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DESKTOP REPORT · BEFORE MAKING AN OFFER

Pre-Purchase Cost & Compliance Report

Rewire, windows and doors, ground-floor WC, family bathroom and kitchen, with cost and compliance advice for a future 20 m² single-storey rear extension.



Illustrative image of a 1930s semi-detached house. Not a photograph of the actual property.

PREPARED FOR

Mr & Mrs T. Demo

18 Larkfield Grove, Levenshulme, Manchester M19

Three-bedroom semi-detached house, c.1934

DOCUMENT

Reference CBK-DEMO-2026-0001

Issued 14 November 2026

Cost base: Q4 2026 (illustrative rates)

Valid for 90 days

Fictional demonstration report, pending final professional review. The property, client, source documents and all figures are illustrative, prepared to show the format and depth of a Cost Before Keys report. They are not a quotation or professional advice for any real property.
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14 November 2026

Mr & Mrs T. Demo
By email

Demonstration: the clients, the property and the documents referred to in this letter are fictional, created to show how a Cost Before Keys report reads.

Dear Mr and Mrs Demo,

RE: PRE-PURCHASE COST & COMPLIANCE REPORT, 18 LARKFIELD GROVE, LEVENSHULME, MANCHESTER M19

Thank you for sending the agent's particulars, the marketing floor plan and your notes from the first viewing. 18 Larkfield Grove is a typical 1930s Levenshulme semi on a good-sized rear garden, and it is easy to see the appeal: solid bones, a sensible layout and plenty of room to grow into, even though almost everything inside needs bringing up to date.

You asked us to set out what it would realistically cost to rewire the house, replace the windows and doors, add a ground-floor WC, refit the family bathroom and fit a new kitchen, and to advise on the cost and compliance position for a single-storey rear extension of around 20 m² that you would like to build in the future.

This report prices each item separately, so you can decide what to do and when. It also explains how the planned extension should shape the work you do first. In particular, we recommend you do not fit a new kitchen, or replace the rear kitchen door and window, until you have decided on the timing of the extension, as both would be removed when it is built. Section 2 explains why, and Section 9 shows the effect on your overall budget.

We have not been inside the property. Every figure is an indicative range prepared from the information you supplied, using illustrative national rates adjusted for Manchester, and should be read with the assumptions in Section 12. Nothing in this report is a valuation, a building survey or a recommendation about what to offer. It is intended to help you understand the full financial commitment before you agree a price.

We would be glad to talk through any part of this report before your second viewing.

Yours sincerely,

Bradley Quesnel BSc (Hons) MAPM MFPWS RPSATech
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REVIEW STATUS: DEMONSTRATION REPORT, PENDING FINAL PROFESSIONAL REVIEW

Your Purchase Decision — At a Glance

The key numbers, risks and actions from this report on one page. All figures are indicative ranges for this fictional demonstration, including a 10% contingency and VAT at 20%. Later sections give the detail.

IMMEDIATE REFURBISHMENT
£37,790 – £56,900
Rewire, windows, front door, WC, bathroom (Scenario B, Stage 1)

FUTURE EXTENSION
£105,949 – £152,938
20 m² kitchen-diner, incl. design & approval fees (Stage 2)

COMBINED STAGED INVESTMENT
£143,739 – £209,838
Both stages, kitchen fitted once

OUR PRINCIPAL RECOMMENDATION

If you expect to build the extension within about three years, defer the new kitchen and the rear door and window, and fit the kitchen once, inside the extension. Fitting them now would cost £12,470 – £17,170 ex VAT for work that would be removed when you extend.

If you do not plan to extend, refurbishing fully now, including a standard kitchen (Scenario A), is estimated at £54,250 – £79,570.

The three most significant risks

1. Drains under the extension. A shared drain or public sewer behind the house could need a build-over agreement, or a diversion, which is not included in the budgets. A CCTV survey will tell you which.

2. Asbestos. Textured ceilings suggest asbestos may be present. We have allowed £860 – £3,640 ex VAT, but the true cost is unknown until a survey is done.

3. Ground conditions. Clay soils and nearby trees can mean deeper foundations for the extension, typically £2,000–£8,000 more. This is excluded from the budgets.

Most important actions before exchange

1. Commission a RICS Level 2 or 3 building survey.
2. Ask the vendor's consent for an electrical condition report (EICR) and a drainage CCTV survey.
3. Ask your solicitor to confirm permitted development rights, designations, covenants and mapped public sewers.
4. Request certificates for the existing windows, electrics and boiler.
5. Compare the totals above with sold prices of modernised and extended semis nearby.

This summary is not a valuation and does not recommend what to offer. It helps you understand the likely cost of the works so that you can make your own decision with your surveyor, solicitor and agent.

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How to read this report

Every item is priced on its own, so you can decide what to do and when. Ranges reflect the uncertainty that remains without an inspection: the low figure assumes straightforward conditions and a sensible specification, the high figure a fuller specification or more difficult conditions. Alternatives are shown for comparison and are excluded from totals.

What this report is not

It is not a building survey, structural design, valuation, planning decision or recommendation about what to offer. It complements your surveyor's and solicitor's advice.

Document control

RECORD	THIS DOCUMENT	STATUS
Report type	Fictional demonstration of a desktop pre-purchase cost & compliance report	DEMONSTRATION
Source documents	Agent's particulars, photographs, floor plan and viewing notes are illustrative. No real documents were received or examined.	ILLUSTRATIVE
Pricing	Illustrative national rates and a published location factor; see Section 3 for what is verified and what is assumed	PARTLY ILLUSTRATIVE
Professional review	Final review and approval by the named reviewing professional	PENDING
Revision	Rev B, 14 November 2026	

For real client reports we record the source documents received (with dates), the pricing sources and who verified them, and the date of professional approval.

