

APPENDIX 1

BLOCK	CONSTRUCTION YEAR	NO. STOREYS	NO. UNITS	LEDBURY ESTATE		STRENGTHEN WORKS
				ACCOMMODATION	GIA	
Sarnsfield House	1969	14 storey tower	56	10nr 1B Flats 10nr 3B Flats 36nr 2B Flats	4,522	Floor units next to flank walls and external wall panels (all levels) Cross-walls including party walls (Level 8 upwards) Cross-walls party walls between 1B and 3B flats (GF to level 5) Connections between the external wall panles and the floors/internal walls (all levels)
Skenfrith House	1969	14 storey tower	56	28nr 1B Flats 28nr 3B Flats	4,522	Floor units next to flank walls and external wall panels (all levels) Cross-walls including party walls (Level 8 upwards) Connections between the external wall panles and the floors/internal walls (all levels)
Peterchurch House	1970	14 storey tower	56	28nr 1B Flats 28nr 3B Flats	4,522	Floor units next to flank walls and external wall panels (all levels) Cross-walls including party walls (Level 8 upwards) Connections between the external wall panles and the floors/internal walls (all levels)
Bromyard House	1968	14 storey tower	56	10nr 1B Flats 10nr 3B Flats 36nr 2B Flats	4,522	Floor units next to flank walls and external wall panels (all levels) Cross-walls including party walls (Level 8 upwards) Cross-walls party walls between 1B and 3B flats (GF to level 5) Connections between the external wall panles and the floors/internal walls (all levels)
					18,088	
1B Flat	76	Tenanted	191			
2B Flat	72	Leasehold	33			
3B Flat	76		224			
	224					

OPTION	TOTAL COST	£/m ² (excluding parking area)	£/m ² (including parking area)	£/unit
1	13,613,248.46	753	622	60,773
2	18,409,241.52	1,018	841	82,184
3	23,917,697.43	1,322	1,093	106,775
4	27,975,242.10	1,547	1,278	124,889
5	59,921,390.35	3,313	2,738	267,506

APPENDIX 1

OPTION 1				
Item	Qty.	Unit	Rate	Cost
Strip out of the existing wall paper within flats to Sarnsfield House	12,199	m ²	1.50	18,298.50
Strip out of the existing wall paper within flats to Skenfrith House	11,598	m ²	1.50	17,397.00
Strip out of the existing wall paper within flats to Peterchurch House	12,199	m ²	1.50	18,298.50
Strip out of the existing wall paper within flats to Bromyard House	11,598	m ²	1.50	17,397.00
Strip out of the existing ceiling paper within flats to Sarnsfield House	3,808	m ²	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Skenfrith House	3,808	m ²	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Peterchurch House	3,808	m ²	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Bromyard House	3,808	m ²	1.50	5,712.00
Strip out of the existing tiles to kitchen, WC and bathroom walls affected by the strengthening works to Sarnsfield House	620	m ²	5.00	3,100.00
Strip out of the existing tiles to kitchen, WC and bathroom walls affected by the strengthening works to Skenfrith House	620	m ²	5.00	3,100.00
Strip out of the existing tiles to kitchen, WC and bathroom walls affected by the strengthening works to Peterchurch House	620	m ²	5.00	3,100.00
Strip out of the existing tiles to kitchen, WC and bathroom walls affected by the strengthening works to Bromyard House	620	m ²	5.00	3,100.00
Allowance for removing the existing radiators and pipes and re-installing after wall completion to Sarnsfield House	1	item	8,400.00	8,400.00
Allowance for removing the existing radiators and pipes and re-installing after wall completion to Skenfrith House	1	item	8,400.00	8,400.00
Allowance for removing the existing radiators and pipes and re-installing after wall completion to Peterchurch House	1	item	8,400.00	8,400.00
Allowance for removing the existing radiators and pipes and re-installing after wall completion to Bromyard House	1	item	8,400.00	8,400.00
Allowance for removing the kitchens range to Sarnsfield House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Skenfrith House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Peterchurch House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Bromyard House	1	item	5,600.00	5,600.00
Allowance for removing bathroom appliances to Sarnsfield House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Skenfrith House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Peterchurch House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Bromyard House	1	item	8,400.00	8,400.00
Strip out of the existing carpet/vinyl within flats to Sarnsfield House. Including skirtings	3,808	m ²	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Skenfrith House. Including skirtings	3,808	m ²	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Peterchurch House. Including skirtings	3,808	m ²	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Bromyard House. Including skirtings	3,808	m ²	1.00	3,808.00
Screed demolition within flats to Sarnsfield House	3,808	m ²	10.00	38,080.00
Screed demolition within flats to Skenfrith House	3,808	m ²	10.00	38,080.00
Screed demolition within flats to Peterchurch House	3,808	m ²	10.00	38,080.00
Screed demolition within flats to Bromyard House	3,808	m ²	10.00	38,080.00

APPENDIX 1

Allowance for asbestos removal to Sarnsfield House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Skenfrith House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Peterchurch House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Bromyard House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for re-checking fire stopping to Sarnsfield House. Assumed all the fire stopping measurements have been done	1	item	1,000.00	1,000.00
Fire stopping to Skenfrith House	756	m	10.00	7,560.00
Fire stopping to Peterchurch House	756	m	10.00	7,560.00
Fire stopping to Bromyard House	756	m	10.00	7,560.00
Allowance for sealing all riser doors within the flat to Sarnsfield House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Skenfrith House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Peterchurch House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Bromyard House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for removal all old boilers and making good void (scaffold required) to Sarnsfield House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Skenfrith House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Peterchurch House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Bromyard House	1	item	14,000.00	14,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	100	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Sarnsfield House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Skenfrith House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Peterchurch House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Bromyard House. Including corrosion protection..	100	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Bromyard House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	448	nr	90.00	40,320.00

APPENDIX 1

50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	912	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	56	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	304	nr	230.00	69,920.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	1,792	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	224	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	1,792	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	224	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Bromyard House. Including corrosion protection.	448	nr	90.00	40,320.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	912	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Bromyard House. Including corrosion protection.	56	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	304	nr	230.00	69,920.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Sarnsfield House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Sarnsfield House	112	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Skenfrith House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Skenfrith House	112	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Peterchurch House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Peterchurch House	112	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Bromyard House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Bromyard House	112	nr	50.00	5,600.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Sarnsfield House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Skenfrith House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00

APPENDIX 1

External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Peterchurch House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Bromyard House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
Cement and sand screed on concrete floor slabs to Sarnsfield House	3,808	m ²	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Skenfrith House	3,808	m ²	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Peterchurch House	3,808	m ²	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Bromyard House	3,808	m ²	25.00	95,200.00
Plasterboard dot and dab to structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	5,283	m ²	30.00	158,490.00
Plasterboard dot and dab to structural walls to Skenfrith House. Including Skim plaster and decoration finish.	5,468	m ²	30.00	164,040.00
Plasterboard dot and dab to structural walls to Peterchurch House. Including Skim plaster and decoration finish.	5,468	m ²	30.00	164,040.00
Plasterboard dot and dab to structural walls to Bromyard House. Including Skim plaster and decoration finish.	5,283	m ²	30.00	158,490.00
Plaster and emulsion paint on non-structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	7,150	m ²	25.00	178,750.00
Plaster and emulsion paint on non-structural walls to walls to Skenfrith House. Including Skim plaster and decoration finish.	7,227	m ²	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Peterchurch House. Including Skim plaster and decoration finish.	7,227	m ²	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Bromyard House. Including Skim plaster and decoration finish.	7,150	m ²	25.00	178,750.00
Plasterboard to ceiling fixed by aluminium battens to walls to Sarnsfield House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Skenfrith House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Peterchurch House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Bromyard House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
New vinyl flooring to wet rooms to Sarnsfield House. All properties. Including coved skirting.	728	m ²	45.00	32,760.00
New vinyl flooring to wet rooms to Skenfrith House. All properties. Including coved skirting.	728	m ²	45.00	32,760.00
New vinyl flooring to wet rooms to Peterchurch House. All properties. Including coved skirting.	728	m ²	45.00	32,760.00
New vinyl flooring to wet rooms to Bromyard House. All properties. Including coved skirting.	728	m ²	45.00	32,760.00
New carpet to remaining rooms to Sarnsfield House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
New carpet to remaining rooms to Skenfrith House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
New carpet to remaining rooms to Peterchurch House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
New carpet to remaining rooms to Bromyard House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00

APPENDIX 1

Skirting to rooms with carpet finish to Sarnsfield House.	4,106	m ²	12.00	49,272.00
Skirting to rooms with carpet finish to Skenfrith House	3,900	m ²	12.00	46,800.00
Skirting to rooms with carpet finish to Peterchurch House	3,900	m ²	12.00	46,800.00
Skirting to rooms with carpet finish to Bromyard House	4,106	m ²	12.00	49,272.00
New ceramic tiles to kitchen, WC and bathroom walls affected by the strengthening works to Sarnsfield House.	620	m ²	35.00	21,700.00
New ceramic tiles to kitchen, WC and bathroom walls affected by the strengthening works to Skenfrith House.	620	m ²	35.00	21,700.00
New ceramic tiles to kitchen, WC and bathroom walls affected by the strengthening works to Peterchurch House.	620	m ²	35.00	21,700.00
New ceramic tiles to kitchen, WC and bathroom walls affected by the strengthening works to Bromyard House.	620	m ²	35.00	21,700.00
Install new LD2 system to 1B flats to Sarnsfield House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Sarnsfield House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Sarnsfield House.	10	nr	1,250.00	12,500.00
Install new LD2 system to 1B flats to Skenfrith House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Skenfrith House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Peterchurch House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Peterchurch House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Bromyard House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Bromyard House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Bromyard House.	10	nr	1,250.00	12,500.00
New extractor fan to kitchens and bathrooms to Sarnsfield House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Skenfrith House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Peterchurch House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Bromyard House.	56	nr	1,100.00	61,600.00
Range of kitchen fittings and worktops to 1B flats to Sarnsfield House. Assumed all units as tenanted properties.	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Sarnsfield House. Assumed all units as tenanted properties.	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Sarnsfield House. Assumed all units as tenanted properties.	10	nr	2,900.00	29,000.00
Range of kitchen fittings and worktops to 1B flats to Skenfrith House. Assumed all units as tenanted properties.	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Skenfrith House. Assumed all units as tenanted properties.	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Peterchurch House. Assumed all units as tenanted properties.	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Peterchurch House. Assumed all units as tenanted properties.	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Bromyard House. Assumed all units as tenanted properties.	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Bromyard House. Assumed all units as tenanted properties.	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Bromyard House. Assumed all units as tenanted properties.	10	nr	2,900.00	29,000.00
New door to kitchen to Sarnsfield House.	56	nr	700.00	39,200.00

