

B / AFFORDABLE HOMES COST MODEL

	£	£/m ² GIFA	%
Substructures	56,200	68.54	8.1
Excavation and disposal: 144m ³ @ £23			
Strip foundation with cavity masonry wall to dpc level: 244m @ £115			
Ground-floor slab with thickenings, including insulation (0.13W/m ² K): 414m ² @ £60			
Frame	66,400	80.98	9.6
Structural timber frame: 820m ² @ £81			
Upper floors	15,300	18.66	2.2
Timber cassette upper floor, including any lintels required: 402m ² @ £38			
Roof	55,400	67.56	8.0
Timber roof trusses and associated timbers: 432m ² @ £59			
Insulation to roof at rafter level (0.13W/m ² K): 402m ² @ £25			
Concrete interlocking roof tiles: 432m ² @ £29			
Entrance canopy, about 3m ² : 10nr @ £270			
PVCu rainwater downpipes: 108m @ £12			
PVCu gutters: 220m @ £15			
Stairs	7,400	9.02	1.1
Wooden straight flight stairs: 10nr @ £740			

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External walls	89,000	108.54	12.8	Water installations	35,400	43.17	5.1
Facing brick outer skin to structural timber frame: 950m ² @ £54				Cold water system: 60nr @ £270			
Forming cavity and fit insulation (0.22W/m ² K): 950m ² @ £13				Hot water system: 60nr @ £320			
Application of enhanced construction details to reduce air tightness to 8.0m ³ /hm ² : 950m ² @ £8				Space heating	30,300	36.95	4.4
Party wall, 240 thick timber stud frame with Isowool quilt, enhanced insulation and plasterboard plank (0.2W/m ² K): 300m ² @ £59				High efficiency condensing boiler, distribution pipework and panels with temperature control zones: 820m ² @ £37			
Windows and external doors	42,900	52.32	6.2	Electrical installations	20,500	25.00	3.0
Softwood double-glazed windows to meet secured by design requirements (0.15W/m ² K): 88m ² @ £335				Mains and sub-mains connection, small power distribution, cooker point, lighting distribution: 820m ² @ £25			
Softwood window boards: 55nr @ £36				Gas installation	3,000	3.66	0.4
Single external doors (2.0W/m ² K): 20nr @ £570				Gas installations, all costs associated with the supply and installation of gas supply: 10nr @ £295			
Internal walls	24,100	29.39	3.5	Protective installations	800	0.98	0.1
Loadbearing timber stud partition faced with plasterboard, skim finish: 250m ² @ £50				Earthing and bonding: 820m ² @ £1			
Non-loadbearing timber stud partition, faced with plasterboard, skim finish: 270m ² @ £43				Communications installation	4,100	5.00	0.6
Internal doors	26,700	32.56	3.8	Smoke detectors; telephone points and TV aerial, including additional data and power sockets and wiring: 820m ² @ £5			
Internal doors, wood veneer, ironmongery: 70nr @ £250				Special installations	22,600	27.56	3.3
Softwood storage cupboard door, ironmongery: 20nr @ £180				Solar thermal hot water installation: 10nr @ £2,250			
Softwood door linings, architrave, painted: 800m @ £7				Mechanical ventilation with heat recovery 820m ² @ £10			
Wall finishes	14,700	17.93	2.1	Other works and builder's work in connection with services	11,500	14.02	1.7
Plaster skim with emulsion paint finish: 2,200m ² @ £6				Builder's work in connection with services installation: 10 item @ £700			
Ceramic wall tiles: 50m ² @ £29				Additional works to comply with Lifetime Homes requirements: 10nr @ £450			
Floor finishes	25,300	30.85	3.6	Preliminaries and contingencies	93,500	114.02	13.5
Screed: 432m ² @ £14				Preliminaries: 10% @ £60,000			
Carpet: 520m ² @ £18				Contingencies: 5% @ £33,500			
Vinyl tiling including skirting: 150m ² @ £30				Total construction cost (building only)	694,900	847.44	100
Softwood skirtings with gloss paint finish: 670m @ £8							
Ceiling finishes	17,100	20.85	2.5				
Plasterboard ceiling, plaster skim and emulsion paint finish: 656m ² @ £20							
Moisture resistance plasterboard ceiling, plaster skim and emulsion paint finish: 164m ² @ £24							
Fittings and fixings	14,800	18.05	2.1				
General fittings - kitchen units, worktops, sink: 10 item @ £1,475							
Sanitary fittings	13,000	15.85	1.9				
Sanitary fittings, fully fitted bathroom, washhand basin, bath with shower over: 10nr @ £1,300							
Disposal installations	4,900	5.98	0.7				
Waste, soil and vent installation; PVCu pipework and fittings: 820m ² @ £6							