Multiproject

Sample House

Cost planning report and ECP

SAMPLE ONLY — Private new-build house



Fictional project identities and generic illustration; no real client or property is represented.

Prepared for Sample Client (fictional)

Architect: Sample Design Studio (fictional)

6 October 2026 — source cost basis

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Project at a glance

Demolition and replacement of a detached house, with separate garage and external works. All project identities are fictional. This sample uses historical costs to illustrate the current report format; it is not a quotation.

Budget and areas of work

Construction budget	Amount
Phase 1 (shell & core)	£373,232
Phase 2 (Fit-out & services)	£387,141
External works	£48,645
Works to existing garage	£24,796
Subtotal Estimated Construction Cost	£833,814
Contingency (10%)	£83,381
Inflation 2026 -> 2027 (Excl Sample Frame Supplier price) (4.6%)	£32,932
GRAND TOTAL (Excl. VAT)	**£950,128**
VAT (0%)	£0
GRAND TOTAL (Incl. VAT)	**£950,128**

The illustrative budget includes 10% contingency and 4.6% inflation, excluding professional fees and loose furniture. VAT treatment requires confirmation. Shell/core, fit-out/services, external works and garage works are separate cost packages.

What matters within the budget

- **Supplier package** — Shell and core includes £201,286 for the quoted oak frame, high-performance panels, external joinery, larch weatherboarding and airtightness treatment. The supplier's alternative passive panels are not the priced selection; further structural design may change the package price.
- **Client choices** — The plan allows for kitchens, sanitaryware, fitted joinery, stairs and rooflights. Its £91,766 summary of client-influenced items identifies costs already in the budget; it must not be added again.

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Client choices and allowances

The following allowances are already included in the construction budget. Your selections can change these costs.

Client choice	Allowance £	Included scope
Rooflights	7,440	Rooflights; 550 x 810mm, conservation style, triple glazed, with internal blind Velux-type or similar PC Sum £600 ea.
Bespoke softwood timber stair and balustrade allowance	15,000	Bespoke softwood timber stair and balustrade allowance
Internal Bi fold door, allowance	5,000	Internal Bi fold door, allowance
Kitchen units and appliances allowance	25,000	Kitchen units and appliances allowance
Utility units and appliances allowance	3,225	Utility units and appliances allowance
Bathroom sanitaryware	9,675	Bathroom sanitaryware allowance
Fitted joinery	22,640	Fitted joinery allowance
Glass Juliet balcony	1,120	Glass Juliet balcony
Mild steel balustrade and steel or timber handrail	2,666	Mild steel balustrade and steel or timber handrail
Total already included	**91,766**	**Not an additional cost**

Combined allowances: £91,766. This is included in the construction budget, not an additional cost.

Assumptions and information gaps

The following qualifications affect how reliably the illustrative allowances represent the developing design. The workbook figures have been retained, not adjusted for these uncertainties.

- **Services area** — Several drainage, water, heating, ventilation and electrical allowances use 228 m² rather than the dwelling's 263.56 m² GIFA. The smaller measurement basis is unconfirmed and needs design and measurement review.
- **Solar power** — The plan allows for 20 panels at an assumed 4 kWp, while the sustainability specification calls for 20 panels at 12.6 kWp. Confirm the intended capacity before relying on the allowance or assessing energy performance.
- **Glazing** — The quoted joinery schedule specifies a g-value of 0.53, while the sustainability assessment relies on 0.32 for south-facing glazing. Confirm the coordinated specification and any price effect; the quoted glazing is not established as meeting that strategy.

- **Comfort cooling** — The sustainability specification includes fan-coil cooling via a reversible heat pump. The plan prices heating, a heat-pump allowance and heat-recovery ventilation, but does not expressly identify fan coils; their allowance remains unclear.
- **Client procurement** — Allowances remain for items the historical request contemplated as client-supplied, and the plan also prices wall and ceiling painting despite an intention to self-decorate. Agree who supplies and carries out each element before changing the construction scope; client supply alone does not remove an allowance.
- **Roof description** — The brief and supplier package envisage a new roof structure, but the priced clay-tile description refers to existing rafters. Check the intended roof build-up and scope without assuming the quantity or price has been corrected.
- **Boundary demolition** — The plan prices removal of a retaining and boundary wall, while the site plan says a boundary adjoining an adjacent property is retained. Establish which wall the allowance covers; no removal of the retained boundary is implied.

