

COST SUMMARY

Project: Residential New Build – 2 Storey Dwelling

Client: J JENSAN

Project Address: 24 Cavendish Rd | HS17J | London | United Kingdom

Prepared By: SZ GRIGA

Date: 12.02.2026

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1. PURPOSE OF THIS COST SUMMARY

This cost summary provides an overview of the anticipated construction costs for the proposed residential new build project. The costs are based on the approved scope of works, Work Breakdown Structure (WBS), and baseline programme.

The cost plan is intended for budgeting and cost control purposes and does not represent a final tender or contract sum.

2. SUMMARY OF PROJECT COSTS

The estimated construction cost is summarised below:

Pre-Construction & Preliminaries:	£5,000
Groundworks & Foundations:	£19,000
Superstructure:	£22,000
Roof Construction:	£12,000

Building Envelope:	£16,000
Mechanical & Electrical (MEP):	£13,000
Internal Finishes:	£20,500
External Works:	£5,500
Snagging & Handover:	£3,500

3. TOTAL ESTIMATED CONSTRUCTION COST

Total Estimated Construction Cost: £117,000

4. BASIS OF COSTING

The above costs have been prepared using lump-sum allowances aligned to the project Work Breakdown Structure. Costs have been developed based on typical market rates for residential construction and assume standard site conditions.

The following assumptions apply:

- Normal ground conditions
 - Standard access to site
 - No abnormal foundations
 - No client-driven variations at this stage
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5. EXCLUSIONS

The following items are excluded from this cost summary unless otherwise stated:

- Land acquisition costs
 - Professional fees (architect, structural engineer, planning consultant)
 - Statutory fees (planning, building control)
 - Utility provider connection charges
 - Client-selected upgrades or variations
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6. COST CONTROL AND REVIEW

The cost plan will be used as a baseline for cost control throughout the project. Any changes to scope, programme, or specification may result in cost adjustments and will be assessed and reported accordingly.

7. CONCLUSION

The cost summary provides a realistic and controlled estimate of the anticipated construction costs based on the current project information. Further refinement will be undertaken as the project progresses and additional design information becomes available.

Prepared by:

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Role: Project Management

Signature: Szilard Griga

Date: 25.07.2026