

**ELCOCK**  
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BUILDING SURVEYORS & CONSULTANTS



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**DRUITT HALL REBUILD AND REPAIR COST OPTIONS**

**AT**

**DRUITT HALL, CHRISTCHURCH**

**FOR**

**CHRISTCHURCH TOWN COUNCIL**

**BUDGET ESTIMATE**

**By**

Elcock Associates Ltd  
83 The Grove  
Christchurch  
Dorset  
**BH23 2EZ**  
Tel : 01202 471733

W: [www.elcockassociates.co.uk](http://www.elcockassociates.co.uk)  
E-mail : [adam@elcockassociates.co.uk](mailto:adam@elcockassociates.co.uk)

June 2021

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- 1 Scope of Work
- 2 Main Summary
- 3 Breakdown of options

### **1 Scope of Works**

The site is located at the rear of High Street, Christchurch and on the land occupied by the current Druitt Hall. The scope of works includes to knock down and erect new building, an uplift cost to construction with renewable and sustainable technologies and assumed uplift should a second storey be erected.

VAT is excluded from all costs and we have made assumptions based upon the outline drawings prepared by RLM architects.

Costs have been based upon current build costs. No allowance for increase in material prices included.

### **2 Main Summary**

Refer to Main Summary page for summary of construction estimate and breakdown pages for elemental costs.

### **3 Schedule of Areas**

These are based upon floor plans provided and take off's undertaken by this office.

### **4 Revision History**

- 21/06/2021 Initial issue
- 29/06/2021 Amended following comments.

Notes

## Notes

Based on SPONS and other data.

Assumed construction commencement at Q4 2021. Assumed 15 month construction period.

Excludes Section 106 or similar statutory obligation fees. Excludes finance costs.

Excludes tender inflation beyond Q4 2016. Fluctuations in building costs are currently unprecedented and therefore

Excludes design development risk / Client change allowance above the contingency shown.

Excludes rights of light survey costs and contributions as well as Party Wall surveyors if necessary.

Excludes legal fees and costs.

Excludes land and land procurement costs. Excludes accountancy fees and financing charges. Excludes marketi

Excludes abnormal ground conditions requiring improvements. Excludes de-watering and piling and assumes s

Excludes drainage improvement works off site.

Excludes contamination identification, removal and remediation in the ground if encountered.

Excludes archaeological investigations and associated works.

Excludes building works relating to Party Wall matters and Party Wall. Excludes fees or building works relating

Excludes diversion of existing mains services, including drainage if encountered.

Excludes non-standard drainage works. Excludes water butts, compost bins waste and recycle bins.

Excludes fixtures, fittings, curtains, soft furnishings, tables, chairs, blinds, audio visual equipment, other than r

Excludes off-site works.

Excludes building works relating to abnormal planning conditions. Assumes no access restrictions.

Where minimal design and specification detail is available at this time this estimate makes numerous assumpt

Excludes costs for public consultation and related planning matters.

Excludes any staffing and operating costs of the facility upon completion.

Excludes allowance for VAT.