01 Your brief & the property

You are considering buying 18 Larkfield Grove, asking price £285,000, and want to understand the likely cost of modernising the house now, and of extending it at the rear in the future, before you make an offer.

Property particulars

ITEM	DETAIL	SOURCE
Property type	Three-bedroom semi-detached house	Illustrative
Construction	Red-brick cavity walls under a hipped concrete tile roof; front ground-floor bay	Illustrative
Age	Circa 1934; no previous extensions	Illustrative
Floor area	Approx. 86 m² (925 sq ft)	Illustrative
Accommodation	Hall, front lounge with bay, rear dining room, galley kitchen, three bedrooms, first-floor bathroom with WC	Illustrative
Rear elevation	Flat rear wall approx. 6.6 m wide; garden approx. 18 m deep	Illustrative
Electrics	Older rewireable-fuse consumer unit, no RCD; no rewire record	Illustrative
Heating	Gas combination boiler, fitted 2015 (outside the scope of this report)	Illustrative
Windows & doors	1990s white uPVC double glazing, two misted units; timber front door	Illustrative
Local authority	Manchester City Council	Illustrative
EPC	Band D (61)	Illustrative
Designations	Not believed listed or in a conservation area; to be confirmed	Illustrative; to be confirmed

Works you have asked us to assess

- Full rewire of the house.
- Replacement of all windows and external doors.
- A new ground-floor WC.
- A new family bathroom.
- A new kitchen.
- Cost and compliance advice for a future single-storey rear extension of approx. 20 m², forming an open-plan kitchen-diner.

Source material

All property information in this demonstration is fictional and illustrative. It represents the agent's particulars, photographs, marketing floor plan and viewing notes that a client would normally provide. No real documents

have been examined and no survey has been carried out. In a real report, this section lists every document received and its date.

02 Key findings & pre-purchase advice

Based on the particulars, photographs and your notes, these points will affect your budget and the order of work. None is a reason not to buy, but each should be understood before you offer.

2.1 Do the rewire and first-fix work before you move in

WHAT WE IDENTIFIED

The rewire, the new ground-floor WC and the bathroom all involve lifting floorboards, chasing walls and generating dust.

WHAT WE RECOMMEND

Programme items A1–A3, B1, B3, D1 and E1 as one phase before occupation, with windows fitted at the same time or immediately after.

WHY IT MATTERS

These trades are quicker, cheaper and safer in an empty house, and doing them first avoids redecorating twice.

EFFECT ON COST, TIME OR FEASIBILITY

Approximately 4–6 weeks on site. Splitting these items across an occupied house typically adds £1,500–£3,000 in repeated protection, making good and set-up.

2.2 Plan the electrics around the extension now

WHAT WE IDENTIFIED

You intend to extend at the rear later, which will need new lighting, sockets and possibly underfloor heating controls.

WHAT WE RECOMMEND

Include spare ways in the new consumer unit and a capped supply to the rear wall (item B3).

WHY IT MATTERS

A rewire sized only for the existing house would mean opening up finished walls when the extension is built.

EFFECT ON COST, TIME OR FEASIBILITY

A small cost now (£300 – £560 ex VAT) avoids disruption and rework later.

2.3 Avoid paying for the kitchen and rear openings twice

WHAT WE IDENTIFIED

The galley kitchen, the rear kitchen door and the kitchen window all sit on the rear wall where the extension would be built.

WHAT WE RECOMMEND

If you expect to extend within about three years, defer item C3 and either live with the existing kitchen or fit a low-cost refresh. Fit the new kitchen once, inside the extension (item X5).

WHY IT MATTERS

A new kitchen fitted now would be removed or heavily altered within a few years, and the new rear door and window would be taken out to form the opening.

EFFECT ON COST, TIME OR FEASIBILITY

Deferring F1 and C3 saves £12,470 – £17,170 ex VAT now. Section 9 compares both approaches.

2.4 A 3 m full-width extension may avoid a planning application

WHAT WE IDENTIFIED

The rear wall is approximately 6.6 m wide and the house has not been extended. A 3.0 m deep extension across the full width would give approximately 20 m².

WHAT WE RECOMMEND

Consider Option A (3.0 m × 6.6 m) in Section 6. Ask your solicitor to confirm permitted development rights have not been removed by a planning condition or covenant.

WHY IT MATTERS

Single-storey rear extensions to semi-detached houses up to 3 m deep can usually be built under permitted development, provided the other limits in Section 7 are met.

EFFECT ON COST, TIME OR FEASIBILITY

Saves the time and risk of a planning application. A Lawful Development Certificate (£274) gives formal confirmation and helps on resale.

2.5 Check for shared drains and public sewers behind the house

WHAT WE IDENTIFIED

1930s semis in South Manchester commonly have a shared drain running across the rear gardens, which is now usually a public sewer owned by United Utilities.

WHAT WE RECOMMEND

Commission a drainage CCTV survey before exchange, and ask the vendor for any sewer records. Your solicitor's drainage search will also show mapped public sewers.

WHY IT MATTERS

Building within 3 m of a public sewer needs United Utilities' approval, and some sewers cannot be built over at all.

EFFECT ON COST, TIME OR FEASIBILITY

A build-over agreement adds cost and around 4–8 weeks. A diversion, if required, could add several thousand pounds and is excluded from these figures.

2.6 Expect asbestos-containing materials

WHAT WE IDENTIFIED

Textured ceiling coatings are visible in the lounge and landing photographs. Houses of this age often contain asbestos in coatings, floor tiles, bath panels and soffits.

