

Order of Cost Estimate Rev 5A

Hornsey Park Road

Mixed Use Development - 32nr
Residential Units

Trinity Group

March 2024

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Control Issue Sheet

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1. Executive Summary

Overview

This document represents a Feasibility Order of Cost Estimate for the proposed new build residential-led mixed use development at the Hornsey Park Road site, North London. This document is Revision Number 5A.

The development comprises demolition of the existing industrial and commercial buildings on site, and the new build construction of two new residential blocks (Block A comprising 21nr private residential units; Block B comprising commercial space to the ground floor and 11nr affordable residential units; 32nr resi units in total) as well as creating new private amenity spaces and undertaking external landscaping works.

Our feasibility estimate for construction costs of the proposed works at Hornsey Park Road totals £9,430,000 at £3,360/m² or £312/ft² as summarised in Appendix B. These costs are based on GIFA of 2,806m² split into two blocks: c.1,628m² residential to Block A and c.1,178m² residential and commercial space to Block B.

A summary extracting the Hornsey Park Road Costs is shown below. Additionally, a summary of our estimated costs is shown in the table below:

		Total Cost	£/m ²	£/ft ²	%
Construction Costs	£	7,364,522	2,624	244	78%
On-costs	£	2,064,960	736	68	22%
Total (Rounded)	£	9,430,000	3,360	312	100%

Costs are based on an overall GIFA of 2,806m² and are current day fixed price at first quarter 2024 pricing levels. The costs includes a client contingency & 5%, but excludes inflation, VAT and other items listed in section 4.

Since the issue of our last Feasibility Order of Cost Estimate in November 2023, the scope of works have changed. We have factored this into this estimate and it has resulted in a c.£185K increase from our previous assessment. Refer to Appendix B for a more detailed overview and a breakdown of the costs.

Key Cost Considerations

The costs within this estimate are based upon the base drawings shown within Appendix A.

We have considered some potential risks to the proposed works and highlight the key risks below:

Existing Buildings

Risks are associated to potential site discoveries relating to existing buildings on site that are to be demolished and removed (this may include the discovery of contaminated materials i.e. asbestos).

Proximity to Adjacent Structures

The development sits just off of an existing residential street (Hornsey Park Road). Consideration will need to be given to protecting existing properties around the proposed works (including access to the site).

Construction logistics of the project will need to be planned diligently in order to minimise the impact upon the surrounding buildings, developments and highways in immediate proximity of the site.

Risks in the Ground

Without detailed ground surveys, we should consider the discovery of existing underground services within the site boundary and the facilitating works associated with diversions, decommissioning or removal of these elements a key project risk. Likewise, the risk of sub-surface contaminated soil discovery on a site of prior industrial use also requires consideration. Furthermore, the presence of an existing sewer to the rear of the site requires careful consideration around exclusions zones and proposed groundworks.

Other Potential Costs

A number of assumptions have been made in compiling this estimate with regards to specification, quality and scope. We discussed the project with Davy Smith Architects and members of the client team, which has informed several of our assumptions. We recommend that our assumptions are reviewed to reconfirm our base assumptions as outlined in Section 4.

2. Construction Cost Summary

Construction Cost (£):	9,430,000		
Base Date:	1Q24		
Gross Internal Floor Area:	2,806 m ²	Cost per m ² (£):	3,360
	30,206 ft ²	Cost per ft ² (£):	312

	Total (£)	£ / m ²	£ / ft ²	%
FACILITATING WORKS	273,400	97	9	2.9%
SUBSTRUCTURE	470,683	168	16	5.0%
SUPERSTRUCTURE	3,178,327	1,133	105	33.7%
INTERNAL FINISHES (S&C)	169,021	60	6	1.8%
FF&E & FIT OUT	1,105,716	394	37	11.7%
SERVICES	1,667,024	594	55	17.7%
WORKS TO EXISTING BUILDINGS	Incl.			
FITTING OUT OF COMMERCIAL UNITS	16,900	6	1	0.2%
EXTERNAL WORKS	483,451	172	16	5.1%
Sub Total	7,364,522	2,624	244	78%
MAIN CONTRACTOR'S PRELIMINARIES @ 14.5%	1,067,856	381	35	11.3%
Sub Total	8,432,377	3,005	279	89%
MAIN CONTRACTOR'S OHP @ 5%	421,619	150	14	4.5%
CONTRACTOR'S DESIGN @ 1.5%	126,486	45	4	1.3%
Sub Total - Building / Facilitating Works	8,980,482	3,155	293	95%
TOTAL RISK / CONTINGENCY ALLOWANCE	449,000			
Client Design Risk & Contingencies @ 5%	449,000	160	15	4.8%
TOTAL INFLATION ALLOWANCE				
Tender inflation	Excluded	Excluded	Excluded	Excluded
Construction inflation	Excluded	Excluded	Excluded	Excluded
Construction Cost (Excl. VAT) ROUNDED	9,430,000	3,360	312	100%

Please note the above costs are exclusive of project/design team fees, other development project costs, inflation and VAT.

Please refer to Appendix B for further elemental and detailed cost information.

3. Area Schedule

	Area (m²)					
	Block A		Block B		Total	
	NIA	GIA	NIA	GIA	NIA	GIA
GF	221	258	97	258	317	516
1st	225	279	210	249	435	528
2nd	244	296	210	254	453	550
3rd	244	296	210	254	453	550
4th	202	257	123	163	325	420
5th	184	242	-	-	184	242
Total	1,319	1,628	850	1,178	2,169	2,806

Scheme Wide

Total Area: 2,806 m²

Total Net Area: 2,169 m²

Residential/Commercial

Net to Gross: 77%

Analysis: A net to gross ratio of 77% indicates a relatively efficient use of space for this development, and this is likely a product of an efficient layout to the upper floor units with minimal internal circulation space.

External Wall Area: 2,905 m²

Total Gross External Area: 3,282 m²

Wall to Floor Ratio: 0.89

Mixed Use Development

Mixed Use Development

Analysis: A wall to floor ratio of 0.89 indicates an inefficient building in terms of space utilisation. For residential buildings of this type, we would usually expect a reasonably efficient wall-to-floor ratio of between 0.5 and 0.6. The reason for the inefficiencies is: elevation complexity and the shape of the proposed building meaning that there are more angles and returns which results in larger facade areas, which will result in additional construction costs to build.

4. Assumptions & Exclusions

Pricing Preamble

The cost estimate has been prepared from the list of drawings and documents set out in Appendix A to this report.

The base date of the order of cost estimate is 1Q2024. No allowance for inflation has been included.

The rates and prices used in this cost plan have been obtained from a number of sources including market testing, benchmarked cost data and analysis for works of a similar nature from in house sources.

The purpose of this Feasibility Order of Cost Estimate is to identify the cost for the construction of the proposed development. The design has been produced to a pre-planning design stage (RIBA Plan of Work Stage 1 / 2). This estimate has generally been prepared on the basis of the drawn information.

The estimate is based on a single stage traditional form of procurement to a main contractor and assumes the works will be competitively tendered under a JCT Design and Build 2016 Contract. If you wish to discuss/consider an alternative form of procurement then we may have to make adjustments to our costs.

An allowance of 5% has been included within the cost plan for Client Contingency. MGAC would recommend that a risk register is established to identify that this allowance is sufficient.

The following information was not available in preparation of this Feasibility Order of Cost Estimate: M&E design, detailed structural information, site investigation reports, planning conditions, fire strategy, topographical or ordnance surveys, utility reports, architectural specifications. Therefore a number of assumptions have been made (please see below), which MGAC would recommend are reviewed by the Client's design team to confirm acceptance before progressing to the next stage.

Assumptions

The extent of assumptions listed in the following section is reflective of the early stage of this project. We have discussed several of the assumptions with Davy Smith Architects, and the extent of these will be reduced as we collaborate further with the project team throughout the design development process.

The following assumptions have been made in the production of this estimate:

- No allowance for asbestos removal within existing units on site. Assumed not required or if so, the client has noted that there should be sufficient capacity within the contingency allowance to cover this.
- A piled foundation solution has been allowed to both Blocks A & B based on outline structural advice received from Iesis Structures (see Appendix A).
- Reinforced concrete frame with 225mm thick reinforce concrete upper floors (100kg/m3 rebar).
- External wall to be Brick faced cavity wall 350mm wide with Metsec or similar inner skin and cavity insulation.
- An average floor to floor height of 3.15M has been measured to all floors allowing approx. 450mm structural zone between floors. This equates to an average of 2.7m internal F-C heights per level.
- Block A / B will not be subject to additional measures noted within the latest Building Safety Act guidance for buildings over 18M. No allowance for an additional staircase to either Block is included within this estimate.
- New roof areas are to be membraned flat roofs. Both Blocks will consist of full green roof coverings, and PV panels as shown on the drawings. There is also an allowance for a roof level plant enclosure to Block B (only).
- MEPH system costs are based on air source heat pumps to both Block A and Block B.
- Balcony structure is to be bolt on steel balconies.
- Terraced areas are to be low height parapet walls with glazed balustrades.
- Man safe system to perimeter of new roof is required for maintenance (no allowance for a building maintenance unit).
- Allowance for 1nr commercial space area to Block B only.
- All existing utility services will be disconnected prior to the demolition works (costs for doing so are not included within this estimate). Assumed connections will be reinstated during the works (post demo).
- No allowance for attenuation tanks. Assumed that any stormwater will be connected into the adjacent culvert.
- A provisional allowance for connection into existing sewers for each new block is included.
- Sprinklers will be required to both Block A & B.

