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Sample Townhouse

Cost planning report and ECP

SAMPLE ONLY — High-end renovation with existing basement



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

Prepared for Sample Client

Architect: Sample Design Studio

Historical cost basis: 25 February 2025

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Project at a glance

This historical initial cost plan covers a high-end refurbishment of an existing townhouse, including its basement accommodation, a lift and a replacement roof. It is presented as a sample, not a current price validation or an approved final specification; it does not establish a new basement excavation.

Budget and areas of work

Construction budget	Amount
Subtotal Estimated Construction Cost	£1,700,591
Contingency (10%)	£170,059
Inflation 2025 -> 2026 (2.3%)	£43,025
GRAND TOTAL (Excl. VAT)	**£1,913,675**
VAT (20%)	£382,735
GRAND TOTAL (Incl. VAT)	**£2,296,410**

The table uses the selected main cost sheet, not the separate roof-repair option. Its construction estimate covers strip-out, lift-related substructure, structural and roof works, finishes, fittings and services. The grand total adds 10% contingency and 2.3% inflation from 2025 to 2026, then 20% VAT; professional fees are £0 in the plan. Contractor preliminaries and overheads and profit are included in rates. The client-influenced-items schedule identifies amounts already in the estimate, not an additional budget.

What matters within the budget

- Structural and roof works — The plan prices structural alterations and removal and replacement of pitched and flat roofs. Roof repair appears only in the separate alternative.
- Fitted joinery — The £278,600 allowance is priced across 398 m² of gross internal floor area; its room-by-room scope and a separate bedroom-furniture price have not been established.
- Lift and services — Lift supply and installation is allowed at £70,000, with separate pit and tanking allowances. The services budget also includes water, heating, ventilation and electrical installations.

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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	13,300	Rooflight to pitched roof, Velux or similar, medium size, PC Sum £1200 ea.
Bespoke softwood timber stair and balustrade allowance	85,000	Bespoke softwood timber stair and balustrade allowance; Bespoke softwood timber stair and balustrade allowance
Casement windows	72,590	Aluminium casement windows
Purpose-made entrance screens and doors	39,634	Purpose-made entrance screens and doors
Aluminium patio doors	3,456	Aluminium patio doors
Glass sliding door to storage	5,120	Glass sliding door to storage
Mid range tiling to walls	41,829	Mid range tiling to walls
High-end wood floor finish	51,750	High-end wood floor finish
Stone tiles to basement entrance	26,419	Stone tiles to basement entrance
High end tiling to floors, incl. decoupling membrane	11,232	High end tiling to floors, incl. decoupling membrane
Mico cement flooring	16,723	Mico cement flooring
Kitchen units and appliances allowance	75,000	Kitchen units and appliances allowance
Bathroom sanitaryware	40,000	Bathroom sanitaryware allowance
WC sanitaryware allowance	4,000	WC sanitaryware allowance
Glass balustrade	4,480	Glass balustrade
Fitted joinery	278,600	Fitted joinery allowance
Total already included	**769,133**	**Not an additional cost**

Combined allowances: £769,133. This is included in the construction budget, not an additional cost.

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Assumptions and information gaps

These qualifications affect what the historical allowance can be relied on to cover; they do not change the selected workbook figures.

- External doors — The preface assumes no replacement, but priced work includes removal of external doors and windows, entrance screens and doors, and patio doors. The intended door scope needs agreeing without assuming a cost adjustment.
- Roof specification — Replacement, rather than the separate repair alternative, is the budget basis. The priced roof describes PIR insulation, while the historical brief requests wood fibre; the agreed specification may affect cost.
- Lift interfaces — The lift, pit and tanking allowances remain, but shaft enclosure, supplier-defined pit depth and overhead clearance are unresolved in the preliminary information.
- Drainage — The £29,778 general waste-disposal installation allowance does not identify CCTV-survey repairs. The reported obstruction, corroded foul-system components, incomplete inspections and shared-drain responsibility could entail further scope.
- Contingency boundary — The plan's 10% contingency is already in its grand total and must not be added again. The historical intention to hold a separate reserve has not been reconciled with a current client budget.
- Other exclusions — External works, a linen screen and freestanding furniture are excluded by the preface; the historical brief also leaves furniture and artwork outside the pricing. Professional fees are outside this construction budget.
- Pricing band — The selected £2m–£3m project-value band does not align with the construction subtotal. The total used to choose that band is unresolved and needs QS review before the basis is used for a live project.

Services in existing buildings

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

- Heat-pump addition — £15,000; the heating installation is priced separately
- Ventilation — £23,255
- Electrical installations — £79,401

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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:

- Set the scope boundary — Agree which external doors and drainage remedial works belong in the next estimate, including responsibility for any shared drain.
- Coordinate developing specifications — Obtain the roof insulation decision and lift supplier's pit, enclosure and headroom requirements alongside the preliminary structural design.
- Define selections — Set out the intended joinery by room, including whether bedroom fitted furniture is separately identified, and confirm finishes and sanitaryware selections for repricing.
- Review the pricing basis — Ask the QS to resolve the project-value band and refresh the historical rates and allowances before using this sample as a live budget.
- Update the cost plan — Once scope and specifications develop, compare the revised estimate with the selected main-sheet baseline and agree whether the client's intended reserve is separate from its included contingency.

