# Budget summary

PROJECT Coombe Lane
SITE Coombe Lane
Westhay Green
Anytown
BZ23 4CD
DATE 9 November 2026

## By band

| Band | Budget total | Actual total | Variance | Lines priced |
|---|---|---|---|---|
| Land and acquisition | £137,300 | £148,500 | £13,500 | 4 of 5 |
| Surveys and investigations | £6,564 | | | 10 of 10 |
| Consultants and fees | £29,600 | £740 | £260 | 57 of 58 |
| Statutory and planning | £2,197 | | | 8 of 8 |
| Connections | £7,970 | | | 3 of 3 |
| Insurance | £1,892 | | | 2 of 2 |
| Preliminaries | £15,442 | | | 26 of 28 |
| Packages | £344,972 | | | 93 of 105 |
| Contingency | £18,000 | | | 1 of 1 |
| VAT | £9,135 | | | 1 of 1 |
| **Total** | **£573,072** | **£149,240** | **£13,760** | |

## By element

| Element | Total |
|---|---|
| Facilitating works | £3,374 |
| Substructure | £101,193 |
| Superstructure | £112,211 |
| Internal finishes | £32,832 |
| Fittings and furnishings | £2,200 |
| Services | £55,806 |
| External works | £35,905 |
| Preliminaries | £24,242 |
| Fees | £33,197 |
| Risk / contingency | £18,000 |
| VAT | £9,135 |
| Outside the standard | £144,976 |

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 49 sheets and 221 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 | £137,300 |
| Surveys and investigations | 10 | £6,564 |
| Architectural designer | 1 | |
| Architect | 11 | £12,780 |
| Ecological / environmental consultant | 7 | £1,728 |
| Structural engineer | 13 | £7,140 |
| Energy and sustainability assessor | 7 | £1,200 |
| Civil engineer | 11 | £4,052 |
| Principal designer | 8 | £2,700 |
| Statutory and planning | 8 | £2,197 |
| Connections | 3 | £7,970 |
| Insurance | 2 | £1,892 |
| Preliminaries | 28 | £15,442 |
| 3 Demolition and site clearance | 7 | £4,130 |
| 4 Groundworks and earthworks | 19 | £47,865 |
| 5 Piling | 14 | £25,670 |
| 6 Below-ground drainage | 14 | £21,369 |
| 7 Substructure and foundations | 13 | £12,599 |
| 8 Ground floor structure | 11 | £13,859 |
| 10 Structural frame: masonry shell | 1 | £42,840 |
| 14 Roof structure | 1 | £9,324 |
| 15 Roof covering | 1 | £11,718 |
| 16 Rainwater goods | 1 | £1,900 |
| 17 External wall finishes | 1 | £7,056 |
| 18 External joinery: windows and doors | 1 | £21,735 |
| 19 Waterproofing and DPM/tanking | 1 | £1,200 |
| 20 First-fix carpentry | 1 | £5,500 |
| 21 Electrical | 1 | £10,584 |
| 22 Plumbing, heating and hot water | 1 | £14,112 |
| 23 Ventilation / MVHR | 1 | £6,174 |
| 24 Renewables: PV, heat pump, storage | 1 | £11,466 |
| 25 Insulation and airtightness | 1 | £7,938 |

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| Sheet | Lines | Total |
|---|---|---|
| 26 Plasterboarding and plastering | 1 | £10,332 |
| 27 Screeds | 1 | £3,200 |
| 28 Second-fix carpentry | 1 | £4,800 |
| 29 Staircase and internal joinery | 1 | £4,200 |
| 31 Kitchen installation | 1 | £2,200 |
| 32 Sanitaryware and bathroom fit-out | 1 | £5,500 |
| 33 Wall and floor tiling | 1 | £3,800 |
| 34 Decoration | 1 | £5,200 |
| 35 Floor finishes | 1 | £4,800 |
| 36 Mastic and sealant | 1 | £700 |
| 37 External works, drives and paving | 1 | £10,500 |
| 38 Boundary treatments and landscaping | 1 | £3,900 |
| Packages | 1 | £2,800 |
| Packages | 1 | £6,000 |
| Contingency | 1 | £18,000 |
| VAT | 1 | £9,135 |
| **49 sheets** | **221** | |

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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 | 491.4 | 3.40 | 1,670.76 |
| Bulk excavation to reduce levels to formation, maximum depth band stated | m³ | 214.2 | 14.50 | 3,105.90 |
| Working platform or piling mat: imported granular filling, thickness stated, formed, compacted and tested to the design issued with this enquiry | m² | 327.6 | 22.00 | 7,207.20 |
| Foundation excavation to trenches, pile caps, ground beams or pads, maximum depth band stated. A separate item for each band | m³ | 60.48 | 38.00 | 2,298.24 |
| Cutting off pile tops to cut off level, pile diameter stated, irrespective of length | Nr | 26 | 48.00 | 1,248.00 |
| 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 | 182.7 | 32.00 | 5,846.40 |
| 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 | 113.4 | 16.50 | 1,871.10 |
| 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 | 8 | 340.00 | 2,720.00 |
| 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 | 40.32 | 42.00 | 1,693.44 |
| Blinding to the underside of foundations or slab, thickness stated | m² | 95.76 | 9.80 | 938.45 |
| Damp proof membrane below the slab, gauge stated, laid horizontally including laps, upstands and sealing at penetrations | m² | 95.76 | 6.40 | 612.86 |
| 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 | 36.54 | 285.00 | 10,413.90 |

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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 | 60.48 | 78.00 | 4,717.44 |
| 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 | 724.50 | 724.50 |
| 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 | 151.2 | 18.50 | 2,797.20 |
| 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** **47,865.39**

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

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