CMC

Construction Management Consulting
Chartered Quantity Surveyors

Elemental Cost Plan

for

VIVER GREEN

Date Issued

15/02/2021

Revision: B

Changes in this revision:
Rev.A - Amended in line with Arrow comments on M&E
Rev.B - Amended in line with Kitchen quotes received 24th October 2020
Rev.C - GIA's amended and updated to reflect tender drawings. Some rates corrected, namely; screed, internal fire doors, burlington slate products. Kerbs added.

Previous Revisions:
Rev.- Issued 16th October 2020
Rev.A Issued 22nd October 2020
Rev.B Issued 26th October 2021

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Information used in the preparation of this Cost Plan:

Drawing ref:	Revision	Date	Title
LAWRAY - ARCHITECTS:			
19209_LAW-E-P-TMP_Doc	03	14/08/2020	Drawing Issue Register; General Arrangement Layout Drawings
19209_LAW-E-P-TMP_Doc	03	14/08/2020	Drawing Issue Register; Detail Drawings
19209_LAW-E-P-TMP_Doc	03	14/08/2020	Drawing Issue Register; Schedules
ABSTRUCT - CIVILS & STRUCTURAL:			
Structural			
AC19237	T1	17/07/2020	Structural Drawing Issue Register; Viver Green - Site Wide
AC19237	T2	15/09/2020	Structural Drawing Issue Register; Viver Green - Plot 7
AC19237	T1	17/07/2020	Structural Drawing Issue Register; Viver Green - Plot 8
AC19237	T2	07/08/2020	Structural Drawing Issue Register; Viver Green - Plot 9
AC19237	T3	28/08/2020	Structural Drawing Issue Register; Viver Green - Plot 10
AC19237	T4	28/08/2020	Structural Drawing Issue Register; Viver Green - Plot 11
AC19237	T2	10/08/2020	Structural Drawing Issue Register; Viver Green - Plot 12
AC19237	T4	28/08/2020	Structural Drawing Issue Register; Viver Green - Plot 13
AC19237	T3	28/08/2020	Structural Drawing Issue Register; Viver Green - Plot 14
AC19237	T3	28/08/2020	Structural Drawing Issue Register; Viver Green - Plot 15 & 16
AC19237	T2	28/08/2020	Structural Drawing Issue Register; Viver Green - Plot 17
AC19237	T2	08/07/2020	Structural Drawing Issue Register; Viver Green - Plot 18/19/20
Civils			
AC19237	T2	25/09/2020	Civil Drawing Issue Register; Viver Green, Lake District
ARROW - MECHANICAL, ELECTRICAL, PLUMBING:			
Drawings & Specifications			
AEC - 0100	T3	06/07/2020	Drawing Register and Issue Sheet - Plot 7
AEC - 0100	T3	06/07/2020	Drawing Register and Issue Sheet - Plot 8
AEC - 0100	T2	06/07/2020	Drawing Register and Issue Sheet - Plot 9
AEC - 0100	T1	06/07/2020	Drawing Register and Issue Sheet - Plot 10
AEC - 0100	T1	24/08/2020	Drawing Register and Issue Sheet - Plot 11
AEC - 0100	T2	06/07/2020	Drawing Register and Issue Sheet - Plot 12
AEC - 0100	T1	24/08/2020	Drawing Register and Issue Sheet - Plot 13
AEC - 0100	T1	24/08/2020	Drawing Register and Issue Sheet - Plot 14
AEC - 0100	T1	24/08/2020	Drawing Register and Issue Sheet - Plot 15
AEC - 0100	T1	24/08/2020	Drawing Register and Issue Sheet - Plot 16
AEC - 0100	T1	24/08/2020	Drawing Register and Issue Sheet - Plot 17
No Drawing Register and Issue Sheets for Plots 18, 19 & 20			
AEC - 0100	-	05/07/2020	Design Risk Assessment
-	-	-	Design Data Sheet Plot 7 - Type H5
-	-	-	Design Data Sheet Plot 8 - Type H2
-	-	-	Design Data Sheet Plot 9 - Type H5
-	-	-	Design Data Sheet Plot 10 - Type H2
-	-	-	Design Data Sheet Plot 11 - Type H3
-	-	-	Design Data Sheet Plot 12 - Type H1
-	-	-	Design Data Sheet Plot 13 - Type H3
-	-	-	Design Data Sheet Plot 14 - Type H1
-	-	-	Design Data Sheet Plot 15 - Type H6B
-	-	-	Design Data Sheet Plot 16 - Type H6A
-	-	-	Design Data Sheet Plot 17 - Type H4
No Design Data Sheets for Plots 18, 19 & 20			
-	-	21/04/2020	Distribution Board Schedule; Viver Green Plot 7
-	T2	22/06/2020	Distribution Board Schedule; Viver Green Plot 8 H2
-	-	21/04/2020	Distribution Board Schedule; Viver Green Plot 9 H5
-	-	21/04/2020	Distribution Board Schedule; Viver Green Plot 10 H2
-	-	21/06/2020	Distribution Board Schedule; Viver Green Plot 11 H3
-	-	17/05/2020	Distribution Board Schedule; Viver Green Plot 12 H1
-	-	21/06/2020	Distribution Board Schedule; Viver Green Plot 13 H3
-	-	21/06/2020	Distribution Board Schedule; Viver Green Plot 14 H1
-	-	21/06/2020	Distribution Board Schedule; Viver Green Plot 15 H6B
-	-	21/06/2020	Distribution Board Schedule; Viver Green Plot 16 H6A
-	-	21/06/2020	Distribution Board Schedule; Viver Green Plot 17 H4
-	-	21/06/2020	Distribution Board Schedule; Viver Green Plot 18 H4A
-	-	21/06/2020	Distribution Board Schedule; Viver Green Plot 18, 19 Communal DB
-	-	21/06/2020	Distribution Board Schedule; Viver Green Plot 19 H4B
-	-	21/06/2020	Distribution Board Schedule; Viver Green Plot 20 H4C
OTHER INFORMATION:			
BuildaKit			
Budget Estimate - TF-949 - 10	A	22/06/2020	Budget Estimate & Timber Frame Specification and Scope of Works (Plot 10)
Budget Estimate - TF-949 - 11	A	22/06/2020	Budget Estimate & Timber Frame Specification and Scope of Works (Plot 11)
Budget Estimate - TF-949 - 12	A	22/06/2020	Budget Estimate & Timber Frame Specification and Scope of Works (Plot 12)
Budget Estimate - TF-949 - 15/16	A	22/06/2020	Budget Estimate & Timber Frame Specification and Scope of Works (Plot 15 & 16)
Budget Estimate - TF-949 - 17	-	22/06/2020	Budget Estimate & Timber Frame Specification and Scope of Works (Plot 17)

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Comments, assumptions and limitations:

1 If item descriptions within this cost plan include more detail than is included in the information provided, those descriptions are to show the inclusive nature of the rated work, and should not be used as a definition of, or recommendation for specification of the works. The costs shown are budgets that the detailed design should seek to achieve.
2 Prime Cost sum shall have the same definition as the RICS New Rules for Measurement volume 1.
3 Provisional Sum ("PSUMS") shall mean cost or work that is insufficiently defined to have certainty of cost. The Provisional Sums included within the Cost Plan are deemed to be Defined Provisional Sums.
4 We have made no allowance for inflation.
5 We have not included any cost in relation to the removal of Asbestos, or any other form of contamination.
6 No costs associated with surveys have been included; such as Existing Services, Structural, Site Investigation, Asbestos, Contamination, Ecology, etc; as we have not been party to these engagements, if any.
7 Cost associated with promotion/marketing of finished units is not included in the cost plan.
8 We have included a percentage of 8% for Preliminaries and 5% for Main Contractors Overhead & Profit.
9 VAT is not included.
10 Building envelope air tightness testing is not included.
11 We have deemed that any additional hoarding of the site, is included in the prelims percentage.
12 Project / design team fees are excluded from this cost plan.
13 We have not included a contingency in this cost plan.
14 We have assumed that all excavated material removed from site will be classified as inert.
15 We have assumed that there will be no requirement for diverting any existing utilities/stats services on or around site.
16 We have measured through all rooflights to ceilings and therefore the measure is deemed to include all reveals and surrounds to rooflights.
17 Where there are vaulted ceilings, we have measured the areas on plan.
18 Structural alterations to plots 7, 8, and 9 are measured in section 7 Existing Buildings Work. All finishes are then measured in main sections of scope document.
19 Completion of roof to plots 7, 8, and 9 are measured in section 7. Roof to plot 12 measured in section 2.
20 We have not included W23 on plot 7 as we do not think it exists.
21 We have not included W14 on plot 7 as we do not think it exists.
22 We have not included W25 on plot 12 as we do not think it exists.
23 We have not measured W21 on Plot 12 as shown on drawing 314122 T02; as we cannot find it on the plans or elevation.
24 Rooflight sizes to Plots 15/16 have been assumed as there are no detail drawings for them.
25 We have only allowed wardrobes to plot 12 as a show home. We would expect wardrobes to be sold as extra to buyer.
26 This cost plan takes into account the responses received in relation to TQ number 1 to 119.

ITEM	DESCRIPTION	QUANTITY	UNIT	COMBINED TOTAL £	PHASE 2 £	PHASE 3 £
	Elemental Cost Plan					
	Cost Plan					
	Project title: Viver Green, Hincaster					
	GIFA:		**m2**	**3,494.17**	**1,486.30**	**2,007.87**
	Base date: 16/10/2020					
	SUMMARY:					
0	Facilitating works			11,100	0	11,100
	Building Works:					
1	Substructures			220,513	35,767	184,746
2	Superstructures			2,546,767	818,732	1,728,035
3	Internal Finishes			480,921	206,593	274,328
4	Fixtures and fittings			372,199	187,622	184,577
5	Services			1,445,506	601,537	851,969
6	Pre Fabricated Buildings			0	0	0
7	Existing Buildings			79,027	79,027	0
8	External Works			841,340	462,720	390,815
	Subtotal (facilitating works and works) (A)			**6,017,568**	**2,391,997**	**3,625,570**
9	MC Preliminaries @ 8%(B)			481,405	191,360	290,046
	Subtotal (works and preliminaries) (C) C = A + B)			**6,498,973**	**2,583,357**	**3,915,616**
10	MC Overheads and Profit (D)			324,949	129,168	195,781
	Subtotal (Total works estimate) (E - E = C + D)			**6,823,922**	**2,712,525**	**4,111,397**
11	Project / Design team fees (F)			Excl.	Excl.	Excl.
12	Other development / project costs (G)			Excl.	Excl.	Excl.
	Base Cost Estimate (I - I = E + F)			**6,823,922**	**2,712,525**	**4,111,397**
13	Risk allowances (j)			Excl.	Excl.	Excl.
14	Client Contingency @ 5% (j)			Excl.	Excl.	Excl.
	Cost limit (excluding inflation) (K - K = I + J)			**6,823,922**	**2,712,525**	**4,111,397**
15	Tender inflation allowance (L)			Excl.	Excl.	Excl.
	Cost limit (excluding VAT) (M - M = K + L)			**6,823,922**	**2,712,525**	**4,111,397**
	VAT			Excl.	Excl.	Excl.
	Cost plan total			**6,823,922**	**2,712,525**	**4,111,397**
	GIFA Building cost per m²			***1,952.94***	***1,825.02***	***2,047.64***
	GIFA Building cost per ft²			***181.43***	***169.55***	***190.23***

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QTY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QTY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
0	**Facilitating works**															
0.1	**Toxic / hazardous material removal**				N/A					N/A					N/A	
0.2	**Major demolition works**															
0.2.1	Breakout existing reinforced concrete raft foundations to Plot 10 include removal of all arisings from site membranes, service entry, below ground drainage etc. Backfill as required.	182	m2	50	9,100							182	m2	50	9,100	
						9,100					0					9,100
0.3	**Temporary support to adjacent structures**				N/A					N/A					N/A	
0.4	**Specialist Groundworks**				N/A					N/A					N/A	
0.5	**Temporary diversion works**															
0.5.1	Allowance of diversion of existing stats services; i.e. moving services to plot 10 new slab location	1	item	2,000	2,000							1	item	2,000	2,000	
						2,000.00										2,000.00
0.6	**Extraordinary site investigation works**				N/A					N/A					N/A	
	Carried forward to summary					**11,100**					**0**					**11,100**

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QTY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QTY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
	Substructure															
1.1	**Standard foundations**															
	Isolated pad foundations															
1.1.1	750x750x500thk concrete grade RC30/37 pads; 50mm lean mix concrete binding, 150mm compacted type 1 hardcore; Include excavations and removal of obstructions below ground.	13	Nr	500	6,500		0	Nr	500	0		13	Nr	500	6,500	
1.1.2	900x900x500thk concrete grade RC30/37 pads; 50mm lean mix concrete binding, 150mm compacted type 1 hardcore;; Include excavations and removal of obstructions below ground.	2	Nr	750	1,500		0	Nr	750	0		2	Nr	750	1,500	
1.1.3	PROVISIONAL SUM: 900x900x500thk concrete grade RC30/37 pads; 50mm lean mix concrete binding, 150mm compacted type 1 hardcore;; Include excavations and removal of obstructions below ground.	2	Nr	750	1,500		2	Nr	750	1,500		0	Nr	750	0	
						9,500.00					1,500.00					8,000.00
1.2	**Specialist foundations**				N/A					N/A					N/A	
1.3	**Lowest floor construction**															
1.3.1	Reinforced concrete raft Slab; 250mm thick slab grade RC30/37, 50mm lean mix concrete binding, 150mm compacted type 1 hardcore; include A393 mesh reinforcement top and bottom, H8 U-bar @ 200 c/c to link top and bottom layers of mesh.	1,039	m2	125	129,924		0	m2	125	0		1,039	m2	125	129,924	
1.3.2	Service penetrations through slabs shall be cast-in (not post-drilled), with membranes taped and sealed strictly in accordance with specialist details.	7	No.	250	1,750		0	No.	250	0		7	No.	250	1,750	
1.3.3	70mm screed and insulation to ground floor (underfloor heating pipework measured elsewhere)	1,443	m2	55	79,340		623	m2	55	34,267		820	m2	55	45,073	
						211,013					34,267					176,746
	Carried forward to summary					**220,513**					**35,767**					**184,746**

