



- KEY**

Site Boundary

Existing tree to be retained and protected.


Existing tree to be felled to accommodate the development

Refer to Arboricultural Survey and Arboricultural Impact Assessment by Tamla Trees consulting arborists.

Proposed specimen tree and species labelled.

Ref	Species	Stock size
Mt	Malus tschonoskii	30-35cm girth
Cc	Corylus colurna	20-25cm girth
Ps	Pinus sylvestris	20-25cm girth
Pa	Prunus amargowa	20-25cm girth
TcG	Tilia cordata 'Greenspire'	30-35cm girth
Ac	Acer campestre	20-25cm girth
Qr	Quercus robur 'Fastigiata'	20-25cm girth
Td	Taxodium distichum	30-35cm girth
Mg	Magnolia	20-25cm girth

Extent of proposed connected tree pit. Tree pit design to be a complete system incorporating root management, structural soil components, aeration and irrigation in a specially constructed tree pit. Soil system to be Treesand or equivalent approved, load bearing, material.

Rev.	Date	Description	Revised by	Checked by
			New Zealand House, Abbey Foregate, Shrewsbury, Shropshire, SY2 6FD 01743 296 779 <a href="http://www.camlins.com">www.camlins.com</a>	
Northwood & Pinner NHS Site NHS Trust				
Tree Planting Strategy				
Status	Drawn by			Checked by
Planning	MSS			PSS
Drawing Number	Revision	Scale	Date	
SY619-100-0003	-	1:500	16.02.2021	

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project name **NHS sites - Northwood and Pinner**  
project number 17115\_05

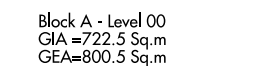
doc. name **AREA SCHEDULE**  
doc. number 17115\_05\_2QA

doc. revision **P01** | 08.07.20 | for information  
**P02** | 08.03.21 | for information Proposed areas - planning submission

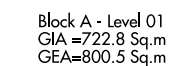
**Disclaimer Note:**

- Areas measured for planning application purposes only.
- This area schedule is not to be used for sales or marketing.
- All areas measured to finished face of wall/column at 1000 affl
- All measurements have been taken in CAD software in m2. Refer to area shape drawings that indicate how measurements have been taken
- GEA and GIA include atria measured at base level only
- GEA includes open access deck and inset balconies in dormers and excludes all stacked / cantilevered balconies and canopies.
- Conversion to sq ft achieved by multiplying m2 by 10.7639
- NIA HC values based on area of rooms listed in the Schedule of Accommodation table and it includes corridors
- NIA residential based on the area of units only and it does not include any ancillary or shared spaces

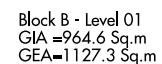
Building	Level	GEA		GIA		NIA	
		sqm	sqft	sqm	sqft	sqm	sqft
Healthcare Centre	Level 00	1,016.0	10,936.1	900.0	9,687.5	846.0	9,106.3
	Level 01	667.0	7,179.5	573.0	6,167.7	496.0	5,338.9
	Total	1,683.0	18,115.6	1,473.0	15,855.2	1,342.0	14,445.2
Block A Residential	Level 00	800.5	8,616.5	722.5	7,776.9	480.9	5,176.4
	Level 01	800.5	8,616.5	722.8	7,780.1	595.1	6,405.6
	Level 02	693.1	7,460.5	630.7	6,788.8	505.2	5,437.9
	Level 03	693.1	7,460.5	602.7	6,487.4	490.0	5,274.3
	Total (A)	2,987.2	32,153.9	2,678.7	28,833.3	2,071.2	22,294.2
Block B Residential	Level 00	1,127.3	12,134.1	964.0	10,376.4	650.1	6,997.6
	Level 01	1,127.3	12,134.1	964.6	10,382.9	798.2	8,591.7
	Level 02	752.4	8,098.8	685.3	7,376.5	531.0	5,715.6
	Level 03	752.4	8,098.8	656.3	7,064.3	521.0	5,608.0
	Total (B)	3,759.4	40,465.8	3,270.2	35,200.1	2,500.3	26,913.0
Residential Total		6,746.6	72,619.7	5,948.9	64,033.4	4,571.5	49,207.2
Grand Total		8,429.6	90,735.4	7,421.9	79,888.6	5,913.5	63,652.3



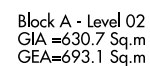
Block B - Level 00  
GIA = 964.0 Sq.m  
GEA = 1127.3 Sq.m



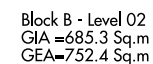
Block A - Level 01  
GIA = 722.8 Sq.m  
GEA = 800.5 Sq.m



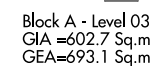
Block B - Level 01  
GIA = 964.6 Sq.m  
GEA = 1127.3 Sq.m



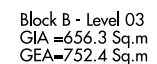
Block A - Level 02  
GIA = 630.7 Sq.m  
GEA = 693.1 Sq.m



Block B - Level 02  
GIA = 685.3 Sq.m  
GEA = 752.4 Sq.m



Block A - Level 03  
GIA = 602.7 Sq.m  
GEA = 693.1 Sq.m



Block B - Level 03  
GIA = 656.3 Sq.m  
GEA = 752.4 Sq.m

01 Level 00 GEA - GIA

02 Level 01 GEA - GIA

03 Level 02 GEA - GIA

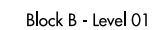
04 Level 03 GEA - GIA



Block B - Level 00



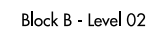
Block A - Level 01



Block B - Level 01



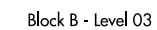
Block A - Level 02



Block B - Level 02



Block A - Level 03



Block B - Level 03


05 Level 00 APARTMENT AREAS

06 Level 01 APARTMENT AREAS

07 Level 02 APARTMENT AREAS

08 Level 03 APARTMENT AREAS



	Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimeters. All levels are in meters. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and infrastructure survey. The Architect must be notified of any discrepancy. Boundaries are indicative only and are to be verified by others. Where building components are described in the specification as Descriptive Specification - (Contractor Design) elements shown on this drawing pertaining to those components are to be read as "Issued for Design Intent Only".	REV.	DATE	DESCRIPTION	CMD	REV.	DATE	DESCRIPTION	CMD	REV.	DATE	DESCRIPTION	CMD	REV.	DATE	DESCRIPTION	CMD	
		S/K1	26.02.20	ISSUED FOR COORDINATION	AO													
		S/K2	08.07.20	ISSUED FOR INFORMATION	AO													
		S/K3	08.03.21	ISSUED FOR INFORMATION	AO													
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A&M JOB NO: 17115 05

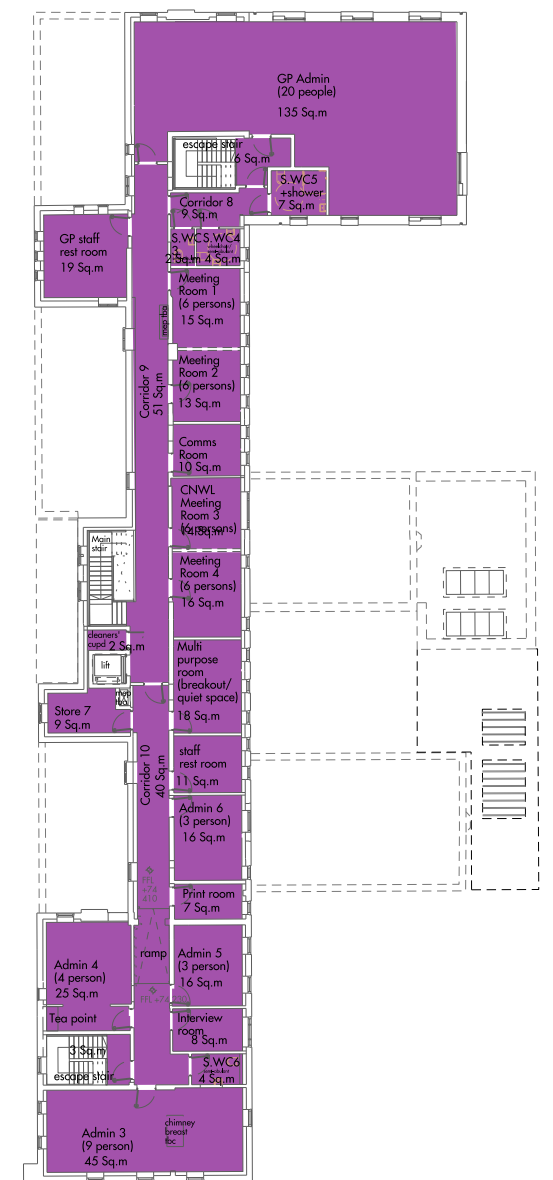
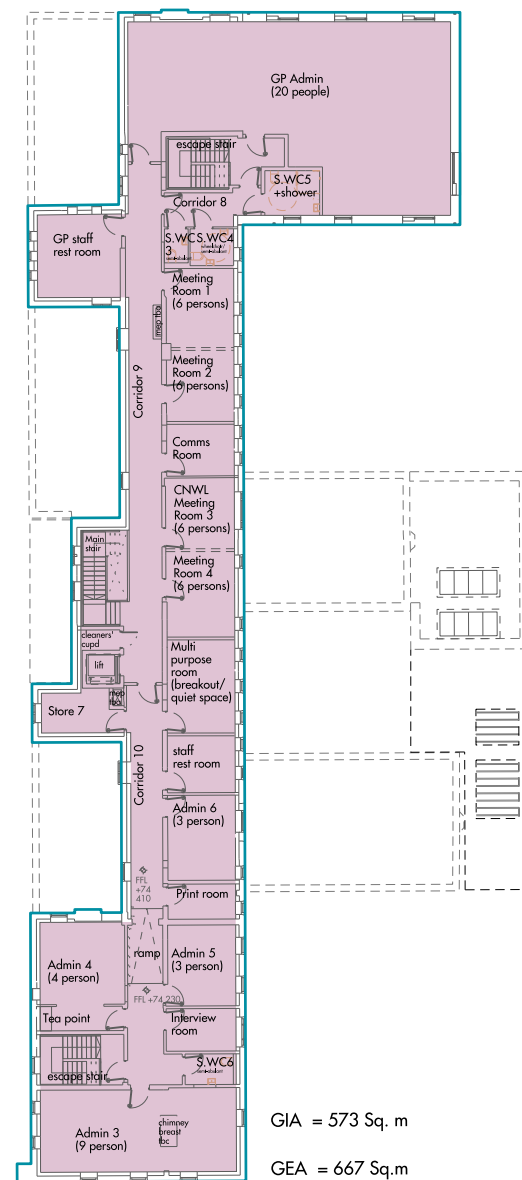
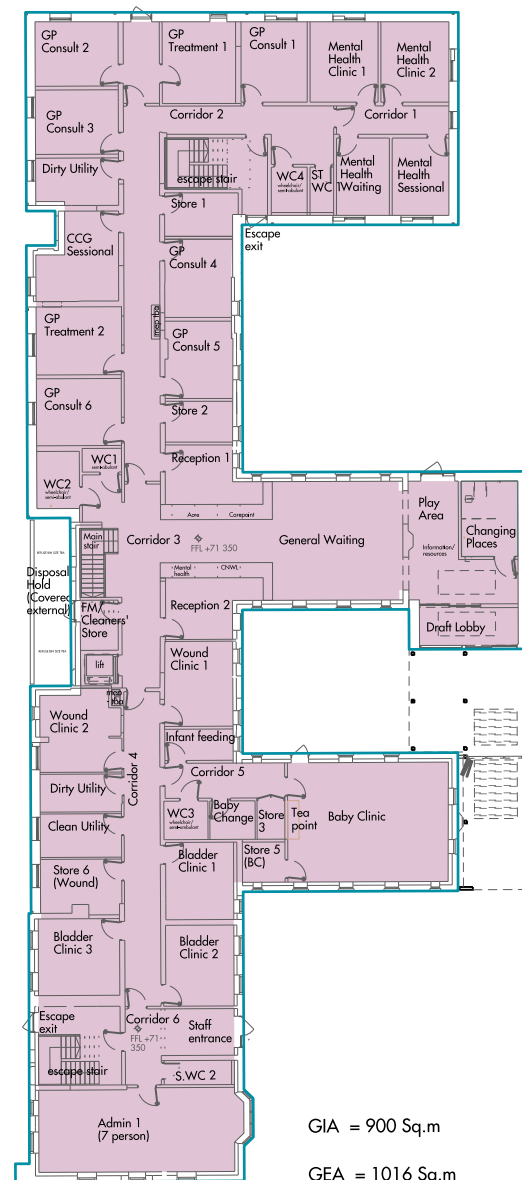
NHS - NORTHWOOD AND PINNER, LONDON

BLOCK A & B: AREAS  
AREAS & SCHEDULES  
17115\_05\_00\_09\_100

SCALE 1:500 @A1 1:1000@A3

SK3

Revision



01 Level 00 GEA - GIA

02 Level 01 GEA - GIA

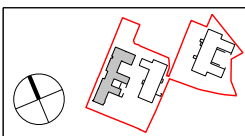
03 Level 00 ROOM AREAS

04 Level 01 ROOM AREAS

 GEA  
 GIA  
 Room area

 GIA

Room area



Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimeters. All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordinance survey. The Architect must be notified of any discrepancy. Boundaries are indicative only and are to be verified by others. Where building components are described in the specification as Descriptive Specification - (Contractor Design) elements shown on this drawing pertaining to those components are to be read as "Issued for Design Intent only".

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A&amp;M JOB NO: 17115 05

NHS - NORTHWOOD AND PINNER, LONDON  
HEALTHCARE CENTRE: AREAS  
AREAS & SCHEDULES  
17115\_05\_HC\_09\_100

SCALE 1:200 @A1 1:400@A3

K5

vision



# **APPENDIX 03**

## **HEALTH CENTRE CONSTRUCTION COSTS**

## **NORTHWOOD & PINNER HEALTH CENTRE REFURBISHMENT STAGE 2 COST PLAN**

***NHS Property Services***

***Rev. -***

***14th October 2020***

---

**CONTROL ISSUE SHEET**

Revision	Status	Prepared By (name/position/date)	Authorised By (name/position/date)
-	DRAFT	John-Paul Morza 22-09-2020	Kerry Gibbs 22-09-2020
-	Final version	John-Paul Morza 14-10-2020	Kerry Gibbs 14-10-2020



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## CONTENTS

- 1** Executive Summary
- 2** Construction Cost Summary
- 3** Design Information
- 4** Basis, Assumptions and Exclusions
- 5** Schedule of Areas
- 6** Details of Cost Plan

---

## EXECUTIVE SUMMARY

This Stage 2 Cost Plan has been prepared by Gardiner and Theobald (G&T) for NHS Property Services. The Cost Plan is based on the Stage 2 Planning design prepared by Allies & Morrison (Architect), Evolve (Structural Engineer), Sweco (Services Consultant) and Camlins (Landscape Consultant)

The Cost Plan provides an order of cost for the refurbishment of the existing Northwood and Pinner Hospital at the Northwood & Pinner Cottage Hospital Site in Northwood in the London Borough of Hillingdon.

The development involves the part demolition, extension and full refurbishment of the existing building, to provide new consultant rooms and community healthcare. The development also includes associate Public Realm landscaping, external car parking and associated site infrastructure.

The Cost Plan includes for construction works only and excludes all Client/Development items/costs such as fees (including pre-construction services agreements), VAT, S106/S278, CIL payments, land acquisition, all developer direct costs, employer risk allowances and contributions.

As indicated there is no allowance for Employer Change and Employer Other risk allowances and it is assumed allowances for these are included within the Employers overall development budget.

Estimated construction costs have been prepared at current day (3Q 2020) prices and tender and construction inflation has been excluded.

Allowance has been included for main contractor's preliminaries at 15% and overheads and profit at 6% across all works.

Design and construction risk has been included at 10%.

This Cost Plan has been prepared solely for use by NHS Property Services and shall not be relied upon by any third party without the express permission of Gardiner & Theobald LLP. G&T accepts no liability arising from reliance on the report other than to the Employer.

## CONSTRUCTION COST SUMMARY

	Total (£)	£/m <sup>2</sup> GIA	£/sq ft GIA	%
1 Demolition and Enabling Works	99,151	68	6	3%
2 Health Centre	2,668,056	1,827	170	78%
3 External Works & Landscaping	639,330	438	41	19%

Total Estimated Construction Cost	<b>3,406,537</b>	<b>2,333</b>	<b>217</b>	<b>100%</b>
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ESTIMATED ROUNDED CONSTRUCTION COST	£	<b>3,410,000</b>	<b>2,336</b>	<b>217</b>	<b>100%</b>
-------------------------------------	---	------------------	--------------	------------	-------------

### NOTES

- 1 The £/m<sup>2</sup> GIA and £/ft<sup>2</sup> GIA are based on the GIA's for each demise other than for the demolition and enabling works and landscaping which are calculated by dividing by the overall project GIA

**SCHEDULE OF DESIGN INFORMATION**

The compilation of this document is on the basis of the following design information:-

**Architectural - Allies & Morrison**

Drawing No.	Issued	Rev	Description	Drawing No.	Issued	Rev	Description
<b><u>Site Wide</u></b>				<b><u>Health Centre</u></b>			
17115_05_00_07_001	31/07/20	P1	Site Location Plan	17115_05_HC_07_100	31/07/20	P1	Healthcare Centre: Proposed Level 00 Plan
17115_05_00_07_002	31/07/20	P1	Site Boundary Plan	17115_05_HC_07_101	31/07/20	P1	Healthcare Centre: Proposed Level 01 Plan
17115_05_00_07_010	31/07/20	P1	Existing Site: Ground Floor Plan	17115_05_HC_07_102	31/07/20	P1	Healthcare Centre: Proposed Roof Plan
17115_05_00_07_011	31/07/20	P1	Existing Site: First Floor Plan	17115_05_HC_07_200	31/07/20	P1	Healthcare Centre: Proposed Elevations Sheet 1
17115_05_00_07_020	31/07/20	P1	Existing Sitewide Elevations	17115_05_HC_07_201	31/07/20	P1	Healthcare Centre: Proposed Elevations Sheet 2
17115_05_00_07_021	31/07/20	P1	Existing Cottage Hospital: Elevations Sheet 1	17115_05_HC_07_300	31/07/20	P1	Healthcare Centre: Proposed Sections
17115_05_00_07_022	31/07/20	P1	Existing Cottage Hospital: Elevations Sheet 2	17115_05_HC_07_400	31/07/20	P1	Healthcare Centre: West Elevation infil Bay Study
17115_05_00_07_051	31/07/20	P1	Proposed Sitewide Access and Routes	17115_05_HC_07_401	31/07/20	P1	Healthcare Centre: New extension Bay Study
17115_05_00_07_052	31/07/20	P1	Proposed Sitewide Emergency Services Access	17115_05_HC_07_402	31/07/20	P1	Healthcare Centre: Entrance Canopy Bay Study
17115_05_00_07_053	31/07/20	P1	Proposed Sitewide Parking Strategy				
17115_05_00_07_054	31/07/20	P1	Proposed Sitewide Refuse Strategy				
17115_05_00_07_100	31/07/20	P1	Proposed Level 00 Sitewide Plan				
17115_05_00_07_104	31/07/20	P1	Proposed Roof Level Sitewide Plan				
17115_05_00_07_200	31/07/20	P1	Proposed Sitewide Elevations				

## SCHEDULE OF DESIGN INFORMATION

## Architectural - Allies &amp; Morrison (Cont.)

Drawing No.	Issued	Rev	Description
<b><u>Planning Scheme Areas</u></b>			
17115_05_HC_09_101_SK04	28/08/20	SK4	HC Centre: Schedule of Accommodation
17115_05_2QA	28/08/20	P6	Schedule of Accommodation
<b><u>Other Documents</u></b>			
17115_05_NaP_DAS_FINAL	31/07/20	-	Design and Access Statement
17115_05_Heritage statement_DRAFT_20	15/07/20	-	Heritage Statement

## Structural (Evolve)

Drawing No.	Issued	Rev	Description
<b><u>Block A</u></b>			
2946 Northwood & Pinner Healthcare Centre Walls Revision B	31/07/20	-	Review of existing walls to be retained and demolished
EV131 2946	31/07/20	A	Stage 2 Report

## SCHEDULE OF DESIGN INFORMATION

### Services - Sweco

Drawing No.	Issued	Rev	Description
Northwood and Pinner Stage 2 M&E	17.08.20	1	Stage 2 MEP Report
NaP - Consultancy Room Services	04.09.20	-	Consultancy Room Services

### Landscaping - Camlins

SY619-100-001 GA Landscape Plan	14.09.20	-	General Arrangement Landscape Plan
SY619 200724 Chapter 5 DAS Landscape	15.09.20	-	Updated Landscaping section of Design and Access Statement (not included in Draft DAS as noted in A&M information above)

## BASIS, ASSUMPTIONS & EXCLUSIONS

The following should be read in conjunction with Sections 1-3 and are a list of key assumptions that have been made to inform the basis of our costs:-

Key Assumptions		Key Assumptions	
1	Estimated costs have been prepared using current day pricing levels (3Q 2020). Tender and Construction inflation has been excluded.	13	We assume the design comply with current Building Regulations.
2	Allowances have been included for Main Contractor Preliminaries (at 15%) and Main Contractor's overheads and profit (at 6%) across all construction works.	14	The project has been costed on the basis of current Building Regulations and includes an allowance for non-combustible materials to external walls, balconies and the like only to the extent detailed on the drawings issued.
3	A Design and Construction risk allowance has been included at 10%. This includes a 5% risk allowance for design development and a further 5% risk allowance for any construction risks.	15	We have been provided with no Architects specification and have therefore made assumptions where applicable, as noted within the Cost Plan and within this section.
4	Any specific client / other risk allowances deemed to be included elsewhere by the client and have not been provisioned for within this Cost Estimate.	16	We have based our assumptions on design and fit out on the NHS PS Standard Health Centre Specification V. 5 dated October 2018, including assumed fit out of consultant rooms
5	No allowance has been made for any phasing of the works or for working outside of normal working hours.	16	We assume that the consultant rooms are for consultations only and do not include any treatment
6	The procurement strategy for the works is yet to be determined but is assumed to be a competitive lump sum design and build contract with all works tendered under one main contract via a single stage tender process.	17	In regards to MEP fit out we have only been provided with a fit out for a typical consulting room. We have therefore made assumptions for the other apartment rooms on the same basis, with assumptions on lighting, power, heating, ventilation etc.
7	It is assumed that the site has good ground conditions and contamination has been excluded.	18	Costs for landscaping based on Camlins information, however where no information available we have made allowances as noted within the cost build up
8	The areas of the building have been measured from Allies and Morrison's drawings noted in the design section and cross checked against the Planning Areas advised by Allies & Morrison.	19	Note that there is currently no design for the external drainage and this is to be coordinated between Evolve and Camlins. We have currently included an allowance only and assume all paving is permeable.
9	Net areas of the proposed buildings have been taken from the drawings provided.	20	Allowance for incoming utilities / external services included but subject to quotations. We understand Sweco are obtaining a quotation for the Substation but all other quotations to be sought by the Client.
10	Gross and Net internal areas have been measured in accordance with the RICS Code of Measuring Practice 6th Edition.	21	The incoming utility trenching routes are only partially shown on the Sweco drawings and are unable to be measured so allowances included.
11	Areas are intended for the production of the Cost Estimate only and should not be relied upon for any other purpose.	22	Extent of external lighting / security not defined but allowances included where stated.