WHAT WE RECOMMEND

Keep the provisional removal allowance (item A2) in your budget until the survey is complete.

WHY IT MATTERS

A refurbishment and demolition survey is legally required before the fabric is disturbed. It is intrusive, so it normally follows completion or needs the vendor's consent.

EFFECT ON COST, TIME OR FEASIBILITY

Removal ranges widely; item A2 will firm up only after sampling.

2.7 Use the windows to improve the EPC

WHAT WE IDENTIFIED

The house is EPC Band D (61). The existing glazing is around 30 years old.

WHAT WE RECOMMEND

Choose windows that meet Part L for replacements: a whole-window U-value of 1.4 W/m²K or better, or a Window Energy Rating of band B or better. A-rated units go beyond this.

WHY IT MATTERS

New A-rated windows, a new door and the extension built to current standards will all improve the energy rating, which may matter to your lender and on resale.

EFFECT ON COST, TIME OR FEASIBILITY

No extra cost beyond item C1, which already assumes A-rated units.

03 Basis of the cost assessment

Each item is priced at a national average rate, then adjusted for location using a published BCIS-derived factor. This section separates what comes from an identified published source from what is an illustrative assumption made for this demonstration.

How the figures are built

1. **National average rate.** Each item starts from a UK mean rate at a Q4 2026 price level, covering labour, materials, plant, waste, supervision and a contractor's overheads and profit. **In this demonstration these rates are illustrative assumptions.** They have not been verified against a priced source such as a published price book, a cost database or contractor quotations.
2. **Location adjustment.** Each works item is multiplied by 1.01, the factor for Manchester in the BCIS-derived location factors published by the Valuation Office Agency. Third-party and statutory fees are not adjusted.
3. **Rounding, contingency and VAT.** Adjusted figures are rounded to the nearest £10. A 10% contingency and VAT are added in Section 9.

Source register

DATA USED	VALUE	SOURCE IDENTIFICATION	STATUS
Item rate library	Sections 4 & 6	Prepared for this demonstration from estimating judgement. Not checked against a published price book, database or quotations.	ILLUSTRATIVE ASSUMPTION
Location factor	1.01	Valuation Office Agency, *Rating Cost Guide 2026 – Guidance Notes*, Section 13 (Location Factors): Manchester, billing authority 4215, BCIS location Greater Manchester, factor 101 (UK mean 100). Published on GOV.UK.	PUBLISHED SOURCE Use for domestic work is our assumption
Tender price movement	+0.7% quarter; +3.2% year	BCIS, *Tender price index – estimate of tender price inflation, 3Q2026*, published 23 September 2026 (bcis.co.uk). Given for context only; not used to adjust the rates.	PUBLISHED SOURCE
Planning fees	£548 / £249 / £274	National planning fees in England from 1 April 2026: householder application, prior approval for a larger home extension, and Lawful Development Certificate (proposed).	PUBLISHED FEES Check against GOV.UK at issue
Other fee allowances	Section 8	Typical ranges based on estimating judgement for surveys, consultants, Building Control and party wall surveyors.	ILLUSTRATIVE ASSUMPTION

Limitations of the location factor

The VOA publishes these factors for rating valuations. They are derived from BCIS research on larger building projects, set at a valuation date of 1 April 2024, and given at local authority level. Prices for small domestic work can vary more from contractor to contractor than these factors suggest. Competitive quotations are the only way to confirm actual costs.

Prime Cost (PC) allowances: where an item includes fittings you choose yourself, such as sanitaryware or tiles, we state a PC allowance; choosing above or below it moves the cost accordingly.

Price movement: the latest published BCIS estimate shows tender prices rising by about 3.2% a year. If the works start more than six to twelve months after this report, allow for further movement.

04 Indicative costs by item

All figures are indicative budget ranges for Manchester at Q4 2026, exclusive of VAT. Each item is priced independently.

A. Surveys, protection & set-up

Items that sit at the start of any programme. A refurbishment and demolition asbestos survey is a legal requirement before the fabric of a 1930s house is disturbed for a rewire, so it should be carried out before contractors give fixed prices.

REF	ITEM	SCOPE OF WORK	INDICATIVE RANGE (EX VAT)
A1	**Asbestos refurbishment & demolition survey**	Intrusive survey of all areas affected by the works by a competent surveyor, preferably from an organisation accredited by UKAS to ISO/IEC 17020, as HSE recommends. Includes sampling, analysis by a UKAS-accredited laboratory and a written register.	**£400 – £630**
A2	**Asbestos removal (provisional, conditional on survey)**	Removal of any asbestos-containing materials found, typically textured ceiling coatings, floor tiles, the bath panel or soffits. Range firms up once the survey is received.	**£860 – £3,640**
A3	**Protection, skips & site set-up**	Floor and stair protection, dust screens, skip hire and licensed waste removal for the refurbishment phase.	**£1,160 – £1,970**

B. Electrical rewire

The consumer unit in the particulars is an older rewireable-fuse board with no RCD protection, and the vendor has no record of a rewire. On that evidence we would expect a full rewire rather than a partial upgrade.

