

The Barn Hotel, West End Road Ruislip HA4 6JB

Updated Financial Viability Assessment

Date of report: 31 March 2026

PREPARED FOR



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Instructions

This Viability Assessment is submitted to the London Borough of Hillingdon to accompany the planning application for the proposed residential led development at The Barn Hotel, West End Road, Ruislip, HA4 6JB ('the Property'). The Application is made on behalf of Chase New Homes.

In producing this FVA we can confirm that all those involved, including sub-consultants, have acted objectively, impartially and without interference. Additionally, all those involved have given full consideration to how the proposed development will be delivered and the associated performance metrics. The conclusions of this assessment have been made with reference to all the appropriate guidance / policy including:

- National Planning Policy Framework (updated December 2024);
- Planning Practice Guidance (PPG) – Viability (updated December 2024);
- RICS Assessing viability in planning under the National Planning Policy Framework 2021 for England, 1st Edition (March 2021); and
- RICS Financial Viability in Planning: Conduct and Reporting 1st Edition (May 2019).

This FVA has been carried out with regard to the Professional and Ethical standards set out within PS2 of the RICS Valuation – Global Standards (the Red Book), effective from January 2025.

Confidentiality

We understand that the report will be submitted to the Council as a supporting document to the planning application. The report must not be recited or referred to in any document (save the consultants instructed by the Council to review the report) without our express prior written consent.

Report Limitations

Please note that the advice provided on values is informal and given purely as guidance. Our views on price are not intended as a formal valuation and should not be relied upon as such. No liability is given to any third party and the figures suggested are not in accordance with the RICS Valuation – Global Standards 2025 (incorporating the IVSC International Valuation Standards), together the 'Red Book', and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such.

Date of Appraisal

The date of appraisal is the date of this report.

Market Conditions

The UK political and economic environment continues to evolve rapidly, creating a complex landscape. Ongoing geopolitical tensions and military conflict in the Middle East have and are creating heightened volatility and uncertainty across global economies and financial markets. The evolving nature of the situation may contribute to increased market caution, potential disruption to investment sentiment and reduced clarity in transactional evidence in certain sectors and locations.

It is therefore important to recognise that our valuation has been prepared against the fluid backdrop outlined above. Moreover, investor behaviour can change quickly during such periods of volatility. As such, the conclusions set out in this report are only valid at the valuation date and we would recommend that the value of the property is kept under regular review. For the avoidance of doubt, our valuation is not reported as being subject to 'material valuation uncertainty' as defined in the RICS Valuation – Global Standards.

1. Executive Summary

- 1.1 The subject site comprises the Property known as The Barn Hotel and is located in the large village of Ruislip. Ruislip lies in the London Borough of Hillingdon, approximately 25.0 km (15.5 mi) northeast of the City of London.
- 1.2 The property is a brownfield site and is currently known as The Barn Hotel, the main access to the property is from West End Road to the west of the site.
- 1.3 The site is bounded by residential dwellings to the east that are accessed via Garden Close and Eversley Crescent, and to the south by commercial buildings. The western area is bounded by West End Road (A4180), and to the north by an underground rail track.
- 1.4 A scheme for 96 residential units, extending to 67,651 sq. ft (6,285 sq. m) NIA, was submitted for planning in June 2023, which was subsequently refused, the application was assessed by the Councils viability expert, Carter Jonas.
- Following further consultation with the Local Authority, a revised application was submitted for a scheme of 72 units, extending to 50,470 sq. ft (4,690 sq. m).
- 1.5 The most recent revision to the application has been a scheme of 71 units, extending to 55,262 sq. ft (5,134 sq. m), details can be found in **Appendix 2** and **3** of this updated report.
- 1.6 We have assessed the development economics of the revised scheme in order to identify the level of planning obligations the scheme can reasonably sustain. We have appraised the scheme using Argus Developer (Version 8.3) and have based our appraisal upon the revised plans and schedule of accommodation shown in **Appendix 2** and **Appendix 3** respectively.
- Updated advice of current sales has been provided by Hamptons within **Appendix 6** and scheme costs provided by Academy Consulting, within **Appendix 4**.
- 1.7 For the revised scheme we have run the Argus Appraisal on a fixed land value in order to understand the profit level that is driven. The fixed land value is in line with Carter Jonas review, extending to £3,520,000, a copy of the Argus Appraisal can be found in **Appendix 5**.

2. Introduction

2.1 Client Instruction

- 2.1.1 We have been instructed by the Applicant to examine the economic viability of this residential scheme, to determine the level of planning obligations that the proposed development can support whilst remaining viable.

2.2 Information Provided

- 2.2.1 We have been provided with, and have relied upon, the following information from the Applicant:
- Site area plan as attached at **Appendix 1**;
 - Schedule of accommodation and floorplans are included in **Appendix 2 and 3**;
 - Build costs as advised by Academy Consulting attached in **Appendix 4**;
 - Argus appraisals as attached in **Appendix 5**;
 - Residential sales advice from Hamptons, as attached in **Appendix 6**;
 - Plans informing Existing Use Value are included within **Appendix 7**;
 - Carter Jonas report attached at **Appendix 8**; and
 - CIL calculation schedule attached at **Appendix 9**.

3. The Property

3.1 Description

- 3.1.1 The Property is located in Ruislip, a large village in the London Borough of Hillingdon. It lies between Denham Country Park to the west and Eastcote to the east, which are approximately 2.5 mi and c. 1.0 mi on a linear basis respectively.
- 3.1.2 The site is located on West End Road and bounded by residential dwellings to the east that are accessed via Garden Close and Eversley Crescent. It is bounded to the south by commercial buildings, the north by an underground rail track, and the west, via West End Rd.
- 3.1.3 In terms of transport connections, Ruislip Underground Station lies to the adjacent north of the site and provides multiple underground services: the Metropolitan line west to Uxbridge, north to Chesham, and east to central London, and the Piccadilly line south to Heathrow and east to central London. The M25 lies c. 4.8 mi west of the subject, connecting the area to the outskirts of London and the wider road transport network.
- 3.1.4 The site is formed of the following Land Registry Titles. Together, they measure approximately 0.977 hectares.
- AGL35328
 - AGL353327
 - MX410067
 - MX410068
 - NGL16491
 - NGL453294
 - MX400441
 - MX395681
 - AGL548366

All are registered under Chase Ruislip Ltd

- 3.1.5 The site is irregular in shape and is a brownfield site and is currently known as The Barn Hotel.

3.2 Proposed Development

- 3.2.1 The Proposed Development is for the following:

- 26 x 1 bedroom 2 person units
- 7 x 2 bedroom 3 person units
- 23 x 2 bedroom 4 person units
- 5 x 3 bedroom 4 person units
- 10 x 3 bedroom 5 person units

Providing a Total of 71 units

3.2.2 A detailed accommodation schedule and plans are included in **Appendix 2 and 3**.

3.3 Planning History

3.3.1 The subject is a brownfield site and is currently known as The Barn Hotel. The site remains in use as a Hotel and Restaurant. The main access to the property is from West End Road to the west of the site.

3.3.2 We have had regard to the local authority planning register and note that there have been various applications submitted in relation to the Barn Hotel and assume the property is used in accordance with its approved planning permission.

3.3.3 We understand it is now the Applicant's intention to progress with a comprehensive redevelopment of the site for residential use comprising both apartments and houses, alongside a farmhouse and barn conversion.

4. Methodology

4.1 Financial Viability Assessments

4.1.1 In line with the NPPF, and local strategic planning guidance, site-specific financial viabilities are a material consideration in determining how much and what type of affordable housing should be required in residential and mixed-use developments.

4.1.2 As such, viability appraisals can and should be used to analyse and justify planning obligations to ensure that S106 requirements do not make a scheme unviable.

4.1.3 The RICS define financial appraisals for planning purposes as:

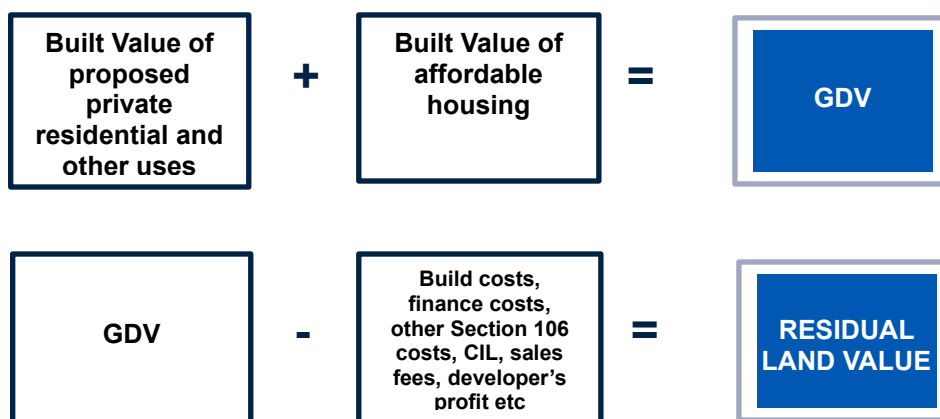
'An objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations whilst ensuring an appropriate site value for the landowner and a market risk adjusted return to a developer in delivering a project'.

4.1.4 The logic is that, if the residual value of a proposed scheme is reduced to significantly below an appropriate viability benchmark sum, it follows that it is unviable to pursue such a scheme, and the scheme is unlikely to proceed.

4.2 Residual Land Valuation

4.2.1 The financial viability of development proposals is usually determined using the residual land valuation method. A summary of this valuation process can be seen below:

For the revised scheme we have used a fixed land value approach, treating the Benchmark Lane Value as the fixed land value.



and Value (RLV) is then compared to a **site value benchmark**. If the RLV is lower and/or not sufficiently higher than the **benchmark** the project is not technically viable

5. Site Value Benchmark

5.1 This has been included in line with the agreement on the first planning application and assessment.

5.2 Existing Use Value (EUV)

5.2.1 Plans informing the Existing Use Value are attached at **Appendix 7**.

5.2.2 In line with the advice received, we have included the site benchmark land value, being the existing use of the site at:

£3,520,000

(THREE MILLION FIVE HUNDRED AND TWENTY THOUSAND POUNDS)

5.3 Site Benchmark Land Value

5.3.1 Our Benchmark Land Value in respect of the application project for this Toolkit Viability Assessment, including premium above EUV extends to £3,520,000.

6. Appraisal Modelling Assumptions – GDV

6.1 Residential Values

- 6.1.1 In line with the initial submission, local Agent Hamptons were instructed to consider the revised proposal, a copy of their schedule of asking and achievable sales values can be found in **Appendix 6**.
- 6.1.2 The previous revised scheme of 72 units extended to 50,479 sq. ft (4,689 sq. m), delivering a Gross Development Value (GDV) of £33,745,000 equating to £668 per sq. ft.
- 6.1.3 The most recent revision to the scheme is to provide 71 units, extending to 55,262 sq. ft (5,134 sq. m), delivering a Gross Development Value (GDV) of £36,905,000 equating to £668 per sq. ft.
- 6.1.4 We have undertaken a sense check of the provided GDVs and understand that typical values per sq. ft achieved in the vicinity of the subject are between £520 and £670. However, at least 25% of the properties sold recently for over £670 per sq. ft, with the highest achieved price being £768 per sq. ft. The proposed development is unique and comparables are not readily available. It will also benefit from a new build premium, which can be approximately 15%. We have therefore adopted the GDV provided by Hamptons as we believe it falls within the expected value range and reflects the nature of the scheme.

6.2 Affordable Values

- 6.2.1 For the revised scheme, Affordable Housing Values have not been assessed.

6.3 Ground Rents

- 6.3.1 The Leasehold Reform (Ground Rent) Act 2022 was brought into force on 30 June 2022. The Act will place a ban on landlords charging ground rent to future leaseholders, although there are exceptions to some leaseholders. There has been no announcement about making the new measures retrospective, but this has been debated in the Commons and intervention on existing leases cannot be ruled out. Because of the aforementioned, we have not included any Ground Rents within the appraisal.

6.4 Affordable Housing: Policy and Values

- 6.4.1 In this section, we have had regard to Hillingdon Borough Council Affordable Housing, which states:
- i. Affordable housing includes social/affordable rented housing, intermediate and shared ownership housing. The provision of affordable housing will be required on all new residential developments of more than 10 units, or which have a maximum combined gross floor space of more than 1,000 square metres (gross internal area).
 - ii. 35% of units in the development are required to be affordable.
 - iii. The affordable housing split will be 70% social/affordable rented and 30% intermediate and shared ownership housing/London living rent. Under proposed changes requiring 25% of housing delivered through developer contributions to be First Homes, they would replace the majority of the Shared Ownership and London Living Rent homes provided through planning obligations, which would be sold at a discount, in line with Government criteria <https://www.gov.uk/first-homes-scheme>
 - iv. If a Financial Viability Appraisal demonstrates that the above is not achievable, the affordable housing tenure split becomes the starting point for negotiations. This may include the use of affordable rented units at a higher rent; however, this should not exceed LHA levels.

6.4.2 In this instance we have assessed a project of 100% private housing, as the conclusions inform.

7. Appraisal Modelling Assumptions – Costs

7.1 Build Costs

7.1.1 Academy Consulting were instructed to consider the revised proposal, a copy of their full cost plan can be found in **Appendix 4**.

7.1.2 Considering the revised scheme we have adopted the build costs as advised by Academy Consulting, totalling **£25,130,000**. We deem that the increase from the previous costings to be in line with expectations, at 8.14%. Average build costs have increased between 4 and 5% in the period from 2024 to Q1 2026, there have also been changes in the scheme that have led to further cost.

For the purposes of the appraisal, we have broken this figure down into:

- Facilitating Works - £524,768
- Substructure - £2,235,040
- Superstructure - £7,896,500
- Finishes - £1,363,548
- Fittings, Furnishings and Equipment - £1,056,580
- Services - £4,302,754
- Work to Existing Buildings - £97,500
- External Works - £2,065,805
- Main Contractor's Preliminaries - £2,931,374
- Main Contractor's Overheads and Profit - £1,124,419

7.2 Contingencies

7.2.1 We have adopted the contingency advised by Academy Consulting of £1,533,889.

7.3 Professional Fees

7.3.1 Professional Fees of 8%, have been used in line with the initial application, extending to a figure of £1,887,863.

7.4 Sales Costs

7.4.1 We have adopted the following sales costs:

- Agents Fees, 1.5% extending to £553,711;
- Sales Legal, £1,000 per unit, extending to £71,000;
- Marketing, £2,000 per unit, extending to £142,000.

7.5 Finance Costs

7.5.1 Finance Costs have been included at 7.5%, extending to £3,227,744.

7.6 Purchaser's Costs

7.6.1 Purchaser's costs have been included and calculated against the Benchmark Land Value.

- Stamp Duty Land Tax at 4.74%, equating to £167,000,
- All other purchase costs, Legal/Agent etc have been included at 0.8%, equating to £28,160.

7.7 Planning Obligations

7.7.1 Community Infrastructure Levy (CIL) has been included at **£554,341**, in line with the latest Borough calculation, making allowance for the existing building credit.

Mayoral (CIL) has been included at £251,307, in line with the latest calculations and existing building credits.

Full calculations and breakdown can be found in **Appendix 9**.

Section 106 contributions has been included on the advised of the Planning Consultant as follows:

- Open Space Recreation - £50,000,
- Air Quality Mitigation - £70,000,
- Carbon Offset - £64,000,
- Construction Management Delivery/Service Plans - £3,000,
- HUDU (Health) Contribution - £21,000,
- Travel Plan Monitoring - £4,000,
- Highways - £27,470.

There has also been an allowance for Biodiversity Net Gain (BNG) at £20,000.

7.8 Profit

7.8.1 As the Argus Appraisal have been run on a Fixed Land Method, the profit level has been generated and extends to 3.032% on GDV, a copy of the Argus Appraisal can be found in **Appendix 5**.

7.9 Timescales

7.9.1 We have adopted the following development timetable:

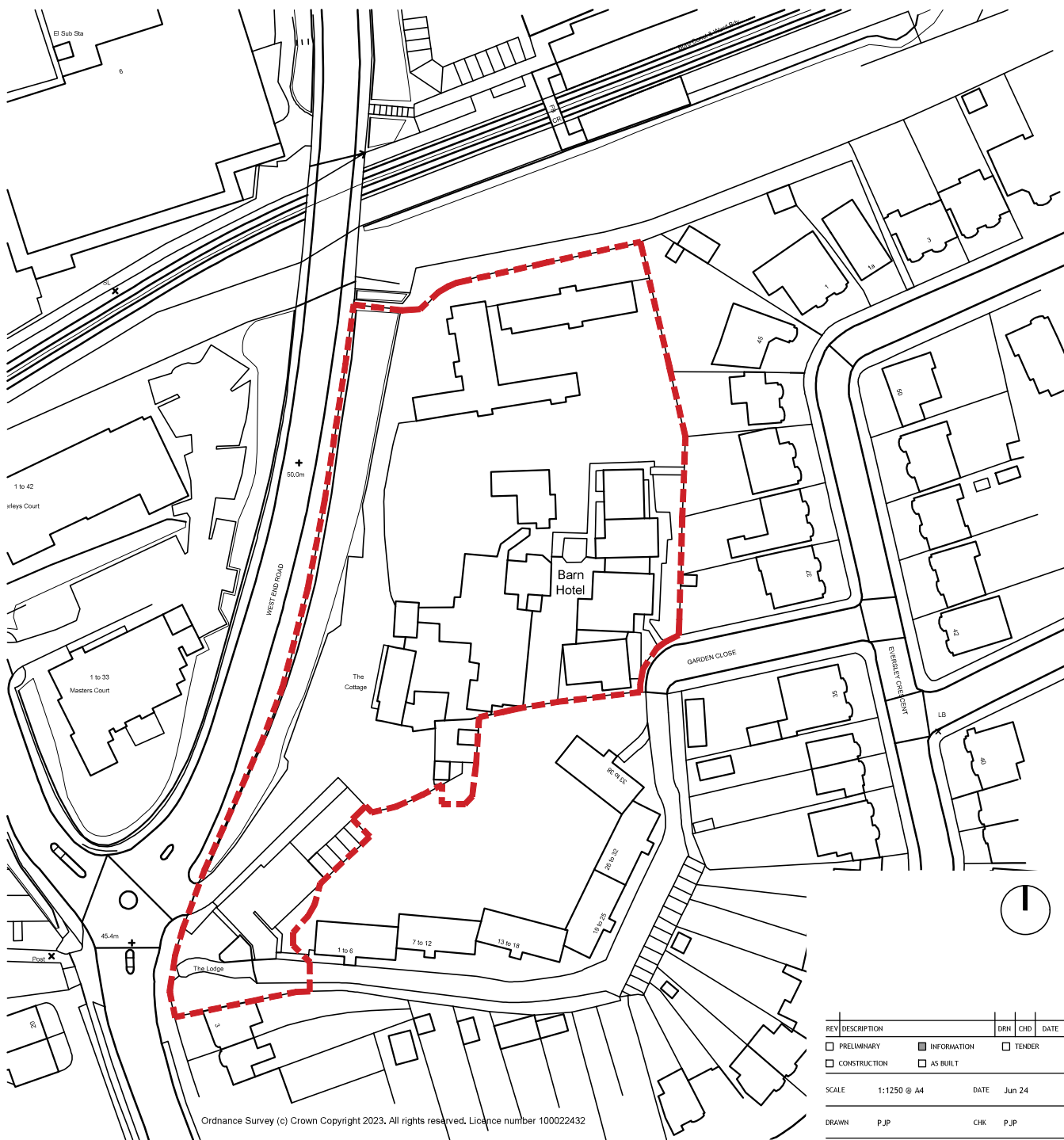
- Pre-construction: 6 months.
- Construction: 18 months.

We have included a sales period of 24 months, commencing at month 12 of the construction period, this is in line with the significantly slower sales rates being achieved in the current market. This equates to approximately 3 units a month.

8. Conclusion

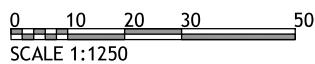
- 8.1 We have appraised the proposed scheme on a Fixed Land basis in order to fully understand the economics of the development and to establish the level of Profit that the project delivers.
- 8.2 The Fixed Land Value included extends to £3,520,000, this is in line with the Carter Jonas final Report for the first application as included in **Appendix 8**.
- 8.3 In reviewing a scheme for 71 private units extending to 55,262 sq. ft (5,134 sq. m), updating sales values and build costs to reflect the changes to the scheme as of today's date, with all other development assumptions in line with the previous application. The project shows a profit on cost of **3.13% on cost (3.03% on GDV)**, which falls short of standard assumptions of (15 to 20% of GDV). Within Carter Jonas final Report on the first application scheme, they considered 17.5% on private housing would be appropriate.
- 8.4 Since the review of the previous scheme, the CIL liabilities have increased considerably with indexation, alongside a significant increase in build costs due to inflation and new scheme requirements. An example of an additional requirement is the Thames Water surface main diversion costing upwards of £200,000 alone.
- 8.5 Sales values remain at a similar level as growth at this end of the market has been slow. Further to this, units of this value have been taking far longer to sell, particularly in a economic climate that is unpredictable.
- 8.6 To conclude, providing a scheme of 100% private housing falls short of delivering a recognised acceptable level of profit, to include any on-site affordable house would only reduce this profit level further.

Appendix 1: Site Plan



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- Application Boundary
- Adjacent Land Ownership



REV	DESCRIPTION	DRN	CHD	DATE	
☐	PRELIMINARY	☒	INFORMATION	☐	TENDER
☐	CONSTRUCTION	☐	AS BUILT		
SCALE 1:1250 @ A4					DATE Jun 24
DRAWN PJP		CHK PJP			
DRAWING NO. 2404_P_10.01		REV -			
TITLE Barn Hotel Ruislip					
DETAILS Proposed Site Location Plan					

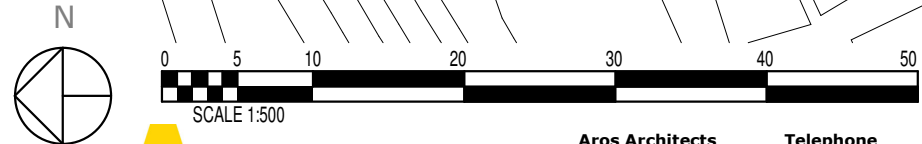
Appendix 2: Schedule of Accommodation

Block	No of storeys	Unit	Unit Area (m²)	Unit Type						NIA (m²)	GIA (m²)	No of units
				1 Bed	2 Bed		3 Bed					
					3 Person	4 Person	4 Person	5 Person	6 Person			
A	2	01	112					1		224	228	2
		02	112					1				
B	4	G01	71			1				568	728	8
		G02	71			1						
		101	71			1						
		102	71			1						
		201	71			1						
		202	71			1						
		301	71			1						
		302	71			1						
C	3	G01	56	1						866	1115	15
		G02	55	1								
		G03	52	1								
		G04	50	1								
		G05 (Accessible)	63	1								
		101	74			1						
		102	55	1								
		103	52	1								
		104	50	1								
		105 (Accessible)	63	1								
		201	74			1						
		202	56	1								
		203	52	1								
		204	51	1								
		205 (Accessible)	63	1								
		D	2	01	92				1			
02	94						1					
E	2	01	94				1			188	192	2
		02	94				1					
F	1-2 (listed)	01	70		1					135	142	2
		02	65		1							
G	1-2 (listed)	01	194				1			194	194	1
H	2	01	102					1		816	853	8
		02	102					1				
		03	102					1				
		04	102					1				
		05	102					1				
		06	102					1				
		07	102					1				
		08	102					1				
K	4	G01	61		1					1957	2778	31
		G02	69		1							
		G03	71			1						
		G04	72			1						
		G05	50	1								
		G06	50	1								
		G07 (Accessible)	58	1								
		101	67		1							
		102	69		1							
		103	73			1						
		104	73			1						
		105 (Accessible)	58	1								
		106	71			1						
		107	72			1						
		108	50	1								
		109	50	1								
		201	69		1							
		202	73			1						
		203	73			1						
		204 (Accessible)	58	1								
		205	71			1						
		206	72			1						
		207	50	1								
		208	50	1								
		301	73			1						
		302	53	1								
		303 (Accessible)	58	1								
		304	71			1						
		305	72			1						
		306	50	1								
		307	50	1								
Unit Type Total					7	23	5	10	0			
Grand Total			5134	26	30		15			5134	6420	71

Appendix 3: Scheme Plans



- KEY:
- Tree Root Protection Area
 - Tree canopy
 - Trees to be removed
 - Proposed tree canopy



Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450

Email
info@arosarchitects.com
Website
www.arosarchitects.com

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- This drawing supersedes all previous issues of the same drawing number with an earlier revision suffix.
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Revisions				
Rev	Date	Drawn	Issued to	Description
A	02/10/2025		Client	
B	21/10/2025		TLP	
C	07/11/2025		Client	
D	27/11/2025		Client	
E	18/12/2025		Client	
F	21/01/2026	EPC	Client	
G	04/02/2026	EPC	Client	
H	19/02/2026	EPC	Client	
I	03/03/2026	EPC	Client	

Project
West End Road, Ruislip

Title
Proposed Ground Floor Plan

Project No
6490

Date
03/03/2026
19:10:48

Status
Preliminary

Drawing No
(20) 100

Scale
1 : 500@ A3
1: 250 @ A1

Rev
I

DRAFT



1 **Block A East Elevation**
SCALE: 1 : 100



2 **Block A South Elevation**
SCALE: 1 : 100



3 **Block A West Elevation**
SCALE: 1 : 100



4 **Block A North Elevation**
SCALE: 1 : 100

Aros

Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450

Email
info@arosarchitects.com
Website
www.arosarchitects.com

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Revisions

Rev	Date	Drawn	Issued to	Description
A	19/02/2026	EPC	Client	
B	03/03/2026	EPC	Client	

Project
West End Road, Ruislip

Title
Block A Proposed Elevations

Project No
6490

Date
03/03/2026
20:04:17

Status
Preliminary

Drawing No
(20) 400

Scale
1 : 100@ A3

Rev
B

DRAFT



Block B West Elevation
SCALE: 1 : 100

Aros

Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450

Email
info@arosarchitects.com
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Revisions

Rev	Date	Drawn	Issued to	Description
A	19/02/2026	EPC	Client	
B	03/03/2026	EPC	Client	

Project
West End Road, Ruislip
Title
Block B Proposed Elevations Sheet 1

Project No 6490	Drawing No (20) 410
Date 03/03/2026 20:05:06	Scale 1 : 100@ A3
Status Preliminary	Rev B

DRAFT



Block B East Elevation
SCALE: 1 : 100

Aros

Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450

Email
info@arosarchitects.com
Website
www.arosarchitects.com

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Revisions

Rev	Date	Drawn	Issued to	Description
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B	03/03/2026	EPC	Client	

Project
West End Road, Ruislip

Title
Block B Proposed Elevations Sheet 2

Project No
6490

Date
03/03/2026
20:05:45

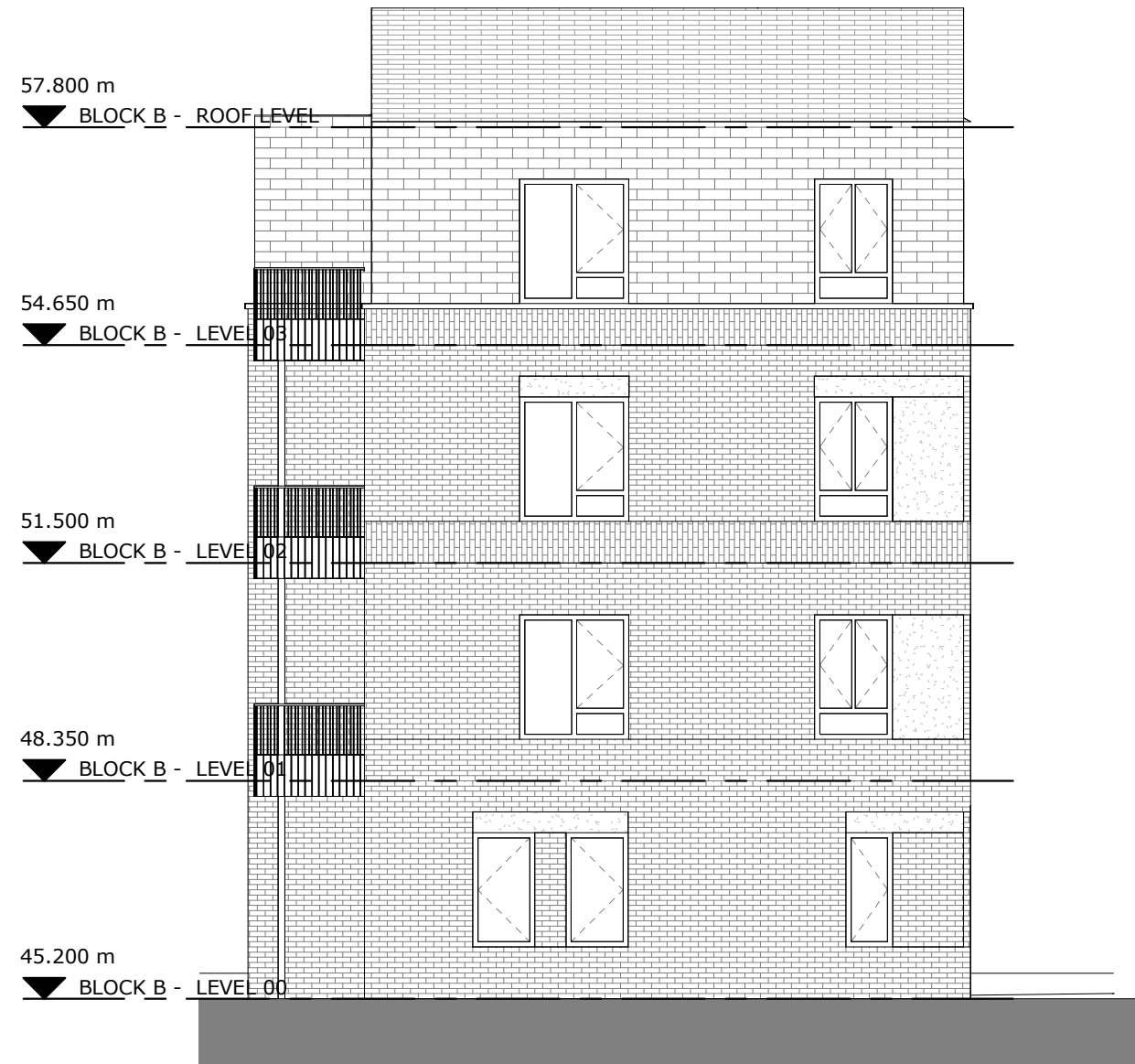
Status
Preliminary

Drawing No
(20) 411

Scale
1 : 100@ A3

Rev
B

DRAFT



Block B North Elevation
SCALE: 1 : 100



Block B South Elevation
SCALE: 1 : 100

Aros

Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450

Email
info@arosarchitects.com
Website
www.arosarchitects.com

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B	03/03/2026	EPC	Client	

Project
West End Road, Ruislip

Title
Block B Proposed Elevations Sheet 3

Project No
6490

Date
03/03/2026
20:06:35

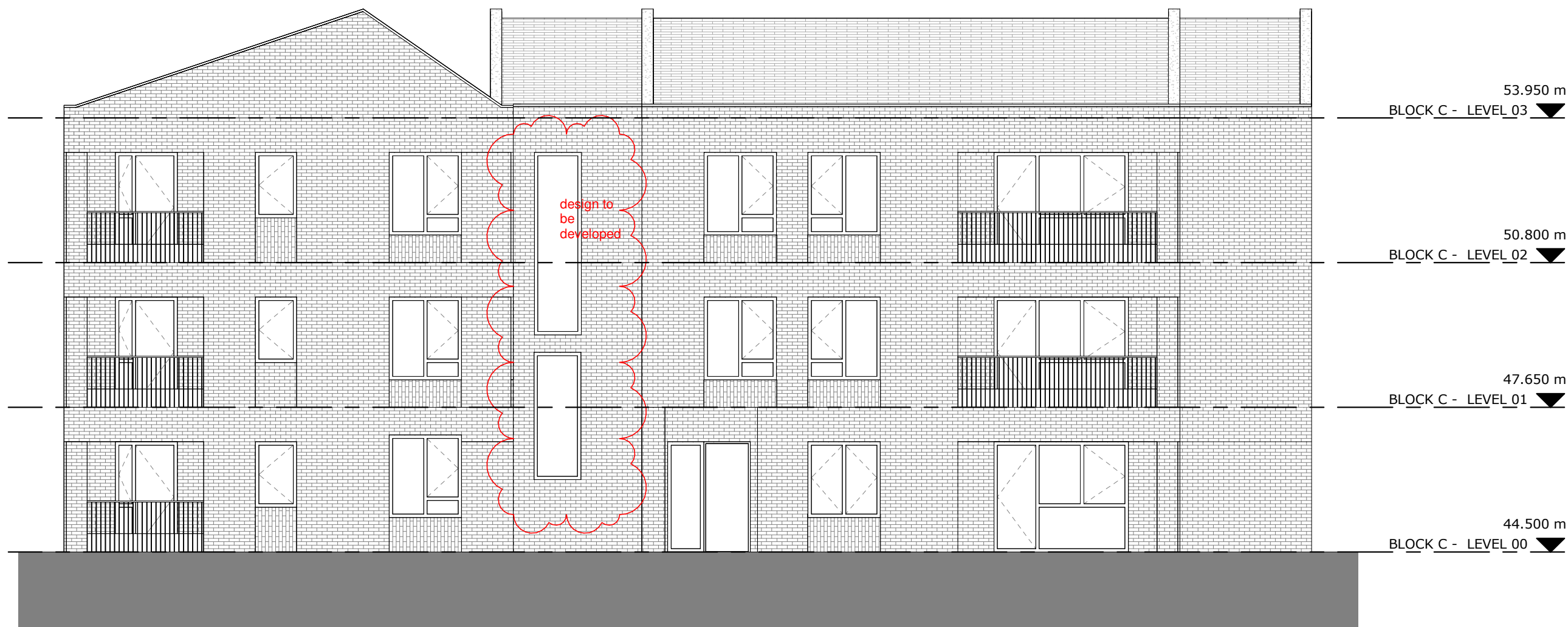
Status
Preliminary

Drawing No
(20) 412

Scale
1 : 100@ A3

Rev
B

DRAFT



Block C North Elevation
SCALE: 1 : 100

DRAFT



Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450

Email
info@arosarchitects.com
Website
www.arosarchitects.com

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A	19/02/2026	EPC	Client	
B	03/03/2026	EPC	Client	