APPENDIX 1

New door to kitchen to Skenfrith House.	56	nr	700.00	39,200.00
New door to kitchen to Peterchurch House.	56	nr	700.00	39,200.00
New door to kitchen to Bromyard House.	56	nr	700.00	39,200.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Sarnsfield House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Skenfrith House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Peterchurch House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Bromyard House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
Allowance for removal of temporary communal boilers and oil tanks. New CHP station located at existing TRA and distribution to all blocks.	1	Item	1,300,000.00	1,300,000.00
Building Works Estimate				8,296,125.00
Preliminaries				2,514,217.78
Sub-total				10,810,342.78
Main Contractor's Overheads and Profit			8%	864,827.42
Sub-total				11,675,170.20
Main contractor's design fee			6%	700,510.21
Sub-total				12,375,680.41
Contingency			10%	1,237,568.04
Sub-total				13,613,248.46
Tender inflation			Excl.	
Sub-total				13,613,248.46
Cosntruction inflation			Excl.	
Cost Limit				13,613,248.46
Cost £/m ² (Excluding parking area)	753			
Cost £/m ² (including parking area)	622			
Cost £/unit	60,773			

Finishes to communal areas not included within this option

APPENDIX 1

OPTION 2				
Item	Qty.	Unit	Rate	Cost
Strip out of the existing wall paper within flats to Sarnsfield House	12,199	m ²	1.50	18,298.50
Strip out of the existing wall paper within flats to Skenfrith House	11,598	m ²	1.50	17,397.00
Strip out of the existing wall paper within flats to Peterchurch House	12,199	m ²	1.50	18,298.50
Strip out of the existing wall paper within flats to Bromyard House	11,598	m ²	1.50	17,397.00
Strip out of the existing ceiling paper within flats to Sarnsfield House	3,808	m ²	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Skenfrith House	3,808	m ²	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Peterchurch House	3,808	m ²	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Bromyard House	3,808	m ²	1.50	5,712.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Sarnsfield House	1,805	m ²	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Skenfrith House	1,805	m ²	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Peterchurch House	1,805	m ²	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Bromyard House	1,805	m ²	5.00	9,025.00
Allowance for removing the existing radiators to Sarnsfield House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Skenfrith House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Peterchurch House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Bromyard House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Sarnsfield House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Skenfrith House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Peterchurch House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Bromyard House	1	item	5,600.00	5,600.00
Allowance for removing bathroom appliances to Sarnsfield House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Skenfrith House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Peterchurch House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Bromyard House	1	item	8,400.00	8,400.00
Strip out of the existing carpet/vinyl within flats to Sarnsfield House. Including skirtings	3,808	m ²	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Skenfrith House. Including skirtings	3,808	m ²	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Peterchurch House. Including skirtings	3,808	m ²	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Bromyard House. Including skirtings	3,808	m ²	1.00	3,808.00
Screed demolition within flats to Sarnsfield House	3,808	m ²	10.00	38,080.00
Screed demolition within flats to Skenfrith House	3,808	m ²	10.00	38,080.00
Screed demolition within flats to Peterchurch House	3,808	m ²	10.00	38,080.00
Screed demolition within flats to Bromyard House	3,808	m ²	10.00	38,080.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Sarnsfield House	56	nr	520.00	29,120.00

APPENDIX 1

Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Skenfrith House	56	nr	520.00	29,120.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Peterchurch House	56	nr	520.00	29,120.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Bromyard House	56	nr	520.00	29,120.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Sarnsfield House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Skenfrith House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Peterchurch House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Bromyard House	56	nr	210.00	11,760.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Sarnsfield House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Skenfrith House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Peterchurch House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Bromyard House	56	nr	2,450.00	137,200.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Sarnsfield House	1	item	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Skenfrith House	1	item	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Peterchurch House	1	item	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Bromyard House	1	item	220,000.00	220,000.00
Allowance for asbestos removal to Sarnsfield House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Skenfrith House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Peterchurch House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Bromyard House. Assumed £1K per property	1	item	56,000.00	56,000.00

APPENDIX 1

Allowance for re-checking fire stopping to Sarnsfield House. Assumed all the fire stopping measurements have been done	1	item	1,000.00	1,000.00
Fire stopping to Skenfrith House	756	m	10.00	7,560.00
Fire stopping to Peterchurch House	756	m	10.00	7,560.00
Fire stopping to Bromyard House	756	m	10.00	7,560.00
Allowance for sealing all riser doors within the flat to Sarnsfield House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Skenfrith House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Peterchurch House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Bromyard House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for removal all old boilers and making good void (scaffold required) to Sarnsfield House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Skenfrith House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Peterchurch House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Bromyard House	1	item	14,000.00	14,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	100	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Sarnsfield House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Skenfrith House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Peterchurch House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Bromyard House. Including corrosion protection..	100	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Bromyard House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600	nr	80.00	48,000.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	448	nr	90.00	40,320.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	912	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	56	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	304	nr	230.00	69,920.00

APPENDIX 1

50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	1,792	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	224	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	1,792	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	224	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	448	nr	90.00	40,320.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Bromyard House. Including corrosion protection.	912	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	56	nr	230.00	12,880.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Bromyard House. Including corrosion protection.	304	nr	230.00	69,920.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Sarnsfield House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Sarnsfield House	112	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Skenfrith House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Skenfrith House	112	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Peterchurch House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Peterchurch House	112	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Bromyard House	896	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Bromyard House	112	nr	50.00	5,600.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Sarnsfield House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Skenfrith House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Peterchurch House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Bromyard House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00

APPENDIX 1

Cement and sand screed on concrete floor slabs to Sarnsfield House	3,808	m ²	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Skenfrith House	3,808	m ²	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Peterchurch House	3,808	m ²	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Bromyard House	3,808	m ²	25.00	95,200.00
Plasterboard dot and dab to structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	5,283	m ²	30.00	158,490.00
Plasterboard dot and dab to structural walls to Skenfrith House. Including Skim plaster and decoration finish.	5,468	m ²	30.00	164,040.00
Plasterboard dot and dab to structural walls to Peterchurch House. Including Skim plaster and decoration finish.	5,468	m ²	30.00	164,040.00
Plasterboard dot and dab to structural walls to Bromyard House. Including Skim plaster and decoration finish.	5,283	m ²	30.00	158,490.00
Plaster and emulsion paint on non-structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	7,150	m ²	25.00	178,750.00
Plaster and emulsion paint on non-structural walls to walls to Skenfrith House. Including Skim plaster and decoration finish.	7,227	m ²	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Peterchurch House. Including Skim plaster and decoration finish.	7,227	m ²	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Bromyard House. Including Skim plaster and decoration finish.	7,150	m ²	25.00	178,750.00
Plasterboard to ceiling fixed by aluminium battens to walls to Sarnsfield House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Skenfrith House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Peterchurch House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Bromyard House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
New vinyl flooring to wet rooms to Sarnsfield House. All properties. Including coved skirting.	728	m ²	45.00	32,760.00
New vinyl flooring to wet rooms to Skenfrith House. All properties. Including coved skirting.	728	m ²	45.00	32,760.00
New vinyl flooring to wet rooms to Peterchurch House. All properties. Including coved skirting.	728	m ²	45.00	32,760.00
New vinyl flooring to wet rooms to Bromyard House. All properties. Including coved skirting.	728	m ²	45.00	32,760.00
New carpet to remaining rooms to Sarnsfield House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
New carpet to remaining rooms to Skenfrith House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
New carpet to remaining rooms to Peterchurch House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
New carpet to remaining rooms to Bromyard House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
Skirting to rooms with carpet finish to Sarnsfield House.	4,106	m ²	12.00	49,272.00
Skirting to rooms with carpet finish to Skenfrith House	3,900	m ²	12.00	46,800.00
Skirting to rooms with carpet finish to Peterchurch House	3,900	m ²	12.00	46,800.00
Skirting to rooms with carpet finish to Bromyard House	4,106	m ²	12.00	49,272.00
New ceramic tiles to kitchen, WC and bathroom walls to Sarnsfield House. Assumed half height.	1,805	m ²	35.00	63,175.00

