Substructure  8.0,800 5.7.71 5.2 Size clearance, excavation, disposal: 250m @ 35 Cencrete strip froings with masony walls: 140m @ 170 Cencrete strip froings with masony walls: 140m @ 170 Elit pit — excavate and construct iff pit: Item @ 5,000 Lift pit — excavate and construct iff pit: Item @ 5,000 Lift pit — excavate and construct iff pit: Item @ 5,000 Lift pit — excavate and construct iff pit: Item @ 5,000 Lift pit — excavate and construct iff pit: Item @ 5,000 Lift pit — excavate and construct iff pit: Item @ 5,000 Lift pit — excavate and construct iff pit: Item @ 5,000 Lift pit — excavate and construct iff pit: Item @ 5,000 Lift pit — excavate and construct iff pit: Item @ 5,000 Lift pit — excavate and construct iff pit: Item @ 5,000 Lift pit — excavate and construct iff pit: Item @ 5,000 Lift pit — excavate and construct iff pit: Item @ 5,000 Lift pit — excavate and construct iff pit: Item @ 5,000 Lift pit — excavate and upper floors S64,00 Lift pit — excavate and upper floors S64,00 Lift pit — excavate and construct iff pit: Item @ 5,000 Roof Roof S75,00 Roof Roof Roof S05,00 Roof Roof Roof Roof Roof Roof Roof Ro	b Cost breakdown: extra ca	are housin	g							
Substructure  80,800 57.71 5.2 Single sertwood door and frame to kitchen, vision panel; stainless steel ironnongery; hinged to swing both ways: 2nr @ 1,000  70,000 48.5 4.4  Wall finishes  67,900 48.5 4.4  Plasterboard with skim and emulsion paint to blockwork wall surfaces: 146 0m @ 20  Precast concrete flooring: 940 m° @ 12  Frame and upper floors  56,400 40.29 3.6  Softwood timber trusses (measured flat on plani: 470 m° @ 10.00  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Softwood hand rails to corridors: 450 m° @ 10  Floor finishes  61,900  44,21  4.0  Floor finishes  61,900  42,900  Floor finishes  61,900  Floor finishes  61,900  42,100  Floor finishes  61,900  42,1			£/m²							
Wall finishes   67,900   48.5   4.4	Substructure	80,800	57.71	5.2	·					
Malifnishes   67,900   46.5   4.4					ironmongery; hinged to swing both way	ys: 2nr @ 1,000				
Plasterboard with skim and emulsion paint to blockwork wall surfaces:    Plasterboard with skim and emulsion paint to blockwork wall surfaces:   Plasterboard with skim and emulsion paint to blockwork wall surfaces:   Prace and upper floors   56,400   40.29   3.5     Precast concrete flooring: 940 m° @ 60   54,500   38.93   3.5     Softwood skirtings and decoration: 950 m @ 10   50   50     Softwood skirtings and decoration: 950 m @ 10   50   50   50     Softwood skirtings and decoration: 950 m @ 10   50   50     Softwood skirtings and decoration: 950 m @ 10   50   50     Softwood skirtings and decoration: 950 m @ 10   50   50     Softwood skirtings and decoration: 950 m @ 10   50   50     Softwood skirtings and decoration: 950 m @ 10   50   50     Softwood skirtings and decoration: 950 m @ 10   50   50     Softwood skirtings and decoration: 950 m @ 10   50   50   50     Softwood skirtings and decoration: 950 m @ 10   50   50   50   50     Softwood skirtings and decoration: 950 m @ 10   50   50   50   50   50   50   50					Wall finishes	67 900	48.5	44		
Recover and upper floors   Set Aurole   Se		_								
Frame and upper floors   56,400   40.29   3.6   Ceramic tiles: 100m² @ 50   Ceramic tiles: 100m² @ 40.40   Ceramic tiles: 100m² @		ii @ 3,000				aint to blockwork wa	ali surraces:			
Roof Softwood timber trusses (measured flat on plan): 470 m² @ 16,450 Softwood timber trusses (measured flat on plan): 470 m² @ 16,450 Softwood timber trusses (measured flat on plan): 470 m² @ 16,450 Softwood timber trusses (measured flat on plan): 470 m² @ 16,450 Softwood timber trusses (measured flat on plan): 470 m² @ 10 Softwood timber trusses (measured flat on plan): 470 m² @ 10 Softwood timber trusses (measured flat on plan): 470 m² @ 10 Softwood timber trusses (measured flat on plan): 470 m² @ 10 Softwood timber trusses (measured flat on plan): 470 m² @ 10 Soffit, fascia and verge details: 140 m @ 35 UPVC rainwater gutters and downpipes: 250 m @ 20 Softwood flat flat flat flat flat flat flat flat						·0m² @ 4				
