



DEVELOPMENT
SOLUTIONS

Oakland Care Home, Kenyon Lane
Manchester

Cost Plan
Stage 2 Concept Design

September 2021

3 Key Assumptions & Exclusions

Assumptions

- Base date of costs is September 2021
- Assumes the project will be procured on a Design and Build basis, will be constructed in one development phase, with continuous working and no down time or non-productive working
- On review of the design information, we consider that the design has progressed to RIBA Stage 2 (Concept Design) - key co-ordinated elements such as structural designs, M&E designs, external works, levels & drainage, etc. are still to be finalised

Exclusions

Except where explicitly stated as included, no inclusion has been made for the following:-

- Value Added Tax (VAT) is a complex area and is to be confirmed by the clients specialist tax advisors - no assessment or allowance for VAT has been made
- Land acquisition costs
- All Professional Consultant, Planning and Management Fees
- Cost in obtaining building warranties i.e NHBC, Checkmate etc
- FFE excluded
- Costs of approvals and permits from local authorities ie 106 and 278 Agreements etc
- Works outside the boundary of the site incl Licenses
- Legal, Finance, Marketing and Grant Funding costs.
- Any Services diversions/network upgrade costs unless otherwise stated
- Dealing with abnormal ground conditions, contamination or archaeological works/issues unless otherwise stated
- Section 278, 106, 104 & 38 requirements including amendments to the highway
- Asbestos in existing carwash building + groundworks
- Party Wall implications
- Dealing with the investigation for or discovery of archaeology
- Demolitions, diversions, remediation or any environmental issues
- Site wide infrastructure upgrades or diversions
- Costs arising from statutory provisions in obtaining planning permission;
- Local Authority charges, i.e. road closures;

Disclaimer

- This cost estimate is provided in accordance with Innov8 Development Solutions Limited (IDS) standard terms of business
- Various details and design information remains to be confirmed by the client and other advisors, and therefore the estimate may not be representative of the final scheme position and should be used for indicative purposes only. We advise that the indicative accuracy of cost estimates / plans are as follows:- feasibility / high level estimate +/- 25% up to 40% , concept/planning cost estimate +/- 20% up to 30% , pre-contract cost plan +/- 10% up to 20%
- The estimate has been prepared based on the design information available by the architect. All measures have been made digitally from plan for individual measures, except where the overall GIA has been based on the
- IDS accepts no liability for:-
 - 1) The accuracy of any input data other than that provided by IDS (build costs) + Architects Schedule of Accommodation
 - 2) Any changes made by the recipient of this report, or any third party which should alter the format, calculations, data or content of this information
 - 3) Any inaccuracy contained in, or omission, from the information provided by the Client or their advisors

Floors / Function	Living Space m2	Balconies m2	Circulation /Bin Store / Cycle Store m2	Units - 1 Bed Person No.	Units - 1 Bed Person No.	Units - 2 Bed Person No.	Units - 2 Bed Person No.	GIFA m2	NIFA m2	NIFA : GIFA Ratio m2
Ground Floor				40	51	321	376	1,074.70	788	73%
First Floor				39	51	327	379	1,082.40	796	74%
Total (m2 / No.)				79	102	648	755	2,157.10	1,584	73%
								23,219	SQFT	

Other areas	Measure	Unit
Plot area	3,210.60	m2
Overall building footprint (GEA)	2,157.10	m2
Nr. Car Park Spaces	22	Nr.

