



Description	Quantity	Unit	Rate	£
<b>1C : FDNS &amp; BASEMENT</b>				
Bulk excavation and disposal	8,114	m <sup>3</sup>	42.00	340,790
Basement ground slab, 300 thick including all sub-base and tanking material	1,932	m <sup>2</sup>	135.00	260,820
Extra over last for edge detailing under retaining or external walls	179	m	120.00	21,480
Extra over last for power float finish	1,932	m <sup>2</sup>	9.00	17,390
Lift pits - passenger	3	Item	3,000.00	9,000
Lift pits - goods lift	1	Item	4,000.00	4,000
Reinforced column base including all excavation etc.	26	Nr	1,200.00	31,200
Perimeter retaining wall, 150 thick cast against piling including reinforcement	113	m <sup>3</sup>	175.00	19,780
Formwork to face of last	591	m <sup>2</sup>	48.00	28,370
Water bar at kicker point	179	m	45.00	8,060
Concrete columns including all reinforcement and formwork	15	m <sup>3</sup>	280.00	4,200
Reinforced concrete ramp, 200mm thick including reinforcement	24	m <sup>3</sup>	145.00	3,480
Formwork to last	119	m <sup>2</sup>	48.00	5,710
Tamped finish to last	119	m <sup>2</sup>	7.00	830
Extra over ramp for kerbed edge upstand	60	m	65.00	3,900
Reinforced concrete staircases serving ground levels	8	Nr	2,100.00	16,800
Reinforced concrete quarter landings	2	Nr	600.00	1,200
Reinforced concrete half landings	2	Nr	900.00	1,800
Staircase Finishes including balustrades etc.	8	Nr	4,000.00	32,000
Reinforced concrete walls, 200 thick to lift shafts	26	m <sup>3</sup>	180.00	4,680
Formwork to last	258	m <sup>2</sup>	38.00	9,800
Carried Forward			£	815,490



Brought Forward			£	815,490
200 mm Blockwork walls to staircases/plant rooms etc., F/F both sides and painted	504	m <sup>2</sup>	48.00	24,190
Internal doors to staircase/plantroom areas - single - fire rated	10	Nr	800.00	8,000
Internal doors to staircase/plantroom areas - single and half - fire rated	9	Nr	1,250.00	11,250
Duct doors - fire rated	3	Nr	800.00	2,400
Finishes to floors, walls and ceilings in staircase cores at basement level	117	m <sup>2</sup>	120.00	14,040
Paint floor finish to plantrooms, bin stores, garages & cycle stores	440	m <sup>2</sup>	18.00	7,920
Allowance for finishes and fittings to car parking area				
bike stands	52	Nr	75.00	3,900
markings	1	item	5,000.00	5,000
entry system including gates	1	item	20,000.00	20,000
electrical car charging points	14	Nr	1,800.00	25,200
<b>TOTAL CARRIED TO SUMMARY</b>			£	937,390



Description	Quantity	Unit	Rate	£
<b>1D : STRUCTURE AT GROUND LEVEL</b>				
Reinforced concrete in capping beam to head of piles	110	m <sup>3</sup>	145.00	15,950
Reinforcement in capping beam	15	T	1,050.00	15,750
Formwork to sides of capping beam	285	m <sup>2</sup>	48.00	13,680
Reinforced concrete in suspended transfer slabs	560	m <sup>3</sup>	145.00	81,200
Type I infill to area of houses beyond retaining structure including excavation, cart away etc of existing to form levels	209	m <sup>2</sup>	60.00	12,540
Reinforced concrete ground bearing slab to houses; 250 thick including dpm etc	209	m <sup>2</sup>	73.00	15,260
Trench fill foundations; to edge of ground bearing slab	44	m	160.00	7,040
Ditto in planters and upstands	84	m <sup>3</sup>	145.00	12,180
Reinforcement in suspended slabs	56	T	1,050.00	58,800
Ditto in planters and upstands	8	T	1,050.00	8,820
Formwork to soffit	1,869	m <sup>2</sup>	48.00	89,710
Ditto in planters and upstands	280	m <sup>2</sup>	48.00	13,460
Power float finish to slab	2,078	m <sup>2</sup>	9.00	18,700
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>363,090</b>

