

DEVELOPMENT CONSULTANCY — COST PLAN & VALUE ENGINEERING

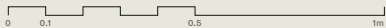
Early-stage build cost plan & value-engineering review

Sample scheme — a constrained inner-London house with basement (anonymised)

A transparent, benchmarked early-stage cost plan — built from industry-standard London £/m² rates and typical trade-package allowances, applied to the information currently available. It is offered as a working estimate to be firmed up as the design, structural strategy and scope develop, with the value-engineering levers set out from the start rather than after the fact.

PREPARED FOR	CONSULTANT	BASIS	REFERENCE
Client / developer	Elliot LipleY — E.L_B	Early-stage benchmarked cost plan	E.L_B — sample / extract

Illustrative extract. These three pages are an anonymised sample of how E.L_B sets out an early-stage cost plan — the basis of estimate, the trade-package breakdown, and the value-engineering potential. It is a benchmarked working estimate, not a fixed price, tender sum or fully risk-priced position; the figures are indicative and for illustration only.



01 BASIS OF ESTIMATE

Prepared using benchmarked London £/m² rates and typical trade-package allowances applied to the information currently available — a conventional approach at this stage, read as a transparent working estimate rather than a fixed or optimised position. At this point the design information is incomplete, the basement and retaining-wall structural methodology is unconfirmed, ground conditions are unverified, and no formal value engineering has yet been applied. The plan is therefore expected to evolve as information develops, surveys complete and technical strategies are agreed.

Budget range (ex VAT)	£565k - £780k (≈ £5.1k - £7.1k / m ²)
Working estimate (ex VAT)	£629,000 (≈ £5,720 / m ²)
Gross internal floor area	≈ 110 m ² GIFA
Programme allowance	≈ 28 weeks (about 7 months)
Primary driver of movement	Neighbour temporary works / underpinning methodology, monitoring, and any resulting programme extension

02 SCOPE CONTEXT — WHY THE RATE SITS ABOVE A TYPICAL NEW-BUILD

The scope includes basement excavation (≈ 112 m³), basement waterproofing (≈ 95 m², Type A + C), and a provisional allowance for underpinning and temporary works to two neighbouring structures. These items materially affect the cost per m² and are not representative of a straightforward above-ground build.

Excluding the basement and neighbour risk, London new-build benchmarks commonly sit in the £2,500 - £3,500/m² range, rising toward £3,500 - £4,000+/m² for higher-spec or constrained inner-London sites. The blended figure of ≈ £5.7k/m² here reflects the site-specific complexity — the basement and the party-wall condition — not an atypical cost of construction for the house itself. As the basement methodology and scope are defined, the plan can be firmed up and, where appropriate, refined through targeted value engineering.

03 COST PLAN BY TRADE PACKAGE — EX VAT

SECTION	TOTAL
Preliminaries Scaffolding, hoarding, welfare, H&S, insurances, parking, waste	£53,680
Enabling works Site clearance and temporary propping to party walls	£8,954
Substructure Excavation & disposal, foundations, drainage, waterproofing — incl. £75,000 provisional underpinning / neighbour temporary-works allowance	£144,904
Superstructure Structural frame, masonry, upper floors and roof structure	£90,180
External envelope Insulation, brick veneer, windows & doors, roof coverings, rainwater goods	£65,499
First fix Partitions, doorsets, stairs, plumbing, electrical, MVHR first fix	£35,558
Second fix Joinery, kitchen, bathroom fit-out, electrical second fix — value-engineering headroom	£76,200
Finishes Floor, wall and ceiling finishes and decoration	£36,881
External works Paving and external garden space	£4,656
Completion Testing, commissioning, snagging, clean and handover	£8,000
Total project cost (ex VAT)	£629,000

Excludes VAT, design-team fees, surveys, planning and utility diversions; temporary services connections; soft strip and demolition of loadbearing elements; and party-wall surveyors, awards and monitoring regimes. The underpinning line is held as a provisional allowance pending structural design and trial-hole information.

04 VALUE-ENGINEERING POTENTIAL — NOT YET IMPLEMENTED

- **Basement strategy.** Partial basement, reduced footprint, or pulling away from the party walls to cut underpinning and waterproofing scope — the single biggest lever.
- **Geometry & structure.** Simplify the basement geometry and align layouts to the structural grid.
- **Envelope & windows.** Hold strict limits to the brick-veneer extents, avoid façade creep, standardise window modules and reduce bespoke openings.
- **Roof & parapets.** Minimise parapet length, stepped roof levels and bespoke rooflight detailing.

05 NEXT STEP

Confirm the basement and retaining-wall methodology through structural-engineer input and trial holes. From that specification the remaining scope can be locked in quickly or adjusted in a controlled, value-led way with clear cost consequences — so the first move is to commission the engineer and trial holes and work back from their spec.

