Multiproject

Sample Terrace House

Cost planning report and ECP

SAMPLE ONLY — Extension, internal works and loft conversion



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

Prepared for Sample Client

Architect: Sample Design Studio

19 May 2025

MULTIPROJECT (SE) LTD (reg nr 07523660) • Registered in England & Wales
Ideas House Station Estate, Eastwood Close, London, E18 1RT
tel. 020 4578 1027 • multiproject.uk

Multiproject

Project at a glance

Sample Terrace House illustrates a rear extension, loft conversion and internal refurbishment. Historical costs based on planning drawings and a Stage 3 specification demonstrate the current report format; this is not a current quotation.

Budget and areas of work

Construction budget	Amount
Subtotal Estimated Construction Cost	£500,386
Contingency (15%)	£75,058
Inflation 2025 -> 2026 (2.3%)	£13,235
Professional fees (6%)	£34,527
GRAND TOTAL (Excl. VAT)	**£623,206**
VAT (20%)	£124,641
GRAND TOTAL (Incl. VAT)	**£747,847**

The workbook's £747,847 total includes contingency, inflation, professional fees and 20% VAT. Its construction subtotal covers the house works and outbuilding, but excludes the separately displayed £4,692 external-work figure; that exclusion is not established as a client decision and needs QS review. The report presents the workbook figures without adding external work to the saved total.

What matters within the budget

- **Work areas** — Internal changes, the rear extension and the loft/roof conversion are costed separately. Living-room refurbishment and the outbuilding have their own allowances; external work is displayed separately.
- **Rear extension** — This area includes a £19,800 kitchen allowance, a £10,000 bespoke kitchen rooflight allowance and £25,000 for repairs to the existing building. These are significant scope and selection sensitivities, not additional sums to add to the table.
- **Budget additions** — The plan applies 15% contingency and 2.3% inflation from 2025 to 2026. It also includes a 6% professional-fee allowance; the fee and inflation allowances use the construction-plus-contingency base shown in the workbook.
- **Historical aspiration** — The earlier £300,000 figure included fees and VAT but related to a possible first phase, not the full proposed scope. No first-phase boundary has been agreed in the supplied notes.

Multiproject

Client choices and allowances

The principal client-influenced allowances are summarised below and reconciled to the main priced construction items. They are already included in the construction costs, not additional sums.

Client-influenced allowance	Included £	Cost-plan references
Stairs and balustrades	15,000	2.04; 14.07
Casement windows	6,075	2.08; 14.17
Floor tiling	4,864	3.10; 15.05
Wall tiling	1,536	15.02
Sanitaryware	7,920	4.01; 4.02; 16.01
Electrical fittings and installations	8,640	5.09; 17.06
Kitchen rooflight	10,000	8.03
Sliding doors	28,512	8.10; 14.18
Kitchen units and appliances	19,800	10.01
Timber floor finishes	4,378	15.03; 19.03
Fitted joinery	29,700	4.04; 16.02; 20.01
Total included allowances	**136,424**	**Rounded from £136,424.48**

Total included allowances: £136,424. Individual rows are rounded to whole pounds, so their displayed sum differs by £1. Selections may change these allowances; this is not a separate budget.

Multiproject

Assumptions and information gaps

The allowances provide an early cost-planning basis, but the following design and existing-condition questions could change the priced scope.