APPENDIX 1

New ceramic tiles to kitchen, WC and bathroom walls to Skenfrith House. Assumed half height.	1,805	m ²	35.00	63,175.00
New ceramic tiles to kitchen, WC and bathroom walls to Peterchurch House. Assumed half height.	1,805	m ²	35.00	63,175.00
New ceramic tiles to kitchen, WC and bathroom walls to Bromyard House. Assumed half height.	1,805	m ²	35.00	63,175.00
Install new LD2 system to 1B flats to Sarnsfield House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Sarnsfield House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Sarnsfield House.	10	nr	1,250.00	12,500.00
Install new LD2 system to 1B flats to Skenfrith House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Skenfrith House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Peterchurch House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Peterchurch House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Bromyard House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Bromyard House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Bromyard House.	10	nr	1,250.00	12,500.00
New extractor fan to kitchens and bathrooms to Sarnsfield House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Skenfrith House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Peterchurch House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Bromyard House.	56	nr	1,100.00	61,600.00
Range of kitchen fittings and worktops to 1B flats to Sarnsfield House. Assumed all units as tenanted properties.	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Sarnsfield House. Assumed all units as tenanted properties.	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Sarnsfield House. Assumed all units as tenanted properties.	10	nr	2,900.00	29,000.00
Range of kitchen fittings and worktops to 1B flats to Skenfrith House. Assumed all units as tenanted properties.	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Skenfrith House. Assumed all units as tenanted properties.	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Peterchurch House. Assumed all units as tenanted properties.	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Peterchurch House. Assumed all units as tenanted properties.	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Bromyard House. Assumed all units as tenanted properties.	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Bromyard House. Assumed all units as tenanted properties.	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Bromyard House. Assumed all units as tenanted properties.	10	nr	2,900.00	29,000.00
New door to kitchen to Sarnsfield House.	56	nr	700.00	39,200.00
New door to kitchen to Skenfrith House.	56	nr	700.00	39,200.00
New door to kitchen to Peterchurch House.	56	nr	700.00	39,200.00
New door to kitchen to Bromyard House.	56	nr	700.00	39,200.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Sarnsfield House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00

APPENDIX 1

Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Skenfrith House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Peterchurch House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Bromyard House. Assumed all units as tenanted properties.	56	nr	2,000.00	112,000.00
Full rewire to all properties to Sarnsfield House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Skenfrith House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Peterchurch House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Bromyard House	56	nr	3,000.00	168,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Sarnsfield House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Skenfrith House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Peterchurch House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Bromyard House	1	Item	100,000.00	100,000.00
New door entry system to Sarnsfield House	56	nr	1,200.00	67,200.00
New door entry system to Skenfrith House	56	nr	1,200.00	67,200.00
New door entry system to Peterchurch House	56	nr	1,200.00	67,200.00
New door entry system to Bromyard House	56	nr	1,200.00	67,200.00
Allowance for removal of temporary communal boilers and oil tanks. New CHP station located at existing TRA and distribution to all blocks.	1	Item	1,300,000.00	1,300,000.00
Full heating installation to 1B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	10	nr	2,750.00	27,500.00
Full heating installation to 2B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	36	nr	3,000.00	108,000.00
Full heating installation to 3B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	10	nr	3,250.00	32,500.00
Full heating installation to 1B flats to Skenfrith House. Including connection to existing HIU and new hot and cold water installation.	28	nr	2,750.00	77,000.00
Full heating installation to 3B flats to Skenfrith House. Including connection to existing HIU and new hot and cold water installation.	28	nr	3,250.00	91,000.00
Full heating installation to 1B flats to Peterchurch House. Including connection to existing HIU and new hot and cold water installation.	28	nr	2,750.00	77,000.00
Full heating installation to 3B flats to Peterchurch House. Including connection to existing HIU and new hot and cold water installation.	28	nr	3,250.00	91,000.00
Full heating installation to 1B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	10	nr	2,750.00	27,500.00
Full heating installation to 2B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	36	nr	3,000.00	108,000.00

APPENDIX 1

Full heating installation to 3B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	10	nr	3,250.00	32,500.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Sarnsfield House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Skenfrith House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Peterchurch House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Bromyard House. Assumed it is not required. To be discussed.		Excl.		0.00
Allowance for soil stacks to Sarnsfield House	1	item	5,000.00	5,000.00
Allowance for soil stacks to Skenfrith House	1	Item	5,000.00	5,000.00
Allowance for soil stacks to Peterchurch House	1	Item	5,000.00	5,000.00
Allowance for soil stacks to Bromyard House	1	Item	5,000.00	5,000.00
Building Works Estimate				12,099,645.00
Preliminaries				2,519,217.78
Sub-total				14,618,862.78
Main Contractor's Overheads and Profit			8%	1,169,509.02
Sub-total				15,788,371.80
Main contractor's design fee			6%	947,302.31
Sub-total				16,735,674.11
Contingency			10%	1,673,567.41
Sub-total				18,409,241.52
Tender inflation			Excl.	
Sub-total				18,409,241.52
Cosntruction inflation			Excl.	
Cost Limit				18,409,241.52
Cost £/m ² (Excluding parking area)			1,018	
Cost £/m ² (including parking area)			841	
Cost £/unit			82,184	

Finishes to communal areas not included within this option

APPENDIX 1

OPTION 3				
Item	Qty.	Unit	Rate	Cost
Strip out of the existing wall paper within flats to Sarnsfield House	12,199	m ²	1.50	18,298.50
Strip out of the existing wall paper within flats to Skenfrith House	11,598	m ²	1.50	17,397.00
Strip out of the existing wall paper within flats to Peterchurch House	12,199	m ²	1.50	18,298.50
Strip out of the existing wall paper within flats to Bromyard House	11,598	m ²	1.50	17,397.00
Strip out of the existing ceiling paper within flats to Sarnsfield House	3,808	m ²	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Skenfrith House	3,808	m ²	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Peterchurch House	3,808	m ²	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Bromyard House	3,808	m ²	1.50	5,712.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Sarnsfield House	1,805	m ²	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Skenfrith House	1,805	m ²	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Peterchurch House	1,805	m ²	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Bromyard House	1,805	m ²	5.00	9,025.00
Allowance for removing the existing radiators to Sarnsfield House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Skenfrith House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Peterchurch House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Bromyard House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Sarnsfield House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Skenfrith House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Peterchurch House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Bromyard House	1	item	5,600.00	5,600.00
Allowance for removing bathroom appliances to Sarnsfield House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Skenfrith House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Peterchurch House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Bromyard House	1	item	8,400.00	8,400.00
Strip out of the existing carpet/vinyl within flats to Sarnsfield House. Including skirtings	3,808	m ²	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Skenfrith House. Including skirtings	3,808	m ²	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Peterchurch House. Including skirtings	3,808	m ²	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Bromyard House. Including skirtings	3,808	m ²	1.00	3,808.00
Screed demolition within flats to Sarnsfield House	3,808	m ²	10.00	38,080.00
Screed demolition within flats to Skenfrith House	3,808	m ²	10.00	38,080.00
Screed demolition within flats to Peterchurch House	3,808	m ²	10.00	38,080.00
Screed demolition within flats to Bromyard House	3,808	m ²	10.00	38,080.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Sarnsfield House	56	nr	520.00	29,120.00

APPENDIX 1

Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Skenfrith House	56	nr	520.00	29,120.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Peterchurch House	56	nr	520.00	29,120.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Bromyard House	56	nr	520.00	29,120.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Sarnsfield House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Skenfrith House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Peterchurch House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Bromyard House	56	nr	210.00	11,760.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Sarnsfield House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Skenfrith House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Peterchurch House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Bromyard House	56	nr	2,450.00	137,200.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lighting supplies to floors, rising mains and lateral mains to Sarnsfield House	1	item	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lighting supplies to floors, rising mains and lateral mains to Skenfrith House	1	item	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lighting supplies to floors, rising mains and lateral mains to Peterchurch House	1	item	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lighting supplies to floors, rising mains and lateral mains to Bromyard House	1	item	220,000.00	220,000.00
Allowance for asbestos removal to Sarnsfield House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Skenfrith House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Peterchurch House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Bromyard House. Assumed £1K per property	1	item	56,000.00	56,000.00

APPENDIX 1

Allowance for re-checking fire stopping to Sarnsfield House. Assumed all the fire stopping measurements have been done	1	item	1,000.00	1,000.00
Fire stopping to Skenfrith House	756	m	10.00	7,560.00
Fire stopping to Peterchurch House	756	m	10.00	7,560.00
Fire stopping to Bromyard House	756	m	10.00	7,560.00
Allowance for sealing all riser doors within the flat to Sarnsfield House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Skenfrith House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Peterchurch House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Bromyard House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for removal all old boilers and making good void (scaffold required) to Sarnsfield House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Skenfrith House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Peterchurch House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Bromyard House	1	item	14,000.00	14,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	100.00	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Sarnsfield House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Skenfrith House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Peterchurch House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Bromyard House. Including corrosion protection..	100.00	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Bromyard House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	448.00	nr	90.00	40,320.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	912.00	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	56.00	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	304.00	nr	230.00	69,920.00

APPENDIX 1

50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	1,792.00	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	224.00	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	1,792.00	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	224.00	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Bromyard House. Including corrosion protection.	448.00	nr	90.00	40,320.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	912.00	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Bromyard House. Including corrosion protection.	56.00	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	304.00	nr	230.00	69,920.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Sarnsfield House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Sarnsfield House	112.00	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Skenfrith House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Skenfrith House	112.00	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Peterchurch House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Peterchurch House	112.00	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Bromyard House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Bromyard House	112.00	nr	50.00	5,600.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Sarnsfield House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Skenfrith House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Peterchurch House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Bromyard House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00