**BASIS, ASSUMPTIONS & EXCLUSIONS**

The following should be read in conjunction with the Sections 1-3 and are a list of inclusions / exclusions that have been used to inform the basis of our costs. The items highlighted as **'included'** below have been allowed for within our Cost Estimate. No allowances have been costed for those items identified as **'excluded'** below. The items noted under the heading **'client'** are deemed to have been accounted for by the client elsewhere in their development appraisal.

	List of Inclusions / Exclusions	Incl.	Excl.	Client		List of Inclusions / Exclusions	Incl.	Excl.	Client
1	Value Added Tax			X	11	Currency and exchange rate fluctuations		X	
2	Land acquisition costs and fees			X	12	Costs resulting from tariffs or other charges following the withdrawal of the UK from the European Union		X	
3	Client finance, legal or marketing costs			X	13	Costs resulting from zero carbon requirements or offset charges		X	
4	Professional fees (e.g. design, PCSA, PM, surveys etc.)			X	14	Statutory changes		X	
5	Planning and building regulation fees			X	15	Works outside of the site boundary except where specifically stated		X	
6	Fees or costs associated with rights of light agreement, party wall awards or over-sailing agreements etc..			X	16	Public art installations or contributions		X	
7	Project insurances			X	17	Phasing of the works		X	
8	Section 106 / 278 Contributions			X	18	Works outside of normal working hours		X	
9	Community Infrastructure Levy Contributions or similar		X		19	Mock-ups, prototypes, off site benchmark and the like		X	
10	Benefits arising from any potential Capital Allowances or other government incentives / grants		X		20	Fit out of retail spaces, constructed to shell only for fit out by tenant.		X	

**BASIS, ASSUMPTIONS & EXCLUSIONS**

	List of Inclusions / Exclusions	Incl.	Excl.	Client		List of Inclusions / Exclusions	Incl.	Excl.	Client
21	Tenant's costs or contributions		X		31	Provision of and connection to district heating system		X	
22	Loose fittings, furnishings and equipment and external furniture		X		32	Power factor correction and harmonics		X	
23	Asbestos removal		X		33	Audio visual installations and equipment		X	
24	Fees, works or costs associated with abnormal/ contaminated ground conditions (incl. Japanese Knotweed)		X		34	Spares and maintenance costs		X	
25	Underpinning of adjoining structures including boundary walls		X		35	Changes to current building regulations		X	
26	Archaeological investigations and exploratory or resulting works		X		36	Attenuation to external areas		X	
27	Diversion of existing below ground services		X		38	Lead lining to any rooms		X	
28	Cost associated with LUL surveys and monitoring		X		39	Any requirements for any specialist treatment rooms other than standard consultant rooms		X	
29	Increased design criteria for bomb protection		X						
30	IT hardware / active hubs		X						

**HEALTH CENTRE AREA SCHEDULE**

**Health Centre Areas**

Health Centre

Level	GEA	GIA	NIA		Total NIA m <sup>2</sup>	Net to Gross
	m <sup>2</sup>	m <sup>2</sup>	Rooms	Circulation		Efficiency
00	1004	888	627	261	627	71%
01	671	572	373	199	373	65%
<b>Total</b>	<b>1,675</b>	<b>1,460</b>	<b>1,000</b>	<b>460</b>	<b>1,000</b>	<b>68%</b>

**HEALTH CENTRE ACCOMODATION SCHEDULE**
**Room Area Breakdown**

Tenancy / Activity / Room name	Ground Floor		Level 01		Total	
	Nr of Rooms	NIA m <sup>2</sup>	Nr of Rooms	NIA m <sup>2</sup>	Nr of Rooms	NIA m <sup>2</sup>
GP / Nurse	11	171			11	171
Comm Practitioner	1	16			1	16
OP/CE	8	144			8	144
Conference / Seminar	1	69			1	69
Facilities Manager	1	14			1	14
Stores / BC	6	47			6	47
Waiting Area / draft lobby	1	121			1	121
Reception	2	21			2	21
WC's	9	24	4	20	13	44
Meeting Rooms			3	57	3	57
Staff Common Room			1	61	1	61
GP Large Admin			2	50	2	50
GP Phone			5	38	5	38
Sessional			5	49	5	49
CNWL Admin (inc. Tea Point)			2	70	2	70
Tea Point			1	5	1	5
Comms Room			1	23	1	23
Circulation (incl. corridors and stair		261		199	0	460
<b>Total</b>	<b>40</b>	<b>888</b>	<b>24</b>	<b>572</b>	<b>64</b>	<b>1,460</b>

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**Details of Cost Plan**

## Stage 2 Health Centre Cost Plan - Rev. -

Client: NHS Property Services

Job No: 35958

## PROJECT SUMMARY

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
1	Demolition and Enabling Works				99,150.53	
2	Health Centre	1,460		1,827.44	2,668,056.44	
3	External Works and Landscaping				639,330.00	
	Total				<u>3,406,536.97</u>	

**Northwood and Pinner**  
**Stage 2 Health Centre Cost Plan - Rev. -**

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**Demolition and Enabling Works**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Demolition and Enabling Works</b>						
<b>1</b>	<b>Health Centre</b>					
2	Full Height demolition of parts of existing cottage hospital (North and East sections as shown), including grubbing up existing foundations	712	m <sup>2</sup>	75.00	53,400.00	
3	Demolition to single storey 'Lean to' areas to West Elevation	133	m <sup>2</sup>	75.00	9,975.00	
4	Demolition to create opening in existing facade to enable extension to North East	44	m <sup>2</sup>	50.00	2,200.00	
5	Demolition to 2nr sheds and 1nr outbuilding to north of existing Beddall Ward	1	Item	10,000.00	10,000.00	
6	Sub Total				75,575.00	
7	Main Contractor Preliminaries			15.00	11,336.25	
8	Main Contractor Overheads and Profit			6.00	5,214.68	
9	Total Excluding Risk				16,550.93	
10	Design Development Risk			2.50	2,303.15	
11	Construction Risk			5.00	4,721.45	
	<b>Total</b>				<b>99,150.53</b>	



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Health Centre

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Health Centre</b>					
1	Shell & Core				2,043,021.44	
2	Fit Out				625,035.00	
	<b>Total</b>				<u><b>2,668,056.44</b></u>	

Northwood and Pinner  
Stage 2 Health Centre Cost Plan - Rev. -Issue Date: 15-Oct-2020  
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Health Centre

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Shell &amp; Core</b>						
1	Facilitating Works				146,470.00	
2	Substructure				123,164.00	
3	Frame and Upper Floors				82,175.00	
4	Roof				229,500.00	
5	Stairs and Ramps				30,000.00	
6	External Walls				185,275.00	
7	Windows and External Doors				186,900.00	
8	Internal Walls and Partitions				64,100.00	
9	Internal Doors				68,000.00	
10	Superstructure Sub Total				1,115,584.00	
11	Wall Finishes				31,620.00	
12	Floor Finishes				64,500.00	
13	Ceiling Finishes				20,700.00	
14	Internal Finishes Sub Total				116,820.00	
15	Fittings, Furnishings and Equipment				21,200.00	
16	MEP Services				691,917.44	
17	External Works and Services				97,500.00	
	<b>Total</b>				<b>2,043,021.44</b>	

Northwood and Pinner  
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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Facilitating Works</b>						
1	Internal Strip out of existing building, including non structural internal partitions, ceilings, fittings, finishes, mechanical and electrical installations and sanitary ware	1,216	m <sup>2</sup>	45.00	54,720.00	
2	Forming opening for new stairs, lift core and riser, including removal of lift shaft walls	1	Item	20,000.00	20,000.00	
3	Removal of existing stairs to North of building	1	Item	10,000.00	10,000.00	
4	Removal of existing lift (to south of building)	1	Item	15,000.00	15,000.00	
5	Allowance for site clearance externally; scope unknown	1	Item	25,000.00	25,000.00	
6	Asbestos removal - PROVISIONAL BUDGET AWAITING BUDGET QUOTATION		Excl			
7	Removal of masonry internal walls; as per Evolve mark up	90	m <sup>2</sup>	75.00	6,750.00	Note all subject to opening up works to confirm
8	Removal of chimney breasts	3	nr	5,000.00	15,000.00	steelwork included in Frame
<b>Total</b>					<b>146,470.00</b>	

**Northwood and Pinner**  
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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Substructure</b>						
<b>1</b>	<b>Foundations for superstructure for new build extension to North East</b>					
2	Allowance for mini piles; lengths and diameters to be confirmed, assume 150mm diameter x 10m deep; including pile mat, mobilisation and carting away arisings	12	nr	2,000.00	24,000.00	
3	Ground beams; 300mm wide x 450mm deep	46	m	150.00	6,900.00	
4	Beam and block floor; assumed 225mm deep precast conc beams	129	m <sup>2</sup>	125.00	16,125.00	
<b>5</b>	<b>Foundations for new Main Entrance Lobby</b>					
6	Excavate to reduce levels	46	m <sup>2</sup>	6.00	276.00	Assume 500mm deep
7	Disposal of excavated material; assumed inert	23	m <sup>2</sup>	40.00	920.00	
8	Mass Concrete Footings; 300mm wide x 1000mm deep	28	m	210.00	5,880.00	Note this is not included in the Stage 2 Design but assumed as per the 3nr single storey infills
9	Beam and block floor; assumed 225mm deep precast conc beams	46	m <sup>2</sup>	125.00	5,750.00	Assumed , not included in Stage 2 design
<b>10</b>	<b>Foundations for new single storey infills to west elevation</b>					
11	Excavate to reduce levels	133	m <sup>2</sup>	6.00	798.00	Assume 500mm deep
12	Disposal of excavated material; assumed inert	67	m <sup>3</sup>	40.00	2,680.00	
13	Mass Concrete Footings; 300mm wide x 1000mm deep	96	m	210.00	20,160.00	Note this is not included in the Stage 2 Design but assumed as per the 3nr single storey infills
14	Beam and block floor; assumed 225mm deep precast conc beams	133	m <sup>2</sup>	125.00	16,625.00	Assumed , not included in Stage 2 design
<b>Carried Forward</b>					<b>100,114.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>100,114.00</b>	
<b>15</b>	<b>Below Ground Drainage</b>					
16	Allowance for below ground drainage to new extensions	274	m <sup>2</sup>	75.00	20,550.00	
<b>17</b>	<b>Lift Pit</b>					
18	Lift Pit		Excl			Advised in Stage 2 Report and new lift is pitless
<b>19</b>	<b>Make good where existing lift removed</b>					
20	To south of site	1	Item	2,500.00	2,500.00	
	<b>Total</b>				<b>123,164.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Frame and Upper Floors</b>						
<b>1</b>	<b>Frame &amp; Upper Floors for new build extension</b>					
2	Steel beams to support new lightweight timber floor to North East Extension	3	t	4,000.00	12,000.00	
3	Lightweight timber floor; 175mm deep x 60mm wide C24 joists	129	m <sup>2</sup>	75.00	9,675.00	
<b>4</b>	<b>Trimming Steelwork to new Stairs and Risers</b>					
5	New steel posts and beams trimming steelwork to support timber floor and hollowpot slab	5	t	4,000.00	20,000.00	No steel beam referencs included in Stage 2 design ; assume 203 UCs
<b>6</b>	<b>Steelwork to Main Entrance Lobby</b>					
7	203UC46 steel beam to span between new load bearing masonry walls	1	t	4,000.00	4,000.00	
8	203UC52 to support floor above where internal wall removed	1	t	4,000.00	4,000.00	
<b>9</b>	<b>Repairs to existing building</b>					
10	Infill upper floors where stairs and lift removed; including trimming beams	1	Item	10,000.00	10,000.00	
<b>11</b>	<b>Chimney Breast Removal</b>					
12	Allowance for steel framing required for removal of chimney breasts, including pad stones	3	nr	7,500.00	22,500.00	No steel sizes provided
<b>Total</b>					<b>82,175.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Roof</b>					
<b>1</b>	<b>Roof Structure</b>					
2	Timber roof to single storey infills and new entrance; 200mm deep x 60mm wide at 400 centres C24 joists	228	m <sup>2</sup>	75.00	17,100.00	
<b>3</b>	<b>Roof covering</b>					
4	Standing Seam zinc roofing to East Wing extension, including ply substrate and fixings	156	m <sup>2</sup>	250.00	39,000.00	
5	Flat Sedum roof areas to flat roof areas	265	m <sup>2</sup>	200.00	53,000.00	
<b>6</b>	<b>Works to existing roof</b>					
7	Allowance for repairs to existing pitched roof including but not limited to; replacing missing clay tiles, treatment of areas of localised timber, replacing corroded rainwater goods, repairs to flashing etc, decoration to timber fascias and soffits etc	688	m <sup>2</sup>	175.00	120,400.00	
	<b>Total</b>				<b>229,500.00</b>	



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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Stairs and Ramps</b>						
1	New stairs to new build extension; ground to 1st floor; including balustrading	1	Item	10,000.00	10,000.00	
2	New stairs to new main staircase; including balustrading	1	Item	10,000.00	10,000.00	
3	New stairs to south of building; including balustrading	1	Item	10,000.00	10,000.00	Assume these are new
	<b>Total</b>				<b>30,000.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>External Walls</b>						
<b>1 New External Wall Construction</b>						
2	Brick and block cavity wall to new East Wing extension; based on 140mm block inner leaf, 100mm insulation, 50mm cavity and facing brick with a supply cost of £600/1000	204	m <sup>2</sup>	300.00	61,200.00	
3	Brick and block cavity wall to new main entrance; based on 140mm block inner leaf, 100mm insulation, 50mm cavity and facing brick with a supply cost of £600/1000	59	m <sup>2</sup>	300.00	17,700.00	
4	Brick infill to northern elevation following demolition	18	m <sup>2</sup>	300.00	5,400.00	
5	Rainscreen cladding to Western infills	112	m <sup>2</sup>	250.00	28,000.00	
<b>6 Work to existing external walls</b>						
7	Allowance for internal lining to existing inner face of external walls to improve thermal performance	973	m <sup>2</sup>	75.00	72,975.00	Allies and Morrison to confirm still required
<b>Total</b>					<b>185,275.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Windows and External Doors</b>						
<b>1</b>	<b>External Windows</b>					
2	New Aluminium windows in new external wall construction	58	m <sup>2</sup>	800.00	46,400.00	
3	Allowance for repairs to existng windows; schedule of works required	80	nr	1,500.00	120,000.00	
<b>4</b>	<b>External Doors</b>					
5	Main Entrance to Draft Lobby	1	nr	5,000.00	5,000.00	
6	Staff Entrance to North Elevation; single doo	1	nr	2,000.00	2,000.00	
7	Staff Entrance to South East Elevation; reinstated entrance	0	nr	0.00	0.00	
8	Escape exit door to South West elevation	1	nr	2,000.00	2,000.00	
9	Escape exit door to East Wing extension	1	nr	1,500.00	1,500.00	
<b>10</b>	<b>Entrance Porch; East Elevation</b>					
11	Allowance for Main Entrance Canopy / Port Cachere; incl. metal posts	1	nr	10,000.00	10,000.00	
<b>Total</b>					<b>186,900.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Internal Walls and Partitions</b>						
1	Internal Masonry walls; 140mm block	641	m <sup>2</sup>	100.00	64,100.00	No internal wall types drawings provided, assumed all 140mm block
	<b>Total</b>				<u><b>64,100.00</b></u>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Internal Doors</b>					
1	Internal Doors; single doors to circulation / communal areas / all rooms	68	nr	1,000.00	68,000.00	
	<b>Total</b>				<u>68,000.00</u>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Wall Finishes</b>					
1	Plasterboard and painted finish to Corridor walls and circulation areas	581	m <sup>2</sup>	20.00	11,620.00	
2	General allowance for making good walls following demolition works	1	Item	20,000.00	20,000.00	
	<b>Total</b>				<b>31,620.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Floor Finishes</b>						
1	Allowance for screed; depth to be confirmed	1,460	m <sup>2</sup>	30.00	43,800.00	To be confirmed if required
2	Vinyl to corridors and circulation areas; including lapped to perimeter	460	m <sup>2</sup>	45.00	20,700.00	
	<b>Total</b>				<u><b>64,500.00</b></u>	



