

| | Element cost (£) | Cost/m ² GIFA (£) | % total cost | | Element cost (£) | Cost/m ² GIFA (£) | % total cost |
|---|---------------------|---------------------------------|-----------------|---|---------------------|---------------------------------|-----------------|
| SUBSTRUCTURE | | | | Wall tiling | 7,210 | | |
| | | | | Decorating | 18,148 | | |
| Substructures (suspended precast concrete floor on strip foundations) | 120,113 | 124.73 | 5.53 | Internal doors | 35,818 | 37.19 | 1.65 |
| Excavation, earthwork support, surface treatments | 6,849 | | | Internal doors, solid core, hardboard faced | 23,306 | | |
| Disposal | 8,934 | | | Door frames and linings, softwood incl sealant | 10,838 | | |
| Foundations, concrete, in-situ concrete, lean mix | 28,765 | | | Ironmongery | 1,674 | | |
| Formwork, collapsible board, Claymaster, 50mm thick | 5,697 | | | Floor finishes | 74,675 | 77.54 | 3.44 |
| Suspended precast concrete beam and block flooring | 32,844 | | | Concrete, sand and cement floor screed, incl 150mm-thick insulation | 42,501 | | |
| Brickwork | 11,366 | | | Vinyl flooring, Tarkett Safetred | 22,575 | | |
| Blockwork | 10,967 | | | MDF skirting | 3,970 | | |
| Brick/block sundries - damp-proof membrane, vents, joints, cavity trays etc | 14,691 | | | Painting | 5,629 | | |
| SUPERSTRUCTURE | | | | Ceiling finishes | 22,778 | 23.65 | 1.05 |
| Frame and upper floors | 47,859 | 49.70 | 2.21 | Plasterboard to ceiling | 10,981 | | |
| Steel framing, grade S355 | 11,156 | | | Loft hatches | 1,250 | | |
| Precast concrete beam and block decking/floor | 8,366 | | | Plaster skim coat | 5,768 | | |
| Precast concrete staircase | 3,379 | | | Paint finish | 4,779 | | |
| Timber staircase | 8,458 | | | Fixtures and fittings | 36,374 | 37.77 | 1.68 |
| Chipboard floor covering | 3,125 | | | Shelving in airing cupboards | 174 | | |
| Insulation, 100mm thick | 2,464 | | | Coat racks | 260 | | |
| Timber floor joists | 10,911 | | | Mirrors | 1,300 | | |
| Roofs | 135,714 | 140.93 | 6.25 | Kitchens, Howdens, incl sink and worktops | 31,151 | | |
| Roof structure, softwood incl sundries | 27,865 | | | Sanitary appliances | 3,489 | | |
| Roof coverings, plain clay tiles, incl battens and underlay | 86,686 | | | SERVICES | | | |
| Lead flashings | 1,265 | | | M&E services and BWIC | 201,805 | 209.56 | 9.30 |
| Insulation, Rockwool, 500mm thick | 10,824 | | | Mechanical services including MVHR | 125,781 | | |
| Rainwater goods, uPVC | 9,074 | | | Electrical services | 69,024 | | |
| External walls | 268,036 | 278.33 | 12.35 | Builder's work in connection with services | 7,000 | | |
| Clay brickwork | 50,627 | | | Drainage | 135,254 | 140.45 | 6.23 |
| Blockwork | 74,655 | | | Surface water drainage | 100,905 | | |
| Brick/block sundries | 74,960 | | | Foul drainage | 34,349 | | |
| Timber weatherboarding, stained black, including battens and underlay | 67,794 | | | Site works | 436,927 | 453.71 | 20.13 |
| Windows and external doors | 79,318 | 82.37 | 3.65 | Demolitions, site clearance and disposal etc | 54,745 | | |
| Double-glazed windows in grey uPVC to achieve U-value of 0.8W/m ² | 73,208 | | | Access road and car parking area | 175,040 | | |
| IG Weatherbeater external door in grey powder-coated steel | 6,110 | | | Fencing and gates | 42,405 | | |
| Internal walls | 116,031 | 120.49 | 5.35 | Bin stores, cycle stores, sheds etc | 15,607 | | |
| Concrete blocks - 3.5N/m ² | 2,681 | | | Landscaping and planting | 29,695 | | |
| Concrete blocks - 10N/m ² | 3,984 | | | New incoming services, disconnections, diversions etc | 119,435 | | |
| Concrete blocks - 15N/m ² | 17,072 | | | Overheads etc @ 6% | 102,642 | 106.59 | 4.73 |
| Blockwork accessories | 5,887 | | | Preliminaries | 247,645 | 257.16 | 11.41 |
| Timber-framed stud partitions, mineral wool insulation, plasterboard both sides, incl fire stopping | 28,735 | | | Design fees etc | 109,145 | 113.34 | 5.03 |
| Plaster skim coat | 25,399 | | | Statutory fees | 51,500 | | |
| Skirting | 6,915 | | | Design fees | 45,400 | | |
| | | | | Surveys/other | 12,245 | | |
| | | | | TOTAL | 2,170,134 | 2,254 | 100.00 |