7 Financial Summary

				Total	2,157	23,219	Base Date: Q3 2021
Ref.	Element			£	£/m2	£/ft2	
	Building Works						
000	Facilitating Works			£50,316	£23	£2	
001	Substructure			£0	£0	£0	
002	Superstructure			£288,339	£134	£12	
003	Internal Finishes			£285,387	£132	£12	
004	Fittings, furnishings and equipment			£102,220	£47	£4	
005	Services			£433,400	£201	£19	
006	Pre-fabricated buildings and building units			£0	£0	£0	
007	Works to existing buildings			£0	£0	£0	
008	External Works			£153,248	£71	£7	
	Building Works Estimate			£1,312,911	£609	£57	
	Main Contractors Preliminaries						
009	Main Contractor Preliminaries	12.0%		£157,549	£73	£7	<i>Allowance Included</i>
	Sub-Total			£1,470,460	£682	£63	
	Main Contractors Overheads and Profit						
010	Main Contractors Overheads and Profit	6.0%		£78,775	£37	£3	
	Works Cost Estimate			£1,549,235	£718	£67	
	Project/Design Team Fees Estimate						
011	Project/Design Team Fees Estimate	0.0%		£0	£0	£0	<i>Fees Excluded</i>
	Other Development/Project Costs Estimate						
012	Other Development/Project Costs Estimate	0.0%		£0	£0	£0	<i>Fees Excluded</i>
	Base Estimate			£1,549,235	£718	£67	
	Risk Allowance Estimate						
013	Design Development Risks	0.0%		£0	£0	£0	<i>Excluded</i>
014	Construction Risks	2.0%		£26,258	£12	£1	<i>D&B Main Contractors Risk</i>
015	Employers Change Risks	0.0%		£0	£0	£0	<i>Excluded</i>
016	Employers Other Risks	0.0%		£0	£0	£0	<i>Excluded</i>
	Cost Limit (Excluding Inflation)			£1,575,493	£730	£68	
	Inflation Estimate						
017	Tender Inflation	0.0%		£0	£0	£0	<i>Excluded</i>
018	Construction Inflation	0.0%		£0	£0	£0	<i>Excluded</i>
	Cost Limit (Including Inflation)			£1,575,493	£730	£68	
	Cost Limit (Including Inflation) to 3 Significant Figures			£1,575,493	£730	£68	
	VAT Assessment						
019	VAT Assessment			£0	£0	£0	<i>Excluded</i>
	TOTAL OUT TURN PROJECT COST			£1,575,493	£730	£68	Rounded to the nearest '000

8 Elemental Breakdown

		Total	2,157	23,219	
Ref.	Element	£	£/m2	£/ft2	Notes
0.1	Toxic/hazardous material removal	£0	£0	£0	
0.2	Major demolition works	£600	£0	£0	
0.3	Strip-Out	£49,716	£23	£2	
0.4	Specialist groundworks	£0	£0	£0	
0.5	Temporary diversions	£0	£0	£0	
0.6	Extraordinary site investigation works	£0	£0	£0	
0	Sub Total Facilitating Works	£50,316	£23	£2	
1.1	Substructure	£0	£0	£0	
1	Sub Total Substructure	£0	£0	£0	
2.1	Frame	£0	£0	£0	
2.2	Upper Floors	£0	£0	£0	
2.3	Roof	£5,011	£2	£0	
2.4	Stairs and ramps	£6,000	£3	£0	
2.5	External walls	£2,809	£1	£0	
2.6	Windows & external doors	£27,234	£13	£1	
2.7	Internal walls	£196,836	£91	£8	
2.8	Internal doors	£50,450	£23	£2	
2	Sub Total Superstructure	£288,339	£134	£12	
3.1	Wall finishes	£91,672	£42	£4	
3.2	Floor finishes	£107,431	£50	£5	
3.3	Ceiling finishes	£86,284	£40	£4	
3	Sub Total Internal Finishes	£285,387	£132	£12	
4.1	Fixtures, fittings & equipment	£102,220	£47	£4	
4	Sub Total Fixtures, fittings & equipment	£102,220	£47	£4	
5.1	Sanitary installations	£110,400	£51	£5	
5.2	Services equipment	£300,000	£139	£13	
5.3	Lift and conveyor installations	£8,000	£4	£0	
5.4	Fire and lightning protection	£0	£0	£0	
5.5	Communication, security and control systems	£0	£0	£0	
5.6	Builders work in connection with services	£15,000	£7	£1	
5	Sub Total Services	£433,400	£201	£19	
6.1	Pre-fabricated buildings and building units	£0	£0	£0	
6	Sub Total Pre-Fabricated Buildings and Building Units	£0	£0	£0	
7.1	Minor demolition works and alteration works	£0	£0	£0	
7.2	Repairs to existing services	£0	£0	£0	
7.3	Damp-proof courses/fungus and beetle eradication	£0	£0	£0	
7.4	Façade retention	£0	£0	£0	
7.5	Cleaning existing surfaces	£0	£0	£0	
7.6	Reonvation works	£0	£0	£0	
7	Sub Total Works to Existing Buildings	£0	£0	£0	
8.1	Site preparation works	£7,900	£4	£0	
8.2	Roads, paths, pavings and surfacings	£96,538	£45	£4	
8.3	Soft landscaping, planting and irrigation systems	£3,000	£1	£0	
8.4	Fencing, railings and walls	£1,500	£1	£0	
8.5	External fixtrures	£0	£0	£0	
8.6	External drainage	£10,000	£5	£0	
8.7	External services	£28,560	£13	£1	
8.8	Minor building works and ancillary buildings	£5,750	£3	£0	
8	Sub Total External Works	£153,248	£71	£7	
	Building Works Estimate	£1,312,911	£609	£57	

