

	Element cost (£)	Cost/m ² GIFA (£)	% total cost		Element cost (£)	Cost/m ² GIFA (£)	% total cost
SHELL WORKS							
Substructure	3,822,000	139	9	perimeter of level 6 roof: 1.1m high (388m @ £990)	384,000		
Excavation: including disposal offsite and 10% extra allowance for treatment of non-hazardous material (2,054m ³ @ £75)	154,000			Roof finish: mix of decking, planted areas and paving, incl waterproofing and insulation, to courtyard (743m ² @ £375)	279,000		
Piling mat: incl disposal (4,191m ² @ £50)	210,000			Roof finish: green roof, incl waterproofing and insulation (1,860m ² @ £205)	381,000		
Bored piles: 600mm diameter, 27m deep, incl setting up rig, disposal of pile arisings offsite, trimming tops of piles, pile/integrity testing (391nr @ £4,000)	1,564,000			Roof finish: planted area, incl topsoil, waterproofing and insulation (120m ² @ £240)	29,000		
Reinforced concrete to pile caps: incl reinforcement, formwork and blinding layer (797m ³ @ £540)	430,000			Roof finish: paving area, incl supports, waterproofing and insulation (944m ² @ £470)	444,000		
Reinforced concrete to suspended LGF slab: 300mm thick, incl insulation, reinforcement and formwork (3,986m ² @ £165)	658,000			Roof finish: aluminium decking area, incl supports, waterproofing and insulation (291m ² @ £370)	108,000		
Reinforced concrete to retaining walls: 250mm thick, incl waterproofing, reinforcement and formwork (1,550m ² @ £275)	426,000			Allowance for man-safe system (459m @ £200)	92,000		
Allowance for temporary sheet piles	138,000			Glazed balustrading to terrace: 1.8m high (89m @ £800)	71,000		
Allowance for lift pits (3nr @ £7,500)	23,000			Allowance for plant screening	30,000		
Below-ground drainage (3,986m ² @ £45)	219,000			Allowance for lift overruns (2nr @ £25,000)	50,000		
				Allowance for plant supports, sundry roof steelwork, stepovers, gantries etc	125,000		
				Allowance for FF&E to courtyard, incl planters, fencing, courtyard lighting	250,000		
Frame	2,130,000	77	5	Stairs	270,000	10	1
Reinforced concrete to lift core (LGF & UFG): 250mm thick, incl reinforcement and formwork (1,222m ² @ £205)	251,000			Stairmaster precast stairs; dog-leg, half-landing, total rise per floor 3.125m, incl mild steel handrail and nosings - to all cores (30nr @ £9,000)	270,000		
Reinforced concrete to blade columns (LGF & UFG): varying sizes, incl reinforcement and formwork (150m ³ @ £1250)	188,000			External walls, windows, doors, balconies	9,322,000	339	21
CLT core walls: non-visual grade; 160mm thick to level 1 and above (2,513m ² @ £115)	289,000			Glazing to residential entrances: incl double electronic doorsets (169m ² @ £1150)	194,000		
CLT internal walls: non-visual grade: 140mm thick to level 1 and above (13,351m ² @ £105)	1,402,000			Glazed shopfronts to retail units: incl manual entrance doors (471m ² @ £850)	400,000		
				Ground floor facade to residential: mixture of brickwork patterns and bonds; on structural steel frame (851m ² @ £500)	426,000		
Upper floors	4,094,000	149	9	Structural steel frame (Metsec) subframe: incl Rockwool insulation; level 1 and above (4,955m ² @ £125)	619,000		
Reinforced concrete slab: 280mm thick, incl reinforcement, formwork and movement joints; UGF level (3,896m ² @ £160)	638,000			Facing brickwork (prime cost sum £700/1,000): incl all associated Ancon brick angles and ties; level 1 and above (4,955m ² @ £300)	1,487,000		
Reinforced concrete to transfer slab: 450mm thick, incl reinforcement, formwork and movement joints; level 1 (3,215m ² @ £265)	852,000			Extra over for precast concrete banding at every other level and ribbed brickwork adjacent to lift core	150,000		
Insulation over car park area: non-heated space (827m ² @ £75)	62,000			Aluminium windows: double glazing, incl all ironmongery, infill panels, aluminium cill; level 1 and above (3,166m ² @ £650)	2,058,000		
CLT upper floors: non-visual grade; 210mm thick to level 2 and above (16,416m ² @ £150)	2,462,000			Extra over for sliding balcony doors (251nr @ £2,500)	628,000		