Project
West End Road, Ruislip

Title
Block C Proposed Elevations Sheet 1

Project No
6490

Date
03/03/2026
20:07:18

Status
Preliminary

Drawing No
(20) 420

Scale
1 : 100@ A3

Rev
B



Block C West Elevation
SCALE: 1 : 100

Aros

Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450

Email
info@arosarchitects.com
Website
www.arosarchitects.com

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B	03/03/2026	EPC	Client	

Project
West End Road, Ruislip

Title
Block C Proposed Elevations Sheet 2

Project No
6490

Date
03/03/2026
20:07:59

Status
Preliminary

Drawing No
(20) 421

Scale
1 : 100@ A3

Rev
B

DRAFT



Block C South Elevation
SCALE: 1 : 100

DRAFT

Aros

Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450

Email
info@arosarchitects.com
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www.arosarchitects.com

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B	03/03/2026	EPC	Client	

Project
West End Road, Ruislip

Title
Block C Proposed Elevations Sheet 3

Project No
6490

Date
03/03/2026
20:08:41

Status
Preliminary

Drawing No
(20) 422

Scale
1 : 100@ A3

Rev
B



Block C East Elevation
SCALE: 1 : 100

DRAFT



Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450

Email
info@arosarchitects.com
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www.arosarchitects.com

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A	19/02/2026	EPC	Client	
B	03/03/2026	EPC	Client	

Project
West End Road, Ruislip

Title
Block C Proposed Elevations Sheet 4

Project No
6490

Date
03/03/2026
20:09:31

Status
Preliminary

Drawing No
(20) 423

Scale
1 : 100@ A3

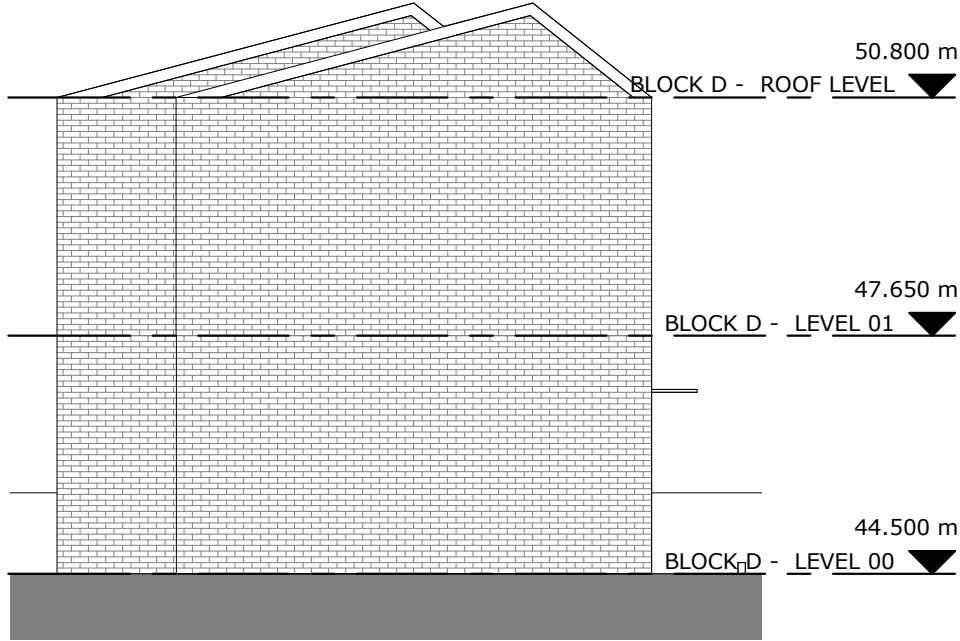
Rev
B



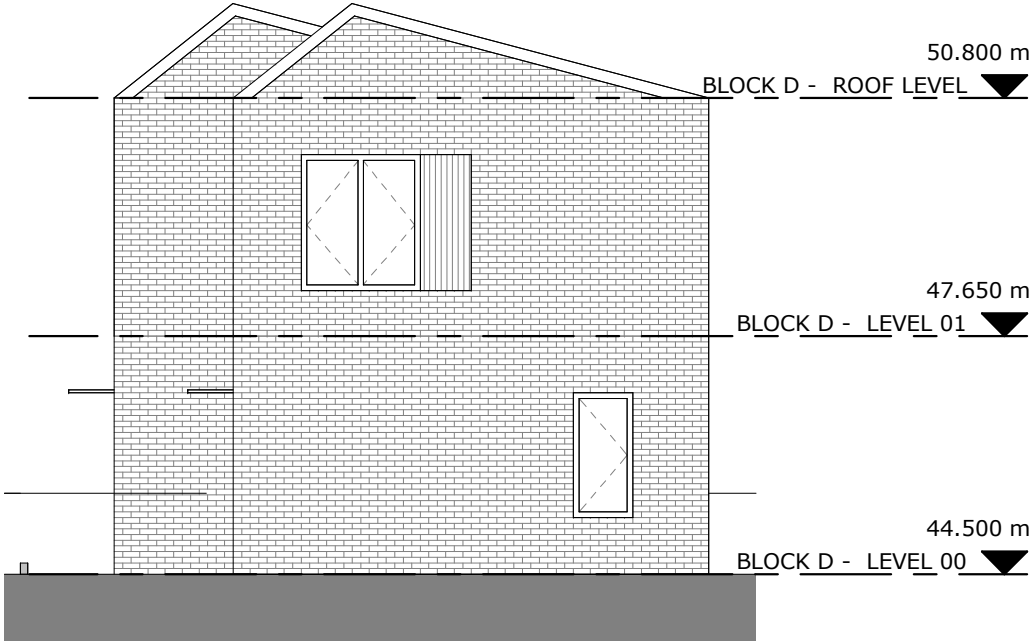
1 **Block D West Elevation**
SCALE: 1 : 100



2 **Block D East Elevation**
SCALE: 1 : 100



3 **Block D North Elevation**
SCALE: 1 : 100



4 **Block D South Elevation**
SCALE: 1 : 100

Aros

Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450

Email
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B	03/03/2026	EPC	Client	

Project
West End Road, Ruislip
Title
Block D Proposed Elevations

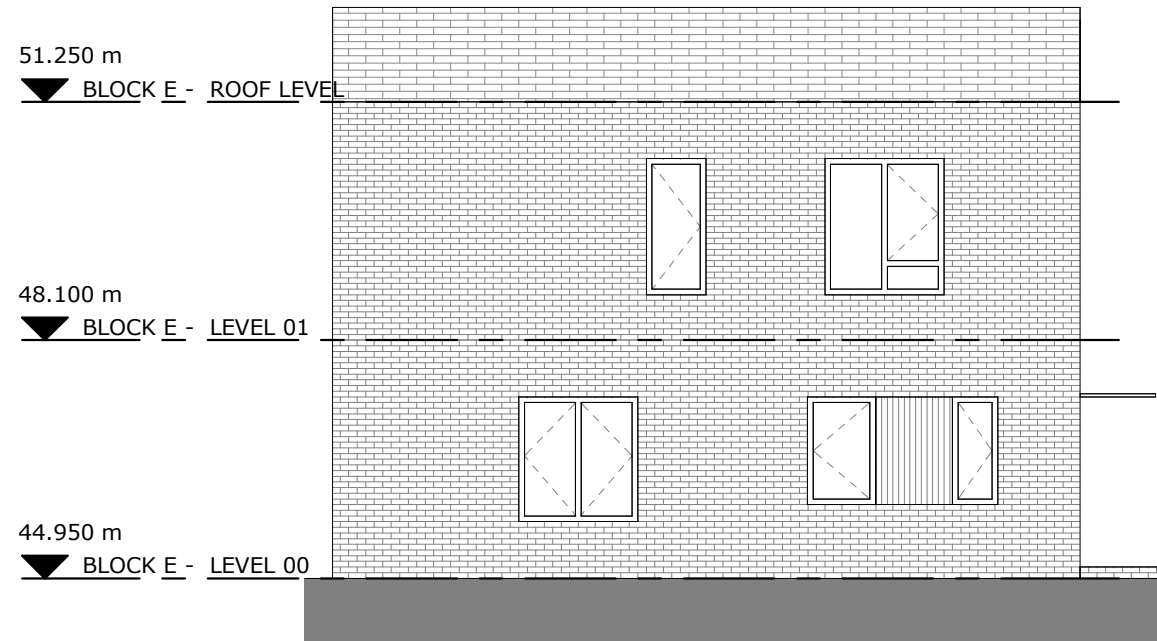
Project No
6490
Drawing No
(20) 430

Date
03/03/2026
20:12:12
Scale
1 : 100@ A3

Status
Preliminary

Rev
B

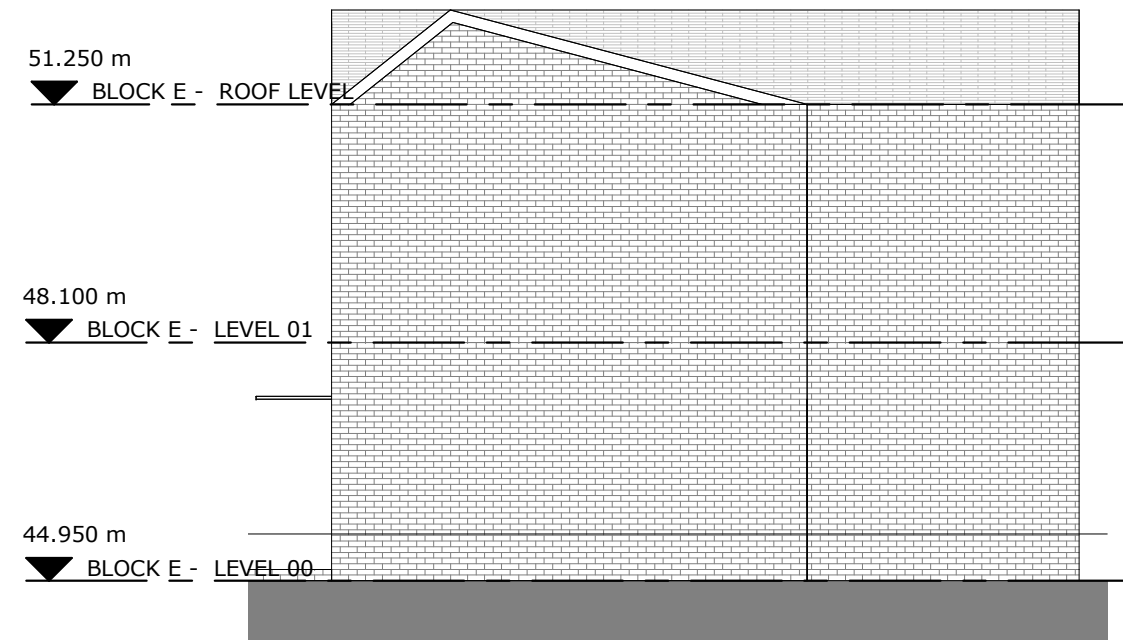
DRAFT



1 **Block E South Elevation**
SCALE: 1 : 100



2 **Block E East Elevation**
SCALE: 1 : 100



4 **Block E North Elevation**
SCALE: 1 : 100



3 **Block E West Elevation**
SCALE: 1 : 100

Aros

Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450

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Project
West End Road, Ruislip

Title
Block E Proposed Elevations

Project No
6490

Date
03/03/2026
20:12:57

Status
Preliminary

Drawing No
(20) 440

Scale
1 : 100@ A3

Rev
B

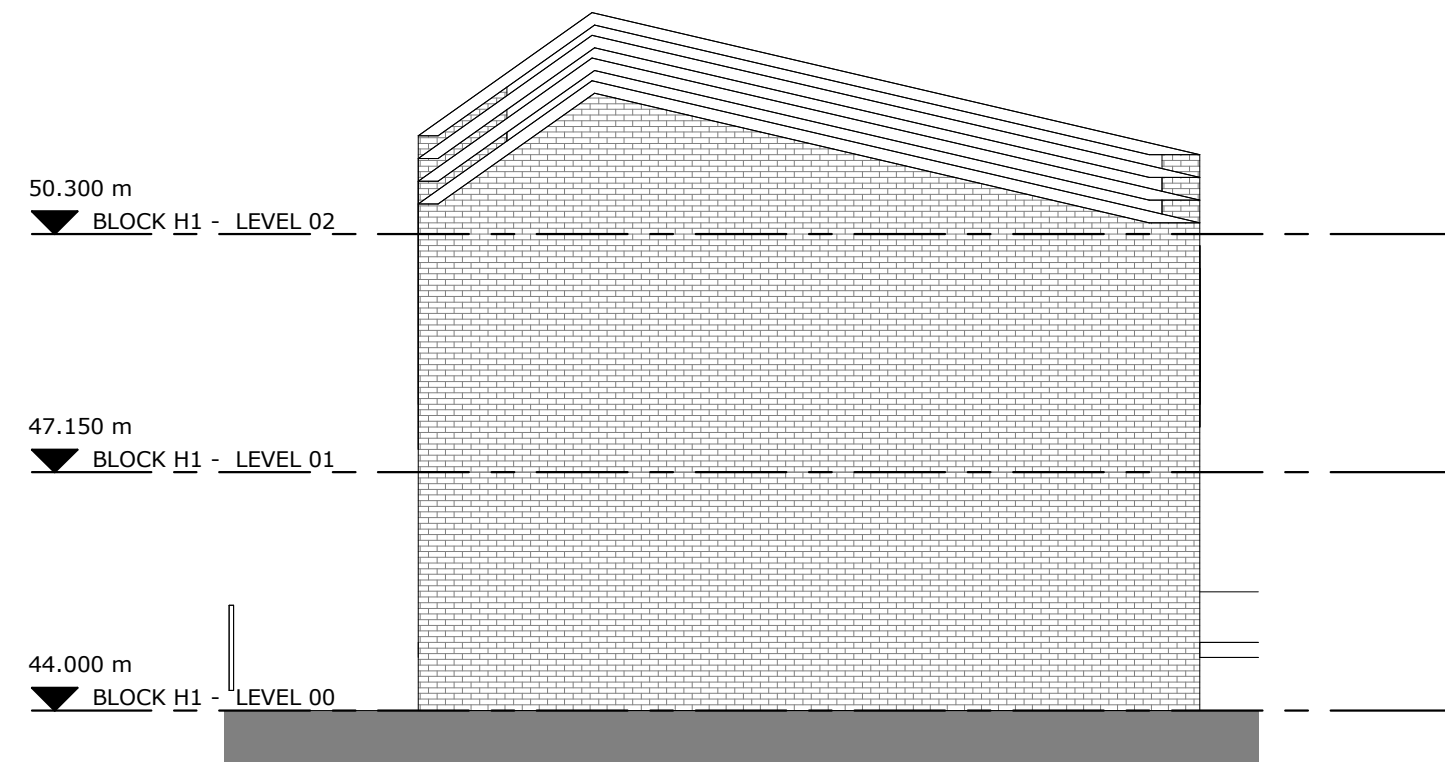
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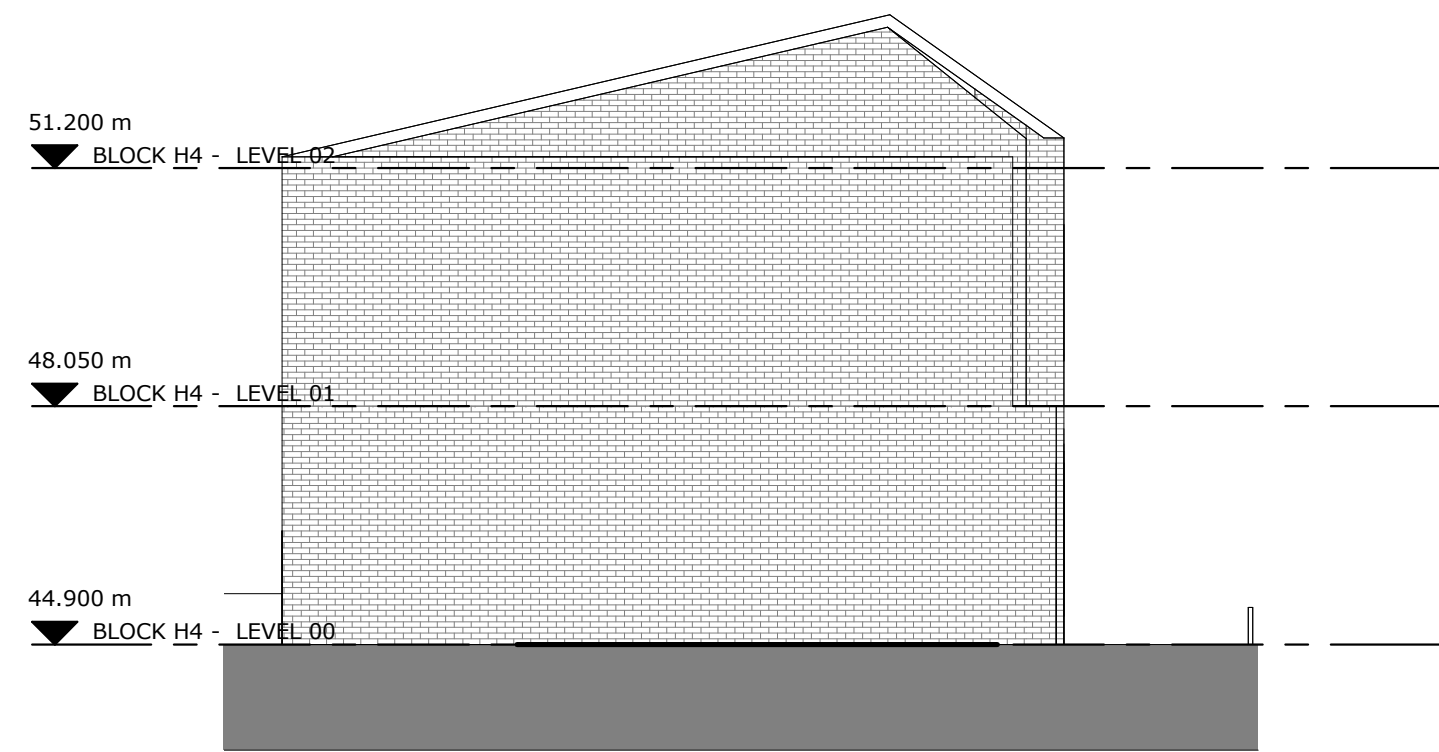
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SCALE: 1 : 100



1 Block H East Elevation
SCALE: 1 : 100



2 Block H South Elevation
SCALE: 1 : 100



4 Block H North Elevation
SCALE: 1 : 100

Aros

Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
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Project

West End Road, Ruislip

Title

Block H Proposed Elevations

Project Number

6490

Date

03/03/2026

Status

PRELIMINARY

DRAFT

Drawing Number

(20) 470

Scale

Revision

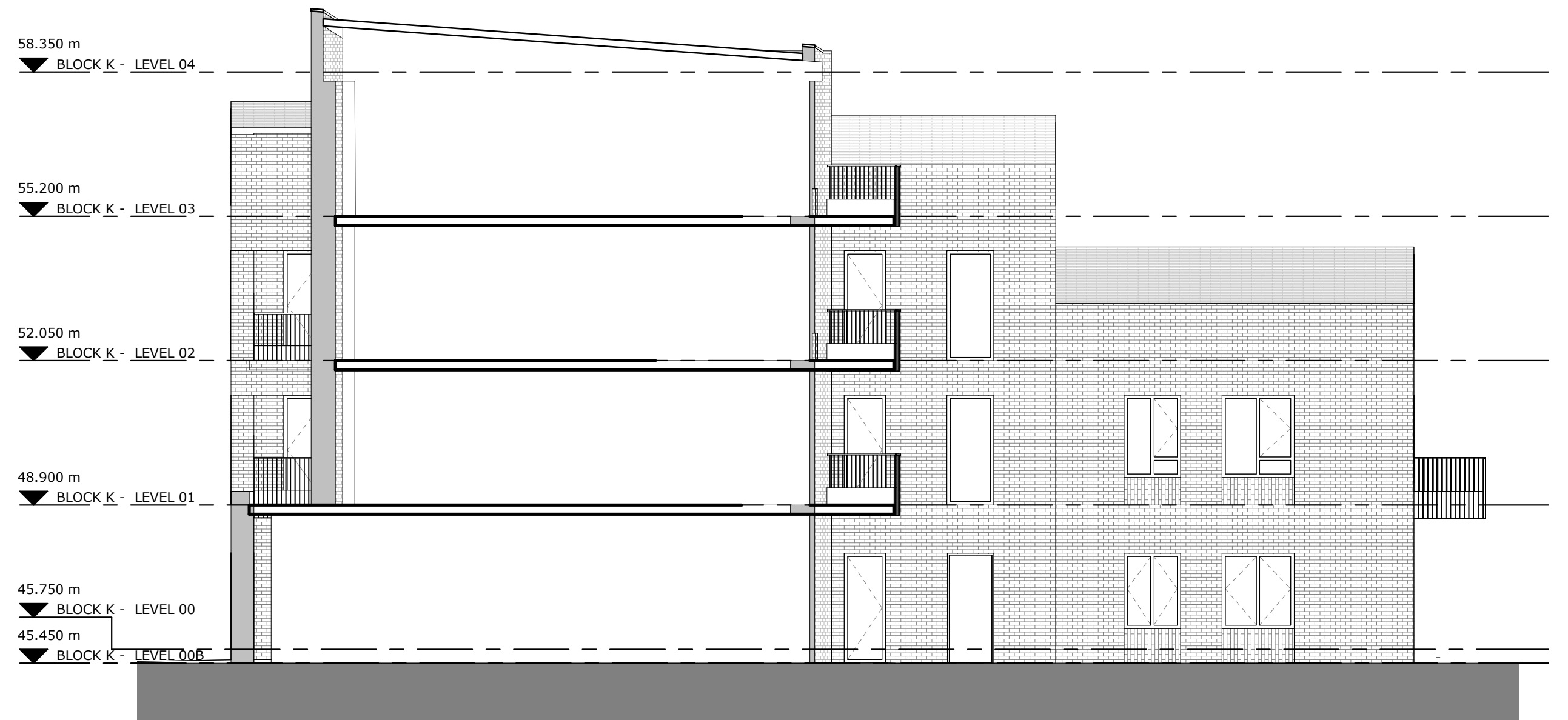
B



1 Block K South Elevation
SCALE: 1 : 100



3 Block K East Section-Elevation
SCALE: 1 : 100



Block K West Section-Elevation
SCALE: 1 : 100

Aros

Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450

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Revisions

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Project
West End Road, Ruislip

Title
Block K Proposed Elevations Sheet
1

Project Number
6490

Date
03/03/2026

Status
PRELIMINARY

DRAFT

Drawing Number
(20) 480

Scale

Revision
B



3 Block K West Elevation
SCALE: 1 : 100



1 Block K East Elevation
SCALE: 1 : 100



2 Block K North Elevation
SCALE: 1 : 100

Aros

Aros Architects
Jerwood Space
171 Union Street
London SE1 0LN

Telephone
+44(0)20 7928 2444
Facsimile
+44(0)20 7928 2450

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B	03/03/2026	EPC	Client	

Project

West End Road, Ruislip

Title

Block K Proposed Elevations Sheet
1

Project Number
6490

Date
03/03/2026

Status
PRELIMINARY

DRAFT

Drawing Number
(20) 481

Scale

Revision
B

Appendix 4: Build Costs



Stage 2 Cost Plan - Revision 3 for

Chase New Homes

for

West End Road, Ruislip

27th March 2026

WEST END ROAD, RUISLIP CHASE NEW HOMES

STAGE 2 COST PLAN

CONTENTS

	Section
- Executive Summary	1
- Assumptions and Exclusions	2
- Elemental Cost Summary	3
- Cost Breakdown - Block A	4
- Cost Breakdown - Block A	5
- Cost Breakdown - Block B	6
- Cost Breakdown - Block C	7
- Cost Breakdown - Block D	8
- Cost Breakdown - Block E	9
- Cost Breakdown - Block F	10
- Cost Breakdown - Block G	11
- Cost Breakdown - Block H	12
- Cost Breakdown - Block K	13
- Cost Breakdown - External Works	14
- Cost Breakdown - Demolition	15

West End Road, Ruislip.

Chase New Homes
Stage 2 Cost Plan
March 2026
Revision 3



Section 1
Executive Summary

Section 1
This Stage 2 Cost Plan has been prepared by Academy Consulting on behalf of Chase New Homes to advise on the anticipated construction cost of the proposed residential development at West End Road, Ruislip, London.

The cost plan has been prepared using the design information issued by Aros Architects on 27th February 2026 and updated to reflect all subsequent information issued to date

All design information or changes received after 19th February 2026 are not included in this Stage 2 Cost Plan.

The proposed development comprises a new-build residential estate of mixed houses and apartments, together with the retention and renovation of the existing 15th century cottage and associated buildings, following the demolition of the existing hotel.

Forecast Construction Costs

Based on the design information issued to date, Academy estimates the anticipated cost of the proposed development at approximately £25,130,000 excluding VAT.

This reflects a basic private sale residential development comprising houses and apartment blocks, together with landscaped grounds and service roads.

The total includes demolition and enabling works, main construction works including associated external works, preliminaries, overheads and profit (5%) and risk/contingency (6.5%). Design and professional fees, together with inflation beyond Q1 2026, are excluded.

Cost Summary	Block A		Block B		Block C		Block D		Block E		Block F		Block G		Block H		Block K		External Works		Total Construction (A)			Demolition (B)	Total (A + B)
	228m2		728m2		1,115m2		190m2		192m2		142m2		194m2		853m2		2,778m2		6,420m2		6,420m2			6,420m2	6,420m2
	£	£/GIA	£	£/GIA	£	£/GIA	£	£/GIA	£	£/GIA	£	£/GIA	£	£/GIA	£	£/GIA	£	£/GIA	£	£/GIA	£	£/GIA	%	£	£
0 Facilitating Works	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	524,768	524,768
1 Substructure	65,752	288	176,152	242	359,863	323	77,443	408	72,820	379	235,000	1,655	290,000	1,495	279,165	327	679,045	244	-	-	2,235,040	348	9%	-	2,235,040
2 Superstructure	231,841	1,017	1,191,864	1,637	1,592,597	1,428	253,782	1,336	236,111	1,230	204,740	1,442	262,860	1,355	571,127	670	3,351,578	1,206	-	-	7,896,500	1,230	32%	-	7,896,500
3 Finishes	49,234	216	139,523	192	211,116	189	46,227	243	44,557	232	64,161	452	91,047	469	160,790	188	556,893	200	-	-	1,363,548	212	6%	-	1,363,548
4 Fittings, Furnishings and Equipment	29,370	129	116,120	160	217,725	195	31,170	164	31,170	162	32,780	231	17,085	88	119,120	140	462,040	166	-	-	1,056,580	165	4%	-	1,056,580
5 Services	143,065	627	541,681	744	825,277	740	136,547	719	136,934	713	86,596	610	83,395	430	535,460	628	1,813,799	653	-	-	4,302,754	670	18%	-	4,302,754
6 Prefabricated Buildings and Building Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	-	-
7 Work to existing buildings	-	-	-	-	-	-	-	-	-	-	45,000	317	52,500	271	-	-	-	-	-	-	97,500	15	0%	-	97,500
8 External Works	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,941,217	302	1,941,217	302	8%	124,588	2,065,805
Sub-total	519,262	2,277	2,165,340	2,974	3,206,379	2,976	545,169	2,869	521,992	2,717	668,277	4,706	796,887	4,108	1,665,662	1,953	6,865,354	2,471	-	-	18,893,138	2,943	77%	649,356	19,542,494
9 Main Contractor's Preliminaries	77,889	342	324,801	446	480,957	431	81,775	430	78,239	407	100,241	705	119,533	616	249,849	293	1,029,503	371	291,182	45	2,833,971	441	12%	97,403	2,931,374
Sub-total	597,151	2,619	2,490,141	3,421	3,687,335	3,307	626,944	3,300	599,831	3,124	768,518	5,412	916,420	4,724	1,915,511	2,246	7,892,857	2,841	2,232,399	348	21,727,109	3,384	88%	746,759	22,473,868
10 Main contractor's overheads and profit	30,583	134	124,507	171	184,367	165	31,347	165	29,992	156	38,426	271	45,821	236	95,775	112	394,643	142	111,620	17	1,087,081	169	4%	37,338	1,124,419
Sub-total	627,734	2,753	2,614,648	3,592	3,871,702	3,472	658,291	3,465	629,823	3,280	806,944	5,683	962,241	4,960	2,011,286	2,358	8,287,500	2,983	2,344,019	365	22,814,190	3,554	94%	784,097	23,598,287
11 Project/design team fees	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Sub-total	627,734	2,753	2,614,648	3,592	3,871,702	3,472	658,291	3,465	629,823	3,280	806,944	5,683	962,241	4,960	2,011,286	2,358	8,287,500	2,983	2,344,019	365	22,814,190	3,554	94%	784,097	23,598,287
12 Other development/project costs	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Sub-total	627,734	2,753	2,614,648	3,592	3,871,702	3,472	658,291	3,465	629,823	3,280	806,944	5,683	962,241	4,960	2,011,286	2,358	8,287,500	2,983	2,344,019	365	22,814,190	3,554	94%	784,097	23,598,287
13 Risks (Contingencies)	40,803	179	169,952	233	251,661	226	42,789	225	40,938	213	52,451	369	62,546	322	130,734	153	536,688	194	152,361	24	1,482,923	231	6%	50,966	1,533,889
Sub-total	668,537	2,932	2,784,600	3,825	4,123,363	3,698	701,080	3,690	670,761	3,494	859,395	6,052	1,024,787	5,282	2,142,020	2,511	8,826,188	3,177	2,496,380	389	24,297,113	3,785	100%	835,063	25,132,176
14 Inflation	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
TOTAL	£ 668,537	£ 2,932	£ 2,784,600	£ 3,825	£ 4,123,363	£ 3,698	£ 701,080	£ 3,690	£ 670,761	£ 3,494	£ 859,395	£ 6,052	£ 1,024,787	£ 5,282	£ 2,142,020	£ 2,511	£ 8,826,188	£ 3,177	£ 2,496,380	£ 389	£ 24,297,113	£ 3,785	100%	£ 835,063	£ 25,132,176
SAY	£ 670,000	£ 2,939	£ 2,780,000	£ 3,819	£ 4,120,000	£ 3,695	£ 700,000	£ 3,684	£ 670,000	£ 3,490	£ 860,000	£ 6,056	£ 1,020,000	£ 5,258	£ 2,140,000	£ 2,509	£ 8,830,000	£ 3,179	£ 2,500,000	£ 389	£ 24,300,000	£ 3,785	100%	£ 840,000	£ 25,130,000

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Section 2

Assumptions and Exclusions

Assumptions

- 1 An allowance has been included for demolition and associated enabling works on the assumption that these may be let as a separate package. On this basis, the costs relating to these works have been set out separately within this document.
- 2 The estimate is prepared on the basis of a single-stage procurement route. We have assumed that all works will be competitively tendered to a single contractor. We note that there is potential for some works to be carried out as an early enabling pack, however this is subject to further development of the procurement strategy.
- 3 A number of allowances have been included for 'unknown' items, particularly relating to structural and mechanical and electrical elements, which are highlighted throughout this report and dependant on specialist advice.
- 4 Internal finishes are assumed to be of a basic private sale residential specification.
- 5 Building services are assumed to be in accordance with a typical residential developer specification. As Blocks B and K are four storeys in height, an allowance has been included at this stage for potential sprinkler installations; however, this will require further review and may not be necessary, subject to clarification with the relevant authorities, including Building Control and the Fire Authority.
- 6 Allowance for roof-mounted photovoltaic panels to pitched roofs, including inverter, battery storage, connections, testing and commissioning, in line with London low-carbon energy requirements.

