

Apartment building cost breakdown

	element cost	cost/m ² gfa £	% of total cost
Frame and upper floors	4,182,000	214.46	13.75
Insitu concrete podium slabs; 325 thick (columns included in retail shell) 4,700 m ² @ 160 Insitu reinforced concrete floor slabs and columns, 250 mm thick slabs, allowance for forming openings 19,500 m ² @ 140 Extra for transfer structure Item @ 200,000 Balconies; bolt on frame, decking and balustrades 100 @ 5,000			
Roof	1,206,800	61.89	3.97
Flat roof coverings to roof and podium, single ply membrane, insulation, ballast; drainage, allowance for details to upstands 5,330 m ² @ 110 Extra for green roof to podium areas 1,500 m ² @ 147 Roof access equipment, lathways, access hatch, safety balustrade Item @ 150,000 Roof access equipment; roof cleaning cradle Item @ 250,000			
Stairs	490,500	25.15	1.61
RC concrete stairs, stainless steel balustrades and handrails, carpet to treads/risers 60 @ 8,000 Roof access stairs 3 @ 3,500			
External walls, windows and doors	4,489,500	230.23	14.77
Entrance screens and doors at ground-floor level 320 m ² @ 540 Curtain walling; stick system; 50% glazing; polyester powder-coated insulated aluminum spandrel panels; sealed double-glazed units; sliding doors 7,350 m ² @ 390 Brickwork and reconstituted stone on precast concrete backing walls; sealed double-glazed windows 3,100 m ² @ 340 Allowance for solar shading Item @ 200,000 Extra for glazed balustrade in lieu of balconies 180 m @ 490 Acoustic plant screens 360 m ² @ 300			
Internal walls, partitions and doors	3,103,300	159.14	10.21
Core walls, insitu concrete, 250 thick 5,330 m ² @ 140 Party walls to apartments and corridors; dense concrete block or jumbo stud; head restraint, fire stopping, acoustic sealant 9,760 m ² @ 60 Internal partitions to apartments; head restraint, acoustic ceiling 14,910 m ² @ 50 Apartment entrance doorsets 300 @ 880 Core area doorsets 120 @ 590 Apartment internal doors 1,080 @ 640			
Finishes	2,831,300	145.19	9.31
Wall finishes; plaster and emulsion paint 19,500 m ² @ 18 Wall finishes; skim coat and emulsion paint 36,500 m ² @ 7 Wall finishes; ceramic tiling to bathrooms and kitchen splashbacks 5,500 m ² @ 60 Allowance for additional wall finishes Item @ 200,000 Floor finishes; acoustic floor, ply on battens 15,500 m ² @ 20 Floor finishes; natural wood with skirtings to match; market units 4,800 m ² @ 40 Floor finishes; edge fixed carpet, underlay, skirtings; affordable units 2,400 m ² @ 24 Floor finishes; ceramic tiling in bathrooms and kitchens; skirtings; market units 2,200 m ² @ 60 Floor finishes; vinyl sheet in bathrooms and kitchens; skirtings; affordable units 1,100 m ² @ 30 Floor finishes in common areas; carpet on sand cement screed; skirtings 3,800 m ² @ 44 Ceiling finishes; plasterboard and emulsion paint 19,200 m ² @ 30 Allowance for access panels in ceilings 300 @ 590 Allowance for enhanced finishes to entrance areas Item @ 50,000			
Fittings and furnishings	1,224,000	62.77	4.03
Allowance for kitchen fittings to market units; fully fitted kitchen to developer's specification; kitchen units with high quality laminate worktops; appliances including cooker, extract hood, fridge-freezer, washer-dryer 200 @ 4,000 Allowance for additional fittings to kitchens to two-bed apartments 64 @ 1,000 Allowance for kitchen fittings; kitchen units to RSL specification 100 @ 2,000 Allowance for bathroom accessories 300 @ 200 Allowance for reception area fittings; mailboxes, signage, mats and matwells Item @ 100,000			
Mechanical and public health installations	3,523,900	180.71	11.59
Allowance for sanitary fittings to open market units; fitted bathroom; WC, washhand basin, pressed steel bath with electric shower and screen; including all fixtures and fittings; complete 200 @ 1,500 Extra for second ensuite; electric shower and cabinet; WC and washhand basin 64 @ 1,800 Allowance for sanitary fittings to affordable units; fully fitted bathroom; WC, washhand basin,			

pressed steel bath with electric shower and screen; including all fixtures and fittings; complete 100 @ 1,400
Cleaners' sinks, including water supply, electric hot water heating and local disposal 21 @ 1,200
Rainwater disposal 19,500 m² @ 8
Above-ground drainage (average rate per point) 1,500 @ 200
Cold water supply to landlord's areas Item @ 80,000
Hot and cold water supply and installation to apartments; incoming supply, booster pumps, distribution and fittings; electric hot water heater 300 @ 3,100
Electric heating installation; complete 300 @ 1,700
Mechanical ventilation installation; open market flats only 200 @ 1,500
Allowance for kitchen and bathroom ventilation 300 @ 700
Allowance for localised ventilation to landlord's plant rooms; smoke extract ventilation to staircases Item @ 180,000
Allowance for dry riser installation 12 @ 15,000
Building management system 19,500 m² @ 5

