

BUDGET ESTIMATE OF COSTS

**FOR ALTERATION, REFURBISHMENT AND
EXTENSION**

TO CREATE

**1NR DETACHED, 2NR SEMI DETACHED HOUSES AND
17 APARTMENTS**

AT

**HOLLYROOD HOUSE, HOLLYROOD COTTAGE,
OAKWOOD COTTAGE, ARDINGLEY, LINDFIELD,
RH16 2QY**

FOR

ST MARKS PROPERTIES LTD

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HOLLYROOD HOUSE, HOLLYROOD COTTAGE, OAKWOOD COTTAGE, ARDINGLEY, LINDFIELD, RH16 2QY

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1.00	INTRODUCTION This report has been produced in order to provide budget estimate of costs for refurbishment, alteration and extension to create 17nr apartments, 2nr semi detached and 1nr detached house at Hollyrood House, Hollyrood Cottage and Oakwood Cottage, Ardingley Road, Lindfield, RH16 2QY for St Marks Properties Ltd.		
2.00	INFORMATION USED The following information has been used in formulating the estimate: - Extension and demolition plan 3404/21A. - Proposed floor plans and elevations 3404/12D, 13D, 14C, 15D, 17D. - Existing plans and elevations 3404/06-11. - Existing location plan 3404/20. - Existing site survey 3404/19. - Design proposals – site layout 3404/18H. - Design and access statement dated November 2024. - Elevational photographic record dated October 2024. - Bin and bike structure details dated November 2024. - Energy conservation statement dated October 2024.		
3.00	BASIS OF ESTIMATING The estimate has been set out on an elemental basis and priced upon approximate quantity measurements taken from the drawings described in item 2.00 and priced upon competitive tender return at current levels. It has been assumed that the works will be carried out as one continuous operation and as one contract and with the building vacant at all times and the level of specification to a medium standard. Costs have been based upon a contract period of approximately 14 - 16 months. The location and vicinity of other buildings has been considered in the preparation of this estimate. Costs may be subject to revision on receipt of building regulation and structural drawings.		

4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS		
4.01	DEMOLITIONS AND ALTERATIONS		
-	Asbestos survey and any removal – say.	10,000	
-	Strip out existing building back to bare brickwork including all services, floor boards, windows, roof coverings/insulation etc.	68,000	
-	Protect existing staircases throughout the contract.	1,000	
-	Remove internal walls to suit new layouts.	Incl	
-	Demolish external walls at ground and first to permit extensions including supporting roof.	12,500	
-	Alter openings G7, G8 to form/adapt new window and door openings (8nr).	12,000	
-	Ditto G5, G6 (8nr).	10,000	
-	Ditto G1 (2nr).	2,000	
-	Ditto F7 (1nr).	1,200	
-	Roof over new extension including propping existing.	3,000	
			119,700
4.02	FOUNDATIONS / SLAB / TANKING		
-	Deep strip foundations to suit new two storey extension (12m).	4,000	
-	Slab to extension including hardcore, blinding, excavation, 150 thick slab, mesh reinforcement, insulation, dpm, screed (11m ²).	3,500	
-	Upgrade existing concrete floor comprising; hack up screed, new dpm, insulation and screed (389m ²).	29,400	
-	Upgrade floor over basement (unit G4, 2, part 9) comprising new floorboards with insulation between joists (240m ²).	14,400	
-	Chemical dpc existing retained walls.	8,500	
-	Level floors over basement with packers and firrings (240m ²).	6,000	
-	New slab to basement including all excavation (spec as above) (76m ²).	24,200	
-	Excavate and form bay to G1, G9 including footings.	12,000	
-	Extra for basement G1, G9 for underpinning walls due to floor build up (48m).	96,000	
-	Cavity drain membrane system to walls and floors to basement including sump and pump all by specialists.	15,000	
-	Wall lining to cavity drain membrane comprising stud, ply, insulation, breather membrane plasterboard and skim (115m ²).	12,500	
			225,500
		C/F £	345,200

