

COST PLAN Nr 1A

Client: Unico Developments Ltd

Proposed Residential Development

42 High Street, Teddington, London



Job Nr: BID12502

31st October 2023

CONTENTS

<p>1.0 INTRODUCTION</p> <p>2.0 INFLATION STATEMENT</p> <p>3.0 MAIN SUMMARY</p> <p>4.0 SUPPLEMENTARY COST DATA</p> <p>5.0 RECONCILIATION TO PREVIOUS COST PREDICTION</p> <p>6.0 SCHEDULE OF AREAS</p> <p>7.0 FUNCTIONAL DATA</p> <p>8.0 LIST OF DOCUMENTATION USED</p> <p>9.0 KEY ASSUMPTIONS</p> <p>10.0 EXCLUSIONS</p> <p>11.0 RISK REGISTER</p> <p> APPENDIX A - COST ANALYSIS</p> <p> APPENDIX B - TYPICAL FIT OUT COSTS</p> <p> APPENDIX C - SCHEDULE OF AREAS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center; background-color: #f2f2f2;">RPS Consulting Services Ltd</th> </tr> </thead> <tbody> <tr> <td style="width: 33%;">Prepared by</td> <td style="width: 33%;">NCD</td> <td style="width: 33%;">31/10/2023</td> </tr> <tr> <td>Comped by</td> <td>NCD</td> <td>31/10/2023</td> </tr> <tr> <td>Approved by</td> <td>NCD</td> <td>31/10/2023</td> </tr> </tbody> </table>	RPS Consulting Services Ltd			Prepared by	NCD	31/10/2023	Comped by	NCD	31/10/2023	Approved by	NCD	31/10/2023
RPS Consulting Services Ltd													
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Approved by	NCD	31/10/2023											

1.0 INTRODUCTION

The site is located at 42 High Street, Teddington, London. The residential scheme includes the construction of a single 4 storey block comprising 6 Nr apartments, 2 Nr duplex apartments, commercial space at basement and ground floor levels, surrounding siteworks, drainage & incoming services.

This report is an integral element of the design process the objectives being:

- provide accurate market based cost prediction relative to design stage
- provide management tool to monitor & control construction information inputs
- to benchmark design & auditing process
- to define & identify risk
- to determine cost & functional data analysis

This document is controlled to comply with RPS Consulting Services Ltd Best Practice and ISO 9001 audit requirements.

This report shall be used solely by the Party for whom it has been prepared and no responsibility to any Third Party will be accepted for the whole or any part contained therein.

2.0 INFLATION STATEMENT

This cost document is base dated 4Q 2023.

The costs stated forecast the anticipated tender sum and include for inflation during the construction period. Deferment from the base date to anticipated commencement is excluded.

Current RPS tender inflation forecast for next 12 months is 1% - 3%.

3.0 MAIN SUMMARY

(Refer to Appendix A for Cost Analysis)

CONSTRUCTION COSTS			£	£/m2 GIFA
Facilitating Works			£0	£0
Commercial Unit - Shell Only (Notional)			£346,250	£374
Structural Shell			£943,540	£1,018
Fit Out			£638,956	£689
External Works			£111,926	£121
SUB TOTAL			£2,040,672	£2,201
(9.0)	Preliminaries	19%	£387,728	£418
(10.0)	Main Contractors OH&P	6.5%	£157,846	£170
(11.0)	Novated Design Fees	0%	£0	£0
(12.0)	Other Project Costs	0%	£0	£0
(13.0)	Risk: Pricing Contingency	5%	£129,312	£139
(14.1)	Tender Inflation	0%	£0	£0
(14.2)	Construction Inflation	1.5%	£40,733	£44
TOTAL COST OF WORKS (4Q 2023)			£2,756,291	£2,973