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Basis of the report

SPONS Location	Inner London: 105%
BCIS Location	Needs completion: 105%
Project value adjustment	£2m - £3m: 1%
Preliminaries	City: 15%
Level of finishes	Mid to High range
Inflation 2025 -> 2026	2.3%
Stated preface rate basis	BCIS 2025; SPONS 2025

Gross internal floor area

Work area	GIFA
Basement Floor	55.19 m²
Ground Floor	69.33 m²
First Floor	86.6 m²
Second Floor	73.25 m²
Third Floor	80.62 m²
Attic Floor	33.43 m²
Total	**398.42 m²**

Documents considered

- SAMPLE-BR-ECP — Historical cost plan, 25 February 2025
- SAMPLE-BR-EX — Existing architectural drawings
- SAMPLE-BR-PR — Proposed architectural drawings
- SAMPLE-BR-ST — Preliminary structural drawings
- SAMPLE-BR-RFI — Project brief and clarifications
- SAMPLE-BR-DR — Drainage survey

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Detailed cost plan

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	Facilitating Works				**1,700,591**	**4,268**
	Major demolition works				**68,278**	**171**
	Demolition of existing structure					
0.01	Reinforced concrete solid floor slabs on ground: 200 mm thick	21	m2	86	1,813	
0.02	Removal of floorboards, incl de-nailing and removal of floor joist; 150 mm	50	m2	41	2,046	
	Walls					
0.03	Demolish non load bearing walls and partitions, including plasterwork	242	m2	35	8,504	
	Roofs					
0.04	Removal of pitched roof covering, structure and rainwater goods; measured on plan	125	m2	63	7,863	
0.05	Removal of flat roof covering, structure and rainwater goods; measured on plan	32	m2	83	2,663	
	Staircase					
0.06	Reinforced concrete staircase - two flights and half space landing: 900 mm wide	1	Nr	381	381	
0.07	Timber staircase - two flights with half space landing: 900 mm wide	3	Nr	371	1,112	
	Alterations to existing structures					
	Infill Opening					
0.08	Filling existing opening in an external wall with brickwork externally and 100mm block inner skin; 2250 x 1200 mm	2	Nr	848	1,696	
	Forming openings					
0.09	Block wall; taking down with care: 200 mm thick	57	m2	43	2,433	
0.10	e/o for temporary works		item	2,000	2,000	
	Soft strip works					
0.11	Internal strip-out to a residential property, fitting and finishes; down to plaster finish and floorboards	398	GIFA	90	35,768	
0.12	e/o for removal of external doors and windows		Item	2,000	2,000	
	Substructure				**18,624**	**47**
	Specialist foundations					
1.01	Allowance for lift pits	1	Nr	9,964	9,964	
1.02	e/o allowance for lift pit tanking		item	2,500	2,500	

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Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
1.03	Ground beams, excavated by hand, section 800 x 800, excavation commencing at ground level. Steel members costed elsewhere	4	m	854	3,416	
	Board or slab insulation					
1.04	Kingspan Thermafloor TF70 (Thermal conductivity 0.022 W/mK) rigid urethane floor insulation	55	m2	50	2,743	
	Superstructure				**561,443**	**1,409**
	Frame					
	Steel frames					
2.01	Steel frames and members, incl. carpentry and fire proofing; avg. weight 40 kg/m	13	Tonne	9,434	122,644	
	Upper Floors					
	Timber upper floors					
2.02	Suspended timber floor, 50 x 125 joists, P5 floor board, 100 sound insulation	32	m2	131	4,196	
2.03	Suspended timber floor, 50 x 150 joists, P5 floor board, 100 sound insulation	33	m2	143	4,719	
	Roofs					
	Large pitched roofs - over 100 m2					
2.04	Traditional pitched roof construction, rafters, PIR sloping insulation; covered with slate roof tiles, lead flashings, uPVC gutters and downpipes; measured on plan	124	m2	515	63,845	
	Flat roofs					
2.05	Flat timber roofs, rafters, firrings, ply deck, PIR insulation, covered with GRP membrane	27	m2	366	9,880	
	Rooflights					
2.06	Rooflight to pitched roof, Velux or similar, medium size, PC Sum £1200 ea.	5	Nr	2,660	13,300	
	Stairs and ramps					
	Timber construction					
2.07	Bespoke softwood timber stair and balustrade allowance	4	Nr	15,000	60,000	
2.08	Bespoke softwood timber stair and balustrade allowance	1	Nr	25,000	25,000	
	External Walls					
	Timber frame Walls					