APPENDIX 1

Cement and sand screed on concrete floor slabs to Sarnsfield House	3,808	m ²	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Skenfrith House	3,808	m ²	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Peterchurch House	3,808	m ²	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Bromyard House	3,808	m ²	25.00	95,200.00
Plasterboard dot and dab to structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	1,352	m ²	30.00	40,560.00
Plasterboard dot and dab to structural walls to Skenfrith House. Including Skim plaster and decoration finish.	1,537	m ²	30.00	46,110.00
Plasterboard dot and dab to structural walls to Peterchurch House. Including Skim plaster and decoration finish.	1,537	m ²	30.00	46,110.00
Plasterboard dot and dab to structural walls to Bromyard House. Including Skim plaster and decoration finish.	1,352	m ²	30.00	40,560.00
Plaster and emulsion paint on non-structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	7,150	m ²	25.00	178,750.00
Plaster and emulsion paint on non-structural walls to walls to Skenfrith House. Including Skim plaster and decoration finish.	7,227	m ²	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Peterchurch House. Including Skim plaster and decoration finish.	7,227	m ²	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Bromyard House. Including Skim plaster and decoration finish.	7,150	m ²	25.00	178,750.00
Plasterboard to ceiling fixed by aluminium battens to walls to Sarnsfield House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Skenfrith House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Peterchurch House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Bromyard House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
New vinyl flooring to wet rooms to Sarnsfield House. All properties. Including covered skirting.	728	m ²	45.00	32,760.00
New vinyl flooring to wet rooms to Skenfrith House. All properties. Including covered skirting.	728	m ²	45.00	32,760.00
New vinyl flooring to wet rooms to Peterchurch House. All properties. Including covered skirting.	728	m ²	45.00	32,760.00
New vinyl flooring to wet rooms to Bromyard House. All properties. Including covered skirting.	728	m ²	45.00	32,760.00
New carpet to remaining rooms to Sarnsfield House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
New carpet to remaining rooms to Skenfrith House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
New carpet to remaining rooms to Peterchurch House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
New carpet to remaining rooms to Bromyard House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
Skirting to rooms with carpet finish to Sarnsfield House.	4,106	m ²	12.00	49,272.00
Skirting to rooms with carpet finish to Skenfrith House	3,900	m ²	12.00	46,800.00
Skirting to rooms with carpet finish to Peterchurch House	3,900	m ²	12.00	46,800.00
Skirting to rooms with carpet finish to Bromyard House	4,106	m ²	12.00	49,272.00
New ceramic tiles to kitchen, WC and bathroom walls to Sarnsfield House. Assumed half height.	1,805	m ²	35.00	63,175.00

APPENDIX 1

New ceramic tiles to kitchen, WC and bathroom walls to Skenfrith House. Assumed half height.	1,805	m ²	35.00	63,175.00
New ceramic tiles to kitchen, WC and bathroom walls to Peterchurch House. Assumed half height.	1,805	m ²	35.00	63,175.00
New ceramic tiles to kitchen, WC and bathroom walls to Bromyard House. Assumed half height.	1,805	m ²	35.00	63,175.00
Install new LD2 system to 1B flats to Sarnsfield House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Sarnsfield House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Sarnsfield House.	10	nr	1,250.00	12,500.00
Install new LD2 system to 1B flats to Skenfrith House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Skenfrith House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Peterchurch House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Peterchurch House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Bromyard House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Bromyard House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Bromyard House.	10	nr	1,250.00	12,500.00
New extractor fan to kitchens and bathrooms to Sarnsfield House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Skenfrith House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Peterchurch House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Bromyard House.	56	nr	1,100.00	61,600.00
Range of kitchen fittings and worktops to 1B flats to Sarnsfield House. Tenanted properties only	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Sarnsfield House. Tenanted properties only	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Sarnsfield House. Tenanted properties only	10	nr	2,900.00	29,000.00
Range of kitchen fittings and worktops to 1B flats to Skenfrith House. Tenanted properties only	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Skenfrith House. Tenanted properties only	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Peterchurch House. Tenanted properties only	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Peterchurch House. Tenanted properties only	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Bromyard House. Tenanted properties only	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Bromyard House. Tenanted properties only	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Bromyard House. Tenanted properties only	10	nr	2,900.00	29,000.00
New door to kitchen to Sarnsfield House. Tenanted properties only	56	nr	700.00	39,200.00
New door to kitchen to Skenfrith House. Tenanted properties only	56	nr	700.00	39,200.00
New door to kitchen to Peterchurch House. Tenanted properties only	56	nr	700.00	39,200.00
New door to kitchen to Bromyard House. Tenanted properties only	56	nr	700.00	39,200.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Sarnsfield House. Tenanted properties only	56	nr	2,000.00	112,000.00

APPENDIX 1

Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Skenfrith House. Tenanted properties only	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Peterchurch House. Tenanted properties only	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Bromyard House. Tenanted properties only	56	nr	2,000.00	112,000.00
Full rewire to all properties to Sarnsfield House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Skenfrith House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Peterchurch House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Bromyard House	56	nr	3,000.00	168,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Sarnsfield House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Skenfrith House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Peterchurch House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Bromyard House	1	Item	100,000.00	100,000.00
New door entry system to Sarnsfield House	56	nr	1,200.00	67,200.00
New door entry system to Skenfrith House	56	nr	1,200.00	67,200.00
New door entry system to Peterchurch House	56	nr	1,200.00	67,200.00
New door entry system to Bromyard House	56	nr	1,200.00	67,200.00
Removal of temporary communal boilers and oil tanks. New CHP station located at existing TRA and distribution to all blocks.	1	Item	1,300,000.00	1,300,000.00
Full heating installation to 1B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	10	nr	2,750.00	27,500.00
Full heating installation to 2B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	36	nr	3,000.00	108,000.00
Full heating installation to 3B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	10	nr	3,250.00	32,500.00
Full heating installation to 1B flats to Skenfrith House. Including connection to existing HIU and new hot and cold water installation.	28	nr	2,750.00	77,000.00
Full heating installation to 3B flats to Skenfrith House. Including connection to existing HIU and new hot and cold water installation.	28	nr	3,250.00	91,000.00
Full heating installation to 1B flats to Peterchurch House. Including connection to existing HIU and new hot and cold water installation.	28	nr	2,750.00	77,000.00
Full heating installation to 3B flats to Peterchurch House. Including connection to existing HIU and new hot and cold water installation.	28	nr	3,250.00	91,000.00
Full heating installation to 1B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	10	nr	2,750.00	27,500.00
Full heating installation to 2B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	36	nr	3,000.00	108,000.00

APPENDIX 1

Full heating installation to 3B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	10	nr	3,250.00	32,500.00
Improve ventilation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Sarnsfield House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventilation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Skenfrith House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventilation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Peterchurch House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventilation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Bromyard House. Assumed it is not required. To be discussed.		Excl.		0.00
Allowance for soil stacks to Sarnsfield House	1	item	5,000.00	5,000.00
Allowance for soil stacks to Skenfrith House	1	Item	5,000.00	5,000.00
Allowance for soil stacks to Peterchurch House	1	Item	5,000.00	5,000.00
Allowance for soil stacks to Bromyard House	1	Item	5,000.00	5,000.00
Renew existing lifts (stops every other floor) to Sarnsfield House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.	2	nr	70,000	140,000.00
Renew existing lifts (stops every other floor) to Skenfrith House House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.	2	nr	70,000	140,000.00
Renew existing lifts (stops every other floor) to Peterchurch House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.	2	nr	70,000	140,000.00
Renew existing lifts (stops every other floor) to Bromyard House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.	2	nr	70,000	140,000.00
Internal wall insulation board dot and dab to inner face of external walls within flats to Sarnsfield House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.	3,931	m²	75	294,825.00
Internal wall insulation board dot and dab to inner face of external walls within flats to Skenfrith House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.	3,931	m²	75	294,825.00
Internal wall insulation board dot and dab to inner face of external walls within flats to Peterchurch House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.	3,931	m²	75	294,825.00
Internal wall insulation board dot and dab to inner face of external walls within flats to Bromyard House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.	3,931	m²	75	294,825.00
Allowance for removal all windows to Sarnsfield House	1	item	45,000	45,000.00
Allowance for removal all windows to Skenfrith House	1	item	45,000	45,000.00
Allowance for removal all windows to Peterchurch House	1	item	45,000	45,000.00
Allowance for removal all windows to Bromyard House	1	item	45,000	45,000.00
New double glazed aluminium windows to Sarnsfield House. Assumed 16 m² pre property.	896	m²	550	492,800.00
New double glazed aluminium windows to Skenfrith House. Assumed 16 m² pre property.	896	m²	550	492,800.00

APPENDIX 1

New double glazed aluminium windows to Peterchurch House. Assumed 16 m ² pre property.	896	m ²	550	492,800.00
New double glazed aluminium windows to Bromyard House. Assumed 16 m ² pre property.	896	m ²	550	492,800.00
Flat roof replacent to Sarnsfield House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe.	385	m ²	270	103,950.00
Flat roof replacent to Skenfrith House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe. Assumed it is not required temporary removal for plant room and telephone mast to carry out the roofing works.	385	m ²	270	103,950.00
Flat roof replacent to Peterchurch House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe.	385	m ²	270	103,950.00
Flat roof replacent to Bromyard House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe. Assumed it is not required temporary removal for plant room and telephone mast to carry out the roofing works.	385	m ²	270	103,950.00
Install new lighting system to stairways to Sarnsfield House	1	item	15,000	15,000.00
Install new lighting system to stairways to Skenfrith House	1	Item	15,000	15,000.00
Install new lighting system to stairways to Peterchurch House	1	Item	15,000	15,000.00
Install new lighting system to stairways to Bromyard House	1	Item	15,000	15,000.00
Allowance for water pumps to Sarnsfiled House	4,522	m ²	10	45,220.00
Allowance for water pumps to stairways to Skenfrith House	4,522	m ²	10	45,220.00
Allowance for water pumps to Peterchurch House	4,522	m ²	10	45,220.00
Allowance for water pumps to Bromyard House	4,522	m ²	10	45,220.00
Building Works Estimate				16,175,105.00
Preliminaries				2,818,047.78
Sub-total				18,993,152.78
Main Contractor's Overheads and Profit			8%	1,519,452.22
Sub-total				20,512,605.00
Main contractor's design fee			6%	1,230,756.30
Sub-total				21,743,361.30
Contingency			10%	2,174,336.13
Sub-total				23,917,697.43
Tender inflation			Excl.	
Sub-total				23,917,697.43
Construction inflation			Excl.	
Cost Limit				23,917,697.43
Cost £/m ² (Excluding parking area)			1,322	
Cost £/m ² (including parking area)			1,093	

