

Roof Windows  
Replaced & Installed  
from only  
**£364.17**  
EXC VAT

# Fitting

VELUX Installer Partnership  
5-star member



# Service

Loft Ladders  
from only  
**£99**  
EXC VAT



[loftladderfitter.com](http://loftladderfitter.com) [loftshop.co.uk](http://loftshop.co.uk)

## About Loft Shop

With more than 25 years experience in the installation of loft ladders and roof windows, you can be sure that you will be receiving the best service possible from us. We have fitted over 60,000 loft ladders in UK homes already so when you want practical, safe and sturdy access to your loft visit our showroom and try out the products on display.

The Loft Shop was established in 1987 so when you decide to have a ladder or a roof window fitted by The Loft Shop you can be assured of the best customer service available. This consists of:

- Survey service (excludes Spacemaker and Easiway)
- Fitters are fast, tidy and trained on all fitted products
- Fitters are insured with public liability insurance
- Full product demonstration by a Loft Shop fitter
- Prices are fixed and any extra costs are explained before work commences
- Products are covered by manufacturer's warranty from 1 to 3 years
- Loft shop fitters are Velux trained some with over 20 years installation experience

Our range starts from a supply and fit cost of just £99.00 (exclusive of VAT) so you could be getting into your loft quicker, less expensively and more safely than you thought possible!

The Loft Shop operates its installation service anywhere within the M25, Hertfordshire, Essex and most of the South East.

If you are interested in having a loft product installed, but have further questions, simply email us at [fitting@loftshop.co.uk](mailto:fitting@loftshop.co.uk) or call us on **0208 551 5800** to enquire. A member of staff will be on hand to help you.

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## Installation

To book in your installation or for any further assistance please do not hesitate to contact us

Just give us a call on

**0208 551 5800**

or log on to

[www.loftladderfitter.com](http://www.loftladderfitter.com)

### Opening hours

Monday – Friday 8am – 5pm

Saturday 8am – 12noon

Full address on back page

You can pay by any of the following:



### Cash or Cheque

We reserve the right to guarantee cheques via an external agency



## Spacemaker

This aluminium sliding loft ladder is ideal for occasional use in the home. A quality two-section standard domestic loft ladder.

- Fitted with wide, flat, slip resistant treads & rubber feet
- Complete with all fittings
- Unique shoot bolt fastening for safety & ease of use
- Maximum floor to floor height 2.6m
- Minimum hatch size 457mm x 406mm

**YOUNGMAN**  
THE QUALITY BRAND OF YOUNGMAN TOOLS LTD

Supplied and fitted for only

**£99.00** EXC VAT  
£118.80 INC VAT



## Easiway

If you are looking for simple quick and inexpensive access to your loft the Easiway loft ladder has the answer. It is a sliding 3-section aluminium loft ladder. This light weight ladder fixes into existing openings and is independent of the hatch frame and cover

- Fast easy fixing
- Flat rungs
- Rung width of 275mm
- Light weight
- Easy to operate
- Lockable 3 sections to save space
- Rubber grip pads on feet of the ladder
- Complete with substantial aluminium operating pole

**"I have no qualms recommending The Loft Shop. I have used them twice and on both occasions found their price and customer service levels excellent."**

Steve Gammon, Northampton

- Complete with catch for hatch cover
- Hinges supplied for hatch cover
- Complete with Safety handrail
- Handrail can be fitted to either side
- Guide stays ensure smooth operation
- Requires 750mm height and 1050mm reach inside the loft
- Suits openings down to 508 x 432 mm
- Achieves floor to floor heights up to 3.0m

**YOUNGMAN**  
THE QUALITY BRAND OF YOUNGMAN TOOLS LTD

Supplied and fitted for only

**£159.00** EXC VAT  
£190.80 INC VAT

Price includes resizing and hanging existing loft hatch.  
For a replacement hatch see prices page 6.

**All you need to book an installation for the above products are a few simple dimensions. Please see the form on the following page for full dimensions.**

Sliding aluminium ladders are probably the most cost effective way for quick, and simple loft access. The Loft Shop fits two models, the Spacemaker and the Easiway. Both ladders are extremely high quality requiring little or no technical knowledge to operate.