REF	ITEM	SCOPE OF WORK	INDICATIVE RANGE (EX VAT)
B1	**Full rewire to current BS 7671**	Strip out of existing installation, new consumer unit with RCBO and surge protection, new lighting and power circuits to both floors and loft, mains-wired interlinked smoke, heat and CO detection, earthing and bonding, chasing and plaster making good, Electrical Installation Certificate and Part P notification. Approx. 86 m², three bedrooms.	**£6,460 – £8,580**
B2	**Additional sockets, data & external power (optional)**	USB double sockets to key rooms, data points to lounge and one bedroom, external double socket and rear wall lights.	**£960 – £1,870**

REF	ITEM	SCOPE OF WORK	INDICATIVE RANGE (EX VAT)
B3	**Capped supply for future extension (recommended)**	Spare ways in the new consumer unit and a capped radial and lighting circuit routed to the rear wall, so the extension can be connected later without reopening finished rooms.	**£300 – £560**

C. Windows & external doors

The existing uPVC double glazing appears to date from the 1990s, with misted units visible in two photographs, and the front door is an original-style timber door with single glazing. Replacement of the whole house is the sensible approach, with one important exception set out in Section 2.3.

REF	ITEM	SCOPE OF WORK	INDICATIVE RANGE (EX VAT)
C1	**Replacement windows, uPVC (recommended)**	Remove and dispose of 9 existing windows including the front ground-floor bay, supply and fit A-rated uPVC double-glazed casements with trickle vents, safety glazing where required and egress hinges to first-floor bedrooms, internal and external making good, FENSA or CERTASS certificate.	**£5,560 – £7,980**
C2	**New front door & side panel**	High-security composite door with matching glazed side panel, multi-point locking to PAS 24, new threshold and making good.	**£1,770 – £2,680**
C3	**Rear kitchen door & window (defer if extending)**	uPVC half-glazed rear door and kitchen window to the rear elevation. These openings would be removed by the future extension, see Section 2.3.	**£1,460 – £2,220**
C4	**Alternative: aluminium windows**	Slim-profile powder-coated aluminium windows in lieu of item C1. Shown for comparison only and excluded from the totals.	**£9,900 – £13,740**

D. New ground-floor WC

There is currently no ground-floor WC. The under-stairs cupboard off the hall is the natural position, close to the existing soil stack on the side elevation.

REF	ITEM	SCOPE OF WORK	INDICATIVE RANGE (EX VAT)
D1	**Under-stairs cloakroom WC**	Form cloakroom in under-stairs cupboard, new 100 mm waste through the external wall to the existing stack, close-coupled short-projection WC and corner basin, mechanical extract fan, lighting, new door and lining, part-tiled walls, vinyl floor, decoration.	**£3,940 – £5,760**
D2	**Alternative: macerator WC**	Pumped macerator system in lieu of a gravity connection, where the floor level or route to the stack prevents a gravity fall. Shown for comparison only.	**£3,330 – £4,850**

E. Family bathroom

The first-floor bathroom has a dated coloured suite and partial tiling. Priced on a full strip-out and refit basis with a mid-range Prime Cost allowance of £2,000 for sanitaryware, brassware and tiles.

REF	ITEM	SCOPE OF WORK	INDICATIVE RANGE (EX VAT)
E1	**Family bathroom refit**	Strip out to bare walls, first-fix plumbing and electrics, tile backer boards, bath with thermostatic shower and screen, WC, basin with vanity unit, heated towel rail, 15 l/s extractor fan, LED downlights, full-height tiling to wet areas, floor tiling.	**£8,180 – £11,310**
E2	**Upgrade: separate walk-in shower**	Replace bath with large walk-in shower tray and screen, or add a separate shower if layout allows. Optional.	**£910 – £1,820**

F. Kitchen (existing room)

The existing galley kitchen is around 9 m². Two specification levels are shown for refitting it in its current position. If you intend to build the extension within two to three years, please read Section 2.3 before committing to either.

REF	ITEM	SCOPE OF WORK	INDICATIVE RANGE (EX VAT)
F1	**Kitchen, standard specification**	Strip out, services alterations, plaster making good, quality trade-range units, laminate worktops, stainless sink, standard integrated oven, hob and extractor, tiled splashback, LVT flooring, lighting.	**£11,010 – £14,950**
F2	**Kitchen, mid specification**	As item F1 with painted shaker or handleless units, quartz worktops, mid-range integrated appliances including dishwasher and fridge freezer.	**£16,460 – £22,830**

05 Compliance for the refurbishment works

None of the refurbishment works should need planning permission, but several are controlled by the Building Regulations. Most can be self-certified by an installer registered with a Competent Person Scheme. Otherwise the work is notified to Building Control before it starts, and Building Control inspects it. Either way, you should receive a certificate for each item.

WORK ITEM	PLANNING	BUILDING REGULATIONS & WHAT YOU SHOULD RECEIVE
Full rewire	Not required	Notifiable under Part P. Either an electrician registered with a Competent Person Scheme (e.g. NICEIC or NAPIT) self-certifies the work and notifies the Council, or the work is notified to Building Control before it starts and Building Control inspects and certifies it (a fee applies). Either way you should receive an Electrical Installation Certificate and a Building Regulations compliance or completion certificate.