Softwood hand rails to corridors: 450 m @ 40  Softwood timber trusses (measured flat on plan): 470 m @ 16,450  90 thick board insulation at roof level (measured flat on plan): 470 m @ 10  Concrete roof tiles (measured as roof area): 520 m @ 45  Soffit, fascia and verge details: 140 m @ 35  LiPVC rainwater gutters and downpipes: 250 m @ 20  Stairs  20,000  14.29  13.  Floor finishes  20,000  14.29  13.  Floor finishes  20,000  14.29  13.  Floor finishes  20,000  14.29  13.  Floor finishes (measured as arwine list 1340 m @ 30  Vinyl sheet flooring and coved skirting: 280 m @ 40  Floor hardware to communal areas and corridors: 310 m @ 25  Vinyl sheet flooring and coved skirting: 280 m @ 40  Floor hardware to screed to plant rooms: 50 m @ 5  Floor finishes to internal stairs: Item @ 3,000  Floor hardware to screed to plant rooms: 50 m @ 5  Floor finishes to internal stairs: Item @ 3,000  Ceiling finishes  34,300  24.5  2.2  Plasterboard ceiling with skim and emulsion paint: 950 m @ 25  Moisture resistant plasterboard ceiling, skim and emulsion to wet areas: 30 m @ 30  Softwood framed double glazed windows: 110 m @ 450  Aluminium frame sliding patio doors for communal areas: 12 m @ 500  Single aluminium external door, ironmongery: 6 m @ 1,500  Double leaf steel external door; ironmongery: 6 plant rooms: 2 nr @ 2,000  Finternal walls and partitions  80,300  57.36  51.  Blockwork to corridor party walls: 450 m @ 55  Blockwork to corridor party walls: 450 m @ 55  Blockwork to corridor party walls: 450 m @ 55  Blockwork to corridor party walls: 450 m @ 55  Blockwork to corridor party walls: 450 m @ 55  Blockwork to corridor party walls: 450 m @ 450  Allowance for signage: Item @ 2,000  Allowance for fittings and winte goods to cafe drinks bar, staf rest room, laddry: Item @ 10,000  Allowance for fittings and winte goods to cafe drinks bar, staf rest room, laddry: Item @ 10,000  Allowance for fittings and winte goods to cafe drinks bar, staf rest room, laddry: Item @ 10,000  Allowance for fittings and winte goods to cafe	Frame and upper floors	56,400	40.29	3.6	Ceramic tiles: 100m² @ 50					
Softwood timber trusses (measured flat on plan): 470 m° @ 16,450 m plan): 470 m° @ 16,450 m plan): 470 m° @ 16,450 m plan): 470 m° @ 10 m plan): 470 m° @	Precast concrete flooring: 940 m <sup>2</sup> @ 60				Softwood skirtings and decoration: 950m @ 10					
Softwood timber trusses (measured flat on plan): 470 m	Roof	54 500	38 93	3.5	Softwood hand rails to corridors: 450	m @ 40				
90 thick board insulation at roof level (measured flat on plan): 470m° @ 10 Concrete roof tiles (measured as roof area): 520m° @ 45 Soffit, fascia and verge details: 140m @ 35 uPVC rainwater gutters and downpipes: 250m @ 20  Stairs  20,000 14.29 1.3 Precast Concrete stairs with mild steel balustrades and softwood handrails (rate per flight): 4nr @ 5,000  External walls, windows and doors 163,500 116.79 10.4 Brick and block insulated cavity walls: 500m° @ 160 Softwood framed double glazed windows: 110m° @ 450 Aluminium frame sliding patio doors for communal areas: 12m° @ 500 Double leaf steel external door, ironmongery: 6nr @ 1,500 Double leaf steel external door, ironmongery: 6nr @ 1,500 Blockwork cavity party walls: 450m° @ 55 Blockwork cavity party walls: 450m° @ 55 Blockwork cavity party walls between apartments: 265m° @ 55 Blockwork cavity party walls between apartments: 265m° @ 55 Blockwork cavity party walls between apartments: 265m° @ 55 Blockwork cavity party walls between apartments: 81 mr @ 950 Fire door - single