Demolition

- 9 Demolition works have been priced separately as a standalone package, including their own associated preliminaries, overheads and profit.

External Works

- 10 External works are assumed to comprise site-wide drainage, paving, roads, landscaping and boundary treatments, together with allowances for Thames Water diversion works and attenuation tanks, and have been priced separately from the individual block cost plans.

House Construction Blocks A, D, E and H

- 11 Piled foundations to houses assumed to comprise excavation and disposal, low vibration CFA piles to 7m depth, reinforced concrete pile caps and ground beams, piling design, localised piling mat and pile testing.
- 12 Ground floor construction to houses assumed as suspended insulated floor construction with DPM / gas membrane, service penetrations, below DPC walling, below ground drainage and 75mm sand and cement screed.
- 13 First floor construction to houses assumed as timber joisted floors with structural decking, acoustic insulation, trimming to openings and fire stopping at junctions and penetrations
- 14 Timber pitched roof construction to houses, including trussed rafters, battens, membrane, concrete roof tiles, insulation, and all associated eaves, verge and rainwater goods.
- 15 Stair construction to houses is assumed to comprise prefabricated softwood staircases.
- 16 External walls to houses assumed as cavity wall construction with facing brick outer leaf, insulated cavity, concrete blockwork inner leaf and plasterboard drylining internally, including lintels, DPCs, cavity trays and associated sundries.
- 17 Windows and external doors to houses assumed as double glazed aluminium windows, sliding glazed doors and powder-coated aluminium entrance doors complete with frames, glazing, ironmongery and seals.
- 18 Heating to houses is assumed to comprise individual air source heat pump systems with hot water cylinder, controls, testing and commissioning, MEP preliminaries, and radiator distribution with thermostatic valves and insulated pipework.

Apartment Blocks B, C and K

- 19 Piled foundations to apartment blocks assumed to comprise excavation and disposal, CFA piles to 15m depth, reinforced concrete pile caps and ground beams, piling design, localised piling mat and pile testing.
- 20 Ground floor construction to apartment blocks assumed as suspended insulated floor construction with DPM / gas membrane, service penetrations, below DPC walling, below ground drainage and 75mm sand and cement screed.
- 21 Frame to apartment blocks assumed as an in situ reinforced concrete frame, comprising blade columns and structural walls, including concrete, reinforcement, formwork and associated sundries.
- 22 Upper floors to apartment blocks assumed as reinforced concrete floor slabs with screed, trimming to openings, in situ concrete beams and perimeter cavity fire barriers.
- 23 Roof construction to apartment blocks is assumed as a combination of pitched tiled roofs and insulated flat roofs on reinforced concrete slabs, including waterproofing, parapets, aluminium rainwater goods, and a reinforced concrete slab beneath the pitched roof areas to facilitate fire compartmentation and achieve the required fire separation standards.
- 24 Stairs to apartment blocks assumed as precast reinforced concrete stair flights and landings complete with balustrades, handrails, finishes, nosings and fixings.
- 25 External walls to apartment blocks assumed as metal SFS backing wall with sheathing board, breather membrane, insulation and cavity barriers, with facing brick outer leaf, brick support angles and local render to window surrounds and reveals.
- 26 Windows and external doors to apartment blocks assumed as double glazed aluminium windows, sliding glazed doors and powder-coated aluminium entrance doors complete with frames, glazing, ironmongery and seals.

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Section 2

Assumptions and Exclusions

27	Heating to apartment blocks is assumed to comprise a centralised air source heat pump system with central plant, distribution pipework and HIUs to apartments for space heating and hot water.
	Heritage Grade 2 listed Buildings Block F & G
28	Blocks F and G are retained existing buildings and the cost plan includes provisional allowances for repairs and thermal upgrades to the existing fabric of the building along with full internal strip out and renewal of partitions and services all to heritage specification. Includes (in the absence of detailed information) allowance for underpinning existing foundations, renewal of partitions, windows and external doors, roof coverings, structural repairs and new services and insulation throughout. Excludes removal / remediation of contaminated material.
	Program
29	A demolition period of 5 months has been allowed, together with a main construction period of 31 months. This programme allowance is included for cost planning purposes only and remains subject to confirmation as the design, procurement strategy and phasing are developed further.

Exclusions

1	Professional fees and surveys, inclusive of legal fees, planning, building regulation and other statutory fees.
2	Third party rights and party wall awards.
3	Client insurances.
4	Loose FF&E, blinds, white goods (beyond fitted kitchen appliances), client equipment and tenant-specific fit-out works.
5	Out-of-hours working or acceleration measures.
6	Any specialist security, audio-visual or IT installations.
7	Abnormal ground conditions, archaeology, contamination, asbestos and UXO findings.
8	Utility diversions, reinforcements, drainage diversions and off-site works beyond the site boundary.
9	Flood mitigation.
10	Post-completion maintenance, marketing or sales costs.
11	No allowance for Item 14.1 Tender inflation or Item 14.2 Construction inflation allowance beyond today's date has been included.
12	Value Added Tax and any applicable recovery via capital allowances.
14	Allowance to break up and remove obstructions in the ground; hard materials, redundant services and the like.
17	Underpinning of adjacent and existing structures, other than the retained listed buildings currently within the development.
18	Allowance for precautionary treatments should invasive species be encountered during works.
19	Planning obligations, including CIL and Section 106 / 278 costs.
21	Land acquisition and associated purchase costs.
22	Finance charges, interest and lender fees
23	AC cooling (air conditioning).
24	MVHR.
25	Asbestos removal excluded pending survey confirmation.

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Section 3 Elemental Cost Summary

Ref	Description	Block A (£)	Block B (£)	Block C (£)	Block D (£)	Block E (£)	Block F (£)	Block G (£)	Block H (£)	Block K (£)	External Works (£)	TOTAL (A) (£)	Demolition (B) (£)
0	Facilitating Works												
0.1	Toxic/Hazardous/Contaminated Material Treatment	-	-	-	-	-	-	-	-	-	-	-	20,000
0.2	Major Demolition Work	-	-	-	-	-	-	-	-	-	-	-	409,768
0.3	Temporary Supports to Adjacent Structures	-	-	-	-	-	-	-	-	-	-	-	65,000
0.4	Specialist Groundworks	-	-	-	-	-	-	-	-	-	-	-	-
0.5	Temporary Diversion Works	-	-	-	-	-	-	-	-	-	-	-	30,000
0.6	Extraordinary Site Investigation Works	-	-	-	-	-	-	-	-	-	-	-	-
1	Substructure												
1.1	Substructure	65,752	176,152	359,663	77,443	72,820	235,000	290,000	279,165	679,045	-	2,235,040	-
2	Superstructure												
2.1	Frame	-	160,160	245,300	-	-	15,000	20,000	-	500,940	-	941,400	-
2.2	Upper Floors	15,255	253,125	364,750	15,640	15,445	-	-	59,985	872,000	-	1,596,200	-
2.3	Roof	32,780	56,648	101,605	29,200	28,935	57,000	59,500	125,480	232,504	-	723,652	-
2.4	Stairs and ramps	6,500	28,500	19,000	6,500	6,500	5,000	5,000	26,000	57,000	-	160,000	-
2.5	External Walls	86,494	347,985	361,275	102,214	96,696	24,000	30,000	176,054	643,218	-	1,867,936	-
2.6	Windows and External Doors	58,750	160,450	177,550	45,450	42,900	85,000	125,000	117,250	308,850	-	1,121,200	-
2.7	Internal Walls and Partitions	19,312	88,846	126,617	44,278	35,135	4,740	3,360	30,358	347,116	-	699,762	-
2.8	Internal Doors	12,750	54,150	82,500	10,500	10,500	14,000	20,000	36,000	214,950	-	455,350	-
2.9	Balconies	-	42,000	114,000	-	-	-	-	-	175,000	-	331,000	-
3	Finishes												
3.1	Wall Finishes	17,190	33,219	51,360	20,045	17,755	36,290	55,155	55,350	136,360	-	422,724	-
3.2	Floor Finishes	18,100	62,228	86,236	15,254	15,410	11,795	15,760	58,480	265,893	-	549,156	-
3.3	Ceiling Finishes	13,944	44,076	73,520	10,928	11,392	16,076	20,132	46,960	154,640	-	391,668	-
4	Fittings, Furnishings and Equipment												
4.1	Fittings, furnishings and equipment	29,370	116,120	217,725	31,170	31,170	32,780	17,085	119,120	462,040	-	1,056,580	-
4.2	Special fittings, furnishings and equipment	-	-	-	-	-	-	-	-	-	-	-	-
4.3	Internal planting	-	-	-	-	-	-	-	-	-	-	-	-
4.4	Bird and vermin control	-	-	-	-	-	-	-	-	-	-	-	-
5	Services												
5.1	Sanitary Installations	13,000	20,000	37,500	13,000	13,000	7,000	6,500	28,000	77,500	-	215,500	-
5.2	Services Equipment	-	-	-	-	-	-	-	-	-	-	-	-
5.3	Disposal Installations	3,820	12,320	18,925	3,250	3,280	2,430	3,310	14,495	47,170	-	109,000	-
5.4	Water Installations	20,156	62,972	104,135	17,310	17,408	11,384	12,838	74,397	241,422	-	562,022	-
5.5	Heat Source	17,000	67,800	101,700	19,200	19,200	19,200	9,700	76,800	180,800	-	511,400	-
5.6	Space Heating and air treatment	22,600	90,400	169,500	22,600	22,600	18,100	17,000	90,400	350,300	-	803,500	-
5.7	Ventilation Systems	5,400	10,900	20,300	5,400	5,400	4,400	2,645	16,200	42,000	-	112,645	-
5.8	Electrical Installations	20,540	61,040	95,090	17,200	17,360	12,760	17,620	77,040	241,690	-	560,340	-
5.9	Fuel Installations/systems	-	-	-	-	-	-	-	-	-	-	-	-
5.10	Lift and Conveyer Installations/Systems	-	90,400	79,100	-	-	-	-	-	180,800	-	350,300	-
5.11	Fire and Lightning Protection	3,592	22,232	28,142	3,060	3,088	2,288	3,116	13,542	153,818	-	232,878	-
5.12	Communications, Security and Control Systems	7,890	36,940	62,048	6,650	6,710	4,910	6,695	29,590	104,170	-	265,603	-
5.13	Special Installations	24,900	50,900	84,800	24,900	24,900	-	-	99,400	141,300	-	451,100	-
5.14	Builders Work in Connection with Services	4,167	15,777	24,037	3,977	3,988	4,124	3,971	15,596	52,829	-	128,467	-
6	Prefabricated Buildings and Building Units												
6.1	Prefabricated Buildings and Building Units	-	-	-	-	-	-	-	-	-	-	-	-
7	Work to existing buildings												
7.1	Minor demolition works and alteration works	-	-	-	-	-	15,000	20,000	-	-	-	35,000	-
7.2	Repairs to existing services	-	-	-	-	-	-	-	-	-	-	-	-
7.3	Damp-proof courses/fungus and beetle eradication	-	-	-	-	-	25,000	25,000	-	-	-	50,000	-
7.4	Facade retention	-	-	-	-	-	-	-	-	-	-	-	-
7.5	Cleaning existing surfaces	-	-	-	-	-	5,000	7,500	-	-	-	12,500	-
7.6	Renovation works	-	-	-	-	-	-	-	-	-	-	-	-
	Sub-Total	£ 519,262	£ 2,165,340	£ 3,206,379	£ 545,169	£ 521,592	£ 668,277	£ 796,887	£ 1,665,662	£ 6,863,354	£ -	£ 16,951,922	£ 524,768
8	External Works												
8.1	Site preparation works	-	-	-	-	-	-	-	-	-	-	-	124,588
8.2	Roads, paths, pavings and surfacing	-	-	-	-	-	-	-	-	-	276,709	276,709	-
8.3	Soft landscaping, planting and irrigation systems	-	-	-	-	-	-	-	-	-	105,727	105,727	-
8.4	Fencing, railings and walls	-	-	-	-	-	-	-	-	-	221,600	221,600	-
8.5	External fixtures	-	-	-	-	-	-	-	-	-	143,200	143,200	-

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Elemental Cost Summary

Ref	Description	Block A (£)	Block B (£)	Block C (£)	Block D (£)	Block E (£)	Block F (£)	Block G (£)	Block H (£)	Block K (£)	External Works (£)	TOTAL (A) (£)	Demolition (B) (£)
8.6	External drainage	-	-	-	-	-	-	-	-	-	373,370	373,370	-
8.7	External services	-	-	-	-	-	-	-	-	-	820,610	820,610	-
8.8	Minor building works and ancillary buildings	-	-	-	-	-	-	-	-	-	-	-	-
	Sub-Total	£ 519,262	£ 2,165,340	£ 3,206,379	£ 545,169	£ 521,592	£ 668,277	£ 796,887	£ 1,665,662	£ 6,863,354	£ 1,941,217	£ 18,893,138	£ 649,356
9	Main Contractor's Preliminaries												
9.1	Main Contractor's pre-construction preliminaries	77,889	324,801	480,957	81,775	78,239	100,241	119,533	249,849	1,029,503	291,182	2,833,971	97,403
9.2	Main Contractor's fixed on-site preliminaries	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.
9.3	Main Contractor's time related on-site preliminaries	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.
9.4	Allowance for plant, scaffolding, hoists and other access equipment	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.	Inc.
	Sub-Total	£ 597,151	£ 2,490,141	£ 3,687,335	£ 626,944	£ 599,831	£ 768,518	£ 916,420	£ 1,915,511	£ 7,892,857	£ 2,232,399	£ 21,727,109	£ 746,759
10	Main contractor's overheads and profit												
10.1	Main contractor's overheads @ 3.00%	17,915	74,704	110,620	18,808	17,995	23,056	27,493	57,465	236,786	66,972	651,814	22,403
10.2	Main contractor's profit @ 2.00%	12,668	49,803	73,747	12,539	11,997	15,370	18,328	38,310	157,857	44,648	435,267	14,935
	Sub-Total	£ 627,734	£ 2,614,648	£ 3,871,702	£ 658,291	£ 629,823	£ 806,944	£ 962,241	£ 2,011,286	£ 8,287,500	£ 2,344,019	£ 22,814,190	£ 784,097
11	Project/design team fees												
11.1	Main contractor's pre-construction fees	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	-	Excluded
11.2	Main contractor's design fees	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	-	Excluded
	Sub-Total	£ 627,734	£ 2,614,648	£ 3,871,702	£ 658,291	£ 629,823	£ 806,944	£ 962,241	£ 2,011,286	£ 8,287,500	£ 2,344,019	£ 22,814,190	£ 784,097
12	Other development/project costs												
12.1	Other costs development/project costs	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	-	Excluded
	Sub-Total	£ 627,734	£ 2,614,648	£ 3,871,702	£ 658,291	£ 629,823	£ 806,944	£ 962,241	£ 2,011,286	£ 8,287,500	£ 2,344,019	£ 22,814,190	£ 784,097
13	Risks (Contingencies)												
13.1	Design Risk Transfer allowance @ 2.00%	12,555	52,293	77,434	13,166	12,596	16,139	19,245	40,226	165,750	46,880	456,284	15,682
13.2	Design Reserve allowance @ 3.00%	18,832	78,439	116,151	19,749	18,895	24,208	28,867	60,339	248,625	70,321	684,426	23,523
13.3	Client Contingency Allowance @ 1.50%	9,416	39,220	58,076	9,874	9,447	12,104	14,434	30,169	124,313	35,160	342,213	11,761
	Sub-Total	£ 668,537	£ 2,784,600	£ 4,123,363	£ 701,080	£ 670,761	£ 859,395	£ 1,024,787	£ 2,142,020	£ 8,826,188	£ 2,496,380	£ 24,297,113	£ 835,063
14	Inflation												
14.1	Tender inflation	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	-	Excluded
14.2	Construction inflation allowance	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	-	Excluded
	Total Estimated Sum	£ 668,537	£ 2,784,600	£ 4,123,363	£ 701,080	£ 670,761	£ 859,395	£ 1,024,787	£ 2,142,020	£ 8,826,188	£ 2,496,380	£ 24,297,113	£ 835,063

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Section 4

Cost Breakdown - Block A

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				-
	Excluded				-
0.2	Major Demolition Work				-
	Excluded				-
0.3	Temporary Supports to Adjacent Structures				-
	Excluded				-
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				-
	Excluded				-
0.6	Extraordinary Site Investigation Works				-
	Excluded				-
1	Substructure				
1.1	Substructure				65,752
	Levelling, excavation and compaction works, including disposal of surplus material.	29	m3	40	1,160
	Allowance for excavation works based on 50% of arising material being contaminated	10	m3	70	700
	Excavation for piled foundations and ground beams, including disposal of surplus material.	31	m3	55	1,705
	Low vibration continuous flight auger (CFA) piles, including boring, concrete, reinforcement and trimming pile heads. Assumed 7m depth (House construction), no obstructions	11	no	1,400	15,400
	Reinforced concrete pile caps including concrete, reinforcement and formwork	11	no	450	4,950
	Reinforced concrete ground beams, including concrete, reinforcement and formwork	47	m	240	11,280
	Allowance for piling design	1	item	1,500	1,500
	Allowance for 750mm thick piling mat (over part area)	29	m2	55	1,595
	Allowance for pile testing 10%	2	no	750	1,500
	Suspended ground floor construction, including insulation and associated sundries.	114	m2	140	15,960
	DPM / gas membrane and service penetrations through ground floor construction.	114	m2	18	2,052
	Below DPC blockwork / substructure walling.	28	m2	60	1,680
	Below ground drainage and associated pipework.	114	m2	30	3,420
	Sand and cement screed to ground floor, including levelling and associated sundries. 75mm	114	m2	25	2,850
2	Superstructure				
2.1	Frame				-
	Not Applicable				-
2.2	Upper Floors				15,255
	Timber first floor construction including timber joists, strutting, structural deck, acoustic insulation, and associated trimmers, noggings and fixings.	114	m2	90	10,260
	Allowance for openings and trimming per unit	2	no	1,500	3,000
	Fire stopping at wall/floor junctions and associated penetrations	57	m	35	1,995
2.3	Roof				32,780
	Timber pitched roof construction including trussed rafters, battens, membrane, concrete roof tile covering and insulation.	140	m2	165	23,100
	Hip end tiles	25	m	50	1,250
	Ridge tiles	7	m	50	350
	Eaves construction including fascia boards, soffits, verge details and associated trims.	47	m	70	3,290
	Powder-coated aluminium gutters, including brackets, outlets and all necessary fixings	47	m	70	3,290
	Powder-coated aluminium downpipes, including shoes, offsets, brackets, connectors and all necessary fixings	25	m	60	1,500
2.4	Stairs and Ramps				6,500
	Prefabricated softwood timber staircases; straight flights with quarter/half landings as required; plywood treads and risers; softwood strings; supplied in factory-finished sections; finishes including treads, risers and nosings.	2	no	3,250	6,500
2.5	External Walls				86,494
	Facing brick outer leaf, 102.5 mm thick, including pointing, movement joints, stainless steel wall ties and weep holes forming part of cavity wall construction.	298	m2	115	34,270
	Cavity wall insulation; PC Sum £60/m² for supply only, including installation, cutting, fitting and making good within cavity wall construction.	298	m2	82	24,436
	Cavity wall; inner leaf formed in concrete blockwork; tied back to outer leaf with stainless steel wall ties; including bed-joint reinforcement where required, movement joint detailing, sundry cutting and fixings	298	m2	60	17,880
	Cavity wall; internal lining to external walls; 1 layer 12.5 mm plasterboard; fixed on dabs or mechanical fixings to blockwork; joints taped; including all fixings, trims and sundry cutting	268	m2	20	5,364
	Cavity wall lintels over openings including steel lintels, bearings and associated fixings.	32	m	120	3,840
	Damp proof course to cavity walls including associated cavity trays and fixings.	32	m	22	704
2.6	Windows and External Doors				58,750

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Section 4

Cost Breakdown - Block A

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Double glazed aluminium windows with insulated spandrel panels, including frames, glazing, ironmongery, seals, trims and associated fixings	47	m2	850	39,950
	Sliding aluminium glazed doors including frames, glazing, ironmongery, thresholds, seals, trims and associated fixings	14	m2	950	13,300
	Powder-coated aluminium front entrance door set; single leaf with glazed top vision panel, including frame, ironmongery, thresholds, seals, trims and associated fixings	2	no	2,750	5,500
2.7	Internal Walls and Partitions				19,312
	Internal loadbearing walls formed in 100 mm concrete blockwork including bed joint reinforcement, movement joints and sundry cutting	49	m2	65	3,185
	Plasterboard lining to internal blockwork walls including adhesive dabs, taping and jointing ready for decoration	49	m2	36	1,764
	Internal stud partitions comprising metal/timber studs with acoustic insulation and 12.5 mm plasterboard linings each side including taping and jointing	162	m2	69	11,178
	Lintels to internal wall openings including bearings and associated fixings	17	no	65	1,105
	Pattressing to stud partitions comprising 18 mm plywood fixed within partition framing including additional studs and associated fixings (approx. 20 m² per dwelling).	40	m2	22	880
	Boxing-in to concealed pipes and services in kitchens, bathrooms and service voids, including timber/metal framing, plasterboard lining, access hatches, trims, supports and all necessary fixings	2	no	600	1,200
2.8	Internal Doors				12,750
	Veneered internal door sets, including solid-core door leaves, frames, linings, architraves, premium ironmongery, seals, finishes and all associated fittings.	17	no	750	12,750
3	Finishes				
3.1	Wall Finishes				17,190
	Emulsion paint finish to plasterboard walls; plasterboard taped and jointed; one mist coat and two coats emulsion	632	m2	10	6,320
	Full-height wall tiling to bathrooms, including trims, waterproofing, adhesive, grout and all associated sundries	86	m2	85	7,310
	Allowance for wall tiling to walls and glass splashbacks to kitchen area, including trims, adhesive, grout, sealants and associated fixings	26	m2	85	2,210
	MDF window boards; 25 mm thick, bullnose front edge; supplied primed and finished with paint; fixed complete with sundry trims	30	m	45	1,350
3.2	Floor Finishes				18,100
	Amtico or similar vinyl plank floor finish to private house kitchen and living areas, including subfloor preparation, adhesive, trims, skirtings / perimeter finish and making good.	114	m2	75	8,550
	Carpet to bedrooms; with underlay; including grippers, trims, sundries and protection	92	m2	35	3,220
	Carpet finish to stairs including underlay, gripper rods, stair nosings, trims and associated sundries.	10	m2	35	350
	Floor tiling to bathrooms, including subfloor preparation, adhesive, grout, trims, sealant and making good	12	m2	85	1,020
	MDF skirtings to perimeter of rooms; primed and painted; inclusive of mastic seal at floor junction	248	m	20	4,960
3.3	Ceiling Finishes				13,944
	Plasterboard ceiling to dwellings; plasterboard to underside of joists, taped and jointed and finished with two coats emulsion paint	228	m2	58	13,224
	Extra over plasterboard ceilings to dwellings for enhanced decorative ceiling finishes, including localised bulkheads, recessed lighting features, simple coving / shadow gaps, feature margins and associated detailing, complete ceiling details beyond the base ceiling specification.	2	no	5,000	Excluded
	Allowance for ceiling access hatches to roof voids and services including frame, hatch door and ironmongery	6	no	120	720
4	Fittings, Furnishings and Equipment				
4.1	Fittings, furnishings and equipment				29,370
	Kitchen units and worktops including ironmongery, sink and mixer tap.	2	no	7,500	15,000
	Kitchen fittings; white goods; fridge freezer, built in oven, hob, extractor, washer drier, dishwasher	2	no	3,000	6,000
	Bathroom fittings; mirrors	6	no	70	420
	Bathroom fittings; WC roll holders	6	no	25	150
	Bathroom fittings; radiator towel rails	6	no	300	Inc. services
	Bathroom fittings; bathroom cabinets	6	no	300	1,800
	Wardrobes to Master Bedroom only	2	no	2,000	4,000
	General dwelling fittings allowance; shelving, coat hooks and rail, curtain battens	2	no	1,000	2,000
4.2	Special fittings, furnishings and equipment				-
	<i>Note: Not applicable</i>				-
4.3	Internal planting				-
	<i>Note: Not applicable</i>				-
4.4	Bird and vermin control				-
	<i>Note: Not applicable</i>				-
5	Services				
5.1	Sanitary Installations				13,000
	WC suite including cistern and seat	6	no	550	3,300

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Cost Breakdown - Block A

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Wash basin with mixer tap and wastes	6	no	450	2,700
	Shower enclosure including tray, mixer valve and glass screen	2	no	2,000	4,000
	Bath with mixer tap and wastes	2	no	1,500	3,000
5.2	Services Equipment				-
	<i>Note: Not applicable</i>				-
5.3	Disposal Installations				3,820
	Allowance for disposal installations, including soil and waste systems (GIA)	228	m2	15	3,420
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	300	300
5.4	Water Installations				20,156
	Allowance for water installations, including hot and cold water services (GIA)	228	m2	27	6,156
	Incoming mains water supply and distribution including meters and valves. (GIA rate)	228	m2	25	5,700
	Booster tanks; pumps, storage cylinders, metering and equipment (per dwelling rate)	2	no	3,000	6,000
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,800	1,800
5.5	Heat Source				17,000
	Air source heat pump installation including outdoor unit, indoor hydraulic components, DHW cylinder, plant connections, supports, controls and associated fittings.	2	no	7,500	15,000
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,500	1,500
5.6	Space Heating and air treatment				22,600
	Space heating distribution associated with the ASHP installation, comprising wet underfloor heating throughout, towel radiators in selected areas, manifolds, valves, insulated heating distribution pipework, local controls and associated fittings.	2	no	10,000	20,000
	Extra over for active cooling provision throughout, comprising fan coil units / heat-pump convectors, associated insulated distribution pipework, condensate drainage, controls, sensors, commissioning and associated fittings.	2	no	6,000	Excluded
	Allowance for testing & commissioning @ 3%	1	item	600	600
	Allowance for MEP preliminaries @ 10%	1	item	2,000	2,000
5.7	Ventilation Systems				5,400
	Mechanical extract ventilation to kitchens, bathrooms and WCs including fans, ductwork, grilles and controls	8	no	600	4,800
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	500	500
5.8	Electrical Installations				20,540
	Electrical installations including consumer units, earthing, containment, wiring, socket outlets, lighting installations and associated fittings (GIA rate)	228	m2	80	18,240
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,800	1,800
5.9	Fuel Installations/systems				-
	<i>Note: Not applicable</i>				-
5.10	Lift and Conveyer Installations/Systems				-
	Passenger lift				Excluded
	Allowance for testing & commissioning @ 3%	1	item	-	-
	Allowance for MEP preliminaries @ 10%	1	item	-	-
5.11	Fire and Lightning Protection				3,592
	Fire and smoke detection systems including smoke and heat detectors, alarms, wiring and associated fittings (GIA rate)	228	m2	14	3,192
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	300	300
5.12	Communications, Security and Control Systems				7,890
	Telephone, Wi-Fi and TV installations to dwellings including outlets, cabling and associated fittings (GIA rate)	228	m2	18	4,104
	Intruder alarm installations, including control equipment, detectors, keypads, cabling and associated fittings, complete (GIA).	228	m2	12	2,736
	Door bells including wiring and fittings	2	no	75	150
	Allowance for testing & commissioning @ 3%	1	item	200	200
	Allowance for MEP preliminaries @ 10%	1	item	700	700
5.13	Special Installations				24,900
	Photovoltaic solar system, including roof-mounted PV panels to pitched roofs, inverter, battery storage, cabling, connections, testing, commissioning and associated fittings, in line with London low-carbon energy requirements.	2	no	11,000	22,000
	Allowance for testing & commissioning @ 3%	1	item	700	700
	Allowance for MEP preliminaries @ 10%	1	item	2,200	2,200
5.14	Builders Work in Connection with Services				4,167
	Allowance for builders work in connection with services	3%		138,898	4,167
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	<i>Note: Not applicable</i>				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-
	<i>Note: Not applicable</i>				-
7.2	Repairs to existing services				-

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**Section 4****Cost Breakdown - Block A**

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<i>Note: Not applicable</i>				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	<i>Note: Not applicable</i>				-
7.4	Facade retention				-
	<i>Note: Not applicable</i>				-
7.5	Cleaning existing surfaces				-
	<i>Note: Not applicable</i>				-
7.6	Renovation works				-
	<i>Note: Not applicable</i>				-
Sub-Total				£	519,262
8	External Works				
8.1	Site preparation works				-
	<i>Note: Not applicable</i>				-
8.2	Roads, paths, pavings and surfacing				-
	<i>Note: Not applicable</i>				-
8.3	Soft landscaping, planting and irrigation systems				-
	<i>Note: Not applicable</i>				-
8.4	Fencing, railings and walls				-
	<i>Note: Not applicable</i>				-
8.5	External fixtures				-
	<i>Note: Not applicable</i>				-
8.6	External drainage				-
	<i>Note: Not applicable</i>				-
8.7	External services				-
	<i>Note: Not applicable</i>				-
8.8	Minor building works and ancillary buildings				-
	<i>Note: Not applicable</i>				-
Sub-Total				£	519,262
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries				
9.2	Main Contractor's fixed on-site preliminaries		@	15%	77,889
9.3	Main Contractor's time related on-site preliminaries				
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment				
Sub-Total				£	597,151
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	17,915
10.2	Main contractor's profit		@	2.00%	12,668
Sub-Total				£	627,734
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
Sub-Total				£	627,734
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
Sub-Total				£	627,734
13	Risks (Client's Contingencies)				
13.1	Design Risk Transfer allowance		@	2.00%	12,555
13.2	Design Reserve allowance		@	3.00%	18,832
13.3	Client Contingency Allowance		@	1.50%	9,416
Sub-Total				£	668,537
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
Total Estimated Sum				£	668,537