4.0 SUPPLEMENTARY COST DATA

Pricing Level Cost Base Date

4Q 2023

All In Costs & Unit Rates (including preliminaries, main contractors OH&P, contingency & design fees)				
Facilitating Works	£0	/m2 gross	£0	/ft2 gross
Commercial Unit - Shell Only (Notional)	£1,688	/m2 gross	£157	/ft2 gross
Residential Apartment Block	£3,521	/m2 gross	£327	/ft2 gross
	£4,734	/m2 nett	£440	/ft2 nett
	£286,077	/apartment		
All In Costs	£2,973	/m2 gross	£276	/ft2 gross

5.0 RECONCILIATION TO PREVIOUS COST PREDICTION

Not used

6.0 SCHEDULE OF AREAS

Site Area	m ²	acres
Development area	291.11	0.07

Commercial Unit - Shell Only (Notional)	Units	m ²	ft ²
Basement	1	101.00	1,087
Groundfloor		176.00	1,894
Gross internal floor area		277.00	2,982

Residential Apartment Block	Apts	m ²	ft ²
Nett saleable floor area	8	483.40	5,203
Circulation		94.00	1,012
Plant & storage space		34.00	366
Party wall area	5.9%	38.60	415
Gross internal floor area		650.00	6,997

Building footprint	291.11	3,133
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Totals	Apts	m ²	ft ²
Gross internal floor area		927.00	9,978

7.0 FUNCTIONAL DATA

Residential Apartment Block	
Nett / Gross ratio	74%
Average apartment size	60.4 m ²

8.0 LIST OF DOCUMENTATION USED

Information Used

Chandler Browne Architects

Pre-app scheme April 2023 update; v8 (Page 1 - 9 inclusive)

Procurement Route

The cost is based on scheme delivery via competitive fixed price lump sum tender based on a single stage JCT Design & Build contract.

Programme

Construction period circa 65 weeks

Cost Data

RPS benchmark pricing matrix

RPS inhouse cost library

Material supplier market intelligence

Measurement & Quantification

This report adheres to the mandatory requirements and principles set out in the RICS Cost Prediction Professional Statement 1st Edition dated 19.11.2020 (effective from 01.07.2021).

In respect of the List of Information Used (see above) RPS consider the status of this Cost Prediction to be:

Level 3 (Information completeness 30-50%)

This report utilises the group elements/elements of the RICS NRM1 (3rd Edition) only. It does not strictly follow the measurement rules as set out in Part 1 to 4 inclusive of said document.

9.0 KEY ASSUMPTIONS

3Q 2023 cost date base
 Vacant possession
 Single contract works
 Private for sale scheme

Site Abnormals

Excluded

Structural Shell

Basement excavation
 500 thick piling mat
 Contiguous piled retaining wall & capping beam
 300 thick RC floor slab
 Tanking to floor slab & walls
 400 diameter x 10m long piles; 4 per pile cap
 RC pile caps
 175 thick RC ground bearing floor slabs & insulation
 RC solution to ground floor only
 3m floor to floor height; basement & ground floor
 2.6m floor to floor height; upper floors
 200 thick RC flat suspended floors & roof slab
 PCC staircases; stainless steel balustrading & handrails
 Treated softwood duo pitched roof structure; insulation
 Slate roofing to pitched roof areas
 Single ply membrane roofing system to flat roof areas; insulation
 Associated flashings & the like
 Roof terraces with coated steel balustrading
 Coated aluminium rainwater installation
 Facing brick elevations generally
 Reconstituted stone feature work
 Coated aluminium double glazed windows & doors
 Inset balconies with coated steel balustrading
 Internal fit out; medium quality range
 Kitchen fittings & appliances
 Sanitary ware
 Wardrobes to main bedroom only
 M&E including electric heating
 Lift

Site works

Make good surrounding public & private hard landscaping
 Drainage
 Incoming services

Risk: Pricing Contingency

The achievable level of measurement and pricing accuracy and the degree of uncertainty
 5% allowance for risk: pricing contingency

Estimate of Accuracy: Level of Uncertainty

Based on the information & data available the estimate of accuracy; level of uncertainty is plus or minus:

7.5%

10.0 EXCLUSIONS

The following items and issues are excluded from the cost prediction but should be considered separately by the Client within the overall Development Appraisal.