There are three basic fitting measurement checks you need to verify prior to the branch confirming your fitting. Please fill in the details below and return the form to your Loft Shop branch. If you would like another type of ladder we are happy to provide you with a survey. Please ask in store.

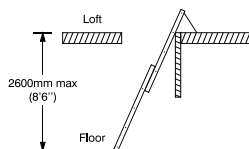
## Please put your measurements in the columns below

### Floor to floor (Fig A)

mm

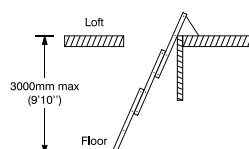
**Spacemaker** £99.00 EXC VAT  
£118.80 INC VAT

### Fig A



**Easiway** £159.00 EXC VAT  
£190.80 INC VAT

### Fig A

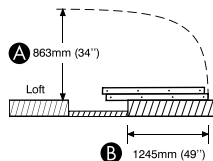


### Hatch clearance (Fig B)

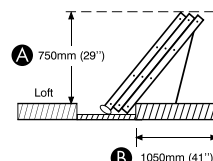
A mm

B mm

### Fig B



### Fig B



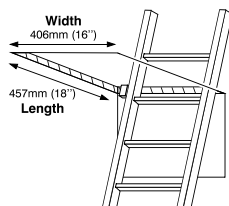
Minimum hatch clearance requirements

### Hatch opening size (Fig C)

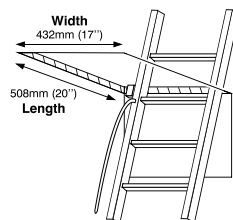
Width mm

Length mm

### Fig C



### Fig C



Minimum hatch opening size requirements

**Note:** please check for any obstructions such as electric cables, pipes, support beams or water tanks in the way, especially in relation to **fig B 'hatch clearance'**. Specify below:

## Telesteps



Want an easy way into your loft? A loft ladder from Telesteps will do it. Not just flexible, comfortable and easy-to-use – they also take up a minimum amount of space in the loft and only need a small loft opening. Telesteps, the original telescopic loft ladder.

Two different sizes are available. Please note dimensions below:

- Floor to ceiling 2.35 – 2.45m with minimum hatch size 520 x 600mm (LLTS0245)
- Floor to ceiling 2.65 – 2.93m with variable hatch size depending on height 520 x 920 – 1100mm (LLTS0290)



Supplied and fitted for only  
**£329.17** EXC VAT  
£395.00 INC VAT

**"Very pleased, did not have to wait long. Fitter was polite, clean and tidy."**

Mr T Maynard, Goring by Sea

## Alu-Fix Concertina



- At last – an aluminium concertina ladder at a realistic price
- Supplied fully assembled for immediate installation
- Space saving – fits loft openings down to 600mm x 500mm wide and requires almost no inside loft clearance
- Spring controlled operation
- Strong, safe construction with extra wide treads (80mm) for comfort
- Duty Rating 100kg (tested to built in Security Stop 200kg)



Supplied and fitted for only  
**£291.67** EXC VAT  
£350.00 INC VAT

## Keylite Timber Loft Ladder



The Keylite Timber Loft Ladder, key features include:

- The unique Keylite Flick Fit Installation – pre installed brackets for installation from below
- Continuous seal around trapdoor reduces heat loss
- White 36mm thick insulated trapdoor, with U-Value of 1.1W/M²K as standard
- Pre-fitted handrail as standard
- Unique detachable ladder – enables one person to install
- Recessed locking system
- Slip resistant treads
- Dove tail joints on all treads
- Non scratching protective feet



**Supplied and fitted from only**  
**£332.00\*** EXC VAT  
**£399.00\*** INC VAT

**"Really pleased – ladder is good quality and was fitted very quickly and efficiently. Many thanks."**

Julian Grenier

\*Price based on 550 x 1200 mm loft ladder. Other sizes and prices available.