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Cost Breakdown - Block B

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				-
	Excluded				-
0.2	Major Demolition Work				-
	Excluded				-
0.3	Temporary Supports to Adjacent Structures				-
	Excluded				-
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				-
	Excluded				-
0.6	Extraordinary Site Investigation Works				-
	Excluded				-
1	Substructure				
1.1	Substructure				176,152
	Levelling, excavation and compaction works, including disposal of surplus material.	55	m3	40	2,200
	Allowance for excavation works based on 50% of arising material being contaminated	18	m3	70	1,260
	Excavation for piled foundations and ground beams, including disposal of surplus material.	64	m3	55	3,520
	Low vibration continuous flight auger (CFA) piles to apartment block, of standard diameter and assumed 15m depth, including boring, concrete, reinforcement and trimming pile heads.	22	no	3,000	66,000
	Reinforced concrete pile caps including concrete, reinforcement and formwork	22	no	450	9,900
	Reinforced concrete ground beams, including concrete, reinforcement and formwork	100	m	240	24,000
	Allowance for piling design	1	item	2,500	2,500
	Allowance for 750mm thick piling mat (over part area)	55	m2	55	3,025
	Allowance for pile testing 10%	2	no	750	1,500
	Suspended ground floor construction, including insulation and associated sundries.	219	m2	140	30,660
	DPM / gas membrane and service penetrations through ground floor construction.	219	m2	18	3,942
	Below DPC blockwork / substructure walling.	60	m2	60	3,600
	Below ground drainage and associated pipework.	219	m2	30	6,570
	Sand and cement screed to ground floor, including levelling and associated sundries. 75mm	219	m2	25	5,475
	Lift pit construction, including excavation, reinforced concrete and waterproofing.	1	no	12,000	12,000
2	Superstructure				
2.1	Frame				160,160
	Reinforced concrete frame to apartment block, comprising in situ blade columns, approximately 220 x 800mm, and structural walls, including concrete, reinforcement, formwork and associated sundries.	728	m2	220	160,160
2.2	Upper Floors				253,125
	Reinforced concrete intermediate floor slabs to first, second and third floors of apartment block, 250mm thick, including concrete, reinforcement, formwork and screed.	728	m2	225	163,800
	Allowance for openings and trimming per unit	8	no	1,500	12,000
	Allowance for structural openings and trimming to communal areas and service voids	1	no	10,000	10,000
	Allowance for reinforced concrete beams within intermediate floors, including concrete, reinforcement and formwork.	902	m2	25	22,550
	Perimeter cavity fire barrier at edge of intermediate floor slab	225	m	25	5,625
	Fourth Floor Slab at Soffit required for fire compartmentation, below pitched roof areas	174	m2	225	39,150
2.3	Roof				56,648
	Timber pitched roof construction including trussed rafters, battens, membrane, concrete roof tile covering and insulation.	174	m2	165	28,710
	Flat roof construction including reinforced concrete roof slab, insulation, waterproof membrane and associated upstands to parapet walls.	60	m2	150	9,000
	Eaves construction including fascia boards, soffits, verge details and associated trims.	37	m	70	2,590
	Ridge Tiles	19	m	50	950
	Verge Tiles	38	m	50	1,900
	Parapet wall to flat roof edge, including copings.	28	m	225	6,300
	Powder-coated aluminium gutters, including brackets, outlets and all necessary fixings	37	m	70	2,590
	Powder-coated aluminium downpipes, including shoes, offsets, brackets, connectors and all necessary fixings	77	m	60	4,608
2.4	Stairs and Ramps				28,500
	Precast reinforced concrete staircase comprising stair flights and quarter landing for approximately 3.15 m floor-to-floor rise, including mild steel balustrades and handrails, vinyl finish to treads and risers, aluminium stair nosings, bearings, fixings and associated sundries.	3	No	9,500	28,500
2.5	External Walls				347,985

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**Section 4****Cost Breakdown - Block B**

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Metal SFS framing system with sheathing board, breather membrane, insulation and cavity barriers	916	m2	165	151,140
	Facing brick outer leaf with wall ties, DPCs, flashings and movement joints	916	m2	180	164,880
	Stainless steel brick support channels / shelf angles to support brickwork, including brackets, fixings and associated support components	125	m	220	27,500
	Extra over for external render to window surrounds and reveals, including base coat, mesh reinforcement, finish coat, beads, trims and associated sundries	47	m2	95	4,465
2.6	Windows and External Doors				160,450
	Double glazed aluminium windows with insulated spandrel panels, including frames, glazing, ironmongery, seals, trims and associated fixings	179	m2	850	152,150
	External door; single timber leaf with glazed top vision panel; including ironmongery	3	no	1,850	5,550
	Powder-coated aluminium front entrance door set; single leaf with glazed top vision panel, including frame, ironmongery, thresholds, seals, trims and associated fixings	1	no	2,750	2,750
2.7	Internal Walls and Partitions				88,846
	Internal loadbearing walls formed in 100 mm concrete blockwork including bed joint reinforcement, movement joints and sundry cutting	270	m2	65	17,550
	Plasterboard lining to internal blockwork walls including adhesive dabs, taping and jointing ready for decoration	270	m2	36	9,720
	Internal stud partitions comprising metal/timber studs with acoustic insulation and 12.5 mm plasterboard linings each side including taping and jointing	704	m2	69	48,576
	Lintels to internal wall openings including bearings and associated fixings	72	no	65	4,680
	Pattressing to stud partitions comprising 18 mm plywood fixed within partition framing including additional studs and associated fixings (approx. 20 m² per dwelling).	160	m2	22	3,520
	Boxing-in to concealed pipes and services in kitchens, bathrooms and service voids, including timber/metal framing, plasterboard lining, access hatches, trims, supports and all necessary fixings	8	no	600	4,800
2.8	Internal Doors				54,150
	Veneered internal door sets, including solid-core door leaves, frames, linings, architraves, premium ironmongery, seals, finishes and all associated fittings.	32	no	750	24,000
	Apartment entrance doors; FD30S fire-rated solid core timber door sets including frame/lining, intumescent strips, smoke seals, self-closing device, ironmongery and associated fittings.	8	no	2,250	18,000
	Fire-rated doors to communal staircases forming protected escape route; FD30S timber door sets including frames, intumescent strips, smoke seals, self-closers, ironmongery and associated fittings.	3	no	2,250	6,750
	Fire-rated steel service riser door sets including frame, ironmongery and associated fittings.	12	no	450	5,400
2.9	Balconies				42,000
	Steel bolt-on balconies to apartments, including structure, balustrades, decking / balcony finish and associated fixings to primary structure.	6	no	7,000	42,000
3	Finishes				
3.1	Wall Finishes				33,219
	Emulsion paint finish to plasterboard walls within apartments; plasterboard taped and jointed; one mist coat and two coats emulsion.	1,747	m2	10	17,469
	Full-height wall tiling to bathrooms, including trims, waterproofing, adhesive, grout and all associated sundries	72	m2	85	6,120
	Allowance for wall tiling to walls and glass splashbacks to kitchen area, including trims, adhesive, grout, sealants and associated fixings	37	m2	85	3,155
	MDF window boards; 25 mm thick, bullnose front edge; supplied primed and finished with paint; fixed complete with sundry trims	47	m	45	2,115
	Emulsion paint finish to plasterboard walls within communal areas; plasterboard taped and jointed; one mist coat and two coats emulsion.	436	m2	10	4,360
3.2	Floor Finishes				62,228
	Acoustic resilient layer to separating floors between dwellings; minimum 5 mm; laid beneath final floor finishes	438	m2	12	5,256
	Amtico or similar vinyl plank floor finish to private apartment kitchen and living areas, including subfloor preparation, adhesive, trims, skirtings / perimeter finish and making good.	328	m2	75	24,600
	Carpet to bedrooms; with underlay; including grippers, trims, sundries and protection	200	m2	35	7,000
	Floor tiling to bathrooms, including subfloor preparation, adhesive, grout, trims, sealant and making good	24	m2	85	2,040
	MDF skirtings to perimeter of rooms; primed and painted; inclusive of mastic seal at floor junction	922	m	20	18,432
	Heavy-duty contract carpet finish to communal entrance and corridor areas, including underlay where required, adhesive/gripper fixing, entrance mat interface strips, threshold trims, stair/corridor edge trims where applicable, and all associated sundries.	140	m2	35	4,900
3.3	Ceiling Finishes				44,076
	Plasterboard ceiling to dwellings; plasterboard to underside of joists, taped and jointed and finished with two coats emulsion paint	662	m2	58	38,396

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Cost Breakdown - Block B

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Extra over plasterboard ceilings to dwellings for enhanced decorative ceiling finishes, including localised bulkheads, recessed lighting features, simple coving / shadow gaps, feature margins and associated detailing, complete ceiling details beyond the base ceiling specification.	8	no	3,000	Excluded
	Extra over suspended ceiling construction for acoustic treatment within 1m either side of party walls, including acoustic quilt/insulation, additional lining layers, supports, fixings and all associated sundries	8	no	350	2,800
	Allowance for ceiling access hatches to roof voids and services including frame, hatch door and ironmongery	24	no	120	2,880
4	Fittings, Furnishings and Equipment				
4.1	Fittings, furnishings and equipment				116,120
	Kitchen units and worktops including ironmongery, sink and mixer tap.	8	no	7,500	60,000
	Kitchen fittings; white goods; fridge freezer, built in oven, hob, extractor, washer drier, dishwasher	8	no	3,000	24,000
	Bathroom fittings; mirrors	8	no	70	560
	Bathroom fittings; WC roll holders	8	no	25	200
	Bathroom fittings; radiator towel rails	8	no	300	2,400
	Bathroom fittings; bathroom cabinets	8	no	300	2,400
	Wardrobes to Master Bedroom only	8	no	2,000	16,000
	General dwelling fittings allowance; shelving, coat hooks and rail, curtain battens	8	no	1,000	8,000
	Building Name, apartment numbering, waysignage	8	no	100	800
	Post Boxes	8	no	220	1,760
4.2	Special fittings, furnishings and equipment				-
	<i>Note: Not applicable</i>				-
4.3	Internal planting				-
	<i>Note: Not applicable</i>				-
4.4	Bird and vermin control				-
	<i>Note: Not applicable</i>				-
5	Services				
5.1	Sanitary Installations				20,000
	WC suite including cistern and seat	8	no	550	4,400
	Wash basin with mixer tap and wastes	8	no	450	3,600
	Bath with mixer tap and wastes	8	no	1,500	12,000
5.2	Services Equipment				-
	<i>Note: Not applicable</i>				-
5.3	Disposal Installations				12,320
	Allowance for disposal installations, including soil and waste systems (GIA)	728	m2	15	10,920
	Allowance for testing & commissioning @ 3%	1	item	300	300
	Allowance for MEP preliminaries @ 10%	1	item	1,100	1,100
5.4	Water Installations				62,972
	Allowance for water installations, including hot and cold water services (GIA)	728	m2	27	19,656
	Incoming mains water supply and distribution including meters and valves. (GIA rate)	728	m2	22	16,016
	Booster tanks; pumps, storage cylinders, metering and equipment (per dwelling rate)	8	no	2,500	20,000
	Allowance for testing & commissioning @ 3%	1	item	1,700	1,700
	Allowance for MEP preliminaries @ 10%	1	item	5,600	5,600
5.5	Heat Source				67,800
	Centralised air source heat pump installation serving apartment block, including external plant, central plant equipment, distribution pipework, HIUs to individual apartments for indirect heating and instantaneous hot water, controls, supports and associated fittings.	1	no	60,000	60,000
	Allowance for testing & commissioning @ 3%	1	item	1,800	1,800
	Allowance for MEP preliminaries @ 10%	1	item	6,000	6,000
5.6	Space Heating and air treatment				90,400
	Space heating distribution associated with the ASHP installation, comprising wet underfloor heating throughout, towel radiators in selected areas, manifolds, valves, insulated heating distribution pipework, local controls and associated fittings.	8	no	10,000	80,000
	Extra over for active cooling provision throughout, comprising fan coil units / heat-pump convectors, associated insulated distribution pipework, condensate drainage, controls, sensors, commissioning and associated fittings.	8	no	6,000	Excluded
	Allowance for testing & commissioning @ 3%	1	item	2,400	2,400
	Allowance for MEP preliminaries @ 10%	1	item	8,000	8,000
5.7	Ventilation Systems				10,900
	Mechanical extract ventilation to kitchens, bathrooms and WCs including fans, ductwork, grilles and controls	16	no	600	9,600
	Allowance for testing & commissioning @ 3%	1	item	300	300
	Allowance for MEP preliminaries @ 10%	1	item	1,000	1,000
5.8	Electrical Installations				61,040
	Electrical installations including consumer units, earthing, containment, wiring, socket outlets, lighting installations and associated fittings (GIA rate)	588	m2	80	47,040
	Electrical installations to communal areas including distribution boards, containment, wiring, lighting, switches, emergency lighting, power outlets and associated fittings.	140	m2	50	7,000

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Cost Breakdown - Block B

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Allowance for testing & commissioning @ 3%	1	item	1,600	1,600
	Allowance for MEP preliminaries @ 10%	1	item	5,400	5,400
5.9	Fuel Installations/systems				-
	<i>Note: Not applicable</i>				-
5.10	Lift and Conveyer Installations/Systems				90,400
	Passenger lift installation serving ground, first, second floors and third floors, including lift car, guides, landing entrances, controls, power supply, lighting, communication systems, finishes, testing, commissioning and associated fittings	1	no	80,000	80,000
	Allowance for testing & commissioning @ 3%	1	item	2,400	2,400
	Allowance for MEP preliminaries @ 10%	1	item	8,000	8,000
5.11	Fire and Lightning Protection				22,232
	Fire and smoke detection systems to apartments including smoke and heat detectors, alarms, wiring, controls and associated fittings (GIA rate).	588	m2	14	8,232
	Fire and smoke detection systems to communal areas including smoke and heat detectors, alarms, wiring, controls and associated fittings (GIA rate).	140	m2	10	1,400
	Lightning protection system to apartment block, including air termination tape/conductors, down conductors, bonding	1	item	10,000	10,000
	Allowance for testing & commissioning @ 3%	1	item	600	600
	Allowance for MEP preliminaries @ 10%	1	item	2,000	2,000
5.12	Communications, Security and Control Systems				36,940
	Telephone, Wi-Fi and TV installations to apartments including outlets, cabling and associated fittings (GIA rate).	568	m2	18	10,224
	Telephone, Wi-Fi and TV installations to communal areas including outlets, cabling and associated fittings (GIA rate).	140	m2	12	1,680
	Intruder alarm installations, including control equipment, detectors, keypads, cabling and associated fittings, complete (GIA).	728	m2	12	8,736
	Door entry system (per flat)	8	no	1,500	12,000
	Allowance for testing & commissioning @ 3%	1	item	1,000	1,000
	Allowance for MEP preliminaries @ 10%	1	item	3,300	3,300
5.13	Special Installations				50,900
	Photovoltaic solar system, including roof-mounted PV panels to pitched roofs, inverter, battery storage, cabling, connections, testing, commissioning and associated fittings, in line with London low-carbon energy requirements.	1	no	45,000	45,000
	Allowance for testing & commissioning @ 3%	1	item	1,400	1,400
	Allowance for MEP preliminaries @ 10%	1	item	4,500	4,500
5.14	Builders Work in Connection with Services				15,777
	Allowance for builders work in connection with services	3%		525,904	15,777
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	<i>Note: Not applicable</i>				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-
	<i>Note: Not applicable</i>				-
7.2	Repairs to existing services				-
	<i>Note: Not applicable</i>				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	<i>Note: Not applicable</i>				-
7.4	Facade retention				-
	<i>Note: Not applicable</i>				-
7.5	Cleaning existing surfaces				-
	<i>Note: Not applicable</i>				-
7.6	Renovation works				-
	<i>Note: Not applicable</i>				-
	Sub-Total			£	2,165,340
8	External Works				
8.1	Site preparation works				-
	<i>Note: Not applicable</i>				-
8.2	Roads, paths, pavings and surfacing				-
	<i>Note: Not applicable</i>				-
8.3	Soft landscaping, planting and irrigation systems				-
	<i>Note: Not applicable</i>				-
8.4	Fencing, railings and walls				-
	<i>Note: Not applicable</i>				-
8.5	External fixtures				-
	<i>Note: Not applicable</i>				-
8.6	External drainage				-
	<i>Note: Not applicable</i>				-
8.7	External services				-
	<i>Note: Not applicable</i>				-
8.8	Minor building works and ancillary buildings				-
	<i>Note: Not applicable</i>				-
	Sub-Total			£	2,165,340
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries				
9.2	Main Contractor's fixed on-site preliminaries		15%		324,801

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Cost Breakdown - Block B

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
9.3	Main Contractor's time related on-site preliminaries		Ⓒ	15%	321,001
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment				
Sub-Total					£ 2,490,141
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	74,704
10.2	Main contractor's profit		@	2.00%	49,803
Sub-Total					£ 2,614,648
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
Sub-Total					£ 2,614,648
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
Sub-Total					£ 2,614,648
13	Risks (Client's Contingencies)				
13.1	Design Risk Transfer allowance		@	2.00%	52,293
13.2	Design Reserve allowance		@	3.00%	78,439
13.3	Client Contingency Allowance		@	1.50%	39,220
Sub-Total					£ 2,784,600
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
Total Estimated Sum					£ 2,784,600

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Cost Breakdown - Block C

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				-
	Excluded				-
0.2	Major Demolition Work				-
	Excluded				-
0.3	Temporary Supports to Adjacent Structures				-
	Excluded				-
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				-
	Excluded				-
0.6	Extraordinary Site Investigation Works				-
	Excluded				-
1	Substructure				
1.1	Substructure				359,663
	Levelling, excavation and compaction works, including disposal of surplus material.	110	m3	40	4,400
	Allowance for excavation works based on 50% of arising material being contaminated	37	m3	70	2,590
	Excavation for piled foundations and ground beams, including disposal of surplus material.	64	m3	55	3,520
	Low vibration continuous flight auger (CFA) piles to apartment block, of standard diameter and assumed 15m depth, including boring, concrete, reinforcement and trimming pile heads.	50	no	3,000	150,000
	Reinforced concrete pile caps including concrete, reinforcement and formwork	50	no	450	22,500
	Reinforced concrete ground beams, including concrete, reinforcement and formwork	208	m	240	49,920
	Allowance for piling design	1	item	3,500	3,500
	Allowance for 750mm thick piling mat (over part area)	110	m2	55	6,050
	Allowance for pile testing 10%	5	no	750	3,750
	Suspended ground floor construction, including insulation and associated sundries.	441	m2	140	61,740
	DPM / gas membrane and service penetrations through ground floor construction.	441	m2	18	7,938
	Below DPC blockwork / substructure walling.	125	m2	60	7,500
	Below ground drainage and associated pipework.	441	m2	30	13,230
	Sand and cement screed to ground floor, including levelling and associated sundries. 75mm	441	m2	25	11,025
	Lift pit construction, including excavation, reinforced concrete and waterproofing.	1	no	12,000	12,000
2	Superstructure				
2.1	Frame				245,300
	Reinforced concrete frame to apartment block, comprising in situ blade columns, approximately 220 x 800mm, and structural walls, including concrete, reinforcement, formwork and associated sundries.	1,115	m2	220	245,300
2.2	Upper Floors				364,750
	Reinforced concrete intermediate floor slabs to first, second and third floors of apartment block, 250mm thick, including concrete, reinforcement, formwork and screed.	876	m2	225	197,100
	Allowance for openings and trimming per unit	15	no	1,500	22,500
	Allowance for structural openings and trimming to communal areas and service voids	1	no	15,000	15,000
	Allowance for reinforced concrete beams within intermediate floors, including concrete, reinforcement and formwork.	1,290	m2	25	32,250
	Perimeter cavity fire barrier at edge of intermediate floor slab	190	m	25	4,750
	Third Floor Slab at Soffit required for fire compartmentation, below pitched roof areas	414	m2	225	93,150
2.3	Roof				101,605
	Timber pitched roof construction including trussed rafters, battens, membrane, concrete roof tile covering and insulation.	388	m2	165	64,020
	Eaves construction including fascia boards, soffits, verge details and associated trims.	92	m	70	6,440
	Ridge Tiles	47	m	50	2,350
	Verge Tiles including concrete coping detail	50	m	225	11,250
	Flat roof construction including reinforced concrete roof slab, insulation, waterproof membrane and associated upstands to parapet walls.	25	m2	245	6,125
	Parapet to flat roof including upstand and copings.	4	m	225	900
	Powder-coated aluminium gutters, including brackets, outlets and all necessary fixings	92	m	70	6,440
	Powder-coated aluminium downpipes, including shoes, offsets, brackets, connectors and all necessary fixings	68	m	60	4,080
2.4	Stairs and Ramps				19,000
	Precast reinforced concrete staircase comprising stair flights and quarter landing for approximately 3.15 m floor-to-floor rise, including mild steel balustrades and handrails, vinyl finish to treads and risers, aluminium stair nosings, bearings, fixings and associated sundries.	2	No	9,500	19,000
2.5	External Walls				361,275

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**Section 4****Cost Breakdown - Block C**

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Metal SFS framing system with sheathing board, breather membrane, insulation and cavity barriers	963	m2	165	158,895
	Facing brick outer leaf with wall ties, DPCs, flashings and movement joints	963	m2	180	173,340
	Stainless steel brick support channels / shelf angles to support brickwork, including brackets, fixings and associated support components	132	m	220	29,040
2.6	Windows and External Doors				177,550
	Double glazed aluminium windows with insulated spandrel panels, including frames, glazing, ironmongery, seals, trims and associated fixings	203	m2	850	172,550
	Powder-coated aluminium front entrance door set; single leaf with glazed top vision panel, including frame, ironmongery, thresholds, seals, trims and associated fixings	1	no	2,750	2,750
	Powder-coated aluminium external services door set; single leaf, solid panel, including frame, ironmongery, thresholds, seals, trims and associated fixings	1	no	2,250	2,250
2.7	Internal Walls and Partitions				126,617
	Internal loadbearing walls formed in 100 mm concrete blockwork including bed joint reinforcement, movement joints and sundry cutting	694	m2	65	45,123
	Plasterboard lining to internal blockwork walls including adhesive dabs, taping and jointing ready for decoration	694	m2	36	24,991
	Internal stud partitions comprising metal/timber studs with acoustic insulation and 12.5 mm plasterboard linings each side including taping and jointing	593	m2	69	40,903
	Lintels to internal wall openings including bearings and associated fixings	0	no	65	-
	Partressing to stud partitions comprising 18 mm plywood fixed within partition framing including additional studs and associated fixings (approx. 20 m² per dwelling).	300	m2	22	6,600
	Boxing-in to concealed pipes and services in kitchens, bathrooms and service voids, including timber/metal framing, plasterboard lining, access hatches, trims, supports and all necessary fixings	15	no	600	9,000
2.8	Internal Doors				82,500
	Veneered internal door sets, including solid-core door leaves, frames, linings, architraves, premium ironmongery, seals, finishes and all associated fittings.	47	no	750	35,250
	Apartment entrance doors; FD30S fire-rated solid core timber door sets including frame/lining, intumescent strips, smoke seals, self-closing device, ironmongery and associated fittings.	15	no	2,250	33,750
	Fire-rated doors to communal staircases forming protected escape route; FD30S timber door sets including frames, intumescent strips, smoke seals, self-closers, ironmongery and associated fittings.	3	no	2,250	6,750
	Fire-rated steel service riser door sets including frame, ironmongery and associated fittings.	15	no	450	6,750
2.9	Balconies				114,000
	Allowance for balconies, including structure, waterproofing, finishes, balustrades and associated works complete. Various sizes.	19	no	6,000	114,000
3	Finishes				
3.1	Wall Finishes				51,360
	Emulsion paint finish to plasterboard walls within apartments; plasterboard taped and jointed; one mist coat and two coats emulsion.	1,556	m2	10	15,560
	Full-height wall tiling to bathrooms, including trims, waterproofing, adhesive, grout and all associated sundries	135	m2	85	11,475
	Allowance for wall tiling to walls and glass splashbacks to kitchen area, including trims, adhesive, grout, sealants and associated fixings	165	m2	85	14,025
	MDF window boards; 25 mm thick, bullnose front edge; supplied primed and finished with paint; fixed complete with sundry trims	132	m	45	5,940
	Emulsion paint finish to plasterboard walls within communal areas; plasterboard taped and jointed; one mist coat and two coats emulsion.	436	m2	10	4,360
3.2	Floor Finishes				86,236
	Acoustic resilient layer to separating floors between dwellings; minimum 5 mm; laid beneath final floor finishes	882	m2	12	10,584
	Amtico or similar vinyl plank floor finish to private apartment kitchen and living areas, including subfloor preparation, adhesive, trims, skirtings / perimeter finish and making good.	552	m2	75	41,400
	Carpet to bedrooms; with underlay; including grippers, trims, sundries and protection	195	m2	35	6,825
	Floor tiling to bathrooms, including subfloor preparation, adhesive, grout, trims, sealant and making good	42	m2	85	3,570
	MDF skirtings to perimeter of rooms; primed and painted; inclusive of mastic seal at floor junction	922	m	20	18,432
	Heavy-duty contract carpet finish to communal entrance and corridor areas, including underlay where required, adhesive/gripper fixing, entrance mat interface strips, threshold trims, stair/corridor edge trims where applicable, and all associated sundries.	155	m2	35	5,425
3.3	Ceiling Finishes				73,520
	Plasterboard ceiling to dwellings; plasterboard to underside of joists, taped and jointed and finished with two coats emulsion paint	1,115	m2	58	64,670
	Extra over plasterboard ceilings to dwellings for enhanced decorative ceiling finishes, including localised bulkheads, recessed lighting features, simple coving / shadow gaps, feature margins and associated detailing, complete ceiling details beyond the base ceiling specification.	15	no	3,000	Excluded

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Cost Breakdown - Block C

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Extra over suspended ceiling construction for acoustic treatment within 1m either side of party walls, including acoustic quilt/insulation, additional lining layers, supports, fixings and all associated sundries	15	no	350	5,250
	Allowance for ceiling access hatches to roof voids and services including frame, hatch door and ironmongery	30	no	120	3,600
4	Fittings, Furnishings and Equipment				
4.1	Fittings, furnishings and equipment				217,725
	Kitchen units and worktops including ironmongery, sink and mixer tap.	15	no	7,500	112,500
	Kitchen fittings; white goods; fridge freezer, built in oven, hob, extractor, washer drier, dishwasher	15	no	3,000	45,000
	Bathroom fittings; mirrors	15	no	70	1,050
	Bathroom fittings; WC roll holders	15	no	25	375
	Bathroom fittings; radiator towel rails	15	no	300	4,500
	Bathroom fittings; bathroom cabinets	15	no	300	4,500
	Wardrobes to Master Bedroom only	15	no	2,000	30,000
	General dwelling fittings allowance; shelving, coat hooks and rail, curtain battens	15	no	1,000	15,000
	Building Name, apartment numbering, waysignage	15	no	100	1,500
	Post Boxes	15	no	220	3,300
4.2	Special fittings, furnishings and equipment				-
	<i>Note: Not applicable</i>				-
4.3	Internal planting				-
	<i>Note: Not applicable</i>				-
4.4	Bird and vermin control				-
	<i>Note: Not applicable</i>				-
5	Services				
5.1	Sanitary Installations				37,500
	WC suite including cistern and seat	15	no	550	8,250
	Wash basin with mixer tap and wastes	15	no	450	6,750
	Bath with mixer tap and wastes	15	no	1,500	22,500
5.2	Services Equipment				-
	<i>Note: Not applicable</i>				-
5.3	Disposal Installations				18,925
	Allowance for disposal installations, including soil and waste systems (GIA)	1,115	m2	15	16,725
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,700	1,700
5.4	Water Installations				104,135
	Allowance for water installations, including hot and cold water services (GIA)	1,115	m2	27	30,105
	Incoming mains water supply and distribution including meters and valves. (GIA rate)	1,115	m2	22	24,530
	Booster tanks; pumps, storage cylinders, metering and equipment (per dwelling rate)	15	no	2,500	37,500
	Allowance for testing & commissioning @ 3%	1	item	2,800	2,800
	Allowance for MEP preliminaries @ 10%	1	item	9,200	9,200
5.5	Heat Source				101,700
	Centralised air source heat pump installation serving apartment block, including external plant, central plant equipment, distribution pipework, HIUs to individual apartments for indirect heating and instantaneous hot water, controls, supports and associated fittings.	1	no	90,000	90,000
	Allowance for testing & commissioning @ 3%	1	item	2,700	2,700
	Allowance for MEP preliminaries @ 10%	1	item	9,000	9,000
5.6	Space Heating and air treatment				169,500
	Space heating distribution associated with the ASHP installation, comprising wet underfloor heating throughout, towel radiators in selected areas, manifolds, valves, insulated heating distribution pipework, local controls and associated fittings.	15	no	10,000	150,000
	Extra over for active cooling provision throughout, comprising fan coil units / heat-pump convectors, associated insulated distribution pipework, condensate drainage, controls, sensors, commissioning and associated fittings.	15	no	6,000	Excluded
	Allowance for testing & commissioning @ 3%	1	item	4,500	4,500
	Allowance for MEP preliminaries @ 10%	1	item	15,000	15,000
5.7	Ventilation Systems				20,300
	Mechanical extract ventilation to kitchens, bathrooms and WCs including fans, ductwork, grilles and controls	30	no	600	18,000
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,800	1,800
5.8	Electrical Installations				95,090
	Electrical installations including consumer units, earthing, containment, wiring, socket outlets, lighting installations and associated fittings (GIA rate)	948	m2	80	75,840
	Electrical installations to communal areas including distribution boards, containment, wiring, lighting, switches, emergency lighting, power outlets and associated fittings.	167	m2	50	8,350
	Allowance for testing & commissioning @ 3%	1	item	2,500	2,500
	Allowance for MEP preliminaries @ 10%	1	item	8,400	8,400
5.9	Fuel Installations/systems				-
	<i>Note: Not applicable</i>				-

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Section 4

Cost Breakdown - Block C

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
5.10	Lift and Conveyer Installations/Systems				79,100
	Passenger lift installation serving ground, first, second floors, including lift car, guides, landing entrances, controls, power supply, lighting, communication systems, finishes, testing, commissioning and associated fittings	1	no	70,000	70,000
	Allowance for testing & commissioning @ 3%	1	item	2,100	2,100
	Allowance for MEP preliminaries @ 10%	1	item	7,000	7,000
5.11	Fire and Lightning Protection				28,142
	Fire and smoke detection systems to apartments including smoke and heat detectors, alarms, wiring, controls and associated fittings (GIA rate).	948	m2	14	13,272
	Fire and smoke detection systems to communal areas including smoke and heat detectors, alarms, wiring, controls and associated fittings (GIA rate).	167	m2	10	1,670
	Lightning protection system to apartment block, including air termination tape/conductors, down conductors, bonding	1	item	10,000	10,000
	Allowance for testing & commissioning @ 3%	1	item	700	700
	Allowance for MEP preliminaries @ 10%	1	item	2,500	2,500
5.12	Communications, Security and Control Systems				62,048
	Telephone, Wi-Fi and TV installations to apartments including outlets, cabling and associated fittings (GIA rate).	948	m2	18	17,064
	Telephone, Wi-Fi and TV installations to communal areas including outlets, cabling and associated fittings (GIA rate).	167	m2	12	2,004
	Intruder alarm installations, including control equipment, detectors, keypads, cabling and associated fittings, complete (GIA).	1,115	m2	12	13,380
	Door entry system (per flat)	15	no	1,500	22,500
	Allowance for testing & commissioning @ 3%	1	item	1,600	1,600
	Allowance for MEP preliminaries @ 10%	1	item	5,500	5,500
5.13	Special Installations				84,800
	Photovoltaic solar system, including roof-mounted PV panels to pitched roofs, inverter, battery storage, cabling, connections, testing, commissioning and associated fittings, in line with London low-carbon energy requirements.	1	no	75,000	75,000
	Allowance for testing & commissioning @ 3%	1	item	2,300	2,300
	Allowance for MEP preliminaries @ 10%	1	item	7,500	7,500
5.14	Builders Work in Connection with Services				24,037
	Allowance for builders work in connection with services	3%		801,240	24,037
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	Note: Not applicable				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-
	Note: Not applicable				-
7.2	Repairs to existing services				-
	Note: Not applicable				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	Note: Not applicable				-
7.4	Facade retention				-
	Note: Not applicable				-
7.5	Cleaning existing surfaces				-
	Note: Not applicable				-
7.6	Renovation works				-
	Note: Not applicable				-
	Sub-Total			£	3,206,379
8	External Works				
8.1	Site preparation works				-
	Note: Not applicable				-
8.2	Roads, paths, pavings and surfacing				-
	Note: Not applicable				-
8.3	Soft landscaping, planting and irrigation systems				-
	Note: Not applicable				-
8.4	Fencing, railings and walls				-
	Note: Not applicable				-
8.5	External fixtures				-
	Note: Not applicable				-
8.6	External drainage				-
	Note: Not applicable				-
8.7	External services				-
	Note: Not applicable				-
8.8	Minor building works and ancillary buildings				-
	Note: Not applicable				-
	Sub-Total			£	3,206,379
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries				
9.2	Main Contractor's fixed on-site preliminaries		@	15%	480,957
9.3	Main Contractor's time related on-site preliminaries				
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment				
	Sub-Total			£	3,687,335
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	110,620