Development Issues

- VAT (5% on white goods)
- Land purchase costs
- Stamp Duty
- Legal costs & fees
- Agents fees
- Finance charges
- Design fees
- Project Manager / EA / QS fees
- Principal designer fees
- Planning Consultant
- Other specialist consultants fees
- Planning fees
- Associated planning costs & fees including specialist reports
- Section 106 costs, obligations & fees
- Section 278 costs, obligations & fees
- Community Infrastructure Levy
- Building Regulation fees
- NHBC warranties or the like
- Oversailing costs & fees
- Right of light costs & fees
- Survey and investigation costs & fees

Technical Issues

- Site clearance
- Ground abnormalities
- Drainage abnormalities
- External services abnormalities
- Highways abnormalities
- Work outside site boundary
- Sprinklers (to be confirmed)

11.0 RISK REGISTER

The following specific risks may have financial implications on the viability of the scheme. Where possible and appropriate cost allowances, as noted, have been included in the cost prediction.

It is recommended that further design & investigation inputs, as noted, be implemented seeking to obviate, reduce or minimise such costs within the scheme.

Item/Issue	Cost Included	Action
Planning	See App A	Consult planners
Vacant possession	Nil	Agree land purchase
Programme	See App A	Monitor tender market
Deliverable floor areas	See App A	Design development
New legislation issues	Nil	Monitor
Demolition & site clearance	Nil	Survey & obtain quote
Ground abnormalities	Nil	SI report & design
Piling	See App A	SI report & design
Groundwater	Nil	SI report & design
Ground gas	Nil	SI report & design
Contamination	Nil	SI report & design
Underpinning	See App A	SI report & design
Drainage abnormalities	Nil	Survey & design
External services abnormalities	Nil	Consult Stats Establish req'ts
Highways abnormalities	Nil	Consult highways
Work outside site boundary	Nil	Design development
External specification	See App A	Design development
Internal specification	See App A	Design development
M&E specification	See App A	Design development
Sprinklers	Nil	Consult Fire officer
Elevational treatments	See App A	Design development
Siteworks specification	See App A	Design development
Contingency	See App A	Design development
Tender market fluctuations	See App A	Monitor

APPENDIX A

Cost Analysis

FACILITATING WORKS

(0.1) Site Clearance

Excluded

(0.2) Ground Abnormals

Excluded

(0.3) Foundation Abnormals

Excluded

(0.4) Drainage Abnormals

Excluded

(0.5) Services Abnormals

Excluded

(0.6) Highway Abnormals

Excluded

(0.7) Other Abnormals

Excluded

Facilitating Works
Total To Main Summary

£0

STRUCTURAL SHELL

(0.0) Basement

Excavate basement; disposal offsite	393	m3	£90	£35,350	
500 thick piling mat; subsequently removed	291	m2	£68	£19,650	
Contiguous piled retaining walls, 450 diameter x 9m long	59	m	£1,100	£64,900	
RC capping beam, 450 x 450 high	59	m	£300	£17,700	
140 thick concrete blockwork cloaking wall to contiguous piling	177	m2	£90	£15,930	
Drainage channel to cloaking wall	59	m	£150	£8,850	
300 thick RC ground floor slab; 300 thick hardcore bed	101	m2	£150	£15,150	
Waterproofing; vertical	177	m2	£50	£8,850	
Waterproofing; horizontal	101	m2	£40	£4,040	£190,420

(1.0) Substructure

Perimeter foundation; concrete footing, substructure masonry, excavation & disposal	77	m	£464	£35,757	
Party wall foundation; concrete footing, substructure masonry, excavation & disposal	25	m	£314	£7,859	
Other internal wall foundation; concrete footing, substructure masonry, excavation & disposal	19	m	£314	£5,973	
Underpinning abutting building	22	m	£2,000	£44,000	
Lift pit	1	Nr	£10,000	£10,000	
Ground bearing floor slab; hardcore bed; dpm; floor insulation	161	m2	£110	£17,710	£121,299