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
	Superstructure															
2.1	**Frame**															
2.1.1	Timber Frame as per BuildaKit quotes; including fall arrest and full installation:															
2.1.1.1	- Plot 10	1	Nr.	79,487	79,487							1	Nr.	79,487	79,487	
2.1.1.2	- Plot 11 & 13	2	Nr.	97,671	195,342							2	Nr.	97,671	195,342	
2.1.1.3	- Plot 14	1	Nr.	103,427	103,427							1	Nr.	103,427	103,427	
2.1.1.4	- Plot 15/16	1	Nr.	117,310	117,310							1	Nr.	117,310	117,310	
2.1.1.5	- Plot 17	1	Nr.	101,042	101,042							1	Nr.	101,042	101,042	
2.1.2	Allowance for additional steelwork supports - PROVISIONAL SUM incl. in BuildaKit figures	6	Nr		Incl.							6	Nr		Incl.	
						596,608					0					596,608
2.2	**Upper floors**															
2.2.1	As per BuildaKit quote				Incl.										Incl.	
2.2.2	15/35mm Screed to upper floors (underfloor heating pipework measured elsewhere)	1,647	m2	29.5	48,585		678	m2	29.5	20,015		968	m2	29.5	28,570	
						48,585.32					20,015.16					28,570.16
2.3	**Roof (measured on plan, including all associated works and sundry items)**															
	Roof Coverings															
2.3.1	Plot 12 - Construction of new combination pitched roof comprising: Natural slate Burlington blue / grey nailed to 50x25mm preservative treated softwood battens, Second & third slates from ridge to be sealed using vertical grade asphalt roofing cement or similar approved, Tyvek Supro Plus fully breathable roofing felt or similar approved installed between 25x50 timber counter battens, on KINGSPAN Nilvent breathable membrane, on treated softwood rafters 200x50 and 150x50 C24 spanning between steelwork, tray infilled with 140mm TACMAT plus insulation k value 0.037 W/mK, Fully filled Rockwool Flexi batt insulation fixed to U/S of Tactray, Axter Vapour Control Layer, 150x150 preservative timber wall plate anchored at eaves, include all joints staggered, taped and sealed, clips, battens and forming openings etc: Structural Steelwork included in section 7.	248	m2	350	86,800		248	m2	350	86,800		0	m2	350	0	
2.3.2	Roof finishes to timber framed houses as per above description, except supporting structure as per and included in BuildaKit quote.	1,780	m2	200	356,000		402	m2	200	80,400		1,378	m2	200	275,600	
	Fascias & Soffits															
2.3.3	Supply and Install polyester powder coated aluminium eaves /soffit cladding Colour RAL 7016 to specialist specification and detail	786	m	75	58,950		270	m	75	20,250		516	m	75	38,700	
	Roof drainage															
2.3.4	Supply and Install polyester powder coated aluminium rainwater box gutters Colour RAL 7016 to specialist specification and detail. Including all sundry items	301	m	60	18,030		92	m	60	5,520		209	m	60	12,510	
2.3.5	Supply and Install polyester powder coated aluminium rainwater down pipes. Colour RAL 7016 to specialist specification and detail.	426	m	15	6,386		209	m	15	3,128		217	m	15	3,258	
	PROVISIONAL SUM:															
2.3.6	Make good to plot 7 and 8 **Roof** as required	362	m2	50	18,100		362	m2	50	18,100		0	m2	50	0	
2.3.7	Make good to plot 7 and 8 **box gutter** as required	72	m	30	2,160		72	m	30	2,160		0	m	30	0	
2.3.8	Make good to plot 7 and 8 **fascia & soffits** as required	190	m	38	7,114		190	m	38	7,114		0	m	38	0	
	External Terrace Areas															
2.3.9	FT-04 - Terrace - 100mm Axter Hytherm ADH tapered insulation, Axter Excel HRS Capping sheet and 40mm Concrete slabs on Wallbarn legs; all laid on Hollow rib slab measured elsewhere.	99	m2	75	7,457		99	m2	75	7,457		0	m2	75	0	
2.3.10	Ref:**FT-05** - Terrace - 100mm Axter Hytherm ADH tapered insulation, Axter Excel HRS Capping sheet and 40mm Concrete slabs on Wallbarn legs; all laid on to Buildakit timber frame structure measured elsewhere.	176	m2	75	13,163		46	m2	75	3,413		130	m2	75	9,750	
						574,159					234,341					339,818
2.4	**Stairs and ramps**															
2.4.1	Plot 7 & 9 Staircase comprising; 15nr 100mm thick solid wood treads mounted on steel middle spine support; 210mm risers, 250mm goings and 1000x1000 square half landing; min width 1000mm; include 1100mm high glass balustrade fixed to treads and wall mounted handrail.	2	Nr	9,500	19,000		2	Nr	9,500	19,000		0	Nr	9,500	0	
2.4.2	Plot 8 & 10 Staircase comprising; 28nr 100mm thick solid wood treads mounted on steel middle spine support; 210mm risers, 250mm goings and 2no. 2200x1000 rectangular half landing; min width 1000mm; include 1100mm high glass balustrade fixed to treads and wall mounted handrail.	2	Nr	17,733	35,467		1	Nr	17,733	17,733		1	Nr	17,733	17,733	
2.4.3	Plot 8 & 10 Glass floor to landing approximate size 2250x950	2	Nr	1,600	3,200		1	Nr	1,600	1,600		1	Nr	1,600	1,600	
2.4.4	Plot 11 & 13 Staircase comprising; 17nr 100mm thick solid wood treads mounted on steel middle spine support; 210mm risers, 250mm goings and 2200x1000 landing; min width 1253mm; include wall mounted handrail both sides.	2	Nr	10,767	21,533		0	Nr	10,767	0		2	Nr	10,767	21,533	
2.4.5	Plot 12 & 14 Staircase comprising; 16nr 100mm thick solid wood treads mounted on steel middle spine support; 210mm risers, 250mm goings and 2300x932 rectangular half landing; min width 989mm; include wall mounted handrail sides and glass balustrade mounted to treads.	2	Nr	10,550	21,100		1	Nr	10,550	10,550		1	Nr	10,550	10,550	

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				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
	Superstructure															
2.4.6	Plot 15 Staircase comprising; 16nr 100mm thick solid wood treads mounted on steel middle spine support; 210mm risers, 250mm goings and 931x1035 rectangular half landing; min width 931mm; include 1100mm high glass balustrade fixed to treads and wall mounted handrail.	1	Nr	10,550	10,550		0	Nr	10,550	0		1	Nr	10,550	10,550	
2.4.7	Plot 16 Staircase comprising; 16nr 100mm thick solid wood treads mounted on steel middle spine support; 210mm risers, 250mm goings and 2200x1000 rectangular half landing; min width 1000mm; include wall mounted handrail sides and glass balustrade mounted to treads	1	Nr	10,550	10,550		0	Nr	10,550	0		1	Nr	10,550	10,550	
2.4.8	Plot 17 Staircase comprising; 16nr 100mm thick solid wood treads mounted on steel middle spine support; 210mm risers, 250mm goings and 2200x1000 rectangular half landing; min width 1100mm, curve to base of stair; include 1100mm high glass balustrade fixed to treads and wall mounted handrail.	1	Nr	10,550	10,550		0	Nr	10,550	0		1	Nr	10,550	10,550	
2.4.9	Plot 19 internal timber staircase comprising; 16nr treads; 210mm risers, 250mm goings and 2 Nr 1000x1000 Square half landings; min width 1000mm; include wall mounted handrails both sides.	1	Nr	5,000	5,000		1	Nr	5,000	5,000		0	Nr	5,000	0	
2.4.10	Plot 20 internal timber staircase comprising; 16nr treads; 210mm risers, 250mm goings; min width 920mm, with quarter turn at bottom; include wall mounted handrails both sides.	1	Nr	2,500	2,500		1	Nr	2,500	2,500		0	Nr	2,500	0	
2.4.11	Glass balustrade fixed to landing mounted a minimum of 1100mm from finished floor level.	51	m	425	21,798		21	m	425	8,840		30	m	425	12,958	
						161,248					65,223					96,025
2.5	**External walls**															
2.5.1	Wall upstands; single course dense aggregate concrete blocks; Flush pointing both sides; 140mm 7N/mm2 laid on class M8 mortar	416	m	35	14,574		0	m	35	0		416	m	35	14,574	
2.5.2	EWA-01 & 02 - Weberend MT render system on 12.5mm Knauf Aquapanel board fixed to breather membrance by BuildaKit.	716	m2	60	42,990		79	m2	60	4,710		638	m2	60	38,279	
2.5.3	EWA-01A & B & 02 - Render ICF walls and parapets with 22mm reinforced smooth polymer render finish on external side.	361	m2	40	14,452		361	m2	40	14,452		0	m2	40	0	
2.5.4	CL-01 - 200mm Natural Stone Cladding Natural stone cladding within steel frame.	593	m2	100	59,296		193	m2	100	19,257		400	m2	100	40,039	
2.5.5	CL-02 - 150mm Aluminium Strip Louvre Extruded aluminium strip louvres, polyester powder coated wood grain finish (RAL 8023) within steel frame (RAL 7016)	554	m2	75	41,549		254	m2	75	19,037		300	m2	75	22,513	
2.5.6	CL-03 - Ployester powder coated alumniun cladding planel (RAL 7016)	142	m2	75	10,678		87	m2	75	6,490		56	m2	75	4,188	
2.5.7	Glass Balustrade to balconies; approx 1.4m high	170	m	500	84,805		83	m	500	41,515		87	m	500	43,290	
						268,344					105,461					162,884
2.6	**Windows and external doors**															
2.6.1	Supply and Install Internorm Triple Glazed UPVC/Aluminium Framed **Windows and Curtain walling** to achieve min. U-value 0.88 m2k; with opening and fixed lights as shown on drawings.															
	PLOTS 7 & 9:															
2.6.1.1	W01 - 5960mm x 1900mm (irregular shape, maximum dimension)	2	nr	2,786	5,572		2	nr	2,786	5,572		0	nr	2,786	0	
2.6.1.2	W02 & W03 - 0.45mm x 2100mm	4	nr	425	1,701		4	nr	425	1,701		0	nr	425	0	
2.6.1.3	W04, W05 & W15 - 600mm x 1050mm	6	nr	284	1,701		6	nr	284	1,701		0	nr	284	0	
2.6.1.4	W06 - 907mm x 1400mm	2	nr	571	1,143		2	nr	571	1,143		0	nr	571	0	
2.6.1.5	W07 - 2648mm x 1400mm	2	nr	1,668	3,336		2	nr	1,668	3,336		0	nr	1,668	0	
2.6.1.6	W08 - 2645mm x 2450mm	2	nr	2,916	5,832		2	nr	2,916	5,832		0	nr	2,916	0	
2.6.1.7	W09 - 1580mm x 2450mm	2	nr	1,742	3,484		2	nr	1,742	3,484		0	nr	1,742	0	
2.6.1.8	W10 - 1745mm x 2450mm	2	nr	1,924	3,848		2	nr	1,924	3,848		0	nr	1,924	0	
2.6.1.9	W11 & W13 - 865mm x 2450mm	4	nr	954	3,815		4	nr	954	3,815		0	nr	954	0	
2.6.1.10	W12 - 910mm x 4940mm	2	nr	2,023	4,046		2	nr	2,023	4,046		0	nr	2,023	0	
2.6.1.11	W16 - 2742mm x 2450mm	2	nr	3,023	6,046		2	nr	3,023	6,046		0	nr	3,023	0	
2.6.1.12	W17 - 1930mm x 3427mm (max)	2	nr	2,763	5,525		2	nr	2,763	5,525		0	nr	2,763	0	
2.6.1.13	W18 - 600mm x 900mm	2	nr	243	486		2	nr	243	486		0	nr	243	0	
2.6.1.14	W19 - 910mm x 3303mm (max)	2	nr	1,258	2,515		2	nr	1,258	2,515		0	nr	1,258	0	
2.6.1.15	W20 - 1779mm x 3177mm (max)	2	nr	2,181	4,361		2	nr	2,181	4,361		0	nr	2,181	0	
2.6.1.16	W21 - 1779mm x 3237mm (max)	2	nr	2,229	4,457		2	nr	2,229	4,457		0	nr	2,229	0	
2.6.1.17	W22 - 785mm x 2100mm	2	nr	742	1,484		2	nr	742	1,484		0	nr	742	0	
2.6.1.18	W24 - 910mm x 5500mm	2	nr	2,252	4,505		2	nr	2,252	4,505		0	nr	2,252	0	
2.6.1.19	W25 - 2742mm x 1937mm	2	nr	2,390	4,780		2	nr	2,390	4,780		0	nr	2,390	0	
2.6.1.20	W26 - 1544mm x 1937mm	2	nr	1,346	2,692		2	nr	1,346	2,692		0	nr	1,346	0	
	PLOTS 8 & 10:															
2.6.1.21	W01, W02 - 897mm x 2450mm	4	nr	989	3,956		2	nr	989	1,978		2	nr	989	1,978	
2.6.1.22	W03, W11, W12, W13, W14, W19, W20 - 610mm x 960mm	14	nr	264	3,689		7	nr	264	1,845		7	nr	264	1,845	
2.6.1.23	W04 - 910mm x 2450mm	2	nr	1,003	2,007		1	nr	1,003	1,003		1	nr	1,003	1,003	
2.6.1.24	W05, W10 - 921mm x 2450mm	4	nr	1,015	4,062		2	nr	1,015	2,031		2	nr	1,015	2,031	
2.6.1.25	W07, W08 - 610mm x 2100mm	4	nr	576	2,306		2	nr	576	1,153		2	nr	576	1,153	
2.6.1.26	W16 - 837mm x 1136mm	2	nr	428	856		1	nr	428	428		1	nr	428	428	
2.6.1.27	W17 - 1210mm x 1986mm	2	nr	1,081	2,163		1	nr	1,081	1,081		1	nr	1,081	1,081	