- **Existing building** — The 2021 survey records parapet-render, drainage, floor and outbuilding concerns. The plan includes a £25,000 repair allowance and specific coping and render work, but concealed conditions and the extent of repairs remain uncertain; the survey's older repair budget is not an addition to this plan.
- **Heating and grant** — The outline specification describes a gas boiler and cylinder, with an air-source heat pump as an option. The saved plan nevertheless includes a £15,000 heat-pump addition and deducts a potential £7,500 grant. The heating choice and grant availability are unconfirmed; costs would rise if the assumed grant is unavailable.
- **Extension floor** — The specified suspended reinforced-concrete floor with underfloor heating and polished finish is not clearly matched by the priced solid-slab description and separate finish and clayboard allowances. The build-up and scope of the heating installation need coordination.
- **Roof terrace and slate** — The terrace-roof allowance does not expressly identify the specified porcelain pavers and pedestals. Separately, the planning drawings call for artificial slate while the later specification calls for natural slate; the priced roof description does not resolve the choice.
- **Windows** — The specification calls for composite aluminium/timber triple-glazed windows, while the plan prices aluminium casements. Whether the allowance covers the intended windows remains unclear.
- **Internal doors** — The priced panelled and generic pocket doors need to be checked against the specified flush doorsets and fire-rated pocket-door kits.
- **Client selections** — Kitchen, sanitaryware and fitted-joinery sums are allowances that may move with selections. The workbook's client-influenced-items list identifies items already within the plan, not an extra budget to add.

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 less assumed grant — £7,500**
- **Electrical installations** — £30,336

Multiproject

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. **Set the budget boundary** — Ask the QS to decide whether the separately displayed external work should be included, then update the construction subtotal and overall budget if its treatment changes.
2. **Coordinate the developing specification** — With the architect and relevant designers, resolve the floor build-up, heating choice, terrace finish, slate, windows and doors before updating the affected allowances. The structural markup is indicative and requires engineering design.
3. **Investigate existing conditions** — Establish the repair scope, particularly where the extension and roof works meet the existing building, and revisit the repair allowance as evidence improves.
4. **Agree any phase scope** — If a first phase is wanted, define its works before preparing a separate phase cost plan; do not treat the historical aspiration as the full-project budget.
5. **Prepare for contractor pricing** — Update the cost plan as the design develops and prepare a detailed schedule of works for contractor quotations.

Multiproject

Basis of the report

Location index	South East: 96%
Project value adjustment	£500k - £1m: 5%
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
Ground Floor	72.47 m²
First Floor	54.62 m²
Second Floor	28.36 m²
Total	**155.45 m²**

Documents considered

- **SAMPLE-RF-ST — Indicative structural drawings**
- **SAMPLE-RF-SPEC — Outline specification**
- **SAMPLE-RF-DEM / CON / FIRE — Demolition, construction and fire drawings**
- **SAMPLE-RF-PL — Planning drawings**
- **SAMPLE-RF-SUR — Historical building survey**
- **SAMPLE-RF-ECP — Historical cost plan, 19 May 2025**
- **SAMPLE-RF-BRIEF — Historical scope and phasing notes**

Multiproject

Detailed cost plan

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
Internal Works					**129,355**	
	Facilitating Works					
	Demolition works					
	Walls					
0.01	Demolish non load bearing walls and partitions, including plasterwork; Ground Floor	27	m2	34	913	
0.02	Demolish non load bearing walls and partitions, including plasterwork; First Floor	29	m2	34	981	
	Floors					
0.03	Removal of floorboards, incl de-nailing and removal of floor joist; 150 mm thick; First Floor	5	m2	39	197	
	Staircase					
0.04	Timber staircase	1	Nr	367	367	
0.05	Removal of existing steps, allowance		item	150	150	
	Roofs					
0.06	Removal of pitched roof covering and structure for new rooflight	1	m2	61	61	
	Ceiling					
0.07	Removal of ceiling joist and plasterboard	3	m2	41	123	
	Alterations to existing structures					
	Forming openings					
0.08	Forming opening in internal walls - for new pocket door; for ground floor load bearing wall only	1	Nr	1,025	1,025	
0.09	Forming opening in internal walls first floor- single door	1	Nr	681	681	
	Infill Opening					
0.10	Filling existing opening in an external wall with brickwork and 100mm block inner skin; 600 x 1000 mm	1	Nr	430	430	
	Soft strip works					
	Small residential strip out					
0.11	Bathroom complete, incl. sanitaryware and tiled finishes; cap off services	1	Nr	426	426	
0.12	e/o for removal of external doors and windows	3	Nr	80	241	
0.13	Timber doors, together with frames, linings, architraves, ironmongery and the like: single door	7	Nr	18	129	