Appendix A - Detailed Estimate

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
0	FACILITATING WORKS					
0.1	Toxic/hazardous material removal					
0.1.1	Contaminated land	-	-	-	-	Excluded
0.1.2	Eradication of plant growth	-	-	-	-	Excluded
0.2	Demolition works					
0.2.1	Breaking out existing external wall to create door opening	3	m2	200	600.00	New Door Entrances made to Existing Brickwork
0.3	Soft Strip Out					
0.3.1	Allowance for general jet clean of roof	1	item	1,000	1,000.00	Assumed
0.3.2	Carry out repair to any type of slate/tiled area of roof as required to ensure area is weatherproof, including renew or refix any size and type of tile or slates in patch to roof	1	item	4000	4,000.00	Assumed
0.3.3	Strip out existing mono pitched roof to west elevation and load into skip for disposal	11.37	m2	1000	1,000.00	Assumed
0.3.4	Strip out new internal timber stud partitions and load into skip for disposal	1	item	2000	2,000.00	Assumed
0.3.5	Strip out existing internal walls (internal partitions) and load into skip for disposal	553	m2	25	13,831.20	
0.3.6	Strip out existing floor finishes	0	m2	5	0.00	Assumed floor finishes previously removed
0.3.7	Strip out existing ceiling finishes and load into skip for disposal	2,157	m2	12	25,885.20	
0.3.8	Strip out existing MEP fit out including: sanitaryware, pipework, wiring, radiators, existing fire alarms systems and load into skip for disposal	1	item	2000	2,000.00	Allowance incl assumed all current MEP installed to be reused
0.3.9	Remove metal gates on north and east elevation and load into skip for disposal	0	item	500	0.00	Assumed metal gates to be refurbished and reused
Sub total Facilitating Works					50,316	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
1	SUBSTRUCTURE					
1.1	Substructure					
	Note: No allowances included as no substructure works required					
Sub total Substructure					0	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
2	SUPERSTRUCTURE					
2.1	Frame					
2.1.1	Superstructure & Upper Floors					
	Note: No allowances included as no frame & upper floors works required					
Sub total Frame and Upper Floors					0	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
2	SUPERSTRUCTURE					
2.3	Roof					
2.3.1	Roof structure					
2.3.1.1	Mono Pitched roof structure; including, trusses, purlins, rafters hangers, ridge board, wall plates and ceiling joists	11	m2	110	1,251	Including framing out and new roof including insulation
2.3.2	Roof coverings					
2.3.2.1	Roof coverings, including battening, vapour control layers and concrete interlocking tiles insulation, plaster	11	m2	110	1,251	
2.3.3	Roof drainage					
2.3.3.1	Gutters; to internal perimeter & central spine	43	m	53	2,258	Assumed 20% remedials required
2.3.3.2	Gutters; rainwater outlets	2	nr	105	252	Assumed 20% remedials required
2.3.4	Rooflights, skylights and openings					
2.3.4.1	No works required					
2.3.5	Roof features					
2.3.5.1	No works required					
Sub total Roof					5,011	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
2	SUPERSTRUCTURE					
2.4	Stairs and ramps					
2.4.1	Stair/ramp structures					
2.4.1.1	Retaining existing staircase	4	nr	1,500	6,000	Assume all existing stairs to be used and remedial works undertaken
Sub total Stairs and Ramps					6,000	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
2	SUPERSTRUCTURE					
2.5	External walls					
2.5.1	External enclosing walls above ground floor level					
2.5.1.1	Facing brick to external wall construction to make up levels consisting of facing brick, insulation	22	m2	105	2,258	Allowance. Assumed 14 courses high 750mm thick bricks
2.5.1.2	Facing brick to external wall construction to make up levels consisting of facing brick, insulation	5	m2	105	551	Allowance. Assumed 3 courses high 750mm thick bricks
2.5.2	External soffits					
	No Works Required					
2.5.3	Subsidiary walls, balustrades, handrails and proprietary balconies					
	No Works Required					
2.5.4	Façade access / cleaning systems					
	No Works Required					
2.6	Windows and external doors					
2.6.1	External windows					
2.6.1.1	Windows; uPVC 1270mm * 1500mm; Check all uPVC windows to existing property or flat, including freeing, easing, adjusting, realigning/ rehanging opening casements and, clean all surfaces.	65	nr	535	13,910	Assumed existing windows to be retained and refurbished. 40% of over all window costs included to cover works
