Budget summary

PROJECT Saredon Road
SITE Saredon Road
Shire Hill
Anytown
BZ22 1AB
DATE 9 November 2026

By band

Band	Budget total	Actual total	Variance	Lines priced
Land and acquisition	£324,870	£382,000	£62,000	4 of 5
Surveys and investigations	£16,410			10 of 10
Consultants and fees	£74,000	£1,850	£650	57 of 58
Statutory and planning	£5,493			8 of 8
Connections	£7,970			3 of 3
Insurance	£4,730			2 of 2
Preliminaries	£22,940			26 of 28
Packages	£453,628			79 of 91
Contingency	£36,000			1 of 1
VAT	£14,500			1 of 1
Total	**£960,541**	**£383,850**	**£62,650**	

By element

Element	Total
Facilitating works	£5,356
Substructure	£165,016
Superstructure	£169,100
Internal finishes	£16,400
Fittings and furnishings	
Services	£75,170
External works	£29,696
Preliminaries	£22,940
Fees	£82,993
Risk / contingency	£36,000
VAT	£14,500
Outside the standard	£343,370

This record was assembled by its owner using The Modern Housebuilder. Its contents have not been checked or verified by The Modern Housebuilder.

The same money grouped the way the industry groups it. It will not match the total above, and that is right: the standard covers the building, not the purchase of the land it stands on.

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The cost plan behind this summary

This summary is the front sheet of a cost plan workbook of 34 sheets and 207 lines, every sheet adding up into this one. Each sheet is listed below, and one is printed in full after the list.

Sheet	Lines	Total
Summary (this document)		
Land and acquisition	5	£324,870
Surveys and investigations	10	£16,410
Architect	11	£31,950
Architectural designer	1	
Civil engineer	11	£10,130
Energy and sustainability assessor	7	£3,000
Structural engineer	13	£17,850
Ecological / environmental consultant	7	£4,320
Principal designer	8	£6,750
Statutory and planning	8	£5,493
Connections	3	£7,970
Insurance	2	£4,730
Preliminaries	28	£22,940
3 Demolition and site clearance	7	£6,556
4 Groundworks and earthworks	20	£81,726
5 Piling	14	£41,316
6 Below-ground drainage	14	£29,356
7 Substructure and foundations	13	£19,994
8 Ground floor structure	11	£21,979
10 Structural frame: masonry shell	1	£68,000
13 Structural steelwork	1	£9,400
14 Roof structure	1	£14,800
15 Roof covering	1	£18,600
17 External wall finishes	1	£11,200
18 External joinery: windows and doors	1	£34,500
21 Electrical	1	£16,800
22 Plumbing, heating and hot water	1	£22,400
23 Ventilation / MVHR	1	£9,800
24 Renewables: PV, heat pump, storage	1	£18,200
25 Insulation and airtightness	1	£12,600
26 Plasterboarding and plastering	1	£16,400
Contingency	1	£36,000

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Sheet	Lines	Total
VAT	1	£14,500
34 sheets	**207**	

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One sheet in full: 4 Groundworks and earthworks

The sheet as it stands in the workbook: every line, its quantity, its rate and its total.

Item	Unit	Qty	Rate £	Total £
Site preparation: remove topsoil, depth stated, retained on site to a temporary spoil heap, average haul distance stated	m²	780	3.40	2,652.00
Bulk excavation to reduce levels to formation, maximum depth band stated	m³	340	14.50	4,930.00
Working platform or piling mat: imported granular filling, thickness stated, formed, compacted and tested to the design issued with this enquiry	m²	520	22.00	11,440.00
Foundation excavation to trenches, pile caps, ground beams or pads, maximum depth band stated. A separate item for each band	m³	96	38.00	3,648.00
Cutting off pile tops to cut off level, pile diameter stated, irrespective of length	Nr	42	48.00	2,016.00
Disposal of excavated material off site, measured on the in situ volume before bulking. Material classification stated, with the swell factor your rate assumes. A separate item for each classification	m³	290	32.00	9,280.00
Earthwork support to faces of excavation where the depth, the ground or the proximity of a boundary requires it, including its design where a design is needed	m²	180	16.50	2,970.00
Attendance on the piling contractor, comprising banksman and setting out assistance, offloading and placing reinforcement cages, keeping the working platform clean, trafficable and reinstated throughout, and plant and operator standing available to them. Priced per working day against the period stated in section 1	Nr	12	340.00	4,080.00
Removal from the working area and disposal off site of pile arisings, measured as removed and remeasured against records agreed daily. There is no in situ quantity for this line: what leaves site is bore spoil, flush, overbreak and water together	m³	64	42.00	2,688.00
Blinding to the underside of foundations or slab, thickness stated	m²	152	9.80	1,489.60
Damp proof membrane below the slab, gauge stated, laid horizontally including laps, upstands and sealing at penetrations	m²	152	6.40	972.80
Pile caps and ground beams: reinforced concrete, poured against earth or against formwork as stated, including formwork, reinforcement and concrete of the grade stated	m³	58	285.00	16,530.00

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Item	Unit	Qty	Rate £	Total £
Masonry from the foundation to damp proof course level, including the damp proof course itself, cavity fill and any perimeter insulation. Construction stated	m²	96	78.00	7,488.00
Garage, outbuilding or plant base: hardcore, membrane, reinforcement and slab, thickness stated	m²	62	96.00	5,952.00
Utility service ducts laid through the substructure and out to the position stated, including draw cords, capped ends, marker tape and the separation distances each undertaker requires	Item	1	1,150.00	1,150.00
Temporary hardstanding or platform to the perimeter of the building for the scaffold or for other trades, formed, maintained and taken up on completion of stage 1	m²	240	18.50	4,440.00
Breaking out and removing buried obstructions: machine, breaker and operator, including reinstating the working platform where broken through	hour		96.00	
Standing time where we instruct you to stop: machine and operator	hour		78.00	
Additional labour, working foreman	hour		42.00	
Additional labour, groundworker	hour		34.00	

Total **81,726.40**

A rate with no quantity is a daywork rate: priced, and spent only if it is used.

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