

a Cost breakdown

	Total cost £	£/m ² gifa	%	
Substructure	644,300	96.45	6.5	Store room doors: 16 @ £500
CFA piling, reinforced concrete pile caps (measured over building footprint): 1,815m ² @ £225				
Ground beams, reinforced concrete ground slab, filling to levels, excavation and disposal: 1,815m ² @ £130				
Frame and upper floors	1,402,800	210.00	14.2	Wall finishes 287,600 43.05 2.9
Reinforced concrete walls and upper floor and roof slabs in tunnel-form construction: 6,680m ² @ £210 (quantity based on slab area)				Plaster and emulsion paint finish: 17,400m ² @ £15
				Wallboard lining to external walls, including plaster skim and emulsion paint finish: 760m ² @ £20
				Ceramic tiles: 190m ² @ £60
Roof	451,100	67.53	4.6	Floor finishes 256,500 38.40 2.6
Roof slab is measured in upper floors				Screeds: 5,350m ² @ £15
Monopitch trussed rafters, maximum span 12m (measured on plan): 1,925m ² @ £35				Vinyl floors, including covings, work to circulation areas, kitchens and staircases: 2,540m ² @ £25
Monopitch roof, single ply membrane roofing on plywood decking, including purlins, trims, cappings, insulation (measured on roof area): 2,050m ² @ £135				Carpets to bedrooms: 2,790m ² @ £25
Extra over for single ply membrane roofing to plant room, including abutment to main roof: 200m ² @ £145				MDF skirting: 3,700m @ £10
Extra over for walkway tiles: 200m ² @ £35				Entrance matting: 20m ² @ £300
Soffit, fascia and verge details: 100m @ £35				
Trespa ventilation boards to eaves: 525m ² @ £50				Ceiling finishes 82,200 12.31 0.8
Aluminium gutters and downpipes: Item @ £25,000				M/F plasterboard suspended ceiling with skim coat finish and emulsion, to circulation areas: 1,710m ² @ £35
Roof hatch to plant room: 2 @ £600				Baseboarding to ceiling, plaster skim and emulsion finish: 50m ² @ £20
Mansafe system: Item @ £15,000				Surface filler, two coats of emulsion to exposed soffit of tunnel form construction forming ceiling to bedrooms: 3,560m ² @ £6
Stairs	66,600	9.97	0.7	Furniture and fittings 688,500 103.07 7.0
Precast concrete internal dogleg staircases; mild steel handrails and balustrades (rate per flight): 16 @ £4,000				FF&E to individual bedrooms, including bed, chair, wardrobe, desk, bedside table, shelving, chest of drawers, pin boards: 310 @ £1,300
Galvanised steel cat ladders to plant rooms: 2 @ £1,275				FF&E to communal areas, sofas, chairs, coffee tables: 31 @ £900
				FF&E to kitchenette including dining table, kitchen units, cookers, worktops, and white goods: 31 @ £8,000
				FF&E to laundry and housekeeping areas: Item @ £2,000
				Signage: Item @ £2,800
				Fire extinguishers: Item @ £3,200
				Post boxes: 31 @ £50
External walls, windows and doors	1,170,800	175.27	11.8	Sanitary fittings 936,200 140.15 9.5
Facing brickwork / block cavity wall; complete: 1,650m ² @ £170				Prefabricated concrete en-suite pods including shower, WC, vanity unit, fittings, door etc: 306 @ £3,000
Glazed facing blockwork: 100m ² @ £200				Prefabricated concrete en-suite pods for disabled units including shower, WC, vanity unit, fittings, door etc: 4 @ £3,500
Render system on insulated blockwork cavity wall: 2,130m ² @ £200				Sinks to plant and cleaners areas: 6 @ £700
External wall construction to plant rooms including render finish to blockwork: 630m ² @ £180				Disposal installations 112,000 16.77 1.1
Double glazed aluminium/timber composite windows and screens to kitchen areas: 410m ² @ £375				PVCu waste and soil vent pipe drainage above ground, including stub connection to bathroom pods: 1,400m @ £80
Double glazed composite aluminium/timber windows to bedrooms: 330m ² @ £425				
Single leaf entrance door with glazed side panels including frames, ironmongery and decorations: 8 @ £1,800				Hot and cold water installations 167,000 25.00 1.7
Extra for powered door openers: 4 @ £2,300				Hot and cold water installation, incoming main, storage, distribution, valves and accessories: 6,680m @ £25
Softwood window board heads and sills: 530m @ £25				
Internal walls and partitions	108,400	16.23	1.1	Space heating, air treatment and ventilation 447,600 67.01 4.5
Structural cross walls are included in the frame and upper floors section				LTHW heating installation including heat source and plant room distribution, pipework, underfloor heating, electric heaters to stairs and ancillaries: 6,680m ² @ £45
Blockwork average 140mm thick: 2,650m ² @ £40				Bathroom extract ventilation ducts and roof-level fans: 310 @ 150
Glass block partition: 10m ² @ £240				Kitchen ventilation including ducting, extract hood, fire damper: 31 @ 3,000
				Miscellaneous systems - to switchrooms, IT hubs: Item @ £7,500
Internal doors	334,500	50.07	3.4	Electrical installation 567,800 85.00 5.7
Timber doors and frames; stainless steel ironmongery, to bedrooms; fire resistant: 310 @ £750				Sub mains installation, complete, power supplies to mechanical installations: 6,680m ² @ £15
Timber doors and frames to corridors, one hour fire resistant, ironmongery, vision panel, locking links to fire alarm: 30 @ £1,000				
Timber doors to service risers between pods, ironmongery: 155 @ £400				
Timber doors to plant rooms, ironmongery: 4 @ £500				

a Cost breakdown (continued)

Small power to bedrooms and kitchens, cleaner's power to corridors: 6,680m² @ £35

Lighting and luminaires including PIR lighting control, emergency lighting: 6,680 m² @ 35

Lift installations **90,000** **13.47** **0.9**

Ten-person machineroom less lift: 1 @ £90,000

Protective installations **14,000** **2.10** **0.1**

Lightning protection: Item @ £7,000

Earthing and bonding: Item @ £7,000

Communication installations **279,700** **41.87** **2.8**

Fire alarm and smoke detection: 6,680m² @ £15

Disabled WC alarm system: Item @ £5,000

TV installation points to communal areas: Item @ £10,000

TV installation to bedrooms: 310 @ £250

IT installation of cables and outlets, excluding network equipment: 310 @ £200

CCTV to external perimeter of building and to monitor entrances: Item @ £25,000

Specialist installations **66,800** **10.00** **0.7**

BMS controls: 6,680m² @ £10

Builder's work in connection **80,000** **11.98** **0.8**

Forming holes and chases etc. Allowance @ 3%: Item @ £80,000

Preliminaries **1,645,600** **246.35** **16.6**

Management costs, site establishment and site supervision.

Contractor's preliminaries, overheads and profit @ 16%:

Item @ 1,337,700

Testing and commissioning of building services: Item @ £20,000

Allowance for design reserve @ 3%: Item @ £287,900

Total construction cost: building only **9,900,000** **1,482.05** **100**

(square metre rate based on gross internal floor area)

b Location factors

The cost breakdown is based on price levels current in the South-east and should be adjusted by the following location factors for schemes in other regions

Inner London	1.08
Outer London	1.05
South-west	0.94
East Midlands	0.93
West Midlands	0.95
East Anglia	0.95
Yorkshire and Humberside	0.98
North-west	0.95
North of England	1.00
Scotland	0.99
Wales	0.93
Northern Ireland	0.76