Building services allowances

The cost plan includes the following services allowances. The extent of retention, extension or replacement should follow the confirmed project scope.

- **Heating** — £48,926
- **Ventilation** — £12,419
- **Electrical installations** — £44,118

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Next steps in cost planning

Your cost-planning journey



Not every project needs every stage shown.
Scope and appointments are agreed with you and your architect.

To keep the developing design aligned with your budget, agree the following points with your architect and QS:

1. **Prepare for procurement — Confirm the scope, specification and contractor responsibilities before obtaining comparable tender prices.**
2. **Coordinate specifications** — Resolve PV capacity, solar-control glazing and fan-coil cooling with the design team and supplier, then review the affected allowances.
3. **Settle scope and procurement** — Clarify the roof and boundary works, the services measurement area, client-supplied items and decoration responsibilities before revising the plan.
4. **Refresh the pricing basis** — Have the QS check the unreconciled £715,910 inflation calculation base and update costs as structural design and selections develop. Obtain project-specific VAT advice and a detailed priced schedule for procurement; neither current pricing validation nor future QS approval is implied.

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Basis of the report

Rate sources in priced items	SPONS 2026; BCIS 2026
Location index	South East: 95%
Project value adjustment	£500k - £1m: 5%
Preliminaries	Suburb: 12%
Level of finishes	Mid to High range
Contractor overheads and profit	12%
Inflation 2026 -> 2027 (Excl Sample Frame Supplier price)	4.6%
Stated preface rate basis	BCIS 2026; SPONS 2026

Gross internal floor area

Work area	GIFA
Ground Floor	104.9 m²
First Floor	96 m²
Second Floor	62.66 m²
Total	**263.56 m²**

Sample document register — fictional references

- **Cost plan / V1** — Issued 6 October 2026 — SAMPLE-NB-ECP-001 Cost Plan.xlsm
- **Documents / V1** — Issued Not recorded (planning-update revision dated 20 August 2026) — SAMPLE-NB-SUS-001 Sustainability Statement.pdf
- **RFI / Rev** — SAMPLE-NB-RFI-001 Information Request.docx
- **New Drgs / 26-10-02** — Issued 1 October 2026 — SAMPLE-NB-QUO-001 Frame Quotation.pdf
- **New Drgs / 26-10-02** — Issued 30 September 2026 — SAMPLE-NB-QUO-002 Joinery Quotation.pdf
- **Take off / New Drgs** — SAMPLE-NB-A-001 Site Plan; A-002 Existing Plan; A-003 Proposed Plans; A-004 Elevations; A-005 Sections; A-006 Overlay

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Detailed cost plan

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
Shell and core					**373,232**	**1,416**
	Facilitating Works					
	Demolition works					
	Demolition of existing structure					
0.01	Demolishing to ground level; multi-storey masonry building; flat roof; 1–4storeys; volume	426	m3	52	22,141	
	Site clearance and preparation					
0.02	Site clearance and preparation		Item	5,000	5,000	
	Substructure					
	Standard foundations					
	Strip foundations					
1.01	Trench fill foundations, excavated by machine, not exceeding 1000 mm depth, cavity wall footings up to DPC	44	m	351	15,422	
1.02	Trench fill foundations, excavated by hand, not exceeding 1000 mm depth, 200 mm internal wall footings	21	m	270	5,676	
1.03	Brick slips upto dpc level	64	m2	194	12,384	
1.04	Solid block wall upto dpc level over internal wall foundation	30	m2	146	4,373	
	Pad foundation					
1.05	Pad foundations; excavate (by machine) pit in firm earth; Plain concrete foundation poured against faces of excavation; not exceeding 1000 mm deep; excavating commencing at: ground level	1	m3	317	380	
	Beam and Block Floor					
1.06	Beam and Block Floor including insulation	101	m2	196	19,778	
1.07	Extra over for; 25 mm PIR insulation to perimeter of the slab	81	m	3	205	
	Superstructure				**92,536**	**351**
	Timeframe					
	Timber frame kit as per Sample Frame Supplier quotations					
2.01	Oak frame with larch sarking		item	13,928	13,928	
2.02	Hi-Performance panel system including walls, roofs, floor and internal walls		item	122,927	122,927	
2.03	Joinery, excluding rooflights includes external door and windows		item	38,907	38,907	
2.04	Larch weatherboarding		item	21,944	21,944	
2.05	Aero Barrier		item	3,580	3,580	