Description	Quantity	Unit	Rate	£
<b>1E : OTHER WORKS</b>				
Ventilation to Basement car parks	1,932	m <sup>2</sup>	20.00	38,640
Sprinklers to car park	1,932	m <sup>2</sup>	35.00	67,620
Louvres to car park ramp	1	item	8,000.00	8,000
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>106,260</b>



Description	Quantity	Unit	Rate	£
<b>2A : FRAME</b>				
Reinforced concrete columns including all reinforcement and formwork	31	m <sup>3</sup>	145.00	4,480
Reinforcement in columns	5	T	1,050.00	4,870
Formwork to last	1,483	m <sup>2</sup>	40.00	59,330
Reinforced concrete walls, 200 thick to lift shafts and other areas	190	m <sup>3</sup>	145.00	27,530
Reinforcement in walls	28	T	1,050.00	29,900
Formwork to last	1,266	m <sup>2</sup>	38.00	48,100
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>174,210</b>

Description	Quantity	Unit	Rate	£
<b>2B : UPPER FLOORS</b>				
Reinforced concrete in suspended flat slabs; 250 thick	721	m <sup>3</sup>	145.00	104,550
Reinforcement in suspended slabs	72	T	1,050.00	75,710
Formwork to soffit	2,882	m <sup>2</sup>	42.00	121,040
Power float finish to slab	2,882	m <sup>2</sup>	9.00	25,940
Beam & Block flooring to houses	826	m <sup>2</sup>	35.00	28,910
Extra for steelwork around staircases at each level	11	Nr	600.00	6,600
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>327,240</b>



Description	Quantity	Unit	Rate	£
<b>2C : ROOF</b>				
Flat roof finishes, behind parapets etc.	730	m <sup>2</sup>	140.00	102,200
Articulated roof to Apartments				
Structure	555	m <sup>2</sup>	280.00	155,400
Coverings	722	m <sup>2</sup>	410.00	295,820
Dormer style windows (openings only)	5	Nr	1,200.00	6,000
Houses				
Electric sliding glass roof light at head of stairs	6	Nr	9,000.00	54,000
Extensive roof finish	6	Nr	5,000.00	30,000
Finishes to balconies	92	m <sup>2</sup>	90.00	8,280
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>651,700</b>

Description	Quantity	Unit	Rate	£
<b>2D : STAIRS</b>				
Reinforced concrete staircases; straight flight	18	Nr	750.00	13,500
Reinforced concrete quarter landings	3	Nr	450.00	1,350
Reinforced concrete half landings	6	Nr	550.00	3,300
Staircase Finishes including balustrades etc; per level	9	Nr	4,000.00	36,000
Timber staircase to houses including winders and balustrades	17	Nr	2,300.00	39,100
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>93,250</b>



Description	Quantity	Unit	Rate	£
<b>2E : EXTERNAL WALLS</b>				
External wall construction - Brick (PC £450/th), cavity, insulation and internal wall formed from cold rolled metal studwork complete with building paper, OSB board and internal face of two layers of plasterboard	1362	m <sup>2</sup>	230.00	313,260
External wall construction - Aluminium rain screen on backing board, cavity, insulation and internal wall formed from cold rolled metal studwork complete with building paper, OSB board and internal face of two layers of plasterboard	353	m <sup>2</sup>	320.00	112,960
Capping to parapet	385	m	44.00	16,940
Stainless steel framing and glass infill balustrade to roof areas	80	m <sup>2</sup>	380.00	30,400
Projecting balcony outbound of building line including stainless steel framing and glass infill and all necessary supporting steelwork etc.				
1.80 wide	2	Nr	4,000.00	8,000
3.00 wide	8	Nr	5,500.00	44,000
Juliet balcony				
1.80 m wide	12	Nr	800.00	9,600
Railings				
Railings	130	m	180.00	23,400
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>558,560</b>