Multiproject

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
0.14	Timber doors, together with frames, linings, architraves, ironmongery and the like: double door	4	Nr	34	137	
	Finishes					
0.15	Applied floor coverings (including screed total 50 mm thick): linoleum, PVC or other sheet or tile flooring	47	m2	35	1,635	
0.16	Plasterboard ceiling	9	m2	10	87	
	Substructure					
	Standard foundations					
	Pad foundation					
1.01	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	341	341	
1.02	e/o for Making good of existing floor, allowance		item	500	500	
	Superstructure					
	Frame					
	Steel frames					
2.01	Steel members, incl. carpentry; avg. weight 46 kg/m	0	Tonne	6,204	1,241	
	Upper Floors					
	Timber upper floors					
2.02	Suspended timber floor, 50 x 200 joists, P5 floor board, 100 sound insulation	4	m2	138	550	
	Rooflights, skylights and openings					
	Rooflights					
2.03	Velux Integra triple glazed electric opening roof windows with solar control coating 1.0x1.0 m; PC Sum £1200 ea.	1	Nr	2,176	2,176	
	Stairs and ramps					
	Timber construction					
2.04	Bespoke softwood timber stair and balustrade allowance	1	Nr	7,500	7,500	
2.05	e/o for winder steps, allowance		item	1,500	1,500	
2.06	e/o for overcladding of engineered timber flooring, allowance		item	1,500	1,500	
	External Walls					
	Cavity walls					
2.07	e/o for stone window sill 146x133mm	2	m	200	400	

Multiproject

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	Windows and external doors					
	External windows					
2.08	Aluminium casement windows	2	m2	1,012	2,025	
	Internal walls and partitions					
	Lightweight partitions					
2.09	102 mm partition, 70 mm studs and channels, one layer of Wallboard each side; filled with insulation, skimmed both sides; ground floor	38	m2	145	5,521	
2.10	102 mm partition, 70 mm studs and channels, one layer of Wallboard each side; filled with insulation, skimmed both sides; first floor	12	m2	145	1,794	
2.11	Additional plasterboard on each sides; ground floor	38	m2	58	2,221	
2.12	Additional plasterboard on each sides; first floor	12	m2	58	701	
	Internal doors					
2.13	Softwood panelled doors, linings, architraves and ironmongery; painted - single	3	Nr	883	2,650	
2.14	Softwood panelled doors, linings, architraves and ironmongery; painted - double	2	Nr	1,728	3,456	
2.15	Sliding pocket door	4	Nr	1,676	6,704	
2.16	e/o for large kitchen door, allowance	1	Nr	1,000	1,000	
	Finishes					
	Wall Finishes					
	Plastering					
3.01	Thistle board finish plaster to plasterboard; 5 mm two coat work including scrimming joints; ground floor	27	m2	17	470	
3.02	Thistle board finish plaster to plasterboard; 5 mm two coat work including scrimming joints; first floor	16	m2	17	279	
	Decoration					
3.03	Mid-range paint finish to walls; ground floor	65	m2	21	1,340	
3.04	Mid-range paint finish to walls; first floor	158	m2	21	3,258	
	Tiling					
	Mid-level tiling					
3.05	Mid range tiling to walls; ground floor	8	m2	154	1,229	
3.06	Mid range tiling to walls; first floor	22	m2	154	3,379	
	Floor Finishes					
	Wood floor finishes					