Glulam beams at level 7 amenity	80,000			Facade to amenity @ level 7: polyester powder-coated aluminium panels on steel framing system (707m ² @ £750)	530,000		
Roof	2,818,000	102	6	Extra over for bifold doors to terrace	15,000		
Reinforced concrete slab: 280mm thick, incl reinforcement, formwork, to podia courtyards (743m ² @ £145)	108,000			Bolt-on balcony with metal railing: incl drainage, membrane and decking (251nr @ £7,500)	1,883,000		
CLT roof slab: non-visual grade; 210mm thick to level 6 (2,765m ² @ £150)	415,000			Sundry back-of-house doors incl ironmongery	25,000		
CLT roof slab: non-visual grade; 160mm thick to level 7 (450m ² @ £115)	52,000			Car park barriers	30,000		
Brick-clad, reinforced concrete upstand to				General access scaffold to all areas (10,319m ² @ £85)	877,000		

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Internal walls and partitions	1,200,000	44	3	MEP	7,979,000	290	18
Partitions to ground floor areas retail and back-of-house: 215mm blockwork (1,790m ² @ £120)	215,000			Disposal installations: rainwater drainage, above-ground drainage	853,000		
Wall lining to CLT apartment demise walls: 2 layers of 15mm gypsum fibre board, measured both sides; level 1 and above (7,288m ² @ £50)	364,000			Water installations: domestic boosted cold water	550,000		
Wall lining to CLT apartment corridor walls: 2 layers of 15mm gypsum fibre board, measured both sides; level 1 and above (12,413m ² @ £50)	621,000			Heat source: air-source heat pump; CHP	1,238,000		
				Space heating and air treatment: low-temperature hot water distribution	715,000		
				Ventilation systems: general ventilation; smoke ventilation	605,000		
				Electrical installations: low-voltage distribution; small power distribution; life safety installations; general lighting; earthing & bonding; containment	1,926,000		
Internal doors	476,000	17	1	Gas installations: gas to CHP	83,000		
Apartment internal entrance doors: single, incl frame, ironmongery and card access (251nr @ £1,250)	314,000			Protective installations: residential sprinklers; sprinklers to commercial; dry risers; lightning protection	688,000		
Internal staircase access doors: single, incl frame and ironmongery (31nr @ £1,000)	31,000			Communication installations: building management system; CCTV; access control; disabled refuge; TV distribution systems; fire detection and alarm systems	1,321,000		
Internal refuse chute doors: double, incl frame and ironmongery (7nr @ £1,500)	11,000						
Sundry doors, to risers, corridors, back of house, plant rooms etc	120,000						
Internal finishes	1,849,000	67	4	Lift installations	390,000	14	1
Timber batten floor build-up, incl insulation, sound absorption layer, level 1 and upwards (19,631m ² @ £35)	687,000			3nr 15 person passenger lifts @ 1.6m/s	360,000		
Paint wall finish to residential circulation (6,688m ² @ £15)	100,000			EO allowance for fire fighting controls (2nr @ £15,000)	30,000		
MDF skirting to residential circulation (2,688m ² @ £15)	40,000			Builder's work in connection	410,000	15	1
Feature tiling to entrance/lobby (308m ² @ £150)	46,000			Allowance for builder's work in connection	250,000		
Carpet with Amtico border to residential corridors (2,352m ² @ £50)	118,000			Fire-stopping	160,000		
Suspended plasterboard ceiling to residential corridors (2,352m ² @ £40)	94,000			Preliminaries, OH&P and contingencies	8,748,000	318	20
Feature bulkhead to main entrance	40,000			Preliminaries @ 16%	5,626,000		
Enhanced finishes to lift lobbies: mosaic tiled floors; porcelain tiled feature walls and lift surrounds; feature ceiling; wayfinding boards and feature lighting (838m ² @ £525)	461,000			OH&P @ 5.5%	2,243,000		
Paint wall finish to core walls/refuse/plant rooms (3,735m ² @ £15)	56,000			Contractor's fixed price risk @ 2.5%	879,000		
Floor paint to plant rooms, refuse, storage, cleaners' cupboards (851m ² @ £15)	13,000						
Dust sealer to retail, plant room, refuse, storage and cleaners' soffit (2,383m ² @ £10)	24,000			TOTAL SHELL WORKS	43,908,000	1,596	100