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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Ceiling Finishes</b>						
1	Painted plasterboard finish to corridors and circulation areas	460	m <sup>2</sup>	40.00	18,400.00	
2	Allowance for access panels	460	m <sup>2</sup>	5.00	2,300.00	
	<b>Total</b>				<b>20,700.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Fittings, Furnishings and Equipment</b>						
1	Allowance for sundry fixtures, fittings and equipment; including signage etc	1	Item	20,000.00	20,000.00	
2	Allowance for refuse bins	6	nr	200.00	1,200.00	
	<b>Total</b>				<u><b>21,200.00</b></u>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>MEP Services</b>						
<b>1 Sanitary Appliances</b>						
2	Allowance for WHB to WC's	9	nr	450.00	4,050.00	
3	Allowance for WC's	9	nr	350.00	3,150.00	
4	Allowance for shower, head, tray and screen	1	nr	1,000.00	1,000.00	
5	Allowance for grab rails to disabled WC	1	nr	600.00	600.00	
<b>6 Disposal Installations</b>				<b>7.00</b>		
7	Drainage connection to WC's	9	pts	350.00	3,150.00	
8	Drainage connection to WHB's	9	pts	350.00	3,150.00	
9	Modifications to rainwater pipework installation	1,460	m <sup>2</sup>	5.00	7,300.00	
10	Modifications to rainwater/Greywater recovery	1,460	m <sup>2</sup>	2.00	2,920.00	
11	Soil Waste & Vent in Risers	1,460	m <sup>2</sup>	15.00	21,900.00	
<b>12 Water Services</b>						
13	Modifications to existing cold water services pipework	18	pts	80.00	1,440.00	
14	Modifications to existing hot water services pipework	9	m <sup>2</sup>	80.00	720.00	
15	New water meter to be installed	1	nr	1,000.00	1,000.00	
16	Local electric hot water generators	10	nr	750.00	7,500.00	
<b>17 Heat Source</b>						
18	Strip-out existing boilers and ancillary equipment	1	Item	5,000.00	5,000.00	
<b>19 Space Heating &amp; Air Treatment</b>						
20	New external VRF heat pumps	3	nr	7,500.00	22,500.00	
<b>Carried Forward</b>					<b>85,380.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Brought Forward</b>					<b>85,380.00</b>	
21	Fan coil units	0	Excl	0.00	0.00	
22	Interface unit for LTHW distribution	1	nr	1,500.00	1,500.00	
23	LTHW distribution system, pipework, valves etc	1,460	m <sup>2</sup>	30.00	43,800.00	
24	External LTHW pipework connection to interface unit	80	m	100.00	8,000.00	
25	Radiators to be installed each room	20	nr	200.00	4,000.00	
<b>26 Ventilation</b>						
27	Fans (MVHR?)	4	nr	5,000.00	20,000.00	
28	Natural smoke extract shafts 600 x 300mm ductwork, including bends and the like	250	m	80.00	20,000.00	
29	Thermal insulation to last	250	m	35.00	8,750.00	
<b>30 Electrical Installation</b>						
31	LV Distribution, incl boards, primary containment, bus bar and tap offs	1,460	m <sup>2</sup>	35.00	51,100.00	
32	Standby generation		Excl			
33	UPS		Excl			
34	Small power installation	1,460	m <sup>2</sup>	25.00	36,500.00	
35	Lighting installation	1,460	m <sup>2</sup>	80.00	116,800.00	
36	Emergency lighting	1,460	m <sup>2</sup>	15.00	21,900.00	
37	Roof lighting	1,460	m <sup>2</sup>	2.00	2,920.00	
38	Lighting control	1,460	m <sup>2</sup>	5.00	7,300.00	
39	Earthing and bonding	1,460	m <sup>2</sup>	2.00	2,920.00	
<b>Carried Forward</b>					<b>430,870.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Brought Forward</b>					<b>430,870.00</b>	
<b>40</b>	<b>Protective Installations</b>					
41	Sprinkler Installation		Excl			
42	Lightning and surge protection	1,460	m <sup>2</sup>	1.50	2,190.00	
<b>43</b>	<b>Lift Installations</b>					
44	Lifts to new core ; 1nr; sizes and speeds to be confirmed	1	nr	35,000.00	35,000.00	
<b>45</b>	<b>Gas Installations</b>					
46	Strip-out existing gas pipework and cap off	1	Item	2,500.00	2,500.00	
<b>47</b>	<b>Fire Alarms, Communications &amp; Security</b>					
48	New fire alarm panel	1	nr	10,000.00	10,000.00	
49	Fire alarm system	1,460	m <sup>2</sup>	12.00	17,520.00	
50	DDA toilet alarm	1	nr	1,500.00	1,500.00	
51	Nurse call alarm system	1,460	m <sup>2</sup>	10.00	14,600.00	
52	Data containment	1,460	m <sup>2</sup>	2.00	2,920.00	
53	Electronic access control	19	nr	500.00	9,500.00	
54	CCTV installations	10	nr	2,500.00	25,000.00	
55	Intruder alarm	1	Item	15,000.00	15,000.00	
<b>56</b>	<b>Special Installations</b>					
57	Building mannagement system / local controls	1,460	m <sup>2</sup>	20.00	29,200.00	
<b>58</b>	<b>Sub-Contractor on costs</b>					
59	Testing and Commissioning			3.00	17,874.00	
<b>Carried Forward</b>					<b>613,674.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	Brought Forward				613,674.00	
60	BWIC with services			2.50	15,341.85	
61	Engineering services preliminaries			10.00	62,901.59	
	Total				<u>691,917.44</u>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>External Works and Services</b>						
<b>1</b>	<b>External Services</b>					
2	Incoming utilities; allowance for upgrades to existing incoming services	1	Item	50,000.00	50,000.00	
3	Services diversions/reinforcements		Excl			
4	Incoming gas supply		Excl			
5	Allowance for external lighting/security; details to be provided	1	Item	25,000.00	25,000.00	
6	Allowance for active vehical charging	3	nr	5,000.00	15,000.00	
7	Allowance for passive vehical charging	3	nr	2,500.00	7,500.00	
	<b>Total</b>				<b>97,500.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Fit Out</b>						
1	GP / Nurse Consulting Room				155,150.00	
2	Comm Practitioner; assume as GP / Nurse				14,150.00	
3	OP C/E; assume as per GP / Nurse				125,300.00	
4	Conference / Seminar; assume as GP / Nurse				19,160.00	
5	Facilities Manager; assume as GP / Nurse				8,410.00	
6	Stores / BC; assume as per GP / Nurse				43,100.00	Assume BC is Broom cupboard
7	Waiting area / draft lobby; assume timber effect vinyl flooring, ceilings and walls as GP/ Nurse, allowance for wall and bump rail protection				27,005.00	
8	Reception; assume as GP/ Nurse				9,600.00	
9	WC's; assume as GP / Nurse				10,250.00	
10	Meeting Rooms; assume as GP / Nurse				32,360.00	
11	Staff common room; assume carpet floor and walls / ceilings as per GP / Nurse				16,780.00	
12	GP Large Admin; assume as staff room				21,540.00	
13	GP Phone; assume as staff room				43,030.00	
14	Sessional; assume as GP / Nurse				66,770.00	
15	CNWL Admin (inc. Tea Point); assume as staff common room				28,380.00	
16	Comms Room; assume as GP / Nurse				4,050.00	
17	Circulation					Included in Shell and Core
<b>Total</b>					<b>625,035.00</b>	



**Northwood and Pinner**  
**Stage 2 Health Centre Cost Plan - Rev. -**

Issue Date: 15-Oct-2020  
Client: NHS Property Services

Job No: 35958

Health Centre

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>GP / Nurse Consulting Room</b>						
1	Vinyl to floor including 100mm coved to perimeter	171	m <sup>2</sup>	40.00	6,840.00	
2	600 x 600mm suspended ceiling	171	m <sup>2</sup>	60.00	10,260.00	
3	Wall finishes; allowance for skim and paint	440	m <sup>2</sup>	20.00	8,800.00	
4	Allowance for shelving and sundry fixtures	11	nr	500.00	5,500.00	
5	Worktop for sink	11	nr	500.00	5,500.00	
6	Installation of Group 2 fittings	11	nr	250.00	2,750.00	
7	MEP services, including wash hand basin, radiator, ventilation, small power and data, lighting and smoke detectors	11	nr	10,500.00	115,500.00	
<b>Total</b>					<b>155,150.00</b>	

**Northwood and Pinner  
Stage 2 Health Centre Cost Plan - Rev. -**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Comm Practitioner; assume as GP / Nurse</b>						
1	Vinyl to floor including 100mm coved to perimeter	16	m <sup>2</sup>	40.00	640.00	
2	600 x 600mm suspended ceiling	16	m <sup>2</sup>	60.00	960.00	
3	Wall finishes; allowance for skim and paint	40	m <sup>2</sup>	20.00	800.00	
4	Allowance for shelving and sundry fixtures	1	nr	500.00	500.00	
5	Worktop for sink	1	nr	500.00	500.00	
6	Installation of Group 2 fittings	1	nr	250.00	250.00	
7	MEP services, including wash hand basin, radiator, ventilation, small power and data, lighting and smoke detectors	1	nr	10,500.00	10,500.00	
	<b>Total</b>				<b>14,150.00</b>	

**Northwood and Pinner**  
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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>OP C/E; assume as per GP / Nurse</b>						
1	Vinyl to floor including 100mm coved to perimeter	144	m <sup>2</sup>	40.00	5,760.00	
2	600 x 600mm suspended ceiling	144	m <sup>2</sup>	60.00	8,640.00	
3	Wall finishes; allowance for skim and paint	320	m <sup>2</sup>	20.00	6,400.00	
4	Allowance for shelving and sundry fixtures	8	nr	500.00	4,000.00	
5	Worktop for sink	8	nr	500.00	4,000.00	
6	Installation of Group 2 fittings	8	nr	250.00	2,000.00	
7	MEP services, including wash hand basin, radiator, ventilation, small power and data, lighting and smoke detectors	8	nr	10,500.00	84,000.00	
62	MEP services, including wash hand basin, radiator, ventilation, small power and data, lighting and smoke detectors	1	nr	10,500.00	10,500.00	
<b>Total</b>					<b>125,300.00</b>	

**Northwood and Pinner  
Stage 2 Health Centre Cost Plan - Rev. -**

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Health Centre

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Conference / Seminar; assume as GP / Nurse</b>						
1	Vinyl to floor including 100mm coved to perimeter	69	m <sup>2</sup>	40.00	2,760.00	
2	600 x 600mm suspended ceiling	69	m <sup>2</sup>	60.00	4,140.00	
3	Wall finishes; allowance for skim and paint	88	m <sup>2</sup>	20.00	1,760.00	
4	Allowance for shelving and sundry fixtures	1	nr	2,500.00	2,500.00	
5	Worktop for sink		Excl			Assume not required
6	Installation of Group 2 fittings	1	nr	500.00	500.00	
7	MEP services, including radiator, ventilation, small power and data, lighting and smoke detectors	1	nr	7,500.00	7,500.00	
<b>Total</b>					<b>19,160.00</b>	

Northwood and Pinner  
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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Facilities Manager; assume as GP / Nurse</b>						
1	Vinyl to floor including 100mm coved to perimeter	14	m <sup>2</sup>	40.00	560.00	
2	600 x 600mm suspended ceiling	14	m <sup>2</sup>	60.00	840.00	
3	Wall finishes; allowance for skim and paint	38	m <sup>2</sup>	20.00	760.00	
4	Allowance for shelving and sundry fixtures	1	nr	500.00	500.00	
5	Worktop for sink		Excl			Assume not required
6	Installation of Group 2 fittings	1	Item	250.00	250.00	
7	MEP services, including radiator, ventilation, small power and data, lighting and smoke detectors	1	nr	5,500.00	5,500.00	
<b>Total</b>					<b>8,410.00</b>	

**Northwood and Pinner**  
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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Stores / BC; assume as per GP / Nurse</b>						
1	Vinyl to floor including 100mm coved to perimeter	47	m <sup>2</sup>	40.00	1,880.00	
2	600 x 600mm suspended ceiling	47	m <sup>2</sup>	60.00	2,820.00	
3	Wall finishes; allowance for skim and paint	195	m <sup>2</sup>	20.00	3,900.00	
4	Allowance for shelving and sundry fixtures	6	nr	250.00	1,500.00	
5	Worktop for sink		Excl			Assume not required
6	Installation of Group 2 fittings		Excl			
7	MEP services, incl. radiator, ventilation, small power and data, lighting and smoke detectors	6	nr	5,500.00	33,000.00	
	<b>Total</b>				<b>43,100.00</b>	

Northwood and Pinner  
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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Waiting area / draft lobby; assume timber effect vinyl flooring, ceilings and walls as GP/ Nurse, allowance for wall and bump rail protection</b>					
1	Timber effect vinyl flooring	121	m <sup>2</sup>	45.00	5,445.00	
2	600 x 600mm suspended ceiling	121	m <sup>2</sup>	60.00	7,260.00	
3	Wall finishes; allowance for skim and paint	165	m <sup>2</sup>	20.00	3,300.00	
4	Allowance for shelving and sundry fixtures		Excl			
5	Worktop for sink		Excl			
6	Installation of Group 2 fittings	1	nr	1,000.00	1,000.00	
7	MEP services, incl. radiators, ventilation, small power and data, lighting and smoke detectors	1	nr	10,000.00	10,000.00	
	<b>Total</b>				<b>27,005.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Reception; assume as GP/ Nurse</b>						
1	Vinyl to floor including 100mm coved to perimeter	21	m <sup>2</sup>	40.00	840.00	
2	600 x 600mm suspended ceiling	21	m <sup>2</sup>	60.00	1,260.00	
3	Wall finishes; allowance for skim and paint	50	m <sup>2</sup>	20.00	1,000.00	
4	Allowance for shelving and sundry fixtures	2	nr	500.00	1,000.00	
5	Worktop for sink		Excl			
6	Installation of Group 2 fittings	2	nr	250.00	500.00	
7	MEP services, incl. radiators, ventilation, small power and data, lighting and smoke detectors	2	nr	2,500.00	5,000.00	
<b>Total</b>					<b>9,600.00</b>	



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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>WC's; assume as GP / Nurse</b>					
1	Vinyl to floor including 100mm coved to perimeter	44	m <sup>2</sup>	40.00	1,760.00	
2	600 x 600mm suspended ceiling	44	m <sup>2</sup>	60.00	2,640.00	
3	Wall finishes; allowance for skim and hygeinic paint	225	m <sup>2</sup>	20.00	4,500.00	
4	Allowance for shelving and sundry fixtures	0	Excl			
5	Worktop for sink	0	Excl			
6	Installation of Group 2 fittings	9	nr	150.00	1,350.00	
7	MEP Services - included in S & C		Incl			
	<b>Total</b>				<b>10,250.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Meeting Rooms; assume as GP / Nurse</b>						
1	Carpet flooring	57	m <sup>2</sup>	40.00	2,280.00	
2	600 x 600mm suspended ceiling	57	m <sup>2</sup>	60.00	3,420.00	
3	Wall finishes; allowance for skim and paint	133	m <sup>2</sup>	20.00	2,660.00	
4	Allowance for shelving and sundry fixtures	3	nr	500.00	1,500.00	
5	Worktop for sink		Excl			
6	Installation of Group 2 fittings		Excl			Assume not required
7	MEP services, including radiators, ventilation, small power and data, lighting and smoke detectors	3	nr	7,500.00	22,500.00	
<b>Total</b>					<b>32,360.00</b>	

**Northwood and Pinner**  
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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Staff common room; assume carpet floor and walls / ceilings as per GP / Nurse</b>					
1	Carpet flooring	61	m <sup>2</sup>	40.00	2,440.00	
2	600 x 600mm suspended ceiling	61	m <sup>2</sup>	60.00	3,660.00	
3	Wall finishes; allowance for skim and paint	34	m <sup>2</sup>	20.00	680.00	
4	Allowance for shelving, cupboards and sundry fixtures	1	nr	2,000.00	2,000.00	
5	Worktop for sink		Excl			
6	Installation of Group 2 fittings	1	nr	500.00	500.00	Assume not required
7	MEP services, including radiators, ventilation, small power and data, lighting and smoke detectors	1	nr	7,500.00	7,500.00	
	<b>Total</b>				<b>16,780.00</b>	

**Northwood and Pinner**  
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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>GP Large Admin; assume as staff room</b>						
1	Vinyl to floor including 100mm coved to perimeter	50	m <sup>2</sup>	40.00	2,000.00	
2	600 x 600mm suspended ceiling	50	m <sup>2</sup>	60.00	3,000.00	
3	Wall finishes; allowance for skim and paint	102	m <sup>2</sup>	20.00	2,040.00	
4	Allowance for shelving and sundry fixtures	2	nr	500.00	1,000.00	
5	Worktop for sink		Excl			
6	Installation of Group 2 fittings	2	nr	250.00	500.00	
7	MEP services, incl. radiator, ventilation, small power and data, lighting and smoke detectors	2	nr	6,500.00	13,000.00	
<b>Total</b>					<b>21,540.00</b>	

Northwood and Pinner  
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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>GP Phone; assume as staff room</b>					
1	Vinyl to floor including 100mm coved to perimeter	38	m <sup>2</sup>	40.00	1,520.00	
2	600 x 600mm suspended ceiling	38	m <sup>2</sup>	60.00	2,280.00	
3	Wall finishes; allowance for skim and paint	149	m <sup>2</sup>	20.00	2,980.00	
4	Allowance for shelving and sundry fixtures	5	nr	500.00	2,500.00	
5	Worktop for sink		Excl			
6	Installation of Group 2 fittings	5	nr	250.00	1,250.00	
7	MEP services, incl. radiator, ventilation, small power and data, lighting and smoke detectors	5	nr	6,500.00	32,500.00	
	<b>Total</b>				<b>43,030.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Sessional; assume as GP / Nurse</b>						
1	Vinyl to floor including 100mm coved to perimeter	49	m <sup>2</sup>	40.00	1,960.00	
2	600 x 600mm suspended ceiling	49	m <sup>2</sup>	60.00	2,940.00	
3	Wall finishes; allowance for skim and paint	156	m <sup>2</sup>	20.00	3,120.00	
4	Allowance for shelving and sundry fixtures	5	nr	500.00	2,500.00	
5	Worktop for sink	5	nr	500.00	2,500.00	
6	Installation of Group 2 fittings	5	nr	250.00	1,250.00	
7	MEP services, including wash hand basin, radiator, ventilation, small power and data, lighting and smoke detectors	5	nr	10,500.00	52,500.00	
<b>Total</b>					<b>66,770.00</b>	

**Northwood and Pinner  
Stage 2 Health Centre Cost Plan - Rev. -**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>CNWL Admin (inc. Tea Point); assume as staff common room</b>					
1	Carpet flooring	70	m <sup>2</sup>	40.00	2,800.00	
2	600 x 600mm suspended ceiling	70	m <sup>2</sup>	60.00	4,200.00	
3	Wall finishes; allowance for skim and paint	119	m <sup>2</sup>	20.00	2,380.00	
4	Allowance for shelving, cupboards and sundry fixtures	2	nr	500.00	1,000.00	
5	Worktop for Tea Point sink	1	nr	500.00	500.00	
6	Installation of Group 2 fittings	2	nr	250.00	500.00	Assume not required
7	MEP services, incl. radiator, ventilation, small power and data, lighting and smoke detectors	1	nr	6,500.00	6,500.00	
8	MEP services, including wash hand basin, radiator, ventilation, small power and data, lighting and smoke detectors	1	nr	10,500.00	10,500.00	
	<b>Total</b>				<b>28,380.00</b>	

Northwood and Pinner  
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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Comms Room; assume as GP / Nurse</b>					
1	Vinyl to floor including 100mm coved to perimeter	23	m <sup>2</sup>	40.00	920.00	
2	600 x 600mm suspended ceiling	23	m <sup>2</sup>	60.00	1,380.00	
3	Wall finishes; allowance for skim and paint	50	m <sup>2</sup>	20.00	1,000.00	
4	Allowance for shelving and sundry fixtures	1	nr	500.00	500.00	
5	Worktop for sink		Excl			
6	Installation of Group 2 fittings	1	nr	250.00	250.00	
7	MEP Services		Incl			Inc. in S & C
	<b>Total</b>				<b>4,050.00</b>	



**Northwood and Pinner**  
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**External Works and Landscaping**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>External Works and Landscaping</b>					
1	Public Realm - Health Centre site				639,330.00	
	<b>Total</b>				<u><b>639,330.00</b></u>	

**Northwood and Pinner  
Stage 2 Health Centre Cost Plan - Rev. -**

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**External Works and Landscaping**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Public Realm - Health Centre site</b>					
<b>1</b>	<b>Site Preparation</b>					
2	Break out existing Tarmac surfacing; assume 50% of area	1,869	m <sup>2</sup>	15.00	28,035.00	
3	Fill to make up levels		Excl			
4	Soil to planting areas; say 450mm build up including 300mm topsoil and 150mm sub base	369	m <sup>2</sup>	40.00	14,760.00	
5	Soil to planting areas with standard trees; say 800mm build up including 300mm topsoil and 500mm sub base	95	m <sup>2</sup>	70.00	6,650.00	
6	Sub-base to Bitumen Macadam; 150mm Type 1 granular material	2,071	Incl			
7	Sub-base to natural stone flag paving; 300mm Type 3 sub base suitable for permeable paving	402	Incl			
<b>8</b>	<b>Surfacing</b>					
9	Bitumen Macadam with coloured wearing course; assume 160mm road base, 65mm binder course and 35mm surface course	2,071	m <sup>2</sup>	140.00	289,940.00	
10	Allowance for line marking to car parking; 52 spaces	1	Item	2,000.00	2,000.00	
<b>11</b>	<b>Paving</b>					
12	Natural stone flag paving; 30mm thick x 300mm coursed x random lengths; laid on 50mm mortar bed	402	m <sup>2</sup>	125.00	50,250.00	
<b>13</b>	<b>Retaining walls and steps</b>					
14	Retaining walls to North of Health Centre; 1 - 1.25m high; assume brick with brick on edge coping	43	m <sup>2</sup>	200.00	8,600.00	
15	Steps					
	<b>Carried Forward</b>				<b>400,235.00</b>	