Druitt Hall  
Cost Plan

Summary of Costs

Item	Element	Sub Total		Sub Total	Sub Total	Sub Total
		Traditional Construction		SIPS Construction	Second Floor	Replacement Windows and Roof.
1.00	Substructures and demolition	£ 99,230.00		£99,230.00	£ 99,230.00	
2.00	Frame	£ 9,000.00		£112,200.00	£ 13,000.00	
3.00	Upper Floors -	£ 7,760.00		£7,760.00	£ 7,760.00	
4.00	Roof Structure	£ 32,560.00		£20,050.00	£ 32,560.00	
5.00	Roof Coverings cont.	£ 1,000.00		£1,000.00	£ 16,000.00	
6.00	Roof Drainage	£ 3,690.00		£3,690.00	£ 3,690.00	
7.00	Roof Features	£ 10,500.00		£10,500.00	£ 10,500.00	
8.00	Stair Structure (N/A)	£ -		£0.00	£ 4,000.00	
9.00	Stair Finishes (N/A)	£ -		£0.00	£ 2,000.00	
10.00	Stair Balustrades (N/A)	£ -		£0.00	£ 3,000.00	
11.00	External Walls	£ 63,780.00		£30,410.00	£ 93,310.00	
12.00	External Doors and windows	£ 23,900.00		£23,900.00	£ 27,500.00	
13.00	Internal stud walls and partitions -	£ 33,400.00		£33,400.00	£ 37,900.00	
14.00	Internal Doors	£ 7,410.00		£7,410.00	£ 9,750.00	
15.00	Internal Finishes	£ 42,095.00		£42,095.00	£ 76,725.00	
16.00	Floor Finishes	£ 19,760.00		£19,760.00	£ 35,300.00	
17.00	Fixtures and fittings	£ 15,250.00		£15,250.00	£ 15,250.00	
18.00	Sanitary appliances	£ 15,600.00		£15,600.00	£ 23,000.00	
19.00	Mechanical Installations	£ 26,520.00		£32,080.00	£ 48,000.00	
20.00	Electrical installations	£ 42,020.00		£62,020.00	£ 67,000.00	
21.00	BWIC	£ 2,000.00		£2,000.00	£ 2,000.00	
22.00	Site Preparation	£ 5,000.00		£5,000.00	£ 5,000.00	
23.00	Surface Treatment	£ 23,560.00		£23,560.00	£ 23,560.00	
24.00	Site Enclosure and division	£ 10,000.00		£10,000.00	£ 10,000.00	
25.00	Sundries	£ 1,500.00		£1,500.00	£ 1,500.00	
26.00	Drainage	£ 21,000.00		£28,000.00	£ 21,000.00	
27.00	N/A	N/A		N/A	N/A	
28.00	Mains services	£ 8,300.00		£5,300.00	£ 8,300.00	
29.00	Minor Building Works / ECO	£ 2,050.00		£2,050.00	£ 2,050.00	
30.00	To keep existing building, replace windows and roof					£120,000.00
<b>Sub Total</b>		<b>£ 526,885.00</b>	<b>£526,885.00</b>	<b>£613,765.00</b>	<b>£698,885.00</b>	<b>£120,000.00</b>

Preliminaries	13%	£68,495.05	£79,789.45	£90,855.05	£15,600.00
Main Contractors OHP	8%	£47,630.40	£55,484.36	£63,179.20	£10,848.00
Contingency Sum	10%	£64,301.05	£74,903.88	£ 85,291.93	£14,644.80
Professional fees	10%	£64,301.05	£74,903.88	£ 85,291.93	£14,644.80
<b>Total Budget Cost of Works</b>		<b>£771,612.54</b>	<b>£898,846.57</b>	<b>£1,023,503.10</b>	<b>£175,737.60</b>



**Druitt Buildings Cost Plan**

**11.00 External Walls**

Cavity wall, facing brick outer skin, insulation, plasterboard and 140mm internal lightweight internal walls - PC £500/100 bricks	200 m2	£220.00	£44,000.00	
Lintels to windows and external doors	18 nr	£90.00	£1,620.00	
Padstones	1 item	£400.00	£400.00	
E/O corner lintel to main hall.	1 item	£300.00	£300.00	
Cavity trays	1 item	£500.00	£500.00	
Cavity wall, block outer skin with lightweight internal skin and plasterboard finish.	25 m2	£180.00	£4,500.00	
External Sto Render finish to curved wall	25 m2	£60.00	£1,500.00	
Sundry items, DPC, fixings, other	1 item	£1,000.00	£1,000.00	
Eaves finish and boarding, assumed feature timber with fireproof finish.	86 m	£60.00	£5,160.00	
Timber support posts to eaves.	12 nr	£400.00	£4,800.00	
				<b>£63,780.00</b>

**12.00 External Doors and windows**

Aluminium slim line external windows, double glazed.	11 nr	£900.00	£9,900.00	
Aluminium double doors	1 nr	£4,000.00	£4,000.00	
Single aluminium external doors	2 Nr	£2,000.00	£4,000.00	
Large corner window to main hall	1 nr	£6,000.00	£6,000.00	
				<b>£23,900.00</b>

**13.00 Internal stud walls and partitions -**

Internal metal stud partition, non loadbearing inc. plaster skim.	510 m2	£50.00	£25,500.00	
Fire stopping	1 Item	£1,000.00	£1,000.00	
Internal masonry party wall.	50 m2	£70.00	£3,500.00	
Allowance for ply pattress to fix wall units / tv's.	17 nr	£200.00	£3,400.00	
				<b>£33,400.00</b>

