



Loft Conversion Budget Planner

Item	Guide cost	My quotes / notes
Architect	4-6% of conversion total	
Structural Engineer	£800-£2,000	
Planning Permission	£100-£200	
Building Regulations	£300-£500	
One Party Wall surveyor (may also need to pay for neighbours')	£800-£1,200	
Legal fees if needed for adverse situations	£300-750	
Access (e.g. a new staircase, door), not including labour	£500-£1,000	
Building labour (some labour is included elsewhere in this list)	25-35% of total costs	
Dormer windows (min. 2)	£10,000-£15,000	
Velux-style windows (min. 2) supply & fit	£1,300-£2,500	
Heating & plumbing (e.g. radiators, waste systems)	£1,000-£5,000	
Electrics (inc. lighting, fire detection, ventilation)	£500-£2,000	
Floor strengthening	£1,100-£2,500	
Floor surface (e.g. carpets)	£250-£1,000	
Sound proofing (materials only)	£300-£900	
Thermal insulation (materials only)	£500-£850	
New bathroom supply & fit	£10,000-£15,000	
Plastering, painting & decorating	£250-£1,500	
Fitted furniture (e.g. storage, window seats, wardrobes)	£500-£2,500	
Conversion / Renovation Insurance *	£500-£1,000	
Miscellaneous & contingency costs **	5-10% of conversion total	

* Check with your home insurance provider that they will still cover you for damage or loss while conversion works are going on, as many won't. You may need Conversion Site Insurance, otherwise known as Renovation Insurance.

** According to Peter Holliday, founder and Managing Director of Abbott Holliday Structural Engineers, people very often tend to underestimate the amount of work needed in a loft conversion, so to put it simply, you would be wise to budget 5-10% on top of your total loft conversion costs.