**Northwood and Pinner**  
**Stage 2 Health Centre Cost Plan - Rev. -**

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**External Works and Landscaping**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>400,235.00</b>	
<b>16</b>	<b>Raised planter beds</b>					
17	Planting beds to Memorial Garden and Entrance Garden	1	Item	5,000.00	5,000.00	
<b>18</b>	<b>Trees</b>					
19	Tree pits to new trees to Health Centre car park on Pinner Road	13	nr	2,000.00	26,000.00	
20	New specimen trees to Health Centre Car Park to Pinner Road	13	nr	2,500.00	32,500.00	
21	5nr trees to be removed	4	nr	500.00	2,000.00	
22	Protection to existing trees	1	Item	2,000.00	2,000.00	
<b>23</b>	<b>Hedges</b>					
24	Allowance for hedges; varies in height say 1.2m generally	81	m	50.00	4,050.00	
<b>25</b>	<b>Shrubs and planting</b>					
26	Ornate planting to beds to Health Centre Gardens; flower rich perennial planting	327	m <sup>2</sup>	100.00	32,700.00	
27	Ground cover planting	82	m <sup>2</sup>	60.00	4,920.00	
<b>28</b>	<b>Boundaries &amp; Edges</b>					
29	Allowance for boundary treatments, including hit and miss brickwork between Health Centre and Residential Communal courtyard, railings etc	1	Item	20,000.00	20,000.00	
30	Allowance for fob controlled gates	1	Item	10,000.00	10,000.00	
<b>31</b>	<b>Furniture and Play equipment</b>					
	<b>Carried Forward</b>				<b>539,405.00</b>	

**Northwood and Pinner  
Stage 2 Health Centre Cost Plan - Rev. -**

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**External Works and Landscaping**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>539,405.00</b>	
32	Allowance for tables and seating to entrance garden and sanctuary garden	1	Item	5,000.00	5,000.00	
33	Allowance for play equipment to sanctuary garden	1	Item	5,000.00	5,000.00	
34	Cycle stands	20	nr	200.00	4,000.00	
<b>35</b>	<b>External Services</b>					
36	Allowance for external drainage - awaiting Engineers design	2,937	m <sup>2</sup>	25.00	73,425.00	
37	Public Realm lighting	1	Item	10,000.00	10,000.00	
38	Bib taps	1	Item	2,500.00	2,500.00	
	<b>Total</b>				<b>639,330.00</b>	

# **APPENDIX 04**

# **RESIDENTIAL CONSTRUCTION COSTS**

# **NORTHWOOD & PINNER RESIDENTIAL DEVELOPMENT STAGE 2 COST PLAN**

***NHS Property Services***  
*Rev. B*

***22nd January 2021***

**CONTROL ISSUE SHEET**

Revision	Status	Prepared By (name/position/date)	Authorised By (name/position/date)
-	DRAFT (Health Centre and Residential Combined)	John-Paul Morza 22-09-2020	Kerry Gibbs 22-09-2020
-	Final version (Residential only)	John-Paul Morza 14-10-2020	Kerry Gibbs 14-10-2020
A	Final version (Adjusted)	John-Paul Morza 08-01-2021	Kerry Gibbs 08-01-2021
B	Final version (Updated following Cost Plan Review 14th Jan 2021)	John-Paul Morza 22-01-2021	Kerry Gibbs 22-01-2021

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- 1** Executive Summary
- 2** Construction Cost Summary
- 3** Design Information
- 4** Basis, Assumptions and Exclusions
- 5** Schedule of Areas
- 6** Details of Cost Plan



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## EXECUTIVE SUMMARY

This Stage 2 Cost Plan has been prepared by Gardiner and Theobald (G&T) for NHS Property Services. The Cost Plan is based on the Stage 2 Planning design prepared by Allies & Morrison (Architect), Evolve (Structural Engineer), Sweco (Services Consultant) and Camlins (Landscape Consultant)

The Cost Plan provides an order of cost for the construction of a new residential led development at the Northwood & Pinner Cottage Hospital Site in Northwood in the London Borough of Hillingdon.

The development involves the construction of two new 4 storey residential blocks providing a total of 70nr residential apartments for private sale.

The development also includes private Realm landscaping to the residential blocks, external car parking and associated site infrastructure.

The Cost Plan includes for construction works only and excludes all Client/Development items/costs such as fees (including pre-construction services agreements), VAT, S106/S278, CIL payments, land acquisition, all developer direct costs, employer risk allowances and contributions.

As indicated there is no allowance for Employer Change and Employer Other risk allowances and it is assumed allowances for these are included within the Employers overall development budget.

Estimated construction costs have been prepared at current day (1Q 2021) prices and tender and construction inflation has been excluded.

Allowance has been included for main contractor's preliminaries at 15% and overheads and profit at 6% across all works.

Design and construction risk has been included at 5% for the Residential and External Works and Landscaping, split between 2.5% Design Development and 2.5% Construction Risk.

Design and construction risk has been included at 7.5% for the Demolition and Enabling Works, split between 2.5% Design Development and 5% Construction Risk.

This Cost Plan excludes the refurbishment of the existing Health Centre, which is part of the same overall site. This is included in a separate Cost Plan as requested by NHS Property Services. Note that Residential Block A is sited on part of the existing Health Centre, which is due to be demolished as part of its refurbishment works. This demolition is included in the Health Centre works as will be part of that contract.

This Cost Plan has been prepared solely for use by NHS Property Services and shall not be relied upon by any third party without the express permission of Gardiner & Theobald LLP. G&T accepts no liability arising from reliance on the report other than to the Employer.

## CONSTRUCTION COST SUMMARY

	<b>Total (£)</b>	<b>£/m<sup>2</sup> GIA</b>	<b>£/sq ft GIA</b>	<b>%</b>
<b>1</b> Demolition and Enabling Works	94,460	16	1	0%
<b>2</b> Residential Block A	8,516,854	3,179	295	42%
<b>3</b> Residential Block B	10,435,118	3,187	296	52%
<b>4</b> External Works and Landscaping	1,139,513	191	18	6%

<b>Total Estimated Construction Cost</b>	<b>20,185,946</b>	<b>3,390</b>	<b>315</b>	<b>100%</b>
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<b>ESTIMATED ROUNDED CONSTRUCTION COST</b>	<b>£</b>	<b>20,190,000</b>	<b>3,391</b>	<b>315</b>	<b>100%</b>
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### NOTES

- 1 The £/m<sup>2</sup> GIA and £/ft<sup>2</sup> GIA for the Residential Blocks are based on the GIA's for each Block whereas for the demolition and enabling works and landscaping are calculated by dividing by the overall project GIA

## SCHEDULE OF DESIGN INFORMATION

The compilation of this document is on the basis of the following design information:-

### Architectural - Allies & Morrison

Drawing No.	Issued	Rev	Description	Drawing No.	Issued	Rev	Description
<b><u>Site Wide</u></b>				17115_05_A_07_102	31/07/20	P1	Block A Residential: Proposed Level 02 Plan
17115_05_00_07_001	31/07/20	P1	Site Location Plan	17115_05_A_07_103	31/07/20	P1	Block A Residential: Proposed Level 03 Plan
17115_05_00_07_002	31/07/20	P1	Site Boundary Plan	17115_05_A_07_104	31/07/20	P1	Block A Residential: Proposed Roof Plan
17115_05_00_07_010	31/07/20	P1	Existing Site: Ground Floor Plan	17115_05_A_07_200	31/07/20	P1	Block A Residential: Proposed Elevations Sheet 1
17115_05_00_07_011	31/07/20	P1	Existing Site: First Floor Plan	17115_05_A_07_201	31/07/20	P1	Block A Residential: Proposed Elevations Sheet 2
17115_05_00_07_020	31/07/20	P1	Existing Sitewide Elevations	17115_05_A_07_300	31/07/20	P1	Block A Residential: Proposed Sections
17115_05_00_07_021	31/07/20	P1	Existing Cottage Hospital: Elevations Sheet 1	17115_05_A_07_400	31/07/20	P1	Block A&B: East/West Elevation Bay Study
17115_05_00_07_022	31/07/20	P1	Existing Cottage Hospital: Elevations Sheet 2	17115_05_A_07_401	31/07/20	P1	Block A&B: North/South Elevation Bay Study
17115_05_00_07_051	31/07/20	P1	Proposed Sitewide Access and Routes	17115_05_A_07_402	31/07/20	P1	Block A&B: Porches & Bays Bay Study
17115_05_00_07_052	31/07/20	P1	Proposed Sitewide Emergency Services	<b><u>Block B</u></b>			
17115_05_00_07_053	31/07/20	P1	Proposed Sitewide Parking Strategy	17115_05_B_07_100	31/07/20	P1	Block B Residential: Proposed Level 00 Plan
17115_05_00_07_054	31/07/20	P1	Proposed Sitewide Refuse Strategy	17115_05_B_07_101	31/07/20	P1	Block B Residential: Proposed Level 01 Plan
17115_05_00_07_100	31/07/20	P1	Proposed Level 00 Sitewide Plan	17115_05_B_07_102	31/07/20	P1	Block B Residential: Proposed Level 02 Plan
17115_05_00_07_104	31/07/20	P1	Proposed Roof Level Sitewide Plan	17115_05_B_07_103	31/07/20	P1	Block B Residential: Proposed Level 03 Plan
17115_05_00_07_200	31/07/20	P1	Proposed Sitewide Elevations	17115_05_B_07_104	31/07/20	P1	Block B Residential: Proposed Roof Plan
<b><u>Block A</u></b>				17115_05_B_07_200	31/07/20	P1	Block B Residential: Proposed Elevations Sheet 1
17115_05_A_07_100	31/07/20	P1	Block A Residential: Proposed Level 00 Plan	17115_05_B_07_201	31/07/20	P1	Block B Residential: Proposed Elevations Sheet 2
17115_05_A_07_101	31/07/20	P1	Block A Residential: Proposed Level 01 Plan	17115_05_B_07_300	31/07/20	P1	Block B Residential: Proposed Sections

## SCHEDULE OF DESIGN INFORMATION

### Architectural - Allies & Morrison (Cont.)

Drawing No.	Issued	Rev	Description
<b><u>Planning Scheme Areas</u></b>			
17115_05_2QA	26/08/20	P01	Area Schedule
17115_05_00_09_100	26/08/20	SK2	Block A & B Areas
17115_05_2QA	26/08/20	P04	Residential Mix
17115_05_00_09_101	26/08/20	SK2	Block A & B: Residential Mix
<b><u>Other Documents</u></b>			
17115_05_NaP_DAS_F INAL	31/07/20	-	Design and Access Statement
17115_05_Heritage statement_DRAFT_20 0715	15/07/20	-	Heritage Statement

### Structural (Evolve)

Drawing No.	Issued	Rev	Description
<b><u>Block A</u></b>			
2946 Issue Sheet 20_07_31	31/07/20	A	Block A Foundation Level General Arrangement
2946-EVE-A-B1-DR-S- 0100-A	31/07/20	A	Block A Foundation Level General Arrangement
2946-EVE-A-00-DR-S- 0200-A	31/07/20	A	Block A Ground Level General Arrangement
2946-EVE-A-01-DR-S- 0201-A	31/07/20	A	Block A First Level General Arrangement
2946-EVE-A-02-DR-S- 0202-A	31/07/20	A	Block A Second Level General Arrangement
2946-EVE-A-03-DR-S- 0203-A	31/07/20	A	Block A Third Level General Arrangement
2946-EVE-A-04-DR-S- 0204-A	31/07/20	A	Block A Roof Level General Arrangement
2946-EVE-A-B1-DR-S- 0100-A	31/07/20	A	Block A Section and Details
2946-EVE-A-XX-DR-S- 0310-A	31/07/20	A	Block A Isometrics

## SCHEDULE OF DESIGN INFORMATION

### Structural - Evolve (Cont.)

Drawing No.	Issued	Rev	Description
<b>Block B</b>			
2946 Issue Sheet 20_07_31	31/07/20	-	Issue Sheet
2946-EVE-B-B1-DR-S-0100-A	31/07/20	A	Block B Foundation Level General Arrangement
2946-EVE-B-00-DR-S-0200-A	31/07/20	A	Block B Ground Level General Arrangement
2946-EVE-B-01-DR-S-0201-A	31/07/20	A	Block B First Level General Arrangement
2946-EVE-B-02-DR-S-0202-A	31/07/20	A	Block B Second Level General Arrangement
2946-EVE-B-03-DR-S-0203-A	31/07/20	A	Block B Third Level General Arrangement
2946-EVE-B-04-DR-S-0204-A	31/07/20	A	Block B Roof Level General Arrangement
2946-EVE-B-XX-DR-S-0300-A	31/07/20	A	Block B Elevations Sheet 1
2946-EVE-B-XX-DR-S-0301-A	31/07/20	A	Block B Elevations Sheet 2
2946-EVE-B-XX-DR-S-0310-A	31/07/20	A	Block A Section and Details
2946-EVE-B-XX-DR-S-0400-A	31/07/20	A	Block A Isometrics
EV131 2946	31/07/20	-	Stage 2 Report

### Services (Sweco)

Drawing No.	Issued	Rev	Description
Northwood and Pinner Stage 2 M&E Report	17.08.20	1	Stage 2 MEP Report
NaP - Consultancy Room Services	04.09.20	-	Consultancy Room Services

## SCHEDULE OF DESIGN INFORMATION

### Landscaping - Camlins

Drawing No.	Issued	Rev	Description	Drawing No.	Issued	Rev	Description
SY619-100-001 GA Landscape Plan	14.09.20	-	General Arrangement Landscape Plan				
SY619 200724 Chapter 5 DAS Landscape	15.09.20	-	Updated Landscaping section of Design and Access Statement (not included in Draft DAS as noted in A&M information above)				

## BASIS, ASSUMPTIONS & EXCLUSIONS

The following should be read in conjunction with Sections 1-3 and are a list of key assumptions that have been made to inform the basis of our costs:-

Key Assumptions		Key Assumptions	
1	Estimated costs have been prepared using current day pricing levels (3Q 2020). Tender and Construction inflation has been excluded.	12	Areas are intended for the production of the Cost Estimate only and should not be relied upon for any other purpose.
2	Allowances have been included for Main Contractor Preliminaries (at 15%) and Main Contractor's overheads and profit (at 6%) across all construction works.	13	We assume the design comply with current Building Regulations.
3	A Design and Construction risk allowance has been included at 5%. This includes a 2.5% risk allowance for design development and a further 2.5% risk allowance for any construction risks.	14	The project has been costed on the basis of current Building Regulations and includes an allowance for non-combustible materials to external walls, balconies and the like only to the extent detailed on the drawings issued.
4	Any specific client / other risk allowances deemed to be included elsewhere by the client and have not been provisioned for within this Cost Estimate.	15	We have been provided with no Architects specification and have therefore made assumptions where applicable, as noted within the Cost Plan and within this section.
5	No allowance has been made for any phasing of the works or for working outside of normal working hours.	16	We have based the fit out specification based on the original Cushman and Wakefield information based on estimated Sales Values of approx. £600/sq.ft. We have provided a build up of our apartment fit out costs.
6	The procurement strategy for the works is yet to be determined but is assumed to be a competitive lump sum design and build contract with all works tendered under one main contract via a single stage tender process.	17	In regards to MEP fit out we have only been provided with a typical apartment fit out for a typical 2 bedroom apartment. We have therefore made assumptions for the other apartment types, including lengths of pipework, ductwork and nr of light fittings.
7	It is assumed that the site has good ground conditions and contamination has been excluded.	18	We have based our façade build ups on a supply cost of brick of £600/1000.
8	The areas of the building have been measured from Allies and Morrison's drawings noted in the design section and cross checked against the Planning Areas advised by Allies & Morrison.	19	We have assumed windows will be timber / aluminium composite and have included a budget rate allowance of £600/m2
9	Note that our GEA and GIA measures are as per the Allies & Morrison areas included in their planning areas. Note that the inset balconies on the third floor of both blocks and the external covered areas to Block A Ground and First Floor have been included in the Gross External Area measure but has been excluded from the GIA. This has been discussed with Allies & Morrison.	20	We have made assumptions regarding the cladding to the brick piers to the projecting bay balconies as limited information has been made available and this is uncoordinated with the Structural design.
10	Net areas of the proposed buildings have been taken from the drawings provided. Note there was a discrepancy noted in the Allies & Morrison area schedule regarding NIA's	21	We have assumed that all apartments will be private for sale with no allowance for any affordable units. The fit out of the affordable unit will be approx 10-15% cheaper than a private for sale unit (mainly due to reduction in specification of kitchens, flooring, lighting etc)
11	Gross and Net internal areas have been measured in accordance with the RICS Code of Measuring Practice 6th Edition.	22	We have assumed external substation will have a brick enclosure - details to be confirmed

**BASIS, ASSUMPTIONS & EXCLUSIONS**

	Key Assumptions		Key Assumptions
23	Costs for landscaping based on Camlins information, however where no information available we have made allowances as noted within the cost build up	32	Allowance for Entrance Porch with concrete piers and metal posts included but no details provided and not coordinated with Structural Engineer. Further details to be provided to cost further.
24	Note that there is currently no design for the external drainage and this is to be coordinated between Evolve and Camlins. We have currently included an allowance only and assume all paving is permeable.	33	Incoming Electrical Services based on Budget Estimate from UKPN dated 18th November in the sum of £700,000. This is inclusive of the Cable diversion. The split of the £700,000 was provided by Sweco on 11th January 2021. Sweco to liaise with UKPN re. rationalisation of the substations.
25	We assume that the construction of Block A and B will be concurrent with one developer, which will therefore bring an efficiency in resources. If they are built separately under individual contracts / via separate contractors the Preliminaries costs would be expected to increase.	34	Allowances for incoming comms / data and water included but subject to quotations. Incoming Gas supply not required.
26	Allowances for pile matt and pile testing all assumed and will be subject to input from a piling contractor.	35	The incoming utility trenching routes are only partially shown on the Sweco drawings and are unable to measured so allowances included.
27	G & T have identified that the current substructure design is disproportionately expensive. This has been discussed with the Client and design team and it has been advised that the current driver for the substructure is the ground conditions and the proximity of trees.	36	Extent of external lighting / security not defined but allowances included where stated.
28	G & T have also identified that the Frame and Upper Floors are expensive for the size and scale of building. It has been advised that an RC Frame is required to achieve the open spans, but other options are to be considered including a light gauge steel (Metsec Frame)	37	Vehicle charging points based on the percentage of number of active and passive points as noted in the Sweco report.
29	All allowances for fire stopping / cavity barriers have been assumed	38	Demarcation of Landscaping to be provided by Allies and Morrison as discussed at meeting on 14th January 2021
28	We have excluded masonry support as advised by Evolve.		
30	Allowance for balcony based on a bolt on steel cassette with non-combustible floor finishes, decking and metal balustrade. Details to be confirmed.		
31	Brick fascia to brick faced balcony bays to be confirmed		



## BASIS, ASSUMPTIONS & EXCLUSIONS

The following should be read in conjunction with the Sections 1-3 and are a list of inclusions / exclusions that have been used to inform the basis of our costs. The items highlighted as **'included'** below have been allowed for within our Cost Estimate. No allowances have been costed for those items identified as **'excluded'** below. The items noted under the heading **'client'** are deemed to have been accounted for by the client elsewhere in their development appraisal.