**14.00 Internal Doors**

Supply of internal doors - Fire Rated	19 nr	£150.00	£2,850.00	
Supply of internal door ironmongery	19 nr	£50.00	£950.00	
Hanging of doors, linings & architrave	19 nr	£75.00	£1,425.00	
Supply of door linings and stops	19 nr	£35.00	£665.00	
Decorations of internal doors and door joinery	19 Nr	£60.00	£1,140.00	
Supply of door signage	19 nr	£20.00	£380.00	
				<b>£7,410.00</b>

**15.00 Internal Finishes**

Suspended ceiling including decorations	278 m2	£60.00	£16,680.00	
Decoration to all walls, ceilings and woodwork	503 m2	£30.00	£15,090.00	
Sealant to perimeter joints around windows, door frames / linings, skirting etc	17 nr	£175.00	£2,975.00	
Supply and fix of Ceramic wall tiles to bathrooms and kitchen area (£20m2 supply rate)	30 m2	£65.00	£1,950.00	
Supply and fix all skirting	180 m	£30.00	£5,400.00	
				<b>£42,095.00</b>

**Druitt Buildings Cost Plan**

**16.00 Floor Finishes**

Allowance for tiled floor finish to all floor areas.	278 m2	£70.00	£19,460.00	
Entrance matting to external door areas	3 nr	£100.00	£300.00	
				<b>£19,760.00</b>

**17.00 Fixtures and fittings**

Kitchen	1 nr	£10,000.00	£10,000.00	
Shelving to storage cupboards	3 nr	£250.00	£750.00	
Boxing for concealed cisterns and pipework to bathrooms	3 item	£1,500.00	£4,500.00	
				<b>£15,250.00</b>

**18.00 Sanitary appliances**

Supply of sanitary ware	1 nr	£15,000.00	£15,000.00	
Silicone to bathrooms	3 nr	£200.00	£600.00	
				<b>£15,600.00</b>

**19.00 Mechanical Installations**

Pressurised cylinder connected to gas boiler, with underfloor heating and hot water in 300 litre cylinder.	278 m2	£90.00	£25,020.00	
E/O per unit for the supply and install of SVP's and waste connections.	4 Nr	£375.00	£1,500.00	
				<b>£26,520.00</b>

**20.00 Electrical installations**

Supply and install of new electrical layout to include extraction fans, small power, electrical, data and lighting.	278 m2	£90.00	£25,020.00	
Supply of communal fire detection system	1 nr	£5,000.00	£5,000.00	
Allow for car charging ports.	2 nr	£2,000.00	£4,000.00	
Supply and fit of intruder detection system and CCTV	1 nr	£8,000.00	£8,000.00	
				<b>£42,020.00</b>

**21.00 BWIC**

General allowance for boxings etc	1 nr	£1,500.00	£1,500.00	
Decoration to ditto	1 nr	£500.00	£500.00	
				<b>£2,000.00</b>

**External Works**

**22.00 Site Preparation**

Site clearance	1 item	£5,000.00	£5,000.00	
				<b>£5,000.00</b>

**23.00 Surface Treatment**

Patio areas and hardstanding's	32 m2	£80.00	£2,560.00	
Top soiling	1 item	£1,000.00	£1,000.00	
Planting and turfing	1 item	£5,000.00	£5,000.00	
Allowance to make good parking area and surrounding finish.	1 item	£15,000.00	£15,000.00	
				<b>£23,560.00</b>

**24.00 Site Enclosure and division**

Repair and pointing allowance to Grade 2 listed wall	1 nr	£5,000.00	£5,000.00	
Garden gate / railing to corner of building.	1 nr	£1,000.00	£1,000.00	
External benches and fixings.	4 nr	£1,000.00	£4,000.00	
				<b>£10,000.00</b>

**25.00 Sundries**

General signage	1 item	£500.00	£500.00	
Tree protection	1 item	£1,000.00	£1,000.00	
				<b>£1,500.00</b>

**26.00 Drainage**

Lay new foul and surface water drainage	1 item	£8,000.00	£8,000.00	
surface water drainage soakaway with connection to existing storm	1 item	£10,000.00	£10,000.00	
Connections to new drainage layout	1 item	£3,000.00	£3,000.00	
				<b>£21,000.00</b>