4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS (CONT)		
		B/F £	345,200
4.03	EXTERNAL WALLS		
-	Walls to form bay G1, G9 including forming window openings.	8,000	
-	Cavity wall to two storey and first floor extension including insulation, block inner leaf, cavity, brick outer leaf all to match existing (150m ²).	37,500	
-	Extra tying to existing (12m).	800	
-	Extra for forming window and door openings of any size (10nr).	2,500	
-	Extra cutting to profile of roof (24m).	600	
-	Extra for clay tiles cladding in lieu of brick on block skin.	-	
-	Extra for cavity trays, dpcs etc.	1,500	
-	Extra for brickwork from top of foundation to dpc level including dpc.	2,200	
-	Allow mild acid wash to brickwork and vertical tiling.		
-	Extra removing redundant services and making good.		
-	Extra repointing to brickwork areas and brick repairs.		
-	Extra for replacing delaminated or cracked tile hanging.		
-	Plaster to new walls internally (150m ²).	4,500	
-	Insulation to cavities existing walls where cavity walls exist.	30,000	
-	Thermal board and skim existing brick walls incl all necessary battens including to window reveals (750m ²).	37,500	
-	Works to chimneys, stacks etc (repointing/repairs).	7,500	
			187,600
4.04	ROOFS		
-	Pitched roof structure over new extension including wall plaster, hangers, straps, rafters, ceiling members, ridge/hips, insulation etc (area on plan) (92m ²).	16,500	
-	Ditto to top of ground floor flat roofs (150m ²).	26,700	
-	Carry out timber repairs to existing roof and treat for insect attack - say.	11,000	
-	Works to roof over three storey staircase enclosure – say.	5,000	
-	Insulation to existing roofs 400 thick (460m ²).	19,000	
-	Adapt existing roofs to suit extensions.	10,000	
-	Ornate timber fascias, gables, soffits to new and existing roofs.	30,000	
-	Cover roof with felt, battens and clay tiles (part retained from strip out) using existing and new including all flashings, lead gutters, hips, ridge etc (area on plan 700m ²).	84,000	
		C/F £	532,800

4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS (CONT)	B/F £	202,200	532,800
4.04	ROOFS (CONT)			
-	Ventilation roofs.		4,000	
-	UPVC gutters and downpipes new and existing roofs.		10,000	
-	Replace flat roof to terrace including new paving and joists, insulation etc (37m ²).		9,500	
-	Glass balustrade to terrace (17m).		4,500	
				230,200
4.05	UPPER FLOORS			
-	New floor (decking, insulation, joists) to first floor extensions including fireproofing (72m ²).		8,300	
-	Ditto new loft second floor S1 (68m ²).		7,800	
-	Create openings in floors for new staircases (4nr).		2,400	
-	Insulation and new boarding to first floor to comply with sound and fire (396m ²).		19,800	
-	Ditto to duplex G1, G9 but no requirement for fire (80m ²).		3,200	
-	Extra for new floor to bay (4m ²).		600	
-	Level existing floors prior to laying board.		9,900	
				52,000
4.06	STAIRCASES			
-	Overhaul existing staircases, handrails and balustrading.		3,000	
-	New timber staircases within apartments including handrails and timber balustrading (4nr).		12,000	
				15,000
4.07	WINDOWS, DOORS AND SCREENS			
-	Composite front entrance doors and glazed panel to apartment entrances (9nr).		13,500	
-	UPVC double glazed windows to all elevations (81nr).		72,900	
-	Ditto pair of doors to G5, F4, F6, F7 (5nr).		17,500	
-	Ditto pair of doors and sidelights (1nr).		4,500	
-	Ditto single door and sidelight (3nr).		4,100	
-	Ditto single door to main staircase linked to intercom and door release (1nr).		2,500	
		C/F £	115,000	830,000