WORK ITEM	PLANNING	BUILDING REGULATIONS & WHAT YOU SHOULD RECEIVE
Replacement windows	Not required*	Controlled under Part L (energy: either a whole-window U-value of 1.4 W/m²K or better, or a Window Energy Rating of band B or better), Part F (ventilation: no worse than before; trickle vents are the usual route), Part B (first-floor bedroom escape windows must not be made worse; guidance gives an unobstructed opening of at least 0.33 m², at least 450 mm high and wide) and Part K (safety glazing in critical locations). A FENSA or CERTASS registered installer can self-certify; otherwise apply to Building Control.
Front & rear doors	Not required*	As for windows. Part L: U-value of 1.4 W/m²K or better, or a Doorset Energy Rating of band C or better for doors more than 60% glazed (band B for other doors). Self-certified by a FENSA or CERTASS installer, or via Building Control.
New ground-floor WC	Not required	The new drainage connection is controlled under Part H, and the room needs mechanical extract ventilation under Part F (6 l/s for a WC). This is usually notified to Building Control by Building Notice, unless the plumber is registered to self-certify. Check head height under the stairs at the second viewing.
Family bathroom	Not required	Like-for-like replacement of sanitaryware is not notifiable. New extraction must meet Part F (15 l/s for a bathroom). New electrical circuits are notifiable under Part P and will be covered by the rewire certificate.
Kitchen	Not required	Not notifiable unless drainage is altered or new circuits are added. Cooker hood extraction should meet Part F (30 l/s above the hob, or 60 l/s elsewhere).
Asbestos	Not required	Control of Asbestos Regulations 2012. A refurbishment and demolition survey must be carried out by a competent surveyor before works. HSE strongly recommends using a surveying organisation accredited by UKAS (to ISO/IEC 17020), with samples analysed by a UKAS-accredited laboratory. Removal by a suitably trained or licensed contractor, as the material requires.

* Unless the house is in a conservation area with an Article 4 Direction, or permitted development rights have been removed. We understand that Manchester's citywide Article 4 Direction relates to conversions to houses in multiple occupation rather than householder works; your solicitor should confirm this.

> **Keep every certificate**
>
> Electrical, FENSA or CERTASS and Building Control certificates are routinely requested by buyers' solicitors when you sell. Ask your contractors to provide them as a condition of final payment.

06 Future rear extension: options & costs

You would like a single-storey rear extension of approximately 20 m² to form an open-plan kitchen-diner. There are two practical ways to achieve this on a 6.6 m wide semi, with different planning routes.

OPTION	SIZE	PLANNING ROUTE	OUR VIEW
A. Full-width, 3.0 m deep	6.6 × 3.0 m ≈ 19.8 m²	Permitted development (Class A). Lawful Development Certificate recommended.	Recommended Simplest route, no neighbour consultation, best connection to both rear rooms.
B. Part-width, 4.0 m deep	5.0 × 4.0 m = 20.0 m²	Prior approval (larger home extension, up to 6 m) or a householder planning application.	Possible Neighbours are consulted; deeper room but less light to the dining room.

Indicative costs (Option A or B)

The construction cost is very similar for both options. Figures assume a flat warm-deck roof with a roof lantern, facing brick to match, and aluminium sliding or bi-fold doors.

REF	ITEM	SCOPE OF WORK	INDICATIVE RANGE (EX VAT)
X1	**Extension shell & fit-out (20 m²)**	Excavation and trench-fill foundations, blockwork and facing brick cavity walls, insulated concrete floor slab, warm-deck flat roof with membrane, fascia and rainwater goods, plaster and skim, underfloor or radiator heating extended from the existing system, electrics from the capped supply (item B3), flooring and decoration. Excludes glazing and kitchen.	**£41,400 – £54,600** £2,070 – £2,730 per m² × 20 m²
X2	**Opening into rear wall & steel beam**	Temporary propping, removal of rear wall between the dining room, kitchen and the new extension, steel beam on padstones to engineer's design, fire protection to steel, making good.	**£4,340 – £6,670**
X3	**Rear glazing & roof lantern**	Aluminium sliding or bi-fold doors to the rear (approx. 3.6 m wide), one fixed side window, and an aluminium roof lantern of approx. 2.0 × 1.0 m, all thermally broken.	**£6,670 – £10,000**
X4	**Drainage alterations (provisional, conditional)**	Diversion of the rainwater and foul drainage around or under the extension, new inspection chamber, and protection measures if a public sewer is built over. Firms up after a CCTV survey.	**£1,620 – £4,650**
X5	**Kitchen-diner within extension, mid spec**	Kitchen relocated into the new open-plan space with island or peninsula, quartz worktops and integrated appliances. An alternative to items F1 or F2, not in addition.	**£21,720 – £29,800**

> **What a 20 m² extension costs per square metre**
>
> Excluding the kitchen (X5), items X1–X4 total £54,030 – £75,920 ex VAT, equivalent to £2,700 – £3,800 per m². The steel opening, glazing and drainage are included here and make up a large share of a small extension's cost, so the cost per m² is higher than for a larger extension. These rates are illustrative assumptions (see Section 3).

Cost drivers to watch

- **Foundations.** South Manchester soils are often clay-based. Trees within around 20 m of the extension, including in neighbouring gardens, can require deeper foundations or piling, adding £2,000–£8,000.
- **Drainage.** A public sewer under the footprint could mean a build-over agreement or diversion (Section 7).
- **Glazing.** Very large sliding doors, structural glass or a second lantern can push the glazing package well above item X3, and can trigger extra energy calculations.
- **Kitchen specification.** X5 assumes a mid-range kitchen. A standard kitchen would reduce this by around a third; a premium one could double it.

07 Future rear extension: planning & compliance

Planning permission

Single-storey rear extensions to houses in England can often be built without a planning application under permitted development (Class A of Part 1, Schedule 2 of the General Permitted Development Order 2015). For a semi-detached house, the key limits are:

RULE	LIMIT	OPTION A	OPTION B
Depth from original rear wall	3 m (up to 6 m with prior approval)	3.0 m Meets	4.0 m Prior approval
Maximum height	4 m	Flat roof approx. 3.0 m; lantern within 4 m Meets	
Eaves within 2 m of a boundary	3 m maximum	Parapet or eaves to be kept at or below 3 m Design point	
Garden coverage	No more than half the land around the original house	Well within the limit with an 18 m garden Meets	
Materials	Similar appearance to the house	Facing brick to match Meets	

National planning fees in England from 1 April 2026 (they are indexed each April):

- **Prior approval for a larger home extension: £249.** The Council notifies the adjoining neighbours, and can refuse if the impact on their amenity is unacceptable.
- **Householder planning application: £548.** Normally decided within 8 weeks.
- **Lawful Development Certificate (proposed works): £274.** Formal confirmation that Option A is permitted development. Optional, but useful on resale.