## Druitt Buildings Cost Plan

### 28.00 Mains services

New mains water and electrical and gas connections.	1 nr	£8,000.00	£8,000.00	
BWIC with ditto	1 item	£300.00	£300.00	
				<b>£8,300.00</b>

### 29.00 Minor Building Works / ECO

Cycle parking.	5 item	£150.00	£750.00	
Bin store	1 item	£1,000.00	£1,000.00	
Allowance for postal boxes	1 item	£300.00	£300.00	
				<b>£2,050.00</b>

Sub Total			<b>£526,885.00</b>	<b>£526,885.00</b>
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**Druitt Buildings Cost Plan**

**11.00 External Walls**

Facing brick outer skin- PC £500/100 bricks	200 m2	£80.00	£16,000.00	
Lintels to windows and external doors	0 nr	£90.00	£0.00	
Padstones	1 item	£400.00	£400.00	
E/O corner lintel to main hall.	1 item	£300.00	£300.00	
Cavity trays	0 item	£500.00	£0.00	
Cavity wall, block outer skin with lightweight internal skin and plasterboard finish.	0 m2	£180.00	£0.00	
External Sto Render finish to curved wall and carrier board and associated works	25 m2	£110.00	£2,750.00	
Sundry items, DPC, fixings, other	1 item	£1,000.00	£1,000.00	
Eaves finish and boarding, assumed feature timber with fireproof finish.	86 m	£60.00	£5,160.00	
Timber support posts to eaves.	12 nr	£400.00	£4,800.00	
				<b>£30,410.00</b>

**12.00 External Doors and windows**

Aluminium slim line external windows, double glazed.	11 nr	£900.00	£9,900.00	
Aluminium double doors	1 nr	£4,000.00	£4,000.00	
Single aluminium external doors	2 Nr	£2,000.00	£4,000.00	
Large corner window to main hall	1 nr	£6,000.00	£6,000.00	
				<b>£23,900.00</b>

**13.00 Internal stud walls and partitions -**

Internal metal stud partition, non loadbearing inc. plaster skim.	510 m2	£50.00	£25,500.00	
Fire stopping	1 Item	£1,000.00	£1,000.00	
Internal masonry party wall.	50 m2	£70.00	£3,500.00	
Allowance for ply pattress to fix wall units / tv's.	17 nr	£200.00	£3,400.00	
				<b>£33,400.00</b>

**14.00 Internal Doors**

Supply of internal doors - Fire Rated	19 nr	£150.00	£2,850.00	
Supply of internal door ironmongery	19 nr	£50.00	£950.00	
Hanging of doors, linings & architrave	19 nr	£75.00	£1,425.00	
Supply of door linings and stops	19 nr	£35.00	£665.00	
Decorations of internal doors and door joinery	19 Nr	£60.00	£1,140.00	
Supply of door signage	19 nr	£20.00	£380.00	
				<b>£7,410.00</b>

**15.00 Internal Finishes**

Suspended ceiling including decorations	278 m2	£60.00	£16,680.00	
Decoration to all walls, ceilings and woodwork	503 m2	£30.00	£15,090.00	
Sealant to perimeter joints around windows, door frames / linings, skirting etc	17 nr	£175.00	£2,975.00	
Supply and fix of Ceramic wall tiles to bathrooms and kitchen area (£20m2 supply rate)	30 m2	£65.00	£1,950.00	
Supply and fix all skirting	180 m	£30.00	£5,400.00	
				<b>£42,095.00</b>

## Druitt Buildings Cost Plan

### 16.00 Floor Finishes

Allowance for tiled floor finish to all floor areas.	278 m2	£70.00	£19,460.00	
Entrance matting to external door areas	3 nr	£100.00	£300.00	
				<b>£19,760.00</b>

### 17.00 Fixtures and fittings

Kitchen	1 nr	£10,000.00	£10,000.00	
Shelving to storage cupboards	3 nr	£250.00	£750.00	
Boxing for concealed cisterns and pipework to bathrooms	3 item	£1,500.00	£4,500.00	
				<b>£15,250.00</b>

### 18.00 Sanitary appliances

Supply of sanitary ware	1 nr	£15,000.00	£15,000.00	
Silicone to bathrooms	3 nr	£200.00	£600.00	
				<b>£15,600.00</b>