	List of Inclusions / Exclusions	Incl.	Excl.	Client		List of Inclusions / Exclusions	Incl.	Excl.	Client
1	Value Added Tax			X	11	Currency and exchange rate fluctuations		X	
2	Land acquisition costs and fees			X	12	Costs resulting from tariffs or other charges following the withdrawal of the UK from the European Union		X	
3	Client finance, legal or marketing costs			X	13	Costs resulting from zero carbon requirements or offset charges		X	
4	Professional fees (e.g. design, PCSA, PM, surveys etc.)			X	14	Statutory changes		X	
5	Planning and building regulation fees			X	15	Works outside of the site boundary except where specifically stated		X	
6	Fees or costs associated with rights of light agreement, party wall awards or over-sailing agreements etc..			X	16	Public art installations or contributions		X	
7	Project insurances			X	17	Phasing of the works		X	
8	Section 106 / 278 Contributions			X	18	Works outside of normal working hours		X	
9	Community Infrastructure Levy Contributions or similar		X		19	Mock-ups, prototypes, off site benchmark and the like		X	
10	Benefits arising from any potential Capital Allowances or other government incentives / grants		X		20	Fit out of retail spaces, constructed to shell only for fit out by tenant.		X	

**BASIS, ASSUMPTIONS & EXCLUSIONS**

	List of Inclusions / Exclusions	Incl.	Excl.	Client		List of Inclusions / Exclusions	Incl.	Excl.	Client
21	Tenant's costs or contributions		X		31	Provision of and connection to district heating system		X	
22	Loose fittings, furnishings and equipment and external furniture		X		32	Power factor correction and harmonics		X	
23	Asbestos removal		X		33	Audio visual installations and equipment		X	
24	Fees, works or costs associated with abnormal/ contaminated ground conditions (incl. Japanese Knotweed)		X		34	Spares and maintenance costs		X	
25	Underpinning of adjoining structures including boundary walls		X		35	Changes to current building regulations		X	
26	Archaeological investigations and exploratory or resulting works		X		36	Attenuation to external areas		X	
27	Diversion of existing below ground services (UKPN diversion only as per budget estimate dated 18th November 2020)	X			38	Affordable housing fit out / requirements		X	
28	Cost associated with LUL surveys and monitoring		X		39	External Works and landscaping to residential block A and B and excludes Health Centre area		X	
29	Increased design criteria for bomb protection		X						
30	IT hardware / active hubs		X						

**RESIDENTIAL ACCOMODATION SCHEDULE**
**Residential Block A**

						Total
Level	1b1p	1b2p	2b3p	2b4p	3b5p	
00	0	3	1	2	1	7
01	0	4	1	3	1	9
02	0	4	1	3	0	8
03	3	1	0	4	0	8
<b>Total</b>	<b>3</b>	<b>12</b>	<b>3</b>	<b>12</b>	<b>2</b>	<b>32</b>

**Residential Block B**

Level						Total
	1b1p	1b2p	2b3p	2b4p	3b5p	
00	0	4	4	2	0	10
01	0	4	4	3	1	12
02	0	4	0	3	1	8
03	0	4	2	1	1	8
<b>Total</b>	<b>0</b>	<b>16</b>	<b>10</b>	<b>9</b>	<b>3</b>	<b>38</b>

**DEVELOPMENT TOTAL**

Level						Total
	1b1p	1b2p	2b3p	2b4p	3b5p	
00	0	7	5	4	1	17
01	0	8	5	6	2	21
02	0	8	1	6	1	16
03	3	5	2	5	1	16
<b>Total</b>	<b>3</b>	<b>28</b>	<b>13</b>	<b>21</b>	<b>5</b>	<b>70</b>

**AREA SCHEDULE**

## Residential Block A

Level	GEA	GIA	NIA					Total	Other areas			Net to Gross
	m <sup>2</sup>	m <sup>2</sup>	1b1p m <sup>2</sup>	1b2p m <sup>2</sup>	2b3p m <sup>2</sup>	2b4p m <sup>2</sup>	3b5pm <sup>2</sup>	NIA m <sup>2</sup>	Plant m <sup>2</sup>	Ancillary m <sup>2</sup>	Circulation m <sup>2</sup>	Efficiency
00	800	723		164	65	163	90	<b>481</b>	37	10	195	67%
01	801	723		217	65	224	90	<b>595</b>	0	0	128	82%
02	693	632		217	65	224	0	<b>505</b>	0	0	127	80%
03	693	601	136	57	0	296	0	<b>488</b>	0	0	113	81%
<b>Total</b>	<b>2,987</b>	<b>2,679</b>	<b>136</b>	<b>654</b>	<b>194</b>	<b>906</b>	<b>180</b>	<b>2,070</b>	<b>37</b>	<b>10</b>	<b>562</b>	<b>77%</b>

## Residential Block B

Level	GEA	GIA	NIA					Total	Other areas			Net to Gross
	m <sup>2</sup>	m <sup>2</sup>	1b1p m <sup>2</sup>	1b2p m <sup>2</sup>	2b3p m <sup>2</sup>	2b4p m <sup>2</sup>	3b5pm <sup>2</sup>	NIA m <sup>2</sup>	Plant m <sup>2</sup>	Ancillary m <sup>2</sup>	Circulation m <sup>2</sup>	Efficiency
00	1,127	966	0	220	267	163	0	<b>650</b>	41	64	212	67%
01	1,127	966	0	220	267	223	88	<b>798</b>	0	0	168	83%
02	752	686	0	220	0	223	88	<b>531</b>	0	0	155	77%
03	752	656	0	225	134	74	87	<b>520</b>	0	0	136	79%
<b>Total</b>	<b>3,759</b>	<b>3,275</b>	<b>0</b>	<b>884</b>	<b>668</b>	<b>683</b>	<b>264</b>	<b>2,500</b>	<b>41</b>	<b>64</b>	<b>671</b>	<b>76%</b>

**Notes**

- 1 Areas measured from Allies and Morrison Planning Drawings referenced in 'Information Used'
- 2 Internal (inset) balconies have been **included** in Gross External Area in accordance with Code of Measurement Practice 6th Edition
- 3 Internal (inset) balconies have been **excluded** in Gross Internal Area
- 4 External Covered Galleries to East Elevation of Block B have been **included** in Gross External Area in accordance with Code of Measurement Practice
- 5 External Covered Galleries to Ground and First Floor of Block B have been **excluded** in Gross Internal Area.
- 6 It is noted that the inclusion of internal inset balconies can be open to interpretation under the RICS Code of Measurement Practice but the above principles have been agreed with Allies & Morrison whom have measured on the same basis.

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**Details of Cost Plan**

## Stage 2 Residential Cost Plan - Rev. B

Client: NHS Property Services

Job No: 35958

## PROJECT SUMMARY

Page No: 1

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
1	Demolition and Enabling Works				94,460.31	
2	Residential Block A	2,679		3,179.12	8,516,853.75	
3	Residential Block B	3,275		3,186.30	10,435,118.08	
4	External Works and Landscaping				1,139,513.39	
	<b>Total</b>				<b>20,185,945.53</b>	

**Northwood and Pinner**  
**Stage 2 Residential Cost Plan - Rev. B**

Issue Date: 21-Jan-2021  
 Client: NHS Property Services

Job No: 35958

**Demolition and Enabling Works**

Page No: 2

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Demolition and Enabling Works</b>						
<b>1</b>	<b>Residential Block A</b>					<b>Included in Health Centre Contract</b>
2	Demolition of existing Cottage Hospital Included in Health Centre site estimate		Incl			
<b>3</b>	<b>Residential Block B</b>					
4	Demolition of existing Health Centre; single storey brick building	960	m <sup>2</sup>	75.00	72,000.00	
5	Sub Total				72,000.00	
6	Main Contractor Preliminaries			15.00	10,800.00	
7	Main Contractor Overheads and Profit			6.00	4,968.00	
8	Total Excluding Risk				87,768.00	
9	Design Development Risk			2.50	2,194.20	
10	Construction Risk			5.00	4,498.11	
	<b>Total</b>				<b>94,460.31</b>	
<b>Residential Block A</b>						
1	Shell & Core				4,675,393.53	
2	Fit Out				1,974,700.00	
3	Construction Works Sub-Total				6,650,093.53	
4	Main Contractor Preliminaries			15.00	997,514.03	
5	Main Contractor Overheads and Profit			6.00	458,856.45	
6	Building Total (excluding risk)				8,106,464.01	
7	Design Development Risk			2.50	202,661.60	
	<b>Carried Forward</b>				<b>8,309,125.61</b>	

**Northwood and Pinner**  
**Stage 2 Residential Cost Plan - Rev. B**

Issue Date: 21-Jan-2021  
Client: NHS Property Services

Job No: 35958

Residential Block A

Page No: 3

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	Brought Forward				8,309,125.61	
8	Construction Risk			2.50	207,728.14	
	Total				<u>8,516,853.75</u>	



**Northwood and Pinner**  
**Stage 2 Residential Cost Plan - Rev. B**

Issue Date: 21-Jan-2021  
Client: NHS Property Services

Job No: 35958

**Residential Block A**

Page No: 4

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Shell &amp; Core</b>					
1	Facilitating Works					
2	Substructure				750,297.25	
3	Frame and Upper Floors				478,740.00	
4	Roof				389,900.00	
5	Stairs and Ramps				25,500.00	
6	External Walls				746,841.50	
7	Windows and External Doors				268,200.00	
8	Internal Walls and Partitions				170,700.00	
9	Internal Doors				17,750.00	
10	Superstructure Sub Total				2,847,928.75	
11	Wall Finishes				24,255.00	
12	Floor Finishes				106,950.00	
13	Ceiling Finishes				27,040.00	
14	Internal Finishes Sub Total				3,006,173.75	
15	Fittings, Furnishings and Equipment				29,700.00	
16	MEP Services				1,094,519.78	
17	External Works and Services				545,000.00	
	<b>Total</b>				<b>4,675,393.53</b>	

**Northwood and Pinner**  
**Stage 2 Residential Cost Plan - Rev. B**

Issue Date: 21-Jan-2021  
Client: NHS Property Services

Job No: 35958

**Residential Block A**

Page No: 5

No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Substructure</b>						
<b>1 Excavate to Reduce Levels</b>						
2	Excavate to reduce levels; average of 900mm deep RL dig based on Reduced Level of 71.045 calculated from floor build up advised on Evolve Ground Level GA and average EGL of 71.9	720	m <sup>3</sup>	6.00	4,320.00	
3	Disposal off Site; Assumed non-hazardous	720	m <sup>3</sup>	40.00	28,800.00	
4	Compacting bottoms of excavations	800	m <sup>2</sup>	5.00	4,000.00	
5	Earthwork Support / Working space Allowance	131	m <sup>2</sup>	11.00	1,441.00	
<b>6 Piling</b>						
7	Piling mat; assume 600mm thick 6F2 (depth to be confirmed by Piling Contractor)	480	m <sup>3</sup>	40.00	19,200.00	
8	Allowance for Geo-grid below pile matt	800	m <sup>2</sup>	5.00	4,000.00	
9	Mobilisation of piling plant to site	1	Item	10,000.00	10,000.00	
10	Allowance for 600mm diameter CFA piles; 20m deep	133	nr	1,800.00	239,400.00	
11	Remove from site pile arisings; assume non- hazardous	752	m <sup>3</sup>	40.00	30,080.00	
12	Allowance for Cube Testing	20	nr	125.00	2,500.00	
13	Working load testing	1	nr	6,000.00	6,000.00	
14	Attendance on piling installation			5.00	14,399.00	
<b>15 Pile Caps</b>						
16	Pile Cap A; 2.7m x 2.7m x 1500mm deep; 4nr piles	18	nr	6,200.00	111,600.00	
17	Pile Cap B; Irregular Hexagon, approx 2.7m long x 2.5m wide x 1500mm deep; 3nr piles	5	nr	4,500.00	22,500.00	
<b>Carried Forward</b>					<b>498,240.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>498,240.00</b>	
18	Pile Cap C; 4.2m x 3.5m x 1500mm deep; 6nr piles	6	nr	11,600.00	69,600.00	
19	Pile Cap D; 6.3m x 4.25m x 1500mm deep; 10nr piles	1	nr	23,200.00	23,200.00	
<b>20</b>	<b>Ground Beams</b>					
21	500mm wide x 750mm deep; based on 130kg/m3	185	m	170.00	31,450.00	
<b>22</b>	<b>Lift Pits</b>					
23	Extra over allowance; no details available	1	nr	5,000.00	5,000.00	
<b>24</b>	<b>Ground Floor Slab</b>					
25	Cellcore anti-heave board; Cellcore HS X	438	m <sup>2</sup>	45.00	19,710.00	
26	Insitu concrete slab; 200mm thick; 130kg/m3 (assumed)	88	m <sup>3</sup>	160.00	14,080.00	
27	Reinforcement; assumed 120kg	11	t	1,100.00	12,100.00	
28	Formwork to edges of slab	29	m <sup>2</sup>	25.00	725.00	
29	Finish to slab (including pile caps and ground and ground beams)	800	m <sup>2</sup>	5.00	4,000.00	
30	Sundries; ie joints in slab etc	800	m <sup>2</sup>	5.00	4,000.00	
31	Sub-Contractor's Preliminaries			15.00	8,192.25	
<b>32</b>	<b>Below Ground Drainage</b>					
33	Allowance for below ground drainage	800	m <sup>2</sup>	75.00	60,000.00	
	<b>Total</b>				<b>750,297.25</b>	
	<b>Frame and Upper Floors</b>					
<b>1</b>	<b>Frame</b>					
<b>2</b>	<b>Concrete Frame</b>					
	<b>Carried Forward</b>				<b>0.00</b>	

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				£	£	
<b>Brought Forward</b>					<b>0.00</b>	
3	800 x 200mm columns; Ground to 2nd Floor; assume 350kg/m3	228	m	260.00	59,280.00	
4	RC Walls; 250mm thick; assume 70kg/m3	270	m <sup>2</sup>	260.00	70,200.00	
<b>5 Steel Frame</b>						
6	Steel columns at perimeter; UC 254 x 254 x 73	2	t	2,500.00	5,000.00	
7	Steel columns supporting plant deck; UC 152 x 152 x 30	2	t	2,500.00	5,000.00	
<b>8 Upper Floors</b>						
9	250mm thick RC Slab; 1st and 2nd floor; inclusive of 100kg/m3 reinforcement and floated finish	1,494	m <sup>2</sup>	140.00	209,160.00	
10	275mm thick RC Slab; 3rd floor; inclusive of 100kg/m3 reinforcement and floated finish	693	m <sup>2</sup>	150.00	103,950.00	
11	900mm deep x 600mm wide concrete edge thickening to perimeter of 3rd floor to support steel moment frames	41	m	150.00	6,150.00	
<b>12 Supporting Frame to brick faced balcony bays</b>						
13	Allowance for supporting frame to brick faced balcony bays - no details provided in Structural information	2	nr	10,000.00	20,000.00	
<b>Total</b>					<b>478,740.00</b>	
<b>Roof</b>						
<b>1 Concrete Flat Roof to Shared Terrace</b>						
2	300mm thick RC slab to shared terrace; 100kg/m3	100	m <sup>2</sup>	160.00	16,000.00	
3	Allowance for Pergola Structure to shared terrace	1	Item	10,000.00	10,000.00	
<b>4 Steel Trussed Roof</b>						
<b>Carried Forward</b>					<b>26,000.00</b>	

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				£	£	
	<b>Brought Forward</b>				<b>26,000.00</b>	
<b>5</b>	<b>Plant deck steel</b>					
6	UB305 x 165 x 40	2	t	2,500.00	5,000.00	
7	UB356 x 127 x 33	1	t	2,500.00	2,500.00	
8	UB406 x 140 x 39	2	t	2,500.00	5,000.00	
9	UB457 x 191 x 67	4	t	2,500.00	10,000.00	
10	CHS60 .3 x 2.6	1	t	2,500.00	2,500.00	
<b>11</b>	<b>Roof level steel</b>			<b>2,500.00</b>		
12	UC254 x 254 x 73; Portal Frames	29	t	2,500.00	72,500.00	
13	UB356 x 171 x 45	2	t	2,500.00	5,000.00	
14	UB203 x 133 x 25	1	t	2,500.00	2,500.00	
15	UB305 x 305 x 97	3	t	2,500.00	7,500.00	
16	CHS139.7x6.3	1	t	2,500.00	2,500.00	
<b>17</b>	<b>Roof covering</b>					
18	"Standing Seam roof covering, based on zinc roof, as per Allies & Morrison 'Typical Details' provided on 18th June 2020, inclusive of 250mm insulation and fixing to steel frame "	886	m <sup>2</sup>	250.00	221,500.00	
19	Flat roof; shared terrace at 2nd floor; based on 85mm pavers on pedestals on 250mm insulation on hot applied waterproofing applied to concrete roof slab (based on typical build ups provided by Allies and Morrison provided on 18th June 2020)	100	m <sup>2</sup>	150.00	15,000.00	
	<b>Carried Forward</b>				<b>377,500.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>377,500.00</b>	
20	Allowance for covering to brick faced balcony bays - no information provided	16	m <sup>2</sup>	150.00	2,400.00	
21	Allowance for chimney structures	2	nr	5,000.00	10,000.00	
	<b>Total</b>				<b>389,900.00</b>	
	<b>Stairs and Ramps</b>					
1	1nr stair core; Assume pre cast stairs; ground to third floor	3	Floors	6,000.00	18,000.00	
2	Balustrade to stairs; assume PCC steel wall mounted handrail and balustrade	3	Floors	2,500.00	7,500.00	
	<b>Total</b>				<b>25,500.00</b>	
	<b>External Walls</b>					
1	<b>Facing handset brickwork; based on 600mm external wall build up as per Typical Details provided by Allies and Morrison on 18th June 2020</b>					
2	100mm SFS to internal skin	1,007	m <sup>2</sup>	45.00	45,315.00	
3	15mm cement sheating board to SFS	1,007	m <sup>2</sup>	30.00	30,210.00	
4	Vapour control layer	1,007	m <sup>2</sup>	10.00	10,070.00	
5	120mm mineral wool insulation between columns	1,007	m <sup>2</sup>	40.00	40,280.00	
6	180mm mineral wool in cavity	1,007	m <sup>2</sup>	50.00	50,350.00	
7	Facing brick; based on brick supply of £600/1000 - brick to be specified; assumed stretcher bond	1,007	m <sup>2</sup>	130.00	130,910.00	
8	Extra over for one and a half brick wide reveal to windows (as shown in Bay study)	387	m	50.00	19,350.00	
	<b>Carried Forward</b>				<b>326,485.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>326,485.00</b>	
9	Extra over for metal soffit to windows and balcony doors (as Bay Study)	160	m	75.00	12,000.00	
10	Extra over for metal cill to windows and balcony doors; (as Bay Study)	160	m	75.00	12,000.00	
11	Sub-Contractor Preliminaries			15.00	52,572.75	
12	<b>Render to Gable ends; no details provided but assume same SFS and insulation build up as facing brick, but with render finish</b>					
13	100mm SFS to internal skin	123	m <sup>2</sup>	45.00	5,535.00	
14	15mm cement sheating board to SFS	123	m <sup>2</sup>	30.00	3,690.00	
15	Vapour control layer	123	m <sup>2</sup>	10.00	1,230.00	
16	120mm mineral wool insulation between columns	123	m <sup>2</sup>	40.00	4,920.00	
17	180mm mineral wool in cavity	123	m <sup>2</sup>	50.00	6,150.00	
18	Render finish; assume Sto render - no details provided	123	m <sup>2</sup>	100.00	12,300.00	
19	Extra over for reveal to windows (as shown in Bay study)	65	m	50.00	3,250.00	
20	Extra over for metal soffit to windows and balcony doors (as Bay Study)	55	m	75.00	4,125.00	
21	Extra over for metal cill to windows and balcony doors; (as Bay Study)	55	m	75.00	4,125.00	
22	Sub-Contractor Preliminaries			15.00	6,798.75	
23	<b>Firestopping; assumed allowance, no details provided</b>					
24	Allowance for firestopping around all window and external door reveals	936	m	40.00	37,440.00	
	<b>Carried Forward</b>				<b>492,621.50</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>492,621.50</b>	
25	Allowance for vertical firebreaks between apartments	95	m	40.00	3,800.00	
26	Horizontal firestopping at slab edge	383	m	40.00	15,320.00	
<b>27</b>	<b>Brick piers to brick faced bay balcony (2nr)</b>					
28	440mm x 665mm brick piers from Ground to 2nd floor to brick faced bay balconies	2	nr	7,500.00	15,000.00	
<b>29</b>	<b>Juliet balconies</b>					
30	Allowance for metal juliet balcony balustrading to all upper floor full height windows; 1100mm high	47	m	300.00	14,100.00	
<b>31</b>	<b>Balconies</b>					
32	Allowance for projecting bolt-on steel balconies; based on 4.4m long x 1.8m depth (8m2); assume bolt-on steel balconies, with non combustable decking and metal balustrade - details to be confirmed	20	nr	9,000.00	180,000.00	
33	Allowance for projecting bolt-on steel balconies; based on 5.15m long x 1.8m depth (9m2); assume bolt-on steel balconies, with non combustable decking and metal balustrade - details to be confirmed	1	nr	10,000.00	10,000.00	
34	Allowance for inset balconies to 3rd floor; based on 3.4m long x 1.5m deep (5m2) - allowance for decking, drainage and balustrade only, concrete structure included in Frame	4	nr	3,000.00	12,000.00	
35	Extra over for brick fascia to the brick faced bay balconies	4	nr	1,000.00	4,000.00	
36	Note - 7nr units on Ground Floor have external terraces measured in external works					
	<b>Total</b>				<b>746,841.50</b>	