Description	Quantity	Unit	Rate	£
2F : WINDOWS AND EXTERNAL DOORS				
Purpose made aluminium window/doors - Velfac or similar	750	m <sup>2</sup>	680.00	510,000
Louvres including frame work - fixed	8	Nr	1,800.00	14,400
Louvres including framework - fixed including aluminium wall backing behind	64	Nr	2,700.00	172,800
Glazed entry doors - single to houses	6	Nr	1,400.00	8,400
Glazed entry doors - double	3	Nr	1,900.00	5,700
Single escape doors	2	Nr	700.00	1,400
Double doors to meter cupboards	3	Nr	800.00	2,400
Louvre doors to bin area	1	Nr	2,000.00	2,000
Purpose made shopfronts	131	m <sup>2</sup>	380.00	49,780
EO for doors - single	1	Nr	900.00	900
EO for doors - double	3	Nr	1,500.00	4,500
TOTAL CARRIED TO SUMMARY			£	772,280



Description	Quantity	Unit	Rate	£
<b>2G : INTERNAL WALLS AND PARTITIONS</b>				
100mm Block wall	945	m <sup>2</sup>	48.00	45,360
200mm Block wall	10	m <sup>2</sup>	56.00	560
Cold rolled steelwork in double layer in party walls to robust details including insulation	1,017	m <sup>2</sup>	75.00	76,280
100 mm cold rolled metal stud partition to all internal areas of the residential accommodation	1,779	m <sup>2</sup>	40.00	71,160
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>148,000</b>

Description	Quantity	Unit	Rate	£
<b>2H : INTERNAL DOORS</b>				
Entrance Door to apartments	35	Nr	1,500.00	52,500
Single door set including ironmongery and decoration	196	Nr	750.00	147,000
Single door set including ironmongery and decoration to half hour fire rating	11	Nr	950.00	10,450
Double door set including ironmongery and decoration to half hour fire rating	6	Nr	1,400.00	8,400
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>218,350</b>





Description	Quantity	Unit	Rate	£
<b>3A : WALL FINISHES</b>				
Two coat hard plaster to walls; Blockwork sub base	4,839	m <sup>2</sup>	13.00	62,900
Two coat hard plaster to walls; Concrete sub base	1,041	m <sup>2</sup>	15.00	15,620
One coat finishing plaster as skim coat to plasterboard	5,593	m <sup>2</sup>	7.00	39,150
Paint finish to all plastered walls	9,862	m <sup>2</sup>	7.00	69,030
Tiling around baths and showers, PC £40/m <sup>2</sup> supplied to site	1,611	m <sup>2</sup>	85.00	136,940
E.O for finish to walls in Kitchens	41	Nr	500.00	20,500
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>344,140</b>

Description	Quantity	Unit	Rate	£
<b>3B : FLOOR FINISHES</b>				
Floor finish (average) including acoustic layers	3,720	m <sup>2</sup>	55.00	204,600
E.O for Bathrooms (tiled)	273	m <sup>2</sup>	85.00	23,210
E.O for Kitchen areas	41	Nr	400.00	16,400
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>244,210</b>

Description	Quantity	Unit	Rate	£
<b>3C : CEILING FINISHES</b>				
Plasterboard and skim in ceiling linings	3,720	M <sup>2</sup>	18.00	66,960
Paint finish to all plastered ceilings	3,720	m <sup>2</sup>	7.00	26,040
Extra for entrance and lobbies	3	item	3,000.00	9,000
Insulation and finish to underside of slab - (under croft to second courtyard)	165	m <sup>2</sup>	55.00	9,080
Insulation and finish to underside of slab - (car park entrance)	88	m <sup>2</sup>	55.00	4,840
Insulation to underside of slab - retail units	229	m <sup>2</sup>	35.00	8,020
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>123,940</b>



Description	Quantity	Unit	Rate	£
4A : FITTINGS				
Fitted cupboards including framing, doors and internal fit out	378	m	480	181,440
Kitchens				
Carcass and doors (foil wrapped); apartment	30	Nr	2,000	60,000
Carcass and doors (foil wrapped); penthouse	5	Nr	3,500	17,500
Carcass and doors (foil wrapped); house	6	Nr	2,800	16,800
Worktop & Upstand; apartment	30	Nr	1,100	33,000
Worktop & Upstand; penthouse	5	Nr	2,000	10,000
Worktop & Upstand; house	6	Nr	1,600	9,600
Stainless Steel Splashbacks to hob - apartments	30	Nr	100	3,000
Glass Splashbacks to kitchen - penthouses	5	Nr	500	2,500
Glass Splashbacks to Hob - houses	6	Nr	150	900
Appliances - Neff/AEG standard				
Hob/Oven	41	Nr	600	24,600
Under counter integrated fridge	41	Nr	300	12,300
Built in Microwave	41	Nr	280	11,480
Extract hood	41	Nr	190	7,790
Bathrooms/Ensuite - cupboards	63	Nr	220	13,860
TOTAL CARRIED TO SUMMARY			£	404,770