## Three Section Timber



This great 3 section folding timber loft ladder is the ideal solution for accessing your loft if you intend to make regular visits to the loft. Complete with hatch and frame this loft ladder comes in a wide variety of hatch sizes to suit most circumstances. All hatches offer a generous amount of space within which to walk up the ladder as well as being able to take objects into the loft. Clearly, the larger the hatch size, the easier it is to take large objects into the loft.

The 3 section timber loft ladder is a pre assembled folding loft ladder of exceptional quality and design (note - hatch sizes under 1000mm are 4 section ladders). The loft ladder requires little or no clearance inside the loft. Balance springs assist opening and closing.



**Supplied and fitted from only**  
**£415.83** EXC VAT  
**£499.00** INC VAT

- Superb quality loft ladder
- Achieves Floor to ceiling between 2.3 – 2.8m
- Sections fold to fit within the length of the hatch
- Achieves U value of U = 1.1W/M²K
- Safe deep non-slip treads
- Hinged ladder sections: softwood and Handrail
- Insulated hatch cover
- Hatch frame
- Operating hardware and pole

Price based on 600 x 1200 loft ladder hatch size. Other hatch sizes and prices also available.

## 3 Section Timber Folding Loft Ladder (piston assisted)



This folding timber loft ladder is a fantastic product in our range. Unlike the standard 3 section timber loft ladder, this product has a double length handrail and a piston assisted ladder section.

The double length handrail allows stable access onto the ladder from the very bottom of the product. The piston arm allows for a smooth operation with minimal effort. The springs on this ladder are so strong that the hatch does not need a catch to lock the door into place once the ladder is in the closed position, the door will simply hold itself shut. Features also include:



**Supplied and fitted from only**  
**£499.19** EXC VAT  
**£599.00** INC VAT

- Superb quality loft ladder
- Achieves Floor to ceiling between 2.3 – 2.8m
- Sections fold to fit within the length of the hatch
- Achieves U value of U = 1.1W/M²K
- Safe deep non-slip treads
- Hinged ladder sections: softwood and Handrail
- Insulated hatch cover
- Hatch frame
- Operating hardware and pole

Price based on 600 x 1200 loft ladder hatch size. Other hatch sizes and prices also available.

## 3 Section Steel Folding Loft Ladder (white hatch)



This three section folding steel loft ladder is a fantastic addition to the steel loft ladder range. With solid deep safe treads and a well insulated hatch. It is simple to use and has a neat integral loft catch which leaves a nice flush finish on your ceiling.

This loft ladder is similar in style to the other steel loft ladder except that it has a handrail and white hatch

- Achieves floor to ceiling heights up to 2.8m
- Spring assisted operation
- Safe, deep treads
- Standard insulated hatch (1.1W/M²K)



**Supplied and fitted from only**  
**£499.17** EXC VAT  
**£599.00** INC VAT

Price based on 600 x 1200 loft ladder hatch size. Other hatch sizes and prices also available.

- Fully assembled
- Ladder stays and spring
- Operating pole
- Sturdy integral metal catch
- Installation instructions
- Maximum load 200kg

**"Prompt, efficient, helpful and tidy! I have been very impressed with your service from start to finish. Thanks."**

Terese

Should you require any additional works to be undertaken such as a brand new hinge down hatch door with twist catch or a plastic insulated loft hatch, our prices are listed below.

We can also offer a timber safety rail to go around the ladder opening as well as a new hatch opening or extension should you require one. Costs are listed below.

## New Hatch Door

	EXC VAT	INC VAT
MDF Hatch up to 900 x 900mm	<b>£32.50</b>	£39.00
MDF Hatch over 900 x 900mm	<b>£49.17</b>	£59.00
Plastic Loft Hatch (see below)	<b>£129.00</b>	£154.80

## Above and Around the Hatch

Timber Safety Rail	<b>£129.00</b>	£154.80
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## Create a New Opening and Extras

New Opening – Plasterboard Ceiling	<b>£99.00</b>	£118.80
New Opening – Lath and Plaster Ceiling	<b>£132.00</b>	£158.40
Architrave to Opening	<b>£41.00</b>	£49.20
Lining to Opening	<b>£41.00</b>	£49.20
Additional Handrail for 3 section Timber	<b>£45.00</b>	£54.00