4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS (CONT)		
		B/F £	115,000
			830,000
4.07	WINDOWS, DOORS AND SCREENS (CONT)		
-	Ditto pair of doors (2nr).	6,000	
-	Replace windows to main entrance lobby.	4,000	
-	Juliette balcony (3nr).	2,400	
-	Window boards internally.	4,500	
-	Ironmongery to doors and windows including door release/entry to common door (incl in rates above).	-	
-	Note: all windows/doors pre-finished and to be Secured by Design.	-	
			131,900
4.08	INTERNAL PARTITIONS		
-	Upgrade existing partitions to form party walls between units including all plaster (414m ²).	24,900	
-	Extra for rebuilding sundry areas – say (60m ²).	5,000	
-	Softwood/metal stud partitions within apartments complete with insulation, one layer plasterboard and skim coat to each side incl forming all door openings (860m ²).	60,200	
-	Ashlar walls to second floor (30m ²).	1,500	
-	Replaster existing remaining internal walls (50m ²) (see above for upgrade partitions).	2,000	
			93,600
4.09	INTERNAL DOORS (assumed all replaced)		
-	Front door to each apartment, panelled fireproofed to receive paint finish including all ironmongery, all to Secured by Design (supply ironmongery £125/door) (9nr).	14,700	
-	Door and lining to basement access incl lock (1nr).	900	
-	Doors within apartment flush, to receive paint finish, softwood lining and architrave including all stainless steel effect ironmongery (supply ironmongery £50/door) (81nr).	52,700	
-	Pair doors storage (6nr).	4,800	
-	Doors to eaves storage to S1 (2nr).	600	
-	Fireproof door including vision panel to common area stairs (2nr).	4,000	
-	Ditto pair of doors (1nr).	2,600	
			80,300
		C/F £	1,135,800

4.00	APPROXIMATE ESTIMATE OF COSTS - APARTMENTS (CONT)		
	B/F £		1,135,800
4.10	JOINERY		
-	Supply and fit kitchen including worktops, splashbacks and white goods (washing machine, fridge/freezer, dishwasher, hob, oven, extractor, sink and taps) (supply £11,500.00 allowed) (17nr).	221,000	
-	Shelving/hanging rails to cupboards within apartments (see 5.10 for door) (17nr).	5,100	
-	Wardrobes spray painted MDF to master (16nr).	32,000	
-	Dressing areas (1nr).	3,000	
-	Storage units to halls (2nr).	2,000	
-	Cupboards to common hall stairs including partitions door, shelves (1nr) (cleaner's cupboard).	1,500	
-	Skirtings simple profile softwood to all rooms except bathrooms.	26,000	
-	Mirrors to bathrooms (26nr).	4,700	
-	Sundry boxing and the like.	17,000	
-	Service risers/smoke outlets etc.	6,000	
-	Letter boxes to ground common areas.	800	
-	Battens to windows for curtains.	4,500	
			323,600
4.11	FLOOR FINISHES		
-	Laminate wood effect flooring to all floors except bathrooms (£25/m ² supply) (1238m ²).	61,900	
-	Tiles to bathrooms on and including ditra matting (£35/m ² supply) (108m ²).	13,500	
-	Tiles to ground common entrances and corridor incl steps and preparation (40m ²).	5,000	
-	Carpet to landings (27m ²).	500	
-	Carpet to staircases from ground to second floors (common stairs and landings).	4,000	
-	Carpet to staircases within apartment (4nr).	4,000	
-	Coir matting to base of staircases to apartments with external door (2nr).	200	
-	Matwell to ground entrances (6nr).	1,300	
-	Thresholds at change of floor materials – say.	4,000	
			94,400
	C/F £		1,553,800

