 4 flashing to abutments

## Terms

Net Cash or Monthly to approved accounts. Not inclusive of VAT

Our rates will remain firm for work carried out up to the 31st March 2023. After these dates our rate will be subject to revision. Our Leadwork rates will be subject to change if the cost price of lead alters significantly.

Please pay particular attention or conditions 5 and 7 of our terms re: Offloading and Scaffold.

We shall be pleased to quote you an extra over price for any variations from the specification detailed in our quotation upon request.

We would be pleased to provide prices on receipt of detailed drawings, fitting instructions and specifications for any additional roofs, solar panels, tile vents or items not allowed for within our quotation.

**Tile Vents fitted will be charged at £150.00 each, at the request of the site supervisor.**

To carry out the above works per house type please see the Schedule at the end of this Document.

If we can be of any further service, please do not hesitate to contact us.

Yours faithfully,

**Example customer**

Unit E, Kach Business Park

Pottery Road

Bovey Tracey

TQ13 9TZ

Tele: 02070623900

Email: examplecustomer@example.com

## Terms and Conditions

GENERAL

All quotations are given and Contracts made by Example customer, (hereinafter called “The Company”) subject to the following terms and conditions which are in lieu of all other conditions or warranties of every kind whether express or implied by law or otherwise which are hereby expressly excluded.

TERMS OF PAYMENT

All payments are to be made to the Company at its Head Office and are due on request as the work proceeds, whether this is subject to the satisfaction of third parties or otherwise. No discrepancy in the Company’s account will be accepted as a reason for withholding payment on the due date but adjustment of any error will be made subsequently. Deductions or set-off for counter-claims are not permitted unless liability for such counter claim and the amount involved has been agreed by the Company in writing. No cash discount is allowed except where shown on the Company’s quotation.

CONDITIONS

1. Orders are accepted and terms for delivery or completion of work are conditional on our being able to obtain the necessary labour and materials. We can accept no responsibility if we are delayed or prevented from delivering goods or materials or executing work from any causes beyond our control, including Act , force majeure, war or hostilities, legislation, Government order or direction, any strike, lock-out, lab our disturbance, civil commotion, , fire, accident, breakdown of machinery, or any lack or shortage of labour or materials, or any reduction or stoppage of output at the works of makers of any goods or materials required and in any such case we are to be released from any obligation to complete our contract with the customer by a particular time but without prejudice to our right to recover payment for goods or material already delivered or work already done. In particular, we are in no circumstances to be liable for any consequential loss or damage sustained by the customer for any cause.
2. Prices are quoted on a day to day basis and are subject to variation without notice. Unless otherwise expressly agreed to by us in writing our prices for goods or work are based on the cost to us of goods or materials, labour and transport (including the cost of conforming to obligations imposed by statute or Government Order) ruling at the date when such prices were quoted or in the absence of a quotation when such prices were agreed. In the event of the cost to us of obtaining or delivering the goods or materials or executing the work in question being increased directly or indirectly by reason of any subsequent fluctuation in such cost or legislation we reserve the right to make a corresponding increase in our prices to meet any such fluctuation.
3. All quotations are subject to alteration without notice and to acceptance within seven days and are subject to confirmation after adequate scrutiny of final drawings. If it becomes necessary for the customer to cancel, for any reason, an order placed with the Company, then such cancellation will be accepted only on the following conditions:-
4. That materials ordered specifically for the contract will be paid for by the customer unless we are able to arrange cancellation with our suppliers.
5. That all costs incurred by us (including administration, drawing office and transport costs) in dealing with the order, together with any cancellation charges imposed by our suppliers will be chargeable to the customer.
6. Prices quoted and all orders accepted and contracts made are subject to suspension or cancellation by the Company at any time under the following conditions:-
7. In the event of the carrying out of the orders and/or contracts being hindered or prevented by the matters set out in Condition 1 hereof.
8. In the event of non-approval of the credit account.
9. In the event of failure by the customer to make a payment when due.
10. In the event of insolvency of the purchaser.
11. (a) Where delivery by road to the site is included the quotation is subject to the road by the shortest route to the site being in good order and condition and the customer shall be liable for any increased cost where any other route has to be used. Where delivery to the site necessitates a vehicle leaving a public road the customer shall be liable for any resultant accident or damage. The customer to unload vehicles and stack materials close and convenient to the buildings on which work is to be done and to be responsible for their proper storage and safe custody and hoisting and distributing them as required to suit our operations free of cost to us.