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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Windows and External Doors</b>						
<b>1 External Windows &amp; Balcony Doors</b>						
2	Type A; 1100mm wide x 1180mm high; north and south elevation (15nr)	19	m <sup>2</sup>	600.00	11,400.00	
3	Type B; 1340mm wide x 13740mm high; North Elevation; 6nr	14	m <sup>2</sup>	600.00	8,400.00	
4	Type C; 2240mm wide x 2240mm high; Balcony doors; 33nr	166	m <sup>2</sup>	600.00	99,600.00	
5	Type D; 1340mm wide x 2240mm high; Full height juliet windows; 36nr	108	m <sup>2</sup>	600.00	64,800.00	
6	Type E; 910mm wide x 2240mm high, South Elevation full height window; 2nr	4	m <sup>2</sup>	600.00	2,400.00	
7	Type F; 3650mm wide x 2240mm high; Full height doors with fixed screen to inset balconies; 3nr	65	m <sup>2</sup>	600.00	39,000.00	
8	Type G; 2240mm wide x 1440mm high; windows to third floor within standing seam cladding; 4nr	13	m <sup>2</sup>	600.00	7,800.00	
9	Type H; 975mm wide x 1440mm high; windows inset balcony at third floor; 4nr	6	m <sup>2</sup>	600.00	3,600.00	
<b>10 Rooflights</b>						
11	1325mm wide x 1400mm high; 15nr	28	m <sup>2</sup>	400.00	11,200.00	
<b>12 External Doors</b>						
13	Main Entrance East Elevation; 1975mm x 2240mm high	1	nr	5,000.00	5,000.00	
14	Entrance West Elevation; 1135mm wide x 2240mm high	1	nr	3,000.00	3,000.00	
15	External door to second floor terrace; 1340mm wide x 2240mm high	1	nr	2,000.00	2,000.00	
<b>Carried Forward</b>					<b>258,200.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Brought Forward</b>					<b>258,200.00</b>	
16	Refuse Double Door; 2240mm wide x 2240mm high; assume metal louvred (sunray or similar)	1	nr	2,500.00	2,500.00	
17	Plant Double Door; 2240mm wide x 2240mm high; assume metal louvred (sunray or similar)	1	nr	2,500.00	2,500.00	
<b>18 Entrance Porch; East Elevation</b>						
19	Allowance for Entrance Porch with concrete piers and metal roof; no details provided	1	nr	5,000.00	5,000.00	
<b>Total</b>					<b>268,200.00</b>	
<b>Internal Walls and Partitions</b>						
1	Apartment corridor walls; 350mm thick partitions - no internal wall build ups provided	1,029	m <sup>2</sup>	100.00	102,900.00	
2	Apartment party; 350mm thick partitions - no internal wall build ups provided	595	m <sup>2</sup>	100.00	59,500.00	
3	Ground Floor Plant / refuse walls; 140mm block work	47	m <sup>2</sup>	100.00	4,700.00	
4	Lift core walls to 3rd floor; masonry	36	m <sup>2</sup>	100.00	3,600.00	
<b>Total</b>					<b>170,700.00</b>	
<b>Internal Doors</b>						
1	Internal Doors; single doors to circulation / communal areas	9	nr	1,000.00	9,000.00	
2	Riser cupboard doors	16	nr	500.00	8,000.00	
3	Cleaners cupboard double door	1	nr	750.00	750.00	
<b>Total</b>					<b>17,750.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Wall Finishes</b>						
1	Painted block work walls to refuse, plant and cleaners cupboard areas ground floor	245	m <sup>2</sup>	15.00	3,675.00	
2	Plasterboard and painted finish to Corridor walls and circulation areas	1,029	m <sup>2</sup>	20.00	20,580.00	
	<b>Total</b>				<b>24,255.00</b>	
<b>Floor Finishes</b>						
1	Allowance for screed; depth to be confirmed	2,679	m <sup>2</sup>	30.00	80,370.00	
2	Ceramic tiling to entrance lobbies	21	m <sup>2</sup>	100.00	2,100.00	
3	Carpet to corridors and circulation areas	541	m <sup>2</sup>	30.00	16,230.00	
4	Resin / painted finish to plant / refuse	70	m <sup>2</sup>	20.00	1,400.00	
5	Vinyl finish to cleaners cupboard	2	m <sup>2</sup>	25.00	50.00	
6	Skirting to corridors; assumed painted MDF	340	m	20.00	6,800.00	
	<b>Total</b>				<b>106,950.00</b>	
<b>Ceiling Finishes</b>						
1	Painted plasterboard finish to corridors and circulation areas	562	m <sup>2</sup>	40.00	22,480.00	
2	Allowance for access panels	562	m <sup>2</sup>	5.00	2,810.00	
3	Painted soffit to plant, refuse and cleaners store	70	m <sup>2</sup>	25.00	1,750.00	
	<b>Total</b>				<b>27,040.00</b>	
<b>Fittings, Furnishings and Equipment</b>						
1	Postboxes to entrance area	1	Item	5,000.00	5,000.00	
2	Allowance for directional signage	1	Item	10,000.00	10,000.00	
	<b>Carried Forward</b>				<b>15,000.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Brought Forward</b>					<b>15,000.00</b>	
3	Sink to cleaners cupboard	1	Item	500.00	500.00	
4	Sundry fittings, i.e. notice boards to entrance areas and shelving to cleaners cupboards	1	Item	5,000.00	5,000.00	
5	Allowance for refuse bins	6	nr	200.00	1,200.00	
6	Cycle stands	40	nr	200.00	8,000.00	
<b>Total</b>					<b>29,700.00</b>	
<b>MEP Services</b>						
<b>1</b>	<b>Disposal Installations</b>			<b>7.00</b>		
2	Rainwater pipework installation	2,679	m <sup>2</sup>	7.00	18,753.00	
3	Rainwater/Greywater recovery	2,679	m <sup>2</sup>	5.00	13,395.00	
4	Soil Waste & Vent in Risers	2,679	m <sup>2</sup>	20.00	53,580.00	
<b>5</b>	<b>Water Services</b>					
6	Boosted cold water connection into mains supply, including pipework, insulation and valves	1	Item	5,000.00	5,000.00	
7	Boosted cold water pipework distribution to apartments on floors, including insulation, bends, tees and the like	2,679	m <sup>2</sup>	35.00	93,765.00	
8	Valve set and water meter connecting to residential apartments	32	nr	500.00	16,000.00	
9	Hot water pipework distribution to apartments on floors, including insulation, bends, tees and the like	2,679	m <sup>2</sup>	20.00	53,580.00	
10	Cold water storage tank					
11	Booster set					
<b>Carried Forward</b>					<b>254,073.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>254,073.00</b>	
12	Electro-magnetic water conditioner	1	nr	10,000.00	10,000.00	
<b>13</b>	<b>Heat Source</b>					
14	Air source heat pumps	170	kW	400.00	68,000.00	
15	Hot water storage tank	1	nr	15,000.00	15,000.00	
16	Hot water pump set	1	nr	7,500.00	7,500.00	
<b>17</b>	<b>Space Heating &amp; Air Treatment</b>					
18	Heating pipework connection to AHSP's and pump set on roof, including insulation + brackets	40	m	100.00	4,000.00	
19	Elbows to last	8	nr	175.00	1,400.00	
20	Tees to last	6	nr	300.00	1,800.00	
21	Valve set connecting to mechanical plant	12	nr	500.00	6,000.00	
22	Heating pipework distribution to apartments on floors, including insulation + brackets	712	m	50.00	35,600.00	
23	Elbows to last	8	nr	45.00	360.00	
24	Tees to last	12	nr	75.00	900.00	
25	Valve set connecting to residential apartments	32	nr	100.00	3,200.00	
<b>26</b>	<b>Ventilation</b>					
27	Fire fighting lobby vent, mechanically assisted Colt type system	4	Storeys	5,000.00	20,000.00	
28	Natural smoke extract shafts	1	Item	3,000.00	3,000.00	
<b>29</b>	<b>Electrical Installation</b>					
	<b>Carried Forward</b>				<b>430,833.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Brought Forward</b>					<b>430,833.00</b>	
30	LV Distribution, incl boards, primary containment, bus bar and tap offs	2,679	m <sup>2</sup>	35.00	93,765.00	
31	MCC panel	1	nr	2,500.00	2,500.00	
32	Automatic transfer switch	1	nr	3,000.00	3,000.00	
33	Power supplies to lift	1	nr	3,500.00	3,500.00	
34	Power supplies to mechanical plant	8	nr	3,000.00	24,000.00	
35	Power supplies to fire alarm panel	1	nr	2,500.00	2,500.00	
36	Small power installation to landlords areas	2,679	m <sup>2</sup>	4.00	10,716.00	
37	Lighting installation to landlords areas	2,679	m <sup>2</sup>	15.00	40,185.00	
38	Emergency lighting installation to last	2,679	m <sup>2</sup>	5.00	13,395.00	
39	Roof lighting	2,679	m <sup>2</sup>	0.50	1,339.50	
40	Allowance for feature lighting to entrances	1	Item	5,000.00	5,000.00	
41	Earthing and bonding	2,679	m <sup>2</sup>	2.00	5,358.00	
42	Future provision for active harmonic filter	1	Item	500.00	500.00	
<b>43 Protective Installations</b>						
44	Dry riser installation in risers	4	Storeys	3,000.00	12,000.00	
45	Sprinkler Installation distribution to apartments, incl riser pipework, tank and pumps	2,679	m <sup>2</sup>	25.00	66,975.00	
46	Lightning and surge protection	1	Item	1.50	1.50	
<b>47 Lift Installations</b>						
48	Lifts to new core ; 1nr; sizes and speeds to be confirmed	1	Item	60,000.00	60,000.00	
<b>Carried Forward</b>					<b>775,568.00</b>	

**Northwood and Pinner**  
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## Residential Block A

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>775,568.00</b>	
<b>49</b>	<b>Fire Alarms, Communications &amp; Security</b>					
50	Fire alarm system	2,679	m <sup>2</sup>	12.00	32,148.00	
51	Disabled refuge alarm	4	Storeys	1,500.00	6,000.00	
52	Telephone/Data/Satellite containment	2,679	m <sup>2</sup>	3.00	8,037.00	
53	Telephone cabling to apartments	2,679	m <sup>2</sup>	3.00	8,037.00	
54	Television/Satellite cabling (CAT 6)	32	nr	500.00	16,000.00	
55	Satellite dishes	1	Item	10,000.00	10,000.00	
56	CCTV system	4	nr	3,500.00	14,000.00	
57	Door Entry	1	nr	10,000.00	10,000.00	
58	Access Control	2	nr	3,750.00	7,500.00	
59	Intruder alarm	1	nr	15,000.00	15,000.00	
<b>60</b>	<b>Special Installations</b>					
61	Building mannagement system / local controls	2,679	m <sup>2</sup>	15.00	40,185.00	
<b>62</b>	<b>Sub-Contractor on costs</b>					
63	Testing and Commissioning			3.00	28,274.25	
64	BWIC with services			2.50	24,268.73	
65	Engineering services preliminaries			10.00	99,501.80	
	<b>Total</b>				<b>1,094,519.78</b>	
	<b>External Works and Services</b>					
<b>1</b>	<b>External Services</b>					
	<b>Carried Forward</b>				<b>0.00</b>	

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**Residential Block A**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>0.00</b>	
2	Incoming utilities; allowance for incoming Comms / Data / Water	32	nr	2,500.00	80,000.00	
3	Substation; based on 800kVa as per UKPN budget estimate dated 18th November 2020 and breakdown advised by Sweco on 11th January 2021; based on GRP enclosure	1	nr	145,000.00	145,000.00	Total Cost of £290,000 split between Block A and B. Sweco reviewing possibility of rationalisation of Block A and Block B Substation as per email correspondence of 11th January 2021
4	UKPN Service diversions; as per UKPN Budget estimate dated 18th November 2020 and breakdown advised by Sweco on 11th January 2021	1	Item	195,000.00	195,000.00	Total cost of £390,000 split between Block A and Block B
5	HV & LV terminations; as per UKPN budget estimate dated 18th January and breakdown advised by Sweco on 11th January 2021	1	Item	10,000.00	10,000.00	Total Cost of £20,000 split between Block A and B
6	Incoming gas supply		Excl			Not required
7	Allowance for external lighting/security; details to be provided	1	Item	10,000.00	10,000.00	
8	Allowance for active vehical charging	7	nr	5,000.00	35,000.00	
9	Allowance for passive vehical charging	28	nr	2,500.00	70,000.00	
	<b>Total</b>				<b>545,000.00</b>	



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**Residential Block A**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Fit Out</b>					
1	<b>Fit Out; including internal walls and partitions, wall, floor and ceiling finishes and fittings including kitchens and wardrobes</b>					
2	1Bed 1 person; measured from typical 44.9m2 apartment; 3nr	136	m <sup>2</sup>	630.00	85,680.00	
3	1Bed 2 person; measured from typical 55m2 apartment; 12nr	654	m <sup>2</sup>	650.00	425,100.00	
4	2Bed 3 person; measured from typical 66.9m2 apartment; 3nr	194	m <sup>2</sup>	585.00	113,490.00	
5	2Bed 4 person; measured from typical 73.9m2 apartment; 12nr	906	m <sup>2</sup>	610.00	552,660.00	
6	3Bed 5 person; measured from typical 87.2m2 apartment; 2nr	180	m <sup>2</sup>	600.00	108,000.00	
7	<b>Fit Out Services</b>					
8	1Bed 1 person; measured from typical 44.9m2 apartment; 3nr	136	m <sup>2</sup>	410.00	55,760.00	
9	1Bed 2 person; measured from typical 55m2 apartment; 12nr	654	m <sup>2</sup>	335.00	219,090.00	
10	2Bed 3 person; measured from typical 66.9m2 apartment; 3nr	194	m <sup>2</sup>	310.00	60,140.00	
11	2Bed 4 person; measured from typical 73.9m2 apartment; 12nr	906	m <sup>2</sup>	330.00	298,980.00	
12	3Bed 5 person; measured from typical 87.2 apartment; 2nr	180	m <sup>2</sup>	310.00	55,800.00	
	<b>Total</b>				<b>1,974,700.00</b>	

# Northwood and Pinner

## Stage 2 Residential Cost Plan - Rev. B

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### Residential Block B

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Residential Block B</b>						
1	Shell & Core				5,797,044.52	
2	Fit Out				2,350,860.00	
3	Construction Works Sub Total				8,147,904.52	
4	Main Contractor Preliminaries			15.00	1,222,185.68	
5	Main Contractor Overheads and Profit			6.00	562,205.41	
6	Building Total (excluding Risk)				9,932,295.61	
7	Design Development Risk			2.50	248,307.39	
8	Construction Risk			2.50	254,515.08	
	<b>Total</b>				<b>10,435,118.08</b>	

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**Residential Block B**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Shell &amp; Core</b>						
1	Facilitating Works					
2	Substructure				1,120,710.50	
3	Frame and Upper Floors				606,350.00	
4	Roof				566,200.00	
5	Stairs and Ramps				51,000.00	
6	External Walls				870,583.00	
7	Windows and External Doors				272,300.00	
8	Internal Walls and Partitions				157,500.00	
9	Internal Doors				33,500.00	
10	Superstructure Sub Total				3,678,143.50	
11	Wall Finishes				19,190.00	
12	Floor Finishes				127,265.00	
13	Ceiling Finishes		%		32,795.00	
14	Internal Finishes Sub Total				3,857,393.50	
15	Fittings, Furnishings and Equipment				38,100.00	
16	MEP Services				1,341,551.02	
17	External Works and Services				560,000.00	
	<b>Total</b>				<b>5,797,044.52</b>	

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**Residential Block B**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Substructure</b>						
<b>1 Excavate to Reduce Levels</b>						
2	Excavate to reduce levels; average of 900mm deep RL dig based on Reduced Level of 72.850 calculated from floor build up advised on Evolve Ground Level GA and average EGL of 73.77	1,014	m <sup>3</sup>	6.00	6,084.00	
3	Disposal off Site; Assumed non-hazardous	1,014	m <sup>3</sup>	40.00	40,560.00	
4	Compacting bottoms of excavations	1,127	m <sup>2</sup>	5.00	5,635.00	
5	Earthwork Support / Working space Allowance	172	m <sup>2</sup>	11.00	1,892.00	
<b>6 Piling</b>						
7	Piling mat; assume 600mm thick 6F2 (depth to be confirmed by Piling Contractor)	676	m <sup>3</sup>	40.00	27,040.00	
8	Allowance for Geo-grid below pile matt	676	m <sup>3</sup>	5.00	3,380.00	
9	Mobilisation of piling plant to site	1	Item	10,000.00	10,000.00	
10	Allowance for 600mm diameter CFA piles; 20m deep	202	nr	1,800.00	363,600.00	
11	Remove from site pile arisings; assume non- hazardous	1,142	m <sup>3</sup>	40.00	45,680.00	
12	Allowance for Cube Testing	29	nr	125.00	3,625.00	
13	Working load testing (1% of piles)	2	nr	6,000.00	12,000.00	
14	Piling attendance			5.00	21,745.25	
<b>15 Pile Caps</b>						
16	Pile Cap A; 2.7m x 2.7m x 1500mm deep; 4nr piles	17	nr	6,200.00	105,400.00	
17	Pile Cap B; Irregular Hexagon, approx 2.7m long x 2.5m wide x 1500mm deep; 3nr piles	4	nr	4,500.00	18,000.00	
<b>Carried Forward</b>					<b>664,641.25</b>	

Northwood and Pinner  
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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>664,641.25</b>	
18	Pile Cap C; 4.2m x 3.5m x 1500mm deep; 6nr piles	7	nr	11,600.00	81,200.00	
19	Pile Cap D; 6.3m x 2.7m x 1500mm deep; 8nr piles	4	nr	13,800.00	55,200.00	
20	Pile Cap E; 9.9m x 2.7m x 1500mm deep; 12nr piles	2	nr	21,400.00	42,800.00	
21	Pile Cap F; 6.3m x 6.3m x 1500mm deep; 14nr piles	2	nr	30,500.00	61,000.00	
<b>22</b>	<b>Ground Beams</b>					
23	500mm wide x 750mm deep; based on 130kg/m3	243	m	170.00	41,310.00	
<b>24</b>	<b>Lift Pits</b>					
25	Extra over allowance; no details available	2	nr	5,000.00	10,000.00	
<b>26</b>	<b>Ground Floor Slab</b>					
27	Cellcore anti-heave board; Cellcore HS X	559	m <sup>2</sup>	45.00	25,155.00	
28	Insitu concrete slab; 200mm thick; 130kg/m3 (assumed)	112	m <sup>3</sup>	160.00	17,920.00	
29	Reinforcement; assumed 120kg	13	t	1,100.00	14,300.00	
30	Formwork to edges of slab	38	m <sup>2</sup>	25.00	950.00	
31	Finish to slab (including pile caps and ground and ground beams)	1,127	m <sup>2</sup>	5.00	5,635.00	
32	Sundries; ie joints in slab etc	1,127	m <sup>2</sup>	5.00	5,635.00	
33	Sub-contractor's Preliminaries			15.00	10,439.25	
<b>34</b>	<b>Below Ground Drainage</b>					
35	Allowance for below ground drainage	1,127	m <sup>2</sup>	75.00	84,525.00	
	<b>Total</b>				<b>1,120,710.50</b>	

