

	COTSWOLD HOUSE BUILDERS	
Rev#		
DD.MM.YYY		
Plot X, XXXXX		
Item	Comment	Cost
Deposit	CHB - £10,000 agreed as deposit due to amount of work required. To be reduced from final sales value	£0
Platform for sauna and Jacuzzi	CHB - 6x3m platform agreed on site to be done with block paving and have 2 x 32a electrical feed Client - Confirmed. Investigating sauna options some require 40A feed (i.e. 8 or 9kW). In practice what would the difference in cost / difficulty be? Feed for hottub looks good at 32A CHB - We have laid 2 armoured cables. the electrician has fused accordingly so no more difficult. Awaiting confirmation of change to cost but unexpected.	£ 4,500.00
Steps from patio to to jacuzzi	CHB - Allowance for steps from the patio to jacuzzi. To be done in patio slabs and stepped. Retaining required. Potentailly to be reduced. Client - OK to proceed.	£ 1,500.00
Workshop platofrm	CHB - 6x4m platform beside garage. With patio surround to match rear garden pation slabs and connecting to main patio. To include, water, drainage, electric and ethernet. refer to drawing XXXXX Client - OK - please let us know likely costs and we'll decide how to proceed. CHB - Provisional sum of £6000. This is for all utility connections, base for workshop and stepped path to rear patio. Includes splitting of the 3 phase power supply for utility in garage and EV charger. Client - OK - does that include delivering 3-phase to the workshop? This isn't critical, but it would offer some future-proofing. CHB - We have had to split the 3 phase supply into 3 tails. This gives 1 for the garage, 1 for EV charger and 1 for workshop. That will give you plenty of power in each. Can you confirmin the wattage of the kiln?	£ 6,000.00
Kitchen design	CHB - This property comes with a paid for kitchen and appliances as to the show house speicification with free ability to choose from a selection of siemens or neff appliances, worktops and colour palletes. Please can you provide an update following introduction to kitchen supplier? Client - Being worked through with kitchen designer CHB - note, met with kitchen designer today and a substantial upgarde to specification. If not ordered by 29/4 there will be an effect due to factory cut off points to completion date. However we want you to make sure you get the kitchen right for you Client - Changes made and agreed. Manufacturing slot confirmed - finalising details with Kitchen designer	£ 687.00
Rear patio and retaining	CHB - As discussed on site and referring to drawing XXXXX. £3,000 fixed sum. Client - Agreed	£3,000
Additional utility area in garage	CHB - For washing machine, tumble dryer and sink. Enough space for 3D printer and laser. We'll measure this out with you to confirm design on next visit. refer to markings on-site. Client - OK CHB - For clarity, KHD only delivering base build. No units, tumble dryer, washing machine and sink supplied. Plastered and painted room with water supply, extractor, lighting and insulated floor to be supplied. Client - Understood	£ 4,000.00

Cat door	CHB - To be installed in utility door. To be supplied by client	£100
Wall in main bedroom	CHB - dimensions to be confirmed. Currently 2.5m wide with double sockets and light switches on either side Client - We think we worked this out as 2.8m wide. Our current set up at home is 2.7m with king size bed and two x tables. We think that leaves approx 0.8m walkway on either side, correct? We're happy for the wall to be in line with the profile of the doorway from the landing, forming a continuous line of sight when seen from the landing. CHB - Agreed	£ -
Wardrobe	CHB - Design to be provided by client. Client - Knocked something together (see email). On the other side we're basically after a dressing table / vanity unit - nothing complicated, but a table/bench we can sit at. CHB - Will provide free of charge including custom lighting. Design recieved and ordered. Awaiting confirmation in regards to dressing table worktop finish. CHB - Worktop finish confirmed as oak - ordered.	£ -
Pond	CHB - Liner to be provided. Need to spray out size on next visit Client- What is max size? What is the shape? CHB - 12x18m is maximum. To confirm, there is a cost for digging out etc which is dependant on size/time required. No electric allowed for. To be done after move in.	TBD
Pedestrian gate to rear	CHB - to rear path as per agreed location on site. £250 Client - Agreed.	£ 250.00
Flooring	Client - We've ordered some. Will report back. CHB - We have a bidget in mind and will adjust accordingly if over or under current specification. Please can you also make sure the flooring is compatible with 'wet' underfloor heating. Can you also confirm carpet colours? CHB - Following sample review on site herringbone flooring chosen, no price change. For carpet, samples provided and colour choice to be confirmed but likely steel throughout. both to be provided free of charge including install. CHB - Steel colour carpet confirmed and ordered. Herringbone laminate flooring ordered and delivered to site.	£ -
Fencing	Client - We also noted that you would extend the fencing at the back which separates us from number 2 to the site boundary. Correct? CHB - Yes, happy to do free of charge Client - Great - thanks.	£ -
Fencing	CHB - Following discussion on site additional fencing at end of driveway to include 2 x gates. Low level stock fence, bark and hedging. Pricing to follow. Provisional allowance for £40/m and 50m = £2,000.	TBC
Battery	CHB - As per sales negotiation CHB to provide battery free of charge (RRP £7900) Client - excellent - thank you! Can you provide the make and model? Just curious, really... CHB - It's a Growatt Hybrid system - details in email.	
Payment	CHB - Will investigate best way to make payments for extra works. Likely to be added as 'extras' to purchase price.	
Total		£20,037

Total	Total on top of sale is the total amount shown above minus the deposit amount taken. This excludes VAT and will only attract SDLT as this is a new build.	£10.037
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Key

PS = Provisional Sum
Orange box = Not agreed
Green Box = Agreed
KHD notes in black, purchaser to add notes in red within same box
All prices are ex VAT/ SDLT
All prices are done at cost to builder