4. Assumptions & Exclusions

Assumptions continued

- Residential lobbies to Block B will be open to the elements as there is now an opening shown at each floor. We have therefore made the finishes to these areas (including apartment entrance doors) external grade.
- The same external brick will be used internally to these open residential lobby spaces to Block B.
- Ground floor residential lobby space to Block A will have the same tiling as the external areas.
- We understand that the standalone plant room as shown on previous architectural drawings is now being omitted and moved into Block B, which will now house 2nr plant rooms on the ground floor, one of which will be dedicated to Block A and we have allowed for underground pipework channels.
- Bathroom and ensuite to include vanity unit, bath screen, robe hook, roll holder.
- 1nr built-in wardrobe per unit only (master bedroom); no allowance for additional rooms.
- We have amended our allowances for external landscaping works in accordance with the information recently issued to us, listed in Appendix A.

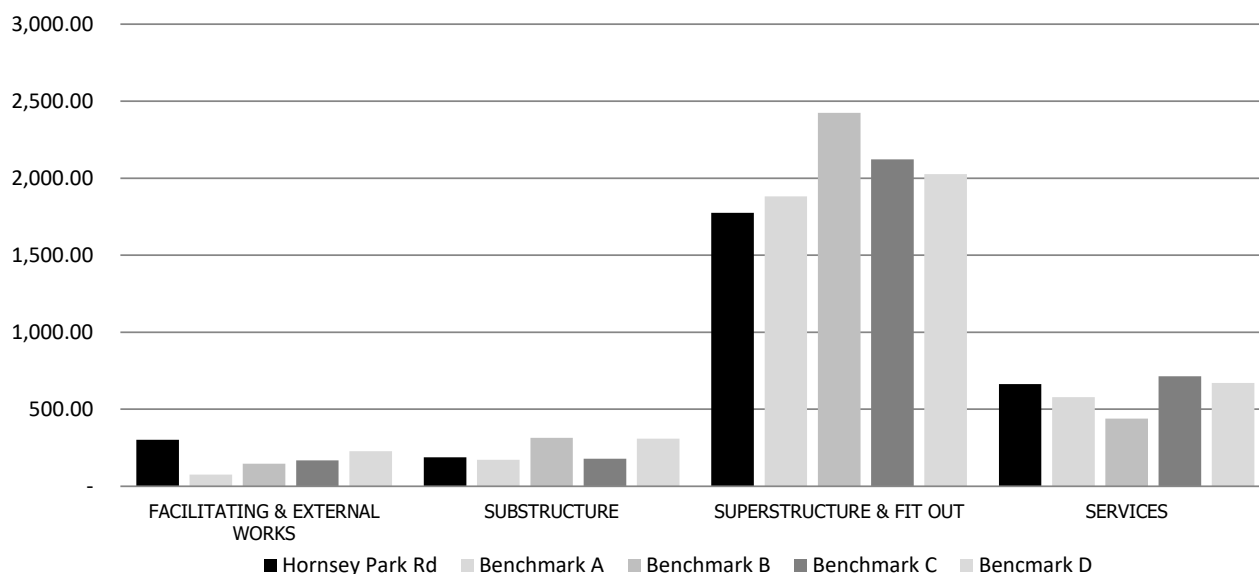
Exclusions

The following exclusions have been made in the production of this estimate:

- Works have been priced in a single phase, unbroken programme.
- Works to form any basement or half-basement spaces.
- Temporary works associated with existing utilities.
- Works beyond the site boundary; including any works to neighbouring properties / boundaries
- Removal of contaminated material (i.e. asbestos / treatment of Japanese Knotweed).
- Costs associated with surveys / ground reports relating to contaminated materials.
- Rights of light cost or alterations to accommodate affected parties
- Works in connection with abnormal ground or drainage conditions, or below slab drainage works.
- Carbon Tax, Section 106 & 278, CIL payments or other local authority costs.
- Contractor construction risk estimate (misc. allowance for contractors design fee is included).
- Loose furniture and fittings to apartments and common areas generally, including white goods to kitchens.
- Furnishing to private garden or terrace spaces.
- Built-in furniture to secondary bedrooms (allowance is for 1nr built in wardrobe per apartment).
- Services diversions or new incoming services (i.e. electrical substations).
- Future changes in Government legislation or building regulation requirements.
- Party wall awards and/or costs.
- No allowance for incoming gas.
- Monitoring costs and fees associated with local or central government authorities.
- Noise impact/assessment survey.
- Attenuation tanks.
- Costs associated with pre construction services agreements (PCSA fee).
- Ecology costs such as bats or protected species.
- Legal fees and funding costs.
- Planning fees and charges.
- Land acquisitions costs and fees.
- NHBC fees or increased costs as a result of subsequent changes to future residential values.
- Professional fees, including archaeological fees.
- Inflation beyond 1Q24.
- Design considerations / contributions to proposed neighbouring development (to rear of site).
- External signage
- Value Added Tax.
- Internal cycle rack storage / lockers.
- Any external landscaping works associated with the adjacent development / neighbouring gardens.

5. Benchmarking

MGAC have benchmarked the proposed development at Hornsey Park Road with other mixed use and residential schemes between 2,000m² to 5,000m² in size. These have been outlined below and the detailed benchmarking analysis is shown in Appendix C. The variances between the schemes are demonstrated and discussed below using the £/m² functional unit.



Benchmark Analysis

Benchmark Project A:	2,708 per m ²	(Excluding Preliminaries)
Benchmark Project B:	3,326 per m ²	(Excluding Preliminaries)
Benchmark Project C:	3,183 per m ²	(Excluding Preliminaries)
Benchmark Project D:	3,235 per m ²	(Excluding Preliminaries)
Hornsey Park Road:	2,928 per m ²	(Excluding Preliminaries)

Analysis of Project Benchmarks

The benchmarked project data above has been based upon construction works only net of preliminaries. It does include for allowances for apportionments of OH&P, contractors design risk, and contingency for the purpose of true comparison against tendered schemes that have been considered for this benchmarking analysis.

The costs include external works and the facilitating works associated with the existing site and the demolition of the current buildings / warehouse units. The Project has been benchmarked against 4nr similar projects from the MGAC database and as shown in Appendix C, the scheme is below the average benchmark costs per m². The benchmarked projects were tendered between 2017 and 2021 and have been rebased for location and time by utilising BCIS tender price indices.

We included projects of a similar scope, albeit Benchmark Project A (above) had minimal external works and no associated demo works, which should be considered when comparing the overall costs.

Superstructure and Fit-Out Works

The apartments have been priced as a whole (including internal walls and internal doors within these demises). The other benchmarking data splits out costs for internal walls/doors separately from the apartment fit-out costs. This means that the Fit-Out rates for Hornsey Park are inflated artificially compared to other benchmark rates. For this reason we have grouped these items together to give a more accurate comparison.

Substructure and Services

These elements show the costs are fairly consistent against the benchmarked data.

Facilitating & External Works

This element shows the greatest variance and impact upon the global cost/m² variance against the benchmarked data. This is predominantly due to the site abnormalities associated with this scheme, including the demolition of existing structures, the close proximity to residential properties, and the existing sewer which runs adjacent to the site, all of which are impacting the overall costs.

Given the condition of the existing site and the facilitating works that need to be undertaken, this is a difficult area to propose options for value engineering. We would recommend that early engagement is sought with the relevant design consultants.