(b) Where delivery is by rail the customer is responsible for promptly clearing the railway truck, carting and stacking materials carefully on site close to the buildings on which work is to be done.

(c) Any loss or damage occurring during unloading or stacking materials shall be the responsibility of the customer.

6. Materials on site, supplied by the Company, to remain its property until fixed or paid for and may be removed by the Company at any time. Surplus materials to be purchased by the customer at current market prices at the Company’s option. Damaged materials and waste to be left on site for disposal by customer.

7. Unless otherwise stated, customer to provide, erect, dismantle and remove all necessary plant and scaffolds in accordance with current Construction Regulations free of cost to the Company. For ceiling and lining work close boarded scaffolding to be provided, moved and fully maintained, all to our requirements. For roofing work the working platform to be not more than 2.5 ft. below eaves level. Health and welfare facilities to be provided free by the customer in accordance with current regulations. Customer to provide prepared bedding materials free of cost to us.

8. The customer is to have all work and scaffolds ready so that the Company’s workmen are not delayed, and the work is to be carried out in normal working hours and without interruption. Any lost time incurred or any additional travelling time or overtime necessary due to interruption or delay outside the Company’s control is to be signed for by the Clerk of Works or other responsible official and will constitute an additional charge.

9. Samples submitted for approval must be accepted as showing substance and general character only. The Company’s liability as to correspondence of the bulk with the sample shall be limited to substance and general character. Colour, size, thickness or shape cannot be guaranteed. Glazed tiles are not guaranteed against crazing. No claims in respect of variations in shades can be entertained after goods have been fixed.

10. The Company can accept no responsibility for defects due to deviations from the British Standard Codes of Practice in the plan or design of the work ordered. All contracts to be subject to re-measurement on completion. Where the contract is based upon a priced Bill of Quantities, quantities and measurements shall be in accordance with the standard method adopted by the Royal Institute of Chartered Surveyors.

11. Unless otherwise stated the Company’s quotation includes for roofs up to 20 ft. from ground level to eaves. An extra charge will be made where the eaves level is above that height and in these circumstances customer to provide platform type power hoist for our free use.

12. Where the quotation includes for fixing felt and battens and/or boards this work shall be done by the Company’s slater’s and tiler’s unless otherwise agreed. No provision has been made for flashings, gutters etc. or other attendant items normally executed by other trades.

13. Whilst our workmen are instructed to exercise due care we can accept no responsibility for damage to surrounds or the fabric or contents of buildings of the work of other trades however caused.

14. The customer warrants that all applicable lawful requirements have been complied with and indemnities the Company against any costs or liability whatsoever resulting from any failure to do so.

15. Customer to provide artificial lighting and power to our requirements at the point of working free of cost to us, but in the event of no suitable electrical power being available on the site, any additional costs incurred by us, to be charged extra to the contract.

16. Unless specifically agreed in writing no deductions for retention are to be made by the customer in respect of the contract. In those instances where we have agreed to the Main Contractor deducting retention money and if, under the Main Contract, the Employer of the Main Contract holds back retention money attributable to our sub-contract Works, the interest of the Main Contractor in such retention money shall be fiduciary as Trustee for us until such time as our account for the sub-contract works shall have been paid in full.