4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS (CONT)		
		B/F £	1,553,800
4.12	WALL FINISHES		
-	For wall plaster and plasterboard see internal partitions and external walls.	-	
-	Kitchen splashbacks (£35/m ² supply) (see 5.11).	-	
-	Tiling to bathrooms (£35/m ² supply) (includes plastic edge trims at corner) (22m ² /bathroom) (572m ²).	63,000	
-	Splashbacks to WCs (2nr).	200	
			63,200
4.13	CEILING FINISHES		
-	Plasterboard and skim ceilings (1305m ²).	38,000	
-	Extra suspension to form service void (1305m ²).	33,000	
-	Extra for sound proofing/fireproofing between units (550m ²).	33,000	
-	Bond and skim undersides of existing staircase.	2,000	
-	Plasterboard and skim underside new stairs (4nr).	1,800	
-	Thermal board and skim second floor ceiling (80m ²).	4,000	
			111,800
4.14	DECORATIONS		
-	Internal decorations (emulsion walls and ceilings, gloss to woodwork).	128,000	
-	Decorations to common areas incl staircases.		
-	External decorations to render, soffits, fascias, metalwork etc.	10,000	
			138,000
4.15	SANITARY INSTALLATION		
-	White sanitaryware, with chrome plated taps, showers, bath panel, heated towel rails, glass shower screens and cubicles supply (26nr bathrooms, 1nr WC).	80,000	
-	Fit sanitaryware.	76,000	
-	Provide bathroom fixtures (toilet roll holders, hooks etc) (£50/bathroom) (26nr).	1,300	
-	Fit the above.	1,300	
-	Provide waste and stack installation to suit layout including to kitchen.	Incl above	
			158,600
		C/F £	2,025,400

4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS (CONT)		
		B/F £	2,025,400
4.16	PLUMBING INSTALLATION		
-	ASHP to each unit (17nr).	200,000	
-	Hot water cylinder to each apartment (17nr).	42,500	
-	Hot and cold water including cold water supply common area.	90,000	
-	Cold water riser (17nr).	18,000	
-	Supply to towel rails (26nr).	7,800	
-	Heating installation – large to suit ASHP, all thermostatically controlled (85nr).	34,000	
-	Outside taps to terraces, private amenity (6nr).	1,800	
-	Heating to common areas, electric storage heaters (5nr).	3,000	
-	Allow for testing and commissioning, design.	11,000	
-	Enclosures and base for ASHP (17nr).	17,000	
-	Allow for all builders work.	11,000	
			436,100
4.17	ELECTRICAL INSTALLATION		
-	Fuse board and sub main to suit (18nr).	18,000	
-	Power for central heating controls, ASHP, cylinder etc (17nr).	10,200	
-	Extract fans and all ductwork to bathrooms, kitchens (45nr).	13,500	
-	TV/satellite to living rooms run to shared dishes and aerials (17nr).	3,400	
-	Satellite dishes and TV aerials to suit 17nr apartments.	2,000	
-	Telephone points to living room run back to service riser (17nr).	3,400	
-	LED low energy downlighters to all rooms including all white standard switch plates (550nr) (supply £10 each).	38,500	
-	Pendant lights and switches to cupboards and eaves storage (19nr).		
-	Power installation generally (4nr living rooms, 1nr dining area, 1nr hall, 1nr landing, 4nr bedrooms) (243nr).	17,100	
-	Power to kitchen including to white goods, cooker etc, all standard white (17nr).	8,500	
-	Shaver points to bathrooms (26nr).	3,900	
-	Door bell and push to own front entrance doors.	800	
-	Lighting to under kitchen units (17nr).	3,400	
-	Mirror light to bathrooms (26nr).	3,900	
-	External security lighting to entrances (11nr).	3,300	
		C/F £	129,900
			2,461,500