APPENDIX A - Basis of Estimate

A. Basis of Estimate

Information Used

Davy Smith Architects - Architect

2218-P100-S1	Proposed Ground Floor Plan	P9
2218-P101-S1	Proposed First Floor Plan	P4
2218-P102-S1	Proposed Second Floor Plan	P4
2218-P103-S1	Proposed Third Floor Plan	P4
2218-P104-S1	Proposed Fourth Floor Plan	P4
2218-P105-S1	Proposed Fifth Floor Plan	P4
2218-P106-S1	Proposed Roof Plan	P3
2218-P200-S1	Proposed South East Elevation	P4
2218-P201-S1	Proposed North West Elevation	P4
2218-P202-S1	Proposed North East Elevation	P4
2218-P203-S1	Proposed South West Elevation	P3
2218-P204-S1	Block A - Proposed North Elevation	P5
2218-P205-S1	Block A - Proposed East Elevation	P4
2218-P206-S1	Block A - Proposed South Elevation	P4
2218-P207-S1	Block A - Proposed West Elevation	P4
2218-P208-S1	Block B - Proposed South East Elevation	P3
2218-P209-S1	Block B - Proposed North West Elevation	P4
2218-P210-S1	Block B - Proposed North East Elevation	P3
2218-P211-S1	Block B - Proposed South West Elevation	P4
2218-P600-S1	Schedule of Accommodation	P3
-	HPR_Preliminary-renders_23-11-30	-
22180D605-SO-P1	QRP Formal Review Presentation	P1

Turkington Martin - Landscape Architect

613-TML-XX-00-DR-L-0200	Landscape GA - Ground Floor	P03
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Iesis Structures - Structural Engineer

SE2053-ISS-XX-F1-SK-S-0900	Structural Proposals - Foundation Level	Rev C
SE2053-ISS-XX-XX-SK-S-2001	Substructure Section A-A	Rev A

Irvineering - MEP Consultant

IP23022-SK-001	Plantroom Sketch	SK B
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APPENDIX B - Detailed Elemental Costs

A. Detailed Elemental Costs - Summary REV 5A

	Item	Total Cost £	Block A	Block B	Siteworks	£/m ²	£/ft ²	%
00	FACILITATING WORKS							
1	Toxic/Hazardous Material Removal	Excl.						0%
2	Major Demolition Works	150,000	-	-	150,000	53	5	2%
3	Temporary Support to Adjacent Structures	15,000	-	-	15,000	5	0	0%
4	Specialist Groundworks	108,400	-	-	108,400	39	4	1%
5	Temporary Diversion Works	Excl.	-	-	-			0%
6	Extraordinary Site Investigation Works	Excl.	-	-	-			0%
	<i>Sub-Total</i>	<i>273,400</i>	<i>-</i>	<i>-</i>	<i>273,400</i>	<i>97</i>	<i>9</i>	<i>3%</i>
01	SUBSTRUCTURE							
1	Substructure Works	470,683	237,624	233,060	-	168	16	5%
	<i>Sub-Total</i>	<i>470,683</i>	<i>237,624</i>	<i>233,060</i>	<i>-</i>	<i>168</i>	<i>16</i>	<i>5%</i>
02	SUPERSTRUCTURE							
1	Frame	273,824	157,420	116,404	-	98	9	3%
2	Upper Floors	427,391	257,191	170,200	-	152	14	5%
3	Roof	340,730	183,075	157,655	-	121	11	4%
4	Stairs and Ramps	108,000	63,000	45,000	-	38	4	1%
5	External Walls	1,603,450	898,193	705,258	-	571	53	17%
6	Windows and External Doors	274,795	172,410	102,385	-	98	9	3%
7	Internal Walls and Partitions	126,787	67,562	59,225	-	45	4	1%
8	Internal Doors	23,350	12,450	10,900	-	8	1	0%
	<i>Sub-Total</i>	<i>3,178,327</i>	<i>1,811,301</i>	<i>1,367,026</i>	<i>-</i>	<i>1,133</i>	<i>105</i>	<i>34%</i>
03	INTERNAL FINISHES							
1	Wall Finishes	98,391	59,093	39,298	-	35	3	1%
2	Floor Finishes	49,236	27,411	21,825	-	18	2	1%
3	Ceiling Finishes	21,395	11,954	9,441	-	8	1	0%
	<i>Sub-Total</i>	<i>169,021</i>	<i>98,457</i>	<i>70,564</i>	<i>-</i>	<i>60</i>	<i>6</i>	<i>2%</i>
04	FITTINGS, FURNISHINGS AND EQUIPMENT							
1	Residential Fit-Out and FF&E	1,105,716	753,935	351,781	-	394	37	12%
	<i>Sub-Total</i>	<i>1,105,716</i>	<i>753,935</i>	<i>351,781</i>	<i>-</i>	<i>394</i>	<i>37</i>	<i>12%</i>
05	SERVICES							
1	Sanitary Installations	120,300	87,200	33,100	-	43	4	1%
2	MEPH Installations	1,345,070	842,932	502,138	-	479	45	14%
3	Lift and Conveyor Installations	128,000	78,000	50,000	-	46	4	1%
4	Builder's Work in Connection with Services	73,654	46,047	27,607	-	26	2	1%
	<i>Sub-Total</i>	<i>1,667,024</i>	<i>1,054,179</i>	<i>612,845</i>	<i>-</i>	<i>594</i>	<i>55</i>	<i>18%</i>
06	FITTING OUT OF COMMERCIAL UNITS							
1	Fit-out - Commercial/Retail Areas	16,900	-	16,900	-	6	1	0%
	<i>Sub-Total</i>	<i>16,900</i>	<i>-</i>	<i>16,900</i>	<i>-</i>	<i>6</i>	<i>1</i>	<i>0%</i>
07	WORKS TO EXISTING BUILDINGS							
1	Minor Demolition Works and Alteration Works	Incl.	-	-	Incl.			
	<i>Sub-Total</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>0%</i>
08	EXTERNAL WORKS							
1	Site Preparation	-	-	-	-	-	-	0%
2	Hard and Soft Landscaping	180,553	-	-	180,553	64	6	2%
3	Fencing, Railings, Walls and Fixtures	59,149	-	-	59,149	21	2	1%
4	Drainage	122,249	-	-	122,249	44	4	1%
5	External Services	121,500	-	-	121,500	43	4	1%
6	Minor Building Works	-	-	-	-	-	-	0%
	<i>Sub-Total</i>	<i>483,451</i>	<i>-</i>	<i>-</i>	<i>483,451</i>	<i>172</i>	<i>16</i>	<i>5%</i>
	Measured Works Sub-Total	7,364,522	3,955,496	2,652,175	756,851	2,624	244	78%
09	Preliminaries	1,067,856	573,547	384,565	109,743	381	35	11%
	<i>Sub-Total</i>	<i>1,067,856</i>	<i>573,547</i>	<i>384,565</i>	<i>109,743</i>	<i>381</i>	<i>35</i>	<i>11%</i>
10	Overhead and Profit	421,619	226,452	151,837	43,330	150	14	4%
	<i>Sub-Total</i>	<i>421,619</i>	<i>226,452</i>	<i>151,837</i>	<i>43,330</i>	<i>150</i>	<i>14</i>	<i>4%</i>
11	Contractor's Design Risk	126,486	67,936	45,551	12,999	45	4	1%
	<i>Sub-Total</i>	<i>126,486</i>	<i>67,936</i>	<i>45,551</i>	<i>12,999</i>	<i>45</i>	<i>4</i>	<i>1%</i>
12	Client Contingencies	449,000	241,172	161,706	46,146	160	15	5%
	<i>Sub-Total</i>	<i>449,000</i>	<i>241,172</i>	<i>161,706</i>	<i>46,146</i>	<i>160</i>	<i>15</i>	<i>5%</i>
	TOTAL CONSTRUCTION COST	9,429,482	5,064,602	3,395,835	969,069	3,360	312	100%