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Section 4

Cost Breakdown - Block C

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
10.2	Main contractor's profit		@	2.00%	73,747
	Sub-Total				£ 3,871,702
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
	Sub-Total				£ 3,871,702
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
	Sub-Total				£ 3,871,702
13	Risks (Client's Contingencies)				
13.1	Design Risk Transfer allowance		@	2.00%	77,434
13.2	Design Reserve allowance		@	3.00%	116,151
13.3	Client Contingency Allowance		@	1.50%	58,076
	Sub-Total				£ 4,123,363
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
	Total Estimated Sum				£ 4,123,363

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Cost Breakdown - Block D

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				-
	Excluded				-
0.2	Major Demolition Work				-
	Excluded				-
0.3	Temporary Supports to Adjacent Structures				-
	Excluded				-
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				-
	Excluded				-
0.6	Extraordinary Site Investigation Works				-
	Excluded				-
1	Substructure				
1.1	Substructure				77,443
	Levelling, excavation and compaction works, including disposal of surplus material.	30	m3	40	1,200
	Allowance for excavation works based on 50% of arising material being contaminated	10	m3	70	700
	Excavation for piled foundations and ground beams, including disposal of surplus material.	38	m3	55	2,090
	Low vibration continuous flight auger (CFA) piles, including boring, concrete, reinforcement and trimming pile heads. Assumed 7m depth (House construction), no obstructions	15	no	1,400	21,000
	Reinforced concrete pile caps including concrete, reinforcement and formwork	15	no	450	6,750
	Reinforced concrete ground beams, including concrete, reinforcement and formwork	57	m	240	13,680
	Allowance for piling design	1	item	1,000	1,000
	Allowance for 750mm thick piling mat (over part area)	30	m2	55	1,650
	Allowance for pile testing 10%	2	no	750	1,500
	Suspended ground floor construction, including insulation and associated sundries.	121	m2	140	16,940
	DPM / gas membrane and service penetrations through ground floor construction.	121	m2	18	2,178
	Below DPC blockwork / substructure walling.	35	m2	60	2,100
	Below ground drainage and associated pipework.	121	m2	30	3,630
	Sand and cement screed to ground floor, including levelling and associated sundries. 75mm	121	m2	25	3,025
2	Superstructure				
2.1	Frame				-
	Not Applicable				
2.2	Upper Floors				15,640
	Timber first floor construction including timber joists, strutting, structural deck, acoustic insulation, and associated trimmers, noggings and fixings.	121	m2	90	10,890
	Allowance for openings and trimming per unit	2	no	1,500	3,000
	Fire stopping at wall/floor junctions and associated penetrations	50	m	35	1,750
2.3	Roof				29,200
	Timber pitched roof construction including trussed rafters, battens, membrane, concrete roof tile covering and insulation.	122	m2	165	20,130
	Eaves construction including fascia boards, soffits, verge details and associated trims.	39	m	70	2,730
	Verge tiles	21	m	50	1,050
	Ridge tiles	20	m	50	1,000
	Powder-coated aluminium gutters, including brackets, outlets and all necessary fixings	39	m	70	2,730
	Powder-coated aluminium downpipes, including shoes, offsets, brackets, connectors and all necessary fixings	26	m	60	1,560
2.4	Stairs and Ramps				6,500
	Prefabricated softwood timber staircases; straight flights with quarter/half landings as required; plywood treads and risers; softwood strings; supplied in factory-finished sections; finishes including treads, risers and nosings.	2	No	3,250	6,500
2.5	External Walls				102,214
	Facing brick outer leaf, 102.5 mm thick, including pointing, movement joints, stainless steel wall ties and weep holes forming part of cavity wall construction.	350	m2	115	40,250
	Cavity wall insulation; PC Sum £60/m² for supply only, including installation, cutting, fitting and making good within cavity wall construction.	350	m2	82	28,700
	Cavity wall; inner leaf formed in concrete blockwork; tied back to outer leaf with stainless steel wall ties; including bed-joint reinforcement where required, movement joint detailing, sundry cutting and fixings	350	m2	60	21,000
	Cavity wall; internal lining to external walls; 1 layer 12.5 mm plasterboard; fixed on dabs or mechanical fixings to blockwork; joints taped; including all fixings, trims and sundry cutting	315	m2	20	6,300
	Cavity wall lintels over openings including steel lintels, bearings and associated fixings.	42	m	120	5,040
	Damp proof course to cavity walls including associated cavity trays and fixings.	42	m	22	924
2.6	Windows and External Doors				45,450

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Section 4

Cost Breakdown - Block D

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Double glazed aluminium windows with insulated spandrel panels, including frames, glazing, ironmongery, seals, trims and associated fixings	47	m2	850	39,950
	Powder-coated aluminium front entrance door set; single leaf with glazed top vision panel, including frame, ironmongery, thresholds, seals, trims and associated fixings	2	no	2,750	5,500
2.7	Internal Walls and Partitions				44,278
	Internal loadbearing walls formed in 100 mm concrete blockwork including bed joint reinforcement, movement joints and sundry cutting	30	m2	65	1,950
	Plasterboard lining to internal blockwork walls including adhesive dabs, taping and jointing ready for decoration	270	m2	36	9,720
	Internal stud partitions comprising metal/timber studs with acoustic insulation and 12.5 mm plasterboard linings each side including taping and jointing	410	m2	69	28,318
	Lintels to internal wall openings including bearings and associated fixings	34	no	65	2,210
	Pattressing to stud partitions comprising 18 mm plywood fixed within partition framing including additional studs and associated fixings (approx. 20 m² per dwelling).	40	m2	22	880
	Boxing-in to concealed pipes and services in kitchens, bathrooms and service voids, including timber/metal framing, plasterboard lining, access hatches, trims, supports and all necessary fixings	2	no	600	1,200
2.8	Internal Doors				10,500
	Veneered internal door sets, including solid-core door leaves, frames, linings, architraves, premium ironmongery, seals, finishes and all associated fittings.	14	no	750	10,500
3	Finishes				
3.1	Wall Finishes				20,045
	Emulsion paint finish to plasterboard walls; plasterboard taped and jointed; one mist coat and two coats emulsion	558	m2	10	5,578
	Full-height wall tiling to bathrooms, including trims, waterproofing, adhesive, grout and all associated sundries	124	m2	85	10,557
	Allowance for wall tiling to walls and glass splashbacks to kitchen area, including trims, adhesive, grout, sealants and associated fixings	28	m2	85	2,380
	MDF window boards; 25 mm thick, bullnose front edge; supplied primed and finished with paint; fixed complete with sundry trims	34	m	45	1,530
3.2	Floor Finishes				15,254
	Acoustic resilient layer to separating floors between dwellings; minimum 5 mm; laid beneath final floor finishes	112	m2	12	1,344
	Amtico or similar vinyl plank floor finish to private house kitchen and living areas, including subfloor preparation, adhesive, trims, skirtings / perimeter finish and making good.	81	m2	75	6,075
	Carpet to bedrooms; with underlay; including grippers, trims, sundries and protection	66	m2	35	2,310
	Carpet finish to stairs including underlay, gripper rods, stair nosings, trims and associated sundries.	14	m2	35	490
	Floor tiling to bathrooms, including subfloor preparation, adhesive, grout, trims, sealant and making good	15	m2	85	1,275
	MDF skirtings to perimeter of rooms; primed and painted; inclusive of mastic seal at floor junction	188	m	20	3,760
3.3	Ceiling Finishes				10,928
	Plasterboard ceiling to dwellings; plasterboard to underside of joists, taped and jointed and finished with two coats emulsion paint	176	m2	58	10,208
	Extra over plasterboard ceilings to dwellings for enhanced decorative ceiling finishes, including localised bulkheads, recessed lighting features, simple coving / shadow gaps, feature margins and associated detailing, complete ceiling details beyond the base ceiling specification.	2	no	5,000	Excluded
	Allowance for ceiling access hatches to roof voids and services including frame, hatch door and ironmongery	6	no	120	720
4	Fittings, Furnishings and Equipment				
4.1	Fittings, furnishings and equipment				31,170
	Kitchen units and worktops including ironmongery, sink and mixer tap.	2	no	7,500	15,000
	Kitchen fittings; white goods; fridge freezer, built in oven, hob, extractor, washer drier, dishwasher	2	no	3,000	6,000
	Bathroom fittings; mirrors	6	no	70	420
	Bathroom fittings; WC roll holders	6	no	25	150
	Bathroom fittings; radiator towel rails	6	no	300	1,800
	Bathroom fittings; bathroom cabinets	6	no	300	1,800
	Wardrobes to Master Bedroom only	2	no	2,000	4,000
	General dwelling fittings allowance; shelving, coat hooks and rail, curtain battens	2	no	1,000	2,000
4.2	Special fittings, furnishings and equipment				-
	Note: Not applicable				-
4.3	Internal planting				-
	Note: Not applicable				-
4.4	Bird and vermin control				-
	Note: Not applicable				-
5	Services				
5.1	Sanitary Installations				13,000

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Cost Breakdown - Block D

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	WC suite including cistern and seat	6	no	550	3,300
	Wash basin with mixer tap and wastes	6	no	450	2,700
	Shower enclosure including tray, mixer valve and glass screen	2	no	2,000	4,000
	Bath with mixer tap and wastes	2	no	1,500	3,000
5.2	Services Equipment				-
	<i>Note: Not applicable</i>				-
5.3	Disposal Installations				3,250
	Allowance for disposal installations, including soil and waste systems (GIA)	190	m2	15	2,850
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	300	300
5.4	Water Installations				17,310
	Allowance for water installations, including hot and cold water services (GIA)	190	m2	27	5,130
	Incoming mains water supply and distribution including meters and valves. (GIA rate)	190	m2	22	4,180
	Booster tanks; pumps, storage cylinders, metering and equipment (per dwelling rate)	2	no	3,000	6,000
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,500	1,500
5.5	Heat Source				19,200
	Air source heat pump installation including outdoor unit, indoor hydraulic components, DHW cylinder, plant connections, supports, controls and associated fittings.	2	no	8,500	17,000
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,700	1,700
5.6	Space Heating and air treatment				22,600
	Space heating distribution associated with the ASHP installation, comprising wet underfloor heating throughout, towel radiators in selected areas, manifolds, valves, insulated heating distribution pipework, local controls and associated fittings.	2	no	10,000	20,000
	Extra over for active cooling provision throughout, comprising fan coil units / heat-pump convectors, associated insulated distribution pipework, condensate drainage, controls, sensors, commissioning and associated fittings.	2	no	6,000	Excluded
	Allowance for testing & commissioning @ 3%	1	item	600	600
	Allowance for MEP preliminaries @ 10%	1	item	2,000	2,000
5.7	Ventilation Systems				5,400
	Mechanical extract ventilation to kitchens, bathrooms and WCs including fans, ductwork, grilles and controls	8	no	600	4,800
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	500	500
5.8	Electrical Installations				17,200
	Electrical installations allowed at rates appropriate for a high-end residential house development, reflecting enhanced specification and increased installation complexity. (GIA rate)	190	m2	80	15,200
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,500	1,500
5.9	Fuel Installations/systems				-
	<i>Note: Not applicable</i>				-
5.10	Lift and Conveyor Installations/Systems				-
	Passenger lift				Excluded
	Allowance for testing & commissioning @ 3%	1	item	-	-
	Allowance for MEP preliminaries @ 10%	1	item	-	-
5.11	Fire and Lightning Protection				3,060
	Fire and smoke detection systems including smoke and heat detectors, alarms, wiring and associated fittings (GIA rate)	190	m2	14	2,660
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	300	300
5.12	Communications, Security and Control Systems				6,650
	Telephone, Wi-Fi and TV installations to dwellings including outlets, cabling and associated fittings (GIA rate)	190	m2	18	3,420
	Intruder alarm installations, including control equipment, detectors, keypads, cabling and associated fittings, complete (GIA).	190	m2	12	2,280
	Door bells including wiring and fittings	2	no	75	150
	Allowance for testing & commissioning @ 3%	1	item	200	200
	Allowance for MEP preliminaries @ 10%	1	item	600	600
5.13	Special Installations				24,900
	Photovoltaic solar system, including roof-mounted PV panels to pitched roofs, inverter, battery storage, cabling, connections, testing, commissioning and associated fittings, in line with London low-carbon energy requirements.	2	no	11,000	22,000
	Allowance for testing & commissioning @ 3%	1	item	700	700
	Allowance for MEP preliminaries @ 10%	1	item	2,200	2,200
5.14	Builders Work in Connection with Services				3,977
	Allowance for builders work in connection with services	3%		132,570	3,977
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	<i>Note: Not applicable</i>				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-

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Cost Breakdown - Block D

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<i>Note: Not applicable</i>				-
7.2	Repairs to existing services				-
	<i>Note: Not applicable</i>				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	<i>Note: Not applicable</i>				-
7.4	Facade retention				-
	<i>Note: Not applicable</i>				-
7.5	Cleaning existing surfaces				-
	<i>Note: Not applicable</i>				-
7.6	Renovation works				-
	<i>Note: Not applicable</i>				-
Sub-Total				£	545,169
8	External Works				
8.1	Site preparation works				-
	<i>Note: Not applicable</i>				-
8.2	Roads, paths, pavings and surfacing				-
	<i>Note: Not applicable</i>				-
8.3	Soft landscaping, planting and irrigation systems				-
	<i>Note: Not applicable</i>				-
8.4	Fencing, railings and walls				-
	<i>Note: Not applicable</i>				-
8.5	External fixtures				-
	<i>Note: Not applicable</i>				-
8.6	External drainage				-
	<i>Note: Not applicable</i>				-
8.7	External services				-
	<i>Note: Not applicable</i>				-
8.8	Minor building works and ancillary buildings				-
	<i>Note: Not applicable</i>				-
Sub-Total				£	545,169
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries				
9.2	Main Contractor's fixed on-site preliminaries		@	15%	81,775
9.3	Main Contractor's time related on-site preliminaries				
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment				
Sub-Total				£	626,944
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	18,808
10.2	Main contractor's profit		@	2.00%	12,539
Sub-Total				£	658,291
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
Sub-Total				£	658,291
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
Sub-Total				£	658,291
13	Risks (Client's Contingencies)				
13.1	Design Risk Transfer allowance		@	2.00%	13,166
13.2	Design Reserve allowance		@	3.00%	19,749
13.3	Client Contingency Allowance		@	1.50%	9,874
Sub-Total				£	701,080
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
Total Estimated Sum				£	701,080

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Cost Breakdown - Block E

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				-
	Excluded				-
0.2	Major Demolition Work				-
	Excluded				-
0.3	Temporary Supports to Adjacent Structures				-
	Excluded				-
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				-
	Excluded				-
0.6	Extraordinary Site Investigation Works				-
	Excluded				-
1	Substructure				
1.1	Substructure				72,820
	Levelling, excavation and compaction works, including disposal of surplus material.	30	m3	40	1,200
	Allowance for excavation works based on 50% of arising material being contaminated	10	m3	70	700
	Excavation for piled foundations and ground beams, including disposal of surplus material.	36	m3	55	1,980
	Low vibration continuous flight auger (CFA) piles, including boring, concrete, reinforcement and trimming pile heads. Assumed 7m depth (House construction), no obstructions	13	no	1,400	18,200
	Reinforced concrete pile caps including concrete, reinforcement and formwork	13	no	450	5,850
	Reinforced concrete ground beams, including concrete, reinforcement and formwork	55	m	240	13,200
	Allowance for piling design	1	item	1,000	1,000
	Allowance for 750mm thick piling mat (over part area)	30	m2	55	1,650
	Allowance for pile testing 10%	2	no	750	1,500
	Suspended ground floor construction, including insulation and associated sundries.	120	m2	140	16,800
	DPM / gas membrane and service penetrations through ground floor construction.	120	m2	18	2,160
	Below DPC blockwork / substructure walling.	33	m2	60	1,980
	Below ground drainage and associated pipework.	120	m2	30	3,600
	Sand and cement screed to ground floor, including levelling and associated sundries. 75mm	120	m2	25	3,000
2	Superstructure				
2.1	Frame				-
	Not Applicable				
2.2	Upper Floors				15,445
	Timber first floor construction including timber joists, strutting, structural deck, acoustic insulation, and associated trimmers, noggings and fixings.	120	m2	90	10,800
	Allowance for openings and trimming per unit	2	no	1,500	3,000
	Fire stopping at wall/floor junctions and associated penetrations	47	m	35	1,645
2.3	Roof				28,935
	Timber pitched roof construction including trussed rafters, battens, membrane, concrete roof tile covering and insulation.	121	m2	165	19,965
	Eaves construction including fascia boards, soffits, verge details and associated trims.	39	m	70	2,730
	Verge tiles	19	m	50	950
	Ridge tiles	20	m	50	1,000
	Powder-coated aluminium gutters, including brackets, outlets and all necessary fixings	39	m	70	2,730
	Powder-coated aluminium downpipes, including shoes, offsets, brackets, connectors and all necessary fixings	26	m	60	1,560
2.4	Stairs and Ramps				6,500
	Prefabricated softwood timber staircases; straight flights with quarter/half landings as required; plywood treads and risers; softwood strings; supplied in factory-finished sections; finishes including treads, risers and nosings.	2	No	3,250	6,500
2.5	External Walls				96,696
	Facing brick outer leaf, 102.5 mm thick, including pointing, movement joints, stainless steel wall ties and weep holes forming part of cavity wall construction.	332	m2	115	38,180
	Cavity wall insulation; PC Sum £60/m² for supply only, including installation, cutting, fitting and making good within cavity wall construction.	332	m2	82	27,224
	Cavity wall; inner leaf formed in concrete blockwork; tied back to outer leaf with stainless steel wall ties; including bed-joint reinforcement where required, movement joint detailing, sundry cutting and fixings	332	m2	60	19,920
	Cavity wall; internal lining to external walls; 1 layer 12.5 mm plasterboard; fixed on dabs or mechanical fixings to blockwork; joints taped; including all fixings, trims and sundry cutting	299	m2	20	5,976
	Cavity wall lintels over openings including steel lintels, bearings and associated fixings.	38	m	120	4,560
	Damp proof course to cavity walls including associated cavity trays and fixings.	38	m	22	836
2.6	Windows and External Doors				42,900

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Section 4

Cost Breakdown - Block E

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Double glazed aluminium windows with insulated spandrel panels, including frames, glazing, ironmongery, seals, trims and associated fixings	44	m2	850	37,400
	Powder-coated aluminium front entrance door set; single leaf with glazed top vision panel, including frame, ironmongery, thresholds, seals, trims and associated fixings	2	no	2,750	5,500
2.7	Internal Walls and Partitions				35,135
	Internal loadbearing walls formed in 100 mm concrete blockwork including bed joint reinforcement, movement joints and sundry cutting	30	m2	65	1,950
	Plasterboard lining to internal blockwork walls including adhesive dabs, taping and jointing ready for decoration	30	m2	36	1,080
	Internal stud partitions comprising metal/timber studs with acoustic insulation and 12.5 mm plasterboard linings each side including taping and jointing	405	m2	69	27,945
	Lintels to internal wall openings including bearings and associated fixings	32	no	65	2,080
	Pattressing to stud partitions comprising 18 mm plywood fixed within partition framing including additional studs and associated fixings (approx. 20 m² per dwelling).	40	m2	22	880
	Boxing-in to concealed pipes and services in kitchens, bathrooms and service voids, including timber/metal framing, plasterboard lining, access hatches, trims, supports and all necessary fixings	2	no	600	1,200
2.8	Internal Doors				10,500
	Veneered internal door sets, including solid-core door leaves, frames, linings, architraves, premium ironmongery, seals, finishes and all associated fittings.	14	no	750	10,500
3	Finishes				17,755
3.1	Wall Finishes				17,755
	Emulsion paint finish to plasterboard walls; plasterboard taped and jointed; one mist coat and two coats emulsion	413	m2	10	4,126
	Full-height wall tiling to bathrooms, including trims, waterproofing, adhesive, grout and all associated sundries	113	m2	85	9,639
	Allowance for wall tiling to walls and glass splashbacks to kitchen area, including trims, adhesive, grout, sealants and associated fixings	30	m2	85	2,550
	MDF window boards; 25 mm thick, bullnose front edge; supplied primed and finished with paint; fixed complete with sundry trims	32	m	45	1,440
3.2	Floor Finishes				15,410
	Acoustic resilient layer to separating floors between dwellings; minimum 5 mm; laid beneath final floor finishes	120	m2	12	1,440
	Amtico or similar vinyl plank floor finish to private house kitchen and living areas, including subfloor preparation, adhesive, trims, skirtings / perimeter finish and making good.	82	m2	75	6,150
	Carpet to bedrooms; with underlay; including grippers, trims, sundries and protection	68	m2	35	2,380
	Carpet finish to stairs including underlay, gripper rods, stair nosings, trims and associated sundries.	14	m2	35	490
	Floor tiling to bathrooms, including subfloor preparation, adhesive, grout, trims, sealant and making good	14	m2	85	1,190
	MDF skirtings to perimeter of rooms; primed and painted; inclusive of mastic seal at floor junction	188	m	20	3,760
3.3	Ceiling Finishes				11,392
	Plasterboard ceiling to dwellings; plasterboard to underside of joists, taped and jointed and finished with two coats emulsion paint	184	m2	58	10,672
	Extra over plasterboard ceilings to dwellings for enhanced decorative ceiling finishes, including localised bulkheads, recessed lighting features, simple coving / shadow gaps, feature margins and associated detailing, complete ceiling details beyond the base ceiling specification.	2	no	5,000	Excluded
	Allowance for ceiling access hatches to roof voids and services including frame, hatch door and ironmongery	6	no	120	720
4	Fittings, Furnishings and Equipment				31,170
4.1	Fittings, furnishings and equipment				31,170
	Kitchen units and worktops including ironmongery, sink and mixer tap.	2	no	7,500	15,000
	Kitchen fittings; white goods; fridge freezer, built in oven, hob, extractor, washer drier, dishwasher	2	no	3,000	6,000
	Bathroom fittings; mirrors	6	no	70	420
	Bathroom fittings; WC roll holders	6	no	25	150
	Bathroom fittings; radiator towel rails	6	no	300	1,800
	Bathroom fittings; bathroom cabinets	6	no	300	1,800
	Wardrobes to Master Bedroom only	2	no	2,000	4,000
	General dwelling fittings allowance; shelving, coat hooks and rail, curtain battens	2	no	1,000	2,000
4.2	Special fittings, furnishings and equipment				-
	Note: Not applicable				-
4.3	Internal planting				-
	Note: Not applicable				-
4.4	Bird and vermin control				-
	Note: Not applicable				-
5	Services				
5.1	Sanitary Installations				13,000

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Cost Breakdown - Block E

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	WC suite including cistern and seat	6	no	550	3,300
	Wash basin with mixer tap and wastes	6	no	450	2,700
	Shower enclosure including tray, mixer valve and glass screen	2	no	2,000	4,000
	Bath with mixer tap and wastes	2	no	1,500	3,000
5.2	Services Equipment				-
	<i>Note: Not applicable</i>				-
5.3	Disposal Installations				3,280
	Allowance for disposal installations, including soil and waste systems (GIA)	192	m2	15	2,880
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	300	300
5.4	Water Installations				17,408
	Allowance for water installations, including hot and cold water services (GIA)	192	m2	27	5,184
	Incoming mains water supply and distribution including meters and valves. (GIA rate)	192	m2	22	4,224
	Booster tanks; pumps, storage cylinders, metering and equipment (per dwelling rate)	2	no	3,000	6,000
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,500	1,500
5.5	Heat Source				19,200
	Air source heat pump installation including outdoor unit, indoor hydraulic components, DHW cylinder, plant connections, supports, controls and associated fittings.	2	no	8,500	17,000
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,700	1,700
5.6	Space Heating and air treatment				22,600
	Space heating distribution associated with the ASHP installation, comprising wet underfloor heating throughout, towel radiators in selected areas, manifolds, valves, insulated heating distribution pipework, local controls and associated fittings.	2	no	10,000	20,000
	Extra over for active cooling provision throughout, comprising fan coil units / heat-pump convectors, associated insulated distribution pipework, condensate drainage, controls, sensors, commissioning and associated fittings.	2	no	6,000	Excluded
	Allowance for testing & commissioning @ 3%	1	item	600	600
	Allowance for MEP preliminaries @ 10%	1	item	2,000	2,000
5.7	Ventilation Systems				5,400
	Mechanical extract ventilation to kitchens, bathrooms and WCs including fans, ductwork, grilles and controls	8	no	600	4,800
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	500	500
5.8	Electrical Installations				17,360
	Electrical installations allowed at rates appropriate for a high-end residential house development, reflecting enhanced specification and increased installation complexity. (GIA rate)	192	m2	80	15,360
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,500	1,500
5.9	Fuel Installations/systems				-
	<i>Note: Not applicable</i>				-
5.10	Lift and Conveyor Installations/Systems				-
	Passenger lift				Excluded
	Allowance for testing & commissioning @ 3%	1	item	-	-
	Allowance for MEP preliminaries @ 10%	1	item	-	-
5.11	Fire and Lightning Protection				3,088
	Fire and smoke detection systems including smoke and heat detectors, alarms, wiring and associated fittings (GIA rate)	192	m2	14	2,688
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	300	300
5.12	Communications, Security and Control Systems				6,710
	Telephone, Wi-Fi and TV installations to dwellings including outlets, cabling and associated fittings (GIA rate)	192	m2	18	3,456
	Intruder alarm installations, including control equipment, detectors, keypads, cabling and associated fittings, complete (GIA).	192	m2	12	2,304
	Door bells including wiring and fittings	2	no	75	150
	Allowance for testing & commissioning @ 3%	1	item	200	200
	Allowance for MEP preliminaries @ 10%	1	item	600	600
5.13	Special Installations				24,900
	Photovoltaic solar system, including roof-mounted PV panels to pitched roofs, inverter, battery storage, cabling, connections, testing, commissioning and associated fittings, in line with London low-carbon energy requirements.	2	no	11,000	22,000
	Allowance for testing & commissioning @ 3%	1	item	700	700
	Allowance for MEP preliminaries @ 10%	1	item	2,200	2,200
5.14	Builders Work in Connection with Services				3,988
	Allowance for builders work in connection with services	3%		132,946	3,988
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	<i>Note: Not applicable</i>				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-

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Section 4

Cost Breakdown - Block E

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<i>Note: Not applicable</i>				-
7.2	Repairs to existing services				-
	<i>Note: Not applicable</i>				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	<i>Note: Not applicable</i>				-
7.4	Facade retention				-
	<i>Note: Not applicable</i>				-
7.5	Cleaning existing surfaces				-
	<i>Note: Not applicable</i>				-
7.6	Renovation works				-
	<i>Note: Not applicable</i>				-
Sub-Total				£	521,592
8	External Works				
8.1	Site preparation works				-
	<i>Note: Not applicable</i>				-
8.2	Roads, paths, pavings and surfacing				-
	<i>Note: Not applicable</i>				-
8.3	Soft landscaping, planting and irrigation systems				-
	<i>Note: Not applicable</i>				-
8.4	Fencing, railings and walls				-
	<i>Note: Not applicable</i>				-
8.5	External fixtures				-
	<i>Note: Not applicable</i>				-
8.6	External drainage				-
	<i>Note: Not applicable</i>				-
8.7	External services				-
	<i>Note: Not applicable</i>				-
8.8	Minor building works and ancillary buildings				-
	<i>Note: Not applicable</i>				-
Sub-Total				£	521,592
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries				
9.2	Main Contractor's fixed on-site preliminaries		@	15%	78,239
9.3	Main Contractor's time related on-site preliminaries				
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment				
Sub-Total				£	599,831
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	17,995
10.2	Main contractor's profit		@	2.00%	11,997
Sub-Total				£	629,823
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
Sub-Total				£	629,823
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
Sub-Total				£	629,823
13	Risks (Client's Contingencies)				
13.1	Design Risk Transfer allowance		@	2.00%	12,596
13.2	Design Reserve allowance		@	3.00%	18,895
13.3	Client Contingency Allowance		@	1.50%	9,447
Sub-Total				£	670,761
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
Total Estimated Sum				£	670,761

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**Section 9****Cost Breakdown - Block F**

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				-
	Excluded				
0.2	Major Demolition Work				-
	Excluded				
0.3	Temporary Supports to Adjacent Structures				-
	Excluded				-
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				-
	Excluded				-
0.6	Extraordinary Site Investigation Works				-
	Excluded				-
1	Substructure				
1.1	Substructure				235,000
	Allowance for underpinning existing foundations.	1	item	200,000	200,000
	Allowance for repairs, levelling and thermal upgrades to ground floor slab; allow for full removal and renewal of existing ground floor construction inclusive of new insulation, screed and waterproofing details.	1	item	30,000	30,000
	Allowance for local below-ground drainage repairs and connections.	1	item	5,000	5,000
2	Superstructure				
2.1	Frame				15,000
	Allowance for repairs and strengthening to retained walls, beams and structural elements including roof structure, upper floors and joists	1	item	15,000	15,000
2.2	Upper Floors				-
	Including within 2.1 above				
2.3	Roof				57,000
	Renew roof coverings and insulation	1	item	50,000	50,000
	Allowance to repair / redecorate timber fascias and soffits	1	item	5,000	5,000
	Allowance for repairs to existing gutters and downpipes	1	item	2,000	2,000
2.4	Stairs and Ramps				5,000
	Allowance for repair / replacement of stairs, handrails and balustrades.	1	item	5,000	5,000
2.5	External Walls				24,000
	Allowance for local repairs to retained external walls of existing timber-framed farmhouse and barn, including timber frame repairs, infill panel repairs, plinth masonry repairs, local rebuilding and associated making good.	1	item	12,000	12,000
	Allowance for preparation and redecoration of retained external walls and beams.	1	item	12,000	12,000
2.6	Windows and External Doors				85,000
	Allowance for upgrade / overhaul of existing windows and external doors including frames, glazing and the like; allowance for like for like replacement to timber double glazed system; heritage specification	1	item	85,000	85,000
2.7	Internal Walls and Partitions				4,740
	Allowance for boxing in pipes to kitchens and bathrooms	1	item	600	600
	Internal stud partitions comprising metal/timber studs with acoustic insulation and 12.5 mm plasterboard linings each side including taping and jointing	60	m2	69	4,140
2.8	Internal Doors				14,000
	Allowance for new internal doors, frames and ironmongery. Bespoke sizes	7	item	2,000	14,000
3	Finishes				
3.1	Wall Finishes				36,290
	Allowance for plaster repairs, wall linings and decorations to retained internal and external walls including insulated lining to external walls	1	item	25,000	25,000
	Emulsion paint finish to plasterboard walls; plasterboard taped and jointed; one mist coat and two coats emulsion. Paint spec by Heritage Consultant	350	m2	20	7,000
	Full-height wall tiling to bathrooms, including trims, waterproofing, adhesive, grout and all associated sundries	32	m2	85	2,720
	Allowance for wall tiling to walls and glass splashbacks to kitchen area, including trims, adhesive, grout, sealants and associated fixings	10	m2	85	850
	MDF window boards; 25 mm thick, bullnose front edge; supplied primed and finished with paint; fixed complete with sundry trims	16	m	45	720
3.2	Floor Finishes				11,795
	Acoustic resilient layer to separating floors between dwellings; minimum 5 mm; laid beneath final floor finishes	40	m2	12	480
	Amtico or similar vinyl plank floor finish to private house kitchen and living areas, including subfloor preparation, adhesive, trims, skirtings / perimeter finish and making good.	80	m2	75	6,000
	Carpet finish to stairs including underlay, gripper rods, stair nosings, trims and associated sundries.	50	m2	35	1,750
	Floor tiling to bathrooms, including subfloor preparation, adhesive, grout, trims, sealant and making good	5	m2	85	425
	MDF skirtings to perimeter of rooms; primed and painted; inclusive of mastic seal at floor junction	157	m	20	3,140
3.3	Ceiling Finishes				16,076
	Allowance for new ceilings, linings and boxing-out.	142	item	58	8,236