4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS (CONT)		
		B/F £	
		129,900	2,461,500
4.17	ELECTRICAL INSTALLATION (CONT)		
-	External power points (6nr).	1,200	
-	Mains wired smoke heat detectors within flats (38nr).	3,800	
-	Mains wired carbon monoxide detector (17nr).	1,700	
-	Video door entry system (2nr separate systems).	8,000	
-	Power and lighting to common areas including external light porch and lighting basement.	6,000	
-	Fire alarm to common areas.	10,000	
-	External lighting to terraces and private amenity (6nr).	1,800	
-	Earthing.	5,100	
-	Testing/commissioning/design.	10,200	
-	Builders work in connection.	12,700	
-	(Note all standard white MK logic range).	-	
			190,400
4.18	INCOMING SERVICES (see section 7.00)		-
4.19	ACOUSTIC TESTING		
-	Test each apartment for acoustic and provide certificates (17nr).		13,000
4.20	UNDERGROUND DRAINAGE		
-	Provide underground drainage to suit flats including drain runs, manholes etc using as much of existing drainage as possible – say.	25,000	
-	Provide underground drainage to suit rainwater and surface water drainage including all soakaways (majority retained and extended for new roof areas).	10,000	
-	Sewage treatment plant to suit including replacing existing and all builders work.	50,000	
			85,000
4.21	EXTERNAL WORKS (see section 7.00)		-
		C/F £	2,749,900

4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS (CONT)			
		B/F £		2,749,900
	MAIN CONTRACTORS PRELIMINARIES			343,700
	SCAFFOLDING/TEMPORARY ROOF			95,000
	MAIN CONTRACTORS PROFIT AND OVERHEAD 10%			318,900
	TOTAL APPROXIMATE COSTS			£3,507,500
<u>Cost/m²</u>				
Gross internal residential floor area = 1237m ²				
Therefore cost/m ² = £3,507,500 ÷ 1237m ² = £2,835/m ²				
Gross internal floor area including common areas and basement = 1325m ²				
Therefore cost/m ² = £3,507,500 ÷ 1325m ² = £2,723/m ²				
5.00	APPROXIMATE ESTIMATE OF COSTS - HOUSES			
5.01	DEMOLITIONS (see section 6.00 for clearance of site and removing redundant buildings etc)			
	- Asbestos survey and any removal – say.		1,000	
	- Strip out building back to shell including removing all services, finishes, fittings, flooring, roof covers, windows, doors, wall not required in new layout.		15,000	
	- Protect existing staircase.		500	
	- Block up/adapt external openings (10nr).		12,000	
				28,500
5.02	FOUNDATIONS/SLAB			
	- No foundation work required.		-	
	- Remove existing screed, prepare existing slab, provide dpm, screed and insulation (188m ²).		14,00	
				14,100
5.03	EXTERNAL WALLS			
	- Allow mild acid wash as for apartments.			
	- Extra removing redundant services and making good.			
	- Extra repointing to brickwork areas and brick repairs.			
	- Extra for replacing delaminated or cracked tile hanging.			
			20,000	
		C/F £	20,000	42,600

5.00	APPROXIMATE ESTIMATE OF COSTS - HOUSES (CONT)		
	B/F £	20,000	42,600
5.03	EXTERNAL WALLS (CONT)		
-	Thermal board and skim existing brickwalls incl all necessary battens including to window reveals (438m ²).	21,900	
-	Works to chimneys, stacks etc (repointing/repairs).	1,500	
			43,400
5.04	ROOFS		
-	Insulation existing roof, 400mm thick (187m ²).	7,500	
-	Decking to loft (10m ² /property).	600	
-	UPVC fascias/fable/soffit etc (130m).	6,500	
-	Replace rainwater goods with plastic.	3,000	
-	Cover roof with felt, battens and clay tiles (part retained from strip out) using existing and new including all flashings, hips, ridge etc (area on plan 187m ²).	22,500	
-	Ventilation roofs.	1,500	
			41,600
5.05	UPPER FLOORS		
-	Allow for sound proofing quilt fibre between joists (148m ²).	2,300	
-	18 thick decking as floor deck (148m ²).	3,000	
-	Levelling floors prior to laying (148m ²).	3,700	
			9,000
5.06	STAIRCASES		
-	Timber staircase from ground to first floors complete with timber balustrade and handrails, to receive paint finish (1nr).	4,000	
-	Overhaul 2nr staircases and balustrades.	2,000	
			6,000
5.07	WINDOWS, DOORS AND SCREENS		
-	UPVC framed double glazed windows to all elevations (prefinished) (41nr).	36,900	
-	Composite panelled front entrance door (3nr) (1nr stable door).	4,500	
-	Extra for fixed light over.	400	
-	Ditto to utility (1nr).	1,300	
	C/F £	43,100	142,600

