

Outline Build Budget

Client: Mr & Mrs Smith
Designer: Smith Architects

<i>Ref</i>	<i>Description</i>	<i>Quant</i>	<i>Unit</i>	<i>Rate</i>	<i>Sub Total</i>
<u>Outline Building Costs</u>					
	Construction costs for high end construction	350	m2	£1,728.90	£ 605,115.00
<u>Extra Over Cost Items</u>					
<i><u>Miscellaneous</u></i>					
	Demolition costs	1	PS	£15,000.00	£ 15,000.00
<i><u>Groundworks</u></i>					
	Making up levels	1	PS	£5,000.00	£ 5,000.00
	Piling & groundbeams	1	PS	£40,000.00	£ 40,000.00
	Retaining walls	1	PS	£20,000.00	£ 20,000.00
	Waterproofing	1	PS	£10,000.00	£ 10,000.00
<i><u>Superstructure</u></i>					
	Steelwork or flitch beams to roof	1	PS	£7,500.00	£ 7,500.00
	Heat pump & borehole works	1	PS	£20,000.00	£ 20,000.00
	Oak staircase	1	PS	£12,500.00	£ 12,500.00
<i><u>Internals</u></i>					
	Kitchen & AGA supply & installation	1	PS	£25,000.00	£ 25,000.00
	Sanitaryware supply	1	PS	£20,000.00	£ 20,000.00
	Floor & wall tiling & Oak flooring	1	PS	£9,000.00	£ 9,000.00
<i><u>External Works</u></i>					
	External pavings and finishes	1	PS	£20,000.00	£ 20,000.00
	Driveway works	1	PS	£12,500.00	£ 12,500.00
	Balconies & glass balustrading	1	PS	£15,000.00	£ 15,000.00
<i><u>Contingency</u></i>					
	Project contingency	3%		£836,615.00	£ 25,098.45
Outline Budget Total					£ 861,713.45

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Budget Notes & Clarifications

- 1 Based on the following drawings:
11/123/02
11/123/06
11/123/07
11/123/10
11/123/11
- 2 Outline cost report compiled in order to build up to detailed budget, specification and scope of works to be defined and budget updated / worked to bring project in line with client requirements and finances
- 3 No allowance made for contaminated materials
No allowance made for asbestos removal or works in connection
No allowance for statutory service connection costs or works in connection
All subject to detailed specification/ scope of works
- 4 VAT to be added to final figure however majority can be claimed back through new build VAT scheme
- 5 Propose a further stage of outline budget upon specification confirmation to gain further accuracy of outline budget
- 6 Detailed budget to be compiled once specification compiled and agreed. Detailed to include fully quantified schedule of works and descriptions and can be used as a tender document when tender stage entered.