



ROCKS

PROPERTY RESTORATION LTD

**HARDWOOD
FLOORING
INSTALLATION**

rockspropertyrestoration.co.uk

Our Promise

This is our commitment to you.

Welcome to Our Promise - our commitment to delivering a transformation you'll love through quality craftsmanship and transparent service.

Quality Craftsmanship

We treat your home like our own, using expert techniques to ensure every element of your flooring or staircase is fitted to perfection.

Attention to Detail

We believe a great floor is found in the details, which is why our skilled team operates with the highest levels of precision.

Timely Completion

We value your time and work hard to deliver your project on schedule without compromising on quality.

Clear Communication

From your initial consultation and detailed estimate to the final walkthrough, we keep you informed every step of the way.

Customer Satisfaction

Your vision is our priority. We work closely with you to ensure the final result exceeds your expectations.

Long-lasting Results

Installation to last a lifetime.

Installation Guarantee

Your Peace of Mind, Secured

We are committed to providing flooring installation services that meet the highest industry standards. To ensure you feel confident in your investment, our guarantee includes:

Professional Installation

Precision-fit installation by our skilled flooring specialists.

Workmanship Warranty

We provide a 3-year guarantee on our installation. If an issue arises due to our fitting process, we will resolve it diligently.

Product Clarity

We use premium materials from reputable suppliers. While we stand by our work, product-specific defects (such as warping or finish failure) remain covered by the manufacturer's warranty.

Post-Installation Support

Our relationship doesn't end when the floor is down; we are here to assist with any questions or concerns even after completion.

Please Note: Our guarantee covers craftsmanship. It does not cover issues arising from structural building movement, environmental moisture/heat changes, or general wear and tear/neglect.



Pre-Installation Details

What you need to know before you contact us

Product

Please ensure you carefully examine the floorboards before the installation date. We ask that you inspect the size, finish, quality, and style to confirm they are exactly what you ordered. As wood is a natural product, we cannot accept responsibility for variations in grain, knots, or colouring, and the final product may differ from any small sample you may have viewed.

Our installation team will only inspect the planks for significant damage (e.g., major cracks or breaks) prior to fitting. We require the customer to carefully examine the floorboards before the installation date, as responsibility for the aesthetic quality (grain, colour, and overall appearance) lies with the customer once installation begins.

It's important that this inspection is completed prior to installation, as it is not the responsibility of the installers to verify the order accuracy. We will assume the customer is happy with all planks once installation begins.

Product Delivery

Flooring must be stored in the room where it is to be installed, laid flat, and in a heated environment. Do not store in garages, outbuildings, or rooms with active wet trades (like fresh plastering).

Subfloor Preparation

A flat subfloor is the foundation of a great floor. If upon arrival we find the subfloor requires additional prep (such as high-spot removal or screeding), we will refer to the **Phase 1: Preparation** rates in our Cost Guide before proceeding.

Existing Flooring

If applicable, please uplift the existing flooring (unless we have agreed to undertake this). For example, carpet removal, we require all staples, grippers and underlay to be removed.

Waste

Unless 'Skip' or 'Kerbside Collection' has been booked in **Phase 5**, all uplifted flooring and off-cuts will be neatly bagged and left on-site for the customer to dispose of.

Skirtings & Beading

If we are supplying these items, please confirm the colour and quantity required at least 48 hours before installation.

Thresholds

Please note we do not supply thresholds, these are required to be on site at the time of installation.

Clear the Room

Please ensure all small electronics, breakables, and wall-hanging items are removed from the work area to prevent accidental damage. Please refer to **Phase 5: Furniture**: in regards to moving washing machines and dishwashers

FAQs



Scan the QR code to watch our **FAQs** video playlist on YouTube, where we answer the most common questions we're asked about **flooring, stairs, preparation and installation**.

These short videos give you a behind-the-scenes look at how we work and help you understand what to expect before, during, and after your project.

Our Process



Scan the QR code to learn more about the **Rocks Property Restoration** process.

