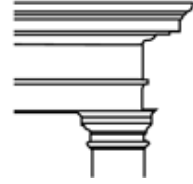


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Dear Nigel,

Further to your meeting with Ian Scothern at The White Horse Public House last Thursday, we are now in a position to give you the quotations you require based upon the following:

Works that we have not included for:

A. Work to be carried out by volunteers

- Removal and disposal of fixtures and fittings
- Removal and disposal of carpets and underlay
- Removal and disposal of any other floor surfaces, i.e. floor tiles, vinyl, paint etc
- Removal and disposal of all wallpaper as necessary
- Removal and disposal of all loose equipment and furniture

B. We have assumed that the new extension does not require any work whatsoever - nothing included for.

C. We have included for re-plumbing works i.e. pipework and fittings but we have assumed the existing sanitaryware fittings and sinks will still be used.

D. We have not included for the surveying, testing nor removal of any asbestos that may be encountered during the work.

Works that we have included for:

EXTERNALLY

1. To all chimney stacks, erect scaffolding and re-point brickwork, remove unsound bricks and replace. Remove unsound rendering and re-render with 2 coats sand / cement render. Removal and replacement of haunching, rebedding of chimney pots and replacement of missing pots.

2. To the pantile roofing where leaks are occurring - remove tiles and repair underfelt and replace existing tiles. Re-bed loose ridge tiles and replace broken ones.

3. We could not ascertain the condition of the leadwork flashings and have therefore included a sum of £2,000.00 in the quotation for the inspection, replacement and repairs.

GUTTERS

1. Clean out
2. Fix all leaks
3. Re-align gutters to correct falls

DOWNPIPES

1. Clean out
2. Fix all leaks
3. Replace missing brackets

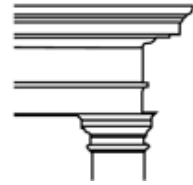
FLAT ROOFING

1. Remove leaking flat roof coverings and replace with new roof coverings, either felt, plastic, or GRP



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2. Note we have not included for the replacement of any timber roof boarding, joisting, noggins, fillets or upstands, - it is assumed that all timberwork is of a sound condition.

RENDER

1. Assess and inspect all render to the whole of the building. We have included for the removal of 80m² of existing render and replacing with 2 coats of sand/cement render. We have not included for any redecoration.

WINDOWS

1. All windows except the new extension to be removed and replaced with modern double glazed windows to match the style of the existing windows.

DOORS

1. We have included for replacing 3nr external doors and frames with new in a style to match the existing

INTERNALLY

1. We have allowed for the removal of 120m² of defective plastering and replacement with either two coat plaster or plasterboard fixed on dabs of adhesive with a skim finish including any dubbing out as necessary.

2. To all other areas we have included for making good plastering to holes, where fixings are removed and electrical chases etc

ELECTRICAL, FIRE ALARM AND EMERGENCY LIGHTING INSTALLATIONS

1. Test the whole of the electrical installation throughout the building and carry out re-wiring to the relevant areas as necessary.

2. Strip out redundant wiring and equipment and replace as required

3. On completion, test the whole of the installation and issue the necessary certification

4. To the fire alarm installation, test, replace wiring and equipment as necessary and issue the required certification

5. All builders works in connection with the above installations are included for

PLUMBING

1. Re-plumb the whole building as necessary including removing the existing installation where incorrect procedures have been used and replace with modern materials and fittings

2. Re-design the system to accommodate the final layouts of the building

3. Insulate pipework where required

4. Test on completion and issue certification

CENTRAL HEATING

1. Strip out the existing system and design and fix a new heating system separating the living accommodation from the rest of the public house

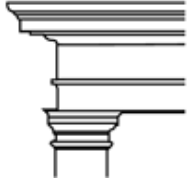
2. Both systems to be based upon gas fire boiler installations including radiators, new hot water cylinders, timers, thermostats, etc

3. All builders works in connection with the above installations are included for

DAMP PROOFING

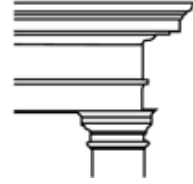
1. Carry out survey of all areas and install injected approved DPC system including removal of internal plaster up to 1200mm and re-plastering with a sand / cement render and inhibitor.

2. Provide a 20 year insurance backed guarantee



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PRELIMINARIES

1. We have included for a site foreman, van, travelling expenses, insurances, creation of a compound area, skips, small tools and scaffolding.

TOTAL NETT QUOTATION £129,670.00 excluding VAT

Separate Quotes

1. Remove and replace in the kitchen areas the wall coverings and install new 'Whiterock' wall boarding including all trims, based on 80m², **total nett cost £9,700.00 excluding VAT**

2. Supply and installation of 350mm thick insulation to the roof void including clearing out the roof space, **total nett cost £3,146.00 excluding VAT**

We trust that these quotations are acceptable and if you require any further details then please do let us know.

We anticipate the work would take 12 working weeks with a lead in period of 2 weeks. Our payment terms would be based on monthly valuations at the month end with payment received within 7 days of the valuation.

Assuring you of close attentions at all times.

Kind Regards

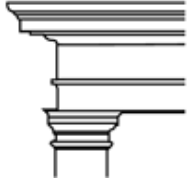
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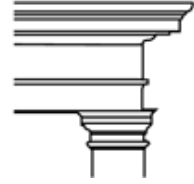
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