APPENDIX 1

Cost £/unit

106,775

Finishes to communal areas not included within this option

APPENDIX 1

OPTION 4				
Item	Qty.	Unit	Rate	Cost
Strip out of the existing wall paper within flats to Sarnsfield House	12,199	m ²	1.50	18,298.50
Strip out of the existing wall paper within flats to Skenfrith House	11,598	m ²	1.50	17,397.00
Strip out of the existing wall paper within flats to Peterchurch House	12,199	m ²	1.50	18,298.50
Strip out of the existing wall paper within flats to Bromyard House	11,598	m ²	1.50	17,397.00
Strip out of the existing ceiling paper within flats to Sarnsfield House	3,808	m ²	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Skenfrith House	3,808	m ²	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Peterchurch House	3,808	m ²	1.50	5,712.00
Strip out of the existing ceiling paper within flats to Bromyard House	3,808	m ²	1.50	5,712.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Sarnsfield House	1,805	m ²	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Skenfrith House	1,805	m ²	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Peterchurch House	1,805	m ²	5.00	9,025.00
Strip out of the existing tiles to kitchen, WC and bathroom walls to Bromyard House	1,805	m ²	5.00	9,025.00
Allowance for removing the existing radiators to Sarnsfield House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Skenfrith House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Peterchurch House	1	item	5,600.00	5,600.00
Allowance for removing the existing radiators to Bromyard House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Sarnsfield House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Skenfrith House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Peterchurch House	1	item	5,600.00	5,600.00
Allowance for removing the kitchens range to Bromyard House	1	item	5,600.00	5,600.00
Allowance for removing bathroom appliances to Sarnsfield House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Skenfrith House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Peterchurch House	1	item	8,400.00	8,400.00
Allowance for removing bathroom appliances to Bromyard House	1	item	8,400.00	8,400.00
Strip out of the existing carpet/vinyl within flats to Sarnsfield House. Including skirtings	3,808	m ²	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Skenfrith House. Including skirtings	3,808	m ²	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Peterchurch House. Including skirtings	3,808	m ²	1.00	3,808.00
Strip out of the existing carpet/vinyl within flats to Bromyard House. Including skirtings	3,808	m ²	1.00	3,808.00
Screed demolition within flats to Sarnsfield House	3,808	m ²	10.00	38,080.00
Screed demolition within flats to Skenfrith House	3,808	m ²	10.00	38,080.00
Screed demolition within flats to Peterchurch House	3,808	m ²	10.00	38,080.00
Screed demolition within flats to Bromyard House	3,808	m ²	10.00	38,080.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Sarnsfield House	56	nr	520.00	29,120.00

APPENDIX 1

Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Skenfrith House	56	nr	520.00	29,120.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Peterchurch House	56	nr	520.00	29,120.00
Enabling works. Electrical supplies within dwellings including disconnect and remove all existing accessories, remove all existing wiring and remove all existing cable containment as necessary to Bromyard House	56	nr	520.00	29,120.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Sarnsfield House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Skenfrith House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Peterchurch House	56	nr	210.00	11,760.00
Enabling works. Door entry system including identify, isolate and disconnect door entry connections at distribution terminal, disconnect and remove individual hand set, remove all existing wiring as necessary and remove all cable containment as necessary per floor to Bromyard House	56	nr	210.00	11,760.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Sarnsfield House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Skenfrith House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Peterchurch House	56	nr	2,450.00	137,200.00
Enabling works. Heating installation including the removal of the heating circuit and associated radiators and hot and cold water to Bromyard House	56	nr	2,450.00	137,200.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Sarnsfield House	1	nr	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Skenfrith House	1	nr	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Peterchurch House	1	nr	220,000.00	220,000.00
Enabling works. Communal electrics including removal of power distribution board, power supplies to floors, lightin supplies to floors, rising mains and lateral mains to Bromyard House	1	nr	220,000.00	220,000.00
Allowance for asbestos removal to Sarnsfield House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Skenfrith House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Peterchurch House. Assumed £1K per property	1	item	56,000.00	56,000.00
Allowance for asbestos removal to Bromyard House. Assumed £1K per property	1	item	56,000.00	56,000.00

APPENDIX 1

Allowance for re-checking fire stopping to Sarnsfield House. Assumed all the fire stopping measurements have been done	1	item	1,000.00	1,000.00
Fire stopping to Skenfrith House	756	m	10.00	7,560.00
Fire stopping to Peterchurch House	756	m	10.00	7,560.00
Fire stopping to Bromyard House	756	m	10.00	7,560.00
Allowance for sealing all riser doors within the flat to Sarnsfield House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Skenfrith House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Peterchurch House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for sealing all riser doors within the flat to Bromyard House. Assumed 1 per property.	1	item	11,200.00	11,200.00
Allowance for removal all old boilers and making good void (scaffold required) to Sarnsfield House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Skenfrith House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Peterchurch House	1	item	14,000.00	14,000.00
Allowance for removal all old boilers and making good void (scaffold required) to Bromyard House	1	item	14,000.00	14,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	100.00	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Sarnsfield House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Skenfrith House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type A, B, C and D, both sides) from level 8 to roof to Peterchurch House. Strengthening for ground floor to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party walls (Type C, both sides) from ground floor to level 4 to Bromyard House. Including corrosion protection..	100.00	nr	80.00	8,000.00
50 x 10 steel strap fixed to cross-wall strengthening to party and partition walls (Type a, B, C and D, both sides) from level 8 to roof to Bromyard House. Strengthening for level 5 to 7 is not required as ARUP report. Including corrosion protection.	600.00	nr	80.00	48,000.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	448.00	nr	90.00	40,320.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	912.00	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Sarnsfield House. Including corrosion protection.	56.00	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Sarnsfield House. Including corrosion protection.	304.00	nr	230.00	69,920.00

APPENDIX 1

50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	1,792.00	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Skenfrith House. Including corrosion protection.	224.00	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	1,792.00	nr	90.00	161,280.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to roof to Peterchurch House. Including corrosion protection.	224.00	nr	230.00	51,520.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to Bromyard House. Including corrosion protection.	448.00	nr	90.00	40,320.00
50 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	912.00	nr	90.00	82,080.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from ground floor to level 4 to bromyard House. Including corrosion protection.	56.00	nr	230.00	12,880.00
100 x 10 steel strap fixed to the top and bottom surfaces of each slab unit from level 5 to roof to Bromyard House. Including corrosion protection.	304.00	nr	230.00	69,920.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Sarnsfield House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Sarnsfield House	112.00	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Skenfrith House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Skenfrith House	112.00	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Peterchurch House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Peterchurch House	112.00	nr	50.00	5,600.00
Steel angle brackets anchored into external wall panels and cross and flack walls (all levels) to Bromyard House	896.00	nr	50.00	44,800.00
Steel angle brackets anchored into slab to the top and bottom (all levels) to Bromyard House	112.00	nr	50.00	5,600.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Sarnsfield House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Skenfrith House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Peterchurch House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00
External wall tie by drilling a hole through both the outer and inner leaves of the walls panels, inserting Ancon Resin/Resin or similar to Bromyard House. Assumed 13nr holes per 2.6m panel, 18nr holes per 4.00m panel and 28nr holes per 5.40m panel. (Full scaffold included in prelims)	6,496	nr	5.00	32,480.00

APPENDIX 1

Cement and sand screed on concrete floor slabs to Sarnsfield House	3,808	m ²	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Skenfrith House	3,808	m ²	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Peterchurch House	3,808	m ²	25.00	95,200.00
Cement and sand screed on concrete floor slabs to Bromyard House	3,808	m ²	25.00	95,200.00
Plasterboard dot and dab to structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	1,352	m ²	30.00	40,560.00
Plasterboard dot and dab to structural walls to Skenfrith House. Including Skim plaster and decoration finish.	1,537	m ²	30.00	46,110.00
Plasterboard dot and dab to structural walls to Peterchurch House. Including Skim plaster and decoration finish.	1,537	m ²	30.00	46,110.00
Plasterboard dot and dab to structural walls to Bromyard House. Including Skim plaster and decoration finish.	1,352	m ²	30.00	40,560.00
Plaster and emulsion paint on non-structural walls to Sarnsfield House. Including Skim plaster and decoration finish.	7,150	m ²	25.00	178,750.00
Plaster and emulsion paint on non-structural walls to walls to Skenfrith House. Including Skim plaster and decoration finish.	7,227	m ²	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Peterchurch House. Including Skim plaster and decoration finish.	7,227	m ²	25.00	180,675.00
Plaster and emulsion paint on non-structural walls to walls to Bromyard House. Including Skim plaster and decoration finish.	7,150	m ²	25.00	178,750.00
Plasterboard to ceiling fixed by aluminium battens to walls to Sarnsfield House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Skenfrith House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Peterchurch House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
Plasterboard to ceiling fixed by aluminium battens to walls to Bromyard House. Including Skim plaster and decoration finish.	3,808	m ²	45.00	171,360.00
New vinyl flooring to wet rooms to Sarnsfield House. All properties. Including coved skirting.	728	m ²	45.00	32,760.00
New vinyl flooring to wet rooms to Skenfrith House. All properties. Including coved skirting.	728	m ²	45.00	32,760.00
New vinyl flooring to wet rooms to Peterchurch House. All properties. Including coved skirting.	728	m ²	45.00	32,760.00
New vinyl flooring to wet rooms to Bromyard House. All properties. Including coved skirting.	728	m ²	45.00	32,760.00
New carpet to remaining rooms to Sarnsfield House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
New carpet to remaining rooms to Skenfrith House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
New carpet to remaining rooms to Peterchurch House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
New carpet to remaining rooms to Bromyard House. Assumed all units as tenanted properties.	3,080	m ²	30.00	92,400.00
Skirting to rooms with carpet finish to Sarnsfield House.	4,106	m ²	12.00	49,272.00
Skirting to rooms with carpet finish to Skenfrith House	3,900	m ²	12.00	46,800.00
Skirting to rooms with carpet finish to Peterchurch House	3,900	m ²	12.00	46,800.00
Skirting to rooms with carpet finish to Bromyard House	4,106	m ²	12.00	49,272.00
New ceramic tiles to kitchen, WC and bathroom walls to Sarnsfield House. Assumed half height.	1,805	m ²	35.00	63,175.00

