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Kitchen extension: steel lintel cost and new start date

Dan Price · Tue 24 Nov 2026, 08:41

Summary

Dan called to report that when the back wall was opened up, the existing lintel over the old door turned out not to be strong enough for the new opening, so building control will require a steel. The steel, padstones and engineer's calculation come to £850 all in, and because the steel has a week's lead time the extension start moves from this Monday to Monday the seventh. You agreed the £850 and asked him to put it in writing. Dan said he can still do the drainage and footings on Thursday and Friday so the week isn't lost, and he'll book the building control inspection for when the steel goes in — you don't need to do anything.

Key points

- Back wall opened up; existing lintel over the old door can't take the new opening
- Building control will require a steel lintel
- Steel, padstones and engineer's calc: £850 all in
- Steel has a one-week lead time
- Drainage and footings can still go ahead Thursday and Friday
- Dan will handle the building control inspection booking

Decisions

- Accept the £850 additional cost for the steel, padstones and engineer's calc
- Proceed with drainage and footings on Thursday and Friday
- Extension start pushed from this Monday to Monday the seventh

Action items

- Send the revised quote by WhatsApp
  Dan Price · tonight (2026-11-24)
- Send the engineer's drawing when it is available
  Dan Price
- Book the building control inspection for when the steel goes in
  Dan Price
- Carry out drainage and footings
  Dan Price · Thursday and Friday (2026-11-26 and 2026-11-27)

Promises

- WhatsApp the revised quote
  Dan Price · tonight
- Send the engineer's drawing
  Dan Price · when he has it
- Book the building control inspection for the steel installation
  Dan Price · when the steel goes in

Written up by Xcribe. “You” means the person who recorded this conversation.