(2.1) Frame

Steel frame to ground floor only frame	262	m2	£175	£45,850	
Fire protection	262	m2	£25	£6,550	£52,400

(2.2) Upper Floors

200 thick PCC suspended floor beams over basement	101	m2	£120	£12,120	
200 thick PCC suspended floor beams	826	m2	£120	£99,120	
Insulation to underside of external porch undercroft	9	m2	£100	£900	
200 thick PCC suspended floor beams to flat roof / terrace areas	29	m2	£120	£3,480	
Service openings; firestopping	8	Nr	£250	£2,000	£117,620

(2.3) Roof

Flat Roof / Terrace

Single ply roofing system	54	m2	£250	£13,500	
Decking/paving	54	m2	£150	£8,100	
Parapet/upstand detail; 0.6m high approx	47	m	£225	£10,575	

Reconstituted stone coping, 600 x 150mm thick	47	m	£450	£21,150	
Coated steel balustrading	18	m	£500	£9,000	
Rainwater installation	1	Item	£3,000	£3,000	
Drainage outlets	1	Item	£1,500	£1,500	
External lighting to apartments	4	Nr	£500	£2,000	£68,825

Duo Pitched Roof

Treated timber roof structure (measured on plan)	237	m2	£75	£17,783	
Insulation between/across ceiling joists	237	m2	£20	£4,742	
Slate roofing system (measured on plan)	237	m2	£100	£23,711	
Lift over run detail	1	Nr	£5,000	£5,000	
AOV	1	Nr	£7,000	£7,000	
Rainwater installation	1	Item	£2,500	£2,500	
Drainage outlets	1	Item	£1,200	£1,200	
External lighting to apartments	2	Nr	£500	£1,000	£62,937

Roof Features

Roof dormer to suit 1.2 x 1.6m high window; support framework; insulation; boarding to cheeks; single ply roofing system; rainwater goods	4	Nr	£2,000	£8,000	
Roof dormer to suit 2.1 x 1.6m high window; support framework; insulation; boarding to cheeks; single ply roofing system; rainwater goods	2	Nr	£3,500	£7,000	
Roof dormer to suit 3.0 x 2.1m high patio doors; support framework; insulation; boarding to cheeks; single ply roofing system; rainwater goods	2	Nr	£5,000	£10,000	
Bay window roof; 3.5 x 0.5m projection; splay angled ends - 2	2	Nr	£2,000	£4,000	
0.6 x 0.9m glazed rooflights	3	Nr	£750	£2,250	
1.0 x 1.5m glazed rooflights	2	Nr	£1,000	£2,000	£33,250

(2.4) Stairs and Ramps

PCC staircase flights, balustrading & handrails; basement to ground floor (Commercial)	1	Nr	£10,000	£10,000	
PCC staircase flights, balustrading & handrails; ground to 3rd floor (Residential)	1	Nr	£30,000	£30,000	£40,000

(2.5) External Walls

Facing brickwork cavity wall; insulation; Metsec or similar inner leaf	613	m2	£375	£229,725	
Facing brickwork flanking wall to	40	m2	£250	£9,938	
Extra over for brick on end band, 0.45m high; horizontal	26	m	£50	£1,300	
Concrete blockwork cavity wall; insulation; Metsec or similar inner; built against existing	75	m2	£275	£20,543	

Reconstituted stone feature band, 0.3m deep; horizontal	53	m	£240	£12,600	
Reconstituted stone feature band, 0.4m deep; horizontal	47	m	£320	£15,008	
Reconstituted stone feature band, 0.2m wide; vertical	15	m	£160	£2,432	
Reconstituted stone feature band, 0.6m wide; vertical	20	m	£480	£9,408	
Slate tiling to mansard; timber boarding; vapour barrier; support framework; insulation; Metsec or similar inner leaf	103	m2	£350	<u>£36,173</u>	£337,126