Description	Quantity	Unit	Rate	£
<b>5A : SANITARY APPLIANCES ETC</b>				
Sanitary fittings - bath including taps, shower head over, thermostatic control, and glazed screen	46	Nr	1,800	82,800
Sanitary fittings - Basin including taps and waste	69	Nr	300	20,700
Sanitary fittings - WC including seat	69	Nr	425	29,330
Sanitary fittings - Shower enclosure including screen, tray, waste and shower head and thermostatic controls	17	Nr	3,000	51,000
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>183,830</b>

Description	Quantity	Unit	Rate	£
<b>5E : MECHANICAL INSTALLATIONS</b>				
Disposal Installations to each flat/house	41	Nr	1,200	49,200
Water Installations to each flat/house	41	Nr	1,600	65,600
Sprinklers to 3rd Floor Apartments	5	Nr	2,800	14,000
Heating Installation				
Central plant	1	Item	150,000	150,000
Distribution including insulation	1	Item	80,000	80,000
Under floor heating to apartments	35	Nr	4,300	150,500
Under floor heating to houses	6	Nr	7,500	45,000
Ventilating systems to Bathrooms	69	Nr	900	62,100
Ventilating systems to Kitchens	41	Nr	700	28,700
Gas Installations to central plant	1	Nr	10,000	10,000
Photo voltaic panels to roof	154	Nr	450	69,300
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>724,400</b>



Description	Quantity	Unit	Rate	£
5F : ELECTRICAL INSTALLATIONS				
Mains and sub-mains distribution	)			
Lighting installations	)	Nr	15,000	615,000
Small power installations	)			
Communications installation to each flat/house including entry phone	)	Nr	1,800	73,800
TOTAL CARRIED TO SUMMARY			£	688,800

Description	Quantity	Unit	Rate	£
5J : SPECIAL INSTALLATIONS				
Lifts: 5 floors	3	item	50,000	150,000
Goods Lift: 2 floors	1	item	35,000	35,000
Lightning conductor to earth	3,720	m <sup>2</sup>	8.00	29,760
Telephone & Data installations	41	Nr	1,400.00	57,400
Fire Alarm Installations	41	Nr	1,200.00	49,200
Burglar Alarm Installations	41	Nr	800.00	32,800
TOTAL CARRIED TO SUMMARY			£	354,160



Description	Quantity	Unit	Rate	£
<b>5K : BUILDER'S WORK IN CONNECTION</b>				
Allowance for normal builder's work items in connection with services installations i.e. holes, chases, pipe casings, painting to exposed pipework etc				
Allowance included at 5% of services value				
Sanitary appliances	183,830			
Mechanical installations	724,400			
Electrical installations	688,800			
Special installations	354,160			
	1,951,190		5.00%	97,560
<b>TOTAL CARRIED TO SUMMARY</b>			£	97,560



Description	Quantity	Unit	Rate	£
<b>6A : SITE WORKS</b>				
Waterproof layer applied to concrete before finish applied; on all surfaces including planters	1,182	m <sup>2</sup>	18.00	21,280
Applied anti slip finish to concrete at head of ramp and to ramp	207	m <sup>2</sup>	38.00	7,870
Granite slabs (Type 1) laid on bed on to concrete transfer slab	371	m <sup>2</sup>	90.00	33,390
Granite sets (Type 2) laid on bed on to concrete transfer slab	163	m <sup>2</sup>	160.00	26,080
Composite timber decking including structure	138	m <sup>2</sup>	55.00	7,590
Pivacy screens between timber decking	8	m	400.00	3,200
One Brick wall in facings (£450/th) fair both sides	46	m <sup>2</sup>	90.00	4,140
Coping	26	m	22.00	570
One Brick wall in facings (£450/th) fair both sides, built overhand	151	m <sup>2</sup>	125.00	18,880
Coping, built overhand	84	m	32.00	2,690
Repairs to existing boundary wall	68	m <sup>2</sup>	25.00	1,700
<b>Plants &amp; Planting</b>				-
Lawned areas, including imported soil	331	m <sup>2</sup>	28.00	9,270
Planted beds, including imported soil	249	m <sup>2</sup>	18.00	4,480
Hedging, including imported soil	126	m	65.00	8,190
Allowance for planters - imported topsoil	1	item	5,000.00	5,000
Plants				-
Tree - Acer Campestre	2	Nr	1,800.00	3,600
Tree - Prunus Serrula	6	Nr	1,200.00	7,200
Tree - Rhus Typhina	4	Nr	800.00	3,200
Perrennial Mix Planting	80	m <sup>2</sup>	55.00	4,400
Ground Cover	150	m <sup>2</sup>	85.00	12,750
Carried Forward			£	185,480