panelled moulded doors and frames; stainless steel ironmongery; as external door within flats and communal areas: 85nr @ 750  75 thick screed to floor and stairwells: 1340m° @ 35 Carpet and underlay to apartments: 880m° @ 30  Precast Concrete stairs with mild steel balustrades and sorridors: 310m° @ 25 Vinyl sheet flooring and coved skirting: 260m° @ 40 Floor hardener to screed to plant rooms: 50m° @ 45 Floor finishes to internal stairs: Item @ 3,000  24.5  2.2 Plasterboard ceiling with skim and emulsion paint: 950m° @ 25 Moisture resistant plasterboard ceiling, skim and emulsion to wet areas: 350m° @ 30  Furniture and fittings  92,000 65.71 5.9  Kitchens to apartments, to enable accessibility, fittings only, no white goods: 16nr @ 2,000 Allowance for mirrors, vanity units, towel rails, bedroom shelving etc: 16nr @ 9,000 Allowance for signage: Item @ 2,000 Allowance for shelving to communal areas: Item @ 1,000 Allowance for ritings and white goods to cafe drinks bar, staff rest room, laundry:		•		0.0	Floor finishes	61.900	44.21	4.0		
Concrete roof tiles (measured as roof area): 520m² @ 45  Soffit, fascia and verge details: 140m @ 35  WPVC rainwater gutters and downpipes: 250m @ 20  Stairs  20,000  14.29  1.3  Precast Concrete stairs with mild steel balustrades and softwood handralis (rate per flight): 4nr @ 5,000  External walls, windows and doors  163,500  116.79  10.4  Brick and block insulated cavity walls: 500m² @ 160  Softwood framed double glazed windows: 110m² @ 450  Aluminium frame sliding patio doors for communal areas: 12m² @ 500  Solige aluminium external door, ironmongery: 6nr @ 1,500  Solige aluminium external door, ironmongery: 6nr @ 1,500  Double leaf steel external door, ironmongery: 6nr @ 1,500  Blockwork to corridor party walls: 450m² @ 55  Blockwork to corridor party walls: 450m² @ 55  Measure and underlay to apartments: 680m² @ 30  Floor hardener to screed to plant rooms: 50m² @ 5  Floor finishes to internal stairs: Item @ 3,000  Ceiling finishes  34,300  24.5  2.2  Plasterboard ceiling with skim and emulsion paint: 950m² @ 25  Moisture resistant plasterboard ceiling, skim and emulsion to wet areas: 350m² @ 30  350m² @ 30  350m² @ 30  57.36  Kitchens to apartments, to enable accessibility, fittings only, no white goods: 16nr @ 2,000  Flittings and fixtures to apartments inc. wardrobes, headboards: 16nr @ 1,500  Allowance for mirrors, vanity units, towel rails, bedroom shelving etc: 16nr @ 2,000  Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000  Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000  Allowance for reception desk and servery counter: Item @ 15,000  Softward to communal areas: 18nr @ 450  Fire door - single panelled moulded doors and frames; stainless steel ironmongery; as external door to apartment: 18nr @ 950  Fire door - single softwood veneered doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  Sohwers to apartments and guest bedroom including mixer tap	Continuous di accessi (incaccina nati cin piani). 17 c in (g. 127, 100									
Heavy duty carpet tiles to communal areas and corridors: 310m² @ 25   Viryl sheet flooring and coved skirting: 260m² @ 40   Floor hardener to screed to plant rooms: 50m² @ 5   Floor finishes to internal stairs: Item @ 3,000   24.5   2.2   Plasterboard ceiling with skim and emulsion paint: 950m² @ 25   Moisture resistant plasterboard ceiling, skim and emulsion paint: 950m² @ 25   Moisture resistant plasterboard ceiling, skim and emulsion paint: 950m² @ 25   Moisture resistant plasterboard ceiling, skim and emulsion paint: 950m² @ 25   Moisture resistant plasterboard ceiling, skim and emulsion paint: 950m² @ 25   Moisture resistant plasterboard ceiling, skim and emulsion paint: 950m² @ 25   Moisture resistant plasterboard ceiling, skim and emulsion to wet areas: 350m² @ 30										