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**Residential Block B**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Frame and Upper Floors</b>						
<b>1</b>	<b>Frame</b>					
<b>2</b>	<b>Concrete Frame</b>					
3	800 x 200mm columns; Ground to 2nd Floor; assume 350kg/m3	340	m	260.00	88,400.00	
4	RC Walls; 250mm thick to lift and stair core walls; assume 70kg/m3	402	m <sup>2</sup>	260.00	104,520.00	
5	RC Walls; 200mm thick to East Elevation; assume 70kg/m3	54	m <sup>2</sup>	245.00	13,230.00	
<b>6</b>	<b>Steel Frame</b>					
7	Steel columns at perimeter; UC 254 x 254 x 73	2	t	2,500.00	5,000.00	
8	Steel columns supporting plant deck; UC 152 x 152 x 30	2	t	2,500.00	5,000.00	
<b>9</b>	<b>Upper Floors</b>					
10	250mm thick RC Slab; 1st and 2nd floor; inclusive of 100kg/m3 reinforcement and floated finish	1,880	m <sup>2</sup>	140.00	263,200.00	
11	Extra over above for 300mm thick slab to external walkways to apartment to East elevation	60	m <sup>2</sup>	10.00	600.00	
12	275mm thick RC Slab; 3rd floor; inclusive of 100kg/m3 reinforcement and floated finish	752	m <sup>2</sup>	150.00	112,800.00	
13	900mm deep x 600mm wide concrete edge thickening to perimeter of 3rd floor to support steel moment frames	24	m	150.00	3,600.00	
<b>14</b>	<b>Supporting Frame to brick faced balcony bays</b>					
15	Allowance for supporting frame to brick faced balcony bays - no details provided in Structural information	1	nr	10,000.00	10,000.00	
<b>Total</b>					<b>606,350.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Roof</b>						
<b>1</b>	<b>Concrete Flat Roof to Shared Terrace</b>					
2	450mm thick RC slab to shared terrace; 100kg/m3	378	m <sup>2</sup>	200.00	75,600.00	
3	Allowance for Pergola Structure to shared terrace	2	nr	10,000.00	20,000.00	
<b>4</b>	<b>Steel Trussed Roof</b>					
<b>5</b>	<b>Plant deck steel</b>					
6	UB305 x 165 x 40	2	t	2,500.00	5,000.00	
7	UB356 x 127 x 33	1	t	2,500.00	2,500.00	
8	UB406 x 140 x 39	2	t	2,500.00	5,000.00	
9	UB457 x 191 x 67	4	t	2,500.00	10,000.00	
10	CHS60 .3 x 2.6	1	t	2,500.00	2,500.00	
<b>11</b>	<b>Roof level steel</b>			<b>2,500.00</b>		
12	UC254 x 254 x 73; Portal Frames	31	t	2,500.00	77,500.00	
13	UB356 x 171 x 45	2	t	2,500.00	5,000.00	
14	UB203 x 133 x 25	1	t	2,500.00	2,500.00	
15	UB305 x 305 x 97	3	t	2,500.00	7,500.00	
16	CHS139.7x6.3	1	t	2,500.00	2,500.00	
<b>17</b>	<b>Roof covering</b>					
18	"Standing Seam roof covering, based on zinc roof, as per Allies & Morrison 'Typical Details' provided on 18th June 2020, inclusive of 250mm insulation and fixing to steel frame "	1,126	m <sup>2</sup>	250.00	281,500.00	
<b>Carried Forward</b>					<b>497,100.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Brought Forward</b>					<b>497,100.00</b>	
19	Flat roof; shared terrace at 2nd floor; based on 85mm pavers on pedestals on 250mm insulation on hot applied waterproofing applied to concrete roof slab (based on typical build ups provided by Allies and Morrison provided on 18th June 2020)	378	m <sup>2</sup>	150.00	56,700.00	
20	Allowance for covering to brick faced balcony bays - no information provided	16	m <sup>2</sup>	150.00	2,400.00	
21	Allowance for Chimney Structures; further details required	2	nr	5,000.00	10,000.00	
<b>Total</b>					<b>566,200.00</b>	
<b>Stairs and Ramps</b>						
1	2nr stair cores; Assume pre cast stairs; ground to third floor	6	Floors	6,000.00	36,000.00	
2	Balustrade to stairs; assume PCC steel wall mounted handrail and balustrade	6	Floors	2,500.00	15,000.00	
<b>Total</b>					<b>51,000.00</b>	
<b>External Walls</b>						
1	<b>Facing handset brickwork; based on 600mm external wall build up as per Typical Details provided by Allies and Morrison on 18th June 2020</b>					
2	100mm SFS to internal skin	1,309	m <sup>2</sup>	45.00	58,905.00	
3	15mm cement sheating board to SFS	1,309	m <sup>2</sup>	30.00	39,270.00	
4	Vapour control layer	1,309	m <sup>2</sup>	10.00	13,090.00	
5	120mm mineral wool insulation between columns	1,309	m <sup>2</sup>	40.00	52,360.00	
6	180mm mineral wool in cavity	1,309	m <sup>2</sup>	50.00	65,450.00	
<b>Carried Forward</b>					<b>229,075.00</b>	



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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>229,075.00</b>	
7	Facing brick; based on brick supply of £600/1000 - brick to be specified; assumed stretcher bond	1,309	m <sup>2</sup>	130.00	170,170.00	
8	Extra over for one and a half brick wide reveal to windows (as shown in Bay study)	416	m	50.00	20,800.00	
9	Extra over for metal soffit to windows and balcony doors (as Bay Study)	169	m	75.00	12,675.00	
10	Extra over for metal cill to windows and balcony doors; (as Bay Study)	169	m	75.00	12,675.00	
11	Sub-Contractor Preliminaries			15.00	66,809.25	
12	<b>Render to Gable ends; no details provided but assume same SFS and insulation build up as facing brick, but with render finish</b>					
13	100mm SFS to internal skin	121	m <sup>2</sup>	45.00	5,445.00	
14	15mm cement sheating board to SFS	121	m <sup>2</sup>	30.00	3,630.00	
15	Vapour control layer	121	m <sup>2</sup>	10.00	1,210.00	
16	120mm mineral wool insulation between columns	121	m <sup>2</sup>	40.00	4,840.00	
17	180mm mineral wool in cavity	121	m <sup>2</sup>	50.00	6,050.00	
18	Render finish; assume Sto render - no details provided	121	m <sup>2</sup>	100.00	12,100.00	
19	Extra over for reveal to windows (as shown in Bay study)	30	m	50.00	1,500.00	
20	Extra over for metal soffit to windows and balcony doors (as Bay Study)	15	m	75.00	1,125.00	
21	Extra over for metal cill to windows and balcony doors; (as Bay Study)	15	m	75.00	1,125.00	
	<b>Carried Forward</b>				<b>549,229.25</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>549,229.25</b>	
22	Sub-Contractor Preliminaries			15.00	5,553.75	
<b>23</b>	<b>Firestopping; assumed allowance, no details provided</b>					
24	Allowance for firestopping around all window and external door reveals	957	m	40.00	38,280.00	
25	Allowance for vertical firebreaks between apartments	115	m	40.00	4,600.00	
26	Horizontal firestopping at slab edge	443	m	40.00	17,720.00	
<b>27</b>	<b>Brick piers to brick faced bay balcony (2nr)</b>					
28	440mm x 665mm brick piers from Ground to 2nd floor to brick faced bay balconies	1	nr	7,500.00	7,500.00	
<b>29</b>	<b>Juliet balconies</b>					
30	Allowance for metal juliet balcony balustrading to all upper floor full height windows; 1100mm high	59	m	300.00	17,700.00	
<b>31</b>	<b>Balconies</b>					
32	Allowance for projecting bolt-on steel balconies; based on 4.4m long x 1.8m depth (8m <sup>2</sup> ); assume bolt-on steel balconies, with non combustable decking and metal balustrade - details to be confirmed	24	nr	9,000.00	216,000.00	
33	Allowance for inset balconies to 3rd floor; based on 3.4m long x 1.5m deep (5m <sup>2</sup> ) - allowance for decking, drainage and balustrade only, concrete structure included in Frame	4	nr	3,000.00	12,000.00	
34	Extra over for brick fascia to the brick faced bay balconies	2	nr	1,000.00	2,000.00	
35	Note - 7nr units on Ground Floor have external terraces measured in external works					
	<b>Carried Forward</b>				<b>870,583.00</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>870,583.00</b>	
	<b>Total</b>				<b>870,583.00</b>	
	<b>Windows and External Doors</b>					
<b>1</b>	<b>External Windows &amp; Balcony Doors</b>					
2	Type A; 1100mm wide x 1180mm high; north and south elevation (15nr)	10	m <sup>2</sup>	600.00	6,000.00	
3	Type B; 1340mm wide x 13740mm high; North Elevation; 6nr	33	m <sup>2</sup>	600.00	19,800.00	
4	Type C; 2240mm wide x 2240mm high; Balcony doors; 33nr	211	m <sup>2</sup>	600.00	126,600.00	
5	Type D; 1340mm wide x 2240mm high; Full height juliet windows; 36nr	105	m <sup>2</sup>	600.00	63,000.00	
6	Type F; 3650mm wide x 2240mm high; Full height doors with fixed screen to inset balconies; 3nr	16	m <sup>2</sup>	600.00	9,600.00	
7	Type G; 2240mm wide x 1440mm high; windows to third floor within standing seam cladding; 4nr	6	m <sup>2</sup>	600.00	3,600.00	
8	Type H; 975mm wide x 1440mm high; windows inset balcony at third floor; 4nr	5	m <sup>2</sup>	600.00	3,000.00	
9	Type I; 1200mm wide x 1600mm high;	5	m <sup>2</sup>	600.00	3,000.00	
<b>10</b>	<b>Rooflights</b>					
11	1325mm wide x 1400mm high; 15nr	28	m <sup>2</sup>	400.00	11,200.00	
<b>12</b>	<b>External Doors</b>					
13	Main Entrance West Elevation; 1975mm x 2240mm high	1	nr	5,000.00	5,000.00	
14	Two secondary entrances to East Elevation; 1135mm wide x 2240mm high	2	nr	2,500.00	5,000.00	
	<b>Carried Forward</b>				<b>255,800.00</b>	

**Northwood and Pinner**  
**Stage 2 Residential Cost Plan - Rev. B**

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## Residential Block B

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Brought Forward</b>					<b>255,800.00</b>	
15	External door to second floor terrace; 1340mm wide x 2240mm high	2	nr	2,000.00	4,000.00	
16	Refuse Double Door; 2240mm wide x 2240mm high; assume metal louvred (sunray or similar)	2	nr	2,500.00	5,000.00	
17	Plant Double Door; 2240mm wide x 2240mm high; assume metal louvred (sunray or similar)	1	nr	2,500.00	2,500.00	
<b>18 Entrance Porch; East Elevation</b>						
19	Allowance for Entrance Porch with concrete piers and metal roof; no details provided	1	nr	5,000.00	5,000.00	
<b>Total</b>					<b>272,300.00</b>	
<b>Internal Walls and Partitions</b>						
1	Apartment corridor walls; 350mm thick partitions - no internal wall build ups provided	691	m <sup>2</sup>	100.00	69,100.00	
2	Apartment party; 350mm thick partitions - no internal wall build ups provided	616	m <sup>2</sup>	100.00	61,600.00	
3	Ground Floor Plant / refuse walls; 140mm block work	136	m <sup>2</sup>	100.00	13,600.00	
4	Lift core walls to 3rd floor; masonry	132	m <sup>2</sup>	100.00	13,200.00	
<b>Total</b>					<b>157,500.00</b>	
<b>Internal Doors</b>						
1	Internal Doors; single doors to circulation / communal areas	19	nr	1,000.00	19,000.00	
2	Riser cupboard doors	24	nr	500.00	12,000.00	
3	Cleaners cupboard double door	2	nr	750.00	1,500.00	
4	Cleaners cupboard single door	2	nr	500.00	1,000.00	
<b>Carried Forward</b>					<b>33,500.00</b>	

**Northwood and Pinner**  
**Stage 2 Residential Cost Plan - Rev. B**

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**Residential Block B**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>33,500.00</b>	
	<b>Total</b>				<b>33,500.00</b>	
	<b>Wall Finishes</b>					
1	Painted block work walls to refuse, plant and cleaners cupboard areas ground floor	358	m <sup>2</sup>	15.00	5,370.00	
2	Plasterboard and painted finish to Corridor walls and circulation areas	691	m <sup>2</sup>	20.00	13,820.00	
	<b>Total</b>				<b>19,190.00</b>	
	<b>Floor Finishes</b>					
1	Allowance for screed; depth to be confirmed	3,275	m <sup>2</sup>	30.00	98,250.00	
2	Ceramic tiling to entrance lobbies	31	m <sup>2</sup>	100.00	3,100.00	
3	Carpet to corridors and circulation areas	640	m <sup>2</sup>	30.00	19,200.00	
4	Resin / painted finish to plant / refuse	98	m <sup>2</sup>	20.00	1,960.00	
5	Vinyl finish to cleaners cupboard	7	m <sup>2</sup>	25.00	175.00	
6	Skirting to corridors; assumed painted MDF	229	m	20.00	4,580.00	
	<b>Total</b>				<b>127,265.00</b>	
	<b>Ceiling Finishes</b>					
1	Painted plasterboard finish to corridors and circulation areas	671	m <sup>2</sup>	40.00	26,840.00	
2	Allowance for access panels	671	m <sup>2</sup>	5.00	3,355.00	
3	Painted soffit to plant, refuse and cleaners store	104	m <sup>2</sup>	25.00	2,600.00	
	<b>Total</b>				<b>32,795.00</b>	

**Northwood and Pinner**  
**Stage 2 Residential Cost Plan - Rev. B**

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**Residential Block B**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Fittings, Furnishings and Equipment</b>						
1	Postboxes to entrance area	1	Item	5,000.00	5,000.00	
2	Allowance for directional signage	1	Item	12,500.00	12,500.00	
3	Sink to cleaners cupboard	2	nr	500.00	1,000.00	
4	Sundry fittings, i.e. notice boards to entrance areas and shelving to cleaners cupboards	1	Item	10,000.00	10,000.00	
5	Allowance for refuse bins	8	nr	200.00	1,600.00	
6	Cycle stands	40	nr	200.00	8,000.00	
<b>Total</b>					<b>38,100.00</b>	
<b>MEP Services</b>						
<b>1 Disposal Installations</b>						
2	Rainwater pipework installation	3,275	m <sup>2</sup>	7.00	22,925.00	
3	Rainwater/Greywater recovery	3,275	m <sup>2</sup>	5.00	16,375.00	
4	Soil Waste & Vent in Risers	3,275	m <sup>2</sup>	20.00	65,500.00	
<b>5 Water Services</b>						
6	Boosted cold water connection into mains supply, including pipework, insulation and valves	1	Item	5,000.00	5,000.00	
7	Boosted cold water pipework distribution to apartments on floors, including insulation, bends, tees and the like	3,275	m <sup>2</sup>	35.00	114,625.00	
8	Valve set and water meter connecting to residential apartments	38	nr	500.00	19,000.00	
9	Hot water pipework distribution to apartments on floors, including insulation, bends, tees and the like	3,275	nr	20.00	65,500.00	
<b>Carried Forward</b>					<b>308,925.00</b>	

**Northwood and Pinner**  
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**Residential Block B**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>308,925.00</b>	
10	Cold water storage tank					
11	Booster set					
12	Electro-magnetic water conditioner	1	nr	10,000.00	10,000.00	
<b>13</b>	<b>Heat Source</b>					
14	Air source heat pumps	170	kW	400.00	68,000.00	
15	Hot water storage tank	1	nr	15,000.00	15,000.00	
16	Hot water pump set	1	nr	7,500.00	7,500.00	
<b>17</b>	<b>Space Heating &amp; Air Treatment</b>					
18	Heating pipework connection to AHSP's and pump set on roof, including insulation + brackets	70	m	100.00	7,000.00	
19	Elbows to last	10	nr	175.00	1,750.00	
20	Tees to last	10	nr	300.00	3,000.00	
21	Valve set connecting to mechanical plant	12	nr	500.00	6,000.00	
22	Heating pipework distribution to apartments on floors, including insulation + brackets	632	m	50.00	31,600.00	
23	Elbows to last	12	nr	45.00	540.00	
24	Tees to last	12	nr	75.00	900.00	
25	Valve set connecting to residential apartments	32	nr	100.00	3,200.00	
<b>26</b>	<b>Ventilation</b>					
27	Fire fighting lobby vent, mechanically assisted Colt type system	4	Floors	5,000.00	20,000.00	
	<b>Carried Forward</b>				<b>483,415.00</b>	

**Northwood and Pinner**  
**Stage 2 Residential Cost Plan - Rev. B**

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**Residential Block B**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>483,415.00</b>	
28	Natural smoke extract shafts	1	Item	3,000.00	3,000.00	
<b>29</b>	<b>Electrical Installation</b>					
30	LV Distribution, incl boards, primary containment, bus bar and tap offs	3,275	m <sup>2</sup>	35.00	114,625.00	
31	MCC panel	1	nr	2,500.00	2,500.00	
32	Automatic transfer switch	1	nr	3,000.00	3,000.00	
33	Power supplies to lift	2	nr	3,500.00	7,000.00	
34	Power supplies to mechanical plant	8	nr	3,000.00	24,000.00	
35	Power supplies to fire alarm panel	1	nr	2,500.00	2,500.00	
36	Small power installation to landlords areas	3,275	m <sup>2</sup>	4.00	13,100.00	
37	Lighting installation to landlords areas	3,275	m <sup>2</sup>	15.00	49,125.00	
38	Emergency lighting installation to last	3,275	m <sup>2</sup>	5.00	16,375.00	
39	Roof lighting	3,275	m <sup>2</sup>	0.50	1,637.50	
40	Allowance for feature lighting to entrances	1	Item	10,000.00	10,000.00	
41	Earthing and bonding	3,275	m <sup>2</sup>	2.00	6,550.00	
42	Future provision for active harmonic filter	1	Item	500.00	500.00	
<b>43</b>	<b>Protective Installations</b>					
44	Dry riser installation in risers	4	Floors	3,000.00	12,000.00	
45	Sprinkler Installation distribution to apartments, incl riser pipework, tank and pumps	3,275	m <sup>2</sup>	25.00	81,875.00	
46	Lightning and surge protection	3,275	m <sup>2</sup>	1.50	4,912.50	
	<b>Carried Forward</b>				<b>836,115.00</b>	



**Northwood and Pinner**  
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**Residential Block B**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>836,115.00</b>	
<b>47</b>	<b>Lift Installations</b>					
48	Lifts to new core ; 1nr; sizes and speeds to be confirmed	2	nr	60,000.00	120,000.00	
<b>49</b>	<b>Fire Alarms, Communications &amp; Security</b>					
50	Fire alarm system	3,275	m <sup>2</sup>	12.00	39,300.00	
51	Disabled refuge alarm	4	Floors	1,500.00	6,000.00	
52	Telephone/Data/Satellite containment	3,275	m <sup>2</sup>	3.00	9,825.00	
53	Telephone cabling to apartments	3,275	m <sup>2</sup>	3.00	9,825.00	
54	Television/Satellite cabling (CAT 6)	38	nr	500.00	19,000.00	
55	Satellite dishes	1	nr	10,000.00	10,000.00	
56	CCTV system	4	nr	3,500.00	14,000.00	
57	Door Entry	2	nr	10,000.00	20,000.00	
58	Access Control	4	nr	1,750.00	7,000.00	
59	Intruder alarm	1	nr	15,000.00	15,000.00	
<b>60</b>	<b>Special Installations</b>					
61	Building manngement system / local controls	3,275	m <sup>2</sup>	15.00	49,125.00	
<b>62</b>	<b>Sub-Contractor on costs</b>					
63	Testing and Commissioning			3.00	34,655.70	
64	BWIC with Services			2.50	29,746.14	
65	Engineering Services Preliminaries			10.00	121,959.18	
	<b>Total</b>				<b>1,341,551.02</b>	

**Northwood and Pinner  
Stage 2 Residential Cost Plan - Rev. B**

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**Residential Block B**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>External Works and Services</b>						
<b>1</b>	<b>External Services</b>					
2	Incoming utilities; allowance for incoming Comms / Data / Water	38	nr	2,500.00	95,000.00	
3	Substations; based on 800kVa as per UKPN budget estimate dated 18th November 2020 and breakdown advised by Sweco on 11th January 2021; based on GRP enclosure	1	nr	145,000.00	145,000.00	Total cost of £290,000 split between Block A and B. Sweco reviewing possibility of rationalising the Block A and Block B substations (as per Sweco email dated 11.01.21)
4	UKPN Service diversions; as per UKPN Budget estimate dated 18th November 2020 and breakdown advised by Sweco on 11th January 2021	1	Item	195,000.00	195,000.00	Total cost of £390,000 split between Block A and Block B
5	HV & LV terminations; as per UKPN budget estimate dated 18th January and breakdown advised by Sweco on 11th January 2021	1	Item	10,000.00	10,000.00	Total cost of £20,000 split between Block A and Block B
6	Incoming gas supply		Excl			Not required
7	Allowance for external lighting/security; details to be provided	1	Item	10,000.00	10,000.00	
8	Allowance for active vehical charging	7	nr	5,000.00	35,000.00	
9	Allowance for passive vehical charging	28	nr	2,500.00	70,000.00	
	<b>Total</b>				<b>560,000.00</b>	

