£110,000 to £154,500 to build, before VAT.

Two contractors priced the same scope of works in March 2024, £44,500 apart. A clear scope is what lets you compare them like for like.

TENDER	EX VAT	INC VAT
Tender A	£154,500	£185,400
Tender B	£110,000	£132,000
Gap	£44,500	£53,400

Tender figures, March 2024. Contractor names withheld.

TENDER A BY PACKAGE, EX VAT

PACKAGE	SHARE	PRICE	SCALE £0 TO £55K
Construction, incl. £30,000 windows and doors allowance	33%	£50,300	
Finishes, labour only	21%	£33,160	
Plumbing and heating	18%	£27,450	
Preliminaries	11%	£17,300	
Demolition	7%	£11,100	
Data and electrical	6%	£9,690	
Structure, provisional sum	4%	£5,500	
Total		£154,500	

NOT IN EITHER PRICE

1. Flooring, tiles, bathroom suites and kitchen units, supplied by the client
2. Decoration
3. Most loft works, priced as a later phase
4. Structure as a provisional sum until the engineer's drawings
5. Party wall costs, if any