Car park finishes: dust sealer to floor; paint to columns, walls and ceiling plus white lining	100,000						
Sundry back-of-house finishes	70,000			RESIDENTIAL FIT-OUT WORKS - BTR APARTMENTS			
				Internal walls and partitions	1,117,000	41	6
Fittings, furnishing and equipment	400,000	15	1	Partitions: plasterboard stud partitions (12,765m ² @ £70)	894,000		
Armco barriers to car park perimeter (543m @ £75)	41,000			Partitions: plasterboard to external walls (4,955m ² @ £40)	198,000		
Refuse chute, per floor (7nr @ £5,000)	35,000			Extra over: moisture-resistant plasterboard to bathrooms (5,002m ² @ £5)	25,000		
Post boxes (251nr @ £250)	63,000			Internal doors	657,000	24	3
Cycle racks (330nr @ £200)	66,000			Internal doors to apartments: single, incl painted softwood frame, hardwood painted and ironmongery (599nr @ £700)	419,000		
Statutory signage	120,000			Utility cupboard double doors, painted and ironmongery (251nr @ £950)	238,000		
Wayfinding signage	50,000			Wall finishes	941,000	34	5
Sundry fittings	25,000			Finish to bathrooms and en suites (50%): ceramic tile small format (4,010m ² @ £70)	281,000		
				Finish to partitions and linings: paint finish			

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(61,949m ² @ £10)	619,000						
Tiled splashback to kitchens: metro style small format ceramic (458m ² @ £90)	41,000				Allowance for washer, dryer and stacking kit to utility cupboards	213,000	
					Sundry fittings, signage, shelving etc	100,000	
Floor finishes	1,128,000	41	6	MEP	6,950,000	253	37
Amtico Spacia flooring to living, dining, bedroom and reception areas; laid on timber batten floor (priced separately), (13,796m ² @ £48)	662,000			Disposal installations: drainage, soil vent pipes etc	440,000		
Ceramic tiling to bathrooms and en-suites (2,408m ² @ £80)	193,000			Water installations: domestic hot and cold water	770,000		
Skirting to partitions and linings: MDF skirting and paint (18,174m @ £15)	273,000			Heat source: heat interface unit	660,000		
				Space heating: panelised radiators to apartments	495,000		
				Mechanical ventilation heat recovery systems	880,000		
				General electrical installations, incl lighting	1,843,000		
				Protective installations: sprinklers	220,000		
				Communication installations: fire alarm, TV and data, controls	660,000		
				Testing and commissioning	212,000		
				Subcontractor preliminaries	770,000		
Ceiling finishes	655,000	24	3	Builder's work in connection	243,000	9	1
Suspended plasterboard ceiling, taped and jointed, primed, sealed and decorated (14,759m ² @ £35)	517,000			Builders work in connection	243,000		
Extra over for moisture-resistant plasterboard to bathrooms (2,408m ² @ £5)	12,000						
Access hatches, cut into plasterboard	126,000						
Fittings, furnishing and equipment	3,444,000	125	18	Preliminaries, OH&P and contingencies	3,766,000	137	20
Kitchens to studio apartments: MDF carcass wall and base units, 20mm quartz worktop, white goods (68nr @ £6,500)	442,000			Preliminaries @ 16%	2,422,000		
Kitchens to 1 bed apartments: MDF carcass wall and base units, 20mm quartz worktop, white goods (106nr @ £6,750)	716,000			OH&P @ 5.5%	966,000		
Kitchens to 2 bed apartments: MDF carcass wall and base units, 20mm quartz worktop, white goods (66nr @ £6,950)	459,000			Contractor's fixed price risk @ 2.5%	378,000		
Kitchens to 3 bed apartments: MDF carcass wall and base units, 20mm quartz worktop, white goods (11nr @ £7,250)	80,000			TOTAL RESIDENTIAL FIT-OUT WORKS - BTR APARTMENTS	18,901,000	687	100
Sanitaryware to bathrooms and en-suites	607,000			Amenity spaces	2,134,000	78	11
Fittings to bathrooms and en-suites	420,000			Allowance for amenity spaces, incl leasing, management, lounge, gym club rooms etc (871m ² @ £2,450)	2,134,000		
Allowance for hanging-rail wardrobe to bedrooms, sliding doors (339nr @ £1,200)	407,000			TOTAL RESIDENTIAL FIT-OUT WORKS - AMENITY SPACES	2,134,000	78	100
				TOTAL COST MODEL	64,943,000	2,361	100