



Cost Plan

for

180 Winchester Avenue

for

Example Investment Co Ltd

19 August 2021

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1.0 Introduction

1.0 The purpose of this proposal is to give budget costing for the scheme 180 Winchester Avenue

The project comprises of the refurbishment of existing restaurant and construction of 3 new apartments

2.0 This budget has been produced based on the Information that has been provided by London Design Office including the following documents

- 2.1 Preliminary Drawings
- 2.2 Planning Conditions

3.0 Assumptions have been made

- 3.1 based on a 18 week construction programme and 2 weeks mobilisation
- 3.1 see exclusions and assumptions throughout estimate and Section 5

2.0 Executive Summary and Inflation

Proposed New Development

		Total £	£ / GIA m ²	£ / GIA ft ²
Demolition		£ 0	£ 0 /m ²	£ 0 /ft ²
Superstructure		£ 0	£ 0 /m ²	£ 0 /ft ²
Internal Finishes		£ 0	£ 0 /m ²	£ 0 /ft ²
Fittings and Furnishings		£ 0	£ 0 /m ²	£ 0 /ft ²
M&E installation		£ 0	£ 0 /m ²	£ 0 /ft ²
Sub-Total		£ 0	£ 0 /m²	£ 0 /ft²
External Works		£ 0	£ 0 /m ²	£ 0 /ft ²
Sub-Total		£ 0	£ 0 /m²	£ 0 /ft²
Preliminaries		£ 0	£ 0 /m ²	£ 0 /ft ²
Overhead and Profit		£ 0	£ 0 /m ²	£ 0 /ft ²
Sub-Total		£ 0	£ 0 /m²	£ 0 /ft²
Contingency	5%	£ 0	£ 0 /m ²	£ 0 /ft ²
Inflation to start on site		Excluded	£-	£-
Inflation <u>to mid point</u> of construction period		Included	£-	£-
Total Construction Cost		£ 0	£ 0 /m²	£ 0 /ft²
Professional Fees		£ 0	£ 0 /m ²	£ 0 /ft ²
Total Project Cost		£ 0	£ 0 /m²	£ 0 /ft²

3.0 Area Schedule

Summary of Area Schedule

GIFA	m2	ft2
Commercial	164	1,762
Living	147	1,582
Total GIFA	311	3,344

4.0 Budget Estimate Summary

	£	£/GIA m ²	£/GIA ft ²	% Value
GIA: 147 m²				
GIA: 1,582 ft²				
0 DEMOLITION	0	0.00	0.00	0.00
2 SUPERSTRUCTURE	0	0.00	0.00	0.00
2B Upper Floors	0	0.00	0.00	0.00
2C Roofs	0	0.00	0.00	0.00
2D Stairs	0	0.00	0.00	0.00
2E External Walls	0	0.00	0.00	0.00
2F Windows and External Doors	0	0.00	0.00	0.00
2G Internal Walls and Partitions	0	0.00	0.00	0.00
2H Internal Doors	0	0.00	0.00	0.00
3 INTERNAL FINISHES	0	0.00	0.00	0.00
3A Wall Finishes	0	0.00	0.00	0.00
3B Floor Finishes	0	0.00	0.00	0.00
3C Ceiling Finishes	0	0.00	0.00	0.00
4 FITTINGS AND FURNISHINGS	0	0.00	0.00	0.00
4A Furnishings, Fittings and Equipment	0	0.00	0.00	0.00
5 M&E INSTALLATION	0	0.00	0.00	0.00
5A Sanitary Appliances	0	0.00	0.00	0.00
5F Space Heating and Air Treatment	0	0.00	0.00	0.00
5G Ventilating System	0	0.00	0.00	0.00
5H Electrical Installations	0	0.00	0.00	0.00
5K Protective Installation	0	0.00	0.00	0.00
5O Builders Profit and Attendance on Services	0	0.00	0.00	0.00
TOTAL BUILDING WORKS	0.00	0.00	0.00	0.00
6 EXTERNAL WORKS	0	0.00	0.00	0.00
6A Site Works	0	0.00	0.00	0.00
6B Drainage	0	0.00	0.00	0.00
6C External Services	0	0.00	0.00	0.00
TOTAL BUILDING AND SITE WORKS	0	0.00	0.00	0.00
7 ON COSTS	0	0.00	0.00	0.00
7A Preliminaries @	0	0.00	0.00	0.00
7B Overheads and Profit @ 0.0%	0	0.00	0.00	0.00
7D Fees @ 0.0%	0	0.00	0.00	0.00
7C Contingency @ 5.0%	0	0.00	0.00	0.00
ESTIMATED CONSTRUCTION COST	0	0.00	0.00	0.00