Viryl sheet flooring and coved skirting: 260m® 40   Floor hardener to screed to plant rooms: 50m® 65   Floor hardener to screed to plant rooms: 50m® 65   Floor finishes to internal stairs: Item 63,000   71.93   75.900   71.93   75.900   71.93   75.900   71.93   75.900   71.93   75.900										
Floor hardener to screed to plant rooms: 50m² @5   Floor finishes to internal stairs: Item @ 3,000   Section finishes finishes to internal stairs: Item @ 3,000   Section finishes finishes finishes to spartments into stairs: Item @ 3,000   Section finishes finishes to spartment into stairs: Item @ 3,000   Section finishes finishes to spartment into stairs: Item @ 3,000   Section finishes finishes finishes to spartment into stairs: Item @ 3,000   Section finishes finis										
Floor finishes to internal stairs: Item @ 3,000  Precast Concrete stairs with mild steel balustrades and softwood handrails (rate per flight): 4nr @ 5,000  External walls, windows and doors 163,500 116.79 10.4  Brick and block insulated cavity walls: 500m² @ 160  Softwood framed double glazed windows: 110m² @ 450  Aluminium frame sliding patio doors for communal areas: 12m² @ 500  Single aluminium external door, ironmongery: 6nr @ 1,500  Blockwork to corridor party walls: 450m² @ 55  Blockwork cavity party walls between apartments: 265m² @ 55  Blockwork cavity party walls between apartments: 265m² @ 55  Blockwork cavity party walls between apartments walls: 770m² @ 50  Internal doors  100,700  Tier door - single panelled moulded doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  Fire door - single softwood veneered doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  Floor finishes to internal stairs: Item @ 3,000  Plasterboard ceiling with skim and emulsion paint: 950m² @ 25  Moisture resistant plasterboard ceiling, skim and emulsion paint: 950m² @ 25  Moisture resistant plasterboard ceiling, skim and emulsion to wet areas: 350m² @ 30  Softwo a 350m² @ 30  Furniture and fittings  92,000  65.71  5.9  Kitchens to apartments, to enable accessibility, fittings only, no white goods: 16nr @ 2,000  Allowance for signage: Item @ 2,000  Allowance for signage: Item @ 2,000  Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000  Allowance for reception desk and servery counter: Item @ 15,000  Internal doors  100,700  71.93  6.5  Fire door - single panelled moulded doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  Softwood framed double glazed windows: 110m² @ 50  Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000  Allowance for fittings and white goods to c										
Ceiling finishes   34,300   24.5   2.2	Stairs	20,000	14.29	1.3						
Plasterboard ceiling with skim and emulsion paint: $950m^2 @ 25$ Moisture resistant plasterboard ceiling, skim and emulsion to wet areas: $350m^2 @ 30$ Aluminium frame sliding patio doors for communal areas: $12m^2 @ 500$ Aluminium frame sliding patio doors for communal areas: $12m^2 @ 500$ Aluminium external door, ironmongery: $6n @ 15,000$ Bouble leaf steel external door, ironmongery: to plant rooms: $2n @ 0.000$ Fittings and fixtures to apartments inc. wardrobes, headboards: $16n @ 0.000$ Allowance for mirrors, vanity units, towel rails, bedroom shelving etc: $16n @ 0.000$ Metal stud partitions to internal apartment walls: $770m^2 @ 50$ Allowance for shelving to communal areas: $16m @ 0.000$ Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for shelving to communal areas: Item @ 15,000  Allowance for item @ 10,000  Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000  Allowance for shelving to communal areas: Item @ 15,000  Allowance for	Precast Concrete stairs with mild steel balu	strades and s	oftwood hand	rails						