Electrical installations 2,229,900 114.35 7.34

Allowance for LV distribution 19,500 m² @ 3
Small power, lighting and emergency lighting to landlord's areas 4,800 m² @ 58
Lighting to open market apartments 200 @ 1,500
Lighting to affordable apartments 100 @ 500
Small power to apartments; generally 300 @ 1,000
Power supply to lifts Item @ 80,000
Containment generally 19,500 m² @ 10
Earthing and bonding Item @ 40,000
Lightning protection Item @ 60,000
Fire alarm installation; panels; detectors and sounders to landlord's areas; public address and voice alarm system Item @ 200,000
Communications installation to flats; TV and radio, satellite TV, telephone 300 @ 600
Security installation to open market flats; video entry phone, intruder alarm 200 @ 1,200
Security installation to open market flats; audio entry phone 100 @ 200
Access control in landlord's areas 45 @ 2,000
CCTV installation; landlord's areas and external monitoring (average rate used) 15 @ 4,400
Emergency communication systems; fire telephones and disabled refuge alarm 30 @ 2,400

Lift installation 1,350,000 69.23 4.44

Lift installation; 17-person fire-fighting lifts serving seven stops 3 @ 130,000
Lift installation; 17-person fire-fighting lifts serving 15 stops 6 @ 160,000

Builder's work in connection 380,000 19.49 1.25

Forming holes and chases; firestopping
Allow 5% Item @ 355,000
Extra for additional builders work in retail units Item @ 25,000

Preliminaries and contingencies 5,388,800 276.35 17.73

Contractor's overheads, site establishment and site supervision, excluding design fees
Allow 18% Item @ 4,503,400
Design reserve and contingency Allow 3% Item @ 885,400

Total construction cost: apartment building 30,400,000 1,558.96 100

Retail shell and core cost breakdown

Frame and upper floors	2,328,000	166.29	26.01
Insitu reinforced concrete frame; 675 deep beams; square section columns 14,000 m ² @ 60 Insitu concrete upper floor slabs; 325 thick; allowance for forming openings 9,300 m ² @ 160			
Stairs	216,000	15.43	2.41
Precast concrete stairs, steel balustrades and handrails, self finish 36 @ 6,000			
External walls, windows and doors	2,188,500	156.32	24.45
Unitised curtain walling; full-height sealed double-glazing 3,180 m ² @ 490 Feature solar shading to first-floor retail elevations 2,830 m ² @ 140 Temporary shopfronts 2,830 m ² @ 70 Allowance for soffit cladding 180 m ² @ 200			

Retail shell and core cost breakdown

	element cost	cost/m ² gfa £	0/ % of total cost
Internal walls, partitions and doors	615,400	43.96	6.88
Core walls, insitu concrete, 250 thick 900 m ² @140 140 thick blockwork; 5m high 3,680 m ² @ 83 Allowance for plasterboard linings Item @ 44,000 Single leaf steel doorsets; fire-rated; ironmongery 30 @ 1,000 Double leaf steel doorsets; fire-rated; ironmongery 50 @ 1,600 Allowance for riser doors etc Item @ 30,000			
Finishes	54,400	3.89	0.61
Allowance for wall finishes; emulsion paint finish where required item @ 30,000 Floor finishes; plant rooms and back of house areas only; epoxy or floor sealer 850 m ² @ 11 Ceiling finishes; sealant or emulsion as required Item @15,000			
Fittings and furniture	47,000	3.36	0.53
Allowance for statutory signage to landlord's areas Item @ 15,000 Allowance for bump rails, edge strips, crash barriers and other fittings to back of house areas Item @ 32,000			
Mechanical and public health installations	451,300	32.24	5.04
Cleaners' sinks, including water supply, electric hot water heating and local disposal 9 @ 1,200 Cold water supply; booster pumps Item @ 7,500 Rainwater disposal 14,000 m ² @ 7 Above ground drainage Item @ 15,000 Supply and extract to plant rooms and HV/LV rooms only Item @ 10,000 Sprinkler installation; mains and distribution to shut off valves in retail units; allowance for full installation in back of house areas Item @ 180,000 Allowance for dry riser installation Item @ 60,000 Building management system 14,000 m ² @ 5			
Electrical installations	653,500	46.68	7.30
Allowance for LV distribution 14,000 m ² @ 3 Small power to landlord's areas 650 m ² @ 3 Lighting and emergency lighting to landlord's areas 650 m ² @ 55 Power supply to mechanical plant and lifts 14,000 m ² @ 3 Containment generally 14,000 m ² @ 10 Earthing and bonding 14,000 m ² @ 3 Lightning protection Item @ 45,000 Fire alarm installation; panels; detectors and sounders to landlord's areas; public address and voice alarm system Item @ 90,000 Access control in landlord's areas 15 @ 2,000 CCTV installation; landlord's areas and external monitoring (average rate used) 42 @ 4,400			
Lift installation	720,000	51.43	8.04
Lift installation; 26-person goods lifts serving three stops 6 @ 120,000			
Builder's work in connection	91,000	6.50	1.02
Forming holes and chases; firestopping Allow 5% Item @ 91,000			
Preliminaries and contingencies	1,584,900	113.21	17.71
Contractor's overheads, site establishment and supervision Allow 18% Item @ 1,324,200 Design reserve and contingency Allow 3% Item @ 260,700			
Total construction cost: retail shell and core	8,950,000	639.31	100