B. Detailed Elemental Costs - Block A

Item	Description	Quant	Unit	Rate £	Total Cost £
1.00	SUBSTRUCTURE				
1.01	Substructure				
1.01.01	Site Levelling allowance; allowance 300mm		m ³		Incl.
1.01.02	Piled foundations, ground beams and pile caps, piling mat etc	1	item	186,000.00	186,000
1.01.03	Ground bearing slab; building; assume 300mm thick	235	m ²	185.00	43,444
1.01.04	Extra over; ground bearing slab; 550mm thick RC slab over exclusion zone	12	m ²	265.00	3,180
1.01.05	Lift pit	1	nr	5,000.00	5,000
	Subtotal				237,624
	SUBSTRUCTURE TOTAL				237,624
2.00	SUPERSTRUCTURE				
2.01	Frame				
2.01.01	Reinforced concrete columns supporting upper floors, including windposts	1,370	m ²	70.00	95,897
2.01.02	Extra over; allowance for cantilever slab	25	m ²	250.00	6,250
2.01.03	Reinforced concrete columns supporting terraces and balconies	14	m ²	70.00	980
2.01.04	Reinforced concrete columns supporting roof	286	m ²	70.00	20,035
2.01.05	Reinforced concrete shear walls; Lift Shafts; Risers; Stair and Core	96	m ²	140.00	13,487
2.01.06	Connections to perimeter for façade	519	m	40.00	20,772
	Subtotal				157,420
2.02	Upper Floors				
2.02.01	Reinforced concrete upper floors; 225mm thick (100kg/m3 rebar)	1,370	m ²	180.00	246,591
2.02.02	Extra over; transfer beam/deck at L1	25	m ²	150.00	3,750
2.02.03	Movement joints	1,370	m ²	5.00	6,850
	Subtotal				257,191
2.03	Roof				
2.03.01	Reinforced concrete flat roof structure; 250mm thick	286	m ²	125.00	35,776
2.03.02	Finishes; membrane system, insulation etc	286	m ²	145.00	41,501
2.03.03	Extra over; allowance for membrane works to service penetrations		m ²		Incl.
2.03.04	Green Roof (100% of L5 area)	272	m ²	90.00	24,499
	Terraces				
2.03.04	Reinforced concrete terrace structure; 250mm thick	14	m ²	125.00	1,750
2.03.05	Finishes; membrane system, insulation and decking etc	14	m ²	180.00	2,520
2.03.06	Extra over; warm deck to floor below	14	m ²	45.00	630
	Other				
2.03.07	Parapet walls; roof 400mm high	103	m	135.00	13,905
2.03.08	Parapet walls; to terraces	13	m	250.00	3,250
2.03.09	Mansafe; to new roof area	103	m	80.00	8,240
2.03.10	Rainwater outlets; to new roof, terrace and amenity areas	300	m ²	20.00	6,004
2.03.11	Lift overrun	1	nr	5,000.00	5,000
2.03.12	PV Panels (general allowance)	1	PS	35,000.00	35,000
2.03.13	General allowance for roof plant	1	PS	5,000.00	5,000
	Subtotal				183,075
2.04	Staircases				
2.04.01	Stair per storey flight including balustrade and handrail; residential	6	nr	10,000.00	60,000
2.04.02	Roof access ladder & hatch	1	nr	3,000.00	3,000
	Subtotal				63,000
2.05	External Walls				
2.05.01	Brick faced cavity wall 350mm wide with Metsec or similar inner skin with cavity insulation, wall ties, detailing; includes corner and return details	1,456	m ²	500.00	728,000
2.05.02	Extra over; double height brick wall to support cantilevered slab	22	m ²	350.00	7,718
2.05.03	Extra over; glazing to stair core area and circulation space	72	m ²	675.00	48,600
2.05.04	Extra over for decorative finishes to parapet walls at roof and terrace levels	116	m	100.00	11,600
2.05.05	Cladding to isolated or supporting columns	0	nr	5,000.00	-
2.05.06	Openings for windows and doors in façade	340	m ²	30.00	10,200
2.05.07	Extra over; Reglit glass panelling to staircase	0	m ²		Excl.
2.05.08	Balconies; bolt on including railings; including cantilevered reinforced concrete slab, connection to floor slab, complete with decking and drainage points	110	m ²	820.00	90,200
2.05.09	Soffit treatment of projecting upper floors (cantilevered areas only)	25	m ²	75.00	1,875
	Subtotal				898,193

B. Detailed Elemental Costs - Block A

Item	Description	Quant	Unit	Rate £	Total Cost £
2.06	Windows and External Doors				
2.06.01	Double glazed composite windows	257	m²	580.00	149,060
2.06.02	Extra for balcony and terrace doors; sliding	10	nr	1,000.00	10,000
2.06.03	Extra for doors to private amenity space; French Doors	11	nr	850.00	9,350
2.06.04	Main residential lobby entrance doors (leaf & half; assume glazed system)	1	nr	2,500.00	2,500
2.06.05	Fire escape door; glazed	1	nr	1,500.00	1,500
	Subtotal				172,410
2.07	Internal Walls and Partitions				
2.07.01	Lift; Core walls	378	m²	90.00	34,020
2.07.02	Party walls to apartments	311	m²	95.00	29,526
2.07.03	Riser walls	47	m²	85.00	4,016
	Subtotal				67,562
2.08	Internal Doors				
2.08.01	Front of house door to cores; single	6	nr	800.00	4,800
2.08.02	Front of house door to cores GF; leaf and half	1	nr	1,200.00	1,200
2.08.03	Riser doors; single	1	nr	750.00	750
2.08.04	Riser doors; pair	6	nr	950.00	5,700
	Subtotal				12,450
	SUPERSTRUCTURE TOTAL				1,811,301
3.00	INTERNAL FINISHES				
3.01	Wall Finishes				
3.01.01	Thermal plasterboard lining and paint to external walls; backed plasterboard linings to enhance thermal properties of envelope	1,174	m²	40.00	46,948
3.01.02	Skim and Paint internal walls	810	m²	15.00	12,145
3.01.03	Extra for enhanced finishes to entrance lobby		m²		Excl.
	Subtotal				59,093
3.02	Floor Finishes				
3.02.01	FOH circulation screed, insulation and flooring	217	m²	100.00	21,735
3.02.02	Extra for treads and risers of stairs including nosings; residential flights	6	nr	500.00	3,000
3.02.03	Extra over; enhanced finishes to entrance lobbies		m²		Excl.
3.02.04	Flooring to back of house		m²		Incl.
3.02.05	Skirtings; painted	223	m	12.00	2,676
	Subtotal				27,411
3.03	Ceiling Finishes				
3.03.01	Ceiling and paint to landlord and front of house / circulation areas	217	m²	55.00	11,954
3.03.02	Ceiling and paint to back of house areas	0	m²	40.00	Incl.
3.03.03	Extra over; enhanced finishes to entrance lobbies	0	m²		Excl.
3.03.04	Warm deck to L4 ceiling beneath terrace		m²		Incl.
	Subtotal				11,954
	INTERNAL FINISHES TOTAL				98,457
4.00	FITTINGS, FURNISHINGS AND EQUIPMENT				
4.01	Fittings, Furnishings and Equipment				
4.01.01	Entrance lobby post boxes	21	nr	300.00	6,300
4.01.02	Storage cupboard shelving and racks		nr		Excl.
4.01.03	Signage	1	PS	6,000.00	6,000
4.01.04	Cycle racks and stands		nr		Elsewhere
4.01.05	Reception desk		nr		Excl.
4.02	Residential Apartments - Fit-Out				
4.02.01	Studio	3	nr	24,474.20	73,423
4.02.02	1 bed	7	nr	30,766.15	215,363
4.02.03	2 bed 3 person	1	nr	40,155.45	40,155
4.02.04	2 bed 4 person	9	nr	40,154.20	361,388
4.02.05	3 bed 4 person	1	nr	46,055.95	46,056
4.02.06	Extra over; additional equipment to accessible units	3	nr	1,750.00	5,250
	Subtotal				753,935
	FITTINGS, FURNISHINGS AND EQUIPMENT TOTAL				753,935
5.00	SERVICES				
5.01	Sanitary Fittings				

B. Detailed Elemental Costs - Block A

Item	Description	Quant	Unit	Rate £	Total Cost £
5.01.01	Bathrooms; 3 appliances with shower mixer valve	21	nr	1,900.00	39,900
5.01.02	Ensuite; 3 appliances	8	nr	1,800.00	14,400
5.01.03	Cloak; 2 appliances	1	nr	850.00	850
	Sanitary Ancillaries				
5.01.03	Bathroom fixtures (vanity unit, bath screen, robe hook, roll holder)	21	nr	1,000.00	21,000
5.01.04	Ensuite fixtures (vanity unit, shower screening, robe hook, roll holder)	8	nr	1,000.00	8,000
5.01.06	Cloakroom fixtures	1	nr	200.00	200
5.01.05	Extra for accessible units	3	nr	950.00	2,850
	Subtotal				87,200
5.02	MEPH Installation				
5.02.01	Shell and core services; exhaust air heat pump heating, public health, risers and distribution, earthing, lightning protection, switchgear, small power, lighting, access controls, fire alarms, CCTV, containment etc	1,628	m²	200.00	325,556
5.02.02	Extra over; gas installations		m²		Excl.
	Apartment Installations				
5.02.03	Fit-out services to apartment; Studio	3	nr	18,429.00	55,287
5.02.04	Fit-out services to apartment; 1 bed	7	nr	21,034.38	147,241
5.02.05	Fit-out services to apartment; 2 bed 3P	1	nr	24,721.00	24,721
5.02.06	Fit-out services to apartment; 2 bed 4P	9	nr	25,741.00	231,669
5.02.07	Fit-out services to apartment; 3 bed 4P	1	nr	26,038.00	26,038
5.02.08	Testing & commissioning	1.5%		810,512	12,158
5.02.09	MEP Contractor design				Incl.
5.02.10	MEP management	2.5%		810,512	20,263
	Subtotal				842,932
5.03	Lift and Conveyor Installations				
5.03.01	Lifts per floor served; firefighters lift	6	nr	13,000	78,000
	Subtotal				78,000
5.04	Builder's Work in Connection with Services				
5.04.01	Associated builders work in connection with services	5%	item	920,932	46,047
	Subtotal				46,047
	SERVICES TOTAL				1,054,179
	PRELIMINARIES	14.5%			573,547
	OVERHEAD AND PROFIT	5.0%			226,452
	CONTRACTOR'S DESIGN RISK	1.5%			67,936
	Block A				4,823,431
				£ / m2	2,963.19

