

	£	£/m <sup>2</sup> GIFA	%
<b>Substructure</b>	<b>217,800</b>	<b>72.60</b>	<b>6.4%</b>
Trench fill concrete foundation, beam and block floor, insulation and screed, 1,556m <sup>2</sup> @ £140			
<b>Upper floors</b>	<b>106,800</b>	<b>35.60</b>	<b>3.1%</b>
Precast concrete beam and block upper floors, screed and insulation, 1,525m <sup>2</sup> @ £70			
<b>Roof</b>	<b>188,500</b>	<b>62.83</b>	<b>5.5%</b>
Pitched roof with timber trusses, battens, felt and concrete tiles, 1,450m <sup>2</sup> @ £130			
<b>Stairs</b>	<b>33,000</b>	<b>11.00</b>	<b>1%</b>
Main feature staircase including balustrade and finish 1nr @ £18,000 Staircase including balustrades, handrails and half landings 2nr @ £7,500			
<b>External walls</b>	<b>170,400</b>	<b>56.80</b>	<b>5%</b>
Traditional external wall construction of medium quality facing bricks, cavity, inner blockwork skin and insulation, 1,420m <sup>2</sup> @ £120			
<b>Windows and external doors</b>	<b>123,100</b>	<b>41.03</b>	<b>3.6%</b>
UPVC windows and doors, 365m <sup>2</sup> @ £230 Aluminium curtain walling to residents lounges, 35m <sup>2</sup> @ £520 Main entrance external door, polyester powder coated aluminium, 1nr @ £4,000 Powder coated aluminium external door sets double doors, 2nr @ £2,700 single doors, 6nr @ £1,750 Aluminium louvre double plantroom doors, 1nr @ £1,000			
<b>Internal walls and partitions</b>	<b>119,800</b>	<b>39.93</b>	<b>3.5%</b>
Cavity wall, 2 skins of 100mm blockwork, acoustic insulation, 675m <sup>2</sup> @ £55 100mm blockwork, 1,180m <sup>2</sup> @ £25 140mm blockwork, 1,380m <sup>2</sup> @ £31 215mm blockwork in lift shaft, 95m <sup>2</sup> @ £41 Internal glazed screens, softwood, 10m <sup>2</sup> @ £650			
<b>Internal doors</b>	<b>84,000</b>	<b>28.00</b>	<b>2.5%</b>
Hardwood veneered solid core doors single doors, 105nr @ £225, leaf and a half doors, 55nr @ £625 1 hour fire rated hardwood veneered doors with vision panels, single doors, 40nr @ £500, double doors, 8nr @ £750			
<b>Wall finishes</b>	<b>121,900</b>	<b>40.63</b>	<b>3.6%</b>
Plasterboard, skim and emulsion, 6,300m <sup>2</sup> @ £15 Ceramic wall tiles to kitchens and bathrooms, 725m <sup>2</sup> @ £32 Wall protector rails, 325m @ £13			
<b>Floor finishes</b>	<b>76,900</b>	<b>25.63</b>	<b>2.3%</b>
Carpet to floors and staircases, 1,650m <sup>2</sup> @ £18 Safety vinyl flooring with coved skirtings, 450m <sup>2</sup> @ £37 Laminate flooring, 325m <sup>2</sup> @ £26 MDF skirtings, painted, 1,825m @ £8 Sundries, item @ £7,500			
<b>Ceiling finishes</b>	<b>74,900</b>	<b>24.97</b>	<b>2.2%</b>
Plasterboard and skim suspended ceiling to apartments and communal areas with emulsion finish, 2,100m <sup>2</sup> @ £27 Moisture resistant plasterboard and skim suspended ceiling to wet areas with			

	£	£/m <sup>2</sup> GIFA	%
emulsion finish, 525m <sup>2</sup> @ £29 Access hatches, 22nr @ £135			
<b>Fittings, furnishings and equipment</b>	<b>275,000</b>	<b>91.67</b>	<b>8.1%</b>
Commercial kitchen installation, item @ £110,000 Kitchen fittings and appliance to kitchenettes, 4nr @ £3,000 Kitchen fittings and appliances to extracare flats, 8nr @ £1,500 Laundry equipment, item @ @ £45,000 Bathroom fittings and ironmongery apartments, 50nr @ £400 elsewhere, item @ £1,500 Wardrobes, 50nr @ £400 Reception desk, item @ £20,000 Boxing to bathrooms, 50 @ £250 Sluice room fittings, item @ £7,000 Sundry items, item @ £15,000			
<b>Sanitary appliances</b>	<b>219,000</b>	<b>73.00</b>	<b>6.4%</b>
Apartment sanitaryware consisting of walk-in shower, shower seat, WC, wash hand basin and grab rails, 50nr @ £2,500 Sanitaryware to assisted bathrooms, including bath, WC and basin, 4nr @ £10,000 Sanitaryware to communal WCs, 10nr @ £1,300 Sluice room equipment, 6nr @ £6,000 Additional items, item @ £5,000			
<b>Mechanical installations</b>	<b>552,000</b>	<b>184.00</b>	<b>16.2%</b>
Central heating, hot water, domestic cold water, gas distribution, ventilation, waste disposal, 3,000m <sup>2</sup> @ £180 Builders work in connection, 3,000m <sup>2</sup> @ £4			
<b>Electrical installations</b>	<b>489,000</b>	<b>163.00</b>	<b>14.4%</b>
Mains supply and distribution, power and lighting, smoke detectors, door bell, immersion heater, telephone wiring, TV aerial, 3,000m <sup>2</sup> @ £160 Builders work in connection, 3,000m <sup>2</sup> @ £3			
<b>Lift installations</b>	<b>63,000</b>	<b>21.00</b>	<b>1.9%</b>
Lift installation including pit, 1nr @ £35,000 Platform lift, 2nr @ £14,000			
<b>Main contractor's preliminaries</b>	<b>290,000</b>	<b>96.67</b>	<b>8.5%</b>
Management and staff, site accommodation, scaffolding and mechanical plant, 10% @ £290,000			
<b>Main contractor's overheads and profit</b>	<b>100,000</b>	<b>33.33</b>	<b>2.9%</b>
Main contractor's overheads and profit, 3% @ £100,000			
<b>Contingencies</b>	<b>100,000</b>	<b>33.33</b>	<b>2.9%</b>
Contingencies, 3% @ £100,000			
<b>Total construction cost - building only</b>	<b>3,405,100</b>	<b>1,135.02</b>	<b>100%</b>
<b>Design fees</b>	<b>300,000</b>	<b>100.00</b>	
Design fees 3% @ £100,000			
<b>Cost model total</b>	<b>3,705,100</b>	<b>1,235.02</b>	<b>⊕</b>