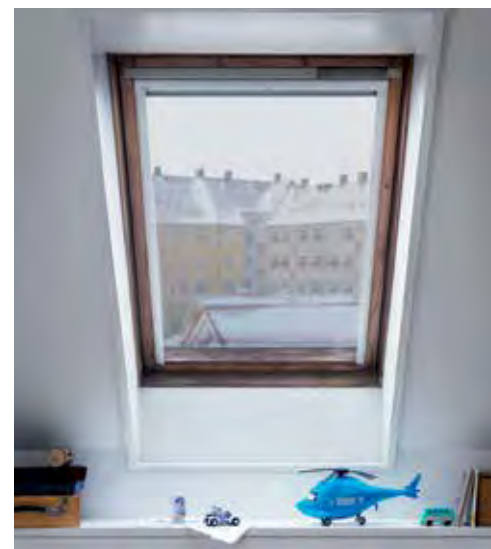
Plastic Loft Hatch door



Timber Safety Rail



**Installed, repaired,  
serviced & replaced**



Before



After

**Visit our fitting of the week section at [loftladderfitter.com](http://loftladderfitter.com) to see our previous installations**

**"Thank you very much for your quick response when the support hinges on my roof window failed. Your engineer attended the following morning and having identified the fault, obtained the spares required to fix the window and completed the repair within a couple of hours. I will most definitely contact you again should any further maintenance be required or the windows need replacing."**

David Collins, Ilford



## Luctis Roof Windows



- Superb quality, low cost centre pivot roof window for installation into roof slopes 15–80 degrees
- High Quality knot free wood frame and sash
- Furniture quality 5 coat varnish finish
- Very light in weight
- Low profile in the roof surface
- 24mm low E toughened double glazed

Let in the light  
**LUCTIS**  
Supplied and fitted from only  
**£364.17\*** EXC VAT  
**£437.00\*** INC VAT

## OptiLight Roof Windows



OptiLight is the new brand on the roof window market, offering a high quality product at an affordable price. The modern technology of woodworking and preparation of raw materials, the quality control at every stage of the production process and quality tests carried out by independent laboratories are a guarantee of high quality in OptiLight roof windows.

Thanks to the applied industrial design of the metal cladding parts, the OptiLight gains a modern and attractive look.

- Good quality centre pivoting wood roof window for use in roof slopes 15–90 degrees
- High quality wood
- Thermally insulated glazing unit
- Sash rotates through 180 degrees

**OptiLight**  
Supplied and fitted from only  
**£375.00\*** EXC VAT  
**£450.00\*** INC VAT

\*Prices are based on 550 x 780 roof window, other sizes and prices available

## Fakro Roof Window



The Fakro centre pivot timber roof window with increased resistance to burglary with anti-burglary class P2A. Window is equipped with structural reinforcement.

- High quality centre pivot timber roof window for installation into roof slopes 15–80 degrees
- 20 Year Glazing Guarantee
- Knot Free Timber
- High Standard Finish
- U-Value 1.3W/M²K
- Great Prices

**FAKRO**  
Supplied and fitted from only  
**£499.17\*** EXC VAT  
**£599.00\*** INC VAT



We supply and fit blackout blinds for all types of roof window in up to 40 different colours

## Keylite Roof Window



The new Keylite roof window range with Futuretherm Technology was designed with 100% focus on innovation, making installation easier whilst improving the overall user experience. The Integrated Thermal Collar is a unique solution to preventing heat loss and provides yet another installer friendly feature found only in Keylite.

- Centre pivot roof window
- Rotates through 180°
- Handle at top of roof window
- Ventilation flap allows clean fresh air to be circulated
- Available with integral blind system

**keylite**  
Supplied and fitted from only  
**£499.17\*** EXC VAT  
**£599.00\*** INC VAT



We can install blinds for as little as  
**£37.50** EXC VAT  
**(£45.00 INC VAT)**  
Blind not included

\*Prices are based on 550 x 780 roof window, other sizes and prices available

**Keylite Roof Window and Keylite Timber Loft Ladder supplied and installed at the same time for only**

**£749.17** EXC VAT  
**£899.00** INC VAT



**Save  
£100**

**Keylite Roof Window  
(Keylite CP01T 550 x 780mm)**

**Keylite Timber Loft Ladder  
(Keylite 550 x 1200mm  
Loft Ladder)**

Market leader in roof windows. Loft Shop are proud 5\* Velux roof window installers and can be found on the Velux website. We supply and install, we repair and we replace Velux roof window. The Velux GGL roof window is exceptional quality.