(2.6) Windows and External Doors

Coated aluminium composite windows double glazed windows; Velfac or similar	194	m2	£650	£126,217	
Coated aluminium double glazed single leaf door & frame; ironmongery	3	Nr	£3,000	£9,000	
Coated aluminium double glazed single leaf patio door & frame; ironmongery	6	Nr	£2,000	£12,000	
Coated aluminium double glazed single sliding leaf patio door & frame; ironmongery	1	Nr	£2,500	£2,500	
Coated aluminium double glazed double leaf patio door & frame; ironmongery	3	Nr	£2,500	£7,500	
Coated steel single door leaf & frame; ironmongery	3	Nr	£2,000	£6,000	
Coated steel double door leaf & frame; ironmongery	1	Nr	£3,500	<u>£3,500</u>	£166,717

Balconies

Bolt on part inset balconies; RC floor slab, 0.45m high facing brick slip edge detail, thermal break, waterproofing, drainage, floor decking, soffit detail, average 5m2 area; 3m coated steel balustrading; external lights	5	Nr	£9,000	£45,000	
Bolt on part inset balconies; RC floor slab, 0.45m high facing brick slip edge detail, thermal break, waterproofing, drainage, floor decking, soffit detail, average 11m2 area; 5m coated steel balustrading; external lights	1	Nr	£15,700	<u>£15,700</u>	£60,700

(2.7) Internal Walls

Party walls	281	m2	£120	£33,696	
Other walls	60	m2	£80	<u>£4,800</u>	£38,496

(2.8) Internal Doors

Included in FIT OUT

<u>Structural Shell</u>	
<u>Total To Main Summary</u>	<u>£1,289,790</u>

FIT OUT
(3.0-4.0) Apartments Generally

1 bed; average 53m2	6	Nr	£20,182	£121,094	
2 bed duplex with en suite; average 84m2	2	Nr	£31,156	£62,312	
Extra; duplex staircase, balustrading & handrails	2	Nr	£2,250	£4,500	£187,906
	<u>8</u>	Nr			

Kitchen Fittings

1 bed; average 53m2	6	Nr	£4,500	£27,000	
2 bed duplex with en suite; average 84m2	2	Nr	£4,500	£9,000	£36,000
	<u>8</u>	Nr			

Kitchen Appliances

1 bed; average 53m2	6	Nr	£2,500	£15,000	
2 bed duplex with en suite; average 84m2	2	Nr	£2,500	£5,000	£20,000
	<u>8</u>	Nr			

Bathrooms

1 bed; average 53m2	6	Nr	£2,500	£15,000	
2 bed duplex with en suite; average 84m2	2	Nr	£2,500	£5,000	£20,000
	<u>8</u>	Nr			

En suites

1 bed; average 53m2	-	Nr	£2,500	£0	
2 bed duplex with en suite; average 84m2	2	Nr	£2,500	£5,000	£5,000
	<u>2</u>	Nr			

WC & cloaks

1 bed; average 53m2	-	Nr	£1,250	£0	
2 bed duplex with en suite; average 84m2	-	Nr	£1,250	£0	£0
	<u>-</u>	Nr			

Built In wardrobes To Master Bedroom
Only

1 bed; average 53m2	6	Nr	£1,500	£9,000	
2 bed duplex with en suite; average 84m2	2	Nr	£1,500	£3,000	£12,000
	<u>8</u>	Nr			

Other Areas

Circulation	94	m2	£450	£42,300	
Plant & storage space	34	m2	£100	£3,400	£45,700

(5.0) Mechanical and Electrical

Installations

1 bed; average 53m2	6	Nr	£27,000	£162,000	
2 bed duplex with en suite; average 84m2	2	Nr	£42,000	£84,000	
Sprinklers (Excluded)	8	Nr		£0	
Circulation	94	m2	£200	£18,800	
Plantrooms, stores & the like	34	m2	£75	£2,550	
Firefighting passenger lift; serving 4 floors	1	Nr	£45,000	£45,000	£312,350