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
				TOTAL					PHASE 2					PHASE 3		
	Elemental Cost Plan															
	Superstructure															
2.6.1.28	W18 - 1922mm x 3020mm (max)	2	nr	3,035	6,071		1	nr	3,035	3,035		1	nr	3,035	3,035	
2.6.1.29	W21 - 2838mm x 3490mm (max)	2	nr	3,531	7,062		1	nr	3,531	3,531		1	nr	3,531	3,531	
2.6.1.30	W22 - 1914mm x 2999mm (max, including door)	2	nr	3,003	6,006		1	nr	3,003	3,003		1	nr	3,003	3,003	
2.6.1.31	W23 - 4046mm x 2850mm (max)	2	nr	4,253	8,506		1	nr	4,253	4,253		1	nr	4,253	4,253	
2.6.1.32	W24 - 2026mm x 1576mm (max)	2	nr	966	1,933		1	nr	966	966		1	nr	966	966	
2.6.1.33	W25 - 4048mm x 2850mm (max)	2	nr	4,255	8,511		1	nr	4,255	4,255		1	nr	4,255	4,255	
	Plots 11 & 13:															
2.6.1.34	W01 - 911mm x 2450mm	2	nr	1,004	2,009		0	nr	1,004	0		2	nr	1,004	2,009	
2.6.1.35	W02 - 926mm x 2450mm	2	nr	1,021	2,042		0	nr	1,021	0		2	nr	1,021	2,042	
2.6.1.36	W03 - 610mm x 6940mm (max)	2	nr	1,862	3,725		0	nr	1,862	0		2	nr	1,862	3,725	
2.6.1.37	W04 - 610mm x 6898mm (max)	2	nr	1,851	3,702		0	nr	1,851	0		2	nr	1,851	3,702	
2.6.1.38	W05 - 1119mm x 2450mm	2	nr	1,234	2,467		0	nr	1,234	0		2	nr	1,234	2,467	
2.6.1.39	W06 - 975mm x 2450mm	2	nr	1,075	2,150		0	nr	1,075	0		2	nr	1,075	2,150	
2.6.1.40	W07 - 1197mm x 2450mm	2	nr	1,320	2,639		0	nr	1,320	0		2	nr	1,320	2,639	
2.6.1.41	W08 - 1250mm x 2450mm	2	nr	1,378	2,756		0	nr	1,378	0		2	nr	1,378	2,756	
2.6.1.42	W10 - 1289mm x 2469mm	2	nr	1,432	2,864		0	nr	1,432	0		2	nr	1,432	2,864	
2.6.1.43	W11 - 5540mm x 2469mm (max, including door)	2	nr	3,902	7,803		0	nr	3,902	0		2	nr	3,902	7,803	
2.6.1.44	W12 - 894mm x 1300mm	2	nr	523	1,046		0	nr	523	0		2	nr	523	1,046	
2.6.1.45	W13 - 610mm x 960mm	2	nr	264	527		0	nr	264	0		2	nr	264	527	
2.6.1.46	W14, W20 - 1010mm x 3390mm	4	nr	1,541	6,163		0	nr	1,541	0		4	nr	1,541	6,163	
2.6.1.47	W15 - 2798mm x 2620mm(max)	2	nr	2,851	5,701		0	nr	2,851	0		2	nr	2,851	5,701	
2.6.1.48	W16 - 2226mm x 2100mm	2	nr	2,104	4,207		0	nr	2,104	0		2	nr	2,104	4,207	
2.6.1.49	W17 - 910mm x 4180mm (max)	2	nr	1,664	3,328		0	nr	1,664	0		2	nr	1,664	3,328	
2.6.1.50	W18 - 2802mm x 555mm	2	nr	700	1,400		0	nr	700	0		2	nr	700	1,400	
2.6.1.51	W19 - 910mm x 2038mm	2	nr	835	1,669		0	nr	835	0		2	nr	835	1,669	
2.6.1.52	W21 - 609mm x 6086mm (max)	2	nr	1,646	3,293		0	nr	1,646	0		2	nr	1,646	3,293	
	PLOTS 12 & 14:															
2.6.1.52	W02 - 3426mm x 2683mm (max, including door)	2	nr	4,136	8,273		1	nr	4,136	4,136		1	nr	4,136	4,136	
2.6.1.53	W03 - 910mm x 2450mm	2	nr	1,003	2,007		1	nr	1,003	1,003		1	nr	1,003	1,003	
2.6.1.54	W04, W05, W07, W08, W10, W12 - 760mm x 2450mm	12	nr	838	10,055		6	nr	838	5,027		6	nr	838	5,027	
2.6.1.55	W06 - 890mm x 2450mm	2	nr	981	1,962		1	nr	981	981		1	nr	981	981	
2.6.1.56	W09, W13 - 760mm x 2450mm	4	nr	838	3,352		2	nr	838	1,676		2	nr	838	1,676	
2.6.1.57	W11 - 910mm x 1225mm	2	nr	502	1,003		1	nr	502	502		1	nr	502	502	
2.6.1.58	W14 - 2875mm x 1358mm (Window above door only, door measured elsewhere)	2	nr	1,757	3,514		1	nr	1,757	1,757		1	nr	1,757	1,757	
2.6.1.59	W15 - 910mm x 1225mm	2	nr	502	1,003		1	nr	502	502		1	nr	502	502	
2.6.1.60	W16 - 1664mm x 5590mm (max)	2	nr	3,658	7,316		1	nr	3,658	3,658		1	nr	3,658	3,658	
2.6.1.61	W18, W19 - 610mm x 1050mm	4	nr	288	1,153		2	nr	288	576		2	nr	288	576	
2.6.1.62	W20 - 1806mm x 3851mm (max)	2	nr	3,437	6,875		1	nr	3,437	3,437		1	nr	3,437	3,437	
2.6.1.63	W22 - 1008mm x 2461mm (max)	2	nr	924	1,849		1	nr	924	924		1	nr	924	924	
2.6.1.64	W23 - 1060mm x 4111mm (max)	2	nr	2,182	4,365		1	nr	2,182	2,182		1	nr	2,182	2,182	
2.6.1.65	W24 - 1835mm x 2588mm (max)	2	nr	1,820	3,640		1	nr	1,820	1,820		1	nr	1,820	1,820	
2.6.1.66	W28 - 935mm x 1533mm (max)	2	nr	480	960		1	nr	480	480		1	nr	480	480	
	PLOTS 15 & 16:															
2.6.1.67	W01A - 3505mm x 3472mm (max, including door)	1	nr	5,476	5,476		0	nr	5,476	0		1	nr	5,476	5,476	
2.6.1.68	W02A - 1099mm x 4068mm (max)	1	nr	1,873	1,873		0	nr	1,873	0		1	nr	1,873	1,873	
2.6.1.69	W03A - 450mm x 2450mm	1	nr	496	496		0	nr	496	0		1	nr	496	496	
2.6.1.70	W04A - 610mm x 2450mm	1	nr	673	673		0	nr	673	0		1	nr	673	673	
2.6.1.71	W05A - 3504mm x 5198mm	1	nr	8,196	8,196		0	nr	8,196	0		1	nr	8,196	8,196	
2.6.1.72	W06A - 1715mm x 5160mm	1	nr	3,982	3,982		0	nr	3,982	0		1	nr	3,982	3,982	
2.6.1.73	W07A - 2710mm x 5230mm	1	nr	6,378	6,378		0	nr	6,378	0		1	nr	6,378	6,378	
2.6.1.74	W08A - 3000mm x 2200mm (max, including door)	1	nr	2,793	2,793		0	nr	2,793	0		1	nr	2,793	2,793	
2.6.1.75	W09A - 910mm x 4054mm (max)	1	nr	1,565	1,565		0	nr	1,565	0		1	nr	1,565	1,565	
2.6.1.76	W10A - 610mm x 2100mm	1	nr	576	576		0	nr	576	0		1	nr	576	576	
2.6.1.77	W01B - 1594mm x 2052mm (max, including door)	1	nr	1,472	1,472		0	nr	1,472	0		1	nr	1,472	1,472	
2.6.1.78	W02B - 600mm x 2450mm	1	nr	662	662		0	nr	662	0		1	nr	662	662	
2.6.1.79	W03B - 610mm x 1050mm	1	nr	288	288		0	nr	288	0		1	nr	288	288	
2.6.1.80	W04B, W05B, W17B, W18B - 450mm x 450mm	4	nr	91	365		0	nr	91	0		4	nr	91	365	
2.6.1.81	W06B - 1180mm x 2870mm	1	nr	1,524	1,524		0	nr	1,524	0		1	nr	1,524	1,524	
2.6.1.82	W07B - 4041mm x 2870mm	1	nr	5,219	5,219		0	nr	5,219	0		1	nr	5,219	5,219	
2.6.1.83	W08B - 1345mm x 2880mm	1	nr	1,743	1,743		0	nr	1,743	0		1	nr	1,743	1,743	
2.6.1.84	W09B - 3201mm x 2684mm	1	nr	3,866	3,866		0	nr	3,866	0		1	nr	3,866	3,866	
2.6.1.85	W10B - 903mm x 2399mm	1	nr	975	975		0	nr	975	0		1	nr	975	975	
2.6.1.86	W11B - 960mm x 2100mm	1	nr	907	907		0	nr	907	0		1	nr	907	907	
2.6.1.87	W12B - 940mm x 2100mm	1	nr	888	888		0	nr	888	0		1	nr	888	888	
2.6.1.88	W13B - 1790mm x 2100mm (including door)	1	nr	1,692	1,692		0	nr	1,692	0		1	nr	1,692	1,692	
2.6.1.89	W14B - 824mm x 2100mm	1	nr	779	779		0	nr	779	0		1	nr	779	779	
2.6.1.90	W15B - 572mm x 3083mm (max)	1	nr	754	754		0	nr	754	0		1	nr	754	754	
2.6.1.91	W16B - 610mm x 1050mm	1	nr	288	288		0	nr	288	0		1	nr	288	288	
2.6.1.92	W20B - 3201mm x 1200mm	1	nr	1,729	1,729		0	nr	1,729	0		1	nr	1,729	1,729	
	PLOTS 17:															

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
	Superstructure															
2.6.1.93	W01 - 3249mm x 2450mm	1	nr	3,529	3,529		0	nr	3,529	0		1	nr	3,529	3,529	
2.6.1.94	W02 - 1200mm x 1100mm	1	nr	594	594		0	nr	594	0		1	nr	594	594	
2.6.1.95	W03, W04 - 610mm x 1100mm	2	nr	297	594		0	nr	297	0		2	nr	297	594	
2.6.1.96	W05 - 932mm x 2450mm	1	nr	1,028	1,028		0	nr	1,028	0		1	nr	1,028	1,028	
2.6.1.97	W06 - 3454mm x 2450mm	1	nr	3,808	3,808		0	nr	3,808	0		1	nr	3,808	3,808	
2.6.1.98	W07 - 3199mm x 2450mm	1	nr	3,527	3,527		0	nr	3,527	0		1	nr	3,527	3,527	
2.6.1.99	W08 - 3167mm x 2450mm	1	nr	3,492	3,492		0	nr	3,492	0		1	nr	3,492	3,492	
2.6.1.100	W10 - 4399mm x 1420mm	1	nr	2,811	2,811		0	nr	2,811	0		1	nr	2,811	2,811	
2.6.1.101	W11 - 883mm x 1420mm	1	nr	564	564		0	nr	564	0		1	nr	564	564	
2.6.1.102	W12 - 610mm x 910mm	1	nr	250	250		0	nr	250	0		1	nr	250	250	
2.6.1.103	W13 - 3267mm x 2100mm	1	nr	3,087	3,087		0	nr	3,087	0		1	nr	3,087	3,087	
2.6.1.104	W14 - 950mm x 1600mm	1	nr	684	684		0	nr	684	0		1	nr	684	684	
2.6.1.105	W15 - 610mm x 1100mm	1	nr	302	302		0	nr	302	0		1	nr	302	302	
2.6.1.106	W16 - 610mm x 3150mm	1	nr	865	865		0	nr	865	0		1	nr	865	865	
2.6.1.107	W17 - 2520mm x 2100mm	1	nr	2,381	2,381		0	nr	2,381	0		1	nr	2,381	2,381	
2.6.1.108	W18 - 3010mm x 1333mm (Window above door only, door measured elsewhere)	1	nr	1,286	1,286		0	nr	1,286	0		1	nr	1,286	1,286	
2.6.1.109	W20 - 610mm x 1100mm	1	nr	302	302		0	nr	302	0		1	nr	302	302	
2.6.1.110	W21 - 2733mm x 3627mm (max, including door)	1	nr	3,611	3,611		0	nr	3,611	0		1	nr	3,611	3,611	
2.6.1.111	W22 - 873mm x 2245mm	1	nr	882	882		0	nr	882	0		1	nr	882	882	
2.6.1.112	W23 - 8194mm x 580mm	1	nr	2,139	2,139		0	nr	2,139	0		1	nr	2,139	2,139	
	PLOTS 18, 19 & 20:															
2.6.1.113	W02 - 610mm x 1100mm	1	nr	302	302		1	nr	302	302		0	nr	302	0	
2.6.1.114	W03 - 610mm x 2100mm	1	nr	576	576		1	nr	576	576		0	nr	576	0	
2.6.1.115	W04 - 910mm x 1100mm	1	nr	450	450		1	nr	450	450		0	nr	450	0	
2.6.1.116	W07 - 3580mm x 2335mm	1	nr	3,762	3,762		1	nr	3,762	3,762		0	nr	3,762	0	
2.6.1.117	W08 - 910mm x 2335mm	1	nr	956	956		1	nr	956	956		0	nr	956	0	
2.6.1.118	W09 - 610mm x 1100mm	1	nr	302	302		1	nr	302	302		0	nr	302	0	
2.6.1.119	W10 - 1210mm x 1100mm	1	nr	599	599		1	nr	599	599		0	nr	599	0	
2.6.1.120	W11 - 610mm x 910mm	1	nr	250	250		1	nr	250	250		0	nr	250	0	
2.6.1.121	W12 - 2673mm x 3762mm (max, including door)	1	nr	3,670	3,670		1	nr	3,670	3,670		0	nr	3,670	0	
2.6.1.122	W13 - 800mm x 2296mm	1	nr	827	827		1	nr	827	827		0	nr	827	0	
2.6.1.123	W14 - 610mm x 2062mm	1	nr	566	566		1	nr	566	566		0	nr	566	0	
2.6.1.124	W16 - 1280mm x 3370mm (max. Window above door only, door measured elsewhere)	1	nr	1,209	1,209		1	nr	1,209	1,209		0	nr	1,209	0	
2.6.1.125	W17 - 2720mm x 2100mm	1	nr	2,570	2,570		1	nr	2,570	2,570		0	nr	2,570	0	
2.6.1.126	W18 - 610mm x 2143mm	1	nr	588	588		1	nr	588	588		0	nr	588	0	
2.6.1.127	W19 - 610mm x 1100mm	1	nr	302	302		1	nr	302	302		0	nr	302	0	
2.6.1.128	W20 - 910mm x 1692mm	1	nr	693	693		1	nr	693	693		0	nr	693	0	
2.6.1.129	W22 - 2113mm x 701mm	6	nr	667	3,999		6	nr	667	3,999		0	nr	667	0	
2.6.2	Supply and Install Internorm Triple Glazed UPVC/Aluminium Framed **Sliding Doors** to achieve min. U-value 0.88 m2k; include proprietary flashing															
	PLOTS 7 & 9:															
2.6.2.1	W29 - 2940mm x 2450mm	2	nr	3,241	6,483		2	nr	3,241	6,483		0	nr	3,241	0	
2.6.2.2	W30 - 2800mm x 2100mm	2	nr	2,646	5,292		2	nr	2,646	5,292		0	nr	2,646	0	
2.6.2.3	PLOTS 8 & 10:															
2.6.2.4	W09 - 3769mm x 2450mm	2	nr	4,155	8,311		1	nr	4,155	4,155		1	nr	4,155	4,155	
2.6.2.5	W06 - 3768mm x 2450mm	2	nr	4,154	8,308		1	nr	4,154	4,154		1	nr	4,154	4,154	
	PLOTS 11 & 13:															
2.6.2.6	W09 - 4107mm x 2450mm	2	nr	4,528	9,056		0	nr	4,528	0		2	nr	4,528	9,056	
	PLOTS 12 & 14:															
2.6.2.7	W14 - 2875mm x 2437mm (Door only, window above measured	2	nr	3,153	6,306		1	nr	3,153	3,153		1	nr	3,153	3,153	
2.6.2.8	W17 - 4651mm x 2450mm	2	nr	5,128	10,255		1	nr	5,128	5,128		1	nr	5,128	5,128	
2.6.2.9	W27 - 2310mm x 2402mm	2	nr	2,497	4,994		1	nr	2,497	2,497		1	nr	2,497	2,497	
	PLOTS 15 & 16:															
2.6.2.9	W19B - 2075mm x 2450mm	1	nr	2,288	2,288		0	nr	2,288	0		1	nr	2,288	2,288	
	PLOT 17:															
2.6.2.10	W18, W19 - 3010mm x 2100mm (Doors only, window above W18 measured elsewhere)	2	nr	2,844	5,689		0	nr	2,844	0		2	nr	2,844	5,689	
	PLOTS 18, 19 & 20:															
2.6.2.11	W01 - 1800mm x 2085mm	1	nr	2,309	2,309		1	nr	2,309	2,309		0	nr	2,309	0	
2.6.2.12	W05, W15, W16 - 3010mm x 2085mm	3	nr	3,860	11,581		3	nr	3,860	11,581		0	nr	3,860	0	
2.6.2.13	W06 - 3010mm x 2097mm	1	nr	4,023	4,023		1	nr	4,023	4,023		0	nr	4,023	0	
2.6.3	Supply and Install Internorm Triple Glazed UPVC/Aluminium Framed **Double, hinged Doors** to achieve min. U-value 0.88 m2k; include proprietary flashing															
	PLOT 17:															
2.6.3.1	W09 - 1501mm x 2450mm	1	nr	1,655	1,655		0	nr	1,655	0		1	nr	1,655	1,655	
	PLOTS 18, 19 & 20:															
2.6.3.2	W21 - 1285mm x 2100mm	1	nr	1,214	1,214		1	nr	1,214	1,214		0	nr	1,214	0	
2.6.4	Supply and Install Internorm Triple Glazed **Roof Lights** UPVC/Aluminium Framed to achieve min. U-value 0.88 m2k; include proprietary flashing															
	PLOTS 7 & 9:															