There is also a massive range of other Velux roof windows you can have installed, including the Velux Integra electrically operated roof window. Call us to discuss your requirements. Do not forget to check out past fittings at Fitting of the Week on our website [loftladderfitter.com](http://loftladderfitter.com)



VELUX Installer Partnership  
5-star member  
✓✓✓✓✓

## Timber GGL Velux



## White GGU Velux



**New installation  
Supplied and  
fitted for only  
£532.50** EXC VAT  
£639.00 INC VAT

**Replacement  
Supplied and  
fitted for only  
£549.17** EXC VAT  
£659.00 INC VAT

**New installation  
Supplied and  
fitted for only  
£574.17** EXC VAT  
£689.00 INC VAT

**Replacement  
Supplied and  
fitted for only  
£582.50** EXC VAT  
£699.00 INC VAT

**We can  
install blinds  
for as little as  
£37.50** EXC VAT  
(£45.00 INC VAT)  
Blind not included



We supply and fit blackout blinds for all types of roof window in up to 40 different colours

**"I am very pleased with the fitting. The guys were very clean and professional. I am absolutely delighted with the service."**  
Ms Marchbank, Dagenham East

Prices are based on 550 x 780 roof window, other sizes and prices available

## Our loft hatch cover pushes upwards, what would happen here?

We would endeavour to hinge down your existing cover/door and put a twist catch on it which is operable via a pole; this is part of the installation service (for loft ladders going into existing openings). However if your cover/door is too heavy or too thick for the hinges, we would install a new door, cut to size there and then at an additional cost of only £39 INC VAT.

## How do I get the loft ladder down?

All loft ladders are supplied with a pole designed for that product in order to provide a smooth and easy operation of the loft ladder. Your fitter would demonstrate how to use the product prior to his departure.

## How do I decide on the best product for gaining access to the loft space?

Safe, convenient access to a loft is a must and there is a wide range of loft ladders to choose from, with varying prices. They range from a basic aluminium ladder (supplied and fitted from only £99 plus VAT) through to space saving concertina/scissor and timber folding loft ladders. The timber loft ladders come complete with timber frame, door, operating pole, handrail and, with deep wide treads that offer a sturdy and attractive alternative for safe and easy access. As the timber loft ladders come complete with their own hatch and frame, they provide brilliant insulation and a larger hatch is an advantage as it allows easy access for large items.

## Does having a timber loft ladder mean a bigger hole has to be cut?

Yes, you would need a bigger hole cut, but do not worry, the prices quoted include doing this work too. We would take care of all this. Dust sheets will be put down and we would tidy up any mess prior to departure. If you refer to our terms and conditions, you can see all the information you need with regard to this service.

## If you had to cut into our ceiling, would you decorate/make good afterwards?

All Loft Shop work will be completed to our high standards however our work does not include decorating or making good after the installation for which you would need another trade.

## Do I need planning permission for a roof window?

Generally you would not need planning permission; however we would always suggest that you speak to your local building control or council.

## How do we pay?

If you are having a basic stock product fitted, we would require payment when the job has been completed and the fitter has demonstrated the product.

However, if we have surveyed for a timber loft ladder or roof window to be installed at a later date, then full payment of the product is required with the balance of the labour cost to be paid on completion of the works when the fitter has demonstrated the product.

### Your fitting!

The Loft Shop aims to provide the highest level of customer service possible. To achieve this there are a number of things that we need to make you aware of before your fitting takes place. Please see the terms and conditions below.

### Planning Permission

Planning permission is not generally required to install a roof window, but it is considered best practice to consult your local council. It is not generally necessary to consult your building control for a loft ladder. If we carry out work for you installing either a roof window or a loft ladder we shall assume that you have obtained the necessary permission for the work from your local planning office.