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Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
2.06	e/o for external shutters to windows of the front elevation, allowance	6	Nr	500	3,000	
2.07	Builder's work in connection	10	%	204,286	20,429	
	Frame					
	Steel frames					
2.08	Structural steel, allowance		item	10,000	10,000	
	Upper Floors					
	Timber upper floors					
2.09	Suspended timber floor, 100 sound insulation only, floor joist and deck included in the Sample Frame Supplier quote	142	m2	14	1,994	
	Roofs					
	Metal roof					
2.10	Terne-coated zinc roofing on and including Metmatt underlay (U-value = 0.25 W/m2 K) Lead	11	m2	186	2,046	
	Large pitched roofs - over 100 m2					
2.11	Clay roof tiles over existing roof ratfers, lead flashings, uPVC gutters and downpipes; measured on plan	188	m2	222	41,680	
	Rooflights, skylights and openings					
	Rooflights					
2.12	Rooflights; 550 x 810mm, conservation style, triple glazed, with internal blind Velux-type or similar PC Sum £600 ea.	6	Nr	1,240	7,440	
Fit-out and services					**387,141**	**1,469**
	Superstructure					
	Stairs and ramps					
	Stair/ramp structures					
2.13	Bespoke softwood timber stair and balustrade allowance	2	Nr	7,500	15,000	
	Internal walls and partitions					
	Lightweight partitions					
2.14	Timber partition - one layer of wallboard each side; filled with insulation, skimmed both sides (studs cost included in timberframe kit)	158	m2	87	13,812	
	Internal doors					
2.15	Softwood panelled doors, linings, architraves and ironmongery; painted - single	12	Nr	880	10,565	
2.16	Single door with side screen, allowance	1	Nr	1,200	1,200	
2.17	Internal Bi fold door, allowance	1	Nr	5,000	5,000	

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Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	Finishes					
	Wall Finishes					
	Plastering					
3.01	12.50 mm Gyproc board and skim coat to internal face of external walls and internal LB walls	253	m2	46	11,711	
	Decoration					
3.02	Mid-range paint finish to walls	501	m2	23	11,698	
	Tiling					
	Mid-level tiling					
3.03	Mid range tiling to walls	68	m2	181	12,281	
	Floor Finishes					
	Carpet					
3.04	Carpet finish	85	m2	78	6,640	
	Concrete flooring					
3.05	Polished concrete	101	m2	258	26,058	
	Skirting					
3.06	Mid-range skirting, painted	141	m	31	4,371	
	Tiling					
	Mid-level tiling					
3.07	Mid range tiling to floors, incl. decoupling membrane	11	m2	248	2,802	
	Ceiling Finishes					
	Plasterboard fixed to superstructure					
3.08	12.50 mm Gyproc board and skim coat	277	m2	46	12,822	
	Decoration					
3.09	Mid-range paint finish to ceilings	277	m2	23	6,468	
	Fittings, Furnishings and Equipment					
	General fittings, furnishing and equipment					
4.01	Kitchen units and appliances allowance	1	Nr	25,000	25,000	
4.02	Utility units and appliances allowance	1	Nr	3,225	3,225	
4.03	Bathroom sanitaryware allowance	3	Nr	3,225	9,675	
	Fitted Joinery					
4.04	Fitted joinery allowance	12	m	1,935	22,640	
	Juliette Balcony					
4.05	Glass Juliet balcony	2	m	700	1,120	
	Balustrading and handrail					
4.06	Mild steel balustrade and steel or timber handrail	5	m	533	2,666	
	Services					
	Sanitary installations					
5.01	Installation of sanitaryware - Bathroom	3	Nr	1,240	3,720	