Car park basement cost breakdown

	element cost	cost/m ² gfa £	0/ % of total cost
Substructure	3,904,300	600.66	40.27
Excavation for basement including disposal, breaking out obstructions, dewatering and preparation of surfaces 40,600 m ³ @ 18 450-500 mm thick oversite slab; tensile anchors, waterbars, reinforcement etc 6,500 m ² @ 200 Below slab drainage; gullies and petrol interceptor 6,500 m ² @ 10 Sheet piling and concrete retaining wall to perimeter; waterproofing 2,700 m ² @ 400 Allowance for piled foundations (including pile caps) for buildings above 6,500 m ² @ 73 Allowance for raised concrete walls to edges of suspended slabs Item @ 110,000 Allowance for sundry concrete works; lift pits etc Item @ 144,000			

Car park basement cost breakdown

	element cost	cost/m ² gfa £	0/ % of total cost
Frame	1,796,000	276.31	18.53
Insitu concrete columns basement to ground; varying sizes; 110; 4.2 to 7.4 m 6,500 m ² @ 60 Allowance for walls, upstands and movement joints Item @ 106,000 Insitu concrete grade level suspended slab; post tensioned beams; precast infill with structural topping 6,500 m ² @ 200			
Stairs	63,000	9.69	0.65
Steps and stairs including finishes, handrails and balusters 18 @ 3,500			
Internal walls, partitions and doors	340,800	52.43	3.52
100 mm blockwork liner wall 1,800 m ² @ 70 Blockwork internal walls; average 5.3 m high 2,200 m ² @ 83 1 hour fire rated timber doorsets (average rate per leaf) 15 @ 730 Steel blast doors to substations (pair) 8 @ 2,650			
Finishes	164,700	25.34	1.70
Paint finish to blockwork and concrete walls 7,570 m ² @ 5 Epoxy paint to floor 6,500 m ² @ 11 Extra over for sealing to plant room floors 450 m ² @ 10 Allowance for car/ lorry markings and other finishes Item @ 10,000 Paint to soffits of slab; car park only 4,300 m ² @ 6 Allowance for additional finishes Item @ 15,000			
Fixtures and fittings	80,900	12.45	0.83
Allowance for bump rails, etc to landlord areas 575 m ² @ 5 Allow for architectural metalwork generally Item @ 22,000 Allowance for car park barriers 2 @ 20,000 Allowance for statutory signage Item @ 16,000			
Mechanical and public health installations	807,500	124.23	8.33
Drainage installations, including gullies in plant rooms 6,500 m ² @ 10 Cold water system; landlord's wash down only Item @ 10,000 Car park extract system including impulse fans Item @ 112,000 Allowance for additional exhaust ventilation Item @ 30,000 Basement smoke extract installation 6,500 m ² @ 34 Localised plantroom, refuse store, lift shaft and transformer room ventilation Item @ 50,000 Heating/ventilation to security room Item @ 15,000 Sprinkler installation, ordinary hazard, leak detection 6,500 m ² @ 15 Allowance for sprinkler tanks and zone valves serving overall scheme Item @90,000 BMS/controls 6,500 m ² @ 18			
Electrical installation	720,500	110.85	7.43
LV and sub mains distribution 6,500 m ² @ 22 Lighting and emergency lighting 6,500 m ² @ 25 Small power installation 6,500 m ² @ 3 Power supply to mechanical plant and lifts 6,500 m ² @ 3 Containment generally 6,500 m ² @ 10 Earthing and bonding 6,500 m ² @ 3 Lightning protection 6,500 m ² @ 3 Fire alarm installation; panels; detectors and sounders to landlord's areas; L3 system; public address and voice alarm system 6,500 m ² @ 20 Access control and intruder alarm 15 @ 2,000 Emergency communication systems; fire telephones and disabled refuge alarm 10 @ 2,400 CCTV installation; 10 cameras and control room installation Item @ 80,000 Gate entry intercom system 2 @ 4,000			
Lift installation	24,000	3.69	0.25
Goods lift Item @ 24,000			
Builders' work in connection	76,000	11.69	0.78
Forming holes and chases; firestopping; allowance for plant room louvres Item @ 76,000			
Preliminaries and contingencies	1,717,300	264.20	17.71
Contractor's overheads, site establishment and supervision Allow 18% Item @ 1,434,900 Design reserve and contingency Allow 3% Item @ 282,400			
Total construction cost: basement	9,695,000	1,491.54	100