5.00	APPROXIMATE ESTIMATE OF COSTS - HOUSES (CONT)		
	B/F £	43,100	142,600
5.07	WINDOWS, DOORS AND SCREENS (CONT)		
-	Ditto French doors (3nr).	10,500	
-	Window boards internally.	2,100	
-	Ironmongery to doors and windows (incl above).	-	
-	Note: all windows/doors prefinished and to be Secured by Design.	-	
			55,700
5.08	INTERNAL PARTITIONS		
-	Make good existing partitions including reskimming (90m ²).	2,500	
-	Softwood/metal stud partitions within apartments complete with insulation, one layer plasterboard and skim coat to each side incl forming all door openings (128m ²).	9,000	
-	Partitions to form party walls including insulation and fireproofing (26m ²).	3,500	
			15,000
5.09	INTERNAL DOORS		
-	Doors flush doors to receive paint finish, softwood lining and architrave including all stainless steel effect ironmongery (supply ironmongery £50/door) (29nr) (incl cupboard doors).	18,900	
-	Pair solid doors to storage (1nr).	900	
			19,800
5.10	JOINERY		
-	Supply and fit kitchen including quartz worktops, splashbacks and white goods (washing machine, fridge/freezer, dishwasher, hob, oven, extractor, sink and taps) (average supply £12,500 allowed) (3nr).	42,000	
-	Shelving/hanging rails to cupboards/sotres (doors included under 4.09) (3nr).	900	
-	Utility fittings (white goods incl above) (1nr).	2,000	
-	Wardrobes spray painted finish to master bed (3nr).	6,000	
-	Skirtings simple profile softwood or mdf to all rooms except bathrooms.	4,500	
-	Mirrors to bathrooms (5nr).	900	
-	Sundry boxing and the like.	3,000	
	C/F £	59,300	233,100

5.00	APPROXIMATE ESTIMATE OF COSTS - HOUSES (CONT)		
	B/F £	59,300	233,100
5.10	JOINERY (CONT)		
-	Boxing/ductwork to bathrooms/WCs.	4,000	
-	Timber batten over windows for curtain rail.	1,900	
-	Access panels, architrave and access ladder to loft (3nr).	2,500	
			67,700
5.11	FLOOR FINISHES		
-	Tiles to bathrooms, WCs and utility on and including ditra matting £35/m ² supply) (26m ²).	3,300	
-	Carpet to staircases (3nr).	3,000	
-	Carpet to first floors landings including underlay (£20/m ² supply) (17m ²).	500	
-	Thresholds at change of floor materials – say.	800	
-	Laminate wood effect flooring to all floors except bathrooms (£25/m ² supply) (293m ²).	14,700	
-	Matwell to ground entrance (3nr).	1,500	
			23,800
5.12	WALL FINISHES		
-	For wall plaster and plasterboard see internal partitions and external walls.	-	
-	Kitchen splashbacks (£30/m ² supply) (see joinery).	-	
-	Tiling to bathrooms (£35/m ² supply) (includes plastic edge trims at corner) (25m ² /bathroom) (125m ²).	13,800	
-	Splashback to WCs (2nr)..	200	
			14,000
5.13	CEILING FINISHES		
-	Plasterboard and skim to underside of ceilings (336m ²).	8,400	
-	Ditto underside of staircases (1nr).	400	
-	Skim underside of existing staircase.	600	
			9,400
5.14	DECORATIONS		
-	Internal decorations (emulsion walls and ceilings, gloss to woodwork, varnish to stair handrail).	23,000	
-	All external areas prefinished.	-	
			23,000
	C/F £		371,000

