

	Element cost (£)	Cost/m ² GIFA (£)	% total cost		Element cost (£)	Cost/m ² GIFA (£)	% total cost
SHELL WORKS							
Substructure	2,305,500	148	9				
Piling mat: incl disposal (3,309 ² @ £50)	165,000			to amenity (462m ² @ £950)	439,000		
Bored piles: 600mm diameter, 20m deep, incl setting up rig, disposal of pile arisings offsite, trimming tops of piles, pile/integrity testing (259nr @ £2,600)	673,500			Ground-floor primary facade: brickwork, stretcher bond, some feature patterns, on structural framing system substrate (781m ² @ £480)	375,000		
Reinforced concrete to pile caps and caps below cores: incl reinforcement, formwork and blinding layer (91nr @ £4,530)	412,000			Ground floor: composite windows to care rooms, double-glazed, ironmongery, incl cill detail (420m ² @ £600)	252,000		
Reinforced concrete to suspended lower ground floor slab: 250mm thick, incl insulation, reinforcement and formwork (3,309m ² @ £150)	496,000			Allowance for soffit treatment, ground floor	50,000		
Waterproofing and insulation to ground bearing slab (3,309m ² @ £70)	232,000			Levels 1-4 primary facade: brickwork, stretcher bond, feature patterns and precast concrete banding, on structural framing system substrate (4,086m ² @ £525)	2,145,000		
Allowance for movement joints/steps in slab (2nr @ £50,000)	100,000			Levels 1 -4 composite windows to retirement residences, double-glazed, ironmongery, incl cill detail (2,200m ² @ £600)	1,320,000		
Allowance for lift pits (6nr @ £7,500)	45,000			Inward-opening double doors to balconies (132nr @ £1,500)	198,000		
Below-ground drainage (3,309m ² @ £55)	182,000			Allowance for bolt-on balconies to levels 1-4 (132nr @ £7,000)	924,000		
Frame	1,398,000	89	5	General access scaffold to all areas (8,135m ² @ £65)	529,000		
Reinforced concrete to lift core: 250mm thick, incl reinforcement and formwork (480m ³ @ £879)	422,000			Internal walls and partitions	980,000	63	4
Reinforced concrete to blade columns: varying sizes, incl reinforcement and formwork (625m ³ @ £1,250)	781,000			Partitions to ground-floor plant rooms and back of house: 215mm blockwork (150m ² @ £110)	17,000		
Reinforced concrete beams/shear walls to ground floor and above, incl reinforcement and formwork	195,000			Internal stud partitions: 350mm thick, to apartment demise walls, levels 0 and above (3,133m ² @ £120)	376,000		
Upper floors	1,791,000	115	7	Internal stud partitions: 280mm thick, to apartment corridor walls, level 0 and above (4,638m ² @ £105)	487,000		
Reinforced concrete slab: 250mm thick, incl reinforcement, formwork and movement joints (12,354m ² @ £145)	1,791,000			Allowance for sundry partitions eg riser walls	100,000		
Roof	1,270,000	81	5	Internal doors	155,000	10	1
Reinforced concrete slab: 275mm thick, incl reinforcement and formwork (3,309m ² @ £165)	546,000			Apartment internal entrance door: included in apartment fit-out	0		
Roof finish, green and brown roof, incl waterproofing and insulation (3,309m ² @ £190)	629,000			Internal staircase access door: single, incl frame and ironmongery (25nr @ £1,200)	30,000		
Allowance for architectural lift overruns	60,000			Sundry doors, to risers, corridors, back of house, plant rooms etc	125,000		
Allowance for plant screening, stepovers etc	35,000			Internal finishes	996,000	64	4
Stairs	238,000	15	1	Paint wall finish to core walls, refuse areas and plant rooms (2,808m ² @ £15)	42,000		
Precast stairs: dog leg, half-landing, total rise per floor 3.125m, incl mild steel handrail and nosings - to all cores (25nr @ £9,500)	238,000			Floor paint to plant rooms and to refuse, storage and cleaners' areas (250m ² @ £15)	4,000		
External walls, windows, doors, balconies	6,447,000	413	24	Dust sealer to plant room, refuse areas and back-of-house storage (250m ² @ £10)	3,000		
Glazing to residential entrances: incl double electronic doorsets (185m ² @ £1,160)	215,000			Screed to all front-of-house areas, level 0 and upwards (15,376m ² @ £28)	431,000		
Glazed shopfronts, incl entrance doors:				Paint wall finish to residential circulation areas (4,517m ² @ £15)	68,000		
				MDF skirting to residential circulation (1,355m @ £15)	20,000		