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Section 9

Cost Breakdown - Block F

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Extra over plasterboard ceilings to dwellings for enhanced decorative ceiling finishes, including localised bulkheads, recessed lighting features, simple coving / shadow gaps, feature margins and associated detailing, complete ceiling details beyond the base ceiling specification.	1	item	5,000	5,000
	Painting to ceilings.	142	m2	20	2,840
4	Fittings, Furnishings and Equipment				
4.1	Fittings, furnishings and equipment				32,780
	Kitchen units and worktops including ironmongery, sink and mixer tap.	2	no	7,500	15,000
	Kitchen fittings; white goods; fridge freezer, built in oven, hob, extractor, washer drier, dishwasher	2	no	3,000	6,000
	Bathroom fittings; mirrors	4	no	70	280
	Bathroom fittings; WC roll holders	4	no	25	100
	Bathroom fittings; radiator towel rails	4	no	300	1,200
	Bathroom fittings; bathroom cabinets	4	no	300	1,200
	Wardrobes to Master Bedroom only; made to measure	2	no	3,500	7,000
	General dwelling fittings allowance; shelving, coat hooks and rail, curtain battens	2	no	1,000	2,000
4.2	Special fittings, furnishings and equipment				-
	Note: Not applicable				-
4.3	Internal planting				-
	Note: Not applicable				-
4.4	Bird and vermin control				-
	Note: Not applicable				-
5	Services				
5.1	Sanitary Installations				7,000
	WC suite including cistern and seat	4	no	550	2,200
	Wash basin with mixer tap and wastes	4	no	450	1,800
	Bath with mixer tap and wastes	2	no	1,500	3,000
5.2	Services Equipment				-
	Note: Not applicable				-
5.3	Disposal Installations				2,430
	Allowance for disposal installations, including soil and waste systems (GIA)	142	m2	15	2,130
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	200	200
5.4	Water Installations				11,384
	Allowance for water installations, including hot and cold water services (GIA)	142	m2	27	3,834
	Incoming mains water supply and distribution including meters and valves. (GIA rate)	142	m2	25	3,550
	Booster tanks; pumps, storage cylinders, metering and equipment (per dwelling rate)	2	no	1,350	2,700
	Allowance for testing & commissioning @ 3%	1	item	300	300
	Allowance for MEP preliminaries @ 10%	1	item	1,000	1,000
5.5	Heat Source				19,200
	Air source heat pump installation including outdoor unit, indoor hydraulic components, DHW cylinder, plant connections, supports, controls and associated fittings.	2	no	8,500	17,000
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,700	1,700
5.6	Space Heating and air treatment				18,100
	Space heating distribution associated with the ASHP installation, comprising wet underfloor heating throughout, towel radiators in selected areas, manifolds, valves, insulated heating distribution pipework, local controls and associated fittings.	2	no	8,000	16,000
	Extra over for active cooling provision throughout, comprising fan coil units / heat-pump convectors, associated insulated distribution pipework, condensate drainage, controls, sensors, commissioning and associated fittings.	2	no	5,000	Excluded
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,600	1,600
5.7	Ventilation Systems				4,400
	Mechanical extract ventilation to kitchens, bathrooms and WCs including fans, ductwork, grilles and controls	6	no	600	3,600
	Allowance for testing & commissioning @ 3%	1	item	400	400
	Allowance for MEP preliminaries @ 10%	1	item	400	400
5.8	Electrical Installations				12,760
	Electrical installations allowed at rates appropriate for a high-end residential house development, reflecting enhanced specification and increased installation complexity. (GIA rate)	142	m2	80	11,360
	Allowance for testing & commissioning @ 3%	1	item	300	300
	Allowance for MEP preliminaries @ 10%	1	item	1,100	1,100
5.9	Fuel Installations/systems				-
	Note: Not applicable				-
5.10	Lift and Conveyor Installations/Systems				-
	Note: Not applicable				-
	Allowance for testing & commissioning @ 3%	1	item	-	-
	Allowance for MEP preliminaries @ 10%	1	item	-	-
5.11	Fire and Lightning Protection				2,288
	Fire and smoke detection systems including smoke and heat detectors, alarms, wiring and associated fittings (GIA rate)	142	m2	14	1,988

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Section 9

Cost Breakdown - Block F

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	200	200
5.12	Communications, Security and Control Systems				4,910
	Telephone, Wi-Fi and TV installations to dwellings including outlets, cabling and associated fittings (GIA rate)	142	m2	18	2,556
	Intruder alarm installations, including control equipment, detectors, keypads, cabling and associated fittings, complete (GIA).	142	m2	12	1,704
	Door bells including wiring and fittings	2	no	75	150
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	400	400
5.13	Special Installations				-
	Allowance for photovoltaics				Excluded
	Allowance for testing & commissioning @ 3%	1	item	-	-
	Allowance for MEP preliminaries @ 10%	1	item	-	-
5.14	Builders Work in Connection with Services				4,124
	Allowance for builders work in connection with services	5%		82,472	4,124
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	Note: Not applicable				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				15,000
	Allowance for soft strip, minor demolition, strip-out and alteration works to retained Grade II listed building.	1	item	15,000	15,000
7.2	Repairs to existing services				-
	Included within strip-out above.				
7.3	Damp-proof courses/fungus and beetle eradication				25,000
	Allowance for timber treatment and local repairs for rot, fungus and beetle infestation within retained Grade II listed building.	1	item	15,000	15,000
	Allowance for damp remedial works and associated local repairs, subject to investigation.	1	item	10,000	10,000
7.4	Facade retention				-
	See Demolition for propping allowances				-
7.5	Cleaning existing surfaces				5,000
	Allowance for cleaning, preparation and making ready retained surfaces to Grade II listed building.	1	item	5,000	5,000
7.6	Renovation works				-
	Included above.				
	Sub-Total			£	668,277
8	External Works				
8.1	Site preparation works				-
	Note: Not applicable				-
8.2	Roads, paths, pavings and surfacing				-
	Note: Not applicable				-
8.3	Soft landscaping, planting and irrigation systems				-
	Note: Not applicable				-
8.4	Fencing, railings and walls				-
	Note: Not applicable				-
8.5	External fixtures				-
	Note: Not applicable				-
8.6	External drainage				-
	Note: Not applicable				-
8.7	External services				-
	Note: Not applicable				-
8.8	Minor building works and ancillary buildings				-
	Note: Not applicable				-
	Sub-Total			£	668,277
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries				
9.2	Main Contractor's fixed on-site preliminaries		@	15%	100,241
9.3	Main Contractor's time related on-site preliminaries				
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment				
	Sub-Total			£	768,518
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	23,056
10.2	Main contractor's profit		@	2.00%	15,370
	Sub-Total			£	806,944
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
	Sub-Total			£	806,944
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
	Sub-Total			£	806,944
13	Risks (Client's Contingencies)				
13.1	Design Risk Transfer allowance		@	2.00%	16,139
13.2	Design Reserve allowance		@	3.00%	24,208
13.3	Client Contingency Allowance		@	1.50%	12,104
	Sub-Total			£	859,395

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Section 9
Cost Breakdown - Block F

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
Total Estimated Sum				£	859,395

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Section 9

Cost Breakdown - Block G

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				-
	Excluded				
0.2	Major Demolition Work				-
	Excluded				
0.3	Temporary Supports to Adjacent Structures				-
	Excluded				-
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				-
	Excluded				-
0.6	Extraordinary Site Investigation Works				-
	Excluded				
1	Substructure				
1.1	Substructure				290,000
	Allowance for local repairs to existing foundations, slabs and substructure as required; including provisional allowance for underpinning works subject to structural engineer's design and opening-up.	1	item	250,000	250,000
	Allowance for repairs, levelling and thermal upgrades to ground floor slab; allow for full removal and renewal of existing ground floor construction inclusive of new insulation, screed and waterproofing details.	1	item	35,000	35,000
	Allowance for local below-ground drainage repairs and connections.	1	item	5,000	5,000
2	Superstructure				
2.1	Frame				20,000
	Allowance for repairs and strengthening to retained walls, beams and structural elements including roof structure, upper floors and joists	1	item	20,000	20,000
2.2	Upper Floors				-
	Including within 2.1 above				
2.3	Roof				59,500
	Renew roof coverings and insulation	1	item	50,000	50,000
	Allowance to repair / redecorate timber fascias and soffits	1	item	7,000	7,000
	Allowance for repairs to existing gutters and downpipes	1	item	2,500	2,500
2.4	Stairs and Ramps				5,000
	Allowance for repair / replacement of stairs, handrails and balustrades.	1	item	5,000	5,000
2.5	External Walls				30,000
	Allowance for local repairs to retained external walls of existing timber-framed farmhouse and barn, including timber frame repairs, infill panel repairs, plinth masonry repairs, local rebuilding and associated making good.	1	item	15,000	15,000
	Allowance for preparation and redecoration of retained external walls and beams.	1	item	15,000	15,000
2.6	Windows and External Doors				125,000
	Allowance for upgrade / overhaul of existing windows and external doors including frames, glazing and the like; allowance for like for like replacement to timber double glazed system; heritage specification	1	item	125,000	125,000
2.7	Internal Walls and Partitions				3,360
	Allowance for boxing in pipes to kitchens and bathrooms	1	item	600	600
	Internal stud partitions comprising metal/timber studs with acoustic insulation and 12.5 mm plasterboard linings each side including taping and jointing	40	m2	69	2,760
2.8	Internal Doors				20,000
	Allowance for new internal doors, frames and ironmongery. Bespoke sizes	10	item	2,000	20,000
3	Finishes				
3.1	Wall Finishes				55,155
	Allowance for plaster repairs, wall linings and decorations to retained internal and external walls including insulated lining to external walls	1	item	35,000	35,000
	Emulsion paint finish to plasterboard walls; plasterboard taped and jointed; one mist coat and two coats emulsion. Paint spec by Heritage Consultant	446	m2	20	8,920
	Full-height wall tiling to bathrooms, including trims, waterproofing, adhesive, grout and all associated sundries	75	m2	85	6,375
	Allowance for wall tiling to walls and glass splashbacks to kitchen area, including trims, adhesive, grout, sealants and associated fixings	45	m2	85	3,825
	MDF window boards; 25 mm thick, bullnose front edge; supplied primed and finished with paint; fixed complete with sundry trims	23	m	45	1,035
3.2	Floor Finishes				15,760
	Acoustic resilient layer to separating floors; minimum 5 mm; laid beneath final floor finishes	100	m2	12	1,200
	Amtico or similar vinyl plank floor finish to private house kitchen and living areas, including subfloor preparation, adhesive, trims, skirtings / perimeter finish and making good.	72	m2	75	5,400
	Carpet finish to stairs including underlay, gripper rods, stair nosings, trims and associated sundries.	95	m2	35	3,325
	Floor tiling to bathrooms, including subfloor preparation, adhesive, grout, trims, sealant and making good	15	m2	85	1,275
	MDF skirtings to perimeter of rooms; primed and painted; inclusive of mastic seal at floor junction	228	m	20	4,560
3.3	Ceiling Finishes				20,132
	Allowance for new ceilings, linings and boxing-out.	194	item	58	11,252

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Section 9

Cost Breakdown - Block G

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Extra over plasterboard ceilings to dwellings for enhanced decorative ceiling finishes, including localised bulkheads, recessed lighting features, simple coving / shadow gaps, feature margins and associated detailing, complete ceiling details beyond the base ceiling specification.	1	item	5,000	5,000
	Painting to ceilings	194	m2	20	3,880
4	Fittings, Furnishings and Equipment				
4.1	Fittings, furnishings and equipment				17,085
	Kitchen units and worktops including ironmongery, sink and mixer tap.	1	no	7,500	7,500
	Kitchen fittings; white goods; fridge freezer, built in oven, hob, extractor, washer drier, dishwasher	1	no	3,000	3,000
	Bathroom fittings; mirrors	3	no	70	210
	Bathroom fittings; WC roll holders	3	no	25	75
	Bathroom fittings; radiator towel rails	3	no	300	900
	Bathroom fittings; bathroom cabinets	3	no	300	900
	Wardrobes to Master Bedroom only; made to measure	1	no	3,500	3,500
	General dwelling fittings allowance; shelving, coat hooks and rail, curtain battens.	1	no	1,000	1,000
4.2	Special fittings, furnishings and equipment				-
	Note: Not applicable				-
4.3	Internal planting				-
	Note: Not applicable				-
4.4	Bird and vermin control				-
	Note: Not applicable				-
5	Services				
5.1	Sanitary Installations				6,500
	WC suite including cistern and seat	3	no	550	1,650
	Wash basin with mixer tap and wastes	3	no	450	1,350
	Shower enclosure including tray, mixer valve and glass screen	1	no	2,000	2,000
	Bath with mixer tap and wastes	1	no	1,500	1,500
5.2	Services Equipment				-
	Note: Not applicable				-
5.3	Disposal Installations				3,310
	Allowance for disposal installations, including soil and waste systems (GIA)	194	m2	15	2,910
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	300	300
5.4	Water Installations				12,838
	Allowance for water installations, including hot and cold water services (GIA)	194	m2	27	5,238
	Incoming mains water supply and distribution including meters and valves. (GIA rate)	194	m2	25	4,850
	Booster tanks; pumps, storage cylinders, metering and equipment (per dwelling rate)	1	no	1,350	1,350
	Allowance for testing & commissioning @ 3%	1	item	300	300
	Allowance for MEP preliminaries @ 10%	1	item	1,100	1,100
5.5	Heat Source				9,700
	Air source heat pump installation including outdoor unit, indoor hydraulic components, DHW cylinder, plant connections, supports, controls and associated fittings.	1	no	8,500	8,500
	Allowance for testing & commissioning @ 3%	1	item	300	300
	Allowance for MEP preliminaries @ 10%	1	item	900	900
5.6	Space Heating and air treatment				17,000
	Space heating distribution associated with the ASHP installation, comprising wet underfloor heating throughout, towel radiators in selected areas, manifolds, valves, insulated heating distribution pipework, local controls and associated fittings.	1	no	15,000	15,000
	Extra over for active cooling provision throughout, comprising fan coil units / heat-pump convectors, associated insulated distribution pipework, condensate drainage, controls, sensors, commissioning and associated fittings.	1	no	8,000	Excluded
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,500	1,500
5.7	Ventilation Systems				2,645
	Mechanical extract ventilation to kitchens, bathrooms and WCs including fans, ductwork, grilles and controls	4	no	600	2,400
	Allowance for testing & commissioning @ 3%	1	item	45	45
	Allowance for MEP preliminaries @ 10%	1	item	200	200
5.8	Electrical Installations				17,620
	Electrical installations allowed at rates appropriate for a high-end residential house development, reflecting enhanced specification and increased installation complexity. (GIA rate)	194	m2	80	15,520
	Allowance for testing & commissioning @ 3%	1	item	500	500
	Allowance for MEP preliminaries @ 10%	1	item	1,600	1,600
5.9	Fuel Installations/systems				-
	Note: Not applicable				-
5.10	Lift and Conveyor Installations/Systems				-
	Note: Not applicable				-
	Allowance for testing & commissioning @ 3%	1	item	-	-
	Allowance for MEP preliminaries @ 10%	1	item	-	-
5.11	Fire and Lightning Protection				3,116

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Section 9

Cost Breakdown - Block G

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Fire and smoke detection systems including smoke and heat detectors, alarms, wiring and associated fittings (GIA rate)	194	m2	14	2,716
	Allowance for testing & commissioning @ 3%	1	item	100	100
	Allowance for MEP preliminaries @ 10%	1	item	300	300
5.12	Communications, Security and Control Systems				6,695
	Telephone, Wi-Fi and TV installations to dwellings including outlets, cabling and associated fittings (GIA rate)	194	m2	18	3,492
	Intruder alarm installations, including control equipment, detectors, keypads, cabling and associated fittings, complete (GIA).	194	m2	12	2,328
	Door bells including wiring and fittings	1	no	75	75
	Allowance for testing & commissioning @ 3%	1	item	200	200
	Allowance for MEP preliminaries @ 10%	1	item	600	600
5.13	Special Installations				-
	Allowance for photovoltaics				Excluded
	Allowance for testing & commissioning @ 3%	1	item	-	-
	Allowance for MEP preliminaries @ 10%	1	item	-	-
5.14	Builders Work in Connection with Services				3,971
	Allowance for builders work in connection with services	5%		79,424	3,971
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	Note: Not applicable				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				20,000
	Allowance for soft strip, minor demolition, strip-out and alteration works to retained Grade II listed building.	1	item	20,000	20,000
7.2	Repairs to existing services				-
	Included within strip-out above.				
7.3	Damp-proof courses/fungus and beetle eradication				25,000
	Allowance for timber treatment and local repairs for rot, fungus and beetle infestation within retained Grade II listed building.	1	item	15,000	15,000
	Allowance for damp remedial works and associated local repairs, subject to investigation.	1	item	10,000	10,000
7.4	Facade retention				-
	See Demolition for propping allowances				-
7.5	Cleaning existing surfaces				7,500
	Allowance for cleaning, preparation and making ready retained surfaces to Grade II listed building.	1	item	7,500	7,500
7.6	Renovation works				-
	Included above.				
	Sub-Total			£	796,887
8	External Works				
8.1	Site preparation works				-
	Note: Not applicable				-
8.2	Roads, paths, pavings and surfacing				-
	Note: Not applicable				-
8.3	Soft landscaping, planting and irrigation systems				-
	Note: Not applicable				-
8.4	Fencing, railings and walls				-
	Note: Not applicable				-
8.5	External fixtures				-
	Note: Not applicable				-
8.6	External drainage				-
	Note: Not applicable				-
8.7	External services				-
	Note: Not applicable				-
8.8	Minor building works and ancillary buildings				-
	Note: Not applicable				-
	Sub-Total			£	796,887
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries				
9.2	Main Contractor's fixed on-site preliminaries		@	15%	119,533
9.3	Main Contractor's time related on-site preliminaries				
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment				
	Sub-Total			£	916,420
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	27,493
10.2	Main contractor's profit		@	2.00%	18,328
	Sub-Total			£	962,241
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
	Sub-Total			£	962,241
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
	Sub-Total			£	962,241
13	Risks (Client's Contingencies)				
13.1	Design Risk Transfer allowance		@	2.00%	19,245
13.2	Design Reserve allowance		@	3.00%	28,867

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Section 9						
Cost Breakdown - Block G						
Ref	Description	Quantity	Unit	Rate (£)	Total (£)	
13.3	Client Contingency Allowance		@	1.50%	14,434	
	Sub-Total				£ 1,024,787	
14	Inflation					
14.1	Tender inflation				Excluded	
14.2	Construction inflation allowance				Excluded	
	Total Estimated Sum				£ 1,024,787	

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Section 4

Cost Breakdown - Block H

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				-
	Excluded				-
0.2	Major Demolition Work				-
	Excluded				-
0.3	Temporary Supports to Adjacent Structures				-
	Excluded				-
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				-
	Excluded				-
0.6	Extraordinary Site Investigation Works				-
	Excluded				-
1	Substructure				
1.1	Substructure				279,165
	Levelling, excavation and compaction works, including disposal of surplus material.	122	m3	40	4,880
	Allowance for excavation works based on 50% of arising material being contaminated	40	m3	70	2,800
	Excavation for piled foundations and ground beams, including disposal of surplus material.	127	m3	55	6,985
	Low vibration continuous flight auger (CFA) piles, including boring, concrete, reinforcement and trimming pile heads. Assumed 7m depth (House construction), no obstructions	52	no	1,400	72,800
	Reinforced concrete pile caps including concrete, reinforcement and formwork	52	no	450	23,400
	Reinforced concrete ground beams, including concrete, reinforcement and formwork	182	m	240	43,680
	Allowance for piling design	1	item	2,500	2,500
	Allowance for 750mm thick piling mat (over part area)	122	m2	55	6,710
	Allowance for pile testing 10%	6	no	750	4,500
	Suspended ground floor construction, including insulation and associated sundries.	490	m2	140	68,600
	DPM / gas membrane and service penetrations through ground floor construction.	490	m2	18	8,820
	Below DPC blockwork / substructure walling.	109	m2	60	6,540
	Below ground drainage and associated pipework.	490	m2	30	14,700
	Sand and cement screed to ground floor, including levelling and associated sundries. 75mm	490	m2	25	12,250
2	Superstructure				
2.1	Frame				-
	Not Applicable				
2.2	Upper Floors				59,985
	Timber first floor construction including timber joists, strutting, structural deck, acoustic insulation, and associated trimmers, noggings and fixings.	490	m2	90	44,100
	Allowance for openings and trimming per unit	8	item	1,500	12,000
	Fire stopping at wall/floor junctions and associated penetrations	111	m	35	3,885
2.3	Roof				125,480
	Timber pitched roof construction including trussed rafters, battens, membrane, concrete roof tile covering and insulation.	334	m2	165	55,110
	Eaves construction including fascia boards, soffits, verge details and associated trims.	64	m	70	4,480
	Verge tiles	160	m	50	8,000
	Ridge tiles	32	m	50	1,600
	Flat roof construction including reinforced concrete roof slab, insulation, waterproof membrane and associated upstands to parapet walls.	150	m2	245	36,750
	Masonry parapet wall to flat roof with precast concrete coping stones	40	m	225	9,000
	Powder-coated aluminium gutters, including brackets, outlets and all necessary fixings	64	m	70	4,480
	Powder-coated aluminium downpipes, including shoes, offsets, brackets, connectors and all necessary fixings	101	m	60	6,060
2.4	Stairs and Ramps				26,000
	Prefabricated softwood timber staircases; straight flights with quarter/half landings as required; plywood treads and risers; softwood strings; supplied in factory-finished sections; finishes including treads, risers and nosings.	8	No	3,250	26,000
2.5	External Walls				176,054
	Facing brick outer leaf, 102.5 mm thick, including pointing, movement joints, stainless steel wall ties and weep holes forming part of cavity wall construction.	592	m2	115	68,080
	Cavity wall insulation; PC Sum £60/m² for supply only, including installation, cutting, fitting and making good within cavity wall construction.	592	m2	82	48,544
	Cavity wall; inner leaf formed in concrete blockwork; tied back to outer leaf with stainless steel wall ties; including bed-joint reinforcement where required, movement joint detailing, sundry cutting and fixings	592	m2	60	35,520
	Cavity wall; internal lining to external walls; 1 layer 12.5 mm plasterboard; fixed on dabs or mechanical fixings to blockwork; joints taped; including all fixings, trims and sundry cutting	592	m2	20	11,840
	Cavity wall lintels over openings including steel lintels, bearings and associated fixings.	85	m	120	10,200

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Section 4

Cost Breakdown - Block H

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Damp proof course to cavity walls including associated cavity trays and fixings.	85	m	22	1,870
2.6	Windows and External Doors				117,250
	Double glazed aluminium windows with insulated spandrel panels, including frames, glazing, ironmongery, seals, trims and associated fixings	64	m2	850	54,400
	Sliding aluminium glazed doors including frames, glazing, ironmongery, thresholds, seals, trims and associated fixings	43	m2	950	40,850
	Powder-coated aluminium front entrance door set; single leaf with glazed top vision panel, including frame, ironmongery, thresholds, seals, trims and associated fixings	8	no	2,750	22,000
2.7	Internal Walls and Partitions				30,358
	Internal stud partitions comprising metal/timber studs with acoustic insulation and 12.5 mm plasterboard linings each side including taping and jointing	267	m2	69	18,398
	Lintels to internal wall openings including bearings and associated fixings	56	no	65	3,640
	Pattressing to stud partitions comprising 18 mm plywood fixed within partition framing including additional studs and associated fixings (approx. 20 m² per dwelling).	160	m2	22	3,520
	Boxing-in to concealed pipes and services in kitchens, bathrooms and service voids, including timber/metal framing, plasterboard lining, access hatches, trims, supports and all necessary fixings	8	no	600	4,800
2.8	Internal Doors				36,000
	Veneered internal door sets, including solid-core door leaves, frames, linings, architraves, premium ironmongery, seals, finishes and all associated fittings.	48	no	750	36,000
3	Finishes				
3.1	Wall Finishes				55,350
	Emulsion paint finish to plasterboard walls; plasterboard taped and jointed; one mist coat and two coats emulsion	1,645	m2	10	16,450
	Full-height wall tiling to bathrooms, including trims, waterproofing, adhesive, grout and all associated sundries	324	m2	85	27,540
	Allowance for wall tiling to walls and glass splashbacks to kitchen area, including trims, adhesive, grout, sealants and associated fixings	104	m2	85	8,840
	MDF window boards; 25 mm thick, bullnose front edge; supplied primed and finished with paint; fixed complete with sundry trims	56	m	45	2,520
3.2	Floor Finishes				58,480
	Amtico or similar vinyl plank floor finish to private house kitchen and living areas, including subfloor preparation, adhesive, trims, skirtings / perimeter finish and making good.	368	m2	75	27,600
	Carpet to bedrooms; with underlay; including grippers, trims, sundries and protection	328	m2	35	11,480
	Carpet finish to stairs including underlay, gripper rods, stair nosings, trims and associated sundries.	28	m2	35	980
	Floor tiling to bathrooms, including subfloor preparation, adhesive, grout, trims, sealant and making good	36	m2	85	3,060
	MDF skirtings to perimeter of rooms; primed and painted; inclusive of mastic seal at floor junction	768	m	20	15,360
3.3	Ceiling Finishes				46,960
	Plasterboard ceiling to dwellings; plasterboard to underside of joists, taped and jointed and finished with two coats emulsion paint	760	m2	58	44,080
	Extra over plasterboard ceilings to dwellings for enhanced decorative ceiling finishes, including localised bulkheads, recessed lighting features, simple coving / shadow gaps, feature margins and associated detailing, complete ceiling details beyond the base ceiling specification.	8	no	5,000	Excluded
	Allowance for ceiling access hatches to roof voids and services including frame, hatch door and ironmongery	24	no	120	2,880
4	Fittings, Furnishings and Equipment				
4.1	Fittings, furnishings and equipment				119,120
	Kitchen units and worktops including ironmongery, sink and mixer tap.	8	no	7,500	60,000
	Kitchen fittings; white goods; fridge freezer, built in oven, hob, extractor, washer drier, dishwasher	8	no	3,000	24,000
	Bathroom fittings; mirrors	16	no	70	1,120
	Bathroom fittings; WC roll holders	16	no	25	400
	Bathroom fittings; radiator towel rails	16	no	300	4,800
	Bathroom fittings; bathroom cabinets	16	no	300	4,800
	Wardrobes to Master Bedroom only	8	no	2,000	16,000
	General dwelling fittings allowance; shelving, coat hooks and rail, curtain battens	8	no	1,000	8,000
4.2	Special fittings, furnishings and equipment				-
	Note: Not applicable				-
4.3	Internal planting				-
	Note: Not applicable				-
4.4	Bird and vermin control				-
	Note: Not applicable				-
5	Services				
5.1	Sanitary Installations				28,000
	WC suite including cistern and seat	16	no	550	8,800

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Section 4

Cost Breakdown - Block H

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Wash basin with mixer tap and wastes	16	no	450	7,200
	Bath with mixer tap and wastes	8	no	1,500	12,000
5.2	Services Equipment				-
	<i>Note: Not applicable</i>				-
5.3	Disposal Installations				14,495
	Allowance for disposal installations, including soil and waste systems (GIA)	853	m2	15	12,795
	Allowance for testing & commissioning @ 3%	1	item	400	400
	Allowance for MEP preliminaries @ 10%	1	item	1,300	1,300
5.4	Water Installations				74,397
	Allowance for water installations, including hot and cold water services (GIA)	853	m2	27	23,031
	Incoming mains water supply and distribution including meters and valves. (GIA rate)	853	m2	22	18,766
	Booster tanks; pumps, storage cylinders, metering and equipment (per dwelling rate)	8	no	3,000	24,000
	Allowance for testing & commissioning @ 3%	1	item	2,000	2,000
	Allowance for MEP preliminaries @ 10%	1	item	6,600	6,600
5.5	Heat Source				76,800
	Air source heat pump installation including outdoor unit, indoor hydraulic components, DHW cylinder, plant connections, supports, controls and associated fittings.	8	no	8,500	68,000
	Allowance for testing & commissioning @ 3%	1	item	2,000	2,000
	Allowance for MEP preliminaries @ 10%	1	item	6,800	6,800
5.6	Space Heating and air treatment				90,400
	Space heating distribution associated with the ASHP installation, comprising wet underfloor heating throughout, towel radiators in selected areas, manifolds, valves, insulated heating distribution pipework, local controls and associated fittings.	8	no	10,000	80,000
	Extra over for active cooling provision throughout, comprising fan coil units / heat-pump convectors, associated insulated distribution pipework, condensate drainage, controls, sensors, commissioning and associated fittings.	8	no	6,000	Excluded
	Allowance for testing & commissioning @ 3%	1	item	2,400	2,400
	Allowance for MEP preliminaries @ 10%	1	item	8,000	8,000
5.7	Ventilation Systems				16,200
	Mechanical extract ventilation to kitchens, bathrooms and WCs including fans, ductwork, grilles and controls	24	no	600	14,400
	Allowance for testing & commissioning @ 3%	1	item	400	400
	Allowance for MEP preliminaries @ 10%	1	item	1,400	1,400
5.8	Electrical Installations				77,040
	Electrical installations allowed at rates appropriate for a high-end residential house development, reflecting enhanced specification and increased installation complexity. (GIA rate)	853	m2	80	68,240
	Allowance for testing & commissioning @ 3%	1	item	2,000	2,000
	Allowance for MEP preliminaries @ 10%	1	item	6,800	6,800
5.9	Fuel Installations/systems				-
	<i>Note: Not applicable</i>				-
5.10	Lift and Conveyer Installations/Systems				-
	Passenger lift				Excluded
	Allowance for testing & commissioning @ 3%	1	item	-	-
	Allowance for MEP preliminaries @ 10%	1	item	-	-
5.11	Fire and Lightning Protection				13,542
	Fire and smoke detection systems including smoke and heat detectors, alarms, wiring and associated fittings (GIA rate)	853	m2	14	11,942
	Allowance for testing & commissioning @ 3%	1	item	400	400
	Allowance for MEP preliminaries @ 10%	1	item	1,200	1,200
5.12	Communications, Security and Control Systems				29,590
	Telephone, Wi-Fi and TV installations to dwellings including outlets, cabling and associated fittings (GIA rate)	853	m2	18	15,354
	Intruder alarm installations, including control equipment, detectors, keypads, cabling and associated fittings, complete (GIA).	853	m2	12	10,236
	Door bells including wiring and fittings	8	no	75	600
	Allowance for testing & commissioning @ 3%	1	item	800	800
	Allowance for MEP preliminaries @ 10%	1	item	2,600	2,600
5.13	Special Installations				99,400
	Photovoltaic solar system, including roof-mounted PV panels to pitched roofs, inverter, battery storage, cabling, connections, testing, commissioning and associated fittings, in line with London low-carbon energy requirements.	8	no	11,000	88,000
	Allowance for testing & commissioning @ 3%	1	item	2,600	2,600
	Allowance for MEP preliminaries @ 10%	1	item	8,800	8,800
5.14	Builders Work in Connection with Services				15,596
	Allowance for builders work in connection with services	3%		519,864	15,596
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	<i>Note: Not applicable</i>				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-
	<i>Note: Not applicable</i>				-
7.2	Repairs to existing services				-

