Budget summary

PROJECT Ings Lane
SITE Ings Lane
Thornby Moor
Anytown
BZ24 6EF
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	£353,732			93 of 105
Contingency	£18,000			1 of 1
VAT	£9,135			1 of 1
Total	**£581,832**	**£149,240**	**£13,760**	

By element

Element	Total
Facilitating works	£3,374
Substructure	£101,193
Superstructure	£120,971
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
Architect	11	£12,780
Architectural designer	1	
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
11 Structural frame: timber frame / SIPs	1	£38,400
14 Roof structure	1	£9,324
15 Roof covering	1	£11,718
16 Rainwater goods	1	£1,900
17 External wall finishes	1	£20,256
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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