**Northwood and Pinner**  
**Stage 2 Residential Cost Plan - Rev. B**

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**Residential Block B**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Fit Out</b>					
<b>1</b>	<b>Fit Out; including internal walls and partitions, wall, floor and ceiling finishes and fittings including kitchens and wardrobes</b>					
2	1Bed 2 person; measured from typical 55m2 apartment; 16nr	884	m <sup>2</sup>	650.00	574,600.00	
3	2Bed 3 person; measured from typical 66.9m2 apartment; 10nr	668	m <sup>2</sup>	585.00	390,780.00	
4	2Bed 4 person; measured from typical 73.9m2 apartment; 9nr	683	m <sup>2</sup>	610.00	416,630.00	
5	3Bed 5 person; measured from typical 87.2m2 apartment; 3nr	264	m <sup>2</sup>	600.00	158,400.00	
<b>6</b>	<b>Fit Out Services</b>					
7	1Bed 2 person; measured from typical 55m2 apartment; 16nr	884	m <sup>2</sup>	335.00	296,140.00	
8	2Bed 3 person; measured from typical 66.9m2 apartment; 10nr	668	m <sup>2</sup>	310.00	207,080.00	
9	2Bed 4 person; measured from typical 73.9m2 apartment; 9nr	683	m <sup>2</sup>	330.00	225,390.00	
10	3Bed 5 person; measured from typical 87.2 apartment; 3nr	264	m <sup>2</sup>	310.00	81,840.00	
	<b>Total</b>				<b>2,350,860.00</b>	

**Northwood and Pinner**  
**Stage 2 Residential Cost Plan - Rev. B**

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**External Works and Landscaping**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>External Works and Landscaping</b>						
1	Private Realm - Residential Site				889,750.00	
2	Sub-Total				889,750.00	
3	Main Contractor Preliminaries			15.00	133,462.50	
4	Main Contractor Overheads and Profit			6.00	61,392.75	
5	Total (excluding risk)				1,084,605.25	
6	Design Development Risk			2.50	27,115.13	
7	Construction Risk			2.50	27,793.01	
	<b>Total</b>				<b>1,139,513.39</b>	

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	Private Realm - Residential Site					
1	Site Preparation					
2	Break out existing Tarmac surfacing; assume 50% of area	1,869	m²	15.00	28,035.00	
3	Fill to make up levels		Excl			
4	Soil to planting areas; say 450mm build up including 300mm topsoil and 150mm sub base	676	m²	40.00	27,040.00	
5	Soil to planting areas with standard trees; say 800mm build up including 300mm topsoil and 500mm sub base	676	m²	70.00	47,320.00	
6	Sub-base to Bitumen Macadam; 150mm Type 1 granular material	1,439	Incl			
7	Sub-base to natural stone flag paving; 300mm Type 3 sub base suitable for permeable paving	1,416	Incl			
8	Surfacing					
9	Bitumen Macadam with coloured wearing course; assume 160mm road base, 65mm binder course and 35mm surface course	1,439	m²	140.00	201,460.00	
10	Allowance for line marking to car parking; 52 spaces	1	Item	2,000.00	2,000.00	
11	Paving					
12	Natural stone flag paving; 30mm thick x 300mm coursed x random lengths; laid on 50mm mortar bed	1,416	m²	125.00	177,000.00	
13	Retaining walls and steps					
14	Retaining walls; various heights; assume brick with brick on edge coping	159	m²	200.00	31,800.00	
15	Steps	6	nr	1,000.00	6,000.00	
	Carried Forward				520,655.00	

**Northwood and Pinner**  
**Stage 2 Residential Cost Plan - Rev. B**

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**External Works and Landscaping**

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
<b>Brought Forward</b>					<b>520,655.00</b>	
<b>16</b>	<b>Raised planter beds</b>					
17	Raised allotment planting beds to Communal Garden A	5	nr	1,000.00	5,000.00	
18	Raised planters with integrated seat to edge of retained edge	3	nr	2,000.00	6,000.00	
<b>19</b>	<b>Trees</b>					
20	Tree pits to new trees to Health Centre car park on Pinner Road		Excl			
21	New trees to courtyard areas	50	nr	500.00	25,000.00	
22	Pleached topiary hornbeam trees around boundaries	42	nr	500.00	21,000.00	
23	8nr trees to be removed	8	nr	500.00	4,000.00	
24	Protection to existing trees	1	Item	2,000.00	2,000.00	
<b>25</b>	<b>Hedges</b>					
26	Allowance for hedges; varies in height say 1.2m generally	1	Item	10,000.00	10,000.00	
<b>27</b>	<b>Shrubs and planting</b>					
28	Ornate planting to beds; flower rich perennial planting	490	m <sup>2</sup>	100.00	49,000.00	
29	Ground cover planting	457	m <sup>2</sup>	60.00	27,420.00	
<b>30</b>	<b>Boundaries &amp; Edges</b>					
31	Allowance for boundary treatments, including hit and miss brickwork between Health Centre and Residential Communal courtyard, railings etc	1	Item	30,000.00	30,000.00	
32	Allowance for fob controlled gates	1	Item	10,000.00	10,000.00	
<b>33</b>	<b>Furniture and Play equipment</b>					
<b>Carried Forward</b>					<b>710,075.00</b>	

Northwood and Pinner  
Stage 2 Residential Cost Plan - Rev. BIssue Date: 21-Jan-2021  
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## External Works and Landscaping

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No.	Description	Quantity	Unit	Rate	Cost	Notes
				£	£	
	<b>Brought Forward</b>				<b>710,075.00</b>	
34	Allowance for Pergola to Communal Garden Plot A	1	Item	15,000.00	15,000.00	
35	Allowance for Tool Shed to Communal Garden Plot B	1	Item	5,000.00	5,000.00	
36	Allowance for tables and seating to communal gardens	1	Item	10,000.00	10,000.00	
37	Allowance for play equipment to communal gardens	1	Item	10,000.00	10,000.00	
38	Cycle stands	110	nr	200.00	22,000.00	
<b>39</b>	<b>External Services</b>					
40	Allowance for external drainage - awaiting Engineers design	4,207	m <sup>2</sup>	25.00	105,175.00	
41	Public Realm lighting	1	Item	10,000.00	10,000.00	
42	Bib taps	1	Item	2,500.00	2,500.00	
	<b>Total</b>				<b>889,750.00</b>	

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**Appendix A - Residential Fit Out Model**



NORTHWOOD AND PINNER

NHS PROPERTY SERVICES  
RESIDENTIAL FIT OUT COST MODELS - OPEN MARKET

PARAMETERS		RATES	Unit	OPEN MARKET 1B1P		OPEN MARKET 1B2P		OPEN MARKET 2B3P		OPEN MARKET 2B4P		OPEN MARKET 3B5P	
				(1 bathroom)		(1 bathroom)		(1 bathroom)		(1 bathroom & 1 en-suite)		(1 bathroom & 1 seconday WC)	
				<u>GIFA</u>	<u>m²</u>	<u>GIFA</u>	<u>m²</u>	<u>GIFA</u>	<u>m²</u>	<u>GIFA</u>	<u>m²</u>	<u>GIFA</u>	<u>m²</u>
Most Common GIA per unit			m <sup>2</sup>	45		55		66		74		87	
Entrance Hall			m <sup>2</sup>	0		7		0		7		10	
Living space			m <sup>2</sup>	24		17		30		30		20	
Master Bedrooms			m <sup>2</sup>	15		14		15		15		13	
Other Bedrooms			m <sup>3</sup>	0		0		14		12		22	
Kitchen			m <sup>2</sup>	0		10		0		0		13	
Master Bathroom			m <sup>2</sup>	5		5		4		5		5	
Other Bathrooms			m <sup>2</sup>	0		0		0		4		3	
Storage Cupboard			m <sup>2</sup>	1		3		3		2		3	
Storey height (FFL-FCL)			m	2.5		2.5		2.5		2.5		2.5	

NORTHWOOD AND PINNER

NHS PROPERTY SERVICES  
RESIDENTIAL FIT OUT COST MODELS - OPEN MARKET

ELEMENT		RATES	Unit			Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
<b><u>Doors</u></b>													
Entrance Door including frame; paint finish; single door - single leaf veneered	id	1,200.00	no	1	1,200.00	1	1,200.00	1	1,200.00	1	1,200.00	1	1,200.00
Internal single doors generally including frame and lining - 60min FR	id	600.00	no	2	1,200.00	2	1,200.00	3	1,800.00	4	2,400.00	5	3,000.00
Internal single doors to linen cupboards including ironmongery	id	450.00	no	0	-	1	450.00	1	450.00	1	450.00	2	900.00
Internal double doors to linen cupboards including ironmongery	id	600.00	no	1	600.00	1	600.00	1	600.00	1	600.00	1	600.00
Proprietary sliding doors including housing	id	1,500.00	item	0	-	0	-	0	-	0	-	0	-
MDF Architraves including paint finish	id	15.00	m	30	450.00	40	600.00	50	750.00	60	900.00	80	1,200.00
Ironmongery to front door	id	150.00	no	1	150.00	1	150.00	1	150.00	1	150.00	1	150.00
Ironmongery to internal doors	id	100.00	no	2	200.00	3	300.00	4	400.00	4	400.00	5	500.00
<b><u>Partition / Walls</u></b>													
Party Walls; See shell and core			m²		-		-		-		-		-
Internal walls; Metal studwork partitions; skim coat both sides	iw	65.00	m²	25	1,625.00	58	3,737.50	53	3,412.50	68	4,387.50	83	5,362.50
Dry lining to inner face of external/ party walls with skim coat	iw	20.00	m²	73	1,450.00	78	1,550.00	98	1,950.00	90	1,800.00	100	2,000.00
Pipe boxings / casings. Excl. bathrooms	iw	600.00	item	1	600.00	1	600.00	2	1,200.00	2	1,200.00	2	1,200.00
Boxing out Pipes/ mirrors/ pelmets; bathrooms	iw	175.00	no	1	175.00	1	175.00	1	175.00	1	175.00	1	175.00
Allowance for plywood / pattressing; 10% area	iw	20.00	m²	3	50.00	6	115.00	5	105.00	7	135.00	8	165.00
<b><u>Staircases</u></b>													
Structure and finishes included elsewhere	sc		item	-	-	-	-	-	-	-	-	-	-
<b><u>Wall Finishes</u></b>													
Two coats emulsion generally; to plaster / plasterboard	wf	10.00	m²	101	1,012.50	171	1,712.50	181	1,812.50	185	1,845.00	226	2,262.50
Tiling to bathrooms and ensuites; Assume Porcelanosa 600 x 600; full height	wf	100.00	m²	21	2,125.00	21	2,125.00	21	2,125.00	41	4,050.00	39	3,875.00
Splashback in kitchen - PART OF KITCHEN	wf	-	m²		Included in Kitchen		Included in Kitchen	0	-		Included in Kitchen		Included in Kitchen
Paper hanging - NONE ALLOWED	wf	-	m²		None Allowed		None Allowed		-		None Allowed		None Allowed
<b><u>Skirtings</u></b>													
Tiled skirtings; porcelain	wf	40.00	m	9	340.00	9	340.00	9	340.00	16	648.00	16	620.00
125mm MDF Skirting; painted	wf	15.00	m	41	607.50	69	1,027.50	73	1,087.50	74	1,107.00	91	1,357.50
<b><u>Floor Finishes</u></b>													
Raised chipboard floors throughout; Assume screed in shell & core	ff	-	m²	45	-	55	-	66	-	74	-	87	-
Porcelain tiling; Assume Porcelanosa 600 x 600	ff	100.00	m²	5	450.00	5	500.00	4	400.00	8	820.00	8	750.00
Vinyl flooring to washing machine cupboard	ff	35.00	m²	0	-	0	-	0	-	0	-	0	-
Engineered Oak veneer flooring; acoustic underlay	ff	85.00	m²	25	2,159.00	36	3,060.00	33	2,805.00	39	3,289.50	45	3,799.50
Carpets and underlay; incl. underlay and gripper	ff	60.00	m²	15	900.00	14	840.00	29	1,740.00	27	1,620.00	35	2,100.00
<b><u>Ceilings</u></b>													
One layer plasterboard on metal framing; skim coat,one coat primer two coat emulsion paint finish	cf	45.00	m²	40	1,818.00	50	2,250.00	62	2,790.00	66	2,956.50	80	3,586.50
Plasterboard ceiling to bathrooms	cf	60.00	m²	5	270.00	5	300.00	4	240.00	8	492.00	8	450.00
<b><u>Blinds</u></b>													
Roller blinds; Excluded Assume FF&E	f	60.00	no	-	-	-	-		-		-	-	-
<b><u>Wardrobes &amp; Storage Space</u></b>													
Built in Wardrobe to master bed; internal hanging rail	f	1,500.00	item	1	1,500.00	1	1,500.00	1	1,500.00	1	1,500.00	1	1,500.00
Built in Wardrobe to other beds; internal hanging rail	f	1,500.00	item	-	-	-	-	-	-	-	-	-	-
Shelving to Airing Cupboard	f	150.00	item	1	150.00	1	150.00	1	150.00	1	150.00	1	150.00

NORTHWOOD AND PINNER

NHS PROPERTY SERVICES  
RESIDENTIAL FIT OUT COST MODELS - OPEN MARKET

MASTER BATHROOM													
Mirrored vanity unit	f	700.00	no	1	700.00	1	700.00	1	700.00	1	700.00	1	700.00
Storage under Basin	f	150.00	no	1	150.00	1	150.00	1	150.00	1	150.00	1	150.00
Wash basins; wall hung	sw	250.00	no	-	inc. MEP	-	inc. MEP	1	inc. MEP	1	inc. MEP	1	inc. MEP
WC; Wall hung pan and seat & cover - soft close	sw	300.00	no	-	inc. MEP	-	inc. MEP	1	inc. MEP	1	inc. MEP	1	inc. MEP
WC frame and flush	sw	250.00	no	-	inc. MEP	-	inc. MEP	1	inc. MEP	1	inc. MEP	1	inc. MEP
Bath incl. bath panel; tiled finish	sw	450.00	no	-	inc. MEP	-	inc. MEP	1	inc. MEP	1	inc. MEP	1	inc. MEP
Shower over bath; incl. flow regulator and ceiling arm	sw	150.00	no	-	inc. MEP	-	inc. MEP	1	inc. MEP	1	inc. MEP	1	inc. MEP
Frameless glass shower screen	sw	350.00	no	-	inc. MEP	-	inc. MEP	1	inc. MEP	1	inc. MEP	1	inc. MEP
Tapware to bath; incl shower controls and outlets	sw	300.00	no	-	inc. MEP	-	inc. MEP	1	inc. MEP	1	inc. MEP	1	inc. MEP
Thermostatic shower control	sw	200.00	no	-	inc. MEP	-	inc. MEP	1	inc. MEP	1	inc. MEP	1	inc. MEP
Tapware to Wash hand basins	sw	105.00	no	-	inc. MEP	-	inc. MEP	1	inc. MEP	1	inc. MEP	1	inc. MEP
Electric Towel rail	f	270.00	item	1	270.00	1	270.00	1	270.00	1	270.00	1	270.00
Sundry fittings and accessories	f	250.00	item	1	250.00	1	250.00	1	250.00	1	250.00	1	250.00
ENSUITE													
Mirrored vanity unit	f	700.00	no	-	-	-	-	-	-	1	700.00	1	700.00
Storage under Basin	f	150.00	no	-	-	-	-	-	-	1	150.00	1	150.00
Wash basins; wall hung	sw	250.00	no	-	-	-	-	-	-	1	inc. MEP	1	inc. MEP
WC; Wall hung pan and seat & cover - soft close	sw	300.00	no	-	-	-	-	-	-	1	inc. MEP	1	inc. MEP
WC frame and flush	sw	250.00	no	-	-	-	-	-	-	1	inc. MEP	1	inc. MEP
Shower; wall mounted hand shower and overhead outlet	sw	280.00	no	-	-	-	-	-	-	1	inc. MEP	1	inc. MEP
Frameless glass shower screen and tray	sw	500.00	no	-	-	-	-	-	-	1	inc. MEP	1	inc. MEP
Thermostatic shower control	sw	200.00	no	-	-	-	-	-	-	1	inc. MEP	1	inc. MEP
Tapware to Wash hand basins	sw	105.00	no	-	-	-	-	-	-	1	inc. MEP	1	inc. MEP
Electric Towel rail	f	270.00	item	-	-	-	-	-	-	1	270.00	1	270.00
Sundry fittings and accessories	f	250.00	item	-	-	-	-	-	-	1	250.00	1	250.00
KITCHENS													
Built in Units, custom designed German Leicht kitchens, Siemens appliances, silestone worktops, glass splashbacks, LED under unit task lighting Ave. kitchen cost/unit.	f		item	1	8,000.00	1	10,000.00	1	10,000.00	1	10,000.00	1	12,000.00
M&E													
M&E fot Flat Fit-outs	me	-	m²	45	inc. in MEP	55	inc. in MEP	66	inc. in MEP	74	inc. in MEP	87	inc. in MEP
Preliminaries & OHP	pr	-	%		-		-		-		-		-
FIT OUT PER UNIT					28,402.00		35,852.50		38,552.50		45,015.50		51,643.50
FIT OUT PER M2 (£/m2)													
					633		652		584		609		592
Fit Out PER SF													
					59		61		54		57		55
TOTAL FIT OUT PER TYPOLOGY				-	-	31	1,111,427.50	14	539,735.00	20	900,310.00	5	258,217.50

# APPENDIX 05

## APPRAISAL

Northwood & Pinner Cottage Hospital  
70 Private Units

Development Appraisal  
Montagu Evans LLP  
23 March 2021

**APPRAISAL SUMMARY****MONTAGU EVANS LLP**

**Northwood & Pinner Cottage Hospital**  
**70 Private Units**

**Appraisal Summary for Phase 1**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>ft²</b>	<b>Sales Rate ft²</b>	<b>Unit Price</b>	<b>Gross Sales</b>
Private Resi	70	48,750	650.00	452,679	31,687,500

**NET REALISATION** **31,687,500**

**OUTLAY****ACQUISITION COSTS**

Residualised Price			780,759		
				780,759	
Stamp Duty			28,538		
Effective Stamp Duty Rate		3.66%			
Agent Fee		1.00%	7,808		
Legal Fee		0.50%	3,904		
				40,249	

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>Units</b>	<b>Unit Amount</b>	<b>Cost</b>		
Base Build (inc contin)	1 un	20,190,000	20,190,000		
S106	70 un	2,000.00 /un	140,000		
LBH CIL			611,828		
Mayoral CIL 2			161,887		
				21,103,715	

**PROFESSIONAL FEES**

Professional Fees	10.00%	2,019,000			
				2,019,000	

**MARKETING & LETTING**

Marketing	1.00%	316,875			
				316,875	

**DISPOSAL FEES**

Sales Agent Fee	1.50%	475,312			
Sales Legal Fee	0.25%	79,219			
				554,531	

**FINANCE**

Debit Rate 6.5000%, Credit Rate 0.0000% (Nominal)					
Total Finance Cost				1,327,058	

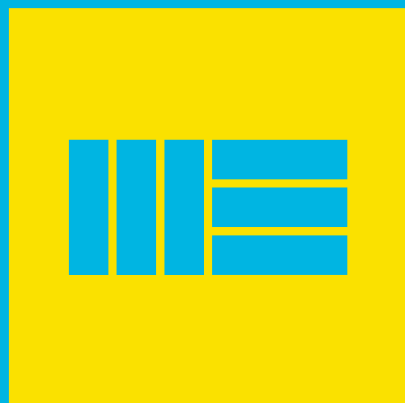
**TOTAL COSTS** **26,142,188**

**PROFIT** **5,545,312**

**Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%
IRR% (without Interest)	28.09%
Profit Erosion (finance rate 6.500)	2 yrs 12 mths

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