2.6.1.2	Windows; uPVC 1270mm * 610mm; Check all uPVC windows to existing property or flat, including freeing, easing, adjusting, realigning/ rehanging opening casements and, clean all surfaces.	11	nr	450	1,980	Assumed existing windows to be retained and refurbished. 40% of over all window costs included to cover works
2.6.1.3	Windows; uPVC 1200mm * 1200mm; Check all uPVC windows to existing property or flat, including freeing, easing, adjusting, realigning/ rehanging opening casements and, clean all surfaces.	3	nr	525	630	Assumed existing windows to be retained and refurbished. 40% of over all window costs included to cover works
2.6.1.4	Windows; uPVC 1270mm * 1860mm; Check all uPVC windows to existing property or flat, including freeing, easing, adjusting, realigning/ rehanging opening casements and, clean all surfaces.	8	nr	1500	4,800	Assumed existing windows to be retained and refurbished. 40% of over all window costs included to cover works
2.6.1.5	Windows; uPVC 1360mm * 1360mm; Check all uPVC windows to existing property or flat, including freeing, easing, adjusting, realigning/ rehanging opening casements and, clean all surfaces.	1	nr	535	214	Assumed existing windows to be retained and refurbished. 40% of over all window costs included to cover works
2.6.1.6	Windows; uPVC 1200mm * 940mm; Check all uPVC windows to existing property or flat, including freeing, easing, adjusting, realigning/ rehanging opening casements and, clean all surfaces.	14	nr	450	2,520	Assumed existing windows to be retained and refurbished. 40% of over all window costs included to cover works
2.6.1.8	Windows; uPVC 1270mm * 1950mm; Check all uPVC windows to existing property or flat, including freeing, easing, adjusting, realigning/ rehanging opening casements and, clean all surfaces.	2	nr	1500	1,200	Assumed existing windows to be retained and refurbished. 40% of over all window costs included to cover works
2.6.2	External doors					
2.6.1.1	External single doors; double glazed uPVC, including ironmongery,	1	nr	450	450	Assumed new doors to be installed
2.6.1.2	External double doors; double glazed uPVC, including ironmongery,	3	nr	510	1,530	Assumed new doors to be installed
Sub total External Walls, Windows and External Doors					30,043	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
2	SUPERSTRUCTURE					
2.7	Internal walls and partitions					
2.7.1	Walls and partitions					
2.7.1.1	Internal walls; internal timber stud walls; Gypframe 70mm thickness, 25mm Isowool apr 1200 mineral wool batts between studs, 1 layer 15mm Gyproc Wallboard both sides; skim finish	610	m2	75	45,713	Assumed new stud partitions however final specification to be confirmed
2.7.1.2	Drylining to faces of existing internal walls; including plasterboard	3,248	m2	30	97,430	Assumed internal walls to be retained and simply lined including insulation
2.7.1.3	Drylining to faces of internal external walls; including plasterboard	983	m2	30	29,491	Assumed external walls to be retained and simply lined including insulation
2.7.1.4	Skimming to all walls above	4,840	m3	5	24,201	Allowance to skim all walls in lieu of tape and joint
2.7.2	Balustrades and handrails					
	No new balustrade or handrails required with existing staircases, staircases to be retained and refurbished					
2.8	Internal doors					
2.8.1	Internal doors					
2.8.1.1	Internal apartment entrance doors; FD60s	24	nr	565	13,560	Allowance
2.8.1.2	Internal Communal single doors FD60's	14	nr	565	7,910	Allowance
2.8.1.3	Internal Communal double doors FD60's	8	nr	650	5,200	Allowance
2.8.1.4	Internal doors; FD30s, living/kitchen & bedroom	46	nr	430	19,780	Allowance
2.8.1.5	Internal doors; standard doors	10	nr	400	4,000	Allowance
Sub total Internal Walls, Partitions and Internal Doors					247,286	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
3	INTERNAL FINISHES					
3.1	Wall finishes					
3.1.1	Finishes to walls					
3.1.1.1	Painting; one mist coat and two coats emulsion paint	8,697	m2	5	43,487	Allowance
3.1.1.2	Ceramic wall tiles; full height, bathrooms & ensuite (PC Sum £30/m2)	434	m2	55	23,883	Assumed Bathroom and ensuite quantities are as full perimeter of room
3.1.1.3	Ceramic wall tiles; half height, kitchen splashbacks, (PC Sum £30/m2)	71	m2	55	3,888	Assumed perimeters and 600mm height
3.1.1.4	Window boards; MDF, painted	153	m	12	1,843	Assumed. Windows only
3.1.1.5	Architraves; MDF, painted	2,081	m	9	18,571	102 internal doors x 10.2m
3.2	Floor finishes					
3.2.1	Finishes to floors					