The rules above are a summary of Class A as we understand it at the date of this report. Your designer should check them against the current Order before submitting.

Permitted development rights do not apply in some situations. Your solicitor should confirm the property is not in a conservation area, that no planning condition or Article 4 Direction has removed these rights, and that no restrictive covenant prevents an extension.

Building Regulations

Building Regulations approval is required whichever planning route applies. We recommend a Full Plans application, because the structural steel, foundations and drainage all benefit from approval before work starts. Manchester City Council calculates its charge individually for each job; an independent registered building control approver is an alternative.

PART	REQUIREMENT	WHAT IT MEANS FOR YOUR EXTENSION
A · Structure	Safe foundations, walls, roof and beams	Structural engineer's calculations for the steel beam, padstones, foundations and roof. Foundation depth set by soil type and nearby trees.
B · Fire safety	Escape and spread of fire	Fire protection to the steel beam. Interlinked smoke and heat alarms extended to the new space (covered by the rewire). Restrictions on glazing close to a boundary.
C · Moisture	Resistance to damp	Cavity trays and damp-proofing where the extension joins the house; correct detailing at the party wall.
F · Ventilation	Fresh air and extraction	Kitchen extraction of 30 l/s over the hob (or 60 l/s elsewhere) and background ventilation to the new room; the dining room must not lose its ventilation.
H · Drainage	Foul and rainwater drainage	New drainage connections, and United Utilities' approval if building within 3 m of a public sewer.
K · Safety	Glazing and collision	Safety glass to doors and low-level glazing.
L · Energy	Insulation and glazing limits	New walls, floor and roof built to current U-values (typically 0.18, 0.18 and 0.15 W/m²K). Total glazing, including the lantern, should not normally exceed 25% of the new floor area plus the area of any windows and doors removed, around 5 m² plus the existing rear openings. More glazing than this needs a compensating energy calculation.
P · Electrical	Electrical safety	New circuits installed and certified by a registered electrician.

Forthcoming changes to Part L

Industry bodies report that a new edition of Approved Document L was published in March 2026 alongside the Future Homes Standard, with the main changes applying to new homes from 24 March 2027. Published industry summaries suggest the limiting values for replacement windows and doors in existing homes are unchanged. We have not confirmed the effect on extensions against the Approved Document itself, so your designer should confirm which edition, and which values, apply when the Building Regulations application is made.

Party Wall etc. Act 1996

Whether the Act applies depends on the final design. The main triggers for an extension like this are:

- **Excavation (section 6):** digging foundations within 3 m of a neighbouring building to a lower depth than its foundations, or within 6 m where deeper foundations would cut a 45° line from the bottom of theirs. One month's notice.
- **Work to the party wall (section 2):** for example cutting in flashings, inserting a beam bearing or a damp-proof course into the shared wall. Two months' notice.
- **New wall at the boundary (section 1):** building a wall on or astride the line of junction with a neighbour's land. One month's notice.

On a full-width extension to a semi, at least one of these is likely, but it depends on the foundation positions and depths, how close the neighbours' structures are, and whether the party wall is affected. If the Act applies and the neighbour does not consent in writing, surveyors agree an award, normally at your cost. Get advice from a party wall surveyor once the design is drawn, and allow two to three months before your planned start date.

Building over or near a public sewer

This cost arises only if a public sewer is found near the extension. Manchester City Council and United Utilities require a build-over agreement if an extension is within 3 m of a public sewer. United Utilities typically requires CCTV surveys before and after the works, protection to the pipe, and no manholes within the footprint. Larger or deeper sewers may not be built over at all. The CCTV survey in Section 8 will tell you which applies.

Construction (Design & Management) Regulations 2015

As a domestic client, your client duties under CDM 2015 pass to others automatically. Where one contractor carries out the work, they pass to that contractor. Where more than one contractor is involved, they pass to the principal contractor, and you should appoint a principal designer and a principal contractor (if you don't, the designer in control of the design and the contractor in control of the work take on those roles). You can instead agree in writing for the principal designer to take on your client duties. You should still choose competent firms and check their insurance.

08 Other costs & pre-exchange checks

These costs are payable to third parties or depend on findings that cannot yet be known. They are not included in the works items in Section 4 or 6.

Before you exchange contracts

ITEM	DESCRIPTION	INDICATIVE RANGE	VAT
RICS Level 2 or 3 survey	Independent pre-purchase survey by a chartered surveyor. Strongly recommended for a house of this age.	**£550 – £1,100**	+VAT
Electrical Installation Condition Report	Confirms whether a full rewire is needed before you agree a price. Ask the vendor's consent at the second viewing.	**£160 – £280**	+VAT
Drainage CCTV survey	Camera survey of the foul and surface water drains, with location of any shared or public sewer behind the house.	**£260 – £450**	+VAT