Multiproject

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
3.07	Mid-range wood floor finish	22	m2	115	2,534	
	Skirting					
3.08	Mid-range skirting, painted; ground floor	20	m	30	602	
3.09	Mid-range skirting, painted; first floor	28	m	30	842	
	Tiling					
	Mid-level tiling					
3.10	Mid range tiling to floors, incl. decoupling membrane; ground floor	15	m2	256	3,840	
3.11	Mid range tiling to floors, incl. decoupling membrane; first floor	11	m2	256	2,816	
	Ceiling Finishes					
	Plasterboard fixed to superstructure					
3.12	2 no. layers 15mm Gyproc Soundbloc with plaster skim finish on resilient bars	15	m2	89	1,334	
	Decoration					
3.13	Mid-range paint finish to ceilings; ground floor	39	m2	23	899	
3.14	Mid-range paint finish to ceilings; first floor	46	m2	23	1,060	
	Fittings, Furnishings and Equipment					
	General fittings, furnishing and equipment					
4.01	Bathroom sanitaryware allowance	1	Nr	3,300	3,300	
4.02	WC sanitaryware allowance	1	Nr	1,320	1,320	
4.03	Utility units and appliances allowance	1	Nr	3,300	3,300	
	Fitted Joinery					
4.04	Fitted joinery allowance	4	m	1,980	7,920	
	Services					
	Sanitary installations					
5.01	Installation of sanitaryware - Bathroom	1	Nr	960	960	
5.02	Installation of sanitaryware -WC	1	Nr	640	640	
	Disposal installations					
	Foul drainage above ground					
5.03	Residential waste disposal installation; ground floor	17	GIFA	77	1,312	
5.04	Residential waste disposal installation; first floor	55	GIFA	77	4,243	
	Water installations					
	Mains water supply					
5.05	Residential hot and cold water installation; ground floor	17	GIFA	107	1,817	
5.06	Residential hot and cold water installation; first floor	55	GIFA	107	5,878	

Multiproject

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	Local heating					
5.07	Heating Installtions	72	GIFA	147	10,598	
	Ventilation					
	Local and special ventilation					
5.08	Domestic mechanical ventilators	2	Nr	500	1,000	
	Electrical installation					
	Electrical mains and sub-mains distribution					
5.09	Residential electrical installations; includes allowance for new fittings; ground floor	17	GIFA	192	3,264	
5.10	Residential electrical installations; includes allowance for new fittings; first floor	55	GIFA	192	10,560	
Rear Extension					**193,430**	
	Facilitating Works					
	Demolition works					
	Walls					
6.01	Restricted demolition of external walls, incl. making good	26	m2	115	2,977	
6.02	Removal of floorboards, incl de-nailing and removal of floor joist; 150 mm thick; Ground Floor	24	m2	39	945	
6.03	Removal of floorboards, incl de-nailing and removal of floor joist; 150 mm thick; Ground Floor external timber decking	14	m2	39	551	
	Alterations to existing structures					
	Forming openings					
6.04	Forming opening in external walls - single door; in existing boundary wall	1	Nr	1,041	1,041	
6.05	e/o for temporary works allowance		item	2,500	2,500	
6.06	Repair works to existing building, allowance		item	25,000	25,000	
	Soft strip works					
	Small residential strip out					
6.07	Kitchen units and appliances complete; cap off services	1	Item	884	884	
6.08	e/o for removal of external doors and windows	3	Nr	80	241	
	Finishes					
6.09	Applied floor coverings (including screed total 50 mm thick): linoleum, PVC or other sheet or tile flooring	24	m2	35	835	
6.10	Plasterboard ceiling	24	m2	10	233	
	Substructure					

Multiproject

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	Standard foundations					
	Strip foundations					
7.01	Trench fill foundations, excavated by hand, not exceeding 1000 mm depth, cavity wall footings up to DPC	16	m	396	6,343	
	Solid ground floors					
7.02	Solid ground floor: 200 mm RC slab, PIR insulation and 75 mm screed	40	m2	258	10,308	
7.03	e/o for 100mm polished concrete finish to kitchen in lieu of 75mm screed	40	m2	212	8,497	
7.04	e/o for clayboard; Cordek cellcore HX B	40	m2	62	2,494	
7.05	Extra over for; 25 mm PIR insulation to perimeter of the slab	27	m	3	70	
	Superstructure					
	Frame					
	Steel frames					
8.01	Steel members, incl. carpentry; avg. weight 46 kg/m	2	Tonne	6,204	14,331	
	Roofs					
	Flat roofs					
8.02	Flat timber roofs, rafters, firrings, ply dresing, PIR insulation, covered with zinc covering	18	m2	433	7,792	
	Rooflights, skylights and openings					
	Rooflights					
8.03	Bespoke rooflight over Kitchen, allowance		item	10,000	10,000	
	External Walls					
	Cavity walls					
8.04	Cavity wall; london stock brick outer skin PC £1920/1000; insulation, with plaster on standard weight block inner skin	25	m2	358	8,940	
8.05	e/o for concrete coping; ordinary Portland cement; bedding jointing and pointing in cement mortar; 300 x 75 mm	10	m	36	356	
8.06	e/o for zinc covering to coping	6	m2	200	1,200	
8.07	e/o for reconstituted stone plinth, allowance	2	m	200	400	
	Timber frame Walls					
8.08	With 100mm and 50mm PIR insulation including 12.5mm plasterboard and skim external covering priced elsewhere	16	m2	194	3,099	
8.09	e/o for red cedar cladding on counter battens	16	m2	162	2,594	
	Windows and external doors					