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
	Superstructure															
2.6.4.1	R01, R02 - 960mm x 1445mm	4	nr	624	2,497		4	nr	624	2,497		0	nr	624	0	
	PLOTS 8 & 10:															
2.6.4.2	R01 - 1200mm x 1337mm	2	nr	722	1,444		1	nr	722	722		1	nr	722	722	
2.6.4.3	R02 - 2602mm x 720mm	2	nr	843	1,686		1	nr	843	843		1	nr	843	843	
2.6.4.4	R03 - 2602mm x 600mm	2	nr	703	1,405		1	nr	703	703		1	nr	703	703	
2.6.4.5	R04, R07 - 980mm x 1445mm	4	nr	637	2,549		2	nr	637	1,274		2	nr	637	1,274	
	PLOTS 11 & 13:															
2.6.4.6	R01 - 8850mm x 2659mm	2	nr	10,589	21,179		0	nr	10,589	0		2	nr	10,589	21,179	
2.6.4.7	R02, R03, R04, R05, R06, R07 - 855mm x 1288mm	12	nr	496	5,947		0	nr	496	0		12	nr	496	5,947	
	PLOTS 12 & 14:															
2.6.4.8	R01, R02 - 1500mm x 2911mm	4	nr	1,965	7,860		2	nr	1,965	3,930		2	nr	1,965	3,930	
2.6.4.9	R07 - 3378mm x 1470mm	2	nr	2,235	4,469		1	nr	2,235	2,235		1	nr	2,235	2,235	
2.6.4.10	R03, R04, R05, R06 - 980mm x 1445mm	8	nr	637	5,098		4	nr	637	2,549		4	nr	637	2,549	
	PLOTS 15 & 16:															
2.6.4.11	R01A - 2610mm x 3460mm	1	nr	4,064	4,064		0	nr	4,064	0		1	nr	4,064	4,064	
2.6.4.12	R02A - 990mm x 1480mm	1	nr	659	659		0	nr	659	0		1	nr	659	659	
2.6.4.13	R01B - 990mm x 1480mm	1	nr	659	659		0	nr	659	0		1	nr	659	659	
	PLOT 17:															
2.6.4.14	R01 - 2693mm x 2277mm	1	nr	2,759	2,759		0	nr	2,759	0		1	nr	2,759	2,759	
2.6.4.15	R02 - 980mm x 1484mm	1	nr	654	654		0	nr	654	0		1	nr	654	654	
	PLOTS 18, 19 & 20:															
2.6.4.16	R01 - AOV	1	nr	1,250	1,250		0	nr	1,250	0		1	nr	1,250	1,250	
2.6.5	Supply and Install external doors and associated screens to Architects specifications															
2.6.5.1	Door type ED-01, approximate opening 2100x1700	1	nr	1,785	1,785		1	nr	1,785	1,785		0	nr	1,785	0	
2.6.5.2	Door type ED-01, approximate opening 2110x1500	2	nr	1,583	3,165		0	nr	1,583	0		2	nr	1,583	3,165	
2.6.5.3	Door type ED-01, approximate opening 2110x1600	1	nr	1,688	1,688		0	nr	1,688	0		1	nr	1,688	1,688	
2.6.5.4	Door type ED-01, approximate opening 2450x1350	2	nr	1,654	3,308		2	nr	1,654	3,308		0	nr	1,654	0	
2.6.5.5	Door type ED-01, approximate opening 2350x2000	2	nr	2,350	4,700		1	nr	2,350	2,350		1	nr	2,350	2,350	
2.6.5.6	Door type ED-02, approximate opening 2100x910	12	nr	956	11,466		7	nr	956	6,689		5	nr	956	4,778	
2.6.5.7	Door type ED-02, approximate opening 2100x1510	1	nr	1,586	1,586		0	nr	1,586	0		1	nr	1,586	1,586	
2.6.6	**Roller Garage Doors**															
2.6.6.1	Door type ED-03, approximate opening 2100x2100	4	nr	2,095	8,379		0	nr	2,095	0		4	nr	2,095	8,379	
2.6.6.2	Door type ED-03, approximate opening 2100x2380	4	nr	2,374	9,496		4	nr	2,374	9,496		0	nr	2,374	0	
2.6.6.3	Door type ED-03, approximate opening 2150x4000	2	nr	4,085	8,170		1	nr	4,085	4,085		1	nr	4,085	4,085	
2.6.6.4	Door type ED-03, approximate opening 2450x2390	4	nr	2,781	11,125		2	nr	2,781	5,563		2	nr	2,781	5,563	
2.6.6.5	Door type ED-03, approximate opening 2450x3000	1	nr	3,491	3,491		0	nr	3,491	0		1	nr	3,491	3,491	
2.6.6.6	Door type ED-02, approximate opening 2400x2200	2	nr	2,508	5,016		0	nr	2,508	0		2	nr	2,508	5,016	
						583,104					248,192					334,912
2.7	**Internal walls and partitions**															
2.7.1	Wall upstand; single course dense aggregate concrete blocks; Flush pointing both sides; 100mm 7N/mm2 laid on class M8 mortar	251	m2	25	6,264		0	m2	25	0		251	m2	25	6,264	
2.7.2	Plasterboard lining to face of ICF wall incl. skim finish	1,567	m2	15	23,505		1,567	m2	15	23,505		0	m2	15	0	
2.7.3	15mm Plasterboard fixed to inside face of timber frame walls, incl. skim finish (EWA-02)	5,402	m2	15	81,032		882	m2	15	13,230		4,520	m2	15	67,802	
2.7.4	Plaster to existing IWA-03 Blockwork Wall	167	m2	10	1,667		167	m2	10	1,667		0	m2	10	0	
2.7.5	IWA-03 - High Density Block Work Load Bearing Wall 100mm; Block work with plasterboard dabs on both sides.	51	m2	80	4,070		51	m2	80	4,070		0	m2	80	0	
2.7.6	IWA-05 - Metal Stud Partition System. 136mm; Gypframe 70 S 50 'C' Studs, 2x15mm Gyproc Soundbloc, infilled with 50mm insulation	451	m2	55	24,812		451	m2	55	24,812		0	m2	55	0	
2.7.7	IWA-05A - Metal Stud Partition System. 137mm; Gypframe 70 S 50 'C' Studs, 2x15mm Gyproc Soundbloc, infilled with 50mm insulation, 15mm marine ply, 6mm wedi board tile	50	m2	55	2,757		45	m2	55	2,472		5	m2	55	285	
2.7.8	IWA-05B - Metal Stud Partition System. 226mm; 2XGypframe 70 S 50 'C' Studs, 2x12.5mm plasterboard, infilled with 50mm insulation	15	m2	100	1,489		15	m2	100	1,489		0	m2	100	0	
2.7.9	IWA-06 - 85mm Wall; 70mm Metal U Profile, 12mm Promafour Board, 3mm Skim (chimney breast)	84	m2	90	7,532		24	m2	90	2,145		60	m2	90	5,387	
2.7.10	IWA-07 - 206mm Wall; 47.5mm insulated plasterboard, 140mm blockwork, 12.5mm plasterboard	9	m2	100	859		9	m2	100	859		0	m2	100	0	
2.7.11	IWA-08 - 186mm Double Metal Stud Wall - 70mm studs, Boarded and skimmed both sides	48	m2	100	4,758		48	m2	100	4,758		0	m2	100	0	
2.7.12	IWA-12 - Metal Stud Frame Enclosure 75mm metal stud frame with 12.5mm skimmed and painted on one side	15	m2	65	979		15	m2	65	979		0	m2	65	0	
2.7.13	LI-01 - Metal Stud Boxing 2x15mm Gyproc Soundbloc board fixed to 50mm C studs; boarded one side	84	m	50	4,224		25	m	50	1,253		59	m	50	2,971	
2.7.14	LI-02 - Bathroom Boxing Outs - 50mm C studs with 6mm Wedi tile backer board, 12mm exterior grade plywood fixed to one side	334	m2	50	16,716		114	m2	50	5,708		220	m2	50	11,008	
2.7.15	LI-02 - Bathroom Boxing Outs - 50mm C studs with 6mm Wedi tile backer board, 12mm exterior grade plywood fixed to both sides	89	m2	65	5,762		12	m2	65	803		76	m2	65	4,958	
						186,426					87,750					98,676
2.8	**Internal doors**															
2.8.1	Supply and install new doors; including frame, architrave, ironmongery, etc.															
2.8.1.1	Door type ID-01, approximate opening 2110x810	64	nr	450	28,800		31	nr	450	13,950		33	nr	450	14,850	
2.8.1.2	Door type ID-01, approximate opening 2110x810 Fire Rated to	98	nr	600	58,800		40	nr	600	24,000		58	nr	600	34,800	
2.8.1.3	Door type ID-01, approximate opening 2110x810 Fire Rated to	1	nr	700	700		1	nr	700	700		0	nr	700	0	
2.8.1.4	Door type ID-02, approximate opening 1900x810	2	nr	450	900		2	nr	450	900		0	nr	450	0	