17. Unless otherwise agreed by the Company in writing, the above terms and conditions shall apply to all orders placed and all contracts made with the Company. Any stipulations or conditions contained in a purchaser’s order form which conflict with any of these terms and conditions, or in any way qualify or negative the same, shall be inapplicable to any contract made with the Company.

18. This quotation and any contract made by the Company are to be governed by English law.

**Schedules**

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| --- | --- | --- | --- | --- | --- | --- |
| **Plot  Reference** | **Plot Description** | **Main Roof** | **Garage** | **Porch** | **Lower Level** | **Total** |
| ALN-END | Alnwick - End | £ 923.36 |  | £ 448.71 |  | £ 1,372.07 |
| ALN-MID | Alnwick - Mid | £ 842.02 |  | £ 448.71 |  | £ 1,290.73 |
| CHE | Chedworth | £ 1,683.31 |  | £ 447.12 |  | £ 2,130.43 |
| CLN | Clandon Plus | £ 2,236.27 |  | £ 447.12 |  | £ 2,683.40 |
| CLY | Clayton Corner | £ 1,451.74 |  | £ 450.79 |  | £ 1,902.52 |
| HNB-END | Hanbury - End | £ 1,036.49 |  | £ 510.06 |  | £ 1,546.55 |
| HNB-MID | Hanbury - Mid | £ 935.42 |  | £ 510.06 |  | £ 1,445.47 |
| HNB-SMI | Hanbury - Semi | £ 1,998.75 |  | £ 1,020.11 |  | £ 3,018.86 |
| HTF | Hatfield | £ 1,821.85 |  | £ 370.55 |  | £ 2,192.40 |
| KND | Kendal | £ 2,155.27 |  | £ 363.67 |  | £ 2,518.94 |
| MSL-END | Moseley - End | £ 1,011.80 |  | £ 366.68 |  | £ 1,378.48 |
| MSL-MID | Moseley - Mid | £ 910.17 |  | £ 366.68 |  | £ 1,276.85 |
| MSL-SMI | Moseley - Semi | £ 1,942.69 |  | £ 733.36 |  | £ 2,676.05 |
| ROS | Roseberry | £ 2,098.82 |  | £ 450.79 | £ 365.52 | £ 2,915.13 |
| RUF-DET | Rufford - Detached | £ 1,343.68 |  |  | £ 658.59 | £ 2,002.27 |
| RUF-SMI | Rufford - Semi | £ 2,511.07 |  |  | £ 1,317.19 | £ 3,828.25 |
| SOU-END | Souter - End | £ 1,737.57 |  | £ 425.80 |  | £ 2,163.37 |
| SOU-MID | Souter - Mid | £ 1,628.37 |  | £ 425.80 |  | £ 2,054.17 |
| SOU-SMI | Souter - Semi | £ 3,302.26 |  | £ 572.75 |  | £ 3,875.01 |
| TIV | Tiverton | £ 1,984.44 |  | £ 450.79 |  | £ 2,435.23 |
| WIN | Winster | £ 2,446.20 |  | £ 450.79 |  | £ 2,896.99 |
| Z-GDBL6.7 | Garage - Double (6.7m Ridge) |  | £ 1,168.43 |  |  | £ 1,168.43 |
| Z-GDBLHIP | Garage - Double (Hipped) |  | £ 1,661.45 |  |  | £ 1,661.45 |
| Z-GDBLPYR | Garage - Double (Pyramid 7.2m) |  | £ 1,890.81 |  |  | £ 1,890.81 |
| Z-GSNG3.5 | Garage - Single (3.5m Ridge) |  | £ 689.70 |  |  | £ 689.70 |
| Z-GTWN6.7 | Garage - Twin (6.7m Ridge) |  | £ 1,226.93 |  |  | £ 1,226.93 |
| Z-GTWNPYR | Garage - Twin (Pyramid 7.2m) |  | £ 1,949.31 |  |  | £ 1,949.31 |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  | £ 56,189.80 |