Fit Out

Total To Main Summary

£638,956

EXTERNAL WORKS

(8.1) Site Preparation Works

Trim formation levels	291	m2	£5	£1,456	£1,456
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(8.2) Roads, Paths, Pavings & Surfacing

Make good public footpaths	1	Item	£10,000	£10,000	
Make good private footpaths	1	Item	£5,000	£5,000	£15,000

(8.3) Soft Landscaping

Not applicable

(8.4) Fencing, Railings & Walls

Not applicable

(8.5) External Features

Rainwater harvesting (provisional)	1	Item	£20,000	£20,000	
External lighting	1	Item	£5,000	£5,000	£25,000

(8.6) Drainage

Foul Drainage

To buildings	927	m2	£20	£18,540	£18,540
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Storm Drainage

To buildings	927	m2	£20	£18,540	
To hard landscaping (Not applicable)					£18,540

Storm Attenuation

In underground tanks or the like (200m3/acre)	14	m2	£500	£7,190	£7,190
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(8.7) External Services

Incoming services to commercial unit	1	Nr	£5,000	£5,000	
Incoming services to apartments	8	Nr	£1,800	£14,400	
Incoming services to landlord's area	1	Nr	£1,800	£1,800	
BWIC	1	Item	£5,000	£5,000	£26,200

External Works

<u>Total To Main Summary</u>					£111,926
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APPENDIX B

Typical Fit Out Costs

Type / Nr: 1 bed apartment; average 53m2

Fit Out

Total Cost	£20,182		
Nett Internal Floor Area (Average)	53 m2	570 ft2	
£/m2	£381		
£/ft2	£35		

Internal Walls

Metal stud partitioning; plasterboard & skim	29 m2	£55	£1,584	
Metal stud partitioning to bathrooms & en suites; acoustic insulation; plasterboard & skim	12 m2	£60	£720	£2,304

Internal Doors

Entrance door, single FD60, hardwood frame, ironmongery and decoration	1 Nr	£1,000	£1,000	
Internal single leaf door, softwood lining, ironmongery and decoration	3 Nr	£550	£1,650	
Internal single leaf pocket door, softwood lining, ironmongery and decoration	1 Nr	£1,250	£1,250	
Internal double leaf door, softwood lining, ironmongery and decoration	- Nr	£800	£0	£3,900

Wall Finishes

Drylining plasterboard, taped joints to perimeter walls	82 m2	£30	£2,448	
Emulsion to plasterboard	151 m2	£8	£1,210	
Ceramic wall tiling to bathrooms and en suites (50% wall area)	12 m2	£70	£840	£4,498

Floor Finishes

Screed / acoustic layer	53 m2	£30	£1,590	
Wood laminate flooring to living room & halls	33 m2	£55	£1,815	
Carpet to bedrooms	15 m2	£35	£525	
Ceramic floor tiling to wet areas	5 m2	£70	£350	
Timber skirtings; decoration	58 m	£18	£1,047	£5,327

Ceiling Finishes

Plasterboard & skim; stud framework fixed to concrete soffit	48	m2	£40	£1,920	
Moisture resistant plasterboard & skim in bathrooms & ensuites; stud framework fixed to concrete soffit	5	m2	£45	£225	
Access panel	1	Nr	£150	£150	
Emulsion to plasterboard	53	m2	£8	<u>£424</u>	£2,719

General Fittings

Kitchen fittings	Included elsewhere				
Kitchen appliances	Included elsewhere				
Sanitary ware	Included elsewhere				
Wardrobes	Included elsewhere				
Airing cupboard shelving	1	Nr	£125	£125	
Windowboards; decoration	6	m	£35	£210	
Curtain/blind battens; decoration	6	m	£25	£150	
Toilet boxing	1	Nr	£300	£300	
Extra; access panel	1	Nr	£50	£50	
SVP boxing	3	m	£150	£450	
General fittings & sundries	1	Nr	£150	<u>£150</u>	£1,435