Brought Forward			£	185,480
Relocated bike stands to front of development	4	Nr	75.00	300
Benching made from granite	3	Nr	1,500.00	4,500
Gates & fencing to houses	6	Nr	600.00	3,600
Structure over escape stairs in central courtyard	1	item	3,000.00	3,000
<b>Off site works</b>				
Relay existing street paving to High Street	82	m <sup>2</sup>	140.00	11,480
Pedestrian management	1	item	1,800.00	1,800
TOTAL CARRIED TO SUMMARY			£	210,160



Description	Quantity	Unit	Rate	£
<b>6B : DRAINAGE</b>				
<b>SW Drainage</b>				
In ground drainage, including all excavation, pipe, and backfill/cart away	156	m	180.00	28,080
Manhole over existing run in highway, including all traffic management	1	Nr	2,000.00	2,000
Hole through retaining structure and boundary wall for pipe including all waterproofing details etc	2	Nr	230.00	460
<b>FW Drainage</b>				
Suspended drainage to car park area	101	m	140.00	14,140
In ground drainage, including all excavation, pipe, and backfill/cart away	63	m	180.00	11,340
Manhole over existing run in highway, including all traffic management	1	Nr	2,000.00	2,000
Manhole within site	3	Nr	800.00	2,400
Hole through retaining structure and boundary wall for pipe including all waterproofing details etc	13	Nr	230.00	2,990
<b>Attenuation</b>				
Allowance for attenuation tanks including hydro brake under basement slab, including all additional excavation, concrete etc (size circa 60 m <sup>3</sup> )	1	Item	30,000.00	30,000
Allowance for pumped discharge on SW drainage	1	Item	10,000.00	10,000
<b>TOTAL CARRIED TO SUMMARY</b>			£	103,410





Description	Quantity	Unit	Rate	£
<b>6C : SITE SERVICES</b>				
<b>Diversions</b>				
Diversion of HV electrical cables running through site, as UKPN quote	1	item	37,183.00	37,183
Allowance for BWIC (trenching etc)	1	item	15,000.00	15,000
Allowance for additional cost of BWIC for duct within capping beam, including covers	70	m	200.00	14,000
<b>Connection Costs</b>				
Electricity (as ukpn quote)	1	item	3,538.00	3,538
Water & Drainage (as TW quote) - infrastructure charges	1	item	28,608.00	28,608
Water & Drainage (as TW quote)	1	item	11,317.95	11,318
Gas (as per quote)	1	item	6,188.94	6,189
Commercial spaces				
Retail	2	item	2,000.00	4,000
Allowance for BWIC (trenching etc ) for gas and water	2	item	3,000.00	6,000
Allowance for gas meters	1	item	2,000.00	2,000
<b>TOTAL CARRIED TO SUMMARY</b>			£	127,836



Description	Quantity	Unit	Rate	£
6A : DEMOLITION				
Allowance for demolition and site clearnce		item		65,000
Take down and dispose of existing boundary fencing		item		3,000
TOTAL CARRIED TO SUMMARY			£	68,000



Description	Quantity	Unit	Rate	£
8A : PRELIMINARIES				
Allowance for Main Contractor's site preliminaries				
See attached breakdown				
Net Build Cost	8,287,000		11.75%	973,986
TOTAL CARRIED TO SUMMARY			£	973,986