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
	Superstructure															
2.8.1.5	Door type ID-02, approximate opening 2000x810	4	nr	450	1,800		2	nr	450	900		2	nr	450	900	
2.8.1.6	Door type ID-02, approximate opening 2110x1510 Fire Rated to	2	nr	1,100	2,200		1	nr	1,100	1,100		1	nr	1,100	1,100	
2.8.1.7	Door type ID-02, approximate opening 2110x610	1	nr	450	450		1	nr	450	450		0	nr	450	0	
2.8.1.8	Door type ID-02, approximate opening 2110x738	1	nr	450	450		0	nr	450	0		1	nr	450	450	
2.8.1.9	Door type ID-02, approximate opening 2110x738 Fire Rated to	1	nr	600	600		0	nr	600	0		1	nr	600	600	
2.8.1.10	Door type ID-02, approximate opening 2375x1145 Fire Rated to	2	nr	750	1,500		0	nr	750	0		2	nr	750	1,500	
2.8.1.11	Door type ID-02, approximate opening 1786mm x 2500mm -	1	nr	1,500	1,500		0	nr	1,500	0		1	nr	1,500	1,500	
2.8.1.12	Door type ID-03, approximate opening 1800x810	1	nr	450	450		1	nr	450	450		0	nr	450	0	
2.8.1.13	Door type ID-03, approximate opening 2000x810 Fire Rated to	2	nr	600	1,200		1	nr	600	600		1	nr	600	600	
2.8.1.14	Door type ID-03, approximate opening 2110x738 Fire Rated to	2	nr	600	1,200		1	nr	600	600		1	nr	600	600	
2.8.1.15	Door type ID-03, approximate opening 2375x810 Fire Rated to	2	nr	600	1,200		2	nr	600	1,200		0	nr	600	0	
2.8.1.16	Door type ID-03B, approximate opening 2110x738 Fire Rated to	2	nr	600	1,200		1	nr	600	600		1	nr	600	600	
2.8.1.17	Door type ID-04, approximate opening 2110x710	2	nr	450	900		1	nr	450	450		1	nr	450	450	
2.8.1.18	Door type ID-04 (sliding door), approximate opening 2450x1450	2	nr	1,500	3,000		1	nr	1,500	1,500		1	nr	1,500	1,500	
2.8.2	Supply and install new doors with associated screen; including frame, architrave, ironmongery, etc.															
2.8.2.1	Door type ICW-01, approximate size 3125mm x 2450mm (Plot 7, 9	2	nr	2,675	5,351		2	nr	2,675	5,351		0	nr	2,675	0	
2.8.2.2	Door type ICW-01, approximate size 2386mm x 2450mm (Plot 11, 13	2	nr	2,046	4,092		0	nr	2,046	0		2	nr	2,046	4,092	
2.8.3	Sundry; other doors/access panels	12	item	1,000	12,000	128,293	5	item	1,000	5,000	57,751	7	item	1,000	7,000	70,542
	Carried forward to summary					**2,546,767**					**818,732**					**1,728,035**

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
3	**Internal finishes**															
3.1	**Wall finishes**															
3.1.1	Painting to plasterboard lined walls	7,723	m2	6	46,338		3,325	m2	6	19,950		4,398	m2	6	26,388	
3.1.2	Allow for painted MDF skirtings to architects specification	3,440	m	15	51,598		1,506	m2	15	22,590		1,934	m	15	29,008	
3.1.3	E/O for tiling to ensuites and bathrooms; Minoli (PC SUM: £12/m2 supply)	638	m2	50	31,875		336	m2	50	16,785		302	m2	50	15,090	
3.1.4	Allow for tiles to Kitchen splashbacks	32	m	25	800	130,611	20	m	25	500	59,825	12	m	25	300	70,786
3.2	**Floor finishes**															
3.2.1	FT-01A Ground Floor Build-Up - Timber hardwood flooring; TMB 01 Unsealed Oak OLOPRO/125 premier oiled 125x15mm with dinesen white oil by the natural wood floor.	890	m2	75	66,770		370	m2	75	27,720		521	m2	75	39,050	
3.2.2	FT-01B Ground Floor Build-Up - Carpet Finish	395	m2	55	21,725		169	m2	55	9,295		226	m2	55	12,430	
3.2.3	FT-01C Ground Floor Build-Up - Bathroom Tiles	46	m2	85	3,902		10	m2	85	884		36	m2	85	3,018	
3.2.4	FT-01D Ground Floor Build-Up - Utility Room Tiles	84	m2	85	7,140		43	m2	85	3,655		41	m2	85	3,485	
3.2.5	FT-02 Ground Floor Build-Up - Painted Screed	405	m2	20	8,110		179	m2	20	3,576		227	m2	20	4,534	
3.2.6	FT-03A Upper Floor Build Up - Timber floor finish	257	m2	75	19,260		124	m2	75	9,300		133	m2	75	9,960	
3.2.7	FT-03B Upper Floor Build Up - Carpet by Kendal Quality Carpets	1,024	m2	55	56,320		401	m2	55	22,055		623	m2	55	34,265	
3.2.8	FT-03C Upper Floor Build Up - Bathroom Tiles	224	m2	85	19,079	202,306	97	m2	85	8,283	84,768	127	m2	85	10,796	117,538
3.3	**Ceiling finishes**															
3.3.1	CE-01 Standard Ceiling British Gypsum WallBoard 1x12.5mm mounted on CasoLine MF framing system.	2,664	m2	35.00	93,225.65		1,049	m2	35.00	36,729		1,614	m2	35.00	56,497	
3.3.2	CE-02 Moisture Resistant Ceiling British Gypsum Moisture Resistant 1x12.5mm mounted on CasoLine MF framing system.	256	m2	35.00	8,972.95		108	m2	35.00	3,775		149	m2	35.00	5,198	
3.3.3	CE-03 Fire Resistant Ceiling British Gypsum WallBoard 2x12.5mm mounted on CasoLine MF framing system. FR60min	400	m2	35.00	13,998.60		230	m2	35.00	8,050		170	m2	35.00	5,949	
3.3.4	CE-04 Fire & Moisture Resistant Ceiling British Gypsum 12.5mm Gyproc FireLine & 12.5mm Gyproc FireLine MR mounted on CasoLine MF framing system. FR60mi	6	m2	35.00	210.00		6	m2	35.00	210		0	m2	35.00	0	
3.3.5	Extra over allowance for vaulted ceilings	1	Item		11,640.72		1	Item		4,876.38		1	Item		6,764.35	
3.3.6	Paint to ceilings	3,326	m2	6.00	19,956	148,003	1393	m2	6.00	8,360	62,000	1933	m2	6.00	11,596	86,004
	Carried forward to summary					**480,920.64**					**206,592.88**					**274,327.77**

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
4	**Fittings, furnishings and equipment**															
4.1	**General fittings, furnishings and equipment**															
4.1.1	Allowance for fitted wardrobes to bedrooms.	12	Nr	1,050	12,600		12	Nr	1,050	12,600		0	Nr	1,050	0	
4.1.2	Supply and install Vanity Units															
4.1.2.1	Vanity By Inbani Wall Mounted Unit With Door. 40X20X45 Matt Lacquer Opening: Anthracite Interior Finish: To Define (000)	12	Nr	650	7,800		5	Nr	650	3,250		7	Nr	650	4,550	
4.1.2.2	Vanity By Inbani Egger Grey Beige Branson Greige H1252 St19	11	Nr	650	7,150		4	Nr	650	2,600		7	Nr	650	4,550	
4.1.2.3	Vanity By Inbani Strato Single Drawer Vanity Unit, Texturerd Lacquer W60Xp43Xh45cm, Handless Drawers	28	Nr	650	18,200		13	Nr	650	8,450		15	Nr	650	9,750	
4.1.3	Supply and install Toilet roll holders															
4.1.3.1	Toilet Roll Holder By Hansgrohe Logis Toilet Roll Holder Wihtout Cover 40526000	12	Nr	50	600		5	Nr	50	250		7	Nr	50	350	
4.1.3.2	Toilet Roll Holder By Dornbracht Viva Toilet Roll Holder - 83500809-00	11	Nr	50	550		4	Nr	50	200		7	Nr	50	350	
4.1.3.3	Toilet Roll Holder By Dornbracht	16	Nr	50	800		6	Nr	50	300		10	Nr	50	500	
4.1.3.4	Toilet Roll Holder By Hansgrohe Logis Wall Mounted Toilet Roll Holder, No Cover	12	Nr	50	600		7	Nr	50	350		5	Nr	50	250	
4.1.4	Supply and Install mirrors															
4.1.4.1	Mirror By John Lewis John Lewis & Parnters Flow Bathroom Wall Mirror 600 X 360mm	12	Nr	250	3,000		5	Nr	250	1,250		7	Nr	250	1,750	
4.1.4.2	Mirror By Inbani Wall Mounted Left And Right Back Lit Mirror W600Xh70cm - St456H70	12	Nr	250	3,000		7	Nr	250	1,750		5	Nr	250	1,250	
4.1.4.3	Mirror By Inbani Wall Mounted Left And Right Back Lit Mirror W600Xh70cm	16	Nr	350	5,600		6	Nr	350	2,100		10	Nr	350	3,500	
4.1.5	Supply and Install towel ring															
4.1.5.1	Towel Ring By Dornbracht Series Various Wall Mounted Towel Ring - 83 200 979-00	12	Nr	100	1,200		5	Nr	100	500		7	Nr	100	700	
						61,100					33,600					27,500
4.2	**Domestic kitchen fittings and equipment**															
4.2.1	Supply and installation of kitchen and utilities including worktops, appliances and all sundry items.															
4.2.2	Detached dwellings	9	Nr	20,524	184,720		4	Nr	20,524	82,098		5	Nr	20,524	102,622	
4.2.3	Semi-detached dwellings	2	Nr	17,428	34,855		0	Nr	17,428	0		2	Nr	17,428	34,855	
4.2.4	Apartments	3	Nr	11,475	34,424		3	Nr	11,475	34,424		0	Nr	11,475	0	
						253,999					116,522					137,477
4.3	**Special purpose fittings, furnishing and equipment**															
4.3.1	Supply and installation of wine cellar to plot 12	1	Nr	25,950	25,950		1	Nr	25,950	25,950						
4.3.2	Log burner - Barbas Unilux Model 270 on Limestone stone hearth	11	Nr	2,450	26,950		4	Nr	2,450	9,800		7	Nr	2,450	17,150	
						52,900.00					35,750.00					17,150.00
4.4	**Signs / Notices**															
4.4.1	Allowance for engraved stone with house name	12	Nr	350	4,200		5	Nr	350	1,750		7	Nr	350	2,450	
						4,200					1,750					2,450
4.5	**Works of art**															
	N/A															
4.6	**Non-mechanical and non-electrical equipment**															
	N/A															
4.7	**Internal planting**															
	N/A															
4.8	**Bird and vermin control**															
	N/A															
	Carried forward to summary					**372,199**					**187,622**					**184,577**

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
5	**Services**															
5.1	**Sanitary installations**															
	Allowance for supply and installation of sanitaryware appliances and ancillaries:															
	WHB Wash hand basin including taps (inset or wall mounted), mixers (inset or wall mounted), waste, plugs and all associated fittings and works;															
5.1.1	- Wall mounted washbasin; 400x200x120mm	14	Nr	350	4,900		7	Nr	350	2,450		7	Nr	350	2,450	
5.1.2	- Solid surface basin; 600mx430mm	28	Nr	650	18,200		10	Nr	650	6,500		18	Nr	650	11,700	
5.1.3	- Counter top basins; 500mm wide (to Master Bathrooms)	18	Nr	1,200	21,600		8	Nr	1,200	9,600		10	Nr	1,200	12,000	
	WC															
5.1.4	Compact wall mounted WC; 480x370mm; including cistern (concealed as required), soft close seat, flush and all associated fittings and works	51	Nr	500	25,500		21	Nr	500	10,500		30	Nr	500	15,000	
	SHOWER Shower including tray, controls, thermostat (concealed as required), mixer, shower head, hand shower, enclosure & door, waste, plug and all associated fittings and works;															
5.1.5	- to Master Bathroom	9	Nr	1,500	13,500		4	Nr	1,500	6,000		5	Nr	1,500	7,500	
5.1.6	- to Bathroom	11	Nr	1,250	13,750		4	Nr	1,250	5,000		7	Nr	1,250	8,750	
5.1.7	- to Ensuite	16	Nr	1,250	20,000		5	Nr	1,250	6,250		11	Nr	1,250	13,750	
	BATH Bath including taps, hand shower (as required), waste, plug and all associated fittings and works;															
5.1.8	- to Master Bathroom	6	Nr	1,500	9,000		3	Nr	1,500	4,500		3	Nr	1,500	4,500	
5.1.9	- to Bathroom	14	Nr	1,000	14,000		7	Nr	1,000	7,000		7	Nr	1,000	7,000	
	HEATED TOWEL RAIL															
5.1.10	Heated Towel Radiator; 1200X500mm	16	Nr	500	8,000		6	Nr	500	3,000		10	Nr	500	5,000	
5.1.11	Heated Towel Radiator; 800X400mm	22	Nr	400	8,800		9	Nr	400	3,600		13	Nr	400	5,200	
						157,250					64,400					92,850
5.2	**Services equipment**															
	N/A															
5.3	**Disposal installations**															
5.3.1	Allowance for drainage to sanitaryware appliances;	167	nr	350	58,450		69	nr	350	24,150		98	nr	350	34,300	
						58,450					24,150					34,300
5.4	**Water installations**															
5.4.1	Allowance for mains water supply	3,495	m2	10	34,950		1,487	m2	10	14,870		2,008	m2	10	20,080	
5.4.2	Allowance for cold water distribution	3,495	m2	25	87,375		1,487	m2	25	37,175		2,008	m2	25	50,200	
5.4.3	Hot water distribution	3,495	m2	25	87,375		1,487	m2	25	37,175		2,008	m2	25	50,200	
5.4.4	Testing & commissioning	1	item		10,485		1	item		4,461		1	item		6,024	
						220,185					93,681					126,504
5.5	**Heat source**															
5.5.1	Central heating system; including cylinder, buffer tank, etc	3,190	m2	20	63,800		1,182	m2	20	23,640		2,008	m2	20	40,160	
5.5.2	Central heating system; Electric Panel Heaters (to Plots 18, 19 & 20 only)	43	Nr	200	8,600		43	Nr	200	8,600		0	Nr	200	0	
5.5.3	E/O underfloor heating system	2,814	m2	35	98,490		1,032	m2	35	36,120		1,782	m2	35	62,370	
5.5.4	Testing & commissioning	1	item		8,545		1	item		3,418		1	item		5,127	
						179,435					71,778					107,657
5.6	**Space heating and air conditioning**															
	N/A															
5.7	**Ventilation systems**															
5.7.1	Mechanical Ventilation with Heat Recovery System; including the following:	3,190	m2	30	95,700		1,182	m2	30	35,460		2,008	m2	30	60,240	
	Vent Axia Mechanical Ventilation with Heat Recovery Unit Peak Flow design 67.5 l/s supplied with acoustic enclosure. Minimum filter grade of F7 filter on the supply & G4 on the return.	11	Nr		Incl. above		4	Nr		Incl. above		7	Nr		Incl. above	
	UBBINK HAELIX Supply/ Return Valves Peak Flow design 21.0 l/s	154	Nr		Incl. above		56	Nr		Incl. above		98	Nr		Incl. above	
	UBBINK 180mm circular wall terminal with mesh Intake/ Exhaust Louvres	22	Nr		Incl. above		8	Nr		Incl. above		14	Nr		Incl. above	
	UBBINK Mass flow Rigid ductwork system	0	m		Incl. above			m		Incl. above			m		Incl. above	
	UBBINK Mass Flow Attenuators 180mm Peak Flow design 68 l/s to meet Building Regulation E7 guidance on internal domestic noise levels.	22	Nr		Incl. above		8	Nr		Incl. above		14	Nr		Incl. above	
	Semi Rigid Ductwork/ Plenums Air Excellent System	0	m		Incl. above			m		Incl. above			m		Incl. above	
	UBBINK Supply & Extract Air Manifolds DB824	22	Nr		Incl. above		8	Nr		Incl. above		14	Nr		Incl. above	
5.7.3	Testing & commissioning	1	item	4,785	4,785		1	item		1,773		1	item		3,012	
						100,485					37,233					63,252
5.8	**Electrical installations**															
5.8.1	Allowance for electrical mains and sub-mains distribution as equipment scheduled below.	14	Nr	5,000	70,000		7	Nr	5,000	35,000		7	Nr	5,000	35,000	
5.8.2	Allowance for street lighting bollard supplies	1	item	25,000	25,000		1	item	7,500	7,500		1	item	7,500	7,500	
	Lighting ('Control 4' Smart Centralised Lighting System) - Plots 7, 8, 9, 10, 11, 12, 13, 14 & 17															
5.8.3	Pendant Dimmable	50	Nr	75	3,750		24	Nr	75	1,800		26	Nr	75	1,950	
5.8.4	Recessed Dimmable Led Down Lighter	746	Nr	60	44,760		340	Nr	60	20,400		406	Nr	60	24,360	
5.8.5	Type G Light Fitting Wall Light Slv C/W Led Lamp	59	Nr	125	7,375		19	Nr	125	2,375		40	Nr	125	5,000	
5.8.6	1500 Twin Led Batten Light Fitting Jcc Ref Jc71708	32	Nr	60	1,920		14	Nr	60	840		18	Nr	60	1,080	
5.8.7	Type J Light Fitting Wall Recessed Dimmable Down Lighter	143	Nr	115	16,445		59	Nr	115	6,785		84	Nr	115	9,660	
5.8.8	Type N Wall Mounted External Led Downlight	104	Nr	125	13,000		45	Nr	125	5,625		59	Nr	125	7,375	
5.8.9	1 Way Light Switch	84	Nr	45	3,780		36	Nr	45	1,620		48	Nr	45	2,160	
5.8.10	2 Way Light Switch	144	Nr	50	7,200		63	Nr	50	3,150		81	Nr	50	4,050	
5.8.11	Lighting Keypads (Control 4)	118	Nr	350	41,300		55	Nr	350	19,250		63	Nr	350	22,050	

