

	£	£/m ² GIFA	%
Substructure	217,800	72.60	6.4%
Trench fill concrete foundation, beam and block floor, insulation and screed, 1,556m ² @ £140			
Upper floors	106,800	35.60	3.1%
Precast concrete beam and block upper floors, screed and insulation, 1,525m ² @ £70			
Roof	188,500	62.83	5.5%
Pitched roof with timber trusses, battens, felt and concrete tiles, 1,450m ² @ £130			
Stairs	33,000	11.00	1%
Main feature staircase including balustrade and finish 1nr @ £18,000 Staircase including balustrades, handrails and half landings 2nr @ £7,500			
External walls	170,400	56.80	5%
Traditional external wall construction of medium quality facing bricks, cavity, inner blockwork skin and insulation, 1,420m ² @ £120			
Windows and external doors	123,100	41.03	3.6%
UPVC windows and doors, 365m ² @ £230 Aluminium curtain walling to residents lounges, 35m ² @ £520 Main entrance external door, polyester powder coated aluminium, 1nr @ £4,000 Powder coated aluminium external door sets double doors, 2nr @ £2,700 single doors, 6nr @ £1,750 Aluminium louvre double plantroom doors, 1nr @ £1,000			
Internal walls and partitions	119,800	39.93	3.5%
Cavity wall, 2 skins of 100mm blockwork, acoustic insulation, 675m ² @ £55 100mm blockwork, 1,180m ² @ £25 140mm blockwork, 1,380m ² @ £31 215mm blockwork in lift shaft, 95m ² @ £41 Internal glazed screens, softwood, 10m ² @ £650			
Internal doors	84,000	28.00	2.5%
Hardwood veneered solid core doors single doors, 105nr @ £225, leaf and a half doors, 55nr @ £625 1 hour fire rated hardwood veneered doors with vision panels, single doors, 40nr @ £500, double doors, 8nr @ £750			
Wall finishes	121,900	40.63	3.6%
Plasterboard, skim and emulsion, 6,300m ² @ £15 Ceramic wall tiles to kitchens and bathrooms, 725m ² @ £32 Wall protector rails, 325m @ £13			
Floor finishes	76,900	25.63	2.3%
Carpet to floors and staircases, 1,650m ² @ £18 Safety vinyl flooring with coved skirtings, 450m ² @ £37 Laminate flooring, 325m ² @ £26 MDF skirtings, painted, 1,825m @ £8 Sundries, item @ £7,500			
Ceiling finishes	74,900	24.97	2.2%
Plasterboard and skim suspended ceiling to apartments and communal areas with emulsion finish, 2,100m ² @ £27 Moisture resistant plasterboard and skim suspended ceiling to wet areas with			

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emulsion finish, 525m ² @ £29 Access hatches, 22nr @ £135			
Fittings, furnishings and equipment	275,000	91.67	8.1%
Commercial kitchen installation, item @ £110,000 Kitchen fittings and appliance to kitchenettes, 4nr @ £3,000 Kitchen fittings and appliances to extracare flats, 8nr @ £1,500 Laundry equipment, item @ @ £45,000 Bathroom fittings and ironmongery apartments, 50nr @ £400 elsewhere, item @ £1,500 Wardrobes, 50nr @ £400 Reception desk, item @ £20,000 Boxing to bathrooms, 50 @ £250 Sluice room fittings, item @ £7,000 Sundry items, item @ £15,000			
Sanitary appliances	219,000	73.00	6.4%
Apartment sanitaryware consisting of walk-in shower, shower seat, WC, wash hand basin and grab rails, 50nr @ £2,500 Sanitaryware to assisted bathrooms, including bath, WC and basin, 4nr @ £10,000 Sanitaryware to communal WCs, 10nr @ £1,300 Sluice room equipment, 6nr @ £6,000 Additional items, item @ £5,000			
Mechanical installations	552,000	184.00	16.2%
Central heating, hot water, domestic cold water, gas distribution, ventilation, waste disposal, 3,000m ² @ £180 Builders work in connection, 3,000m ² @ £4			
Electrical installations	489,000	163.00	14.4%
Mains supply and distribution, power and lighting, smoke detectors, door bell, immersion heater, telephone wiring, TV aerial, 3,000m ² @ £160 Builders work in connection, 3,000m ² @ £3			
Lift installations	63,000	21.00	1.9%
Lift installation including pit, 1nr @ £35,000 Platform lift, 2nr @ £14,000			
Main contractor's preliminaries	290,000	96.67	8.5%
Management and staff, site accommodation, scaffolding and mechanical plant, 10% @ £290,000			
Main contractor's overheads and profit	100,000	33.33	2.9%
Main contractor's overheads and profit, 3% @ £100,000			
Contingencies	100,000	33.33	2.9%
Contingencies, 3% @ £100,000			
Total construction cost - building only	3,405,100	1,135.02	100%
Design fees	300,000	100.00	
Design fees 3% @ £100,000			
Cost model total	3,705,100	1,235.02	⊕