C. Detailed Elemental Costs - Block B

Item	Description	Quant	Unit	Rate £	Total Cost £
1.00	SUBSTRUCTURE				
1.01	Substructure				
1.01.01	Site Levelling allowance; allowance 300mm		m ³		Incl.
1.01.02	Piled foundations, ground beams and pile caps, piling mat etc	1	Item	146,000.00	146,000
1.01.03	Ground bearing slab; building	258	m ²	185.00	47,814
1.01.04	Extra over; ground bearing slab; 550mm thick RC slab over exclusion zone	129	m ²	265.00	34,245
1.01.05	Lift pit	1	nr	5,000.00	5,000
	Subtotal				233,060
	SUBSTRUCTURE TOTAL				233,060
2.00	SUPERSTRUCTURE				
2.01	Frame				
2.01.01	Reinforced concrete columns supporting upper floors, including windposts	920	m ²	70.00	64,400
2.01.02	Extra over; allowance for cantilever slab	0	m ²	250.00	-
2.01.03	Reinforced concrete columns supporting terraces and balconies	30	m ²	70.00	2,100
2.01.04	Reinforced concrete columns supporting roof	254	m ²	70.00	17,771
2.01.05	Reinforced concrete shear walls; Lift Shafts; Risers; Stair and Core	85	m ²	150.00	12,698
2.01.06	Connections to perimeter for façade	389	m	50.00	19,435
	Subtotal				116,404
2.02	Upper Floors				
2.02.01	Reinforced concrete upper floors; 225mm thick (100kg/m3 rebar)	920	m ²	180.00	165,600
2.02.02	Extra over; allowance for podium slab		m ²	100.00	Excl.
2.02.03	Movement joints	920	m ²	5.00	4,600
	Subtotal				170,200
2.03	Roof				
2.03.01	Reinforced concrete flat roof structure; 250mm thick	254	m ²	125.00	31,734
2.03.02	Metal deck roof to cycle store; including for upstands to edge		m ²	100.00	Excl.
2.03.03	Finishes; membrane system, insulation etc	254	m ²	125.00	31,734
2.03.04	Extra over; allowance for membrane works to service penetrations		m ²		Incl.
2.03.05	Green Roof (100% of L4 area)	224	m ²	85.00	19,029
	Terraces				
2.03.06	Reinforced concrete terrace structure; 250mm thick	30	m ²	125.00	3,750
2.03.07	Finishes; membrane system, insulation and decking etc	30	m ²	170.00	5,100
2.03.08	Extra over; warm deck to floor below	30	m ²	45.00	1,350
	Other				
2.03.09	Parapet walls; roof 400mm high	66	m	135.00	8,910
2.03.10	Parapet walls; to terraces	62	m	250.00	15,500
2.03.11	Mansafe; to new roof area	101	m	80.00	8,080
2.03.12	Rainwater outlets; to new roof, terrace and amenity areas	284	m ²	17.50	4,968
2.03.13	Lift overrun	1	nr	5,000.00	5,000
2.03.14	AOV	1	nr		Excl.
2.03.15	PV Panels (general allowance)	1	PS	12,500.00	12,500
2.03.16	Allowance for plant enclosure	1	PS	10,000.00	10,000
	Subtotal				157,655
2.04	Staircases				
2.04.01	Stair per storey flight including balustrade and handrail; residential	4	nr	9,750.00	39,000
2.04.02	Roof access ladder and access hatch	1	nr	3,000.00	3,000
2.04.03	Allowance for the formation of internal ramp; including handrails	1	item	3,000.00	3,000
	Subtotal				45,000

C. Detailed Elemental Costs - Block B

Item	Description	Quant	Unit	Rate £	Total Cost £
2.05	External Walls				
2.05.01	Brick faced cavity wall 350mm wide with Metsec or similar inner skin with cavity insulation, wall ties, detailing; includes corner and return details	1,103	m ²	500.00	551,538
2.05.02	Extra over; glazing to stair core area; assume full height; 1M wide	33	m ²	675.00	22,275
2.05.03	Extra over; Reglit glass panelling and structure around staircase		m ²		Excl.
2.05.04	Parapet wall to circulation space on upper floors	47	m	255.00	11,871
2.05.05	Extra over for decorative finishes to parapet walls; assume stone panelling	175	m	100.00	17,455
2.05.06	Cladding to isolated or supporting columns	0	nr	5,000.00	-
2.05.07	Openings for windows and doors in façade	203	m ²	30.00	6,087
2.05.08	Curtain walling to commercial unit (assume stick)	36	m ²	1,100.00	39,600
2.05.09	Allowance for glazed entrance walkway into commercial unit	1	PS		Excl.
2.05.10	Balconies; bolt on including railings; including cantilevered reinforced concrete slab, connection to floor slab, complete with decking and drainage points	66	m ²	800.00	52,800
2.05.11	Soffit treatment to exposed circulation space	52	m ²	70.00	3,632
	Subtotal				705,258
2.06	Windows and External Doors				
2.06.01	Double glazed composite windows	143	m ²	570.00	81,510
2.06.02	Extra for balcony and terrace doors; sliding	9	nr	975.00	8,775
2.06.03	Extra for doors to private amenity space; French Doors	2	nr	800.00	1,600
2.06.04	Main residential lobby entrance doors (single; assume glazed system)	1	nr	1,500.00	1,500
2.06.05	Entrance door to commercial unit (double)	1	nr	3,000.00	3,000
2.06.06	Plant room / refuse / fire escape door	6	nr	1,000.00	6,000
	Subtotal				102,385
2.07	Internal Walls and Partitions				
2.07.01	Lift; Core walls	316	m ²	90.00	28,421
2.07.02	Party walls to apartments	68	m ²	95.00	6,502
2.07.03	Riser walls	0	m ²	85.00	Incl.
2.07.04	Plant room	256	m ²	95.00	24,302
	Subtotal				59,225
2.08	Internal Doors				
2.08.01	Front of house door to cores; single (external grade)	4	nr	1,000.00	4,000
2.08.02	Refuse/back of house door; single (incl. chequer plating)	2	nr	1,100.00	2,200
2.08.03	Riser doors; single	1	nr	700.00	700
2.08.04	Riser doors; pair (external grade)	4	nr	1,000.00	4,000
	Subtotal				10,900
	SUPERSTRUCTURE TOTAL				1,367,026
3.00	INTERNAL FINISHES				
3.01	Wall Finishes				
3.01.01	Thermal plasterboard lining and paint to external walls; backed plasterboard linings to	792	m ²	35.00	27,737
3.01.02	Skim and Paint internal walls	704	m ²	15.00	10,561
3.01.03	Chequer board lining to internal bin stores	1	item	1,000.00	1,000
	Subtotal				39,298
3.02	Floor Finishes				
3.02.01	FOH circulation screed, insulation and flooring	94	m ²	90.00	8,501
3.02.02	Circulation space (external - assume painted concrete topping)	52	m ²	75.00	3,891
3.02.03	Extra for treads and risers of stairs including nosings; residential flights	4	nr	500.00	2,000
3.02.04	Extra over; matwells to entrance lobby / fire escape	1	nr	750.00	750
3.02.05	Flooring to back of house; plant and cycle stores	105	m ²	50.00	5,243
3.02.06	Skirtings; painted	160	m	9.00	1,440
	Subtotal				21,825
3.03	Ceiling Finishes				
3.03.01	Ceiling and paint to landlord and front of house areas (i.e. stair core)	94	m ²	50.00	4,723
3.03.02	Ceiling and paint to plant areas	105	m ²	45.00	4,719
	Subtotal				9,441
	INTERNAL FINISHES TOTAL				70,564