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
5.8.12	Ceiling Mounted Microwave Photocell/Presence Detector - To Switch Low Low Level Lighting In Proximity Switch	45	Nr	150	6,750		19	Nr	150	2,850		26	Nr	150	3,900	
	Lighting ('Rako' Lighting Controls System) - Plots 15 & 16															
5.8.13	Pendant Dimmable	8	Nr	75	600		0	Nr	75	0		8	Nr	75	600	
5.8.14	Recessed Dimmable Led Down Lighter	121	Nr	60	7,260		0	Nr	60	0		121	Nr	60	7,260	
5.8.15	Type G Light Fitting Wall Light Slv C/W Led Lamp	7	Nr	125	875		0	Nr	125	0		7	Nr	125	875	
5.8.16	1500 Twin Led Batten Light Fitting Jcc Ref Jc71708	4	Nr	60	240		0	Nr	60	0		4	Nr	60	240	
5.8.17	Type J Light Fitting Wall Recessed Dimmable Down Lighter	24	Nr	115	2,760		0	Nr	115	0		24	Nr	115	2,760	
5.8.18	Type N Wall Mounted External Led Downlight	16	Nr	125	2,000		0	Nr	125	0		16	Nr	125	2,000	
5.8.19	1 Way Light Switch	14	Nr	45	630		0	Nr	45	0		14	Nr	45	630	
5.8.20	2 Way Light Switch	2	Nr	50	100		0	Nr	50	0		2	Nr	50	100	
5.8.21	Lighting Keypads (RAKO)	38	Nr	350	13,300		0	Nr	350	0		38	Nr	350	13,300	
5.8.22	Ceiling Mounted Microwave Photocell/Presence Detector - To Switch Low Low Level Lighting In Proximity Switch	10	Nr	150	1,500		0	Nr	150	0		10	Nr	150	1,500	
	Lighting (Standard Lighting) - Plots 18, 19 & 20															
5.8.23	Emergency Test Key Switch	2	Nr	65	130		2	Nr	65	130		0	Nr	65	0	
5.8.24	Recessed Dimmable Led Down Lighter	106	Nr	60	6,360		106	Nr	60	6,360		0	Nr	60	0	
5.8.25	1500 Twin Led Batten Light Fitting Jcc Ref Jc71708	4	Nr	60	240		4	Nr	60	240		0	Nr	60	0	
5.8.26	Type N Wall Mounted External Led Downlight	11	Nr	125	1,375		11	Nr	125	1,375		0	Nr	125	0	
5.8.27	1 Way Light Switch	21	Nr	45	945		21	Nr	45	945		0	Nr	45	0	
5.8.28	2 Way Light Switch	13	Nr	50	650		13	Nr	50	650		0	Nr	50	0	
5.8.29	Ceiling Mounted Microwave Photocell/Presence Detector - To Switch Low Low Level Lighting In Proximity Switch	3	Nr	150	450		3	Nr	150	450		0	Nr	150	0	
5.8.30	Recessed Dimmable Led Emergency Down Lighter	13	Nr	125	1,625		13	Nr	125	1,625		0	Nr	125	0	
5.8.31	Em1 Whitecroft Convex Cxm3 2X3W	2	Nr	125	250		2	Nr	125	250		0	Nr	125	0	
5.8.32	External photocell/presence detector	2	Nr	150	300		2	Nr	150	300		0	Nr	150	0	
	Small Power															
5.8.33	Allowance for Power to AOV's	1	Nr	150	150		1	Nr	150	150		0	Nr	150	0	
5.8.34	Consumer Unit	14	Nr	650	9,100		7	Nr	650	4,550		7	Nr	650	4,550	
5.8.35	Car Charge Socket	11	Nr	250	2,750		4	Nr	250	1,000		7	Nr	250	1,750	
5.8.36	Double Socket Outlet	595	Nr	125	74,375		269	Nr	125	33,625		326	Nr	125	40,750	
5.8.37	Blind Supply	263	Nr	75	19,725		102	Nr	75	7,650		161	Nr	75	12,075	
5.8.38	13A Switched Fused Connection Unit With Neon Indicator	130	Nr	75	9,750		50	Nr	75	3,750		80	Nr	75	6,000	
5.8.39	32A Ashp Sp&N Isolator	12	Nr	250	3,000		4	Nr	250	1,000		8	Nr	250	2,000	
5.8.40	Sp&N Cooker Isolator	28	Nr	150	4,200		14	Nr	150	2,100		14	Nr	150	2,100	
5.8.41	Cooker Connection Point	18	Nr	150	2,700		6	Nr	150	900		12	Nr	150	1,800	
5.8.42	Shaver Socket	40	Nr	95	3,800		16	Nr	95	1,520		24	Nr	95	2,280	
5.8.43	Usb Socket Outlet	149	Nr	125	18,625		57	Nr	125	7,125		92	Nr	125	11,500	
5.8.44	Solar Equipment	11	Nr	150	1,650		4	Nr	150	600		7	Nr	150	1,050	
5.8.45	Auto Door	17	Nr	150	2,550		7	Nr	150	1,050		10	Nr	150	1,500	
5.8.46	External Weather Proof Socket Locations Tbc.	36	Nr	200	7,200		15	Nr	200	3,000		21	Nr	200	4,200	
5.8.47	Supply for Panel Radiator	43	Nr	100	4,300		43	Nr	100	4,300		0	Nr	100	0	
5.8.48	Earthing and bonding	3,476	m2	3	10,428		1,468	m2	3	4,404		2,008	m2	3	6,024	
5.8.49	Testing & commissioning	1	item		22,359		1	item	9,812	9,812		1	item	12,546	12,546	
						479,532					206,056					263,475
5.9	**Fuel installations**															
	N/A															
5.10	**Lift and conveyor installations**															
	N/A															
5.11	**Fire and lightning protection**															
	Fire Alarm															
5.11.1	All Detectors Shall Be Mains Powered, Battery Back Up, Interlinked Throughout To Bs5839 Pt 6 - Type Ld2															
5.11.2	Multi Sensor (Ionization & Optical detector)	92	Nr	175	16,100		38	Nr	175	6,650		54	Nr	175	9,450	
5.11.3	Heat Detector	22	Nr	175	3,850		8	Nr	175	1,400		14	Nr	175	2,450	
5.11.4	Combined Smoke/Sounder & Carbon Monoxide Detector	48	Nr	175	8,400		25	Nr	175	4,375		23	Nr	175	4,025	
5.11.5	Testing & commissioning	1	item		1,418		1	item	621	621		1	item	796	796	
						29,768					13,046					16,721
5.12	**Communication, security and control systems**															
5.12.1	Allow for all cabling and distrobution for access control system to equipment scheduled below	1	item		0		1	item	0	0		1	item	0	0	
	Data															
5.12.2	Data Outlet Linked To Data Cabinet	271	Nr	50	13,550		109	Nr	50	5,450		162	Nr	50	8,100	
5.12.3	2 Way Data outlett linked To Data Cabinet	103	Nr	50	5,150		41	Nr	50	2,050		62	Nr	50	3,100	
5.12.4	Wireless Access Point	121	Nr	50	6,050		49	Nr	50	2,450		72	Nr	50	3,600	
5.12.5	Data Cabinet	11	Nr	500	5,500		4	Nr	500	2,000		7	Nr	500	3,500	
5.12.6	Television Outlet-1 Coaxial & 2 Sat 1 Data Cables To Each Linked To Aerial Incomer & Tv Distribution System	107	Nr	50	5,350		45	Nr	50	2,250		62	Nr	50	3,100	
5.12.7	Home Automation Rack Heating Hub Blind Controls Audio Controls	9	Nr	1,500	13,500		4	Nr	1,500	6,000		5	Nr	1,500	7,500	
5.12.8	Lighting Rack Controls	11	Nr	250	2,750		4	Nr	250	1,000		7	Nr	250	1,750	
5.12.9	Security Alarm Panel - Remote Signal, User Text And Notification Dual Com Signaling And Monitoring	14	Nr	1,000	14,000		7	Nr	1,000	7,000		7	Nr	1,000	7,000	
5.12.10	Fire Alarm Panel	15	Nr	500	7,500		8	Nr	500	4,000		7	Nr	500	3,500	
5.12.11	Tv Aerial	11	Nr	75	825		4	Nr	75	300		7	Nr	75	525	
	Access control systems															
5.12.12	Movement Detector (Quad Pir'S)	74	Nr	75	5,550		29	Nr	75	2,175		45	Nr	75	3,375	
5.12.13	Elite Recessed Security Keypad	11	Nr	500	5,500		4	Nr	500	2,000		7	Nr	500	3,500	
5.12.14	Ring Door Bell Remote View/Record	14	Nr	350	4,900		7	Nr	350	2,450		7	Nr	350	2,450	
5.12.15	Movement Detector (Dual Tech)	39	Nr	150	5,850		18	Nr	150	2,700		21	Nr	150	3,150	
5.12.16	Door Contacts	27	Nr	75	2,025		13	Nr	75	975		14	Nr	75	1,050	
5.12.17	Internal Speaker/Sounder	14	Nr	150	2,100		7	Nr	150	1,050		7	Nr	150	1,050	
5.12.18	External Sounder & Strobe	14	Nr	500	7,000		7	Nr	500	3,500		7	Nr	500	3,500	
5.12.19	Allowance for Home Automation Heating Hub Blind Controls	11	Nr	1,500	16,500		4	Nr	1,500	6,000		7	Nr	1,500	10,500	
5.12.20	Heatmiser Theromstat	162	Nr	75	12,150		60	Nr	75	4,500		102	Nr	75	7,650	

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
5.12.21	Supply Speaker Cable Only specified locations - To Be Coiled In Voids	113	Nr	100	11,300		50	Nr	100	5,000		63	Nr	100	6,300	
5.12.22	Testing & commissioning	1	item		7,353		1	item	3,143	3,143		1	item	4,210	4,210	
						154,403					65,993					88,410
5.13	**Specialist installations**															
5.13.1	Solar PV array units to roof; to achieve 4.27kWp; including wiring, integration kit, inverter solis and solar switch and all associated works	240	m2	275	66,000		72	m2	350	25,200		168	m2	350	58,800	
						66,000.00					25,200.00					58,800.00
5.14	**Builders work in connection with services**															
5.14.1	Builder's work in general areas	5	%		Incl		5	%		Incl		5	%		Incl	
	Carried forward to summary					**1,445,506**					**601,537**					**851,969**