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Enhanced finishes to reception, entrance and drop-off lobby	150,000				RESIDENTIAL FIT-OUT WORKS - APARTMENTS		
Broadloom carpet to residential corridors (1,504m ² @ £50)	75,000				Internal walls and partitions	806,000	52
Suspended plasterboard ceiling to residential corridors, incl coved margin (1,504m ² @ £55)	83,000				Partitions: plasterboard stud partitions (5,619m ² @ £65)	365,000	
Enhanced finishes to lift lobbies, stainless steel lift surrounds, bulkhead ceiling, wayfinding boards and feature lighting	120,000				Partitions: plasterboard stud partitions to bathroom walls, moisture-resistant one side (5,342m ² @ £70)	374,000	
Fittings, furnishings and equipment	294,000	19	1		Plywood backing/pattresses (168m ² @ £400)	67,000	
Statutory signage	84,000				Internal doors	711,000	46
Wayfinding signage	135,000				Single-leaf apartment entrance doors, incl hardwood frame and lining, paint and PAS24 ironmongery (156nr @ £1,100)	172,000	
Reception desk	50,000				Single-leaf care room entrance doors, incl hardwood frame and lining, paint and ironmongery (12nr @ £900)	11,000	
Sundry fittings	25,000				Single-leaf door, incl hardwood frame and lining, paint and ironmongery (532nr @ £700)	372,000	
Mechanical, electrical and plumbing	4,704,000	301	18		Utility cupboards' double doors, incl hardwood frame and lining, paint and ironmongery (156nr @ £1,000)	156,000	
Disposal installations: rainwater drainage and above-ground drainage	500,000				Wall finishes	939,000	60
Water installations: domestic boosted cold water supply	344,000				Finish to partitions and linings, paint finish (29,568m ² @ £10)	296,000	
Heat source: air-source heat pump	734,000				Finish to skirting; painted MDF to all partitions and linings (11,372m @ £20)	227,000	
Space heating and air treatment: low-temperature hot water distribution	438,000				Finish to bathrooms and en suites (75%): ceramic tile large format (4,896m ² @ £85)	416,000	
Ventilation systems: general ventilation and smoke ventilation	375,000				Floor finishes	697,000	45
Electrical installations: low-voltage distribution, small power distribution, life safety installations, general lighting, earthing and bonding, and containment	1,125,000				Luxury vinyl tile flooring to kitchens and utility cupboard areas; (876m ² @ £55)	48,000	
Gas installations	47,000				Luxury vinyl tile flooring to care rooms (312m ² @ £55)	17,000	
Protective installations: residential sprinklers, dry risers, lightning protection	391,000				Carpet to living rooms, hallways and bedrooms (8,262m ² @ £60)	496,000	
Communication installations: building management system, CCTV, access control, disabled refuge, TV distribution systems, fire detection and alarm systems	750,000				Ceramic tiling to bathrooms and en suites (1,514m ² @ £90)	136,000	
Lift installations	615,000	39	2		Ceiling finishes	689,000	44
1.7-person passenger lifts (1.6m/s), 6nr	570,000				Suspended plasterboard ceilings, taped and jointed, primed, sealed and decorated (10,964m ² @ £40)	439,000	
Allowance for fire-fighting controls	45,000				Access hatches (168nr @ £250)	42,000	
Builder's work in connection	398,000	25	1		Allowance for coving to living rooms and bedrooms (8,326m @ £25)	208,000	
Allowance for builder's work in connection	186,000				Fittings, furnishings and equipment	3,409,000	218
Firestopping	212,000				Kitchens to one-bed apartments: stone worktops, MDF carcass wall and base units, handleless, white goods (52nr @ £8,000)	416,000	
Preliminaries, OH&P and contingencies	5,247,000	336	20		Kitchens to two-bed apartments: stone worktops, MDF carcass wall and base units, handleless, white goods (104nr @ £8,500)	884,000	
Preliminaries @ 16%	3,455,000						
OH&P @ 5%	1,252,000						
Fixed-price risk on works packages @ 2.5%	540,000						
Total shell works	26,838,500	1,718	100				

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Kitchenettes to care rooms: stone worktops, MDF carcass wall and base units, handleless, white goods (1.2nr @ £3,750)	45,000						
Allowance for sanitaryware, tapware and bathroom fittings	1,768,000						
Allowance for hanging-rail wardrobe to bedrooms (excl care rooms), laminate doors (437m @ £500)	218,000						
Allowance for washing machine to utility cupboards (156nr @ £500)	78,000						
Mechanical, electrical and plumbing	4,575,000	293	31				
Disposal installations: drainage, soil and vent pipes etc	313,000						
Water installations: domestic hot and cold water supply	531,000						
Heat source: heat interface unit	500,000						
Space heating and air treatment: panellised radiators to apartments	313,000						
Ventilation systems: mechanical ventilation heat recovery	563,000						
Electrical installations: general electrical installations, lighting etc	1,125,000						
Protective installations: sprinklers	188,000						
Communication installations: fire alarm, TV and data, controls	375,000						
Testing and commissioning	120,000						
Subcontractor preliminaries	547,000						
Builder's work in connection	240,000	15	2				
Preliminaries, OH&P and contingencies	2,933,000	188	20				
Preliminaries @ 16%	1,931,000						
Overheads and profit @ 5%	700,000						
Fixed-price risk on works packages @ 2.5%	302,000						
Total residential fit-out works - apartments	14,999,000	960	100				
				RESIDENTIAL FIT-OUT WORKS - AMENITY SPACES			
				Allowance	1,693,000	108	100
				Allowance for amenity spaces, incl management, wellness centre, lounge, club room/bar etc, inclusive of preliminaries, OH&P and fixed-price risk (828m ² @ £2,045)			
				Total residential fit-out works - amenity	1,693,000	108	100
				EXTERNAL WORKS			
				External works	2,800,000	179	76
				Hard and soft landscaping, car parking spaces, fencing, street furniture, signage, lighting and sundry external fittings	2,470,000		
				Allowance for external drainage to hard landscaped areas	330,000		
				Incoming services	877,000	56	24
				Allowance for new incoming power and site distribution	589,000		
				Allowance for new substation	120,000		
				Allowance for water and communications connections	168,000		
				Total external works	3,677,000	235	100
				TOTAL COST MODEL	47,207,500	3,021	100