APPENDIX 1

New ceramic tiles to kitchen, WC and bathroom walls to Skenfrith House. Assumed half height.	1,805	m ²	35.00	63,175.00
New ceramic tiles to kitchen, WC and bathroom walls to Peterchurch House. Assumed half height.	1,805	m ²	35.00	63,175.00
New ceramic tiles to kitchen, WC and bathroom walls to Bromyard House. Assumed half height.	1,805	m ²	35.00	63,175.00
Sprinkler installation to Sarnsfield House	4,522	m²	60	271,320.00
Sprinkler installation to Skenfrith House	4,522	m²	60	271,320.00
Sprinkler installation to Peterchurch House	4,522	m²	60	271,320.00
Sprinkler installation to Bromyard House	4,522	m²	60	271,320.00
Install new LD2 system to 1B flats to Sarnsfield House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Sarnsfield House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Sarnsfield House.	10	nr	1,250.00	12,500.00
Install new LD2 system to 1B flats to Skenfrith House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Skenfrith House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Peterchurch House.	28	nr	900.00	25,200.00
Install new LD2 system to 3B flats to Peterchurch House.	28	nr	1,250.00	35,000.00
Install new LD2 system to 1B flats to Bromyard House.	10	nr	900.00	9,000.00
Install new LD2 system to 2B flats to Bromyard House.	36	nr	1,100.00	39,600.00
Install new LD2 system to 3B flats to Bromyard House.	10	nr	1,250.00	12,500.00
New extractor fan to kitchens and bathrooms to Sarnsfield House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Skenfrith House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Peterchurch House.	56	nr	1,100.00	61,600.00
New extractor fan to kitchens and bathrooms to Bromyard House.	56	nr	1,100.00	61,600.00
Range of kitchen fittings and worktops to 1B flats to Sarnsfield House. Tenanted properties only	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Sarnsfield House. Tenanted properties only	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Sarnsfield House. Tenanted properties only	10	nr	2,900.00	29,000.00
Range of kitchen fittings and worktops to 1B flats to Skenfrith House. Tenanted properties only	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Skenfrith House. Tenanted properties only	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Peterchurch House. Tenanted properties only	28	nr	2,500.00	70,000.00
Range of kitchen fittings and worktops to 3B flats to Peterchurch House. Tenanted properties only	28	nr	2,900.00	81,200.00
Range of kitchen fittings and worktops to 1B flats to Bromyard House. Tenanted properties only	10	nr	2,500.00	25,000.00
Range of kitchen fittings and worktops to 2B flats to Bromyard House. Tenanted properties only	36	nr	2,700.00	97,200.00
Range of kitchen fittings and worktops to 3B flats to Bromyard House. Tenanted properties only	10	nr	2,900.00	29,000.00
New door to kitchen to Sarnsfield House. Tenanted properties only	56	nr	700.00	39,200.00
New door to kitchen to Skenfrith House. Tenanted properties only	56	nr	700.00	39,200.00

APPENDIX 1

New door to kitchen to Peterchurch House. Tenanted properties only	56	nr	700.00	39,200.00
New door to kitchen to Bromyard House. Tenanted properties only	56	nr	700.00	39,200.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Sarnsfield House. Tenanted properties only	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Skenfrith House. Tenanted properties only	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Peterchurch House. Tenanted properties only	56	nr	2,000.00	112,000.00
Range of sanitary appliances comprising close wc, pedestal whb and taps and bath including bath panels and taps to Bromyard House. Tenanted properties only	56	nr	2,000.00	112,000.00
Full rewire to all properties to Sarnsfield House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Skenfrith House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Peterchurch House	56	nr	3,000.00	168,000.00
Full rewire to all properties to Bromyard House	56	nr	3,000.00	168,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Sarnsfield House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Skenfrith House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Peterchurch House	1	Item	100,000.00	100,000.00
Landlord system and switchroom works including Periodic Test, new Ryefield board, lateral mains cabling and rising main inclusive replacing old duct covers to Bromyard House	1	Item	100,000.00	100,000.00
New door entry system to Sarnsfield House	56	nr	1,200.00	67,200.00
New door entry system to Skenfrith House	56	nr	1,200.00	67,200.00
New door entry system to Peterchurch House	56	nr	1,200.00	67,200.00
New door entry system to Bromyard House	56	nr	1,200.00	67,200.00
Removal of temporary communal boilers and oil tanks. New CHP station located at existing TRA and distribution to all blocks.	1	Item	1,300,000.00	1,300,000.00
Full heating installation to 1B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	10	nr	2,750.00	27,500.00
Full heating installation to 2B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	36	nr	3,000.00	108,000.00
Full heating installation to 3B flats to Sarnsfield House. Including connection to existing HIU and new hot and cold water installation.	10	nr	3,250.00	32,500.00
Full heating installation to 1B flats to Skenfrith House. Including connection to existing HIU and new hot and cold water installation.	28	nr	2,750.00	77,000.00
Full heating installation to 3B flats to Skenfrith House. Including connection to existing HIU and new hot and cold water installation.	28	nr	3,250.00	91,000.00
Full heating installation to 1B flats to Peterchurch House. Including connection to existing HIU and new hot and cold water installation.	28	nr	2,750.00	77,000.00
Full heating installation to 3B flats to Peterchurch House. Including connection to existing HIU and new hot and cold water installation.	28	nr	3,250.00	91,000.00

APPENDIX 1

Full heating installation to 1B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	10	nr	2,750.00	27,500.00
Full heating installation to 2B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	36	nr	3,000.00	108,000.00
Full heating installation to 3B flats to Bromyard House. Including connection to existing HIU and new hot and cold water installation.	10	nr	3,250.00	32,500.00
New Front Entrance Door to Sarnsfield House.	56	nr	1,100	61,600.00
New Front Entrance Door to Skenfrith House.	56	nr	1,100	61,600.00
New Front Entrance Door to Peterchurch House.	56	nr	1,100	61,600.00
New Front Entrance Door to Bromyard House.	56	nr	1,100	61,600.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Sarnsfield House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Skenfrith House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Peterchurch House. Assumed it is not required. To be discussed.		Excl.		0.00
Improve ventillation to stairways and landing where cold bridging, condensation and weather causing slip hazards to Bromyard House. Assumed it is not required. To be discussed.		Excl.		0.00
Allowance for soil stacks to Sarnsfield House	1	item	5,000.00	5,000.00
Allowance for soil stacks to Skenfrith House	1	Item	5,000.00	5,000.00
Allowance for soil stacks to Peterchurch House	1	Item	5,000.00	5,000.00
Allowance for soil stacks to Bromyard House	1	Item	5,000.00	5,000.00
Renew existing lifts (stops every other floor) to Sarnsfield House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.	2	nr	70,000	140,000.00
Renew existing lifts (stops every other floor) to Skenfrith House House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.	2	nr	70,000	140,000.00
Renew existing lifts (stops every other floor) to Peterchurch House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.	2	nr	70,000	140,000.00
Renew existing lifts (stops every other floor) to Bromyard House. As confirmed motors and gears were replaced recently, therefore their cost has been excluded.	2	nr	70,000	140,000.00
Internal wall insulation board dot and dab to inner face of external walls within flats to Sarnsfield House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.	3,931	m ²	75	294,825.00
Internal wall insulation board dot and dab to inner face of external walls within flats to Skenfrith House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.	3,931	m ²	75	294,825.00
Internal wall insulation board dot and dab to inner face of external walls within flats to Peterchurch House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.	3,931	m ²	75	294,825.00
Internal wall insulation board dot and dab to inner face of external walls within flats to Bromyard House. Including skim plaster and decoration finish on insulation board. Communal areas have not been included.	3,931	m ²	75	294,825.00