3.2.1.1	Latex cement screeds, 3mm thick, one coat	1,761	m2	5	9,243	Included allowance for screeding to floors
3.2.1.2	Acoustic mat layer; 4.0mm thick	0	m2	15	0	N/A
3.2.1.3	Ceramic tile floor finish; kitchen (PC Sum £30/m2)	462	m2	60	27,696	Allowance
3.2.1.4	Carpet finishes; living room, bedroom and hallway (PC Sum £20/m2)	599.60	m2	25	14990	Allowance
3.2.1.5	Carpet Floor finishes; circulation, (PC Sum £15/m2)	488	m2	20	9,751	Allowance
3.2.1.6	Ceramic tile flooring; bathrooms & ensuite (PC Sum £30/m2)	212	m2	60	12,708	Allowance
3.2.1.7	Skirtings; MDF, painted	3,624	m	9	30,803	Allowance
3.2.1.8	Matwells	16	m2	140	2,240	Assumed
3.3	Ceiling finishes					
3.3.1	Finishes to ceilings					
3.3.1.1	Plasterboard ceiling including insulation	2,157	m2	35	75,499	Allowance also included uplift to insulation to roof area
3.3.1.2	Skim allowance for ceiling	2,157	m2	5	10,786	Assumed
Sub total Internal Finishes					285,387	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
4	Fittings, Furniture and Equipment					
4.1	Fittings, furniture and equipment					
4.1.1	General fittings, furnishings and equipment					
4.1.1.1	Fire extinguishers	0	nr	1,500	0	N/A
4.1.1.3	Letterboxes; communal bank	1	nr	2,500	2,500	Allowance
4.1.1.4	Communal bins	24	nr	200	4,800	Allowance
4.1.2	Domestic kitchen fittings and equipment					
	Kitchen units, including base units, drawer units, worktops, sinks, taps, wall units and all associated fittings, excluding kitchen appliances (white goods):					
4.1.2.1	One-bed apartment; (PC Sum £3000/kitchen supply and install)	4	nr	2,755	11,020	Allowance
4.1.2.2	Two-bed apartment; (PC Sum £3000/kitchen supply and install)	20	nr	2,865	57,300	Allowance
	Kitchen appliances:					Allowance
4.1.2.3	Cooker hood; canopy wall fixed; (PC Sum £150/nr supply and install)	24	nr	150	3,600	Allowance
4.1.2.4	Cooker; slide-in; (PC Sum £300/nr supply and install)	24	nr	300	7,200	Allowance
4.1.2.5	Refrigerator/freezer; freestanding; (PC Sum £300/nr supply and install)	24	nr	300	7,200	Allowance
4.1.2.6	Dishwasher; freestanding; AAA energy rating; (PC Sum £275/nr supply and install)	24	nr	275	6,600	Allowance
4.1.2.7	Washer dryer; freestanding; A energy rating; (PC Sum £350/nr supply and install)	0	nr	350	0	Excluded
4.1.3	Signs and notices					
4.1.3.1	Internal signs and notices	1	nr	2,000	2,000	Allowance
Sub total Fittings, Furniture and Equipment					102,220	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
5	Services					
5.1	Sanitary installations					
5.1.1	Sanitary appliances					
5.1.1.1	Sanitary installations; bathrooms; PC Sum sanitaryware supply - range TBC	24	nr	1,500	36,000	£2,250 Overall Allowance incl for Supply and Install
5.1.1.2	Sanitary installations; ensuites; PC Sum sanitaryware supply - range TBC	20	nr	1,250	25,000	£2,000 Overall Allowance incl for Supply and Install
5.1.1.3	Sanitary installations; bathrooms; installation of sanitaryware	24	nr	750	18,000	Allowance
5.1.1.4	Sanitary installations; ensuites; installation of sanitaryware	20	nr	750	15,000	Allowance
5.1.2	Sanitary ancillaries					
5.1.2.1	Mirrors; bathrooms and ensuites	44	nr	60	2,640	Allowance
5.1.2.2	Bath/shower screen, glass	24	nr	250	6,000	Allowance
5.1.2.3	Shower screen, glass	20	nr	300	6,000	Allowance
5.1.2.4	Toilet roll holder	44	nr	15	660	Allowance
5.1.2.5	Towel shelf	44	nr	25	1,100	Allowance
5.2	Services equipment					
5.2.1	Services equipment, disposal installations, water, heat source, ventilation					
5.2.1.1	M&E installations; allowance per unit (inc. testing and commissioning)	24	nr	12,500	300,000	MEP Allowance RISK until MEP design Completed
5.3	Lift and conveyor installations					
5.3.1	Lift installations					
5.3.1.1	Lift; 10 person 800kg fire fighting lift; remedial works	1	nr	8,000	8,000	Allowance included for remedials on existing lift
5.4	Fire and lightning protection					
5.4.1	Fire and lightning protection					
5.4.1.1	Fire and lightning protection; sprinkler system; allowance per unit	1	item		0	Excluded with sprinkler system included
5.5	Communication, security and control systems					
5.5.1	Communication, security and control systems					
5.5.1.1	Communication, security and control systems; allowance per unit	1	item		0	Allowance incl above MEP rate
5.6	Builders work in connection with services					
5.1.7	Builders work in connection with services					
5.1.7	Builders work; allowance	5	%	300,000.0	15,000	Incl for MEP Fire Stopping
Sub total Services					433,400	