5.0 Budget Estimate

Ref	Works	Qty	Unit	rate	Sub Total	Group Total
	Gross Internal Floor Area	147 m ²				
DEMOLITION						0.00
	Site clearance and mobilisation for works to date	1	item	0.00	inc	
	Demolition of existing structure	1	item	0.00	0.00	
SUPERSTRUCTURE						0.00
<u>Upper Floors</u>						0.00
	Provision for new steels with the removal of structural walls	1	item	0.00	0.00	
	New infill extension, allowed for the supply and installation of timber frame structure including timber joists. timber frame walls (roof allowed for elsewhere)	150	m2	0.00	0.00	
<u>Roofs</u>						0.00
	Allowance for timber frame roof - flat roof construction based on single ply or similar	150	m ²	0.00	0.00	
	Allowance for gutters, outlets and downpipes	1	item	0.00	0.00	
<u>Stairs</u>						0.00
	Existing staircase to remain, allow for making good	1	item	0.00	0.00	
<u>External Walls</u>						0.00
	Render to façade to match existing	40	m2	0.00	0.00	
<u>Windows and External Doors</u>						0.00
	Entrance doors (assume new residential door) to front of building	1	nr	0.00	0.00	
	External glazed single door to Balcony	1	nr	0.00	0.00	
	External glazed double door to Balcony	1	m	0.00	0.00	
	Double glazed UPVC windows to rear	2	nr	0.00	0.00	
	Roof lights	2	nr	0.00	0.00	
	Mastic works	1	item		included	
<u>Internal Walls and Partitions</u>						0.00
	Internal wall partitions	263	m2	0.00	0.00	
	Boxing around soil and vent pipes in bathroom and shower rooms	7	item	0.00	0.00	
<u>Internal Doors</u>						0.00
	Entrance doors to communal and Entrance to Flats	3	nr	0.00	0.00	
	Internal doors including frames and Ironmongery	13	nr	0.00	0.00	
INTERNAL FINISHES						0.00
<u>Wall Finishes</u>						
	Decorations to all walls, ceilings, joinery including the painting of all unprimed doors, skirtings, architraves window boards	1	item	0.00	0.00	
	wall tiling to flat bathrooms and ensuites	3	nr	0.00	0.00	
	supply and install MDF Skirting 120 x 15	300	m	0.00	0.00	
	supply and install MDF Architrave 70 x 15	133	m	0.00	0.00	
<u>Floor Finishes</u>						0.00
	To supply and fit New heavy contract carpet to stairs,	1	nr	0.00	0.00	
	To supply and fit New heavy contract carpet to common areas	5	m2	0.00	0.00	
	To supply and fit New vinyl woodplank flooring to lounge and areas					

