

Residential Construction Budget Cost



Prepared for: Example

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PrePlan.it.Com

Cost Plan Method

Methodology.

We price for builders and have priced this as if it were a live enquiry and so is representative of the market place at present.

This report format aims to empower homeowners to make informed decisions **before** engaging with an Architect and Engineer. This report should effectively ensure the scope of your project fits your expected budget. All too often clients are finding out much later in the process that their scheme is not financially viable.

Preliminaries and Profit

Included is a 10% allowance for covering the site set up, insurance, project management and contingency thus complying with health and safety as well working safely in construction regulations etc. Profit has been set at 20%, as this is the market rate at the moment.

We use current build rates for the area in which you live and would expect that, if the jobs were tendered now, costs would be broadly in line with this report. This report is based on a main contractor managing and completing the works.

Elements may be removed and organised directly by the client, which could potentially reduce the overall cost.

Plumbing and Electrical works

Electrical costs are based on the standard work we would expect for a job of this size and based on white face plates. On some schemes, clients may spec chrome in the kitchen area and white in the remainder of the scheme. On average, an upgrade would be approx. £ 20.00 per point for the upgraded face plate.

On Architect's drawings, there are often a large number of downlighters specified and you should check if this is in line with your budgeting expectations, as these can cost £ 80.00 each, so a double check on this specific item can often noticeably reduce costs.

Plastering and rendering/ Decoration

The costs have an allowance for a 3mm skim of plaster to walls and ceilings. An allowance for painting and decorating has also been included.

Potential savings

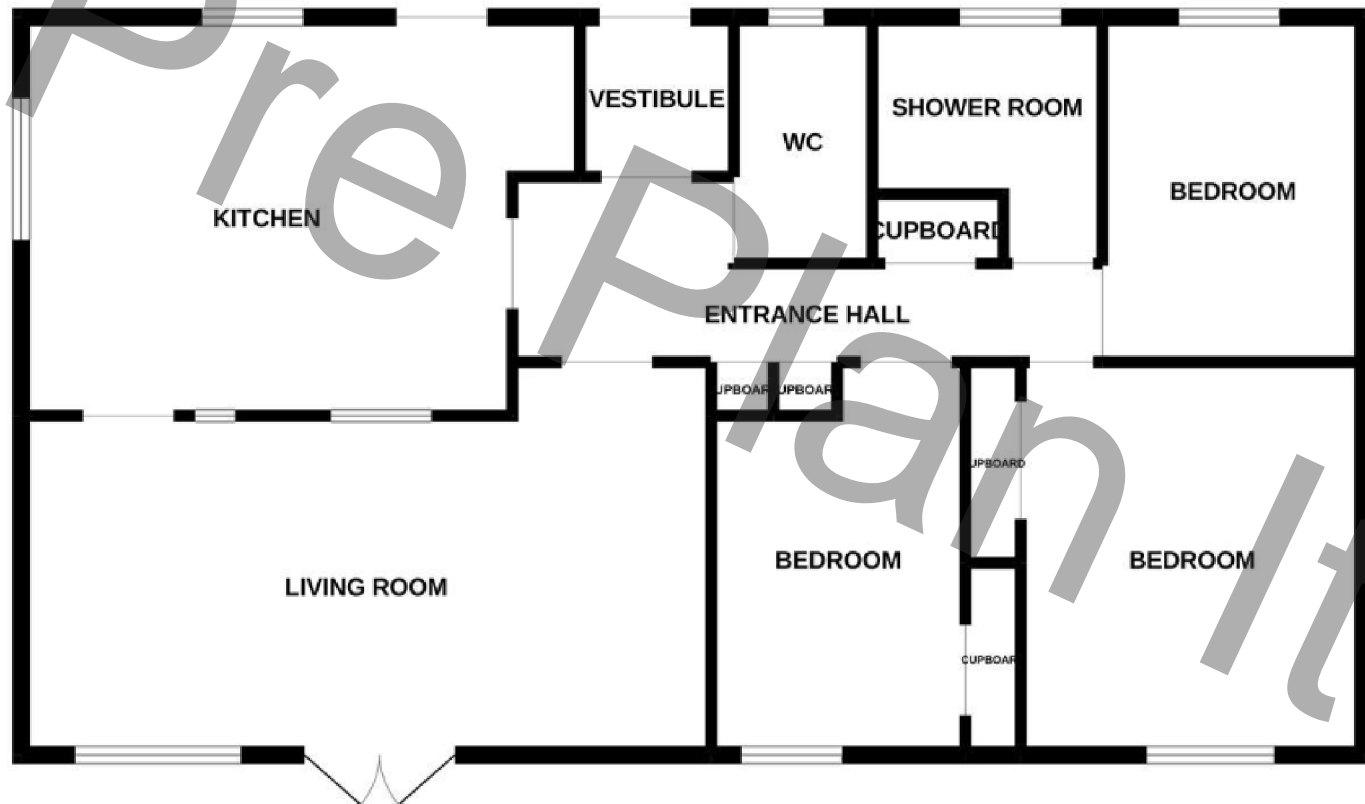
Once you have studied the document, if you wish any changes made to its scope, we can edit to gauge how this affects the pricing and then proceed to a final scope document.