Multiproject

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	External doors					
8.10	Aluminium sliding doors; kitchen door	12	m2	1,584	19,008	
	Internal walls and partitions					
	Lining to external wall					
8.11	82.5mm insulated plasterboard on timber battens screwed to existing cavity wall and skim	15	m2	165	2,469	
	Finishes					
	Wall Finishes					
	Plastering					
9.01	British Gypsum hardwall and skim finish to masonry walls	25	m2	46	1,146	
9.02	Thistle board finish plaster to plasterboard; 5 mm two coat work including scrimming joints; ground floor	48	m2	17	836	
	Decoration					
9.03	Mid-range paint finish to walls; ground floor	56	m2	21	1,155	
	Floor Finishes					
9.04	Polished concrete included above in solid ground floor					
	Skirting					
9.05	Shadow gap	18	m	23	406	
	Ceiling Finishes					
	Plasterboard fixed to superstructure					
9.06	2 no. layers 15mm Gyproc Soundbloc with plaster skim finish on resilient bars	30	m2	89	2,667	
	Decoration					
9.07	Mid-range paint finish to ceilings; ground floor	30	m2	23	691	
	Fittings, Furnishings and Equipment					
	General fittings, furnishing and equipment					
10.01	Kitchen units and appliances allowance	1	Nr	19,800	19,800	
	Services					
	Disposal installations					
	Foul drainage above ground					
11.01	Residential waste disposal installation; ground floor	40	GIFA	77	3,086	
	Water installations					
	Mains water supply					
11.02	Residential hot and cold water installation	40	GIFA	107	4,275	

Multiproject

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	Local heating					
11.03	Heating Installations	40	GIFA	147	5,888	
11.04	e/o for heat pump allowance		Item	15,000	15,000	
11.05	Potential government grant for boiler upgrade		Item	-7,500	-7,500	
	Ventilation					
	Local and special ventilation					
11.06	Domestic mechanical ventilators	1	Nr	500	500	
	Electrical installation					
	Electrical mains and sub-mains distribution					
11.07	Residential electrical installations; includes allowance for new fittings; ground floor	40	GIFA	192	7,680	
External work					**4,692**	
	Roads, paths and pavings					
12.01	Excavation of top 300mm soil layer; levelling and compaction;laid hardcore with 25mm sand blinding and 1200 gauge DPM over	15	m2	49	730	
12.02	Polished concrete	15	m2	198	2,970	
12.03	Unfinished timber fence	7	m	56	398	
12.04	Timber gate single	1	Nr	594	594	
Loft Conversion					**127,226**	
	Facilitating Works					
	Demolition works					
	Walls					
13.01	Restricted demolition of external walls, incl. making good	3	m2	115	309	
	Roofs					
13.02	Removal of pitched roof covering, structure and rainwater goods; measured on plan	38	m2	61	2,270	
	Ceiling					
13.03	Removal of ceiling joist and plasterboard	33	m2	41	1,352	
	Superstructure					
	Frame					
	Steel frames					
14.01	Steel members, incl. carpentry; avg. weight 46 kg/m	1	Tonne	6,204	6,204	
	Upper Floors					
	Timber upper floors					