ITEM	DESCRIPTION	INDICATIVE RANGE	VAT
Total allowance		**£970 – £1,830**	

For the future extension

ITEM	DESCRIPTION	INDICATIVE RANGE	VAT
Measured survey & design drawings	Existing and proposed plans and elevations, planning or permitted development drawings, and a Building Regulations package.	**£1,900 – £3,300**	+VAT
Structural engineer	Calculations for the steel beam, foundations and roof, including any trial pit.	**£850 – £1,500**	+VAT
Planning route	Lawful Development Certificate (£274) for Option A, or prior approval (£249) or a householder application (£548) for Option B. Fees from 1 April 2026.	**£249 – £548**	No VAT
Building Control	Manchester City Council sets its charge for each job individually; an approved inspector is an alternative. Allowance for a 20 m² extension.	**£900 – £1,500**	+VAT*
Party Wall surveyors	Notices and awards for the attached neighbour, and the other side if foundations fall within 3 m. One agreed surveyor at the low end; separate surveyors per neighbour at the high end.	**£1,100 – £3,000**	+VAT
United Utilities build-over & CCTV (conditional)	Arises only if a public sewer lies within 3 m of the extension. Pre- and post-works CCTV and application.	**Up to £1,400**	+VAT*
Total allowance		**£4,999 – £11,248**	

Statutory planning fees do not attract VAT. Consultants and surveyors charge VAT at 20% if they are VAT registered. * Building Control charges and water company build-over charges are set by the provider. We have assumed they include VAT, for a prudent budget; please check the provider's published charges.

Questions for the vendor and your solicitor

- Any electrical certificates, and the date of the last electrical inspection.
- FENSA or CERTASS certificates for the existing windows, and any guarantees.
- Boiler installation certificate and service history (the boiler is outside this report, but you will rely on it).
- Any known drainage problems, sewer records or previous CCTV surveys.
- Confirmation that permitted development rights have not been removed, and that no covenant restricts extensions.
- Whether the property lies in a conservation area or is affected by any Article 4 Direction.

09 Budget summary & purchase position

We have set out two realistic approaches. Scenario A modernises the house fully now with no extension. Scenario B does the essential work now and fits the kitchen once, inside the extension, later.

Scenario A · Full refurbishment now, kitchen in existing room

REF	ITEM	INDICATIVE RANGE
A1	Asbestos refurbishment & demolition survey	£400 – £630
A2	Asbestos removal (provisional, conditional on survey)	£860 – £3,640
A3	Protection, skips & site set-up	£1,160 – £1,970
B1	Full rewire to current BS 7671	£6,460 – £8,580
B3	Capped supply for future extension (recommended)	£300 – £560
C1	Replacement windows, uPVC (recommended)	£5,560 – £7,980
C2	New front door & side panel	£1,770 – £2,680
C3	Rear kitchen door & window (defer if extending)	£1,460 – £2,220
D1	Under-stairs cloakroom WC	£3,940 – £5,760
E1	Family bathroom refit	£8,180 – £11,310
F1	Kitchen, standard specification	£11,010 – £14,950
	Works subtotal (ex VAT)	£41,100 – £60,280
	Contingency at 10%	£4,110 – £6,030
	Total with contingency (ex VAT)	£45,210 – £66,310
	VAT at 20%	£9,040 – £13,260
	Total including VAT	£54,250 – £79,570

Scenario B · Stage 1: essential refurbishment now (kitchen and rear openings deferred)

REF	ITEM	INDICATIVE RANGE
A1	Asbestos refurbishment & demolition survey	£400 – £630
A2	Asbestos removal (provisional, conditional on survey)	£860 – £3,640
A3	Protection, skips & site set-up	£1,160 – £1,970
B1	Full rewire to current BS 7671	£6,460 – £8,580
B3	Capped supply for future extension (recommended)	£300 – £560
C1	Replacement windows, uPVC (recommended)	£5,560 – £7,980
C2	New front door & side panel	£1,770 – £2,680
D1	Under-stairs cloakroom WC	£3,940 – £5,760
E1	Family bathroom refit	£8,180 – £11,310
	Works subtotal (ex VAT)	£28,630 – £43,110
	Contingency at 10%	£2,860 – £4,310
	Total with contingency (ex VAT)	£31,490 – £47,420
	VAT at 20%	£6,300 – £9,480
	Total including VAT	£37,790 – £56,900

Scenario B · Stage 2: rear extension with kitchen-diner

REF	ITEM	INDICATIVE RANGE
X1	Extension shell & fit-out (20 m²)	£41,400 – £54,600
X2	Opening into rear wall & steel beam	£4,340 – £6,670
X3	Rear glazing & roof lantern	£6,670 – £10,000
X4	Drainage alterations (provisional, conditional)	£1,620 – £4,650
X5	Kitchen-diner within extension, mid spec	£21,720 – £29,800
	Works subtotal (ex VAT)	£75,750 – £105,720
	Contingency at 10%	£7,580 – £10,570
	Total with contingency (ex VAT)	£83,330 – £116,290
	VAT at 20%	£16,670 – £23,260
	Total including VAT	£100,000 – £139,550

SCENARIO B SUMMARY	INDICATIVE RANGE
Stage 1, essential refurbishment (inc. VAT)	**£37,790 – £56,900**
Stage 2, extension & kitchen (inc. VAT)	**£100,000 – £139,550**
Extension fees, Section 8 (inc. VAT where applicable)	**£5,949 – £13,388**
Scenario B total, both stages	**£143,739 – £209,838**

What this means for your purchase

If you buy at the asking price of £285,000 and follow Scenario B, your total investment in the property would be in the order of £428,739 – £494,838, before stamp duty, legal fees and moving costs. If you would refurbish now and never extend, Scenario A puts the figure at £339,250 – £364,570. We recommend you compare these totals with the sold prices of extended and modernised semis on nearby streets before deciding what to offer. Your agent or a RICS valuer can advise on values.

