

	£	£/m ² GIFA	%
Substructure	58,700	53.36	7%
Trench fill concrete foundation, precast concrete beam/plank floor, brick/block walls to underside dpc, 367m ² @ £160			
Upper floors	66,900	60.82	8%
200mm precast concrete hollowcore plank floor, 780m ² @ £50			
75mm screed, 734m ² @ £15			
Recycled rubber soundproofing layer bonded to screed, 734m ² @ £10			
Cavity sock to perimeter, 264m @ £2			
False balcony construction including balustrading, 18nr @ £500			
Roof	42,000	38.18	5%
Timber roof trusses, 367m ² @ £50			
Concrete double pantiles, battens, underlay, 600m ² @ £20			
UPVC fascias, barge boards and soffit boards, 367m ² @ £13			
450mm loft insulation, 400m ² @ £6			
Timber boarded gangway to loft, 50m ² @ £60			
UPVC gutters, 112m @ £7			
UPVC downpipes, 146m @ £5			
Stairs	33,000	30.00	3.9%
Concrete dogleg staircases 1,200mm wide, powder coated steel balustrading, 3nr @ £11,000			
External walls	123,500	112.27	14.7%
External cavity wall of facing bricks with aerated block inner skin and cavity insulation, 640m ² @ £100			
External cavity wall of two skins of blockwork with cavity insulation and render external finish, 205m ² @ £125			
External cavity wall of two skins of blockwork with cavity insulation and timber cladding external finish, 85m ² @ £140			
Party walls of two skins of 100mm medium dense concrete blockwork with acoustic insulation, 550m ² @ £40			
Windows and external doors	36,100	32.82	4.3%
UPVC double glazed windows, 88m ² @ £170			
Communal front entrance door, 6nr @ £600			
Flat entrance doors, 18nr @ £325			
UPVC french casement doors to balconies, 18nr @ £650			
Internal walls and partitions	10,100	9.18	1.2%
100mm blockwork partitions, 670m ² @ £15			
Internal doors	25,800	23.45	3.1%
Painted pressed panel doors, softwood linings 120nr @ £215			
Wall finishes	47,700	43.36	5.7%
Plasterboard on dabs, skim and emulsion, 3,170m ² @ £13			
Glazed wall tiling to kitchens and bathrooms, 185m ² @ £35			
Floor finishes	18,100	16.45	2.2%

	£	£/m ² GIFA	%
Slip resistant vinyl to kitchens, bathrooms and WCs, 265m ² @ £25			
Carpet to staircore areas, 130m ² @ £18			
Entrance door matting, 30m ² @ £25			
Painted softwood skirtings, 1,200m @ £7			
Ceiling finishes	29,000	26.36	3.5%
Plasterboard and skim suspended ceilings with emulsion finish, 1,140m ² @ £25			
Insulated trap door and access hatch, 9nr @ £50			
Fittings, furnishings and equipment	24,600	22.36	2.9%
Kitchen units, 18nr @ £900			
Pipe duct casings, 18nr @ £250			
Bathroom fittings, 18nr @ £135			
Bath panels, 18nr @ £50			
Sundries, 18@@ @ £30			
Sanitary appliances	20,700	18.82	2.5%
Sanitary fittings - bath with shower over, WC, washhand basin, 18nr @ £1,150			
Disposal installations	8,100	7.36	1%
Waste, soil and vent installations, 18nr @ £450			
Water and heating installations	64,800	58.91	7.7%
Cold water, hot water and space heating installations, 18nr @ £3,600			
Ventilation installations	19,800	18	2.4%
Domestic extract ventilation installations, 18nr @ £1,100			
Electrical installations	32,400	29.45	3.9%
Mains and sub-mains, small power distribution, lighting distribution, cooker point, 18nr @ £1,800			
Builders' work in connection with services	1,800	1.64	0.2%
Forming holes, chases, fixing sleeves, fire stopping, making good etc, 18nr @ £100			
Main contractor's preliminaries	112,000	101.82	13.4%
Management and staff, scaffolding, site hoardings, plant etc, 17% @ £110,000			
Main contractor's overheads and profit	39,000	35.45	4.7%
Main contractor's overheads and profit, 5% @ £40,000			
Contingencies	24,000	21.82	2.9%
Contingencies, 3% @ £20,000			
Total construction cost - building only	838,100	761.88	100%
Design fees 34,000 30.91			
Design fees, Building Regulation fees, NHBC fees, 4% @ £30,000			
Cost model total	872,100	792.79	