### 19.00 Mechanical Installations

Pressurised cylinder connected to air source heat pump, with underfloor heating and hot water in 300 litre cylinder.	278 m2	£110.00	£30,580.00	
E/O per unit for the supply and install of SVP's and waste connections.	4 Nr	£375.00	£1,500.00	
				<b>£32,080.00</b>

### 20.00 Electrical installations

Supply and install of new electrical layout to include extraction fans, small power, electrical, data and lighting.	278 m2	£90.00	£25,020.00	
E/O allowance for heat recovery system	1 item	£20,000.00	£20,000.00	
Supply of communal fire detection system	1 nr	£5,000.00	£5,000.00	
Allow for car charging ports.	2 nr	£2,000.00	£4,000.00	
Supply and fit of intruder detection system and CCTV	1 nr	£8,000.00	£8,000.00	
				<b>£62,020.00</b>

### 21.00 BWIC

General allowance for boxings etc	1 nr	£1,500.00	£1,500.00	
Decoration to ditto	1 nr	£500.00	£500.00	
				<b>£2,000.00</b>

#### External Works

### 22.00 Site Preparation

Site clearance	1 item	£5,000.00	£5,000.00	
				<b>£5,000.00</b>

### 23.00 Surface Treatment

Patio areas and hardstanding's	32 m2	£80.00	£2,560.00	
Top soiling	1 item	£1,000.00	£1,000.00	
Planting and turfing	1 item	£5,000.00	£5,000.00	
Allowance to make good parking area and surrounding finish.	1 item	£15,000.00	£15,000.00	
				<b>£23,560.00</b>

### 24.00 Site Enclosure and division

Repair and pointing allowance to Grade 2 listed wall	1 nr	£5,000.00	£5,000.00	
Garden gate / railing to corner of building.	1 nr	£1,000.00	£1,000.00	
External benches and fixings.	4 nr	£1,000.00	£4,000.00	
				<b>£10,000.00</b>

### 25.00 Sundries

General signage	1 item	£500.00	£500.00	
Tree protection	1 item	£1,000.00	£1,000.00	
				<b>£1,500.00</b>

### 26.00 Drainage

Lay new foul and surface water drainage	1 item	£8,000.00	£8,000.00	
surface water drainage soakaway with attenuation	1 item	£15,000.00	£15,000.00	
Connections to new drainage layout	1 item	£5,000.00	£5,000.00	
				<b>£28,000.00</b>

## Druitt Buildings Cost Plan

### 28.00 Mains services

New mains water and electrical connections.	1 nr	£5,000.00	£5,000.00	
BWIC with ditto	1 item	£300.00	£300.00	
				<b>£5,300.00</b>

### 29.00 Minor Building Works / ECO

Cycle parking.	5 item	£150.00	£750.00	
Bin store	1 item	£1,000.00	£1,000.00	
Allowance for postal boxes	1 item	£300.00	£300.00	
				<b>£2,050.00</b>

Sub Total			<b>£613,765.00</b>	<b>£613,765.00</b>
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**Druitt Buildings Cost Plan**