M&E

Mechanical	Included elsewhere				
Electrical	Included elsewhere				
BWIC	Included elsewhere				

Total Cost

£20,182

Type / Nr: 2 bed duplex apartment; average 84m2 with En suite
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Fit Out

Total Cost	£31,156		
Nett Internal Floor Area (Average)	84 m2	904 ft2	
£/m2	£371		
£/ft2	£34		

Internal Walls

Metal stud partitioning; plasterboard & skim	38 m2	£55	£2,112	
Metal stud partitioning to bathrooms & en suites; acoustic insulation; plasterboard & skim	26 m2	£60	<u>£1,584</u>	£3,696

Internal Doors

Entrance door, single FD60, hardwood frame, ironmongery and decoration	1 Nr	£1,000	£1,000	
Internal single leaf door, softwood lining, ironmongery and decoration	6 Nr	£550	£3,300	
Internal single leaf pocket door, softwood lining, ironmongery and decoration	- Nr	£1,250	£0	
Internal double leaf door, softwood lining, ironmongery and decoration	- Nr	£800	<u>£0</u>	£4,300

Wall Finishes

Drylining plasterboard, taped joints to perimeter walls	139 m2	£30	£4,176	
Emulsion to plasterboard	246 m2	£8	£1,968	
Ceramic wall tiling to bathrooms and en suites (50% wall area)	23 m2	£70	<u>£1,596</u>	£7,740

Floor Finishes

Screed / acoustic layer	84 m2	£30	£2,520	
Wood laminate flooring to living room & halls	42 m2	£55	£2,310	
Carpet to bedrooms	32 m2	£35	£1,120	
Ceramic floor tiling to wet areas	10 m2	£70	£700	
Timber skirtings; decoration	95 m	£18	<u>£1,703</u>	£8,353

Ceiling Finishes

Plasterboard & skim; stud framework fixed to concrete soffit	74	m2	£40	£2,960	
Moisture resistant plasterboard & skim in bathrooms & ensuites; stud framework fixed to concrete soffit	10	m2	£45	£450	
Access panel	1	Nr	£150	£150	
Emulsion to plasterboard	84	m2	£8	<u>£672</u>	£4,232

General Fittings

Kitchen fittings	Included elsewhere				
Kitchen appliances	Included elsewhere				
Sanitary ware	Included elsewhere				
Wardrobes	Included elsewhere				
Airing cupboard shelving	1	Nr	£125	£125	
Windowboards; decoration	16	m	£35	£560	
Curtain/blind battens; decoration	16	m	£25	£400	
Toilet boxing	2	Nr	£300	£600	
Extra; access panel	2	Nr	£50	£100	
SVP boxing	6	m	£150	£900	
General fittings & sundries	1	Nr	£150	<u>£150</u>	£2,835