C. Detailed Elemental Costs - Block B

Item	Description	Quant	Unit	Rate £	Total Cost £
4.00	FITTINGS, FURNISHINGS AND EQUIPMENT				
4.01	Fittings, Furnishings and Equipment				
4.01.01	Entrance lobby post boxes	11	nr	250.00	2,750
4.01.02	Storage cupboard shelving and racks		nr		Excl.
4.01.03	Signage	1	item	5,000.00	5,000
4.01.04	Cycle racks and stands		nr		Elsewhere
4.01.05	Reception desk		nr		Excl.
4.02	Residential Apartments - Fit-Out				
4.02.01	1 bed 2 person	4	nr	24,694.19	98,777
4.02.03	2 bed 4 person	4	nr	33,222.95	132,892
4.02.05	3 bed 5 person	3	nr	37,454.11	112,362
4.02.06	Extra over; additional equipment to accessible units	0	nr	1,500.00	-
4.02.07	Fit-out of commercial space	97	m²	175.00	16,900
	Subtotal				368,681
	FITTINGS, FURNISHINGS AND EQUIPMENT TOTAL				368,681
5.00	SERVICES				
5.01	Sanitary Fittings				
5.01.01	Bathrooms; 3 appliances with shower mixer valve	11	nr	1,700.00	18,700
5.01.02	Ensuite; 3 appliances	0	nr	1,600.00	-
5.01.03	Cloak; 2 appliances	3	nr	700.00	2,100
5.01.04	Commercial unit	1	nr	1,000.00	1,000
	Sanitary Ancillaries				
5.01.05	Bathroom fixtures (vanity unit, bath screen, robe hook, roll holder)	11	nr	850.00	9,350
5.01.06	Ensuite fixtures (vanity unit, shower screening, robe hook, roll holder)	0	nr	850.00	-
5.01.07	Commercial unit (vanity unit, hand dryer, cubicle system, robe hook, roll holder)	1	nr	1,500.00	1,500
5.01.08	Cloakroom fixtures	3	nr	150.00	450
5.01.09	Extra for accessible units (10%)	0	nr	750.00	-
	Subtotal				33,100
5.02	MEPH Installation				
5.02.01	Shell and core services; exhaust air heat pump heating, public health, risers and distribution, earthing, lightning protection, switchgear, small power, lighting, access controls, fire alarms, CCTV, containment etc	1,082	m²	195.00	210,942
5.02.02	Ditto to commercial space; assume capped services for tenant fit out	97	m²	190.00	18,373
5.02.03	Extra over; gas installations		m²		Excl.
	Apartment Installations				
5.02.04	Fit-out services to apartment; 1 bed	4	nr	19,465.88	77,864
5.02.05	Fit-out services to apartment; 2 bed 4P	4	nr	23,540.75	94,163
5.02.06	Fit-out services to apartment; 3 bed 5P	3	nr	27,161.00	81,483
5.02.07	Testing & commissioning	1.5%		482,825	7,242
5.02.08	MEP Contractor design				Incl.
5.02.09	MEP management	2.5%		482,825	12,071
	Subtotal				502,138
5.03	Lift and Conveyor Installations				
5.03.01	Lifts per floor served; firefighters lift	4	nr	12,500	50,000
	Subtotal				50,000
5.04	Builder's Work in Connection with Services				
5.04.01	Associated builders work in connection with services	5%	item	552,138	27,607
	Subtotal				27,607
	SERVICES TOTAL				612,845
	PRELIMINARIES	14.5%			384,565
	OVERHEAD AND PROFIT	5.0%			151,837
	CONTRACTOR'S DESIGN RISK	1.5%			45,551
	Block B				3,234,128
				£ / m2	2,744.38

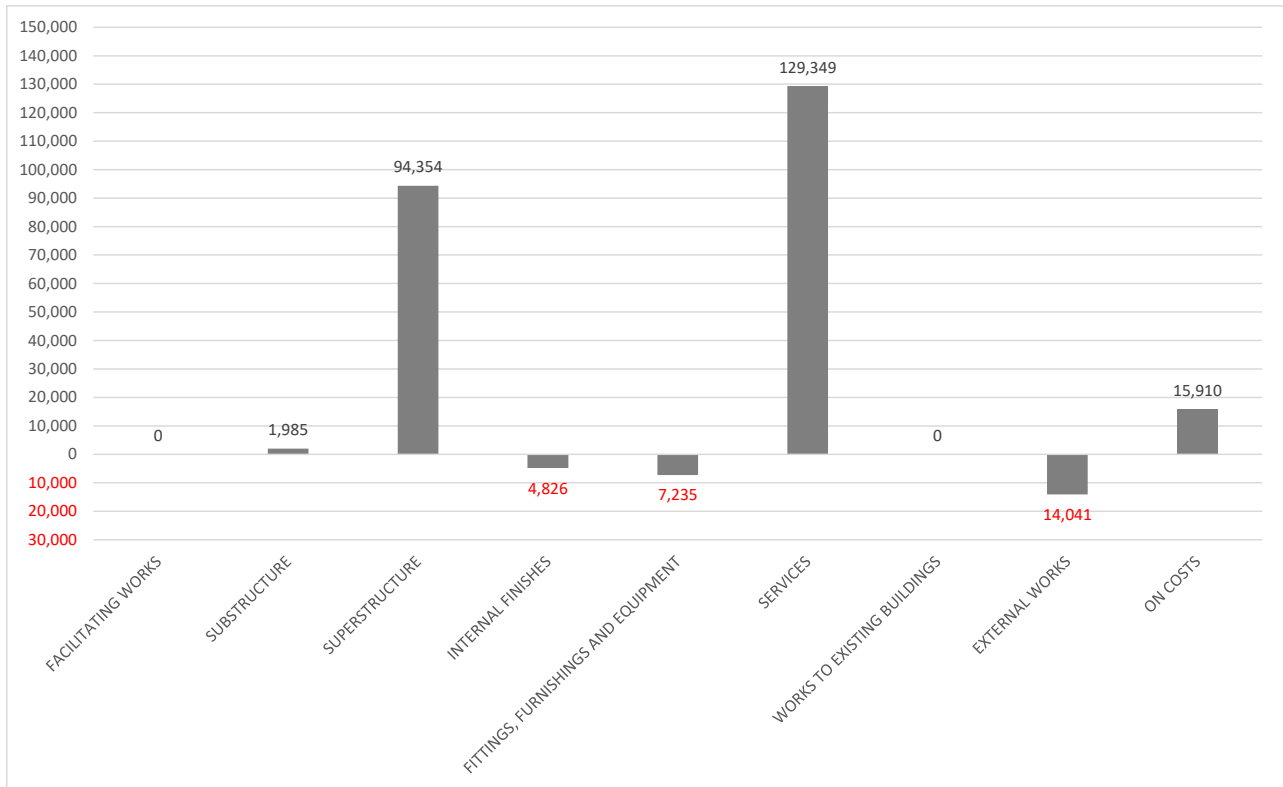
D. Detailed Elemental Costs - Site/External Works

Item	Description	Quant	Unit	Rate £	Total Cost £
0.00	FACILITATING WORKS				
0.01	Allowance for extraordinary site investigations / contaminated materials report				Excl.
0.02	Allowance for removal of hazardous materials (i.e. asbestos); prior to demo				Excl.
0.03	Strip out of existing buildings on-site				Excl.
0.04	Disconnection and strip of existing M&E services to existing buildings				Incl.
0.05	Removal of existing structures on site; commercial and industrial units; including demolition and carting away of materials	1	PS	150,000.00	150,000
0.06	Allowance for propping and temporary supports and protection to neighbouring party walls (I.e. back of garden space)	1	PS	15,000.00	15,000
0.07	Breaking out existing hardstanding and removal of debris (including soft landscaping areas)	1,780	m²	30.00	53,400
0.08	Works along existing site boundaries; repairs to existing fences etc				Excl.
0.09	Site Levelling allowance; allowance 300mm	1	item	30,000.00	30,000
0.10	Allowance for works to exclusion zone adjacent existing sewer	1	PS	25,000.00	25,000
0.11	Temporary diversion works associated with existing sewer				Excl.
0.12	Temporary diversions of existing services running through existing site				Excl.
	Subtotal				273,400
	FACILITATING WORKS TOTAL				273,400
7.00	EXTERNAL WORKS				
7.01	Site Preparation				
7.01.01	General allowance for removal of soft landscaping; including trees, shrubs, planters etc (assume to 25% of existing site area)		item		Incl.
7.01.02	General allowance to adjust levels to private garden and amenity space; to be levelled to give flush thresholds between internal/external areas		item		Incl.
	Subtotal				-
7.02	Roads, Paths, Pavings and Surfacing				
7.02.01	Reduce dig (average 250mm deep) to account for different levels <u>Hard Landscaping:</u>	322	m³	35.00	11,259
7.02.02	Paving; central zone and general space (incl. Block A undercroft)	529	m²	200.00	105,761
7.02.03	Allowance for tactile paving to ramp areas		m²		Incl.
7.02.04	Allowance for private gardens; assume decking	94	m²	155.00	14,518
7.02.05	Allowance for kerbing and demarcation; generally	1	PS	10,000.00	10,000
7.02.06	Public Realm works to Hornsey Park Road; including pavement to front of site entrance / adjacent neighbouring properties		Item		Excl.
7.02.07	Allowance for the formation of external ramps (incl. support wall + handrail)	1	PS	10,000.00	10,000
7.02.08	Allowance for gravel adjacent to Block B	14	m²	50.00	685
	Subtotal				152,222
7.03	Soft Landscaping, Planting and Irrigation Systems				
7.03.01	Allowance for soft landscaping; including private gardens	262	m²	45.00	11,800
7.03.02	Allowance for hedging	31	m	130.00	4,030
7.03.03	Allowance for trees and pits generally	1	PS	10,000.00	10,000
7.03.04	Allowance for plants to boundary fence	1	PS	2,500.00	2,500
	Subtotal				28,330
7.04	Fencing, Railings and Walls				
7.04.01	Fencing to private gardens; incl. gates	38	m	115.00	4,399
7.04.02	Allowance for new perimeter fence (allow for gates)	110	m	125.00	13,750
	Subtotal				18,149
7.05	External Fixtures				
7.05.01	Allowance for communal garden space / playground areas; including seating, planters, etc (including hard and soft landscaping)	1	PS	20,000.00	20,000
7.05.02	Bollards (assumed fixed)	1	item	5,000.00	5,000
7.05.03	Allowance for external refuse building		Item		Excl.
7.05.04	Cycle shelter and builders works	1	PS	10,000.00	10,000
7.05.05	Allowance for single tier bike racks / hoops	1	item	5,000.00	5,000
7.05.06	External signage		PS		Excl.
7.05.07	Allowance for painting to car parking spaces	1	PS	1,000.00	1,000
	Subtotal				41,000