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**Section 4****Cost Breakdown - Block H**

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<i>Note: Not applicable</i>				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	<i>Note: Not applicable</i>				-
7.4	Facade retention				-
	<i>Note: Not applicable</i>				-
7.5	Cleaning existing surfaces				-
	<i>Note: Not applicable</i>				-
7.6	Renovation works				-
	<i>Note: Not applicable</i>				-
Sub-Total				£	1,665,662
8	External Works				
8.1	Site preparation works				-
	<i>Note: Not applicable</i>				-
8.2	Roads, paths, pavings and surfacing				-
	<i>Note: Not applicable</i>				-
8.3	Soft landscaping, planting and irrigation systems				-
	<i>Note: Not applicable</i>				-
8.4	Fencing, railings and walls				-
	<i>Note: Not applicable</i>				-
8.5	External fixtures				-
	<i>Note: Not applicable</i>				-
8.6	External drainage				-
	<i>Note: Not applicable</i>				-
8.7	External services				-
	<i>Note: Not applicable</i>				-
8.8	Minor building works and ancillary buildings				-
	<i>Note: Not applicable</i>				-
Sub-Total				£	1,665,662
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries				
9.2	Main Contractor's fixed on-site preliminaries		@	15%	249,849
9.3	Main Contractor's time related on-site preliminaries				
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment				
Sub-Total				£	1,915,511
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	57,465
10.2	Main contractor's profit		@	2.00%	38,310
Sub-Total				£	2,011,286
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
Sub-Total				£	2,011,286
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
Sub-Total				£	2,011,286
13	Risks (Client's Contingencies)				
13.1	Design Risk Transfer allowance		@	2.00%	40,226
13.2	Design Reserve allowance		@	3.00%	60,339
13.3	Client Contingency Allowance		@	1.50%	30,169
Sub-Total				£	2,142,020
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
Total Estimated Sum				£	2,142,020

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Section 4

Cost Breakdown - Block K

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				-
	Excluded				-
0.2	Major Demolition Work				-
	Excluded				-
0.3	Temporary Supports to Adjacent Structures				-
	Excluded				-
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				-
	Excluded				-
0.6	Extraordinary Site Investigation Works				-
	Excluded				-
1	Substructure				
1.1	Substructure				679,045
	Levelling, excavation and compaction works, including disposal of surplus material.	224	m3	40	8,960
	Allowance for excavation works based on 50% of arising material being contaminated	75	m3	70	5,250
	Excavation for piled foundations and ground beams, including disposal of surplus material.	64	m3	55	3,520
	Low vibration continuous flight auger (CFA) piles to apartment block, of standard diameter and assumed 15m depth, including boring, concrete, reinforcement and trimming pile heads.	91	no	3,000	273,000
	Reinforced concrete pile caps including concrete, reinforcement and formwork	91	no	450	40,950
	Reinforced concrete ground beams, including concrete, reinforcement and formwork	399	m	240	95,760
	Allowance for piling design	1	item	3,500	3,500
	Allowance for 750mm thick piling mat (over part area)	224	m2	55	12,320
	Allowance for pile testing 10%	9	no	750	6,750
	Suspended ground floor construction, including insulation and associated sundries.	895	m2	140	125,300
	DPM / gas membrane and service penetrations through ground floor construction.	895	m2	18	16,110
	Below DPC blockwork / substructure walling.	240	m2	60	14,400
	Below ground drainage and associated pipework.	895	m2	30	26,850
	Sand and cement screed to ground floor, including levelling and associated sundries. 75mm	895	m2	25	22,375
	Lift pit construction, including excavation, reinforced concrete and waterproofing.	2	no	12,000	24,000
2	Superstructure				
2.1	Frame				500,940
	Reinforced concrete frame to apartment block, comprising in situ blade columns, approximately 220 x 800mm, and structural walls, including concrete, reinforcement, formwork and associated sundries.	2,277	m2	220	500,940
2.2	Upper Floors				872,000
	Reinforced concrete intermediate floor slabs to first, second and third floors of apartment block, 250mm thick, including concrete, reinforcement, formwork and screed.	2,277	m2	225	512,325
	Allowance for openings and trimming per unit	31	no	1,500	46,500
	Allowance for structural openings and trimming to communal areas and service voids	1	no	20,000	20,000
	Allowance for reinforced concrete beams within intermediate floors, including concrete, reinforcement and formwork.	3,173	m2	25	79,325
	Perimeter cavity fire barrier at edge of intermediate floor slab	490	m	25	12,250
	Fourth Floor Slab at Soffit required for fire compartmentation, below pitched roof areas	896	m2	225	201,600
2.3	Roof				232,504
	Timber pitched roof construction including trussed rafters, battens, membrane, concrete roof tile covering and insulation.	786	m2	165	129,690
	Eaves construction including fascia boards, soffits, verge details and associated trims.	184	m	70	12,880
	Verge tiles	101	m	50	5,050
	Ridge tiles	99	m	50	4,950
	Parapet concrete to eaves	122	m	250	30,500
	Parapet concrete to verges	62	m	250	15,500
	Flat roof construction including reinforced concrete roof slab, insulation, waterproof membrane and associated upstands to parapet walls.	97	m2	245	23,814
	Powder-coated aluminium gutters, including brackets, outlets and all necessary fixings	52	m	70	3,640
	Powder-coated aluminium downpipes, including shoes, offsets, brackets, connectors and all necessary fixings	108	m	60	6,480
2.4	Stairs and Ramps				57,000
	Precast reinforced concrete staircase comprising stair flights and quarter landing for approximately 3.15 m floor-to-floor rise, including mild steel balustrades and handrails, vinyl finish to treads and risers, aluminium stair nosings, bearings, fixings and associated sundries.	6	No	9,500	57,000

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Section 4

Cost Breakdown - Block K

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
2.5	External Walls				643,218
	Metal SFS framing system with sheathing board, breather membrane, insulation and cavity barriers	1,688	m2	165	278,586
	Facing brick outer leaf with wall ties, DPCs, flashings and movement joints	1,688	m2	180	303,912
	Stainless steel brick support channels / shelf angles to support brickwork, including brackets, fixings and associated support components	276	m	220	60,720
2.6	Windows and External Doors				308,850
	Double glazed aluminium windows with insulated spandrel panels, including frames, glazing, ironmongery, seals, trims and associated fixings	265	m2	850	225,250
	Sliding aluminium glazed doors including frames, glazing, ironmongery, thresholds, seals, trims and associated fixings	68	m2	950	64,600
	Powder-coated aluminium front entrance door set; single leaf with glazed top vision panel, including frame, ironmongery, thresholds, seals, trims and associated fixings	2	no	2,750	5,500
	Powder-coated aluminium external services door set; single leaf, solid panel, including frame, ironmongery, thresholds, seals, trims and associated fixings	6	no	2,250	13,500
2.7	Internal Walls and Partitions				347,116
	Internal loadbearing walls formed in 100 mm concrete blockwork including bed joint reinforcement, movement joints and sundry cutting	2,073	m2	65	134,745
	Plasterboard lining to internal blockwork walls including adhesive dabs, taping and jointing ready for decoration	2,073	m2	36	74,628
	Internal stud partitions comprising metal/timber studs with acoustic insulation and 12.5 mm plasterboard linings each side including taping and jointing	1,461	m2	69	100,823
	Lintels to internal wall openings including bearings and associated fixings	72	no	65	4,680
	Pattressing to stud partitions comprising 18 mm plywood fixed within partition framing including additional studs and associated fixings (approx. 20 m² per dwelling).	620	m2	22	13,640
	Boxing-in to concealed pipes and services in kitchens, bathrooms and service voids, including timber/metal framing, plasterboard lining, access hatches, trims, supports and all necessary fixings	31	no	600	18,600
2.8	Internal Doors				214,950
	Veneered internal door sets, including solid-core door leaves, frames, linings, architraves, premium ironmongery, seals, finishes and all associated fittings.	112	no	750	84,000
	Apartment entrance doors; FD30S fire-rated solid core timber door sets including frame/lining, intumescent strips, smoke seals, self-closing device, ironmongery and associated fittings.	31	no	2,250	69,750
	Fire-rated doors to communal staircases forming protected escape route; FD30S timber door sets including frames, intumescent strips, smoke seals, self-closers, ironmongery and associated fittings.	16	no	2,250	36,000
	Fire-rated steel service riser door sets including frame, ironmongery and associated fittings.	56	no	450	25,200
2.9	Balconies				175,000
	Allowance for balconies, including structure, waterproofing, finishes, balustrades and associated works complete.	25	no	7,000	175,000
3	Finishes				
3.1	Wall Finishes				136,360
	Emulsion paint finish to plasterboard walls within apartments; plasterboard taped and jointed; one mist coat and two coats emulsion.	2,409	m2	10	24,089
	Full-height wall tiling to bathrooms, including trims, waterproofing, adhesive, grout and all associated sundries	753	m2	85	64,031
	Allowance for wall tiling to walls and glass splashbacks to kitchen area, including trims, adhesive, grout, sealants and associated fixings	372	m2	85	31,620
	MDF window boards; 25 mm thick, bullnose front edge; supplied primed and finished with paint; fixed complete with sundry trims	276	m	45	12,420
	Emulsion paint to blockwork and brickwork walls in cycle store	96	m2	10	960
	Emulsion paint to blockwork and brickwork walls in service areas	324	m2	10	3,240
3.2	Floor Finishes				265,893
	Acoustic resilient layer to separating floors between dwellings; minimum 5 mm; laid beneath final floor finishes	3124	m2	12	37,488
	Amtico or similar vinyl plank floor finish to private apartment kitchen and living areas, including subfloor preparation, adhesive, trims, skirtings / perimeter finish and making good.	1168	m2	75	87,600
	Carpet to bedrooms; with underlay; including grippers, trims, sundries and protection	588	m2	35	20,580
	Floor tiling to bathrooms, including subfloor preparation, adhesive, grout, trims, sealant and making good	89	m2	85	7,565
	MDF skirtings to perimeter of rooms; primed and painted; inclusive of mastic seal at floor junction	3173	m	20	63,460
	Heavy-duty contract carpet finish to communal entrance and corridor areas, including underlay where required, adhesive/gripper fixing, entrance mat interface strips, threshold trims, stair/corridor edge trims where applicable, and all associated sundries.	432	m2	35	15,120
	Service areas; epoxy resin flooring system including all necessary surface preparation, primers, screeds and build-up layers to form a durable non-slip finish.	114	m2	25	2,850

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Section 4

Cost Breakdown - Block K

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Cycle store; heavy-duty epoxy resin flooring system including all necessary surface preparation, primers, screeds and build-up layers to provide a durable, non-slip finish	48	m2	25	1,200
	Finishes to terraces / balconies including external paving on pedestal supports, complete.	231	m2	130	30,030
3.3	Ceiling Finishes				154,640
	Plasterboard ceiling to apartment and communal areas; plasterboard to underside of joists, taped and jointed and finished with two coats emulsion paint	2,277	m2	58	132,066
	Extra over plasterboard ceilings to dwellings for enhanced decorative ceiling finishes, including localised bulkheads, recessed lighting features, simple coving / shadow gaps, feature margins and associated detailing, complete ceiling details beyond the base ceiling specification.	31	no	3,000	Excluded
	Extra over suspended ceiling construction for acoustic treatment within 1m either side of party walls, including acoustic quilt/insulation, additional lining layers, supports, fixings and all associated sundries	31	no	350	10,850
	Allowance for ceiling access hatches to roof voids and services including frame, hatch door and ironmongery	93	no	120	11,160
	Painting to exposed concrete soffit in cycle store	47	m2	12	564
4	Fittings, Furnishings and Equipment				
4.1	Fittings, furnishings and equipment				462,040
	Kitchen units and worktops including ironmongery, sink and mixer tap.	31	no	7,500	232,500
	Kitchen fittings; white goods; fridge freezer, built in oven, hob, extractor, washer drier, dishwasher	31	no	3,000	93,000
	Bathroom fittings; mirrors	31	no	70	2,170
	Bathroom fittings; WC roll holders	31	no	25	775
	Bathroom fittings; radiator towel rails	31	no	300	9,300
	Bathroom fittings; bathroom cabinets	31	no	300	9,300
	General dwelling fittings allowance; shelving, coat hooks and rail, curtain battens	31	no	1,000	31,000
	Wardrobes to Master Bedroom only	31	no	2,000	62,000
	Allowance for supply of wheeled eurobin refuse containers for refuse store	9	no	650	5,850
	Cycle racks to cycle store	27	no	175	4,725
	Building Name, apartment numbering, waysignage	31	no	100	3,100
	Post Boxes	31	no	220	6,820
	Cleaner's sink including tap, supports, waste fittings, pipework connections, valves, fixings	1	no	1,500	1,500
4.2	Special fittings, furnishings and equipment				-
	Note: Not applicable				-
4.3	Internal planting				-
	Note: Not applicable				-
4.4	Bird and vermin control				-
	Note: Not applicable				-
5	Services				
5.1	Sanitary Installations				77,500
	WC suite including cistern and seat	31	no	550	17,050
	Wash basin with mixer tap and wastes	31	no	450	13,950
	Bath with mixer tap and wastes	31	no	1,500	46,500
5.2	Services Equipment				-
	Note: Not applicable				-
5.3	Disposal Installations				47,170
	Allowance for disposal installations, including soil and waste systems (GIA)	2,778	m2	15	41,670
	Allowance for testing & commissioning @ 3%	1	item	1,300	1,300
	Allowance for MEP preliminaries @ 10%	1	item	4,200	4,200
5.4	Water Installations				241,422
	Allowance for water installations, including hot and cold water services (GIA)	2,778	m2	27	75,006
	Incoming mains water supply and distribution including meters and valves. (GIA rate)	2,778	m2	22	61,116
	Booster tanks; pumps, storage cylinders, metering and equipment (per dwelling rate)	31	no	2,500	77,500
	Allowance for testing & commissioning @ 3%	1	item	6,400	6,400
	Allowance for MEP preliminaries @ 10%	1	item	21,400	21,400
5.5	Heat Source				180,800
	Centralised air source heat pump installation serving apartment block, including external plant, central plant equipment, distribution pipework, HIUs to individual apartments for indirect heating and instantaneous hot water, controls, supports and associated fittings.	1	item	160,000	160,000
	Allowance for testing & commissioning @ 3%	1	item	4,800	4,800
	Allowance for MEP preliminaries @ 10%	1	item	16,000	16,000
5.6	Space Heating and air treatment				350,300
	Space heating distribution associated with the ASHP installation, comprising wet underfloor heating throughout, towel radiators in selected areas, manifolds, valves, insulated heating distribution pipework, local controls and associated fittings.	31	no	10,000	310,000
	Extra over for active cooling provision throughout, comprising fan coil units / heat-pump convectors, associated insulated distribution pipework, condensate drainage, controls, sensors, commissioning and associated fittings.	31	no	6,000	Excluded

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Cost Breakdown - Block K

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Allowance for testing & commissioning @ 3%	1	item	9,300	9,300
	Allowance for MEP preliminaries @ 10%	1	item	31,000	31,000
5.7	Ventilation Systems				42,000
	Mechanical extract ventilation to kitchens, bathrooms and WCs including fans, ductwork, grilles and controls	62	no	600	37,200
	Allowance for testing & commissioning @ 3%	1	item	1,100	1,100
	Allowance for MEP preliminaries @ 10%	1	item	3,700	3,700
5.8	Electrical Installations				241,690
	Electrical installations allowed at rates appropriate for a high-end residential apartment development, reflecting enhanced specification and increased installation complexity. (GIA rate)	2,500	m2	80	200,000
	Electrical installations to communal areas including distribution boards, containment, wiring, lighting, switches, emergency lighting, power outlets and associated fittings.	278	m2	50	13,890
	Allowance for testing & commissioning @ 3%	1	item	6,400	6,400
	Allowance for MEP preliminaries @ 10%	1	item	21,400	21,400
5.9	Fuel Installations/systems				-
	Note: Not applicable				-
5.10	Lift and Conveyer Installations/Systems				180,800
	Passenger lift installation serving ground, first, second and third floors, including lift car, guides, landing entrances, controls, power supply, lighting, communication systems, finishes, testing, commissioning and associated fittings	2	no	80,000	160,000
	Allowance for testing & commissioning @ 3%	1	item	4,800	4,800
	Allowance for MEP preliminaries @ 10%	1	item	16,000	16,000
5.11	Fire and Lightning Protection				153,818
	Fire and smoke detection systems to apartments including smoke and heat detectors, alarms, wiring, controls and associated fittings (GIA rate).	2,500	m2	14	35,000
	Fire and smoke detection systems to communal areas including smoke and heat detectors, alarms, wiring, controls and associated fittings (GIA rate).	278	m2	10	2,778
	Allowance for automatic sprinkler installation to 4-storey apartment block, including associated tank, pump set, distribution pipework, sprinkler heads, controls, testing, commissioning and certification complete, subject to confirmation of statutory requirements by the Architect, Fire Strategy and Building Control.	2,778	m2	30	83,340
	Lightning protection system to apartment block, including air termination tape/conductors, down conductors, bonding	1	item	15,000	15,000
	Allowance for testing & commissioning @ 3%	1	item	4,100	4,100
	Allowance for MEP preliminaries @ 10%	1	item	13,600	13,600
5.12	Communications, Security and Control Systems				104,170
	Telephone, Wi-Fi and TV installations to apartments including outlets, cabling and associated fittings (GIA rate).	0	m2	18	-
	Telephone, Wi-Fi and TV installations to communal areas including outlets, cabling and associated fittings (GIA rate).	278	m2	12	3,334
	Intruder alarm installations, including control equipment, detectors, keypads, cabling and associated fittings, complete (GIA).	2,778	m2	12	33,336
	Door entry system (per flat)	31	no	1,500	46,500
	Allowance for access control door entry system to service areas and cycle store doors	6	no	1,500	9,000
	Allowance for testing & commissioning @ 3%	1	item	2,800	2,800
	Allowance for MEP preliminaries @ 10%	1	item	9,200	9,200
5.13	Special Installations				141,300
	Photovoltaic solar system, including roof-mounted PV panels to pitched roofs, inverter, battery storage, cabling, connections, testing, commissioning and associated fittings, in line with London low-carbon energy requirements.	1	no	125,000	125,000
	Allowance for testing & commissioning @ 3%	1	item	3,800	3,800
	Allowance for MEP preliminaries @ 10%	1	item	12,500	12,500
5.14	Builders Work in Connection with Services				52,829
	Allowance for builders work in connection with services	3%		1,760,970	52,829
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	Note: Not applicable				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-
	Note: Not applicable				-
7.2	Repairs to existing services				-
	Note: Not applicable				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	Note: Not applicable				-
7.4	Facade retention				-
	Note: Not applicable				-
7.5	Cleaning existing surfaces				-
	Note: Not applicable				-
7.6	Renovation works				-
	Note: Not applicable				-
	Sub-Total			£	6,863,354
8	External Works				

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**Section 4****Cost Breakdown - Block K**

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
8.1	Site preparation works				-
	<i>Note: Not applicable</i>				-
8.2	Roads, paths, pavings and surfacing				-
	<i>Note: Not applicable</i>				-
8.3	Soft landscaping, planting and irrigation systems				-
	<i>Note: Not applicable</i>				-
8.4	Fencing, railings and walls				-
	<i>Note: Not applicable</i>				-
8.5	External fixtures				-
	<i>Note: Not applicable</i>				-
8.6	External drainage				-
	<i>Note: Not applicable</i>				-
8.7	External services				-
	<i>Note: Not applicable</i>				-
8.8	Minor building works and ancillary buildings				-
	<i>Note: Not applicable</i>				-
Sub-Total				£	6,863,354
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries				
9.2	Main Contractor's fixed on-site preliminaries		@	15%	1,029,503
9.3	Main Contractor's time related on-site preliminaries				
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment				
Sub-Total				£	7,892,857
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	236,786
10.2	Main contractor's profit		@	2.00%	157,857
Sub-Total				£	8,287,500
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
Sub-Total				£	8,287,500
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
Sub-Total				£	8,287,500
13	Risks (Client's Contingencies)				
13.1	Design Risk Transfer allowance		@	2.00%	165,750
13.2	Design Reserve allowance		@	3.00%	248,625
13.3	Client Contingency Allowance		@	1.50%	124,313
Sub-Total				£	8,826,188
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
Total Estimated Sum				£	8,826,188

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**Section 10****Cost Breakdown - External Works**

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment Excluded				-
0.2	Major Demolition Work Excluded				-
0.3	Temporary Supports to Adjacent Structures Excluded				-
0.4	Specialist Groundworks Excluded				-
0.5	Temporary Diversion Works Excluded				-
0.6	Extraordinary Site Investigation Works Excluded				-
1	Substructure				
1.1	Substructure Excluded				-
2	Superstructure				
2.1	Frame				-
	<i>Note: Not applicable</i>				-
2.2	Upper Floors				-
	<i>Note: Not applicable</i>				-
2.3	Roof				-
	<i>Note: Not applicable</i>				-
2.4	Stairs and Ramps				-
	<i>Note: Not applicable</i>				-
2.5	External Walls				-
	<i>Note: Not applicable</i>				-
2.6	Windows and External Doors				-
	<i>Note: Not applicable</i>				-
2.7	Internal Walls and Partitions				-
	<i>Note: Not applicable</i>				-
2.8	Internal Doors				-
	<i>Note: Not applicable</i>				-
3	Finishes				
3.1	Wall Finishes				-
	<i>Note: Not applicable</i>				-
3.2	Floor Finishes				-
	<i>Note: Not applicable</i>				-
3.3	Ceiling Finishes				-
	<i>Note: Not applicable</i>				-
4	Fittings, Furnishings and Equipment				
4.1	Fittings, furnishings and equipment				-
	<i>Note: Not applicable</i>				-
4.2	Special fittings, furnishings and equipment				-
	<i>Note: Not applicable</i>				-
4.3	Internal planting				-
	<i>Note: Not applicable</i>				-
4.4	Bird and vermin control				-
	<i>Note: Not applicable</i>				-
5	Services				
5.1	Sanitary Installations				-
	<i>Note: Not applicable</i>				-
5.2	Services Equipment				-
	<i>Note: Not applicable</i>				-
5.3	Disposal Installations				-
	<i>Note: Not applicable</i>				-
5.4	Water Installations				-
	<i>Note: Not applicable</i>				-
5.5	Heat Source				-
	<i>Note: Not applicable</i>				-
5.6	Space Heating and air treatment				-
	<i>Note: Not applicable</i>				-
5.7	Ventilation Systems				-
	<i>Note: Not applicable</i>				-
5.8	Electrical Installations				-
	<i>Note: Not applicable</i>				-
5.9	Fuel Installations/systems				-
	<i>Note: Not applicable</i>				-
5.10	Lift and Conveyer Installations/Systems				-
	<i>Note: Not applicable</i>				-
5.11	Fire and Lightning Protection				-
	<i>Note: Not applicable</i>				-
5.12	Communications, Security and Control Systems				-
	<i>Note: Not applicable</i>				-
5.13	Special Installations				-
	<i>Note: Not applicable</i>				-
5.14	Builders Work in Connection with Services				-

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Section 10

Cost Breakdown - External Works

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<i>Note: Not applicable</i>			-	-
5.15	Testing and Commissioning			-	-
	<i>Note: Not applicable</i>			-	-
5.16	MEP Preliminaries inc Design Fees			-	-
	<i>Note: Not applicable</i>			-	-
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	<i>Note: Not applicable</i>				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-
	<i>Note: Not applicable</i>				-
7.2	Repairs to existing services				-
	<i>Note: Not applicable</i>				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	<i>Note: Not applicable</i>				-
7.4	Facade retention				-
	<i>Note: Not applicable</i>				-
7.5	Cleaning existing surfaces				-
	<i>Note: Not applicable</i>				-
7.6	Renovation works				-
	<i>Note: Not applicable</i>				-
	Sub-Total			£	-
8	External Works				
8.1	Site preparation works				-
	See External Works			-	-
8.2	Roads, paths, pavings and surfacing				276,709
	Parking and vehicle areas assumed as tarmac finish, including line marking and bollards.	1,741	m2	110	191,528
	Pedestrian paths; allowance for small-scale cobbled setts in neutral light colour; on existing sub-base build-up, laying, jointing, and all necessary cutting	148	m2	95	14,067
	Parking and vehicle areas assumed as tarmac finish, including line marking and bollards.	393	m2	125	49,125
	Allowance for new kerbs and edgings	733	m	30	21,990
8.3	Soft landscaping, planting and irrigation systems				105,727
	Allowance for preparation and turfing/seeding of grassed areas, including topsoil cultivation, levelling and establishment maintenance.	4,131	m2	15	61,959
	Allowance for preparation, planting and establishment of shrubbed areas, including topsoil cultivation, soil improvement, planting, mulching, levelling and establishment maintenance.	459	m2	30	13,769
	Allowance for supply and planting of native tree (12–14 cm girth), including excavation of tree pits, imported topsoil, mulch, watering provision and staking	50	item	600	30,000
8.4	Fencing, railings and walls				221,600
	Provisional allowance for low boundary walls and gates	1	item	15,000	15,000
	Provisional allowance for steps	4	item	12,000	48,000
	Allowance for fencing to resident's gardens including gates	713	m	130	92,690
	Allowance for perimeter fencing to site boundaries, including posts, fencing panels or mesh, foundations, fittings, gates where applicable, and all necessary fixing and making good.	507	m	130	65,910
8.5	External fixtures				143,200
	Allowance for cycle store building, including structure, enclosure, roof, doors, finishes and associated works complete. See FF&E for Cycle racks.	24	m2	1,750	42,000
	Bin store building, single storey with pitched roof. See FF&E for Bins	25	m2	1,750	43,750
	Children's playground including natural timber play elements, stone/timber stepping features, excavation, local foundations, secure ground fixings, ground preparation, safety surfacing/landscaped play treatment, and all associated installation works.	1	Item	15,000	15,000
	Allowance for supply and installation of public realm benches, timber construction, including foundations and fixings	4	nr	1,250	5,000
	Allowance for street signage	6	item	1,500	9,000
	Allowance for bird nest boxes	6	nr	250	1,500
	Allowance for bat boxes	4	nr	350	1,400
	Allowance for bollards	50	no	400	20,000
	Cycle racks to cycle store	18	no	175	3,150
	Allowance for supply of wheeled eurobin refuse containers for refuse store	8	no	300	2,400
8.6	External drainage				373,370
	Allowance for excavation works to enable installation of the attenuation system, including reduced level excavation, disposal of arisings, and preparation of formation, pending confirmation of tank size, depth, ground conditions and working space requirements.	303	m3	140	42,420
	Provisional allowance for SuDS attenuation storage to satisfy Hillingdon surface water drainage requirements, based on an approximate provision of 3.15m³ per residential dwelling GIA, pending detailed drainage design and confirmation of the final attenuation. requirement.	224	m3	450	100,800

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**Section 10****Cost Breakdown - External Works**

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Allowance for road / footway surface water drainage; allow pre-cast concrete kerb gulleys; n.e. 1.5m deep; including frame/grate, excavation, backfill and muckaway (inert), granular beds and surrounds, including connections into surface water drainage sewer (approximate quantity - allowed 1 per 10m of road)	20	no	1,000	20,000
	Surface water drainage from external hard landscaping	150	m	225	33,750
	Drainage allowance from cycle store	1	item	5,000	5,000
	Drainage allowance from bin store	1	item	5,000	5,000
	Allowance for precast concrete manholes up to 3m deep	5	nr	2,500	12,500
	Allowance for polypropylene inspection chambers up to 3m deep,	18	nr	650	11,700
	Allowance for surface water sewer; 100–225 mm dia. pipework	204	m	225	45,900
	Allowance for foul water sewer; 100–225 mm dia. pipework	428	m	225	96,300
8.7	External services				820,610
	Provisional Allowance for Thames Water surface water main diversion works, comprising all measures required by Thames Water and other relevant authorities to divert existing surface water apparatus affected by the proposed development, including surveys, design, approvals, fees, temporary works, installation of diverted mains, reconnections, testing, commissioning, and making good	1	item	200,000	200,000
	Allowance for statutory water connections to residential dwellings; incoming water mains; metering (per dwelling rate)	71	no	200	14,200
	Allowance for water mains services infrastructure; potable water mains pipe; allow 90mm PEB; including supply, lay, chlorination and testing, excavation, backfill and muckaway (inert), granular beds and surrounds; inclusive of hydrants, sluice valves as required (approximate quantity)	447	m	120	53,640
	Allowance for statutory electrical connections to residential dwellings; incoming electrical mains; metering (per dwelling rate)	71	no	200	14,200
	Allowance for electrical main services infrastructure; trenching and ducting; allow 1 way; 100mm nominal bore; twin walled cable duct; in trenches n.e. 200mm; including excavation, backfill and muckaway (inert), sand beds and surrounds; inclusive of LV mains access and jointing chambers (approximate quantity)	447	m	75	33,525
	Allowance for electrical mains services infrastructure; LV power cable; allow 300mm ² Al waveform; including supply, lay, jointing and testing (approximate quantity)	447	m	155	69,285
	Allowance for telecommunication connections to dwellings (per dwelling rate)				FOC by supplier
	Allowance for telecoms duct network; trenching and ducting only; allow 90mm uPVC main duct; including excavation, backfill and muckaway (inert), sand beds and surrounds; inclusive of telecoms chambers / joint boxes (approximate quantity)	447	m	80	35,760
	Allowance for substation upgrades / connections	1	item	250,000	250,000
	Allowance for external lighting	1	item	150,000	150,000
8.8	Minor building works and ancillary buildings				-
	Note: Not applicable				-
	Sub-Total			£	1,941,217
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries				
9.2	Main Contractor's fixed on-site preliminaries		@	15%	291,182
9.3	Main Contractor's time related on-site preliminaries				
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment				
	Sub-Total			£	2,232,399
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	66,972
10.2	Main contractor's profit		@	2.00%	44,648
	Sub-Total			£	2,344,019
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
	Sub-Total			£	2,344,019
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
	Sub-Total			£	2,344,019
13	Risks (Client's Contingencies)				
13.1	Design Risk Transfer allowance		@	2.00%	46,880
13.2	Design Reserve allowance		@	3.00%	70,321
13.3	Client Contingency Allowance		@	1.50%	35,160
	Sub-Total			£	2,496,380
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
	Total Estimated Sum			£	2,496,380

West End Road, Ruislip.

