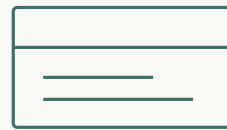
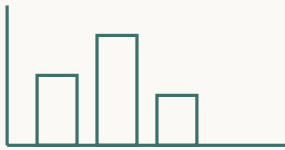


SELF-BUILD · BUDGET WITH CONFIDENCE

The Project Budget

A practical worksheet to help you track construction costs against budget, from groundworks through to final account.

Use this alongside your quotations and invoices to record what has been budgeted, quoted and actually spent on every part of the build, and to keep a running check on the overall project cost.

**PROJECT**

CLIENT

SITE ADDRESS

BUDGET PREPARED BY

DATE

OVERALL PROJECT BUDGET

£

01

Construction costs.

CONSTRUCTION COSTS

ITEM	BUDGET (£)	QUOTED (£)	ACTUAL (£)	VARIANCE (£)	ORDERED	PAID
Site clearance					☐	☐
Demolition					☐	☐
Groundworks					☐	☐
Foundations					☐	☐
Drainage					☐	☐
Concrete floor					☐	☐
Structural steelwork					☐	☐
Timber frame / Masonry					☐	☐
Roof structure					☐	☐
Roof covering					☐	☐
Roof insulation					☐	☐
Windows					☐	☐
External doors					☐	☐
Rainwater goods					☐	☐
External cladding / Render					☐	☐

02

Internal construction and services.

INTERNAL CONSTRUCTION

ITEM	BUDGET (£)	QUOTED (£)	ACTUAL (£)	VARIANCE (£)	ORDERED	PAID
Internal partitions					☐	☐
Plasterboard & plastering					☐	☐
Staircase					☐	☐
Internal doors					☐	☐
Joinery					☐	☐
Decorations					☐	☐
Floor finishes					☐	☐
Wall tiling					☐	☐

MECHANICAL & ELECTRICAL

ITEM	BUDGET (£)	QUOTED (£)	ACTUAL (£)	VARIANCE (£)	ORDERED	PAID
Electrical installation					☐	☐
Consumer unit					☐	☐
Lighting					☐	☐
Heating system					☐	☐
Heat pump / Boiler					☐	☐
Plumbing installation					☐	☐
MVHR / Ventilation					☐	☐
Solar PV (if applicable)					☐	☐
Battery storage					☐	☐

03

Kitchen, bathrooms and external works.

KITCHEN & BATHROOMS

ITEM	BUDGET (£)	QUOTED (£)	ACTUAL (£)	VARIANCE (£)	ORDERED	PAID
Kitchen					☐	☐
Kitchen appliances					☐	☐
Worktops					☐	☐
Bathroom fittings					☐	☐
En-suite fittings					☐	☐
Utility room fittings					☐	☐

EXTERNAL WORKS

ITEM	BUDGET (£)	QUOTED (£)	ACTUAL (£)	VARIANCE (£)	ORDERED	PAID
Driveway					☐	☐
Paths					☐	☐
Patios					☐	☐
Fencing					☐	☐
Gates					☐	☐
Landscaping					☐	☐
Turfing					☐	☐

04

Professional fees, contingency and variations.

PROFESSIONAL FEES

ITEM	BUDGET (£)	ACTUAL (£)	PAID
Architectural Services			☐
Structural Engineer			☐
Planning Application Fees			☐
Building Regulations Fees			☐
SAP / Energy Assessment			☐
Ecology Reports			☐
Topographical Survey			☐
Warranty Provider			☐
Insurance			☐

CONTINGENCY & VARIATIONS

ITEM	BUDGET (£)	ACTUAL (£)
Contingency Allowance		
Variations		
Unexpected Costs		
Client Upgrades		

05

Budget summary and payment record.

BUDGET SUMMARY

DESCRIPTION	AMOUNT (£)
Original Budget	
Total Quotations	
Total Spent	
Remaining Budget	
Contingency Remaining	
Forecast Final Cost	

PAYMENT RECORD

INVOICE NO.	SUPPLIER	AMOUNT (£)	DUE DATE	PAID
				☐
				☐
				☐
				☐
				☐
				☐

06

Notes and budget approval.

NOTES

BUDGET APPROVAL

- ☐ Budget reviewed.
- ☐ Costs updated.
- ☐ Variations approved.
- ☐ Payments reconciled.

CLIENT

DATE

CONTRACT ADMINISTRATOR

Houseplansdirect recommendation

Update this budget at every stage payment, comparing quoted against actual cost as invoices come in. Spotting overspend early gives you room to adjust elsewhere, rather than discovering it at the final account.

HOUSEPLANSDIRECT

Keep Building With Confidence

This is one of a growing library of free self-build resources from Houseplansdirect. Explore the full collection to support every stage of your project.

www.houseplansdirect.co.uk