Description	Quantity	Unit	Rate	£
8B : OVERHEADS AND PROFIT				
Allowance for Main Contractor's overheads and profit				
Allowance included at 6% of estimated construction costs including preliminaries				
Net building Cost including preliminaries	9,260,986		6.00%	555,659
TOTAL CARRIED TO SUMMARY			£	555,659

**Appendix 7**  
P2M Cost Plan  
(PD Scheme)



GreatPlanet Limited

**63-71 High Street, Hampton Hill**

**COST PLAN NR 1**

Permitted Developments Scheme

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10 October 2016

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**Exclusions - General**

Land costs, legal fees, finance charges, VAT etc.

Professional fees, design fees, planning supervisor fees, building regulations and planning fees.

Marketing and Advertising

Site survey, soil exploration and other survey costs.

Remediation of any contaminated ground

Upgrading/alteration works to current off site access roads or other highways and any CIL/S106/S278/S38/S104 contributions.

Any changes to boundary fire wall requirements.

Upgrading/alteration works to current off site electrical, gas or water services

Contingency allowances (suggest 5%)

**Exclusions - Residential**

Show flat fit out

**Notes**

The cost plan has been prepared using the following drawings 3S Architects & Designers 1525/PL.02; 03; 04A; 07; 08A; 09B; 10C; 11 and schedule of accommodation dated 23.08.16 revision C.

The cost plan is current day, no allowance for inflation over the project period.

The cost plan should be considered on the basis of a plus or minus 10% basis given the level of information currently available.

## Schedule of Accommodation &amp; Areas

Level	One bed		Two bed		Circulation	Storage	Total
	m <sup>2</sup>	Nr	m <sup>2</sup>	Nr			
Basement	-	-	-	-	21	84	104
Ground	495	8	154	2	60	-	709
First	372	7	152	2	51	-	575
Second	237	5	135	2	72	-	444
Third	-	-	-	-	-	-	-
<b>Totals</b>	<b>1,104</b>	<b>20</b>	<b>441</b>	<b>6</b>	<b>204</b>	<b>84</b>	<b>1,833</b>

## Data

Number of units	26
Net saleable area	1,545
Gross Internal Area	1,833
Efficiency	84.3%





Description	£	£	COST/M <sup>2</sup>
<b>1 : SUBSTRUCTURE</b>			
1A : PILING	-		
1C : FDNS & BASEMENT	-		-
1D : STRUCTURE AT GROUND LEVEL	-		-
1E : OTHER WORKS	-		-
		-	-
<b>2: SUPERSTRUCTURE</b>			
2A : FRAME	-		-
2B : UPPER FLOORS	-		-
2C : ROOF	82,230		44.87
2D : STAIRS	-		-
2E : EXTERNAL WALLS	10,000		5.46
2F : WINDOWS AND EXTERNAL DOORS	133,200		72.68
2G : INTERNAL WALLS AND PARTITIONS	187,410		102.26
2H : INTERNAL DOORS	108,900		59.42
		521,740	284.70
<b>3. FINISHES</b>			
3A : WALL FINISHES	167,980		91.66
3B : FLOOR FINISHES	253,390		138.27
3C : CEILING FINISHES	51,850		28.29
		473,220	258.22
<b>4. FITTINGS</b>			
4A : FITTINGS	229,320		125.13
		229,320	125.13
<b>5. SERVICES</b>			
5A : SANITARY APPLIANCES ETC	143,650		78.39
5E : MECHANICAL INSTALLATIONS	397,800		217.07
5F : ELECTRICAL INSTALLATIONS	410,800		224.16
5J : SPECIAL INSTALLATIONS	144,670		78.94
5K : BUILDER'S WORK IN CONNECTION	109,690		59.85
		1,206,610	658.41
<b>6. SITE WORKS</b>			
6A : SITE WORKS	60,000		32.74
6B : DRAINAGE	55,560		30.32
6C : SITE SERVICES	54,300		29.63
		169,860	92.69
<b>7. DEMOLITION</b>			
7A : DEMOLITION & SITE CLEARANCE	316,020		172.44
		316,020	172.44
		2,916,770	
	say	2,917,000	
8A : PRELIMINARIES	340,200		185.64
8B : OVERHEADS AND PROFIT	228,004		124.41
		568,204	310.05
<b>TOTAL</b>		<b>3,485,204</b>	<b>1,901.65</b>