External walls, windows and doors 163,500 116.79  Brick and block insulated cavity walls: 500m² @ 160  Softwood framed double glazed windows: 110m² @ 450  Aluminium frame sliding patio doors for communal areas: 12m² @ 500  Bingle aluminium external door, ironmongery: 6n @ 1,500  Glazed entry canopy with automatic opening doors: Item @ 15,000  Double leaf steel external door, ironmongery; to plant rooms: 2nr @ 2,000  Blockwork to corridor party walls: 450m² @ 55  Metal stud partitions to internal apartment walls: 770m² @ 50  Glazed screens: 10m² @ 250  Metal stud partitions to internal apartment walls: 770m² @ 50  Glazed screens: 10m² @ 250  Internal doors  100,700  71.93  6.5  Fire door - single panelled moulded doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  Showers to apartments and guest bedroom including mixer tap, shower rail	(rate per flight): 4nr @ 5,000				Ceiling finishes	34,300	24.5	2.2		
Brick and block insulated cavity walls: 500m² @ 160  Softwood framed double glazed windows: 110m² @ 450  Aluminium frame sliding patio doors for communal areas: 12m² @ 500  Single aluminium external door, ironmongery: 6nr @ 1,500  Glazed entry canopy with automatic opening doors: Item @ 15,000  Double leaf steel external door, ironmongery; to plant rooms: 2nr @ 2,000  Internal walls and partitions  80,300  80,300  57.36  5.1  Blockwork to corridor party walls: 450m² @ 55  Blockwork cavity party walls between apartments: 265m² @ 55  Blockwork cavity party walls between apartment walls: 770m² @ 50  Allowance for signage: Item @ 2,000  Allowance for signage: Item @ 2,000  Allowance for signage: Item @ 1,000  Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Single aluminium external door to apartment: 18nr @ 950  Fire door - single panelled moulded doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  Somers to apartments or assisted bathrooms: 18nr @ 450  Wash hand basins to apartments and guest bedroom including mixer tap, shower rail	External walls windows and doors	162 500	116 70	10.4						
Softwood framed double glazed windows: 110m² @ 450 Aluminium frame sliding patio doors for communal areas: 12m² @ 500 Single aluminium external door, ironmongery: 6nr @ 1,500 Double leaf steel external door, ironmongery; to plant rooms: 2nr @ 2,000 Double leaf steel external door, ironmongery; to plant rooms: 2nr @ 2,000  Internal walls and partitions  80,300  80,		•	110.79	10.4	·	g, skim and emulsion	to wet areas:			
Aluminium frame sliding patio doors for communal areas: 12m² @ 500  Single aluminium external door, ironmongery: 6nr @ 1,500  Glazed entry canopy with automatic opening doors: Item @ 15,000  Double leaf steel external door, ironmongery; to plant rooms: 2nr @ 2,000  Internal walls and partitions  80,300  57.36  S.1  Blockwork to corridor party walls: 450m² @ 55  Blockwork cavity party walls between apartments: 265m² @ 55  Metal stud partitions to internal apartment walls: 770m² @ 50  Glazed screens: 10m² @ 250  Internal doors  100,700  71.93  6.5  Fire door - single panelled moulded doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  Single aluminium external fittings  Kitchens to apartments, to enable accessibility, fittings only, no white goods: 16nr @ 2,000  Fittings and fixtures to apartments inc. wardrobes, headboards: 16nr @ 1,500  Allowance for mirrors, vanity units, towel rails, bedroom shelving etc: 16nr @ 500  Allowance for shelving to communal areas: Item @ 1,000  Allowance for shelving to communal areas: Item @ 1,000  Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000  Allowance for reception desk and servery counter: Item @ 15,000  Sanitary fittings  37,000  37,000  5.5  Sanitary fittings  37,000  5.7  Solves to apartments or assisted bathrooms: 18nr @ 450  Wash hand basins to apartments or assisted bathrooms: 18nr @ 250  Showers to apartments and guest bedroom including mixer tap, shower rail					350m² @ 30					
