



T E N D E R I N T E L L I G E N C E

Build Cost Intelligence Report

42 Thornfield Rise

Blackheath, London

SE3 8ZZ

1930s Semi-Detached House | 145m² | 4Bedrooms

Prepared for: Mr & Mrs A Client

Reference: **TEND-20260620-001**

Date: 20 June 2026

C o s t · C l a r i t y · C o n f i d e n c e

THE VERDICT

42 Thornfield Rise, Blackheath, London SE3 8ZZ

QUOTE ASSESSMENT

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Of thirty-four items benchmarked, nineteen are in line with current rates, nine are modestly high, four are significantly above, and two are keenly priced. The roof covering and kitchen lines are the clearest outliers and warrant a conversation about scope and specification before you commit.

QUOTED TOTAL	BUILDLENS BENCHMARK	OVERALL VARIANCE
£218,500	£196,564	+11.2%

Items Benchmarked	34
Green (reasonable)	19items
Amber (high but explainable)	9items
Red (overcharged)	4items
Blue (suspiciously cheap)	2items
Missing Items Found	3
Adjusted Total (incl. missing)	£211,000

What This Means

The quote totals £218,500 against our benchmark of £196,564 for the same scope — around eleven per cent high. Most lines sit within tolerance, but four are materially above the local rate and three expected items are absent from the quote altogether. This is a workable basis for negotiation rather than a quote to accept as drawn: the headline is defensible, the detail needs questioning.

LINE-BY-LINE BENCHMARK

42 Thornfield Rise, Blackheath, London SE3 8ZZ

Each line item from the builder's quote is benchmarked against the BuildLens cost database, adjusted for your region.

 GREEN: Reasonable	 AMBER: High	 RED: Overcharged	 BLUE: Suspiciously cheap
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Item	Quoted	Benchmark	Variance	Rating	Note
Kitchen supply & fit	£32,000	£26,500	+21%	AMBER	Above benchmark;

					confirm specification
Single-storey rear extension	£68,000	£61,000	+11%	AMBER	Within tolerance for the specification
Full rewire	£9,800	£8,200	+20%	AMBER	Slightly high for the property size
Roof covering renewal	£18,500	£14,000	+32%	RED	Significantly above benchmark; query scope
Plastering	£7,200	£7,500	-4%	GREEN	In line with local rates
Bathrooms (x2)	£11,500	£12,000	-4%	BLUE	Keenly priced

Key Observations

Variances of this size are common and rarely indicate bad faith; they usually reflect specification assumptions, programme, or a contractor pricing risk into uncertain lines. The purpose of benchmarking is not to drive the figure down indiscriminately but to direct your questions to the lines where the gap is real.

Benchmark rates from BuildLens database. Regional multiplier (1.18) applied for Greater London.

MISSING FROM THIS QUOTE

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The following items are not included in the builder's quote but are typically required for a project of this scope. These are costs you will encounter during the build — the question is whether you budget for them now or discover them later.

Item	Why It Matters	Est. Cost
Building Control & structural fees	Not itemised; payable separately	£3,000
Party Wall surveyor	Likely required for the extension; excluded	£4,500
Contingency / provisional sums	No allowance shown; recommend five to ten per cent	£7,000

Quoted Total	£218,500
Missing Items Estimate	£14,500
True Project Cost	£211,000

THE REAL NUMBER

£211,000

Your builder quoted £218,500. Including items they omitted, the true cost of this project is approximately £211,000.

What To Do Next

Three cost categories do not appear in the quote and are likely to arise: statutory fees, party wall provisions, and a contingency for the unforeseen. Together they add an estimated £14,500. Raising them now, before contracts, avoids them surfacing later as variations once work is under way.