### Cancellation of Appointments

Loft Shop reserves the right to cancel and or reschedule your appointment due to any unforeseen circumstances.

Should you wish to cancel or reschedule your appointment, please inform us as soon as possible.

### Safety

The most important part of the installation process is to ensure the safety of everyone involved.

Please try to ensure that you follow the points below.

It is important to ensure that the area immediately below the loft hatch is kept clear at all times.

The area inside the loft must be cleared of all objects around where the loft product will be fitted. If you have loft flooring, where possible around the loft hatch please lift floorboards so that the fitter may conduct his initial survey thoroughly.

Please ensure that the fitter has access to an electrical socket for the possibility of using tools, or for providing light.

Please ensure that there is someone in attendance while the fitter is on your property, and that someone is there for your entire allocated time slot. The fitter must keep to a schedule for other customers, so it is important that there is someone there on his arrival.

Please do not touch any of the fitter's equipment, including ladders unless the fitter has given permission e.g. he has completed the installation of the product, and now deems it fit for use.

### Three section timber ladders or hatch alterations.

Certain ladders for various reasons require hatch alterations to be made. In many cases you may have what is known as a 'lathe and plaster' ceiling (a traditional way of covering ceilings in use until the 1950's). When cutting these types of ceilings, there is often a certain amount of crumbling that can occur, and often other parts of the ceiling can come down. We therefore must make you aware of this possibility before work commences, although in most cases this will not happen. We must emphasise that the fitter will take the utmost care but The Loft Shop cannot be responsible for such damage.

We do not offer painting or plastering so please arrange separately

When cutting these ceilings, a lot of thick dust can be created. Although we will endeavour to cover as much of the area below the hatch with dust sheets as possible, we must warn you that the dust is particularly thick, and can spread over a wider area than that covered.

### Making Good

When we have to undertake work which involves enlarging openings (loft hatch or roof window) and cutting into plasterboard, we will always endeavour to ensure minimal remedial work such as plastering (making good) is required. However should any making good work be required after the installation has taken place, you will require another contractor to undertake such works. Our quote does not include anything for such work that we do not carry out.

### MDF hatches

Often, when installing certain types of ladder, especially the Spacemaker and Easiway ladders we adjust your existing hatch so that it swings down, and becomes lockable. Occasionally, mainly due to the existing hatch being of poor quality material, a new MDF hatch becomes necessary. In these circumstances a new MDF hatch will be fitted at an extra cost of £39.00 (inc VAT)

### Parking Preparations

To ensure a quicker installation time, we would ask you to make some preparations for the fitter to be able to park his van on or near your property. The fitter may need timber, and other materials and tools readily accessible to him in order to complete your installation, and therefore the nearer he is to his van, the easier this becomes. Please advise us prior to installation of any problems associated with parking near to your property, equally if you live within a permit zone, please could you provide the necessary parking vouchers.

### Payment

It is important that payment is completed immediately after the installation has taken place. Please make sure that you have the appropriate means to pay for the installation. The fitter can accept cheques (payable to Kaysted Ltd (with guarantee card) Switch/Delta, and all major credit cards.

The fitter is not authorised to accept cash for security reasons. Should you wish to pay by cash, please go to your local Loft Shop stating your name and job number and complete your cash payment. Cash payments must be made in full prior to your fitting date.

### Product Guarantee

Each manufacturer/supplier will offer different guarantee period. Your product would be subject to the manufacturer's warranty. Our labour work is guaranteed for 12 months from the date of installation; any works we need to carry out whether parts are free of charge or not will be subject to our current hourly rate.

**For our full Terms and Conditions please go to our website [www.loftshop.co.uk](http://www.loftshop.co.uk) and look under Terms and Conditions**





VELUX Installer Partnership



5-star member



**Eastern Avenue  
Gants Hill  
Ilford IG4 5DR**

**0208 551 5800**

**loftladderfitter.com  
loftshop.co.uk**

**Opening hours  
Monday – Friday  
8am – 5pm**

**Saturday  
8am – 12noon**