Project Costs

All prices in this report are **EXCLUSIVE** of Vat and must be charged at 20 %. When replacing insulation or improving energy efficiency of the house may this may be at 5% or 0% rate so this should be discussed prior to tendering the works to ensure you do not pay a global 20% on every item.

Pre Plan It

GROUND FLOOR




Name	Price	QTY	Subtotal
Velux style Loft Conversion based on 2 rooms and bathroom with new staircase from existing utility room. with 5 velux rooflights. This is the build cost including the bathroom fit out. Based on 60 m2 This may fall under permitted development and would not need planning permission.	£1,290.00	45	£58,050.00
Additional Cost for inclusion of potential Dormer to front of house 1/2 width of house with 4 windows composite cladding to front and dormer cheeks. This would require planning permission.	£9,000.00	1	£9,000.00
Cost for supply of Sanitary ware mid range specifications	£4,550.00	1	£4,550.00
Supply cost for Tiles based on 20 m2	£35.00	20	£700.00
Cost to remove chimney while loft conversion works progressing	£2,600.00	1	£2,600.00
Painting and decorating allownace	£2,750.00	1	£2,750.00
Subtotal			£77,650.00
Discount			£0.00
Tax			£0.00
Total			£77,650.00



Name	Price	QTY	Subtotal
Cost to remove and replace internal doors with new facings (keep Frames) based on door amd ironmongery supply price of £ 200.00	£380.00	6	£2,280.00
Remove existing skirtings and replace with new MDF l/m	£9.50	150	£1,425.00
Cost to supply 4.5m slider would advise using Vufold doors if possible good quality and prices	£3,899.00	1	£3,899.00
Cost to remove existing window and door arrangement and fit new large slider	£1,100.00	1	£1,100.00
Cost to lift living room floor and insulate between joist re lay flooring based on 30 m2	£70.00	30	£2,100.00
Cost for 6m2 porch with new front door	£17,250.00	1	£17,250.00
Cost to build new decking area without removal of exisitng structure render existing walls if possible no handrail	£8,600.00	1	£8,600.00
Replace of existing windows in UPVC double glazed units	£750.00	9	£6,750.00
Cost for composite front door	£1,800.00	1	£1,800.00

Cost for Amtigo flooring on 6mm plywood in plank pattern. Herringbone would be approx. £ 25.00 per m2 more expensive to lay.	£79.00	76	£6,004.00
Budget for supply of Kitchen and appliances. Look at link for Sherbrook kitchens Schuller German kitchens at really completive prices these units last for decades.	£15,000.00	1	£15,000.00
Solid surface worktops Quartz of Corian	£4,900.00	1	£4,900.00
Fitting of kitchen by Joiners	£2,100.00	1	£2,100.00

Subtotal	£73,208.00
Discount	£0.00
Tax	£0.00
Total	£73,208.00



SUPREME 4.5M X 2.1M
EXTERNAL SLIDING PATIO DOORS

£3,989.00

★★★★★ (12 REVIEWS)

2 Door 15 Year Guarantee

Name	Price	QTY	Subtotal
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Cost to remove garage and side wall off site including removing concrete base	£2,300.00	1	£2,300.00
Cost to pour slab/ lay slabs on hardcore for new garden hut 4m x 3m	£1,100.00	1	£1,100.00
Cost for new outdoor store in steel effect supply and erect	£945.00	1	£945.00

Subtotal	£4,345.00
Discount	£0.00
Tax	£0.00
Total	£4,345.00



Name	Price	QTY	Subtotal
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Cost for new side Extension with timber cladding such as Russwood Thermopine or similar single storey 20m2 single storey with flat roof with fixed rooflight	£2,650.00	20	£53,000.00
Cost for WC install in new Extension plumbing and draingae connection costs	£4,000.00	1	£4,000.00
Sanitary ware Supply cost for WC and sink	£1,500.00	1	£1,500.00
Work to block up existing entrance door and match render ie patch not render whole house.	£1,200.00	1	£1,200.00
Allownace for painting and decorating	£2,000.00	1	£2,000.00

Subtotal **£61,700.00**

Discount **£0.00**


Tax **£0.00**

Total £61,700.00



Architects Fees, Engineers, Planning and Warrant fees

Some works will fit within the category of .permitted developments. and so you will not require planning permission. You will almost always need a building warrant, out with completing general repair work to a house. Below, is a recommendation of a local architect; and if you were engaging with Chris he would advise on an engineer and also the associated relevant costs for the engineer's drawings.



