

	£	£/m ² GIFA	%
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Demolitions and alterations	1,870,500	106.28	6.85%
Allowance for soft strip, 17,600m ² @ £30			
Allowance for asbestos removal, item @ £200,000			
Allowance for removal of existing glazing, 3,500m ² @ £75			
Structural alterations including repairs to existing concrete frame (exposed soffit and columns), alterations to lift/door openings, works to new and existing risers and cores, 17,600m ² @ £50			
Substructure and superstructure	250,000	14.20	0.92%
Sundry remedial work including extension to new entrance, ground slab and structural walls including foundations and lift pit bases, item @ £250,000			
Roof	182,500	10.37	0.67%
Replacement roofing asphalt complete, additional insulation, removal and disposal of existing, 1,100m ² @ £140			
Mansafe, including access ladder and fall arrest system, 190m @ £150			
Stairs	106,000	6.02	0.39%
New balustrades and handrails to existing stairs including repairs to stairs and finishes, 32nr @ £3,000			
Allowance for cat ladders and plant access, item @ £10,000			
External walls, windows and external doors	4,300,000	244.32	15.74%
Allowance for replacing facade with aluminium rainscreen cladding system, 5,100m ² @£550			
Windows, aluminium framed, double glazed units, 3,500m ² @ £550			
Entrance screens, aluminium framed, double glazing, 100m ² @ £600			
Stainless steel balustrade with glass infill panels, 190m @ £500			
Glazed manual revolving door, aluminium framed, 2,200mm dia 1nr @ £30,000			
Allowance for facade cleaning system, entrance canopy and sundry doors, item @ £150,000			
Balconies and terraces	1,040,500	59.12	3.81%
New projecting balconies, steel structure with timber decking and glazed balustrade, 150nr @ £5,000			
Allowance for timber decking to roof terrace, 500m ² @ £125			
Allowance for single doors to balconies and roof terrace 152nr @ £1,500			
Internal walls and partitions	1,382,000	78.52	5.06%
Drylined party/corridor walls, 8,200m ² @ £85			
Plasterboard walls within apartments 11,700m ² @ £50			
Allowance for other walls/partitions to plant areas, additional walls and detailing, item @ £100,000			
Internal doors	925,500	52.59	3.39%
Single timber core/apartment entrance doors, including frame and ironmongery, 200nr @ £800			
Double timber core doors, including frame and ironmongery, 2nr @ £1,500			
Single timber internal apartment doors, including frame and ironmongery, 1,200nr @ £600			
Allowance for riser doors, 85nr @ £500			
Wall finishes	1,889,500	107.36	6.92%
Plasterboard and paint to inside face of external walls, 19,350m ² @ £40			
Paint to drylined/plasterboard internal partitions, 36,050m ² @ £5			
Paint to fairfaced blockwork walls, 1,000m ² @ £8			
Ceramic wall tiling to bathrooms, 6,900m ² @ £75			
Allowance for enhanced wall finishes to entrance, item @ £25,000			
Painted MDF skirting, 25,650m @ £15			
Floor finishes	1,142,550	64.92	4.18%
Sand and cement screed including acoustic underlay, 14,800m ² @ £20			
Carpet floor finishes, 5,850m ² @ £30			
Ceramic floor tiling to kitchen and bathrooms, 2,700m ² @ £75			
Timber strip flooring to other areas, 6,150m ² @ £65			
Epoxy paint to concrete slabs in plant areas, 600m ² @ £25			
Allowance for enhanced floor finishes to entrance, item @ £25,000			
Allowance for surface hardener / anti-skid finish to car park, 1,100m ² @ £8			
Extra over allowance for linina / markinas to car park. item @ £20.000			