APPENDIX 1

Allowance for removal all windows to Sarnsfield House	1	item	45,000	45,000.00
Allowance for removal all windows to Skenfrith House	1	item	45,000	45,000.00
Allowance for removal all windows to Peterchurch House	1	item	45,000	45,000.00
Allowance for removal all windows to Bromyard House	1	item	45,000	45,000.00
New double glazed aluminium windows to Sarnsfield House. Assumed 16 m ² pre property.	896	m ²	550	492,800.00
New double glazed aluminium windows to Skenfrith House. Assumed 16 m ² pre property.	896	m ²	550	492,800.00
New double glazed aluminium windows to Peterchurch House. Assumed 16 m ² pre property.	896	m ²	550	492,800.00
New double glazed aluminium windows to Bromyard House. Assumed 16 m ² pre property.	896	m ²	550	492,800.00
Flat roof replacent to Sarnsfield House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe.	385	m ²	270	103,950.00
Flat roof replacent to Skenfrith House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe. Assumed it is not required temporary removal for plant room and telephone mast to carry out the roofing works.	385	m ²	270	103,950.00
Flat roof replacent to Peterchurch House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe.	385	m ²	270	103,950.00
Flat roof replacent to Bromyard House. Including temporary disconnection of services and strip out of the existing convering. Including new man safe. Assumed it is not required temporary removal for plant room and telephone mast to carry out the roofing works.	385	m ²	270	103,950.00
Install new lighting system to stairways to Sarnsfield House	1	item	15,000	15,000.00
Install new lighting system to stairways to Skenfrith House	1	Item	15,000	15,000.00
Install new lighting system to stairways to Peterchurch House	1	Item	15,000	15,000.00
Install new lighting system to stairways to Bromyard House	1	Item	15,000	15,000.00
Water pumps to Sarnsfiled House	4,522	m ²	10	45,220.00
Water pumps to stairways to Skenfrith House	4,522	m ²	10	45,220.00
Water pumps to Peterchurch House	4,522	m ²	10	45,220.00
Water pumps to Bromyard House	4,522	m ²	10	45,220.00
Removal of existing refuse chute and new refuse disposal installation (single chute) at the same possition as the existing one to Sarnsfiled House. Assume that there is enough room for the installation of a wider refuse chute.	1	item	150,000	150,000.00
Removal of existing refuse chute and new refuse disposal installation (single chute) at the same possition as the existing one to Skenfrith House. Assume that there is enough room for the installation of a wider refuse chute.	1	item	150,000	150,000.00
Removal of existing refuse chute and new refuse disposal installation (single chute) at the same possition as the existing one to Peterchurch House. Assume that there is enough room for the installation of a wider refuse chute.	1	item	150,000	150,000.00
Removal of existing refuse chute and new refuse disposal installation (single chute) at the same possition as the existing one to Bromyard House. Assume that there is enough room for the installation of a wider refuse chute.	1	item	150,000	150,000.00

APPENDIX 1

Allowance of £100/m ² for landscaping improvements to the wider foot print of the estate	9,200	m ²	100	920,000.00
Improvements to the refuse areas, garages , lighting to wider footprint of the estate. TBC			TBC	0.00
Strip out of the existing wall paper within communal areas to Sarnsfield House	1,701	m ²	1.50	2,551.50
Strip out of the existing wall paper within communal areas to Skenfrith House	1,701	m ²	1.50	2,551.50
Strip out of the existing wall paper within communal areas to Peterchurch House	1,701	m ²	1.50	2,551.50
Strip out of the existing wall paper within communal areas to Bromyard House	1,701	m ²	1.50	2,551.50
Strip out of the existing ceiling paper within communal areas to Sarnsfield House	462	m ²	1.50	693.00
Strip out of the existing ceiling paper within communal areas to Skenfrith House	462	m ²	1.50	693.00
Strip out of the existing ceiling paper within communal areas to Peterchurch House	462	m ²	1.50	693.00
Strip out of the existing ceiling paper within communal areas to Bromyard House	462	m ²	1.50	693.00
Strip out of the existing vinyl to communal area to Sarnsfield House. Including skirtings and excluding stairs and landings.	252	m ²	1.00	252.00
Strip out of the existing vinyl to communal area to Skenfrith House. Including skirtings and excluding stairs and landings.	252	m ²	1.00	252.00
Strip out of the existing vinyl to communal area to Peterchurch House. Including skirtings and excluding stairs and landings.	252	m ²	1.00	252.00
Strip out of the existing vinyl to communal area to Bromyard House. Including skirtings and excluding stairs and landings.	252	m ²	1.00	252.00
Plaster and emulsion paint on walls to communal area to Sarnsfield House. Including Skim plaster and decoration finish.	1,701	m ²	25.00	42,525.00
Plaster and emulsion paint on walls to communal area to Skenfrith House. Including Skim plaster and decoration finish.	1,701	m ²	25.00	42,525.00
Plaster and emulsion paint on walls to communal area to Peterchurch House. Including Skim plaster and decoration finish.	1,701	m ²	25.00	42,525.00
Plaster and emulsion paint on walls to communal area to Bromyard House. Including Skim plaster and decoration finish.	1,701	m ²	25.00	42,525.00
Plasterboard to ceiling fixed by aluminium battens to communal area to Sarnsfield House. Including Skim plaster and decoration finish.	462	m ²	45.00	20,790.00
Plasterboard to ceiling fixed by aluminium battens to communal area to Skenfrith House. Including Skim plaster and decoration finish.	462	m ²	45.00	20,790.00
Plasterboard to ceiling fixed by aluminium battens to communal area to Peterchurch House. Including Skim plaster and decoration finish.	462	m ²	45.00	20,790.00
Plasterboard to ceiling fixed by aluminium battens to communal area to Bromyard House. Including Skim plaster and decoration finish.	462	m ²	45.00	20,790.00
New main entrance door to Sarnsfield House	1	nr	2,500.00	2,500.00
New main entrance door to Skenfrith House	1	nr	2,500.00	2,500.00
New main entrance door to Peterchurch House	1	nr	2,500.00	2,500.00
New main entrance door to Bromyard House	1	nr	2,500.00	2,500.00
Allowance for decoration only to stairs to Sarnsfield House	1	nr	25,000.00	25,000.00
Allowance for decoration only to stairs to Skenfrith House	1	nr	25,000.00	25,000.00
Allowance for decoration only to stairs to Peterchurch House	1	nr	25,000.00	25,000.00

APPENDIX 1

Allowance for decoration only to stairs to Bromyard House	1	nr	25,000.00	25,000.00
Building Works Estimate				19,404,031.00
Preliminaries				2,811,236.53
Sub-total				22,215,267.53
Main Contractor's Overheads and Profit			8%	1,777,221.40
Sub-total				23,992,488.93
Main contractor's design fee			6%	1,439,549.34
Sub-total				25,432,038.27
Contingency			10%	2,543,203.83
Sub-total				27,975,242.10
Tender inflation			Excl.	
Sub-total				27,975,242.10
Cosntruction inflation			Excl.	
Cost Limit				27,975,242.10
Cost £/m ² (Excluding parking area)				1,547
Cost £/m ² (including parking area)				1,278
Cost £/unit				124,889

APPENDIX 1

OPTION 5				
Item	Qty.	Unit	Rate	Cost
New Sarnsfield House	4,522	m ²	1,464	6,620,208.00
New Skenfrith House	4,522	m ²	1,464	6,620,208.00
New Peterchurch House	4,522	m ²	1,464	6,620,208.00
New Bromyard House	4,522	m ²	1,464	6,620,208.00
New communal uncroft parking area	3,800	m ²	650	2,470,000.00
New landscaping	9,200	m ²	150	1,380,000.00
New play area	1	item	50,000	50,000.00
New mini MUGA	1	item	30,000	30,000.00
CCTV	1	item	50,000	50,000.00
Cycle racks	224	nr	150	33,600.00
Services connection	224	nr	3,000	672,000.00
Allowance for removal existing telephone mast and plant room on top of Skenfrith House and Bromyard House	1	item	200,000	200,000.00
Demolition of existing Sarnsfield House	1	item	850,000	850,000.00
Demolition of existing Skenfrith House	1	item	850,000	850,000.00
Demolition of existing Peterchurch House	1	item	850,000	850,000.00
Demolition of existing Bromyard House	1	item	850,000	850,000.00
Demolition of existing podium	1	item	180,000	180,000.00
Relocation of existing electrical sub-station	1	item	200,000	200,000.00
CHP station to serve all dwellings	1	item	1,120,000	1,120,000.00
Allowance for asbestos removal	1	item	400,000	400,000.00
Wheechair units (10%)	22	nr	3,500	77,000.00
Uplift for private units (Excluded)				0.00
E/O for façade enhancements to Sarnsfield House	1	item	830,000	830,000.00
E/O for façade enhancements to Skenfrith House	1	item	830,000	830,000.00
E/O for façade enhancements to Peterchurch House	1	item	830,000	830,000.00
E/O for façade enhancements to Bromyard House	1	item	830,000	830,000.00
Balconies. Assumed one per dwelling from 1st floor to top to Sarnsfield House	52	nr	6,000	312,000.00
Balconies. Assumed one per dwelling from 1st floor to top to Skenfrith House	52	nr	6,000	312,000.00
Balconies. Assumed one per dwelling from 1st floor to top to Peterchurch House	52	nr	6,000	312,000.00
Balconies. Assumed one per dwelling from 1st floor to top to Bromyard House	52	nr	6,000	312,000.00
Building Works Estimate				41,311,432.00
Preliminaries				6,272,417.78
Sub-total				47,583,849.78

APPENDIX 1

Main Contractor's Overheads and Profit	8%	3,806,707.98
Sub-total		51,390,557.76
Main contractor's design fee	6%	3,083,433.47
Sub-total		54,473,991.23
Contingency	10%	5,447,399.12
Sub-total		59,921,390.35
Tender inflation	Excl.	
Sub-total		59,921,390.35
Cosntruction inflation	Excl.	
Cost Limit		59,921,390.35
Cost £/m ² (Excluding parking area)	3,313	
Cost £/m ² (including parking area)	2,738	
Cost £/unit	267,506	