To supply and fit New heavy contract carpet to office areas	120	m2	0.00	0.00	
Battleship heavy contract ribbed matting to entrances	3	nr	0.00	0.00	
To supply and fit vinyl or similar to WC's in office	3	nr	0.00	0.00	
To supply and fit Decotile 30	328	m²	0.00	0.00	
carpet over 8mm underlay and smoothedge fixing to flat bedrooms	223	m2	0.00	0.00	
tiling to wc and bathrooms; PC supply £40/m2	0	m²	included	included	
Ceiling Finishes					0.00
Plasterboard celings and decorate	315	m²	0.00	0.00	
Moisture resistant MF ceiling	28	m²	0.00	0.00	
Bulkheads	0	item	0.00	0.00	
Ceiling finishes to stairs	0	nr	0.00	0.00	
FITTINGS AND FURNISHINGS					
Furnishings, Fittings and Equipment					0.00
mirror and accessories to bathrooms and WC's	7	nr	0.00	0.00	
Kitchen units and appliances	3	nr	0.00	0.00	
Commercial Kitchen to new café	1	nr	0.00	excl	
Wardrobes to bedrooms	3	nr	0.00	excl	
M&E INSTALLATION					
Mechanical installation					0.00
Mechanical Installation to flats	3	nr	0.00	0.00	
Sanitary Appliances					0.00
WCs	7	nr	0.00	0.00	
Washhand basins	7	nr	0.00	0.00	
Baths including panel including shower head and screen	3	nr	0.00	0.00	
Electrical Installations					0.00
Mains and sub-mains electrical installations including distribution	3	nr	0.00	0.00	
Communals and office	1	nr	0.00	0.00	
Builders Work in Connection with Services					0.00
Builders work in connection with services	5.00	%		0.00	
Builders Profit and Attendance on Services					
EXTERNAL WORKS					0.00
Metal balustrading	1	item	0.00	0.00	
Allowance for the construction of Bin Store	1	item	0.00	0.00	
Allowance for the construction of Cycle Store	1	item	0.00	0.00	
Drainage					0.00
Underground drainage to external works	0	PS		0.00	
External Services					0.00
Electricity main allowance	1	item		0.00	
Water main allowance	1	item		0.00	
Gas main allowance	1	item		0.00	
Sewer connection	1	item		0.00	

6.0 Budget

Breakdown of Preliminaries

	Cost/wk.	Wks.	Total
<u>Construction Services - Staffing</u>		18	
Contracts Manager	inc	-	inc
Project Manager	£ -	18	£ -
Safety Officer	£ -	4.5	£ -
Other:			
Site Labourers/Banksman/Hoist Operator	£ -	18	£ -
Out of Hours Working	£ -	-	£ -
<u>Site Accommodation</u>			
Site accommodation and welfare	£ -	18	£ -
Site set up	£ -	1	£ -
Transport	£ -	1	£ -
<u>Communications</u>			
Telephone	£ -	18	£ -
Stationary & Postage	£ -	18	£ -
<u>Temporary Services</u>			
Temporary Electric	£ -	1	£ -
Temporary Water	£ -	1	£ -
Temporary Gas	£ -	1	£ -
Scaffolding	£ -	1	£ -
<u>Miscellaneous items</u>			
General skips/rubbish clearance through project.	£ -	18	£ -
Small tools and plant	£ -	18	£ -
Temporary access			inc
Temporary lighting and drying	£ -	1	£ -
Signage/site set up	£ -	1	£ -
Fire points & Bells/alarm	£ -	1	£ -
Builders clean	£ -	1	£ -
Allowance for licences		1	
Preliminaries Total			£ -

7.0 Fees

Summary of Fees

	£
Architect	TBC
Structural Engineer	TBC
Party wall	TBC
M&E Engineer	TBC
NHBC or equivalent	TBC
Energy Consultant	TBC
Air Test	TBC
SAP and EPC	TBC
Other fees	TBC
Total	0

8.0 Exclusions

We have used our professional judgement to interpret the information provided in order to prepare a realistic budget estimate of the cost of the project, however it should be noted that it has not been possible, at this stage, to quantify or make allowance for certain items for which there is little or no information available

This cost plan excludes or assumes costs associated with the following works:

Exclusions:

- 1.0 VAT on construction work
- 2.0 Professional fees and expenses and VAT thereon
- 3.0 Legal and financings costs
- 4.0 Planning Application, Building Control and /or Contribution fees
- 5.0 Site Surveys and investigations
- 6.0 Removal of contamination/asbestos and surveys
- 7.0 Rights of light, wayleaves or other third party issues
- 8.0 Party wall works fees and compensation issues
- 9.0 Allowance for unknown site conditions/abnormal foundations
- 10.0 Maintenance & service contracts
- 11.0 Loose internal furniture, fixtures and fittings
- 12.0 Service diversion costs
- 13.0 Contingency
- 14.0 Inflation in construction costs from 2nd Quarter 2019