

b Cost breakdown: extra care housing

	Total cost £	£/m ²	% gifa
Substructure	80,800	57.71	5.2
Site clearance, excavation, disposal: 250m ³ @ 35			
Concrete strip footings with masonry walls: 140m @ 170			
Reinforced insitu ground floor slab: 470m ² @ 80			
Lift pit - excavate and construct lift pit: Item @ 5,000			
Below slab drainage: 470m ² @ 12			
Frame and upper floors	56,400	40.29	3.6
Precast concrete flooring: 940 m ² @ 60			
Roof	54,500	38.93	3.5
Softwood timber trusses (measured flat on plan): 470 m ² @ 16,450			
90 thick board insulation at roof level (measured flat on plan): 470m ² @ 10			
Concrete roof tiles (measured as roof area): 520m ² @ 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 ² @ 160			
Softwood framed double glazed windows: 110m ² @ 450			
Aluminium frame sliding patio doors for communal areas: 12m ² @ 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	5.1
Blockwork to corridor party walls: 450m ² @ 55			
Blockwork cavity party walls between apartments: 265m ² @ 55			
Metal stud partitions to internal apartment walls: 770m ² @ 50			
Glazed screens: 10m ² @ 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			
Fire door - single softwood veneered doors and frames; stainless steel			

ironmongery; to communal and kitchen storage spaces: 10nr @ 700
 Double softwood veneered doors and frames; vision panels, magnetic door holder, stainless steel ironmongery, 30 minute fire resistance: 6nr @ 1,800
 Single softwood door and frame to kitchen; vision panel; stainless steel ironmongery; hinged to swing both ways: 2nr @ 1,000

Wall finishes	67,900	48.5	4.4
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Plasterboard with skim and emulsion paint to blockwork wall surfaces: 1460m² @ 20

Emulsion to metal stud partitions: 1540m² @ 4

Ceramic tiles: 100m² @ 50

Softwood skirtings and decoration: 950m @ 10

Softwood hand rails to corridors: 450m @ 40

Floor finishes	61,900	44.21	4.0
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75 thick screed to floor and stairwells: 1340m² @ 15

Carpet and underlay to apartments: 680m² @ 30

Heavy duty carpet tiles to communal areas and corridors: 310m² @ 25

Vinyl sheet flooring and coved skirting: 260m² @ 40

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
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Plasterboard ceiling with skim and emulsion paint: 950m² @ 25

Moisture resistant plasterboard ceiling, skim and emulsion to wet areas: 350m² @ 30

Furniture and fittings	92,000	65.71	5.9
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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 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
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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 fittings: 18nr @ 450

Disabled toilet, including WC, wash hand basin, grab rails and other fittings: 4nr @ 1,200			
Allowance for grabrails to apartment bathrooms: 16nr @ 150			
Assisted bath: 1nr @ 7,000			
Sink & slop hopper: 1nr @ 1,400			
Cleaners' sink: 1nr @ 700			
Services installations	5,000	3.57	0.3
Equipment for laundry and sluice usage: 1nr@ 5,000			
Disposal installations	14,000	10	0.9
uPVC pipework and fittings as waste, soil and vent installation: 1400m ² @ 10			
Hot and cold water installations	38,500	27.5	2.4
Cold water system, per point: 70nr @ 300			
Hot water system, per point: 50nr @ 350			
Space heating air treatment and ventilation	112,000	80	7.1
Gas heating with low surface temperature radiators and boiler: 1400m ² @ 70			
Mechanical ventilation: 1400m ² @ 10			
Electrical installation	121,000	86.43	7.8
Sub-mains installation: 1400m ² @ 15			
Small power installation: 1400m ² @ 35			
Lighting and general luminaires; emergency lighting: 1400m ² @ 35			
External lighting generally: Item @ 2,000			

Gas installations	6,400	4.57	0.4
Gas installations, all costs associated with gas supply: 16nr @ 400			
Lift installation	25,000	17.86	1.6
Eight-person wheelchair lift to serve three floors: Item @ 25,000			
Protective installations	3,000	2.14	0.2
Lightning protection, earthing and bonding: Item @ 3,000			
Communication installations	84,000	60	5.3
Fire alarm installation: smoke detectors: 1400m ² @ 15			
Call systems - warden call, data IT, assistive technology, disabled WC alarms: 1400m ² @ 30 Telephone, TV and data cabling: 1400m ² @ 15			
Specialist installations	14,000	10	0.9
BMS controls: 1400m ² @ 10			
Builder's work in connection	13,800	9.86	0.9
Forming holes and chases etc allowance @ 3%: Item @ 13,800			
Preliminaries	227,000	195.71	17.6
Management costs, site establishment and site supervision. Contractor's preliminaries, overheads and profit @ 17.5%: Item @ 225,100			
Testing and commissioning of building services installations: Item @ 8,000			
Allowance for design reserve @ 3%: Item @ 39,000			
Total cost building only	1,560,000	1114.29	100

(Square metre rate based on gifa)