Multiproject

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
14.02	Suspended timber floor, 50 x 200 joists, P5 floor board, 100 sound insulation	28	m2	138	3,853	
	Roofs					
	Small pitched roofs - up to 25 m2					
14.03	Traditional pitched roof construction, rafters; covered with slate tiles, lead flashings, hidden gutters and downpipes; measured on plan	9	m2	771	6,941	
	Flat roofs					
14.04	Flat timber roofs, rafters, firrings, ply deck, PIR insulation, covered with single ply membrane; includes main warm roof RT-03 and warm terrace roof RT-04	24	m2	544	12,793	
	Rooflights, skylights and openings					
	Rooflights					
14.05	Velux Integra triple glazed electric opening roof windows with solar control coating 1.0x1.0 m; PC Sum £1200 ea.	2	Nr	2,176	4,352	
14.06	Bespoke rooflight over Bedroom 3, allowance		item	3,000	3,000	
	Stairs and ramps					
	Timber construction					
14.07	Bespoke softwood timber stair and balustrade allowance	1	Nr	7,500	7,500	
14.08	e/o for winder steps, allowance		item	1,500	1,500	
14.09	e/o for overcladding of engineered timber flooring		item	1,500	1,500	
	Stair/ramp balustrades and handrails					
14.10	Metal balustrade, allowance		item	1,000	1,000	
	External Walls					
	Cavity walls					
14.11	Unfilled 100mm block/block cavity wall, painted render both sides where exposed.	6	m2	201	1,208	
14.12	Reconstitute stone coping	8	m	153	1,225	
14.13	Renewal of existing render and wider coping, allowance		item	3,000	3,000	
14.14	e/o for stone window sill 146x133mm	3	m	126	378	
	Timber frame Walls					
14.15	With 100mm and 50mm PIR insulation including 12.5mm plasterboard and skim external covering priced elsewhere	5	m2	194	968	
14.16	e/o for red cedar cladding on counter battens; loft floor wall WX-01	4	m2	162	648	
	Windows and external doors					

Multiproject

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	External windows					
14.17	Aluminium casement windows	4	m2	1,012	4,050	
	External doors					
14.18	Aluminium sliding doors; loft	6	m2	1,584	9,504	
	Internal walls and partitions					
	Lining to external wall					
14.19	82.5mm insulated plasterboard on timber battens screwed to existing cavity wall and skim	36	m2	165	5,926	
	Lightweight partitions					
14.20	102 mm partition, 70 mm studs and channels, one layer of Wallboard each side; filled with insulation, skimmed both sides	24	m2	145	3,487	
14.21	Additional plasterboard on each sides	24	m2	58	1,403	
	Internal doors					
14.22	Sliding pocket door	2	Nr	1,676	3,352	
	Finishes					
	Wall Finishes					
	Decoration					
15.01	Mid-range paint finish to walls	62	m2	21	1,278	
	Tiling					
	Mid-level tiling					
15.02	Mid range tiling to walls	10	m2	154	1,536	
	Floor Finishes					
	Wood floor finishes					
15.03	Mid-range wood floor finish	20	m2	115	2,304	
	Skirting					
15.04	Mid-range skirting, painted	23	m	30	692	
	Tiling					
	Mid-level tiling					
15.05	Mid range tiling to floors, incl. decoupling membrane	4	m2	256	1,024	
	Ceiling Finishes					
	Plasterboard fixed to superstructure					
15.06	2 no. layers 15mm Gyproc Soundbloc with plaster skim finish on resilient bars	30	m2	89	2,667	
	Decoration					
15.07	Mid-range paint finish to ceilings	30	m2	23	691	
	Fittings, Furnishings and Equipment					
	General fittings, furnishing and equipment					
16.01	Bathroom sanitaryware allowance	1	Nr	3,300	3,300	