Chase New Homes

Stage 2 Cost Plan

March 2026

Revision 3



Section 10

Cost Breakdown - External Works

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				20,000
	Provisional allowance only for any required treatment of toxic / hazardous / contaminated materials, subject to survey and site findings.	1	item	20,000	20,000
0.2	Major Demolition Work				409,768
	Demolition of existing buildings and ancillary structures, including disposal off site. - Cottages ground plus first	569	m2	90	51,210
	Demolition of existing buildings and ancillary structures, including disposal off site. - Hotel Rooms ground plus first	591	m2	90	53,190
	Demolition of existing buildings and ancillary structures, including disposal off site. - Single Storey ground floor	890	m2	80	71,200
	Demolition of existing buildings and ancillary structures, including disposal off site. - Sheds ground floor	28	m2	60	1,680
	Demolition of existing buildings and ancillary structures, including disposal off site. - Garage ground floor	80	m2	60	4,800
	Removal of existing slabs, foundations and hardstandings associated with demolished structures.	2,158	m2	60	129,480
	Site clearance and removal of demolition arisings, vegetation and redundant materials	9,776	m2	8	78,208
	Removal of below-ground obstructions and disused drainage / services associated with demolition works.	1	item	20,000	20,000
0.3	Temporary Supports to Adjacent Structures				65,000
	Temporary propping, shoring and support to retained and adjoining structures during demolition works. Retained structure within hotel complex to be demolished	1	item	50,000	50,000
	Protection to retained buildings, boundaries and adjacent areas during demolition operations.	1	item	15,000	15,000
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				30,000
	Isolation, disconnection and removal/diversion of existing services affected by demolition works.	1	item	30,000	30,000
0.6	Extraordinary Site Investigation Works				-
	Excluded				-
1	Substructure				
1.1	Substructure				-
	<i>Note: Not applicable</i>				
2	Superstructure				
2.1	Frame				-
	<i>Not applicable</i>				-
2.2	Upper Floors				-
	<i>Not applicable</i>				-
2.3	Roof				-
	<i>Not applicable</i>				-
2.4	Stairs and Ramps				-
	<i>Not applicable</i>				-
2.5	External Walls				-
	<i>Not applicable</i>				-
2.6	Windows and External Doors				-
	<i>Not applicable</i>				-
2.7	Internal Walls and Partitions				-
	<i>Not applicable</i>				-
2.8	Internal Doors				-
	<i>Not applicable</i>				-
3	Finishes				
3.1	Wall Finishes				-
	<i>Not applicable</i>				-
3.2	Floor Finishes				-
	<i>Not applicable</i>				-
3.3	Ceiling Finishes				-
	<i>Not applicable</i>				-
4	Fittings, Furnishings and Equipment				
4.1	Fittings, furnishings and equipment				-
	<i>Not applicable</i>				-
4.2	Special fittings, furnishings and equipment				-
	<i>Not applicable</i>				-
4.3	Internal planting				-
	<i>Not applicable</i>				-
4.4	Bird and vermin control				-
	<i>Not applicable</i>				-
5	Services				
5.1	Sanitary Installations				-
	<i>Not applicable</i>				-
5.2	Services Equipment				-
	<i>Not applicable</i>				-
5.3	Disposal Installations				-
	<i>Not applicable</i>				-

West End Road, Ruislip.

Chase New Homes

Stage 2 Cost Plan

March 2026

Revision 3

**Section 10****Cost Breakdown - External Works**

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
5.4	Water Installations				-
	<i>Not applicable</i>				-
5.5	Heat Source				-
	<i>Not applicable</i>				-
5.6	Space Heating and air treatment				-
	<i>Not applicable</i>				-
5.7	Ventilation Systems				-
	<i>Not applicable</i>				-
5.8	Electrical Installations				-
	<i>Not applicable</i>				-
5.9	Fuel Installations/systems				-
	<i>Not applicable</i>				-
5.10	Lift and Conveyer Installations/Systems				-
	<i>Not applicable</i>				-
5.11	Fire and Lightning Protection				-
	<i>Not applicable</i>				-
5.12	Communications, Security and Control Systems				-
	<i>Not applicable</i>				-
5.13	Special Installations				-
	<i>Not applicable</i>				-
5.14	Builders Work in Connection with Services				-
	<i>Not applicable</i>			-	-
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	<i>Not applicable</i>				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-
	<i>Not applicable</i>				-
7.2	Repairs to existing services				-
	<i>Not applicable</i>				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	<i>Not applicable</i>				-
7.4	Facade retention				-
	<i>Not applicable</i>				-
7.5	Cleaning existing surfaces				-
	<i>Not applicable</i>				-
7.6	Renovation works				-
	<i>Not applicable</i>				-
	Sub-Total			£	524,768
8	External Works				
8.1	Site preparation works				124,588
	Removal of existing trees, including felling, stump removal and disposal	35	no	750	26,250
	Protection to retained trees, including temporary protective fencing and associated safeguards in accordance with arboricultural requirements.	37	no	400	14,800
	Final clearance, trimming and preparation of demolished areas for follow-on works.	11,934	m2	7	83,538
8.2	Roads, paths, pavings and surfacing				-
	<i>Not applicable</i>				-
8.3	Soft landscaping, planting and irrigation systems				-
	<i>Not applicable</i>				-
8.4	Fencing, railings and walls				-
	<i>Not applicable</i>				-
8.5	External fixtures				-
	<i>Not applicable</i>				-
8.6	External drainage				-
	<i>Not applicable</i>				-
8.7	External services				-
	<i>Not applicable</i>				-
8.8	Minor building works and ancillary buildings				-
	<i>Not applicable</i>				-
	Sub-Total			£	649,356
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries				
9.2	Main Contractor's fixed on-site preliminaries		@	15%	97,403
9.3	Main Contractor's time related on-site preliminaries				
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment				
	Sub-Total			£	746,759
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	22,403
10.2	Main contractor's profit		@	2.00%	14,935
	Sub-Total			£	784,097
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
	Sub-Total			£	784,097
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
	Sub-Total			£	784,097

West End Road, Ruislip.

Chase New Homes
Stage 2 Cost Plan
March 2026
Revision 3



Section 10						
Cost Breakdown - External Works						
Ref	Description	Quantity	Unit	Rate (£)	Total (£)	
13	Risks (Client's Contingencies)					
13.1	Design Risk Transfer allowance		@	2.00%	15,682	
13.2	Design Reserve allowance		@	3.00%	23,523	
13.3	Client Contingency Allowance		@	1.50%	11,761	
	Sub-Total				£	835,063
14	Inflation					
14.1	Tender inflation					Excluded
14.2	Construction inflation allowance					Excluded
	Total Estimated Sum				£	835,063

Appendix 5: Argus Appraisal

On behalf of Chase New Homes
The Barn Hotel
West End Road
Ruislip
HA4 6JB

Development Pro Forma
Savills
March 31, 2026

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
1 bed 2 person	26	15,106	610.00	354,410	9,214,660
2 bed 3 person	7	5,061	728.00	526,344	3,684,408
2 bed 4 person	23	17,802	723.00	559,602	12,870,846
3 bed 4 person	5	6,115	622.00	760,706	3,803,530
3 bed 5 person	10	11,190	656.00	734,064	7,340,640
Totals	71	55,274			36,914,084

TOTAL PROJECT REVENUE

36,914,084

DEVELOPMENT COSTS

ACQUISITION COSTS

Fixed Price	3,520,000		
Fixed Price		3,520,000	
			3,520,000
Land Transfer Tax		167,000	
Effective Land Transfer Tax Rate	4.74%		
			167,000
Other Acquisition Costs			
Other Acquisition Costs	0.8000%	28,160	
			28,160

CONSTRUCTION COSTS

Contingency		1,533,889	
Site Preparation		524,768	
			2,058,657

Other Construction Costs

Substructure		2,235,040	
Superstructure		7,896,500	
Finishes		1,363,548	
Fittings, Furnishings and Equipment		1,056,580	
Services		4,302,754	
Works to Existing Buildings		97,500	
External Works		2,065,805	
Main Contractor's Preliminaries		2,931,374	
Main Contractor's O & P		1,124,419	
			23,073,520

Section 106 Costs

Borough CiL		554,341	
Mayoral CiL		251,307	
Section 106 Costs		239,470	
BNG		20,000	
			1,065,118

PROFESSIONAL FEES

Other Professional Fees	8.00%	1,887,863	
-------------------------	-------	-----------	--

PROJECT PRO FORMA**SAVILLS**

			1,887,863
MARKETING & LEASING			
Marketing	71 un	2,000.00 /un	142,000
			142,000
DISPOSAL FEES			
Sales Agent Fee		1.50%	553,711
Sales Legal Fee	71 un	1,000.00 /un	71,000
			624,711
TOTAL COSTS BEFORE FINANCE			32,567,029
FINANCE			
Debit Rate 7.5000%, Credit Rate 0.0000% (Nominal)			
Land			568,805
Construction			1,396,773
Other			1,262,166
Total Finance Cost			3,227,744
TOTAL COSTS			35,794,774
PROFIT			1,119,310

Performance Measures

Profit on Cost%	3.13%
Profit on GDV%	3.03%
Profit on NDV%	3.03%
IRR% (without Interest)	N/A
Profit Erosion (finance rate 7.500)	5 mths

TIMESCALE AND PHASING CHART

SAVILLS

Project Timescale	
Project Start Date	Mar 2026
Project End Date	Aug 2029
Project Duration (Inc Exit Period)	42 months

Phase 1

	Start Date	Duration	End Date	Mar 26	Mar 27	Mar 28	Mar 29
Project	Mar 2026	42 Month(s)	Aug 2029				
Purchase	Mar 2026	0 Month(s)					
Pre-Construction	Mar 2026	6 Month(s)	Aug 2026				
Construction	Sep 2026	18 Month(s)	Feb 2028				
Post Development	Mar 2028	0 Month(s)					
Letting	Mar 2028	0 Month(s)					
Income Flow	Mar 2028	0 Month(s)					
Sale	Sep 2027	24 Month(s)	Aug 2029				
Cash Activity	Mar 2026	42 Month(s)	Aug 2029				
				1	13	25	37

Detailed Cash flow Phase 1

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Monthly B/F	001:Mar 2026	002:Apr 2026	003:May 2026	004:Jun 2026
	0	(3,825,020)	(3,985,245)	(4,170,570)
Revenue				
Sale - 3 bed 5 person	0	0	0	0
Sale - 3 bed 4 person	0	0	0	0
Sale - 2 bed 4 person	0	0	0	0
Sale - 2 bed 3 person	0	0	0	0
Sale - 1 bed 2 person	0	0	0	0
Disposal Costs				
Sales Agent Fee	0	0	0	0
Sales Legal Fee	0	0	0	0
Unit Information				
1 bed 2 person				
2 bed 3 person				
2 bed 4 person				
3 bed 4 person				
3 bed 5 person				
Acquisition Costs				
Fixed Price	(3,520,000)	0	0	0
Land Transfer Tax	(167,000)	0	0	0
Other Acquisition Costs	(28,160)	0	0	0
Construction Costs				
Site Preparation	(87,461)	(87,461)	(87,461)	(87,461)
Substructure	0	0	0	0
Superstructure	0	0	0	0
Finishes	0	0	0	0
Fittings, Furnishings and Equipment	0	0	0	0
Services	0	0	0	0
Works to Existing Buildings	0	0	0	0
External Works	0	0	0	0
Main Contractor's Preliminaries	0	0	0	0
Main Contractor's O & P	0	0	0	0
Borough CiL	0	0	0	0
Mayoral CiL	0	0	0	0
Section 106 Costs	0	0	0	0
BNG	0	0	0	0
Contingency	(11,140)	(24,550)	(36,767)	(47,788)
Professional Fees				
Other Professional Fees	(11,258)	(24,307)	(36,338)	(47,352)
Marketing/Leasing				
Marketing	0	0	0	0
Net Cash Flow Before Finance	(3,825,020)	(136,319)	(160,566)	(182,602)
Debit Rate 7.5000%	7.5000%	7.5000%	7.5000%	7.5000%
Credit Rate 0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Finance Costs (All Sets)	0	(23,906)	(24,758)	(26,066)
Net Cash Flow After Finance	(3,825,020)	(160,225)	(185,325)	(208,668)
Cumulative Net Cash Flow Monthly	(3,825,020)	(3,985,245)	(4,170,570)	(4,379,237)

SAVILLS

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Project: \\Client\E\$\DEVELOPMENT\5. VIABILITY\Barn Hotel, Ruislip\2026\Appraisals\Barn Hotel 71 Units 19.03.26 Net Achievable Fin
ARGUS Developer Version: 8.30.006 Report Date: 3/31/2026

SAVILLS

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Project: \\Client\E\$\DEVELOPMENT\5. VIABILITY\Barn Hotel, Ruislip\2026\Appraisals\Barn Hotel 71 Units 19.03.26 Net Achievable Fin
ARGUS Developer Version: 8.30.006 Report Date: 3/31/2026

DETAILED CASH FLOW

SAVILLS

Detailed Cash flow Phase 1

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019:Sep 2027 (24,866,410)	020:Oct 2027 (25,270,239)	021:Nov 2027 (25,533,653)	022:Dec 2027 (25,616,039)	023:Jan 2028 (25,590,035)	024:Feb 2028 (25,222,621)	025:Mar 2028 (24,533,633)
305,860	305,860	305,860	305,860	305,860	305,860	305,860
158,480	158,480	158,480	158,480	158,480	158,480	158,480
536,285	536,285	536,285	536,285	536,285	536,285	536,285
153,517	153,517	153,517	153,517	153,517	153,517	153,517
383,944	383,944	383,944	383,944	383,944	383,944	383,944
0	0	0	(110,742)	(31,641)	(31,641)	(31,641)
(2,958)	(2,958)	(2,958)	(2,958)	(2,958)	(2,958)	(2,958)
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
(158,037)	(145,584)	(129,500)	(109,785)	(86,440)	(59,464)	0
(558,352)	(514,354)	(457,529)	(387,877)	(305,397)	(210,090)	0
(96,415)	(88,817)	(79,005)	(66,978)	(52,735)	(36,278)	0
(74,709)	(68,822)	(61,219)	(51,899)	(40,863)	(28,111)	0
(304,243)	(280,268)	(249,305)	(211,352)	(166,409)	(114,477)	0
(6,894)	(6,351)	(5,649)	(4,789)	(3,771)	(2,594)	0
(146,071)	(134,560)	(119,694)	(101,473)	(79,895)	(54,962)	0
(207,274)	(190,941)	(169,846)	(143,989)	(113,371)	(77,991)	0
(79,506)	(73,241)	(65,150)	(55,232)	(43,487)	(29,916)	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
(1,414)	(1,303)	(1,159)	(982)	(774)	(532)	0
(69,794)	(61,706)	(52,424)	(41,948)	(30,277)	0	0
(90,447)	(85,179)	(78,894)	(71,591)	(63,270)	(53,932)	(43,577)
0	0	0	0	0	0	(142,000)
(258,027)	(115,999)	65,754	176,491	516,798	835,141	1,317,911
7.5000%	7.5000%	7.5000%	7.5000%	7.5000%	7.5000%	7.5000%
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
(145,802)	(147,415)	(148,140)	(150,487)	(149,384)	(146,154)	(143,722)
(403,829)	(263,414)	(82,385)	26,004	367,414	688,987	1,174,189
(25,270,239)	(25,533,653)	(25,616,039)	(25,590,035)	(25,222,621)	(24,533,633)	(23,359,444)

Detailed Cash flow Phase 1

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026:Apr 2028 (23,359,444)	027:May 2028 (22,023,646)	028:Jun 2028 (20,646,447)	029:Jul 2028 (19,262,387)	030:Aug 2028 (17,868,929)	031:Sep 2028 (16,466,075)	032:Oct 2028 (15,055,887)
305,860	305,860	305,860	305,860	305,860	305,860	305,860
158,480	158,480	158,480	158,480	158,480	158,480	158,480
536,285	536,285	536,285	536,285	536,285	536,285	536,285
153,517	153,517	153,517	153,517	153,517	153,517	153,517
383,944	383,944	383,944	383,944	383,944	383,944	383,944
(31,641) (2,958)	(31,641) (2,958)	(31,641) (2,958)	(31,641) (2,958)	(31,641) (2,958)	(31,641) (2,958)	(31,641) (2,958)
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
(32,204)	0	0	0	0	0	0
0	0	0	0	0	0	0
1,471,284	1,503,488	1,503,488	1,503,488	1,503,488	1,503,488	1,503,488
7.5000%	7.5000%	7.5000%	7.5000%	7.5000%	7.5000%	7.5000%
0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
(135,485)	(126,290)	(119,427)	(110,030)	(100,634)	(93,300)	(83,903)
1,335,799	1,377,198	1,384,061	1,393,457	1,402,854	1,410,188	1,419,585
(22,023,646)	(20,646,447)	(19,262,387)	(17,868,929)	(16,466,075)	(15,055,887)	(13,636,302)

SAVILLS

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Project: \\Client\E\$\DEVELOPMENT\5. VIABILITY\Barn Hotel, Ruislip\2026\Appraisals\Barn Hotel 71 Units 19.03.26 Net Achievable Fin
ARGUS Developer Version: 8.30.006 Report Date: 3/31/2026

Appendix 6: Residential Values

Appendix 7: Existing Use Value Plans



Chase New Homes
Jasmine House
8 Parkway
Welwyn Garden City
AL8 6HG

Tel: 01707 660 660

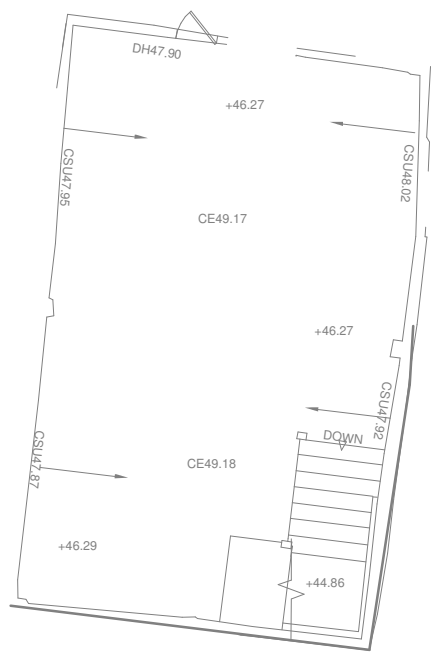
The Excitement is Building

NOTES



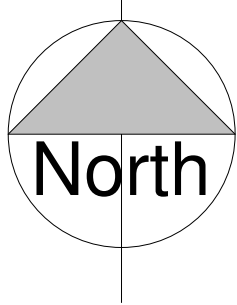
Existing ground floor plan

1 : 100

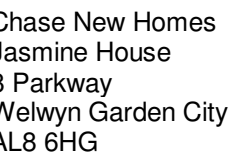


Existing first floor plan

1 : 100

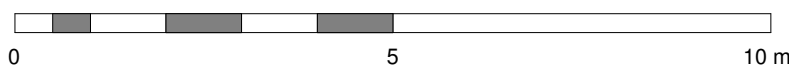
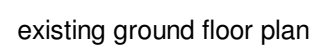
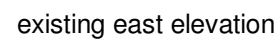
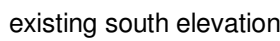


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DRAWN BY		DATE
Author		11/10/22
SCALE (@ A1)		PROJECT NUMBER
1 : 100		Project Number
CHECKED BY		APPROVED
Checker		
TITLE		
Existing hotel floor plans		
PROJECT		
THE BARN HOTEL, WEST END ROAD, RUISLIP, HA4 6JB		
DRAWING NUMBER		
22 0063-501		



The Excitement is Building

NOTES



09/11/2022 15:20:39



Chase New Homes
Jasmine House
8 Parkway
Welwyn Garden City
AL8 6HG

Tel: 01707 660 660

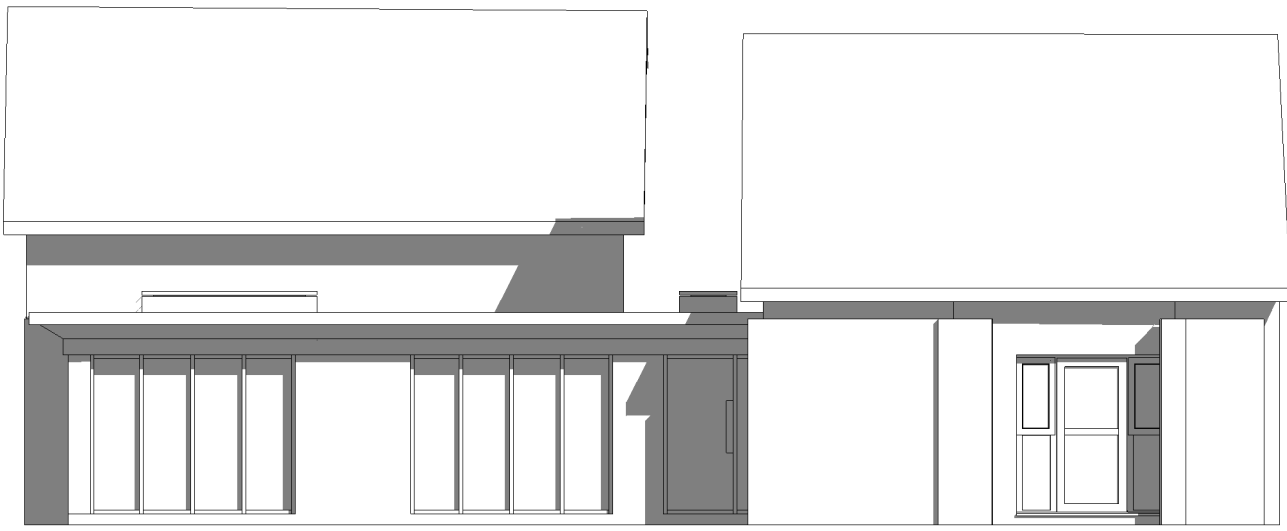
The Excitement is Building

NOTES



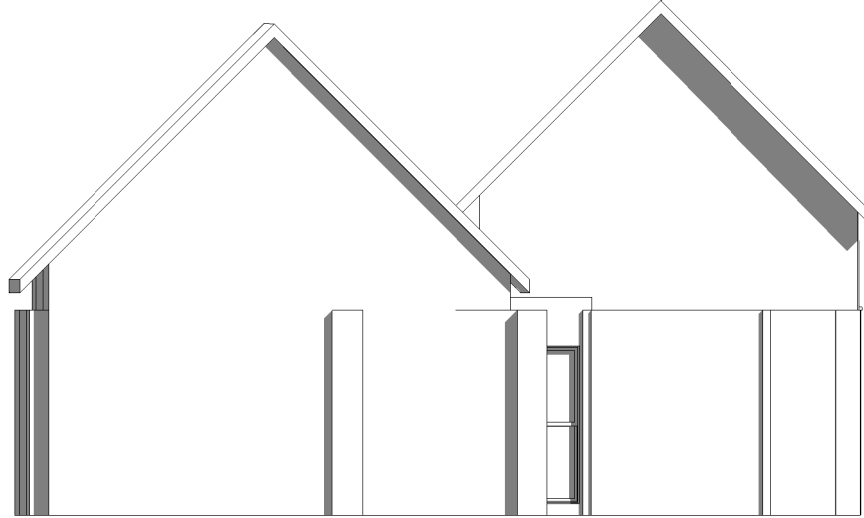
North elevation

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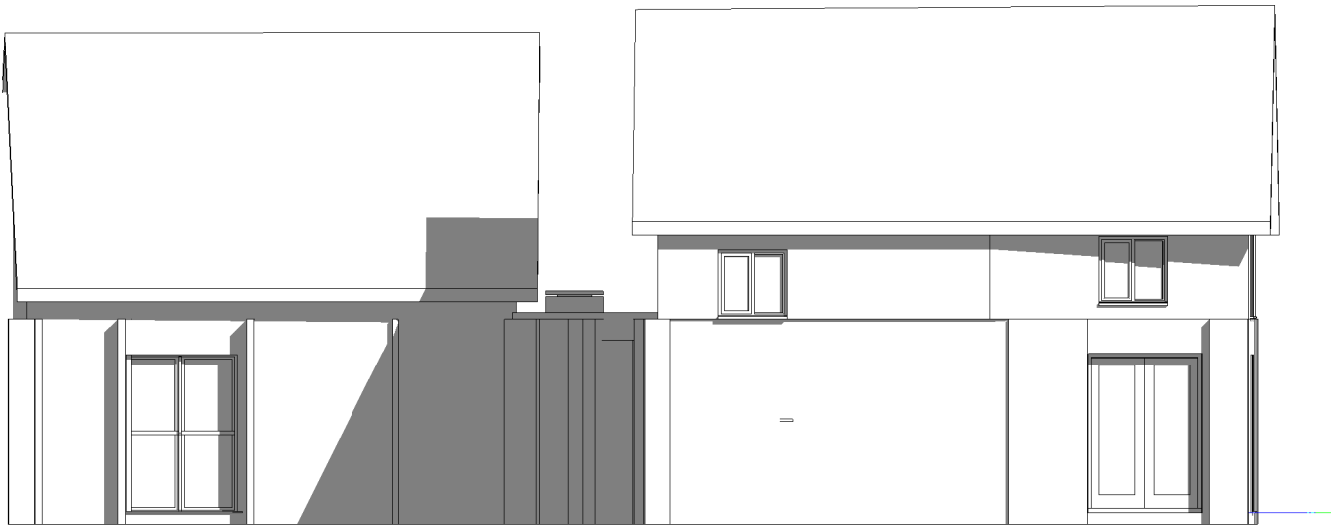
West elevation

1 : 100



South elevation

1 : 100



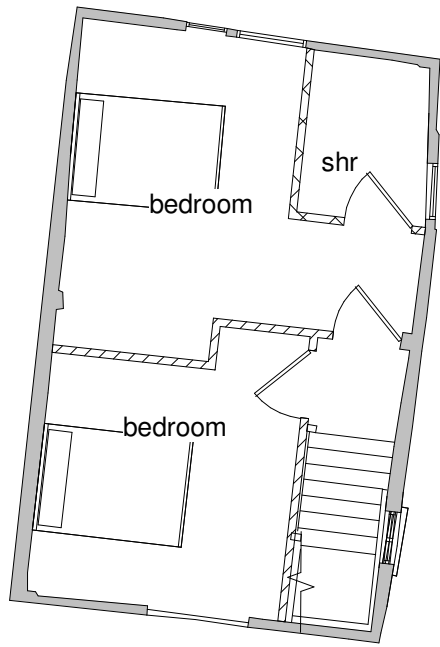
East elevation

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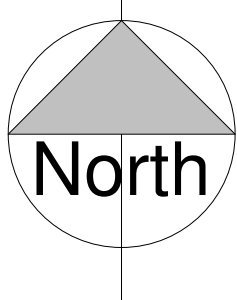
Proposed ground floor plan

1 : 100



Proposed first floor plan

1 : 100



REV	AMENDMENTS	DATE
DRAWN BY Author		DATE 11/09/22
SCALE (@ A1) 1 : 100		PROJECT NUMBER Project Number
CHECKED BY Checker		APPROVED
TITLE The Leaning Barn and oak Room proposed floor plans and elevations		
PROJECT THE BARN HOTEL, WEST END ROAD, RUISLIP, HA4 6JB		
DRAWING NUMBER 22 0063-503		

Appendix 8: Carter Jonas Report

One Chapel Place
London
W1G 0BG

T: 020 7518 3200

F: 020 7408 9238

Your ref:

Our ref:

Chris Brady
Principal Planning Officer
Planning and Regeneration
London Borough of Hillingdon
3 North Civic Centre
High Street Uxbridge
London
UB8 1UW

8 September 2023

Dear Chris,

FINANCIAL VIABILITY REVIEW – BARN HOTEL, WEST END ROAD, RUISLIP, HA4 6JB

Further to our Financial Viability Assessment Review dated August 2023, we present below our updated position following discussion on the points of difference with the Applicant and their viability advisor, Savills.

Following our review, the key areas of difference were as follows:

- Build costs adopted for the proposed development
- Profit assumptions
- Interest rate assumptions
- The EUV and BLV

Following discussion with the Applicant and their advisors, we have reached agreement on a number of these differences.

In regard to the build costs, the Applicant's cost advisor, Exigere, had provided a cost plan with a total cost of £28,994,000. This was reviewed by our cost consultant, Johnson Associates, who considered the cost could be reduced to £27,078,000. Following discussion between the two cost advisors they have agreed a compromise position of £28,004,000.

In regard to the profit assumptions, Savills had adopted 25% profit on cost for the private units, and 6% profit on cost of the affordable units. In our review, we considered 17.5% profit on GDV for the private units and 6% profit on GDV for the affordable units would be more appropriate. We have discussed this with Savills who have verbally accepted that they are willing to accept our position.

In regard to interest rates, Savills has adopted 8% debt interest allowance whereas we adopted 7% in our review. We have discussed this with Savills and they indicate that they consider the market to be closer to 8% and are unable to lower their assumptions. We continue to see FVAs submitted with 7% interest rates, which we consider reasonable on the assumption of 100% debt funded. Although we accept that it is common assumption to model based on 100% debt funding for FVAs purpose it is likely that a range of funding measures would be sought for most developments. This remains an area of difference, but to reach a final position we have increased our interest rate to 7.25%.

The Existing Use Value and Benchmark Land Value for the scheme was a major area of difference in our initial review. The Applicant had calculated an EUV of £4.06m, to which they had applied a 17.5% premium to reach a BLV of £4,770,500. In our review we questioned the validity of the EUV given an accompanying hotel viability report showed that continued use as a hotel was not viable. The Savills hotel valuation team has provided further justification for their value. They consider that the EUV is based on the EBITDA of the hotel, and that it is the cost of interest and amortisation that renders it unviable. This is not to say that it does not have any value, but that it would only appear to a cash buyer or with significant equity which is not the normal position.

We accept this justification for the EUV approach, however, we note that there has been very limited capital expenditure on the hotel in the last 5 years. The hotel viability report includes a schedule of condition which notes roofs in poor condition and rot in some timber amongst other defects. We consider that these issues would need to be addressed in order to aid marketing reflecting the challenging market in the context of the characteristics of the subject property.

For the purpose of our modelling, we have assumed a capital expenditure of £540,000 (4 years of £135,000 backlog – indicated as the annual future maintenance) and deducted this from the EUV. If further detail and costs can be provided, we would be happy to consider this in conjunction with our QS. Our deduction results in an EUV of £3.52m.

In regard to a premium, Savills have stated that given the property would only attract cash buyers or those with significant equity given the cost of interest and amortisation renders the hotel unviable. Therefore, we consider that given the severely limited demand for the property a premium is not appropriate. As such, our opinion of the BLV is £3.52m.

Conclusion

We have reflected our updated position in our modelling which is shown in the table below.

Based on our inputs, we consider the 100% private scheme to generate a residual land value of £5,507,594, which reflects a surplus of £1,987,594 against our BLV. The 15% affordable housing scheme put forward by the Applicant reflects a residual land value of £3,984,302, which reflects a surplus of £464,302 against the BLV.

In order to determine what level of affordable housing would be viable, we have reviewed the maximum amount of affordable housing that would generate a surplus against the BLV. We have modelled a mix of 7 shared ownership units (5 x 1bf, 2 x 2bf) and 13 affordable rent units (6 x 1bf, 7 x 2bf). This is a total of 20 units, amounting to circa 21% affordable provision. Based on our inputs, this produces a residual land value of £3,531,092, producing a small surplus of £11,092. We consider this the maximum amount of affordable housing the development could reasonably support.

Assumption	Carter Jonas
Benchmark Land Value	£3,520,000
Surplus / (Deficit) at 100% Private	£1,987,594
Surplus / (Deficit) at 15% Affordable	£464,302
Surplus / (Deficit) at Breakeven Mix (c.21% Affordable)	£11,092

I trust the above is helpful in setting out our position but please let me know if you require anything further or have any queries.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Guy Ingham', with a stylized flourish at the end.

Guy Ingham
Partner

E: Guy.Ingham@carterjonas.co.uk
T: 0207 5183 256
M: 07771971009

Appendix 9: CIL Calculation Schedule

26 March 2026



CIL Calculation

Borough CIL

Use Type	2014 Base Rate (£/m ²)	2026 Indexed Rate (£/m ²)
Large format retail (>1,000 m ² , outside town centres)	£215	£362.87
Offices (B1)	£35	£59.07
Hotels (C1)	£40	£67.51
Residential (C3)	£95	£160.43
Industrial (B8)	£5	£8.44

Mayoral CIL2

Charging Category	2026 Rate (£/m ²)
All MCIL2-applicable development in Hillingdon (Band 2)	£72.73

Applicable Area

Proposed Accommodation (sq. m)	6,420
Existing buildings (Area to be Demolished) (sq. m)	(2,964.7)
Applicable Area	3,455.3

Calculations

Borough CIL at £160.43 per sq. m	£554,341.48
Mayoral CIL2 at £72.73 per sq. m	£251,307.46

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Contact

Ailsa Plummer
Senior Surveyor

01245 293287
07890 061248
ailsa.plummer@savills.com

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in a darker shade of red than the rest of the word. It is positioned within a light yellow rectangular box.