How VAT, contingency and conditional costs are treated

ELEMENT	TREATMENT IN THIS REPORT
Construction VAT	Added at the standard rate of 20%, which normally applies to refurbishing and extending an existing home. What you pay depends on the tax treatment and the contractor's VAT status. A contractor who is not VAT registered (taxable turnover below the £90,000 threshold) will not charge VAT. Reduced rates apply only in limited cases, such as renovating a home that has been empty for at least two years. Confirm the position with your contractor or a tax adviser.
VAT on professional fees	Designers, engineers, surveyors and party wall surveyors charge VAT at 20% if VAT registered. The Scenario B fee total assumes they all do.
Statutory fees	Planning application fees do not attract VAT. Building Control and build-over charges are assumed to include VAT (see Section 8).
Contingency	10% of the works subtotal, to cover the unknowns that remain without an inspection. It is applied to works only, not to fees, and it is not a margin: if it isn't needed, it isn't spent.
Conditional allowances	Included in the headline budgets, but needed only if particular site conditions are confirmed: asbestos removal (A2, £860 – £3,640 ex VAT) if the survey finds asbestos; drainage alterations (X4, £1,620 – £4,650 ex VAT) if drains run under the extension; and the United Utilities build-over agreement (up to £1,400) if a public sewer is within 3 m. All other works items are essential to the scope you asked about.
Excluded from headline budgets	Optional items (B2, E2); alternatives (C4, D2, F2); pre-exchange survey fees; sewer diversion; deeper or piled foundations; redecoration beyond making good; floor coverings outside the kitchen, WC and bathroom; heating upgrades; stamp duty, legal and moving costs.

10 Indicative programme

Durations are for each package on its own. Several run alongside each other, so stage durations are shorter than the sum of the items.

PACKAGE	TIME ON SITE	NOTES
Asbestos survey & report	1 day + 1 week	Immediately after completion
Asbestos removal	1 to 3 days	Before any strip-out
Rewire (first & second fix)	1.5 to 2 weeks	House empty; plaster making good follows
Ground-floor WC	1 to 1.5 weeks	Alongside the rewire
Family bathroom	2 to 3 weeks	Electrics first fixed during rewire
Windows & front door	2 to 4 days	Manufacturing lead time 4 to 6 weeks; order at exchange
Stage 1 overall	**4 to 6 weeks**	**Ideally before you move in**
Extension design & approvals	8 to 16 weeks	Drawings, LDC or prior approval, Building Control, party wall
Extension build	10 to 14 weeks	Weather dependent; steel lead time 1 to 2 weeks
Kitchen in extension	2 to 3 weeks	Supply lead time 6 to 10 weeks
Stage 2 overall	**4 to 7 months**	**From instructing a designer to completion**

11 Next steps

1. **Second viewing.** Check the points in Section 2: the consumer unit, textured ceilings, head height under the stairs, the width and condition of the rear wall, and any manhole covers or trees near the proposed extension.
2. **Commission surveys.** Instruct a RICS Level 2 or 3 survey, and ask the vendor's consent for an Electrical Installation Condition Report and a drainage CCTV survey.
3. **Brief your solicitor.** Ask them to check designations, permitted development rights, covenants and the drainage search.
4. **Decide your approach.** Choose between Scenario A and B, and use the totals in Section 9 to inform your offer.
5. **Obtain quotations.** After completion, use the item descriptions in this report to obtain at least three like-for-like quotations for each package.
6. **Plan the extension early.** If you choose Scenario B, appoint a designer soon after moving in so approvals and party wall notices are in place in good time.

> **Talk it through**
>
> We are happy to explain any figure in this report, or update it if your plans change after the second viewing or survey. Contact us at www.costbeforekeys.co.uk | info@costbeforekeys.co.uk.

12 Assumptions, limitations & exclusions

This report has been prepared by Cost Before Keys for the exclusive use of the named clients. It is an independent, indicative cost and compliance assessment to inform decision making. It is not a quotation, a building survey, a structural or drainage design, a valuation, or legal or planning advice.

Assumptions

- Item rates are illustrative national average rates at a Q4 2026 price level, prepared for this demonstration and not verified against a priced source. They are adjusted by the Manchester location factor of 1.01 from the VOA Rating Cost Guide 2026, and exclude VAT unless stated.
- All property information is fictional and illustrative; no real documents were examined.
- Figures are prepared from the agent's particulars, photographs, floor plan and your notes without an internal inspection.
- The house will be empty during Stage 1, with clear access, parking for one van and use of mains water and electricity.
- The rear wall can be supported on a single steel beam with standard padstones, and the walls are of cavity construction.
- Foundations for the extension can be standard trench-fill to a depth of around 1.0–1.5 m.
- No public sewer prevents the extension, and permitted development rights have not been removed.
- The property is not listed, not in a conservation area, and not affected by any restrictive covenant.

Exclusions

- Third-party and statutory costs listed in Section 8, except where shown in the Scenario B summary.
- Works arising from hidden defects, such as timber decay, damp, defective drainage, wall ties or subsidence.
- Heating system alterations beyond extending the existing system into the extension.
- Full redecoration, floor coverings outside the kitchen, WC and bathroom, furniture, curtains and blinds.
- Garden, patio, driveway and boundary works.
- Upgrading the incoming electricity, gas or water supply.
- Sewer diversion, piled foundations and costs of any planning appeal.

> **Demonstration status**
>
> This is a fictional demonstration report and has not been professionally reviewed or approved for any real property. For every real client report, Cost Before Keys records the source documents received and their dates, the pricing sources used and who verified them, and the name of the reviewing professional and date of approval.

Validity & reliance

This report is valid for 90 days from the date of issue, after which figures should be reviewed for market movement. It may be shared with your agent, lender, surveyor or solicitor in connection with your purchase, provided the figures are presented as indicative ranges rather than quotations.

END OF REPORT

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