

	Total cost (£)	£/m ² GIFA	%
Substructure	63,100	45.07	5.01
Site clearance, excavation, disposal 250m ³ @ £20			
Concrete strip foings with masonry walls 140m @ £130			
150mm-thick ground-floor slab with thickenings, including insulation 470m ² @ £65			
Lift pit: excavate and construct lift pit, item @ £4,200			
Below-slab drainage 470m ² @ £11			
Frame and upper floors	42,300	30.21	3.36
Precast concrete upper floor units 940m ² @ £45			
Roof	41,100	29.36	3.26
Softwood timber trusses (measured on plan) 470m ² @ £30			
100mm-thick board insulation at roof level (measured flat on plan) 470m ² @ £14			
Concrete roof tiles including eaves and verge details 520m ² @ £33			
PVCu rainwatergutters and downpipes 250m @ £13			
Stairs	18,800	13.43	1.49
Precast concrete stairs with mild steel balustrades and softwood handrails (rate per flight) 4nr @ £4,700			
External walls, windows, doors	124,100	88.64	9.85
Brick and block insulated cavity walls 500m ² @ £120			
Softwood framed double-glazed windows 110m ² @ £300			
Softwood window boards, item @ £1,500			
Aluminium framed sliding patio doors from ground-floor communal areas 12m ² @ £400			
Single aluminium external door, ironmongery 6nr @ £1,300			
Glazed entry canopy with automatic opening doors, item @ £14,000			
Double leaf steel external door, ironmongery; to plant rooms 2nr @ £1,500			
Internal walls and partitions	59,400	42.43	4.7
Blockwork to corridor party walls 450m ² @ £35			
Blockwork cavity party walls between apartments 265m ² @ £40			
Metal stud partitions to internal apartment walls 770m ² @ £40			
Glazed screens 10m ² @ £225			
Internal doors	92,800	66.29	7.37
Fire door - single panelled moulded doors and frames; ironmongery; as external door to apartment 18nr @ £850			
Fire door - single softwood doors and frames; ironmongery; to internal doors within flats and communal areas 85nr @ £700			
Single softwood doors and frames; ironmongery; to communal and kitchen storage spaces 10nr @ £650			
Double softwood doors and frames; vision panels, magnetic door holder, ironmongery, 30-minute fire resistance, 6nr @ £1,600			
Single softwood door and frame to kitchen; vision panel; ironmongery; hinged to swing both ways 2nr @ £950			
Wall finishes	50,700	36.21	4.02
Plasterboard with skim and emulsion paint to blockwork wall surfaces 1,460m ² @ £18			
Emulsion to metal stud partitions, 1,540m ² @ £3			
Ceramic tiles 100m ² @ £40			
Softwood hand rails to corridors 450m @ £35			
Floor finishes	57,200	40.86	4.54
75 thick screed to floor and stairwells 1,340m ² @ £12			
Carpet and underlay to apartments 680m ² @ £23			
Heavy duty carpet tiles to communal areas and corridors 320m ² @ £20			
Vinyl sheet flooring and coved skirting 260m ² @ £32			
Floor hardener to screed to plant rooms 50m ² @ £4			
Softwood skirtings and decoration 950m @ £8			
Floor finishes to internal stairs, item @ £2,950			
Ceiling finishes	27,800	19.86	2.21
Plasterboard ceiling with skim and emulsion paint 950m ² @ £20			

Moisture-resistant plasterboard ceiling, skim and emulsion to wet areas 350m² @ £25

Furniture and fittings **87,600** **62.57** **6.95**

Kitchens to apartments, to enable accessibility, fittings only, no white goods 16nr @ £1,900

Fittings and fixtures to apartments including wardrobes, headboards, etc, 16nr @ £1,450

Allowance for mirrors, vanity units, towel rails, shelving to bedrooms, etc, 16nr @ £450

Allowance for signage, item @ £1,950

Allowance for shelving to communal areas, item @ £980

Allowance for fittings and white goods to cafe drinks bar, staff rest room, laundry, item @ £9,850

Allowance for reception desk and servery counter, item @ £14,000

Sanitary fittings **31,400** **22.43** **2.49**

WCs to apartments or assisted bathrooms 18nr @ £390

Washhand basins to apartments or assisted bathrooms 18nr @ £210

Showers to apartments and guest bedroom including mixer tap, shower rail fittings 18nr @ £380

Disabled toilet, including WC, washhand basin, grab rails and other fittings, 4nr @ £1,000

Allowance for grabrails to ensuite bathrooms 16nr @ £125

Assisted bath 1nr @ £6,000

Sink and slop hopper 1nr @ £1,200

Cleaners sink 1nr @ £600

Services installations **4,500** **3.21** **0.36**

Equipment for laundry and sluice usage, item @ £4,500

Disposal installations **11,200** **8.00** **0.89**

PVCu pipework and fittings as waste, soil and vent installation 1,400m² @ £8

Hot and cold water **48,600** **34.71** **3.86**

Cold water system, per point 100nr @ £275

Hot water system, per point 65nr @ £325

Gas-fired heating system with low surface temperature radiators 1,400m² @ £35

Mechanical ventilation 1,400m² @ £8

Electrical installation **84,500** **60.36** **6.71**

Sub-mains installation 1,400m² @ £15

Small power installation 1,400m² @ £22

Lighting and general luminaires; emergency lighting 1,400m² @ £22

External lighting generally, item @ £1,900

Gas installations **6,400** **4.57** **0.51**

Gas Installation complete 16nr @ £400

Lift installation **24,000** **17.14** **1.90**

Eight-person wheelchair lift to serve three floors, item @ £24,000

Protective installations **2,900** **2.07** **0.23**

Lightning protection, earthing and bonding Item @ £2,900

Communication installations **78,400** **56.00** **6.22**

Fire alarm installation; smoke detectors 1,400m² @ £15

Call systems: warden call, data IT, assistive technology, disabled

WC alarms 1,400m² @ £27

Telephone, TV and data cabling 1,400m² @ £14

Specialist Installations **14,000** **10.00** **1.11**

BMS Controls 1,400m² @ £10

Builder's work in connection **48,400** **34.57** **3.84**

Allowance for forming holes and chases, etc, @ 4%

Preliminaries **180,600** **129.00** **14.33**

Contractor's preliminaries @ 11%

Testing and commissioning of building services installations, item @ £8,000

Allowance for design reserve @ 5%

Total cost (building only) **1,260,000** **899.99** **100.0**