Single aluminium external door, ironmongery: 6nr @ 1,500  Double leaf steel external door, ironmongery; to plant rooms: 2nr @ 2,000  Internal walls and partitions  Blockwork to corridor party walls: 450m² @ 55  Blockwork cavity party walls between apartments: 265m² @ 55  Blockwork cavity party walls between apartment walls: 770m² @ 50  Glazed screens: 10m² @ 250  Internal doors  100,700  71.93  6.5  Fire door - single panelled moulded doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  Allowance for signage: Item @ 1,000  Allowance for signage: Item @ 1,000  Allowance for signage: Item @ 1,000  Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000  Allowance for reception desk and servery counter: Item @ 15,000  Sanitary fittings  37,000  26.43  2.4  Wash hand basins to apartments or assisted bathrooms: 18nr @ 250  Wash hand basins to apartments and guest bedroom including mixer tap, shower rail			12m² @ 500		Furniture and fittings	92.000	65.71	5.9		
Glazed entry canopy with automatic opening doors: Item @ 15,000  Double leaf steel external door, ironmongery; to plant rooms: 2nr @ 2,000  Internal walls and partitions  80,300  57.36  Blockwork to corridor party walls: 450m² @ 55  Blockwork cavity party walls between apartments: 265m² @ 55  Metal stud partitions to internal apartment walls: 770m² @ 50  Glazed screens: 10m² @ 250  Internal doors  100,700  71.93  6.5  Fire door - single panelled moulded doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  16nr @ 2,000  Fittings and fixtures to apartments inc. wardrobes, headboards: 16nr @ 1,500  Allowance for mirrors, vanity units, towel rails, bedroom shelving etc: 16nr @ 500  Allowance for signage: Item @ 2,000  Allowance for shelving to communal areas: Item @ 1,000  Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000  Allowance for reception desk and servery counter: Item @ 15,000  Sanitary fittings  37,000  26.43  2.4  Wash hand basins to apartments or assisted bathrooms: 18nr @ 250  Showers to apartments and guest bedroom including mixer tap, shower rail										
Double leaf steel external door, ironmongery; to plant rooms: 2nr @ 2,000   Allowance for mirrors, vanity units, towel rails, bedroom shelving etc: 16nr @ 500   Allowance for signage: Item @ 2,000   Allowance for signage: Item @ 2,000   Allowance for signage: Item @ 2,000   Allowance for signage: Item @ 1,000   Allowance for shelving to communal areas: Item @ 1,000   Allowance for shelving to communal areas: Item @ 1,000   Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000   Allowance for reception desk and servery counter: Item @ 15,000   Allowance for reception desk and servery counter: Item @ 15,000   Allowance for reception desk and servery counter: Item @ 15,000   Sanitary fittings   37,000   26.43   2.4   WCs to apartments or assisted bathrooms: 18nr @ 450   Wash hand basins to apartments and guest bedroom including mixer tap, shower rail										
Allowance for mirrors, vanity units, towel rails, bedroom shelving etc:  16nr @ 500  Blockwork to corridor party walls: 450m² @ 55  Blockwork cavity party walls between apartments: 265m² @ 55  Metal stud partitions to internal apartment walls: 770m² @ 50  Glazed screens: 10m² @ 250  Internal doors  100,700  71.93  6.5  Fire door - single panelled moulded doors and frames; stainless steel ironmongery; as external door to apartment: 18nr @ 950  Fire door - single softwood veneered doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  Allowance for mirrors, vanity units, towel rails, bedroom shelving etc:  16nr @ 500  Allowance for signage: Item @ 2,000  Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000  Allowance for reception desk and servery counter: Item @ 15,000  Sanitary fittings  37,000  26.43  2.4  WCs to apartments or assisted bathrooms: 18nr @ 450  Wash hand basins to apartments or assisted bathrooms: 18nr @ 250  Showers to apartments and guest bedroom including mixer tap, shower rail										