Chris Andrews Architectural Technologist
5.0 ★★★★★ (2) · Architectural Designer · 7+ year...
Closed · Opens 9 am Fri · 07739 713893

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Name	Price	QTY	Subtotal
Estimate cost of measured survey & design Development	£2,000.00	1	£2,000.00
Estimated cost of warrant drawings side extension or loft only	£500.00	1	£500.00
Estimated cost architects drawings Building warrant	£2,500.00	1	£2,500.00
Planning lodgement fee no vat	£346.00	1	£346.00
Building warrant lodgement fee cost depends on estimated value of the works this cost based on contract vale of 100k no Vat on this item	£1,178.00	1	£1,178.00
Engineers cost for loft conversion	£2,000.00	1	£2,000.00
Engineers cost for simple side extension	£1,250.00	1	£1,250.00
Subtotal			£9,774.00
Discount			£0.00
Tax			£0.00

Total £9,774.00



Tables of fees

The fees and discounts available for building warrants for the construction of a building or for the provision of services, fittings or equipment in connection with a building (whether or not combined with a warrant for conversion or an application for demolition) is as per the following tables. (Note that the fees for late building warrant and completion certificates where no warrant was obtained are subject to higher level of fees).

Table 1a: Table of fees – Value of works between £0 - £100,000

Value of work up to £100,000 £	Building Warrant Fee (no discounts applied) £	Discounts available for providing a Certificate from an Approved Certifier - (fixed rates based on value of work up to £100,000)			
		Certificates of design (discount provided/certificate)		Certificates of Construction (discount provided/certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installations Scheme (NICEIC, SELECT)	Drainage, Heating and Plumbing Scheme (SNIPEF)
0-5,000	200.00	40.00	40.00	20.00	20.00
5,001-5,500	219.00	50.00	50.00	20.00	20.00
5,501-6,000	238.00	50.00	50.00	20.00	20.00
6,001-6,500	257.00	50.00	50.00	20.00	20.00
6,501-7,000	276.00	50.00	50.00	20.00	20.00
7,001-7,500	295.00	50.00	50.00	20.00	20.00
7,501-8,000	314.00	50.00	50.00	20.00	20.00
8,001-8,500	333.00	50.00	50.00	20.00	20.00
8,501-9,000	352.00	50.00	50.00	20.00	20.00
9,001-9,500	371.00	50.00	50.00	20.00	20.00
9,501-10,000	390.00	50.00	50.00	20.00	20.00
10,001-11,000	412.00	60.00	60.00	25.00	25.00
11,001-12,000	434.00	60.00	60.00	25.00	25.00
12,001-13,000	456.00	60.00	60.00	25.00	25.00
13,001-14,000	478.00	60.00	60.00	25.00	25.00
14,001-15,000	500.00	60.00	60.00	25.00	25.00
15,001-16,000	522.00	70.00	70.00	30.00	30.00
16,001-17,000	544.00	70.00	70.00	30.00	30.00
17,001-18,000	566.00	70.00	70.00	30.00	30.00
18,001-19,000	588.00	70.00	70.00	30.00	30.00
19,001-20,000	610.00	70.00	70.00	30.00	30.00
20,001-30,000	681.00	90.00	90.00	35.00	35.00
30,001-40,000	752.00	90.00	90.00	35.00	35.00
40,001-50,000	823.00	90.00	90.00	35.00	35.00
50,001-60,000	894.00	110.00	110.00	40.00	40.00
60,001-70,000	965.00	110.00	110.00	40.00	40.00
70,001-80,000	1,036.00	110.00	110.00	40.00	40.00
80,001-90,000	1,107.00	110.00	110.00	40.00	40.00
90,001-100,000	1,178.00	110.00	110.00	40.00	40.00

Local builders & Tendering

We recommend when it comes to tender to aim for **three** quotes. Clients can often find it difficult to analyse the returns as each tenderer will have their own method of pricing. Therefore, it is imperative to meticulously review returns to make sure all items are covered, don't make any assumptions!

When going to tender, it may be useful to include Paul Martin Joinery on your list of potential contractors as he has a good local reputation and his prices are also in line with this budget cost

report.

Paul Martin Joinery

no user reviews ([add your opinion](#))

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Web: Website not known

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