We break down **what to expect, how we keep things running smoothly** and **how we make sure there are no surprises along the way**.

Price List

ALL PRICES INC. VAT

Phase 1: Preparation, Skirting & Uplift

Start here if you need us to remove your old flooring, remove existing skirting or prep the subfloor

Uplift	Floating	Nailed	Glue Down
Vinyl	£18 Per sqm	N/A	£42 per sqm
Laminate	£18 per sqm	N/A	N/A
Timber	£18 per sqm	£36 per sqm	£42 per sqm
Tiles	N/A	N/A	£48 per sqm
Carpet	£9.60 per sqm	N/A	£30 per sqm

Flooring Preparation	
Supply of ply – per thickness	TBC
Installation of ply	£14.4 per sqm
Concrete diamond grinding	£24 per sqm
Adhesive/bitumen removal	£42 per sqm
High spot removal	£66 per hour
Screeding – (including materials)	£54 per sqm
Repairs to timber subfloor	TBC

Skirting	
Removal of Existing Skirtings 90-140mm	£12 per l/m

Phase 2: Flooring Installation

The core cost of laying your new floor.

Flooring Installation (Floating/Nailed)	Straight Plank	Herringbone / Chevron
SPC Vinyl Plank	£30 per sqm	£54 per sqm
Laminate	£30 per sqm	£54 per sqm
Engineered Timber	£42 per sqm	£54 per sqm

Note: For Engineered Timber (Glue Down), add £18.00 per sqm (excludes adhesive) to the installation price above.

Phase 3: Essential Extras

Items required for every job to ensure a professional finish.

Essentials	
Cut Door to Fit New Flooring	£78 per door
Under Cut and Lay Under Door Frame	£42 per side of door
Remove cut and re-fit kickboards	£60 per run
Under Cut Kitchen Décor Ends	£36 per decor
Hang New Door Inc. Handle, Hinges and Latch	£360

Professional Consumables & Setup Fee	
Floating	£18 per 15 sqm
Nailed	£21.6 per 15 sqm
Glue Down	£18 per 15 sqm

Professional Consumables & Setup Fee is required on every job (glue, nails, screws, blades, straps, tape). This is rounded to the closest 15 sqm.

Phase 4: Finishing Touches

Beading, skirtings, and thresholds.

Skirting	
Re-Fit Existing Skirtings	£18 per linear metre
Cut and Fit New Skirting (not supplied)	£24 per linear metre
Beading	£9.60 per linear metre
Caulking (including caulk)	£3.60 per linear metre
Door Threshold Single Door (flat, reducer, L trim) install only	£30 per door
Door Threshold Double Door (flat, reducer, L trim) install only	£36 per door

Phase 5: Specialist Areas

Stairs, Waste & Furniture.

Stairs	
Manufacture Custom Stair Nosing	£108 per step
Installation of Custom Stair Nose Straight	£48 per step
Installation of Custom Stair Nose Winder	£60 per step
Preparation of Step Pre Installation	£24 per step
Installation of Metal Stair Nose (not supplied)	£48 per step
Manufacture Solid Stair Nose (bullnose)	£132 per step
Installation Solid Stair Nose (bullnose)	£60 per step

Furniture	
Moving Large Items Only	£48 per area
Furniture Removal Off Site to Storage	TBC
Remove and Replace Washing Machine and Dishwasher	£48 per item

Waste	
Kerbside Collection	TBC Weight
Skip	TBC Weight

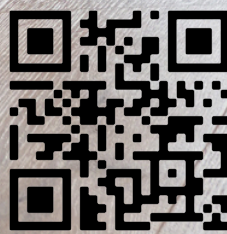
Your Estimated Project Total	£
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The above will give you a very accurate idea on the cost of your project. We offer a free estimate when you send through your floor plans, pictures and product details.

If you would like a site check we charge £144.00 including VAT. This charge will be deducted of your final invoice if you proceed with our services. Get in touch with us today to discuss options.



OUR INSTAGRAM



**PUBLIC LIABILITY
INSURANCE**



OUR WEBSITE



Contact Us:
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