Blockwork to corridor party walls: 450m² @ 55  Blockwork cavity party walls between apartments: 265m² @ 55  Metal stud partitions to internal apartment walls: 770m² @ 50  Allowance for shelving to communal areas: Item @ 1,000  Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000  Allowance for reception desk and servery counter: Item @ 15,000  Allowance for reception desk and servery counter: Item @ 15,000  Sanitary fittings  37,000  26.43  2.4  WCs to apartments or assisted bathrooms: 18nr @ 450  Wash hand basins to apartments or assisted bathrooms: 18nr @ 250  Showers to apartments and guest bedroom including mixer tap, shower rail		, · · · ·	0 '							
Blockwork cavity party walls between apartments: 265m² @ 55  Metal stud partitions to internal apartment walls: 770m² @ 50  Glazed screens: 10m² @ 250  Internal doors  100,700  71.93  6.5  Fire door - single panelled moulded doors and frames; stainless steel ironmongery; as external door to apartment: 18nr @ 950  Fire door - single softwood veneered doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  Allowance for shelving to communal areas: Item @ 1,000  Allowance for reception desk and servery counter: Item @ 15,000  Sanitary fittings  37,000  26.43  2.4  Wash hand basins to apartments or assisted bathrooms: 18nr @ 450  Wash hand basins to apartments or assisted bathrooms: 18nr @ 250  Showers to apartments and guest bedroom including mixer tap, shower rail	Internal walls and partitions	80,300	57.36	5.1	16nr @ 500					
Metal stud partitions to internal apartment walls: 770m² @ 50 Glazed screens: 10m² @ 250  Internal doors  100,700 71.93 6.5  Fire door - single panelled moulded doors and frames; stainless steel ironmongery; as external door to apartment: 18nr @ 950  Fire door - single softwood veneered doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry: Item @ 10,000  Allowance for reception desk and servery counter: Item @ 15,000  Sanitary fittings  37,000 26.43 2.4  WCs to apartments or assisted bathrooms: 18nr @ 450  Wash hand basins to apartments or assisted bathrooms: 18nr @ 250  Showers to apartments and guest bedroom including mixer tap, shower rail	Blockwork to corridor party walls: 450m <sup>2</sup> @	55			Allowance for signage: Item @ 2,000					
Internal doors   100,700   71.93   6.5     Allowance for reception desk and servery counter: Item @ 15,000   15,000   Allowance for reception desk and servery counter: Item @ 15,000   Sanitary fittings   37,000   26.43   2.4   2.4   2.4   2.5	Blockwork cavity party walls between apartments: 265m² @ 55				Allowance for shelving to communal areas: Item @ 1,000					
Allowance for reception desk and servery counter: Item @ 15,000  Fire door - single panelled moulded doors and frames; stainless steel ironmongery; as external door to apartment: 18nr @ 950  Fire door - single softwood veneered doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  Allowance for reception desk and servery counter: Item @ 15,000  Sanitary fittings  37,000  26.43  2.4  Wash hand basins to apartments or assisted bathrooms: 18nr @ 450  Wash hand basins to apartments or assisted bathrooms: 18nr @ 250  Showers to apartments and guest bedroom including mixer tap, shower rail		walls: 770m <sup>2</sup>	@ 50			to cafe drinks bar, s	staff rest room	٦,		
Internal doors     100,700     71.93     6.5       Fire door - single panelled moulded doors and frames; stainless steel ironmongery; as external door to apartment: 18nr @ 950     Sanitary fittings     37,000     26.43     2.4       WCs to apartments or assisted bathrooms: 18nr @ 450       Wash hand basins to apartments or assisted bathrooms: 18nr @ 250       ironmongery; to internal doors within flats and communal areas: 85nr @ 750     Showers to apartments and guest bedroom including mixer tap, shower rail	Glazed screens: 10m² @ 250				, 0 ,		4 = 000			