THE EVIDENCE

42 Thornfield Rise, Blackheath, London SE3 8ZZ

DATA CONFIDENCE: High

PROPERTY OVERVIEW

Semi-Detached House

1930-1949 | 145m² | Royal Borough of Greenwich

Energy Performance Certificate

Current EPC Rating	D(58/100)
Potential Rating	B(84/100)
CO ₂ Emissions	4.2 tonnes per yeartonnes/year
Certificate Date	14 May 2019

Construction & Services

Walls	Cavity wall, as built, no insulation (assumed)
Wall Efficiency	Poor
Roof	Pitched roof, insulated at rafters
Roof Efficiency	Average
Heating	Boiler and radiators, mains gas
Heating Efficiency	Good
Main Fuel	Mains gas
Hot Water	From main heating system
Windows	Mostly double glazed; single glazing to rear elevation
Window Efficiency	Average
Floor Construction	Suspended timber floor, no insulation (assumed)

Source: Energy Performance Certificate Register (MHCLG). Certificate date: 14 May 2019.

THE EVIDENCE

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PRICE PER SQUARE METRE

£8,200

Based on eight comparable sales within 0.3 miles over the last twelve months

Street Price Summary

Street Average	£1,195,000
Street Median	£1,180,000
Lowest Sale	£985,000
Highest Sale	£1,420,000
Sales Found	8
Area Average	£1,150,000
Area Sales Count	47

Recent Comparable Sales

Address	Date	Price	Type
38 Thornfield Rise	Nov 2025	£1,210,000	4-bed Semi-Detached
7 Heath Vale	Sep 2025	£1,155,000	4-bed Semi-Detached
21 Morden Hill	Aug 2025	£1,320,000	5-bed Semi-Detached
15 Thornfield Rise	Jun 2025	£985,000	3-bed Terraced

Area Prices by Property Type

Property Type	Average Price	Sales
Terraced	£925,000	18
Semi-Detached	£1,185,000	21
Detached	£1,650,000	8

Source: HM Land Registry Price Paid Data. Sales within the last 5 years. Crown copyright.

THE EVIDENCE

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Flood Risk Assessment

Risk Type	Risk Level	Status
River & Sea Flooding	Very Low	GREEN
Surface Water Flooding	Low	GREEN

What This Means

Flood risk affects insurance premiums, mortgage availability, and property value. Lenders require flood risk assessments for properties in medium or high-risk zones.

Very Low / Low	Standard insurance available. No additional flood surveys typically required by lenders.
Medium	Insurance may carry flood excess. Some lenders require a Flood Risk Assessment.
High	Specialist flood insurance likely required. Most lenders require a full Flood Risk Assessment.

Environment Agency flood risk data, accessed June 2026

DATA SOURCES

HM Land Registry Price Paid Data; Domestic EPC Register; Environment Agency

Property intelligence compiled from public records, June 2026

TENDER INTELLIGENCE Build Cost Intelligence Report

METHODOLOGY & DISCLAIMER

Data Sources

Benchmark rates are drawn from the BuildLens cost database and reflect current UK residential build costs, continuously updated from live trade and merchant pricing.

Regional adjustment applied using established regional cost variation factors. Property location (Greater London) carries a multiplier of 1.18 against the UK average.

Quote parsing and line-item extraction performed using AI analysis. Where line items could not be clearly identified, they are flagged as 'unable to benchmark' rather than estimated.

Limitations

This report benchmarks a builder's quote against market rate data. It does not assess the quality, capability, or reliability of the quoting contractor. A competitively priced quote from an incompetent builder is worse than an expensive quote from a good one.

Benchmark rates are averages. Individual project costs vary based on site access, property condition, specification detail, and contractor overheads. Variance of $\pm 15\%$ from benchmark is normal.

BuildLens AI Ltd accepts no liability for decisions made based on this report. This report is a market-rate benchmarking tool and not a formal cost assessment.

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Know exactly what your project should cost

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This report provides market intelligence based on analysis of information provided. It is not a building survey, structural assessment, or professional valuation. Benchmark rates are indicative and based on market conditions at date of issue. BuildLens AI Ltd accepts no liability for decisions made based on this report.

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