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Attention Ian Rostron
Halebourne Developments Ltd
Halebourne House
Halebourne Lane
Chobham
Surrey
GU24 8SL

18th September 2015

Dear Ian

Estimate (subject to our standard terms & conditions)

The Ridge, Ridgemount Road, Sunningdale

Further to my recent site survey I have pleasure in showing the cost to supply wood flooring as detailed below.

As discussed the wood selected is no longer available from the UK distributors as a stock item. They are able to supply the wood for the quantity required but only on a batch order basis and the goods will take approximately 90 days for delivery but delivery will be confirmed after ordering.

Specification

Supply Rustic Oak Carbonised engineered timber (Sample no W1025) board size 180mm x 20mm x 1900mm with UV oiled finish to areas in apartments as detailed below based on Interior specification Schedule – Revision G.

Plot No:	Areas Included
1	Guest Bedroom & Drawing Room
2	Dining Room & Drawing Room
2	Dining Room & Drawing Room
4	Guest Bedroom & Drawing Room
5	Dining Room & Drawing Room
6	Dining Room & Drawing Room
7	Dining Room & Drawing Room
8	Dining Room & Drawing Room
9	Dining Room & Drawing Room Including Snug
10	Dining Room & Drawing Room Including Snug

The total material required to cover the above areas including 5% cutting waste is 820m² supply only @ £50.20m²

Total cost to supply only wood delivered to site £41,164.00 + VAT

Payment terms to be agreed but a deposit will be required with order.

Please advise if you require any additional materials to be ordered for repairs or replacement due to building works continuing after laying. Small quantities will not be available to order after initial order is placed and will need to be ordered with bulk order.

Continued Over

The Ridge, Ridgemount Road, Sunningdale

Further to my recent site survey I have pleasure in showing the cost to install wood flooring as detailed below.

Specification

Supply & apply 2 coats Sikabond Rapid liquid DPM to builders finish concrete sub floor. To lay Supply Rustic Oak Carbonised engineered timber (Sample no W1025) board size 180mm x 20mm x 1900mm with UV oiled Flooring stuck direct with liquid batten flexible adhesive as required.

Finishes (as discussed with Rob Stone on site)

Fire hearths - 80 -90mm wide reduced width board mitred around fire hearth

Patio windows – Oak stop end expansion bar to be stained to match and fitted as required at door thresholds.

Electricity floor boxes – Wood to be cut into raised external frame set at 23mm higher than existing concrete floor and wood installed into top of internal frame. (Frame to have a 21mm minimum inset.

Tiled floor finishes – Tiled floors at adjacent rooms to wooden areas to be finished with metal up stand to edge of tiles. Wood flooring to be installed with a “credit card gap” against metal up stands. Minimum height of finished tiles to be 23mm above finished screed level. No allowance for transitional trims has been made in the following costings if there are differences in height between the wood and tiled areas and are chargeable as extra if required.

Expansion gaps at edges – Floors to be installed prior fitting of skirting. Expansion gaps to be covered by skirting installed by others.

Labour costs (including adhesive and trims listed above)

Plot No:	Areas Included	
1	Guest Bedroom & Drawing Room	£3156.00 + VAT
2	Dining Room & Drawing Room	£3740.00 + VAT
3	Dining Room & Drawing Room	£3740.00 + VAT
4	Guest Bedroom & Drawing Room	£3156.00 + VAT
5	Dining Room & Drawing Room	£2813.00 + VAT
6	Dining Room & Drawing Room	£3001.00 + VAT
7	Dining Room & Drawing Room	£3001.00 + VAT
8	Dining Room & Drawing Room	£2813.00 + VAT
9	Dining Room & Drawing Room Including Snug	£4487.00 + VAT
10	Dining Room & Drawing Room Including Snug	£4487.00 + VAT
Total Cost of above labour & ancillary Materials		£34393.00 + VAT

Continued Over

Additional application and polish of a UV oil – Optional if required

The above wood is pre finished with a UV oil and does not require further finishing on site. In circumstances where building work continues after installation an additional coat of oil can be applied after completion of building works. This will enhance the finish and the process of applying the oil with a buffer can help polish out minor dust scratches. The costs below are based on supplying & applying additional UV oil at a later date in a separate visit to site.

Plot No:	Areas Included	
1	Guest Bedroom & Drawing Room	£703.00 + VAT
2	Dining Room & Drawing Room	£838.00 + VAT
3	Dining Room & Drawing Room	£838.00 + VAT
4	Guest Bedroom & Drawing Room	£703.00 + VAT
5	Dining Room & Drawing Room	£623.00 + VAT
6	Dining Room & Drawing Room	£666.00 + VAT
7	Dining Room & Drawing Room	£666.00 + VAT
8	Dining Room & Drawing Room	£623.00 + VAT
9	Dining Room & Drawing Room Including Snug	£998.00 + VAT
10	Dining Room & Drawing Room Including Snug	£998.00 + VAT
Total Cost of above labour & oil		£7655.00 + VAT

Items NOT included in above costing

- No allowance has been made for the supply & laying of latex screeding if required. This is not usually required on a newly laid concrete subfloor.
- No allowance has been made in above costing for transition bars between the wood and other floor coverings at entrances and also at fire hearths etc. Allow a pc sum of £20.00 lin m.
- No allowance has been made to protect the floor after installation. Rob Stone has said Halebourne will provide and apply protection for floors after installation.

IMPORTANT NOTE

1. When using wood flooring over under floor heating the surface temperature should not exceed 27 degrees Celsius including under any rug or fixed items installed on top of flooring.
2. Strict temperature controls of the under floor heating before, during and immediately after installation must be followed.
3. Flooring must be acclimatised on site 3 days before installation and secure storage conditions in the areas to be fitted are required.

Payment terms:

To be confirmed for Materials. Payment of labour is due 14 days after invoicing on completion of each plot.

Delivery

See note above re special order of materials. Please allow 21-28 days for supplying of labour.


Customers notes.

1. Door clearances to be satisfactory prior to our arrival.
2. Estimate based on installation on a continual basis per plot.

I trust this estimate meets with your approval and it is guaranteed for a period of 21 days from the above date. Thereafter it may be subject to change without notification if a manufacturer's price increase prevails. If there are any further points you may wish to discuss or alternative options you may require a cost for please do not hesitate to contact me.

Assuring you of our best attention at all times.

Yours Sincerely

A handwritten signature in black ink, appearing to read "D. Guyan". The signature is fluid and cursive, with a prominent initial "D" and a trailing flourish.

David Guyan (contract sales)