WORK BELOW GROUND LEVEL



Description	Quantity	Unit	Rate	£
1A : PILING No works				
TOTAL CARRIED TO SUMMARY			£	0

Description	Quantity	Unit	Rate	£
1C : FDNS & BASEMENT No works				
TOTAL CARRIED TO SUMMARY			£	0

WORK BELOW GROUND LEVEL



Description	Quantity	Unit	Rate	£
1D : STRUCTURE AT GROUND LEVEL No works				
TOTAL CARRIED TO SUMMARY			£	0

Description	Quantity	Unit	Rate	£
1E : OTHER WORKS No works				
TOTAL CARRIED TO SUMMARY			£	0



Description	Quantity	Unit	Rate	£
2A : FRAME No works				
TOTAL CARRIED TO SUMMARY			£	0

Description	Quantity	Unit	Rate	£
2B : UPPER FLOORS No works				
TOTAL CARRIED TO SUMMARY			£	0



Description	Quantity	Unit	Rate	£
<b>2C : ROOF</b>				
Removal of all flat roof coverings	289	m <sup>2</sup>	35.00	10,100
Replacement of all flat roof coverings	289	m <sup>2</sup>	120.00	34,620
Overhaul of existing tiled pitched roofs	446	m <sup>2</sup>	65.00	29,010
Repairs to gutters and downpipes	1	item	3,500.00	3,500
Allowance for waterproofing works to bridge link	1	item	5,000.00	5,000
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>82,230</b>

Description	Quantity	Unit	Rate	£
<b>2D : STAIRS</b>				
No works				
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>0</b>

Description	Quantity	Unit	Rate	£
<b>2E : EXTERNAL WALLS</b>				
Allowance for repairs to studio walls	1	item	10,000.00	10,000
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>10,000</b>



Description	Quantity	Unit	Rate	£
<b>2F : WINDOWS AND EXTERNAL DOORS</b>				
Refurbishment of existing windows and frames	508	m <sup>2</sup>	250.00	127,000
Refurbishment of existing entry doors				
Single	2	Nr	200.00	400
Double	2	Nr	400.00	800
Refurbishment of bridge link	1	item	5,000.00	5,000
<b>TOTAL CARRIED TO SUMMARY</b>			£	133,200

Description	Quantity	Unit	Rate	£
<b>2G : INTERNAL WALLS AND PARTITIONS</b>				
Internal wall lining to external wall to improve thermal efficiency (Measured over windows to allow for all labours, fitting around reveals, columns etc)	1,385	m <sup>2</sup>	65.00	90,020
Cold rolled steelwork in double layer in party walls to robust details including insulation	657	m <sup>2</sup>	75.00	49,290
100 mm cold rolled metal stud partition to all internal areas of the residential accommodation	875	m <sup>2</sup>	55.00	48,100
<b>TOTAL CARRIED TO SUMMARY</b>			£	187,410

Description	Quantity	Unit	Rate	£
<b>2H : INTERNAL DOORS</b>				
Entrance Door to apartments	26	Nr	1,500.00	39,000
Single door set including ironmongery and decoration	86	Nr	750.00	64,500
Single & Half door set including ironmongery and decoration to half hour fire rating	2	Nr	1,300.00	2,600
Double door set including ironmongery and decoration to half hour fire rating	2	Nr	1,400.00	2,800
<b>TOTAL CARRIED TO SUMMARY</b>			£	108,900



Description	Quantity	Unit	Rate	£
<b>3A : WALL FINISHES</b>				
Repairs to plaster in existing common parts	1	item	5,000.00	5,000
One coat finishing plaster as skim coat to plasterboard	4,449	m <sup>2</sup>	14.00	62,290
Paint finish to all plastered walls	3,900	m <sup>2</sup>	7.00	27,300
Tiling around baths and showers, PC £40/m2 supplied to site	549	m <sup>2</sup>	110.00	60,390
E.O for finish to walls in Kitchens	26	Nr	500.00	13,000
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>167,980</b>