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Telephone/data/satellite installation, including containment, wiring and dishes, 17,600m ² @ £15			
Security installation, including CCTV, door entry, access control, intruder alarms and car park barrier, 17,600m ² @ £7			
Containment and wiring only for future security, sound system and home automation systems, 150nr @ £1,000			
Special installations	141,000	8.01	0.52%
Building management system, sensors, valves and interfaces with window actuators 17,600m ² @ £8			
Builder's work	334,400	19.00	1.22%
Builder's work in connection with services installations, including machine bases, fire stopping, forming holes, chases in the existing building fabric, 17,600m ² @ £19			
Preliminaries and contingencies	4,888,100	277.73	17.90%
Contractor's management, site establishment and site supervision, including overheads and profit @ 16%, item £3,587,600			
Design reserve and construction contingency @ 5%, item £1,300,500			
Total construction cost: building only	27,310,400	1551.73	100.00%

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Ceiling finishes	546,700	31.06	2.00%
Painted plasterboard suspended ceiling generally, 14,800m ² @ £35			
Extra over allowance for access panels, 34nr @ £150			
Painted finish to underside of concrete soffit, 1,700m ² @ £8			
Allowance for sundry ceiling finishes, item @ £10,000			
Fittings and furnishings	1,738,750	98.79	6.37%
Allowance for main entrance reception desk, item @ £15,000			
Allowance for postboxes, 150nr @ £125			
Allowance for kitchens, including fitted base/wall units, worktops, white goods and ceramic tiled splashback, 150nr @ £7,500			
Vanity units with cistern enclosure shelf, 300nr @ £500			
Bathroom fittings including mirrors, toilet roll holder etc, 300nr @ £350			
Allowance for bespoke timber wardrobe to master bedrooms, 150nr @ £1,500			
Allowance for column guards, protective bollards, barriers to car park, cycle rack, car park traffic management system to basement, item @ £50,000			
Allowance for statutory signage and other fittings, item @ £50,000			
Sanitary fittings	41,000	2.33	0.15%
Cleaners sink installed on every other floor, item @ £3,500			
Sanitaryware fittings to apartments based upon 2nr bathrooms per unit, 150nr @ £4,500			
Disposal installations	299,000	16.99	1.09%
Soil, waste and disposal: rainwater disposal; cast-iron down pipes and fittings 17,600m ² @ £17			
Water installations	598,000	33.98	2.19%
Hot and cold water service; hot and cold water storage; distribution 17,600m ² @ £34			
Space heating and air treatment	1,297,000	73.69	4.75%
Full mechanical ventilation to basement car park, 1,100m ² @ £106			
Heat source, gas-fired boilers, flues, removing existing, complete, 16,500m ² @ £4			
Landlords heating, including distribution, 16,500m ² @ £9			
Mechanical ventilation to plantrooms and staircase pressurisation installations via Automatic penable vents, item @ £65,000			
Heat plate exchangers including heat meter, 150nr @ £2,000			
LTHW system including radiators, bathroom heated towel rails, associated pipework and fittings, 150nr @ £2,000			
Whole-house ventilation system with heat recovery, including fan, ductwork and grilles, 150nr @ £2,000			
Electrical installations	2,082,000	118.30	7.62%
LV switchgear and panels, distribution boards, power to main plant and lifts 17,600m ² @ £17			
Standby generation and associated flue, item @ £65,000			
Power installation, including distribution board, meter, small power points and fused connection units. 17,600m ² @ £34			
Lighting and emergency lighting to landlord areas (including basement), lighting control, PIR sensors and daylight sensors. 17,600m ² @ £27			
Lighting installation with apartments, including low-energy downlighters, kitchen pelmet lighting, bathroom mirror lighting, balcony lighting and basic controls, 150nr @ £4,300			
Gas installation	36,000	2.05	0.13%
Gas supply to boilers, item @ £36,000			
Lift installations	714,000	40.57	2.61%
4nr 13 person, 1,100kg, 16stops, 1.6m/s monospace passenger lift, including lighting and power and fire fighting facilities. 1nr having fire fighting capability, item @ £714,000			
Protective installations	862,400	49.00	3.16%
Earthing and bonding, 17,600m ² @ £4			
Wet riser, sprinkler installation, including lightning and surge protection, 17,600m ² @ £45			
Communications installations	643,000	6.53	2.35%
Fire and smoke detection and alarm system, security installation 17,600m ² @ £6			