ironmongery; as external door to apartment: 18nr @ 950  Fire door - single softwood veneered doors and frames; stainless steel ironmongery; to internal doors within flats and communal areas: 85nr @ 750  WCs to apartments or assisted bathrooms: 18nr @ 450  Wash hand basins to apartments or assisted bathrooms: 18nr @ 250  Showers to apartments and guest bedroom including mixer tap, shower rail	Internal doors	100,700	71.93	6.5	Allowance for reception desk and serv	ery counter: Item @	15,000			
ironmongery; as external door to apartment: 18nr @ 950  WCs to apartments or assisted bathrooms: 18nr @ 450  Wash hand basins to apartments or assisted bathrooms: 18nr @ 250  ironmongery; to internal doors within flats and communal areas: 85nr @ 750  Showers to apartments and guest bedroom including mixer tap, shower rail	Fire door - single panelled moulded doors a	nd frames; sta	ainless steel		Sanitary fittings	37,000	26.43	2.4		
ironmongery; to internal doors within flats and communal areas: 85nr @ 750 Showers to apartments and guest bedroom including mixer tap, shower rail	ironmongery; as external door to apartment: 18nr @ 950 WCs to apartments or assisted bathrooms: 18nr @ 450									
ironmongery; to internal doors within flats and communal areas: 85nr @ 750 Showers to apartments and guest bedroom including mixer tap, shower rail							8nr @ 250			
Fire door - single softwood veneered doors and frames; stainless steel fittings: 18nr @ 450	9			9 750				ail		
	Fire door - single softwood veneered doors	and frames; s	tainless steel		fittings: 18nr @ 450					

Disabled toilet, including WC, wash hand b	pasin, grab rails ε	and other fitti	ngs: 4nr	<b>Gas installations</b> Gas installations, all costs associated	<b>6,400</b> with gas supply: 16	<b>4.57</b> Snr @ 400	0.4
Allowance for grabrails to apartment bath Assisted bath: 1nr @ 7,000 Sink & slop hopper: 1nr @ 1,400	rooms: 16nr @ 1	.50		<b>Lift installation</b> Eight-person wheelchair lift to serve the	25,000 hree floors: Item @	<b>17.86</b> 25,000	1.6
Cleaners' sink: 1nr @ 700  Services installations	5,000	3.57	0.3	Protective installations Lightning protection, earthing and bone	<b>3,000</b> ding: Item @ 3,000	<b>2.14</b>	0.2
Equipment for laundry and sluice usage: 1  Disposal installations	1nr@ 5,000 <b>14.000</b>	10	0.9	Communication installations	84,000	60	5.3
uPVC pipework and fittings as waste, soil	l and vent installa	ation: 1400m²	Fire alarm installation: smoke detectors: 1400m² @ 15  Call systems - warden call, data IT, assistive technology, disabled WC alarms: 1400m² @ 30 Telephone, TV and data cabling: 1400m² @ 15				
Hot and cold water installations  Cold water system, per point: 70nr @ 300  Hot water system, per point: 50nr @ 350		27.5	2.4	Specialist installations BMS controls: 1400m² @ 10	14,000	10	0.9
Space heating air treatment and ventilation	112,000	80	7.1	Builder's work in connection Forming holes and chases etc allowance	<b>13,800</b> ce @ 3%: Item @ 1	<b>9.86</b>	0.9
Gas heating with low surface temperature Mechanical ventilation: 1400m² @ 10	radiators and bo	viler: 1400m²	@ 70	Preliminaries	227,000	195.71	17.6
Electrical installation Sub-mains installation: 1400m² @ 15 Small power installation: 1400m² @ 35 Lighting and general luminaires; emergence External lighting generally: Item @ 2,000	rinstallation: 1400m² @ 15  rinstallation: 1400m² @ 35  d general luminaires; emergency lighting: 1400m² @ 35  Testing and commissioning of building services installations: Item @ 8,000 Allowance for design reserve @ 3%: Item @ 39,000 digeneral luminaires; emergency lighting: 1400m² @ 35						