**Construction of Druitt Hall**

**1st Floor Extension**

Item	Element	Quantity	Unit	Rate	Subtotal	Item Total
<b>1.00 Substructures and demolition</b>						
	Demolition of existing building, grub out foundations and leave site clean and tidy.	1	item	£25,000.00	£25,000.00	
	Extra over cost for removal of any asbestos and contaminated items	1	item	£20,000.00	£20,000.00	
	Work to existing levels including excavation to reduced levels and cart away allowance 200mm max.	150	M3	£45.00	£6,750.00	
	Strip foundations upto 1m deep, including sub structure blockwork	86	m	£150.00	£12,900.00	
	Supply and lay of block and beam flooring, screed and 150mm insulation	278	m2	£110.00	£30,580.00	
	Below ground drainage foul and surface water ducts and pipework	1	item	£4,000.00	£4,000.00	
						<b>£99,230.00</b>
<b>2.00 Frame</b>						
	Steelwork, allowance inc installation	1	item	£12,000.00	£12,000.00	
	Fire protection to steelwork, plasterboard	1	item	£1,000.00	£1,000.00	
						<b>£13,000.00</b>
<b>3.00 Upper Floors -</b>						
	Allow to board out roof area for storage	278	m2	£20.00	£5,560.00	
	Fire stopping to compartments and gables.	110	m	£20.00	£2,200.00	
						<b>£7,760.00</b>
<b>4.00 Roof Structure</b>						
	Lay new ceiling joists, truss roof and bracing to form pitched roof including 300mm insulation.	278	m2	£45.00	£12,510.00	
	Fire stopping	1	item	£750.00	£750.00	
	Lay felt, batten and new medium grade Spanish slate roof covering.	278	m2	£50.00	£13,900.00	
	Supply all necessary fixings for all associated roof works	1	item	£3,000.00	£3,000.00	
	E/O cost to porch area to form roof and covering.	30	m2	£80.00	£2,400.00	
						<b>£32,560.00</b>
<b>5.00 Roof Coverings cont.</b>						
	Leadwork, generally including flashings, upstands, terminations to soil and ventilation pipework	1	item	£1,000.00	£1,000.00	
	Allowance for dormer and velux windows	1	item	£15,000.00	£15,000.00	
						<b>£16,000.00</b>
<b>6.00 Roof Drainage</b>						
	Gutters, UPVC	86	m	£15.00	£1,290.00	
	Downpipes, UPVC	30	m	£50.00	£1,500.00	
	Rainwater Hoppers	6	nr	£50.00	£300.00	
	Connections to drainage system	10	nr	£60.00	£600.00	
						<b>£3,690.00</b>
<b>7.00 Roof Features</b>						
	Pitched clock tower with weather vane.	1	nr	£10,000.00	£10,000.00	
	Associated works / BWIC	1	nr	£500.00	£500.00	
						<b>£10,500.00</b>
<b>8.00 Stair Structure</b>						
	Timber stair structure, soft wood	1	nr	£3,000.00	£3,000.00	
	Stair trimmers	1	nr	£1,000.00	£1,000.00	
						<b>£4,000.00</b>
<b>9.00 Stair Finishes</b>						
	Decorations and carpet covering	1	nr	£2,000.00	£2,000.00	
			nr		£0.00	
						<b>£2,000.00</b>
<b>10.00 Stair Balustrades</b>						
	Glass balustrading to stairs	10	m	£300.00	£3,000.00	
						<b>£3,000.00</b>

**Druitt Buildings Cost Plan**

**11.00 External Walls**

Cavity wall, facing brick outer skin, insulation, plasterboard and 140mm internal lightweight internal walls - PC £500/100 bricks	300 m2	£220.00	£66,000.00	
Lintels to windows and external doors	25 nr	£90.00	£2,250.00	
Padstones	2 item	£400.00	£800.00	
E/O corner lintel to main hall.	1 item	£300.00	£300.00	
Cavity trays	2 item	£500.00	£1,000.00	
Cavity wall, block outer skin with lightweight internal skin and plasterboard finish.	50 m2	£180.00	£9,000.00	
External Sto Render finish to curved wall	50 m2	£60.00	£3,000.00	
Sundry items, DPC, fixings, other	1 item	£1,000.00	£1,000.00	
Eaves finish and boarding, assumed feature timber with fireproof finish.	86 m	£60.00	£5,160.00	
Timber support posts to eaves.	12 nr	£400.00	£4,800.00	
				<b>£93,310.00</b>

**12.00 External Doors and windows**

Aluminium slim line external windows, double glazed.	15 nr	£900.00	£13,500.00	
Aluminium double doors	1 nr	£4,000.00	£4,000.00	
Single aluminium external doors	2 Nr	£2,000.00	£4,000.00	
Large corner window to main hall	1 nr	£6,000.00	£6,000.00	
				<b>£27,500.00</b>

**13.00 Internal stud walls and partitions -**

Internal metal stud partition, non loadbearing inc. plaster skim.	600 m2	£50.00	£30,000.00	
Fire stopping	1 Item	£1,000.00	£1,000.00	
Internal masonry party wall.	50 m2	£70.00	£3,500.00	
Allowance for ply pattress to fix wall units / tv's.	17 nr	£200.00	£3,400.00	
				<b>£37,900.00</b>

**14.00 Internal Doors**

Supply of internal doors - Fire Rated	25 nr	£150.00	£3,750.00	
Supply of internal door ironmongery	25 nr	£50.00	£1,250.00	
Hanging of doors, linings & architrave	25 nr	£75.00	£1,875.00	
Supply of door linings and stops	25 nr	£35.00	£875.00	
Decorations of internal doors and door joinery	25 Nr	£60.00	£1,500.00	
Supply of door signage	25 nr	£20.00	£500.00	
				<b>£9,750.00</b>