D. Detailed Elemental Costs - Site/External Works

Item	Description	Quant	Unit	Rate £	Total Cost £
7.06	External Drainage				
7.06.01	Foul water drainage	2,806	m ²	20.00	56,125
7.06.02	Surface water drainage	2,806	m ²	20.00	56,125
7.06.03	Attenuation		PS		Excl.
7.06.04	Connections to sewers	1	PS	10,000.00	10,000
	Subtotal				122,249
7.07	External Services				
7.07.01	Water connections and meters; residential	32	nr	500.00	16,000
7.07.02	Water connections and meters; landlords	1	nr	500.00	500
7.07.03	Water connections and meters; commercial	1	nr	1,000.00	1,000
7.07.04	Infrastructure charges sewers and water (allows for Offset Payment)		nr		Excl.
7.07.05	Allowance for works to incoming water and electrics to account for increased demands of the site (new apartments)	1	PS	40,000.00	40,000
7.07.06	Extra over; ditto; incoming gas		nr		Excl.
7.07.07	Electrical meters and connections; residential	32	nr	500.00	16,000
7.07.08	Electrical meters and connections; landlords	1	nr	500.00	500
7.07.09	Electrical meters and connections; commercial	1	nr	1,000.00	1,000
7.07.10	Telecoms; residential	32	nr	500.00	16,000
7.07.11	Telecoms; landlord	1	nr	500.00	500
7.07.12	Telecoms; commercial	1	nr	1,000.00	1,000
7.07.13	External building and amenity lighting	1	PS	10,000.00	10,000
7.07.14	EV charging provisions	1	item	5,000.00	5,000
7.07.15	Allowance for underground chambers from Block B plant room to Block A	1	PS	5,000.00	5,000
7.07.16	Builders work in connection	8.0%	item	112,500.00	9,000
	Subtotal				121,500
7.08	Minor Building Works				
7.08.01	Works to neighbouring buildings / garden space				Excl.
	Subtotal				-
	EXTERNAL & FACILITATING WORKS TOTAL				756,851
	PRELIMINARIES	14.5%			109,743
	OVERHEAD AND PROFIT	5.0%			43,330
	CONTRACTOR'S DESIGN RISK	1.5%			12,999
	Site/External Works				922,923
				£ / m2	517.04

Appendix B: Comparison to Previous Cost Plan - Commentary



Key Movement from Previous Issue

The Construction cost has increased by £189,690 since the previous cost estimate, which represents an increase of 1.1%

	Updated (Rev 5A)	Previous (Rev 4)
Gross Internal Floor Area:	2,806 m ²	2,813 m ²
	30,206 ft ²	30,282 ft ²
Construction Cost (£):	9,429,482	9,239,791
Cost per m ² :	3,360	3,293
Cost per ft ² :	312	305

Appendix B:

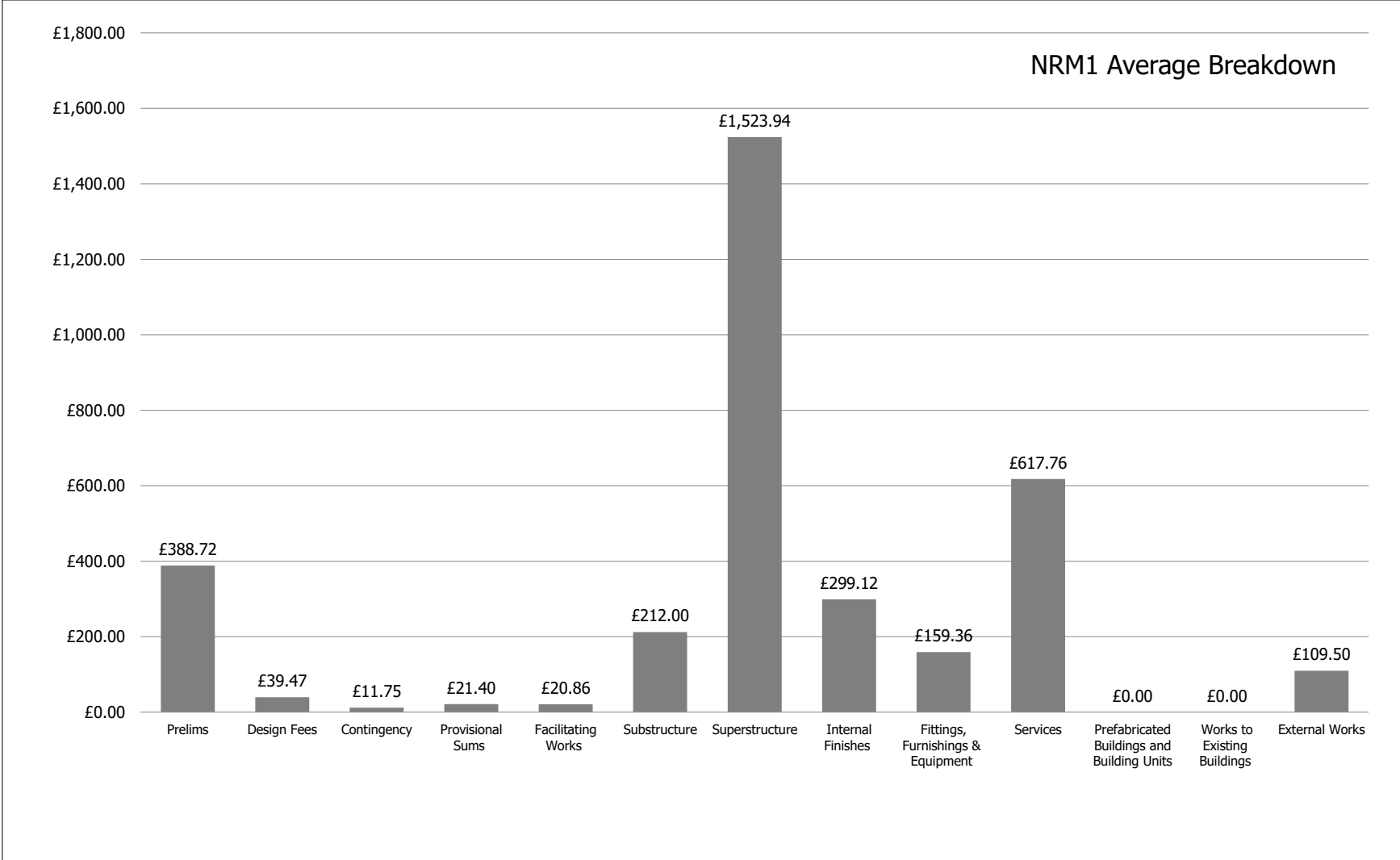
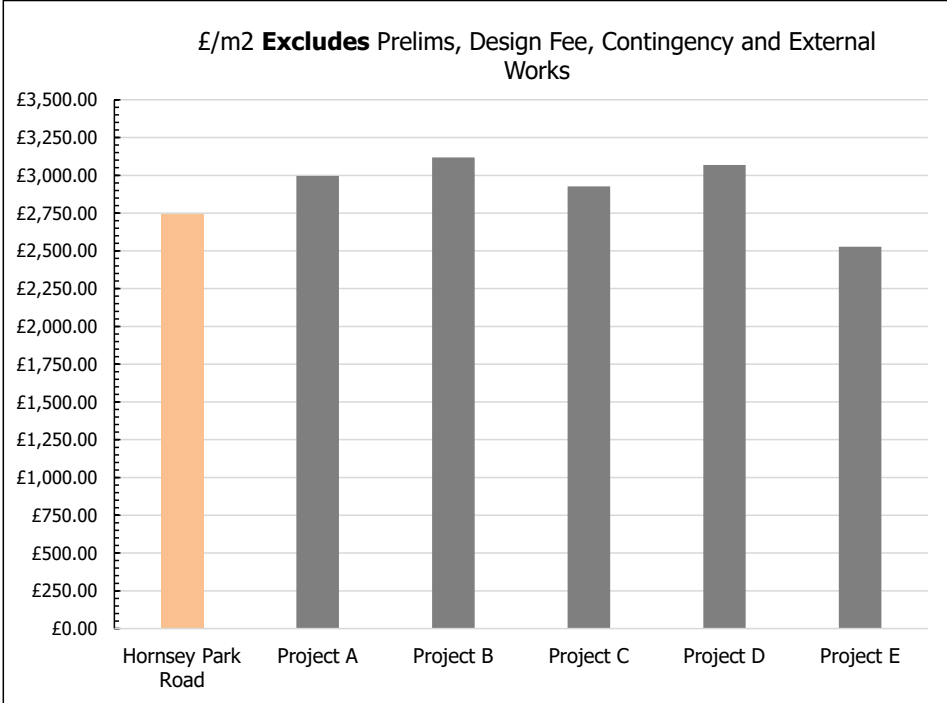
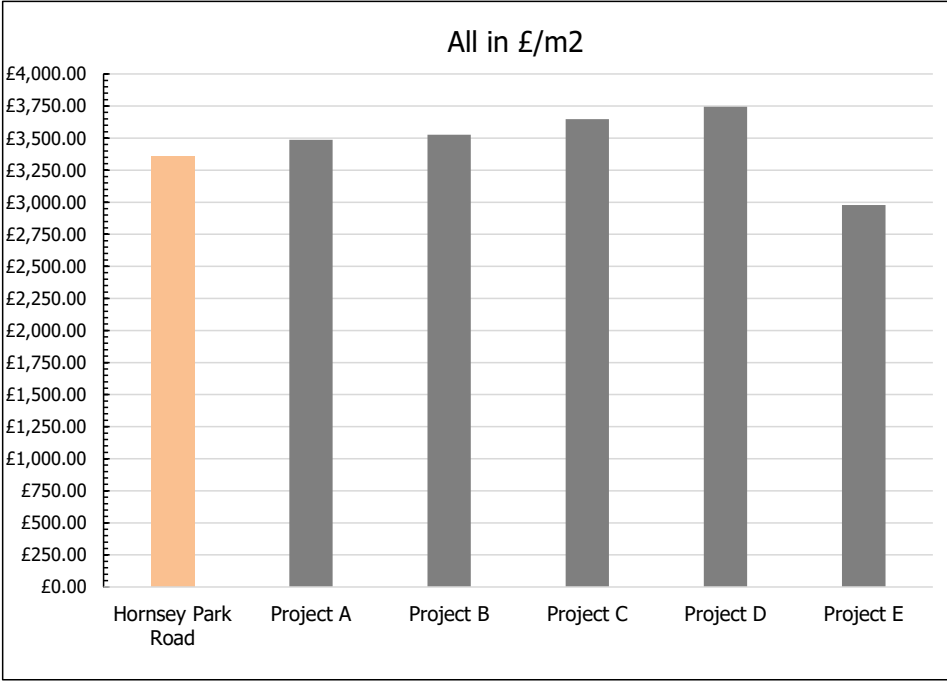
Comparison to Previous Cost Plan - Commentary