5.00	APPROXIMATE ESTIMATE OF COSTS – HOUSES (CONT)		
		B/F £	371,000
5.15	SANITARY INSTALLATION		
-	White sanitaryware, with chrome plated taps, showers, bath panel, heated towel rails, glass shower screens and cubicles supply (18nr bathrooms and 2nr WCs).	17,000	
-	Fit sanitaryware.	15,000	
-	Provide bathroom fixtures (toilet roll holders, hooks etc) (£50/bathroom) (5nr).	200	
-	Fit the above.	200	
-	Provide and fit bath accessories to WCs (2nr).	200	
-	Provide waste and stack installation to suit layout including to kitchen.	Incl above	
			32,600
5.16	PLUMBING INSTALLATION		
-	Air source heat pump, controls, pumps, plant, ductwork (3nr).	34,100	
-	Hot water cylinder including all controls (3nr).	7,500	
-	Rising main.	3,000	
-	Hot and cold water.	16,500	
-	Outside taps (3nr).	900	
-	Supply to towel rails to bathrooms (6nr).	1,800	
-	Heating installation – large to suit ASHP, all thermostatically controlled (27nr).	10,800	
-	Allow for testing and commissioning, design.	2,000	
-	Allow for all builders work.	2,000	
-	ASHP base and enclosure.	3,400	
			82,000
5.17	ELECTRICAL INSTALLATION		
-	Fuse board and sub main to suit (3nr).	3,000	
-	Power for central heating controls, cylinder, air source heat pump (3nr).	1,800	
-	Extract fans and all ductwork to kitchens, WCs, utility, baths (11nr).	3,300	
-	TV/satellite to living rooms, master bedroom including aerial (6nr) (Sky dish by owner).	3,600	
-	Telephone points to living room and master bed run back to duct (6nr).	1,200	
-	LED low energy downlighters to all rooms including all white standard switch plates (140nr) (supply £10 each).	9,800	
		C/F £	22,700
			485,600

5.00	APPROXIMATE ESTIMATE OF COSTS – HOUSES (CONT)		
	B/F £	22,700	485,600
5.17	ELECTRICAL INSTALLATION (CONT)		
-	Pendant lights and switches to stores, loft void (6nr).	400	
-	Power installation generally (5nr living area, 2nr dining, 3nr bedrooms and 1nr hall and landing) (54nr).	3,800	
-	Power to kitchen including to white goods, cooker etc, all standard white (3nr).	1,500	
-	Power to utility ditto (1nr).	300	
-	Shaver points to bathrooms (5nr).	800	
-	Lighting to under kitchen units (3nr).	600	
-	Mirror light to bathrooms (5nr).	800	
-	External power point (3nr).	600	
-	External lighting to front door and rear garden (6nr).	1,800	
-	Mains wired smoke heat detectors (9nr).	900	
-	Mains wired carbon dioxide detector (3nr).	300	
-	Door bell and push (3nr).	300	
-	Power for intruder alarm (3nr) (for installation by owner).	300	
-	Earthing.	1,000	
-	Testing/commissioning.	1,500	
-	Builders work in connection.	2,300	
-	(Note all standard white MK logic range).		
			39,900
5.18	INCOMING SERVICES (see section 6.00)		
-	Incoming water, gas and electrical mains including all builders work.		-
-	Incoming telephone ducting to each house.		
5.19	ACOUSTIC TESTING		
-	Acoustic testing to houses (semi detached).		1,600
5.20	UNDERGROUND DRAINAGE		
-	Provide underground drainage to suit houses including drain runs, manholes etc (using as much existing drainage as possible) – say.	7,000	
-	Provide underground drainage to suit rainwater and surface water drainage (all retained) (allow sundry repairs) – say.	1,000	
	C/F £	8,000	527,100