**15.00 Internal Finishes**

Suspended ceiling including decorations	500 m2	£60.00	£30,000.00	
Decoration to all walls, ceilings and woodwork	1000 m2	£30.00	£30,000.00	
Sealant to perimeter joints around windows, door frames / linings, skirting etc	17 nr	£175.00	£2,975.00	
Supply and fix of Ceramic wall tiles to bathrooms and kitchen area (£20m2 supply rate)	50 m2	£65.00	£3,250.00	
Supply and fix all skirting	350 m	£30.00	£10,500.00	
				<b>£76,725.00</b>

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**16.00 Floor Finishes**

Allowance for tiled floor finish to all floor areas.	500 m2	£70.00	£35,000.00	
Entrance matting to external door areas	3 nr	£100.00	£300.00	
				<b>£35,300.00</b>

**17.00 Fixtures and fittings**

Kitchen	1 nr	£10,000.00	£10,000.00	
Shelving to storage cupboards	3 nr	£250.00	£750.00	
Boxing for concealed cisterns and pipework to bathrooms	3 item	£1,500.00	£4,500.00	
				<b>£15,250.00</b>

**18.00 Sanitary appliances**

Supply of sanitary ware	1 nr	£22,000.00	£22,000.00	
Silicone to bathrooms	5 nr	£200.00	£1,000.00	
				<b>£23,000.00</b>

**19.00 Mechanical Installations**

Pressurised cylinder connected to gas boiler, with underfloor heating and hot water in 300 litre cylinder.	500 m2	£90.00	£45,000.00	
E/O per unit for the supply and install of SVP's and waste connections.	8 Nr	£375.00	£3,000.00	
				<b>£48,000.00</b>

**20.00 Electrical installations**

Supply and install of new electrical layout to include extraction fans, small power, electrical, data and lighting.	500 m2	£90.00	£45,000.00	
Supply of communal fire detection system	1 nr	£8,000.00	£8,000.00	
Allow for car charging ports.	2 nr	£2,000.00	£4,000.00	
Supply and fit of intruder detection system and CCTV	1 nr	£10,000.00	£10,000.00	
				<b>£67,000.00</b>

**21.00 BWIC**

General allowance for boxings etc	1 nr	£1,500.00	£1,500.00	
Decoration to ditto	1 nr	£500.00	£500.00	
				<b>£2,000.00</b>

**External Works**

**22.00 Site Preparation**

Site clearance	1 item	£5,000.00	£5,000.00	
				<b>£5,000.00</b>

**23.00 Surface Treatment**

Patio areas and hardstanding's	32 m2	£80.00	£2,560.00	
Top soiling	1 item	£1,000.00	£1,000.00	
Planting and turfing	1 item	£5,000.00	£5,000.00	
Allowance to make good parking area and surrounding finish.	1 item	£15,000.00	£15,000.00	
				<b>£23,560.00</b>

**24.00 Site Enclosure and division**

Repair and pointing allowance to Grade 2 listed wall	1 nr	£5,000.00	£5,000.00	
Garden gate / railing to corner of building.	1 nr	£1,000.00	£1,000.00	
External benches and fixings.	4 nr	£1,000.00	£4,000.00	
				<b>£10,000.00</b>

**25.00 Sundries**

General signage	1 item	£500.00	£500.00	
Tree protection	1 item	£1,000.00	£1,000.00	
				<b>£1,500.00</b>

**26.00 Drainage**

Lay new foul and surface water drainage	1 item	£8,000.00	£8,000.00	
surface water drainage soakaway with connection to existing storm	1 item	£10,000.00	£10,000.00	
Connections to new drainage layout	1 item	£3,000.00	£3,000.00	
				<b>£21,000.00</b>



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### 28.00 Mains services

New mains water and electrical and gas connections.	1 nr	£8,000.00	£8,000.00	
BWIC with ditto	1 item	£300.00	£300.00	
				<b>£8,300.00</b>

### 29.00 Minor Building Works / ECO

Cycle parking.	5 item	£150.00	£750.00	
Bin store	1 item	£1,000.00	£1,000.00	
Allowance for postal boxes	1 item	£300.00	£300.00	
				<b>£2,050.00</b>

Sub Total			<b>£698,885.00</b>	<b>£698,885.00</b>
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