	Element	Updated Cost Plan (Rev 5A)		Previous Cost Plan (Rev 4)		Movement
		Total (£)	£ / m²	Total (£)	£ / m²	
00	FACILITATING WORKS					
1	Toxic/Hazardous Material Removal	Excl.		Excl.		
2	Major Demolition Works	150,000	53	150,000	53	0
3	Temporary Support to Adjacent Structures	15,000	5	20,000	7	(5,000)
4	Specialist Groundworks	108,400	39	114,500	41	(6,100)
5	Temporary Diversion Works	Excl.		Excl.		
6	Extraordinary Site Investigation Works	Excl.		Excl.		
01	SUBSTRUCTURE					
1	Substructure	470,683	168	468,699	167	1,985
02	SUPERSTRUCTURE					
1	Frame	273,824	98	309,987	110	(36,163)
2	Upper Floors	427,391	152	425,941	152	1,450
3	Roof	340,730	121	292,269	104	48,461
4	Stairs and Ramps	108,000	38	103,000	37	5,000
5	External Walls	1,603,450	571	1,521,603	542	81,847
6	Windows and External Doors	274,795	98	284,055	101	(9,260)
7	Internal Walls and Partitions	126,787	45	125,368	45	1,419
8	Internal Doors	23,350	8	21,750	8	1,600
03	INTERNAL FINISHES					
1	Wall Finishes	98,391	35	110,372	39	(11,982)
2	Floor Finishes	49,236	18	43,912	16	5,323
3	Ceiling Finishes	21,395	8	19,563	7	1,832
04	FITTINGS, FURNISHINGS AND EQUIPMENT					
1	Residential Fit-Out and FF&E	1,105,716	394	1,112,951	397	(7,235)
05	SERVICES					
1	Sanitary Installations	120,300	43	124,150	44	(3,850)
2	MEPH Installations	1,345,070	479	1,223,214	436	121,856
3	Lift and Conveyor Installations	128,000	46	123,000	44	5,000
4	Builder's Work in Connection with Services	73,654	26	67,311	24	6,343
06	FITTING OUT OF COMMERCIAL UNITS					
1	Fit-out - Commercial/Retail Areas	16,900		31,605		(14,705)
07	WORKS TO EXISTING BUILDINGS					
1	Minor Demolition Works and Alteration Works	N/A		N/A		
08	EXTERNAL WORKS					
1	Site Preparation	-	-	8,000	3	(8,000)
2	Hard and Soft Landscaping	180,553	64	193,763	69	(13,211)
3	Fencing, Railings, Walls and Fixtures	59,149	21	92,199	33	(33,050)
4	Drainage	122,249	44	122,529	44	(280)
5	External Services	121,500	43	81,000	29	40,500
6	Minor Building Works	-				0
	Measured Works Sub-Total	7,364,522	2,624	7,190,741	2,562	173,780
09	Preliminaries	1,067,856	381	1,073,880	383	(6,024)
10	Overhead and Profit & Contractors Design	548,105	195	535,170	191	12,935
11	Design Risk & Contingencies	449,000	160	440,000	157	9,000
TOTAL CONSTRUCTION COST		9,429,482	3,360	9,239,791	3,293	189,690

APPENDIX C - Benchmarking Analysis Report

Hornsey Park Road, Wood Green - Benchmarking Analysis

Project		Initial £/m2	Prelims	Design Fees	Contingency	Provisional Sums	Facilitating Works	Substructure	Superstructure	Internal Finishes	Fittings, Furnishings & Equipment	Services	Prefabricated Buildings and Building Units	Works to Existing Buildings	External Works
Hornsey Park Road		3,360.37	425.53				108.95	187.56	1,266.52	67.35	440.61	664.29		Incl.	192.65
A	Project A	3,487.31	415.52	-	-	-	-	172.32	1,357.35	346.79	177.27	578.24	-	-	75.56
B	Project B	3,525.92	196.41	67.37	-	-	-	309.23	1,830.79	361.45	184.96	431.81	-	-	143.89
C	Project C	3,648.38	434.97	129.96	-	106.98	-	167.66	1,785.91	148.39	49.71	667.91	-	-	156.90
D	Project D	3,743.53	515.35	-	37.86	-	104.31	307.96	1,301.42	431.38	272.67	650.42	-	-	122.16
E	Project E	2,978.48	381.34	-	20.88	-	-	102.84	1,344.22	207.58	112.21	760.40	-	-	49.01
Averages		3,403.87	388.72	39.47	11.75	21.40	20.86	212.00	1,523.94	299.12	159.36	617.76	-	-	109.50



Average OHP %	Prelims as a Percentage of Construction Costs Only	Average £/m2	Average £/m2 Excluding Prelims, Design, contingency and external works	Average Superstructure Embodied Carbon/m2	Rebased to:
4.92%	12.72%	£3,403.87	£2,854.44	N/A	Rebased to Haringey and Q1/2024

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