5.00	APPROXIMATE ESTIMATE OF COSTS - HOUSES (CONT)		
	B/F £	8,000	527,100
5.20	UNDERGROUND DRAINAGE (CONT)		
-	For sewage treatment plant see section 4.20.		
			8,000
5.21	EXTERNAL WORKS (see section 6.00)		-
			£535,100
	MAIN CONTRACTORS PRELIMINARIES		66,900
	SCAFFOLDING / TEMPORARY ROOF		25,000
			£627,000
	MAIN CONTRACTORS PROFIT AND OVERHEAD 10%		62,700
	TOTAL APPROXIMATE COSTS		£689,700
	<u>Cost/m²</u>		
	Therefore cost/m ² = £689,700 ÷ 336m ² = £2,052/m ²		
6.00	APPROXIMATE ESTIMATE OF COSTS – DEMOLITIONS, EXTERNAL WORKS, DRAINAGE, INCOMING SERVICES, NHBC ETC		
6.01	DEMOLITIONS		
-	Asbestos survey and removal.	1,000	
-	Demolish existing buildings and out buildings, sheds etc and clear site.	20,000	
			21,000
6.02	INCOMING SERVICES		
-	Incoming water, electric mains including all builders work.		
-	Ducts and brick access pits for incoming telephone.		
			100,000
6.03	NHBC/WARRANTY		
-	NHBC or similar warranties/guarantee.		
			60,000
	C/F £		181,000

6.00	APPROXIMATE ESTIMATE OF COSTS – DEMOLITIONS, EXTERNAL WORKS, DRAINAGE, INCOMING SERVICES, NHBC ETC (CONT)		
		B/F £	181,000
6.04	UNDERGROUND DRAINAGE		
-	For drainage to properties see section 4.00 and 5.00 of this estimate.	-	
-	Drains to paving, parking. Not required as permeable.	-	
			-
6.05	EXTERNAL SERVICES		
-	Access widened to entrance by council.	8,000	
-	Structure and terraces to flats including balustrades, decking etc (6m x 2m) (3nr).	15,000	
-	Extra for steps to decking.	3,000	
-	Works to existing terrace – say.	1,000	
-	Remedial works existing access road – say.	15,000	
-	Bin store with green roof for houses (3nr) (includes concrete beam).	3,000	
-	Bin store with green roof for apartments.	2,500	
-	Cycle stores with green roof for houses on concrete bed (3nr).	3,000	
-	Cycle store with green roof for apartments including concrete base.	4,500	
-	Cycle rack for visitors.	400	
-	Permeable paving to form parking (800m ²) (incl also cell paving).	112,000	
-	Enlarge opening in brick wall and form piers.	3,000	
-	General paving, patios etc – say (300m ²).	33,000	
-	Lighting, signage.	4,000	
-	Car chargers – say 10nr.	10,000	
-	Trim trees by specialist.	4,000	
-	Mature tree planting – say 10nr.	10,000	
-	General planting/shrubs – say.	5,000	
-	Line markings to parking.	1,000	
-	Re-landscape hardstanding (336m ²).	6,000	
-	General hedging etc.	5,000	
-	Works to existing paving etc – say.	10,000	
			258,400
			£439,400
	MAIN CONTRACTORS PRELIMINARIES		54,900
			£494,300
	MAIN CONTRACTORS PROFIT AND OVERHEAD 10%		49,400
	TOTAL APPROXIMATE COSTS		£543,700

7.00	OVERALL COSTS		
	- APARTMENTS (4.00)		3,507,500
	- HOUSES (5.00)		689,700
	- DEMOLITION, EXTERNAL WORKS, CONTAMINATION, DRAINAGE, INCOMING SERVICES, NHBC (6.00)		543,700
	TOTAL OVERALL COSTS		£4,740,900
8.00	EXCLUSIONS		
	- VAT.		
	- District surveyors/planning fees.		
	- Professional fees.		
	- Satellite second fix.		
	- Excavation in contaminated soil and subsequent removal.		
	- Security alarm.		