Multiproject

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
	Fitted Joinery					
16.02	Fitted joinery allowance	5	m	1,980	9,900	
	Services					
	Sanitary installations					
17.01	Installation of sanitaryware - Bathroom	1	Nr	960	960	
	Disposal installations					
	Foul drainage above ground					
17.02	Residential waste disposal installation	28	GIFA	77	2,160	
	Water installations					
	Mains water supply					
17.03	Residential hot and cold water installation	28	GIFA	107	2,993	
	Local heating					
17.04	Heating Installations	28	GIFA	147	4,122	
	Ventilation					
	Local and special ventilation					
17.05	Domestic mechanical ventilators	1	Nr	500	500	
	Electrical installation					
	Electrical mains and sub-mains distribution					
17.06	Residential electrical installations	28	GIFA	192	5,376	
Living Room Refurb					**23,591**	
	Facilitating Works					
	Soft strip works					
	Finishes					
18.01	Applied floor finishes (screed to remain): linoleum, PVC or other sheet or tile flooring	18	m2	6	102	
	Finishes					
	Wall Finishes					
	Plastering					
19.01	Thistle board finish plaster to plasterboard; 5 mm two coat work including scrimming joints; ground floor	53	m2	17	923	
	Decoration					
19.02	Mid-range paint finish to walls; ground floor	53	m2	21	1,093	
	Floor Finishes					
	Wood floor finishes					
19.03	Mid-range wood floor finish	18	m2	115	2,074	
	Ceiling Finishes					
	Decoration					

Multiproject

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
19.04	Mid-range paint finish to ceilings; ground floor	18	m2	23	415	
	Fittings, Furnishings and Equipment					
	Fitted Joinery					
20.01	Fitted joinery allowance	6	m	1,980	11,880	
20.02	Allowance for balanced flue to gas fire boxed at high level, allowance		item	1,000	1,000	
	Services					
	Local heating					
21.01	Heating Installations	18	GIFA	147	2,650	
	Electrical installation					
	Electrical mains and sub-mains distribution					
21.02	Residential electrical installations; includes allowance for new fittings; ground floor	18	GIFA	192	3,456	
Outbuilding					**26,784**	
	Facilitating Works					
	Demolition works					
	Walls					
22.01	Removal of flat roof covering, structure and rainwater goods; measured on plan	21	m2	80	1,682	
	Soft strip works					
	Small residential strip out					
22.02	e/o for removal of external doors and windows	1	Nr	150	150	
	Superstructure					
	Roofs					
	Flat roofs					
23.01	Flat timber roofs, rafters, firrings, ply dresing, covered with Single ply membrane, Insulation priced elsewhere; outbuilding roof RT-03	10	m2	398	3,979	
23.02	Flat timber roofs, rafters, firrings, ply dresing, covered with Metal roof covering, Insulation priced elsewhere; outbuilding inclined roof	7	m2	356	2,491	
23.03	e/o for hidden gutter, allowance	5	m	150	750	
	Rooflights, skylights and openings					
	Rooflights					
23.04	Velux Integra triple glazed electric opening roof windows with solar control coating 1.0x1.0 m; PC Sum £1200 ea.	1	Nr	2,176	2,176	
	External Walls					
	Cavity walls					

Multiproject

Item	Element / description	Qty	Unit	Rate £	Total £	£/m²
23.05	e/o for red cedar cladding on counter battens; outbuilding wall WX-03	8	m2	162	1,297	
23.06	Reconstitute stone coping	18	m	153	2,755	
	Windows and external doors					
	External doors					
23.07	Aluminium sliding doors; outbuilding	6	m2	1,584	9,504	
23.08	e/o for aluminium shading fins; outbuilding, allowance		item	2,000	2,000	

Summary						
	Subtotal Estimated Construction Cost				500,386	3,219
	Contingency	15	%	500,386	75,058	
	Inflation 2025 -> 2026	2.3	%	575,444	13,235	
	Professional Fee	6	%	575,444	34,527	
	GRAND TOTAL (Excl. VAT)				**623,206**	**4,009**
	VAT	20	%		124,641	
	GRAND TOTAL (Incl. VAT)				**747,847**	**4,811**