Description	Quantity	Unit	Rate	£
<b>3B : FLOOR FINISHES</b>				
Floor finish (average) including acoustic layers	1,833	m <sup>2</sup>	125.00	229,130
E.O for Bathrooms (tiled)	126	m <sup>2</sup>	110.00	13,860
E.O for Kitchen areas	26	Nr	400.00	10,400
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>253,390</b>

Description	Quantity	Unit	Rate	£
<b>3C : CEILING FINISHES</b>				
Plasterboard and skim in ceiling linings	1,834	m <sup>2</sup>	18.00	33,010
Paint finish to all plastered ceilings	1,834	m <sup>2</sup>	7.00	12,840
Extra for entrance and lobbies	2	item	3,000.00	6,000
<b>TOTAL CARRIED TO SUMMARY</b>			£	<b>51,850</b>

FITTINGS



Description	Quantity	Unit	Rate	£
4A : FITTINGS				
Fitted cupboards including framing, doors and internal fit out	130	m	620	80,600
Kitchens				
Carcass and doors (foil wrapped)	26	Nr	2,800	72,800
Worktop & Upstand	26	Nr	1,100	28,600
Stainless Steel Splashbacks to hob	26	Nr	200	5,200
Appliances - Neff/AEG standard				
Hob/Oven	26	Nr	600	15,600
Under counter integrated fridge	26	Nr	300	7,800
Built in Microwave	26	Nr	280	7,280
Extract hood	26	Nr	190	4,940
Bathrooms - cupboards	26	Nr	250	6,500
TOTAL CARRIED TO SUMMARY			£	229,320





Description	Quantity	Unit	Rate	£
<b>5A : SANITARY APPLIANCES ETC</b>				
Sanitary fittings - bath including taps, shower head over, thermostatic control, and glazed screen	26	Nr	1,800	46,800
Sanitary fittings - Basin including taps and waste	26	Nr	300	7,800
Sanitary fittings - WC including seat	26	Nr	425	11,050
Sanitary fittings - Shower enclosure including screen, tray, waste and shower head and thermostatic controls	26	Nr	3,000	78,000
<b>TOTAL CARRIED TO SUMMARY</b>			£	143,650

Description	Quantity	Unit	Rate	£
<b>5E : MECHANICAL INSTALLATIONS</b>				
Disposal Installations to each flat	26	Nr	1,200	31,200
Water Installations to each flat	26	Nr	1,600	41,600
Heating Installation				
Boiler to each unit	26	Nr	2,500	65,000
Distribution including insulation	26	Nr	2,000	52,000
Under floor heating to apartments	26	Nr	4,300	111,800
Ventilating systems to Bathrooms	26	Nr	900	23,400
Ventilating systems to Kitchens	26	Nr	700	18,200
Gas Installations to each unit	26	Nr	2,100	54,600
<b>TOTAL CARRIED TO SUMMARY</b>			£	397,800



Description	Quantity	Unit	Rate	£
<b>5F : ELECTRICAL INSTALLATIONS</b>				
Mains and sub-mains distribution )				
Lighting installations )	26	Nr	14,000	364,000
Small power installations )				
Communications installation to each flat including entry phone )	26	Nr	1,800	46,800
<b>TOTAL CARRIED TO SUMMARY</b>			£	410,800

Description	Quantity	Unit	Rate	£
<b>5J : SPECIAL INSTALLATIONS</b>				
Lightning conductor to earth	1,834	m <sup>2</sup>	8.00	14,670
Telephone & Data installations	26	Nr	1,400.00	36,400
Fire Alarm Installations	26	Nr	1,200.00	31,200
Burglar Alarm Installations	26	Nr	800.00	20,800
Allowance for advanced control systems	26	Nr	1,600.00	41,600
<b>TOTAL CARRIED TO SUMMARY</b>			£	144,670

Description	Quantity	Unit	Rate	£
<b>5K : BUILDER'S WORK IN CONNECTION</b>				
Allowance for normal builder's work items in connection with services installations i.e. holes, chases, pipe casings, painting to exposed pipework etc				
Allowance included at 10% of services value to cater for existing building				
Sanitary appliances	143,650			
Mechanical installations	397,800			
Electrical installations	410,800			
Special installations	144,670			
	1,096,920		10.00%	109,690
<b>TOTAL CARRIED TO SUMMARY</b>			£	109,690