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
	Work to existing buildings															
7.1	**Minor demolitions and alteration works**															
7.1.1	**Minor Demolition**															
7.1.1.1	Carefully break up ground floor screed and dispose off site	240	m2	10	2,401		240	m2	10	2,401		0	m2	10	0	
7.1.1.2	Remove inslation and underfloor heating pipework from beneath screed and dispose off site. Set aside manifolds for reuse.	240	m2	5	1,200		240	m2	5	1,200		0	m2	5	0	
7.1.1.3	Dispose of loose laid insulation to ground floor	122	m2	2.5	304		122	m2	3	304		0	m2	3	0	
7.1.1.4	Carefully break up first floor screed and dispose off site	239	m2	10	2,391		239	m2	10	2,391		0	m2	10	0	
7.1.1.5	Remove inslation and underfloor heating pipework from beneath 1st floor screed and dispose off site. Set aside manifolds for reuse.	239	m2	5	1,196		239	m2	5	1,196		0	m2	5	0	
7.1.1.6	Removal of existing internal non-load bearing walls; include waste disposal from site, temporary support etc.	290	m2	20	5,800		290	m2	20	5,800		0	m2	20	0	
7.1.1.7	Removal of existing internal load bearing walls; include waste disposal from site, temporary support etc.	52	m2	40	2,080		52	m2	40	2,080		0	m2	40	0	
7.1.1.8	Removal of existing internal load bearing ICF walls; include waste disposal from site, temporary support etc.	32	m2	60	1,920		32	m2	60	1,920		0	m2	60	0	
7.1.1.9	Forming door openings in existing ICF walls; include waste disposal from site, temporary support etc.	7	Nr.	300	2,100		7	Nr.	300	2,100		0	Nr.	300	0	
7.1.1.10	Forming 1 No. openings in existing ICF walls; include waste disposal from site, temporary support etc.	10	m2	150	1,500		10	m2	150	1,500		0	m2	150	0	
7.1.1.11	Infill existing SVP opening to ground floor slab to engineers specification; Include making good radon protection.	1	item	150	150		1	item	150	150		0	item	150	0	
7.1.1.12	Modify existing overhanging beams to prevent cold bridging. Including wraping with insulation and making good.	22	Nr	75	1,650		22	Nr	75	1,650		0	Nr	75	0	
						22,691.80					22,691.80					0.00
7.1.2	**Steel Frame** Fabricated steelwork, erected on site with bolted connections, primed; lifted into position by hand.															
7.1.2.1	- Column C1 UKPFC 200x90x30 fixed to existing wall with M12 HIT-V anchors and Hilti HY200A resin @ 300c/c; Include 15mm base plate fixed with 2 No. M12 HIT-V anchors and Hilti HY200A resin (6mm FP F.W and 25mm levelling grout; and 10mm cap plate (6mm FP F.W) fixed with 2 No. M12 HIT-V anchors.	0.22	t	2,250	495		0.22	t	2,250	495		0.00	t	2,250	0	
7.1.2.2	- Column C2 SHS 90x90x8 Include 250x250x10 offset base plate fixed with 4 No. M12 HIT-V anchors and Hilti HY200A resin.	0.20	t	2,250	450		0.20	t	2,250	450		0.00	t	2,250	0	
7.1.2.3	- Column SHS 70x70x5 include 225x225x10 welded baseplate and 4 No. M12 bolts into existing slab and 200x100x10 welded cap plate fixed with 2 No. M12 bolts to flange of existing PFC.	0.10	t	2,250	225		0.10	t	2,250	225		0.00	t	2,250	0	
7.1.2.4	- Column UKC1 152x152x23 fixed to isolated pad include 300x300x10 welded baseplate and 300x300x15 pad baseplate fixed with 4 No. M12 HIT-V anchors and Hilti HY200A resin bolted into existing pad; and 200x100x10 canted cap plate fixed with 4 No. M12 bolts to flange PFC over.	0.10	t	2,250	225		0.10	t	2,250	225		0.00	t	2,250	0	
7.1.2.5	- Column C1 SHS 80x80x6.3 Include base plates fixed with M12 HIT-V anchors and Hilti HY200A resin.	0.20	t	2,250	450		0.20	t	2,250	450		0.00	t	2,250	0	
7.1.2.6	- Column SHS 80x80x5 Include welding cap plates and 200x200x10 (BP type 2) base plates fixed with M12 HIT-V anchors and Hilti HY200A resin.	0.20	t	2,250	450		0.20	t	2,250	450		0.00	t	2,250	0	
7.1.2.7	- Beam 1B1 UKC 203x203x46 include forming pockets to each end 150mm min bearing into existing concrete wall, provide wet mortar bed for beam and dry pack/concrete to make good around beam	0.40	t	2,250	900		0.40	t	2,250	900		0.00	t	2,250	0	
7.1.2.8	- Beam 1B2 UKC 203x203x86 include one course of class B engineering bricks above.	1.00	t	2,250	2,250		1.00	t	2,250	2,250		0.00	t	2,250	0	
7.1.2.9	- Beam 1B3 UKC 150x75x18 include 165x10 BTM plate welded/bolted to flange	1.20	t	2,250	2,700		1.20	t	2,250	2,700		0.00	t	2,250	0	
7.1.2.10	- Beam 1B4 UKRSA 150x90x10	0.20	t	2,250	450		0.20	t	2,250	450		0.00	t	2,250	0	
7.1.2.11	- Beam 1B1 RSA 150x90x10 bolted to wall with M12 HIT-V anchors and Hilti HY200A resin @ 300c/c.; include tapered timber blocking to suit roof	0.10	t	2,250	225		0.10	t	2,250	225		0.00	t	2,250	0	
7.1.2.12	- Raked Beam UKPFC 100x50x10; include 2 No. face fixings to concrete wall with 10mm thick welded end plate and 2 No. M12 resin anchors.	0.10	t	2,250	225		0.10	t	2,250	225		0.00	t	2,250	0	
7.1.2.13	- Beam UKB 152x89x16 (canted); include face fixing to concrete wall with 10mm thick welded end plate and 4 No. M12 resin anchors.	0.10	t	2,250	225		0.10	t	2,250	225		0.00	t	2,250	0	
7.1.2.14	- Beam 2B1 UKPFC 150x90x24 include 180x10 BTM plate welded/bolted to flange and 10mm end plate and 2 No. M12 GR.8.8 Bolts (steel to steel end connection).	0.10	t	2,250	225		0.10	t	2,250	225		0.00	t	2,250	0	
7.1.2.15	- Beam 2B2 UKPFC 150x90x24 include 10mm end plates and 2 No. M12 GR.8.8 Bolts each end; Allow to crop flanges as required where connecting to existing UB	0.10	t	2,250	225		0.10	t	2,250	225		0.00	t	2,250	0	
7.1.2.16	- Beam 2B3 RSA 150x90x10 bolted/welded to existing PFC	0.10	t	2,250	225		0.10	t	2,250	225		0.00	t	2,250	0	

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				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
	Work to existing buildings															
7.1.2.17	- Beam RB1 roof light trimmers UKPFC 100x50x10 include 10mm thick bearing plates to fix into top of existing ICF wall with M12 Resin anchors, and fin plates to connect to existing ridge beam with 2 No. M12 bolts.	0.30	t	2,250	675		0.30	t	2,250	675		0.00	t	2,250	0	
7.1.2.18	- Beam UKPFC 150x75x18 installed tight to underside of existing roof deck include 10mm thick bearing plates to fix into top of existing ICF wall via 2 No. M12 Resin anchors and dry packing.	0.10	t	2,250	225		0.10	t	2,250	225		0.00	t	2,250	0	
7.1.2.19	- Beam 1B1 UKC 152x152x44 include welding 1 No. 10mm end plate (6mm F.W) fixed with 4 No. M16 resin fixings into existing wall.	0.40	t	2,250	900		0.40	t	2,250	900		0.00	t	2,250	0	
7.1.2.20	- Beam 1B2 UKC 152x152x37 include forming pockets to each end 150mm min bearing into existing concrete wall, provide wet mortar bed for beam and dry pack/concrete to make good around beam	0.10	t	2,250	225		0.10	t	2,250	225		0.00	t	2,250	0	
7.1.2.21	- Beam 1B3 UKPFC 100x50x10; include welding 10mm fin plates and M12 GR.8.8 Bolts each end to UKC's	0.10	t	2,250	225		0.10	t	2,250	225		0.00	t	2,250	0	
7.1.2.22	- Beam RB1 UKC 152x152x23; include welding 10mm fin plates and M12 GR.8.8 Bolts each end to UKC's.	0.50	t	2,250	1,125		0.50	t	2,250	1,125		0.00	t	2,250	0	
7.1.2.23	- 10x150 welded tee plates @ 400c/c to beam 1B3	24	Nr	75	1,800		24	Nr	75	1,800		0.00	Nr	75	0	
7.1.2.24	- Raking Brace BR3 CHS 88.9x5; fixed each end with 2 No. M12 bolts to 10mm thick fin plates welded into web of the existing beams.	0.20	t	2,250	450		0.20	t	2,250	450		0.00	t	2,250	0	
7.1.2.25	- LB1 UKC 152x152x23 lintel to opening include forming pockets to each end 150mm min bearing into existing concrete wall, provide wet mortar bed for beam and dry pack/concrete to make good around beam	0.04	t	2,250	90		0.04	t	2,250	90		0.00	t	2,250	0	
7.1.2.26	- LB2 UKC 152x152x23 lintel to opening include forming pockets to each end 150mm min bearing into existing concrete wall, provide wet mortar bed for beam and dry pack/concrete to make good around beam	0.20	t	2,250	450		0.20	t	2,250	450		0.00	t	2,250	0	
7.1.2.27	-Install 120x6 MS plates bolted to either side of existing timber valley with M10 bolts @ 300c/c.	0.20	t	2,250	450		0.20	t	2,250	450		0.00	t	2,250	0	
7.1.2.28	- Install RSA bracket 50x50x5 bolted to wall with 3 No. M12 HIT-V anchors and Hilti HY200A resin tight to underside of existing roof deck.	1	item	250	250		1	item	250	250		0	item	250	0	
7.1.2.29	Form pocket and install padstone P1 330x100x150 to one end of beam 1B1	1	item	350	350		1	item	350	350		0	item	350	0	
7.1.2.30	- Raking Beam RB2 UKC 152x152x30; include welding 10mm fin plates and M12 GR.8.8 Bolts each end to UKC's and thermal break pads TekTherm AK200 where beams intersect the external envelope.	0.60	t	2,250	1,350		0.60	t	2,250	1,350		0.00	t	2,250	0	
7.1.2.31	- Beam RB3 UKB 152x89x16; include welding 10mm fin plates and M12 GR.8.8 Bolts to UKC's and thermal break pads TekTherm AK200 where beams intersect the external envelope.	0.40	t	2,250	900		0.40	t	2,250	900		0.00	t	2,250	0	
7.1.2.32	- Raking Beam RB4 UKC 152x152x37; include welding 10mm fin plates and M12 GR.8.8 Bolts to UKC's and thermal break pads TekTherm AK200 where beams intersect the external envelope.	0.30	t	2,250	675		0.30	t	2,250	675		0.00	t	2,250	0	
7.1.2.33	- Beam RB5 UKPFC 150x75x18; include welding 10mm fin plates and M12 GR.8.8 Bolts to UKC's and thermal break pads TekTherm AK200 where beams intersect the external envelope.	0.40	t	2,250	900		0.40	t	2,250	900		0.00	t	2,250	0	
7.1.2.34	- Beam RB6 UKPFC 125x65x15 cranked frames; include welding 10mm fin plates and M12 GR.8.8 Bolts to UKC's and thermal break pads TekTherm AK200 where beams intersect the external envelope.	0.30	t	2,250	675		0.30	t	2,250	675		0.00	t	2,250	0	
7.1.2.35	- Raking Beam RB7 UKC 203x203x46; include welding 10mm fin plates and 4 No. M12 GR.8.8 Bolts to UKC's and thermal break pads TekTherm AK200 where beams intersect the external envelope.	0.20	t	2,250	450		0.20	t	2,250	450		0.00	t	2,250	0	
7.1.2.36	- Beam RB8 UKPFC 125x65x15; include welding 10mm fin plates and 4 No. M12 GR.8.8 Bolts to UKC's and thermal break pads TekTherm AK200 where beams intersect the external envelope.	0.20	t	2,250	450		0.20	t	2,250	450		0.00	t	2,250	0	
7.1.2.37	- RB frames 1 to 3 comprising 2 No. raking beams UKC152x152x37 and 1 No. 20mm diameter Macalloy tension rod; include 10mm bearing plates fixed with resin anchors to tops of ICF Walls, 10mm fixings plates for tension rod, 10mm end plates both side of thermal break pads TekTherm AK200 where beams intersect the external envelope fixed with M16 GR.8.8 bolts.	1.40	t	2,250	3,150		1.40	t	2,250	3,150		0.00	t	2,250	0	
7.1.2.38	- Beam #UKC 152x152x37; include forming pockets to each end 150mm min bearing into existing concrete wall, provide wet mortar bed for beam and dry pack/concrete to make good around beam	0.20	t	2,250	450		0.20	t	2,250	450		0.00	t	2,250	0	
7.1.2.39	- Beam #UKPFC 150x75x18; include welding 10mm Tee end plates and fixing to walls with M12 GR8.8 resin anchors.	0.40	t	2,250	900		0.40	t	2,250	900		0.00	t	2,250	0	
7.1.2.40	- Beam #UKC 152x152x23; include welding 10m fin plates and M12 GR8.8 bolts, and 450x450x15 (BP Type 1) base plates fixed with M20 HIT-V anchors and Hilti HY200A resin.	0.40	t	2,250	900		0.40	t	2,250	900		0.00	t	2,250	0	
7.1.2.41	- Beam # UKPFC 180x75x20; include welding 10mm fin plates each with 4 No. M12 GR.8.8 Bolts each end to UKC's.	0.30	t	2,250	675		0.30	t	2,250	675		0.00	t	2,250	0	
						28,635.00					28,635.00					0.00
7.1.3	**New Walls:**															

