

	£	£/m ²	%
Substructures	58,440	71.27	7.94
Excavation and disposal 144 m ³ @ £30			
Strip foundation with cavity masonry wall 244 m @ £120			
150 mm thick ground floor slab with thickenings, including insulation 414 m ² @ £60			
Frame	86,100	105.00	11.70
Structural timber frame 820 m ² @ £105			
Upper floors	18,090	22.06	2.46
Timber cassette upper floor, including any lintels required 402 m ² @ £45			
Roof	43,870	53.50	5.96
Timber roof trusses 432 m ² @ £35			
90 mm thick board insulation to roof at rafter level 402 m ² @ £15			
Concrete roof tiles 432 m ² @ £35			
Allowance for canopy, about 3m ² 10 Item @ £300			
PVCu rainwater down pipes 108 m @ £12			
PVCu gutters 220 m @ £15			
Stairs	8,000	9.76	1.09
Wooden straight stairs 10 @ £800			
External walls	92,250	112.50	12.53
Facing brick outer skin to structural timber frame with cavity and 140 mm thick insulation 950 m ² @ £75			
Party wall, 240 mm thick timber stud frame with Isowool quilt and plasterboard plank 300 m ² @ £70			
Windows and external doors	58,300	71.10	7.92
Softwood double glazed windows to meet secured by design requirements 88 m ² @ £350			
Softwood window boards 10 Item @ £150			
Single timber doors; painted; ironmongery 20 @ £1300			
Internal walls	29,750	36.28	4.04
Loadbearing timber stud partition faced with plasterboard, skim finish 250 m ² @ £65			
Non-loadbearing timber stud partition, faced with plasterboard, skim finish 270 m ² @ £50			
Internal doors	46,500	56.71	6.32
Internal doors, wood veneer, stainless steel ironmongery 70 @ £550			
Wrot softwood storage cupboard door, stainless steel ironmongery 20 @ £400			
Wall finishes	6,900	8.41	0.94
Plaster skim and paint finish 1550 m ² @ £3			
Ceramic wall tiles 50 m ² @ £45			
Floor finishes	26,740	32.61	3.63
Screed 432 m ² @ £15			
Carpet 520 m ² @ £20			
Vinyl tiling including skirting 150 m ² @ £30			
Softwood skirtings with painted decorations 670 m @ £8			
Ceiling finishes	21,320	26.00	2.90
Plasterboard ceiling, plaster skim and emulsion paint finish 656 m ² @ £25			
Moisture-resistant plasterboard ceiling, plaster skim and emulsion paint finish 164 m ² @ £30			

	£	£/m ²	%
Fittings and fixings	18,000	21.95	2.45
General fittings: kitchen units, worktops, sink 10 @ £1800			
Sanitary fittings	14,000	17.07	1.90
Allowance for sanitary fittings, fully fitted bathroom and downstairs WC, 2 WCs, 2 washhand basins, pressed steel bath with shower, including all fittings and fixtures 10 @ £1400			
Disposal installations	6,560	8.00	0.89
Waste, soil and vent installation; PVCu pipework and fittings 820 m ² @ £8			
Water installations	27,000	32.93	3.67
Cold water system 60 @ £250			
Hot water system 40 @ £300			
Space heating and air treatment	32,800	40.00	4.46
All costs associated with the supply and installation of condensing boiler, temperature control and pipework 820 m ² @ £40			
Ventilation Installations	4,100	5.00	0.56
Extract ventilation to kitchen and bathroom areas 820 m ² @ £5			
Electrical installations	24,600	30.00	3.34
Mains and sub: mains connection, smallpower connection, cooker points, lighting distribution 820 m ² @ £30			
Gas installation	4,000	4.88	0.54
Gas installations, all costs associated with the supply and installation of gas supply 10 @ £400			
Protective installations	820	1.00	0.11
Earthing and bonding 820 m ² @ £1			
Communications installation	4,100	5.00	0.56
Smoke detectors; telephone points and TV aerial 820 m ² @ £5			
Builder's work in connection	8,000	9.76	1.09
Forming holes, chases etc 10 @ £800			
Preliminaries and contingencies	95,760	116.78	13.01
Preliminaries @ 12% Item @ £76,560			
Contingency sum @ 3% Item @ £19,200			
Total construction cost: building only	736,000	897.56	100