Quote Comparison Report

Prepared for: Sarah Jenkins · 14 March 2026 · Ref: CQ-2847

Project Type	Overall Recommendation	Confidence Score
Conservatory Roof Conversion	**Builder B**	**94** /100

Contractor Comparison

Contractor	Quote	Score	Status
Builder A	£12,850	82	Good
Builder B	£13,450	94	Recommended
Builder C	£10,900	67	Proceed With Caution

Our Recommendation

Although Builder B is not the cheapest quote, it provides the strongest specification, clearest scope definition and lowest overall project risk. Builder C's significantly lower price is accompanied by unclear warranty terms and missing building regulation details.

Price Assessment

Based on UK market rates for conservatory roof conversions of this specification, Builder B's quote of £13,450 falls within the expected range (£12,500 – £15,200). Builder A's quote is marginally high but not unreasonable. Builder C's quote of £10,900 is approximately 18% below market rate — this warrants careful scrutiny of specification and materials.

Missing Items Review

- Builder A — No mention of scaffolding cost included in quote (typically £800–£1,200).
- Builder B — Comprehensive scope with all major items accounted for.

• Builder C — No reference to building control fees (£200–£400), warranty documentation or final sign-off process.

Warranty Review

Builder B offers a 10-year insurance-backed warranty through the Consumer Protection Association. Builder A provides a 5-year workmanship guarantee only (not insurance-backed). Builder C references a 'standard guarantee' with no named provider or insurance backing — this represents a significant risk.

Risk Assessment

Low Risk: Builder B — Clear contract, insurance-backed warranty, detailed specification, reasonable payment schedule.

Medium Risk: Builder A — Slightly elevated pricing, missing scaffolding detail, limited warranty coverage.

High Risk: Builder C — Below-market pricing, unclear warranty, missing regulatory items, vague payment terms (50% upfront).

Questions To Ask Before You Sign

1. Can you provide proof of your insurance-backed warranty and named insurer?
2. What is the exact payment schedule, and why is the deposit percentage set at this level?
3. Are building regulation fees and final sign-off included in the quoted price?
4. Can you confirm the U-value of the roofing panels being installed?
5. What happens if the project overruns — is there a daily delay penalty clause?

Building Regulation Considerations

A conservatory roof conversion typically requires building control approval if structural changes are made to the existing frame or if the new roof significantly changes the thermal performance. Builder B has explicitly included building control liaison and sign-off. Builder C has not mentioned this at all — the homeowner must confirm whether this is required and who will handle it.