M&E

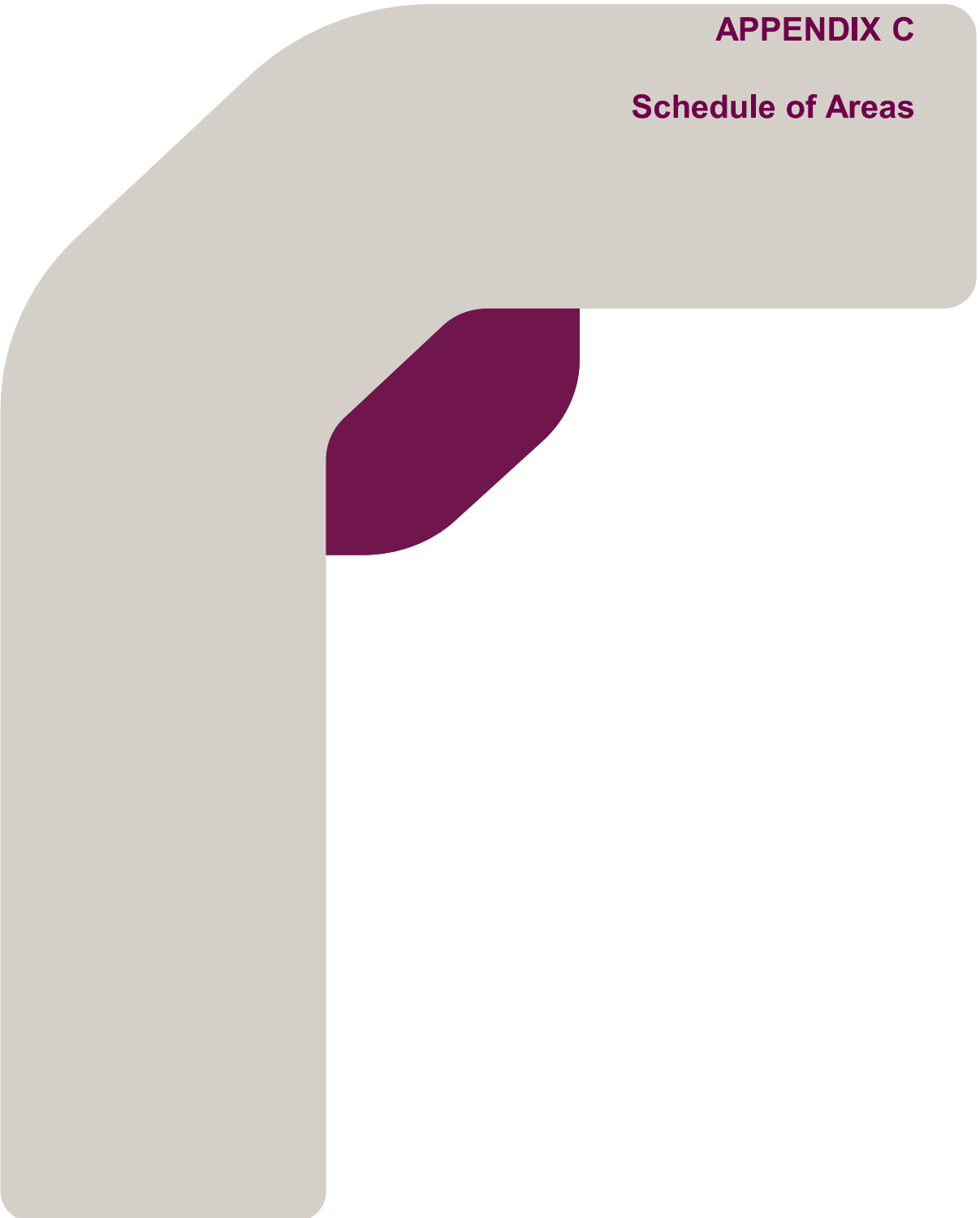
Mechanical	Included elsewhere				
Electrical	Included elsewhere				
BWIC	Included elsewhere				

Total Cost

£31,156

APPENDIX C

Schedule of Areas



42 High Street, Teddington, London

Unit	NIA m2	NIA ft2	Total NIA m2
1st			
1	53.4	575	
2	51.8	557	
3	54.1	582	
4	54.1	582	213.4
2nd			
5	53.4	575	
6	50.0	538	
7 (low)	57.4	618	
8 (low)	54.1	582	214.9
3rd			
7 (upp)	27.0	291	
8 (upp)	28.1	302	55.1
8	483.4	5,201	483.4

	GIA m2	GIA ft2
Basement*	101.0	1,087
Ground**	262.0	2,819
1st	249.0	2,679
2nd	249.0	2,679
3rd	66.0	710
TOTAL	927.0	9,975

* includes commercial basement	101.0	1,087
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** includes commercial	176.0	1,894
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Average apartment sizes

1 bed	52.8 m2 av
2 bed (E/s)	83.3 m2 av