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
	Work to existing buildings															
7.1.3.1	New Load bearing wall to ground floor doweled to the existing Raft slab with B12 dowel bars 400mm @ 600c/c; Cast within 25mm of existing beam over. Provide 25mm dry pack and shim between.	14	m2	100	1,400		14	m2	100	1,400		0	m2	100	0	
7.1.3.2	New Load bearing wall to first floor doweled to the existing suspended slab with B12 dowel bars @ 600c/c Vertical and @ 400c/c Horizontal; Cast within 25mm of existing beam over. Provide 25mm dry pack and shim between.	18	m2	100	1,800		18	m2	100	1,800		0	m2	100	0	
7.1.3.3	Form two no. load bearing wall nibs to first floor doweled to the existing suspended slab with B12 dowel bars @ 600c/c Vertical and @ 400c/c Horizontal; Cast within 25mm of existing beam over. Provide 25mm dry pack and shim between.	4	Nr	350	1,400		4	Nr	350	1,400		0	Nr	350	0	
7.1.3.4	Infill 1 No. existing openings in ICF walls on first floor doweled to the existing suspended slab with B12 dowel bars @ 600c/c vertical and @ 400c/c Horizontal; Cast within 25mm of existing beam over. Provide 25mm dry pack and shim between.	10	m2	100	1,000		10	m2	100	1,000		0	m2	100	0	
7.1.3.5	Infill 2 No. existing openings in ICF walls on first floor doweled to the existing suspended slab with B12 dowel bars @ 600c/c vertical and @ 400c/c Horizontal; Cast within 25mm of existing beam over. Provide 25mm dry pack and shim between.	8	m2	100	800		8	m2	100	800		0	m2	100	0	
7.1.3.6	Infill with concrete above existing window opening in ICF wall on first floor; include welding 2 No. H12 bars to existing ridge beam and dowelling into the existing wall with 2 No. H12 dowel bars resin fixed.	2	Nr	500	1,000		2	Nr	500	1,000		0	Nr	500	0	
7.1.3.7	- L1 P100 prestressed precast lintels 100wdx65hg to opening include forming pockets to each end 150mm min bearing into existing concrete wall, provide wet mortar bed for beam and dry pack/concrete to make good around beam	2	Nr	150	300		2	Nr	150	300		0	Nr	150	0	
7.1.3.8	Construction of new wall; single course dense aggregate concrete blocks; Flush pointing both sides; 140mm 7N/mm2 laid on class M8 mortar	26	m2	100	2,600		26	m2	100	2,600		0	m2	100	0	
						10,300.00					10,300.00					0.00
7.1.4	**Floors:**															
7.1.4.1	Form new 150mm thick composite steel deck flooring MD60 (0.9 Gauge) concrete grade C30/37 with A252 mesh (25cvr Top) to first floor landing	19	m2	150	2,850		19	m2	150	2,850		0	m2	150	0	
7.1.4.2	Allow Infill of floor to existing fireplace Flue opening to first floor at grid line 7/4-E with 150mm thick composite steel deck flooring MD60 (0.9 Gauge) concrete grade C30/37 with A252 mesh (25cvr Top); include waste disposal from site, temporary support etc. following removal of existing flue and making good to opening in MD60 deck.	2	Nr	250	500		2	Nr	250	500		0	Nr	250	0	
7.1.4.3	Infill existing 400x350 floor opening to grid line 8/3-D with 150mm thick composite steel deck flooring MD60 (0.9 Gauge) concrete grade C30/37 with A252 mesh (25cvr Top)	1	Nr	250	250		1	Nr	250	250		0	Nr	250	0	
7.1.4.4	Form new timber floor to balcony comprising 150x50 C24 timber @400c/c.	13	m2	100	1,300		13	m2	100	1,300		0	m2	100	0	
						4,900.00					4,900.00					0.00
7.1.5	**Roof:**															
7.2	**Repairs to existing buildings**					N/A					N/A					N/A
7.3	**Damp-proof courses**					N/A					N/A					N/A
7.4	**Facade retention**					N/A					N/A					N/A
7.5	**Cleaning existing surfaces**															
7.5.1	Allowance for cleaning existing external walls including localised repairs	2	Nr.	2,500	5,000		2	Nr.	2,500	5,000		0	Nr.	2,500	0	
						5,000					5,000					0
7.6	**Renovation works**															
7.6.1	Allowance for localised repairing of existing walls	5	Nr.	1,500	7,500		5	Nr.	1,500	7,500		0	Nr.	1,500	0	
						7,500					7,500					0
	Carried forward to summary					**79,027**					**79,027**					**0**

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				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
8.1	**Site preparation works**															
	N/A															
8.2	**Roads, paths, paving and surfacing**															
8.2.1	Works to existing spine road surface additional layer of 35mm Close Graded Surface Course AC10 (70/100 Pen) To Clause 912 Of SHW. **(Wearing Course)**	806	m2	15	12,090		806	m2	15	12,090		0	m2	15	0.00	
8.2.4	Works to existing spine road surface additional layer 90mm Dense Binder Course. AC20 (40/60 Pen) To Clause 929 Of SHW. **(Binder Course)**	157	m2	25	3,925		157	m2	25	3,925		0	m2	25	0.00	
8.2.5	Feature Natural Stone Paving Burlington Stone Cumbrian Black or approved alternative. Size: 300mm x RL Finish: Flamed **(Patios)**	1,297	m2	170	220,490		622	m2	170	105,740		675	m2	170	114,750.00	
8.2.6	Feature Natural Stone Paving Burlington Stone Baycliff Limestone or approved alternative. Size: 300mm x RL Finish: Flamed **(Footpaths around houses)**	506	m2	100	50,600		217	m2	100	21,700		289	m2	100	28,900.00	
8.2.7	Asphalt Concrete to Civil Engineers Specification **(Main Road)**	1,295	m2	70	90,650		1,295	m2	70	90,650		0	m2	70	0.00	
8.2.8	Marshall Tegula Setts or approved alternative Size: 240 Gauge Colour: Traditional Laying Pattern: Dual Course, Random Trim: Single Soldier Course **(Pavements)**	248	m2	65	16,120		181	m2	65	11,765		67	m2	65	4,355.00	
8.2.10	Granite Sett Transition Strip Size: 100mm x 100mm Colour: Silver Grey Finish: Cropped **(Transition Strip to Drive)**	249	m2	100	24,900		118	m2	100	11,800		131	m2	100	13,100.00	
8.2.11	Aggregate: Burlington Kirkby Blue Grey Mulch or approved alternative Size: 40mm Trim: Cumbrian Black Tumbled Sett and Kerb **(Driveways)**	926	m2	100	92,600		410	m2	100	41,000		516	m2	100	51,600.00	
8.2.12	Kerbs to road edge	175	m	50	8,750		175	m	50	8,750		244	m	50	12,194.50	
						520,125					307,420					224,900
8.3	**Soft landscaping, planting and irrigation systems**															
8.3.1	Allowance for external planting to front	1,256	m2	15	18,840.00		350	m2	15	5,250.00		906	m2	15	13,590.00	
8.3.2	Lawn / Turf to gardens	4,417	m2	10	44,170.00		1,979	nr	10	19,790.00		2,438	nr	10	24,380.00	
						63,010					25,040					37,970
8.4	**Fencing, Railings and walls**															
8.4.1	GABION BASKET WALLS															
8.4.1.1	Approx 400mm thick on plan	175	m	50	8,750		119	m	50	5,950		56	m	50	2,800.00	
8.4.1.2	Aprox 1000mm thick on plan	185	m	100	18,500		48	m	100	4,800		137	m	100	13,700.00	
8.4.2	Fence	387	m	150	58,050		194	m	150	29,100		193	m	150	28,950.00	
						85,300					39,850					45,450
8.5	**External fixtures**															
	N/A															
8.6	**External drainage**															
8.6.1.1	Allowance for modifications to existing drainage include relocation of manhole	2	item	5,000	10,000		1	item	5,000	5,000		1	item	5,000	5,000.00	
8.6.1.2	Existing abandoned surface water drainage pipework to spine road to be infilled with PFA cement grout	295	m	35	10,325		295	m	35	10,325		0	m	35	0.00	
8.6.1.3	Existing abandoned drainage pipework to houses to be infilled with PFA cement grout	173	m	35	6,055		82	m	35	2,870		91	m	35	3,185	
	Surface water and foul drainage															
8.6.2	Surface & Foul Water Pipework Excavation, grade bottom, earthwork support, laying and jointing pipes and accessories, backfill and compact, disposal of surplus soil, pipe work; including fittings, lip seal coupling joints;.															
8.6.2.1	Surface water drainage to spine road; ave 1000-1500mm deep; nominal size 300mm dia pipe	60	m	125	7,500		60	m	125	7,500		0	m	125	0	
8.6.2.2	Surface water drainage to spine road; ave 1000-1500mm deep; nominal size 225mm dia pipe	145	m	110	15,950		145	m	110	15,950		0	m	110	0	
8.6.2.3	Surface water drainage to spine road; ave 1500-2000mm deep; nominal size 225mm dia pipe	54	m	125	6,750		54	m	125	6,750		0	m	125	0	
8.6.2.4	Surface water drainage to spine road; ave 2000-2500mm deep; nominal size	79	m	150	11,850		79	m	150	11,850		0	m	150	0	
8.6.2.5	Surface water drainage; n.e. 500mm deep; nominal size 100mm dia pipe	98	m	50	4,900		8	m	50	400		90	m	50	4,500	
8.6.2.6	Surface water drainage; ave 500-1000mm deep; nominal size 100mm dia pipe	303	m	55	16,665		4	m	55	220		299	m	55	16,445	
8.6.2.7	Surface water drainage; ave 1000-1500mm deep; nominal size 100mm dia	42	m	65	2,730		15	m	65	975		27	m	65	1,755	
8.6.2.8	Foul water drainage; ave 500-1000mm deep; nominal size 100mm dia pipe	270	m	55	14,850		48	m	55	2,640		222	m	55	12,210	
8.6.2.9	Foul water drainage; ave 1000-1500mm deep; nominal size 100mm dia pipe	102	m	65	6,630		22	m	65	1,430		80	m	65	5,200	
8.6.3	Manholes & Inspection Pits Supply and install polypropylene Inspection chambers including all excavations; earthwork support; cart away surplus spoil; concrete and surround; cover and frames;															
8.6.3.1	Up to 500mm cover to invert level PPIC minimum internal chamber size 450mm diameter, minimum cover class to A15	2	nr	400	800		0	nr	400	0		2	nr	400	800	

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				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
8.6.3.2	Up to 600mm cover to invert level PPIC minimum internal chamber size 450mm diameter, minimum cover class to A15	3	nr	400	1,200		0	nr	400	0		3	nr	400	1,200	
8.6.3.3	Up to 800mm cover to invert level PPIC minimum internal chamber size 450mm diameter, minimum cover class to A15	3	nr	450	1,350		0	nr	450	0		3	nr	450	1,350	
8.6.3.4	Up to 900mm cover to invert level PPIC minimum internal chamber size 450mm diameter, minimum cover class to A15	2	nr	450	900		0	nr	450	0		2	nr	450	900	
8.6.3.5	Up to 1000mm cover to invert level PPIC minimum internal chamber size 450mm diameter, minimum cover class to A15	2	nr	500	1,000		0	nr	500	0		2	nr	500	1,000	
8.6.3.6	Up to 700mm cover to invert level PPIC minimum internal chamber size 450mm diameter, minimum cover class to B125	1	nr	500	500		1	nr	500	500		0	nr	500	0	
8.6.3.7	Up to 1000mm cover to invert level PPIC minimum internal chamber size 450mm diameter, minimum cover class to B125	2	nr	600	1,200		0	nr	600	0		2	nr	600	1,200	
8.6.3.8	Up to 1200mm cover to invert level PPIC minimum internal chamber size 450mm diameter, minimum cover class to B125	1	nr	600	600		0	nr	600	0		1	nr	600	600	
8.6.3.9	Manhole installations including all excavations; earthwork support; cart away surplus spoil; concrete and surround; cover and frames. including all works;															
8.6.3.10	Manhole minimum internal chamber size 1200x675/1200Ø, cover to invert level up to 1.5m, minimum pipe diameter 225mm, minimum cover class D400 (ref. S1)	1	nr	1,750	1,750		1	nr	1,750	1,750		0	nr	1,750	0	
8.6.3.11	Manhole minimum internal chamber size 1200x750/1200Ø, cover to invert level up to 1.5m, minimum pipe diameter 300mm, minimum cover class B125 (ref. S31)	1	nr	1,650	1,650		1	nr	1,650	1,650		0	nr	1,650	0	
8.6.3.12	Manhole minimum internal chamber size 1200x675/1200Ø, cover to invert level up to 1m, minimum pipe diameter 225mm, minimum cover class D125 (ref. S32)	1	nr	1,750	1,750		1	nr	1,750	1,750		0	nr	1,750	0	
8.6.3.13	Private Manhole minimum internal chamber size 1200x1000/1200Ø, cover to invert level up to 2.5m, minimum pipe diameter 225mm, minimum cover class D400 (ref. S9)	1	nr	1,850	1,850		1	nr	1,850	1,850		0	nr	1,850	0	
	Ancillary Items															
8.6.4.1	Up to 500mm cover to invert level PPIC minimum internal chamber size 100mm diameter.	4	nr	250	1,000		0	nr	250	0		4	nr	250	1,000	
8.6.4.2	Up to 600mm cover to invert level PPIC minimum internal chamber size 100mm diameter.	3	nr	300	900		0	nr	300	0		3	nr	300	900	
8.6.4.3	Rain water pipe connections	35	nr	250	8,750		2	nr	250	500		33	nr	250	8,250	
8.6.4.4	Road gullies	9	nr	500	4,500		4	nr	500	2,000		5	nr	500	2,500	
						143,905					75,910					67,995
8.7	**External services**															
8.7.1	Water; including additional infrastructure charges	2	item	5,000	10,000		1	item	5,000	5,000		1	item	5,000	5,000	
8.7.2	Electricity	2	item	7,500	15,000		1	item	7,500	7,500		1	item	7,500	7,500	
8.7.3	Telecommunications	2	item	2,000	4,000		1	item	2,000	2,000		1	item	2,000	2,000	
						29,000.0					14,500.0					14,500.0
8.8	**Minor building works and ancillary buildings**															
	Carried forward to summary					**841,340**					**462,720**					**390,815**

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL	QUANTITY	UNIT	RATE	TOTAL	ELEMENT TOTAL
				£	£	£			£	£	£			£	£	£
		TOTAL					PHASE 2					PHASE 3				
	Elemental Cost Plan															
10	**Main contractor's overheads and profit**															
10.1	**Main contractor's overheads**	2.50	%	6,498,973	162,474.33	162,474.33	2.50	%	2,583,357	64,583.93	64,583.93	2.50	%	3,915,616	97,890.40	97,890.40
10.2	**Main contractor's profit**	2.50	%	6,498,973	162,474.33	162,474.33	2.50	%	2,583,357	64,583.93	64,583.93	2.50	%	3,915,616	97,890.40	97,890.40
	Carried forward to summary					**324,948.66**					**129,167.86**					**195,780.80**