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Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
2.09	Timber frame dormer wall including insulation and plasterboard with skim and slate tiles externally	4	m2	320	1,282	
	Existing walls					
2.10	100mm thick Stoico insulation lining and battens to envelope walls	507	m2	68	34,319	
2.11	e/o for works to existing façade		item	50,000	50,000	
	Solid walls & pier					
2.12	Facing bricks solid walls; handmade facings; bricks PC £750.00/1000 one brick thick; fair face both sides	10	m2	286	2,751	
	Windows and external doors					
	External windows					
	Aluminium windows					
2.13	Aluminium casement windows	69	m2	1,052	72,590	
	External doors					
2.14	Purpose-made entrance screens and doors	16	m2	2,477	39,634	
2.15	Aluminium patio doors	3	m2	1,152	3,456	
	Walls and partitions					
	Lightweight partitions					
2.16	102 mm partition, 70 mm studs and channels, one layer of Wallboard each side; filled with insulation, skimmed both sides	213	m2	151	32,154	
	Internal doors					
2.17	Softwood panelled doors, linings, architraves and ironmongery; painted - single	8	Nr	918	7,342	
2.18	Sliding pocket door	10	Nr	871	8,712	
2.19	e/o for curved door allowance	1	Nr	500	500	
2.19	Glass sliding door to storage	2	m2	2,560	5,120	
	Finishes				**321,339**	**807**
	Wall finishes					
	Plastering					
3.01	Plasterboard and skim	511	m2	48	24,758	
3.02	Thistle board finish plaster to plasterboard; 5 mm two coat work including scrimming joints	314	m2	18	5,680	
	High-level tiling					
3.03	Mid range tiling to walls	185	m2	226	41,829	
	Decoration					
3.04	High-end paint finish to walls	825	m2	38	31,680	
	Floor Finishes					

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Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	Wood floor finishes					
3.05	High-end wood floor finish	207	m2	250	51,750	
	Tiling					
3.06	Stone tiles to basement entrance	43	m2	614	26,419	
	High-level tiling					
3.07	High end tiling to floors, incl. decoupling membrane	32	m2	351	11,232	
3.08	e/o for tile skirting	41	m	128	5,248	
	Cement based coating					
3.09	Mico cement flooring	67	m2	250	16,723	
3.10	e/o for screed	67	m2	39	2,629	
	Skirting					
3.10	Mid-range skirting, painted	126	m	31	3,939	
3.11	E/o for steps to bathroom, allowance		Item	5,000	5,000	
3.12	E/o allowance for Stonetile to countertop	42	m2	492	20,422	
	Ceiling Finishes					
	False ceilings					
3.12	Gyproc M/F suspended ceiling; with plasterboard and skim finish	179	m2	71	12,673	
	Plasterboard fixed to superstructure					
3.13	12.50 mm Gyproc board and skim coat	216	m2	57	12,353	
	Plastering					
3.14	Plaster to soffits plaster skim coat to plasterboard ceilings	395	m2	21	8,244	
3.15	High-end paint finish to ceilings	395	m2	40	15,761	
3.16	e/o allowance for enhance finishes to walls and ceiling		Item	25,000	25,000	
	Fittings, Furnishings and Equipment				**402,080**	**1,009**
	Kitchens, utilities and bathrooms fittings and equipment					
4.01	Kitchen units and appliances allowance	1	Nr	75,000	75,000	
4.02	Bathroom sanitaryware allowance	5	Nr	8,000	40,000	
4.03	WC sanitaryware allowance	2	Nr	2,000	4,000	
	Balustrading and handrail					
4.04	Glass balustrade	7	m2	640	4,480	
	Fitted Joinery					
4.05	Fitted joinery allowance	398	GIFA	700	278,600	
	Services				**328,828**	**825**
	Sanitary installations					
5.01	Installation of sanitaryware -WC	2	Nr	665	1,330	
5.02	Installation of sanitaryware - Bathroom	5	Nr	998	4,988	
	Lift and conveyor systems					
5.03	Supply and install lift	1	Nr	70,000	70,000	

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Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	Disposal installations					
5.04	Residential waste disposal installation	398	GIFA	75	29,778	
	Mains water supply					
5.05	Residential hot and cold water installation	398	GIFA	111	44,202	
	Central heating					
5.06	LTHW to each apartment	398	GIFA	153	60,874	
5.07	e/o for heat pump allowance		Item	15,000	15,000	
	Ventilation					
5.08	Whole house ventilation with heat recovery and boost function	398	GIFA	58	23,255	
	Electrical mains and sub-mains distribution					
5.09	Residential electrical installations	398	GIFA	200	79,401	
Summary						
	Subtotal Estimated Construction Cost				1,700,591	4,268
	Contingency	10	%	1,700,591	170,059	
	Inflation 2025 -> 2026	2.3	%	1,870,650	43,025	
	Professional Fee	0	%	1,870,650	0	
	GRAND TOTAL (Excl. VAT)				**1,913,675**	**4,803**
	VAT	20	%		382,735	
	GRAND TOTAL (Incl. VAT)				**2,296,410**	**5,764**