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Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	Disposal installations					
	Foul drainage above ground					
5.02	Residential waste disposal installation	228	GIFA	75	17,191	
	Water installations					
	Mains water supply					
5.03	Residential hot and cold water installation	228	GIFA	105	23,890	
	Heat source					
5.04	Heat installation	228	GIFA	149	33,926	
5.05	e/o for heat pump allowance		Item	15,000	15,000	
	Ventilation					
	Local and special ventilation					
5.06	Whole house ventilation with heat recovery and boost function	228	GIFA	54	12,419	
	Solar/rain screening					
5.07	20 No. PV panels installed on the roof, with an assumed total capacity of 4 kWp.	1	Nr	15,190	15,190	
5.08	e/o for battery storage, allowance	1	Nr	5,000	5,000	
	Electrical installation					
	Electrical mains and sub-mains distribution					
5.09	Residential electrical installations	228	GIFA	194	44,118	
	Builder's work in connection with ser vices					
5.10	BWIC	7	%	170,455	11,932	
6	**External works**				**48,645**	
	External works					
	Demolition					
6.01	Demolition of existing retaining & boundary wall	17	m2	112	1,911	
6.02	e/o for removal of metal railing	10	m	12	120	
6.03	Clearing out existing lawn	83	m2	15	1,245	
	Proposed work					
	Roads, paths and pavings					
6.04	Permeable concrete block paving; 80 mm thick Formpave Aquaflow or equal; maximum gradient 5%; laid on 50 mm sand/gravel; subbase 365 mm thick clean crushed angular non-plastic aggregate, geotextiles filter layer to top and bottom of subbases	60	m2	122	7,291	
6.05	Precast concrete paving slabs to porch & pathway on subbase; including excavation	37	m2	161	5,964	
6.06	e/o for steps, allowance		item	750	750	
	Gate					
6.07	Timber gate single	2	Nr	581	1,161	

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Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	Retaining planter wall					
6.08	Low level planter wall 1.0m high	33	m	674	22,237	
	Soft landscapes, planting and irrigation systems					
6.09	Hedge planting 2.5m length	8	Nr	236	1,793	
6.10	Plant supply, planting, maintenance and 12 months guarantee turfed areas	28	m2	17	469	
	Surface water and foul water drainage					
6.11	Site drainage (per m² of paved area)	97	m2	49	4,751	
	Fencing and railings					
6.12	Timber fencing; 1.80 m high cross-boarded fencing	16	m	60	952	
7 Works to existing garage					**24,796**	
	Facilitating Works					
	Demolition works					
	Roofs					
7.01	Removal of pitched roof covering, structure and rainwater goods; measured on plan	37	m2	58	2,160	
	Floor					
7.02	Demolition of concrete floor for new foundation	2	m2	51	102	
	Small residential strip out					
7.03	Removal of external doors and windows	4	Nr	78	312	
7.04	Removal of standard size garage door	1	Nr	128	128	
7.05	Remove of wall cladding	2	m2	15	30	
	Alterations to existing structures					
	Infill Opening				*0*	
7.06	Filling existing opening in an external half brick brickwork ; 710 x 700 mm	1	Nr	207	207	
7.07	Filling existing opening in an external half brick brickwork ; 1800 x 760 mm	2	Nr	578	1,156	
	Substructure					
	Strip foundations					
8.01	Trench fill foundations, excavated by hand, not exceeding 1000 mm depth, 200 mm internal wall footings	3	m	270	811	
	Solid ground floors					
8.02	Solid ground floor: 150 mm RC slab, on DPM membrane	2	m2	164	328	

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Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	Superstructure					
	Roof					
9.01	Traditional pitched roof construction, rafters ; covered with zinc cladding, lead flashings, uPVC gutters and downpipes; measured on plan	34	m2	335	11,403	
	Timber cladding					
9.02	Red cedar cladding on counter battens over existing brickwall	27	m2	130	3,505	
	External doors					
9.03	Standard size up and over garage door 2135mm x 1980mm	1	Nr	1,549	1,549	
9.04	Standard external softwood doors, painted; including ironmongery	1	Nr	1,166	1,166	
	Internal walls and partitions					
9.05	200mm thk solid block wall	7	m2	80	560	
	Internal doors					
9.06	Softwood panelled doors, linings, architraves and ironmongery; painted - single	1	Nr	880	880	
	Electrical					
9.07	External lighting, allowance		item	500	500	
Summary						
	Subtotal Estimated Construction Cost				833,814	3,164
	Contingency	10	%	833,814	83,381	
	Inflation 2026 -> 2027 (Excl Sample Frame Supplier price)	4.6	%	715,910	32,932	
	GRAND TOTAL (Excl. VAT)				**950,128**	**3,605**
	VAT	0	%		0	
	GRAND TOTAL (Incl. VAT)				**950,128**	**3,605**