A Detailed Estimate

Ref	Description	Qty	Unit	Rate	Total	Comments
8	External Works					
8.1	Site preparation works					
8.1.1	Site clearance					
8.1.1.1	Clearing generally; allowance incl fly tipping	1	item	4,000	4,000	Allowance
8.1.2	Preparatory groundworks					
8.1.2.1	Forming new site contours; excavating to reduce levels; average 350mm deep, disposal of excavated material off site; including grading excavated surface to receive subsequent treatments; heavy soils	1,048	m2	0	0	Assumed no groundworks required or existing tarmac to be reused
8.1.2.2	E/O allowance to demolition area of old out building	60	m2	65	3,900	E/O to cover cost to build up area to base course
8.2	Roads, paths, pavings and surfacings					
8.2.1	Roads, paths and pavings					
8.2.1.1	Marshall flags; Lift existing 50mm standard size pcc paving flag, remove spoil, fill and compact hardcore to soft spots, relay existing flag on sand blinding, point up joints.	210	m2	100	21,015	Assumed. Allowance
8.2.1.2	Allowance for tarmac	1,048	m2	65	68,123	Assumed. Allowance including plaining to existing areas only
8.2.1.3	E/O for tarmac to demo area as noted above	60	m2	40	2,400	E/O to cover cost to build up area to wearing course
8.2.1.4	Allowance for white lining to car park area	1	item	5,000	5,000	Assumed. Allowance
8.2.2	Special surfacings and pavings					
8.3	Soft landscaping, planting and irrigation systems					
8.3.1	Seeding and turfing	-	-	-	-	Excluded as NO soft landscaping shown
8.3.2	External planting					
8.3.2.1	Allowance for landscaping inc. cutting back and tidying up current vegetation	1	item	3,000	3,000	Excluded as NO soft landscaping shown
8.4	Fencing, railings and walls					
8.4.1	Fencing and railings					
8.4.1.1	Existing metal gates	2	nr	750	1,500	Allowance to include refurbishing existing gates
8.5	External drainage					
8.5.1	Surface water and foul water drainage					
8.5.1.1	Drainage works to be undertaken to existing	1	item	10,000	10,000	Assumed allowance to cover general drainage alterations
8.6	External services					
8.6.1	Water mains supply	24	units	800	19,200	
8.6.2	Electricity mains supply	1	item	5,000	5,000	Allowance incl RISK until STAT Quote Received
8.6.3	Gas mains supply	-	-	-	-	Allowance incl RISK until STAT Quote Received
8.6.4	Telecommunications and other communication connections	1	item	3,000	3,000	Excluded
8.6.5	External street lighting systems	-	-	-	-	Allowance incl RISK until STAT Quote Received
8.6.6	Builders work in connection with external services	5	%	27,200	1,360	Excluded until 278 Works Scope Agreed Allowance incl RISK until STAT Quote Received
8.7	Minor building works and ancillary buildings					
8.7.1	Minor building works	-	-	-	-	Excluded
8.7.2	Ancillary buildings and structures					
8.7.2.1	Cycle store; design TBC	23	nr	250	5,750	Assumed. Allowance
Sub total External Works and Drainage					153,248	