Item	Unit	Rate	OPTION 1		OPTION 2		OPTION 3		OPTION 4		OPTION 5		
			Exp. Programme	71.00	Exp. Programme	71.00	Exp. Programme	85.00	Exp. Programme	99.00	Exp. Programme	140.00	
			Quant	(£)									
Preliminaries – Site Overheads													
A	Management / Site Staff												
1	Contracts Manager	Week	1,950.00	71.00	138,450.00	71.00	138,450.00	85.00	165,750.00	99.00	193,050.00	140.00	273,000.00
2	Forward Surveys and Colour Choices	Week	25.00	-	-	-	-	-	-	-	-	-	-
3	Agent	Week	1,950.00	71.00	138,450.00	71.00	138,450.00	85.00	165,750.00	99.00	193,050.00	140.00	273,000.00
4	Quantity Surveyor	Week	1,750.00	35.50	62,125.00	35.50	62,125.00	42.50	74,375.00	49.50	86,625.00	70.00	122,500.00
5	Site Supervisor	Week	1,750.00	-	-	-	-	-	-	-	-	-	-
6	General Foreman	Week	1,250.00	71.00	88,750.00	71.00	88,750.00	85.00	106,250.00	99.00	123,750.00	140.00	175,000.00
7	Finishing Foreman	Week	1,300.00	35.50	46,150.00	35.50	46,150.00	42.50	55,250.00	49.50	64,350.00	70.00	91,000.00
8	General Labourer	Week	1,000.00	284.00	284,000.00	284.00	284,000.00	340.00	340,000.00	396.00	396,000.00	560.00	560,000.00
9	Resident Liaison Officer	Week	350.00	71.00	24,850.00	71.00	24,850.00	85.00	29,750.00	99.00	34,650.00	140.00	49,000.00
10	Commissioning Engineer	Week	1,750.00	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
11	Site Expenses	Week	1,000.00	71.00	71,000.00	71.00	71,000.00	85.00	85,000.00	99.00	99,000.00	140.00	140,000.00
B	Health and Safety												
1	Health & Safety Officer (visiting)	Week	150.00	71.00	10,650.00	71.00	10,650.00	85.00	12,750.00	99.00	14,850.00	140.00	21,000.00
2	Health & Safety Officer Signage	Week	100.00	71.00	7,100.00	71.00	7,100.00	85.00	8,500.00	99.00	9,900.00	140.00	14,000.00
3	Health and Safety consumables	Week	50.00	71.00	3,550.00	71.00	3,550.00	85.00	4,250.00	99.00	4,950.00	140.00	7,000.00
C	Parking Costs												
1	Per vehicle per week	Week	25.00	284.00	7,100.00	284.00	7,100.00	340.00	8,500.00	396.00	9,900.00	560.00	14,000.00
D	Site Set Up / Compound												
1	Hire of Contractors office 32' (inc furniture)	Week	45.00	71.00	3,195.00	71.00	3,195.00	85.00	3,825.00	99.00	4,455.00	140.00	6,300.00
2	Hire of canteen / drying room	Week	35.00	71.00	2,485.00	71.00	2,485.00	85.00	2,975.00	99.00	3,465.00	140.00	4,900.00
3	Hire of Meeting Room (inc furniture)	Week	50.00	71.00	3,550.00	71.00	3,550.00	85.00	4,250.00	99.00	4,950.00	140.00	7,000.00
4	Hire of storage container 20' (4nr)	Week	15.00	284.00	4,260.00	284.00	4,260.00	340.00	5,100.00	396.00	5,940.00	560.00	8,400.00
5	Transportation (delivery & collection per unit)	Item	200.00	7.00	1,400.00	7.00	1,400.00	7.00	1,400.00	7.00	1,400.00	7.00	1,400.00
6	Welfare facilities / consumables / stationary	Week	40.00	71.00	2,840.00	71.00	2,840.00	85.00	3,400.00	99.00	3,960.00	140.00	5,600.00
7	Site & Contract Signage	item	500.00	1.00	500.00	1.00	500.00	1.00	500.00	1.00	500.00	1.00	500.00
D	Site Set Up / Compound (Cont'd)												
15	Welfare facilities / consumables / stationary	Week	150.00	71.00	10,650.00	71.00	10,650.00	85.00	12,750.00	99.00	14,850.00	140.00	21,000.00
16	Hire Sanitary Unit 3x1 (4 nr)	Week	100.00	284.00	28,400.00	284.00	28,400.00	340.00	34,000.00	396.00	39,600.00	560.00	56,000.00
E	Office equipment												
1	Photocopier	Week	10.00	71.00	710.00	71.00	710.00	85.00	850.00	99.00	990.00	140.00	1,400.00
2	Computer	Week	5.00	71.00	355.00	71.00	355.00	85.00	425.00	99.00	495.00	140.00	700.00
3	Printer	Week	5.00	71.00	355.00	71.00	355.00	85.00	425.00	99.00	495.00	140.00	700.00
4	Site stationary	Week	5.00	71.00	355.00	71.00	355.00	85.00	425.00	99.00	495.00	140.00	700.00
F	Security												
1	Plywood hoarding price per metre run per week	Week	1.50	21,300.00	31,950.00	21,300.00	31,950.00	25,500.00	38,250.00	29,700.00	44,550.00	42,000.00	63,000.00
2	Pair of timber gates to hoarding	Week	150.00	1.00	150.00	1.00	150.00	1.00	150.00	1.00	150.00	1.00	150.00
3	Decorate timber hoarding (colour to be agreed)	LM	5.00	300.00	1,500.00	300.00	1,500.00	300.00	1,500.00	300.00	1,500.00	300.00	1,500.00
4	Erect and dismantle timber hoarding per metre run	LM	5.00	300.00	1,500.00	300.00	1,500.00	300.00	1,500.00	300.00	1,500.00	300.00	1,500.00
5	Mesh fencing price per metre per week	Week	2.00	34,080.00	68,160.00	34,080.00	68,160.00	40,800.00	81,600.00	47,520.00	95,040.00	67,200.00	134,400.00
6	Erect and dismantle per metre run	LM	10.00	480.00	4,800.00	480.00	4,800.00	480.00	4,800.00	480.00	4,800.00	480.00	4,800.00
7	Planked footway price per metre run per week	Week	1.00	1,775.00	1,775.00	1,775.00	1,775.00	2,125.00	2,125.00	2,475.00	2,475.00	3,500.00	3,500.00
8	Erect and dismantle per metre run	LM	2.00	25.00	50.00	25.00	50.00	25.00	50.00	25.00	50.00	25.00	50.00
9	PVC encapsulated identity cards	Item	6.50	35.00	227.50	35.00	227.50	35.00	227.50	35.00	227.50	35.00	227.50
10	Site security guard / petrol	Hour	100.00	-	-	-	-	-	-	-	-	-	-
11	Hire of Security Guard Cabin (inc furniture)	Week	25.00	-	-	-	-	-	-	-	-	-	-
12	Transportation (delivery & collection per unit)	Item	150.00	-	-	-	-	-	-	-	-	-	-
13	Flag Pole	Each	15.00	-	-	-	-	-	-	-	-	-	-
14	Reinstate compound area	Item	10,000.00	1.00	10,000.00	1.00	10,000.00	1.00	10,000.00	1.00	10,000.00	1.00	10,000.00
15	Windows protection	Item	35,000.00	-	-	-	-	1.00	35,000.00	1.00	35,000.00	-	-
G	Power												
1	Temporary Check Meter(s) installation	Item	75.00	1.00	75.00	1.00	75.00	1.00	75.00	1.00	75.00	1.00	75.00
2	Temp power and light to compound units	Week	225.00	71.00	15,975.00	71.00	15,975.00	85.00	19,125.00	99.00	22,275.00	140.00	31,500.00
3	Heating installation into storage container	Item	35.00	-	-	-	-	-	-	-	-	-	-
4	Heating - container running costs	Week	35.00	-	-	-	-	-	-	-	-	-	-
H	Water												
1	Temp water installation to compound (assume 2 Nr sanitary)	Item	350.00	1.00	350.00	1.00	350.00	1.00	350.00	1.00	350.00	1.00	350.00
2	Connect sanitary unit to foul sewers	Item	150.00	1.00	150.00	1.00	150.00	1.00	150.00	1.00	150.00	1.00	150.00
3	Reinstate after removal	Item	100.00	1.00	100.00	1.00	100.00	1.00	100.00	1.00	100.00	1.00	100.00
J	Communications - Landline												
1	Landline installation	Item	125.00	1.00	125.00	1.00	125.00	1.00	125.00	1.00	125.00	1.00	125.00
2	Landline rental / calls	Week	12.50	71.00	887.50	71.00	887.50	85.00	1,062.50	99.00	1,237.50	140.00	1,750.00
3	Broadband installation	Item	35.00	1.00	35.00	1.00	35.00	1.00	35.00	1.00	35.00	1.00	35.00
4	Broadband connection / rental	Week	7.50	71.00	532.50	71.00	532.50	85.00	637.50	99.00	742.50	140.00	1,050.00
K	Communications - 'Mobiles'												
1	Mobile Phone Costs	Week	65.00	71.00	4,615.00	71.00	4,615.00	85.00	5,525.00	99.00	6,435.00	140.00	9,100.00
L	Plant and Tools												
Generally													
1	Cherry picker (7.5m)	Day	250.00	35.50	8,875.00	35.50	8,875.00	42.50	10,625.00	49.50	12,375.00	70.00	17,500.00
2	Concrete / mortar mixer (0.12/0.09m³)	Week	15.00	-	-	-	-	-	-	-	-	-	-
3	Transit Van	Week	50.00	71.00	3,550.00	71.00	3,550.00	85.00	4,250.00	99.00	4,950.00	140.00	7,000.00
4	Beam Hoist	Week	175.00	-	-	-	-	-	-	-	-	-	-
5	Small Tools	Set	35.00	-	-	-	-	-	-	-	-	-	-
6	Hoist	-	-	-	-	-	-	-	-	-	-	-	-
	Transport	nr	2,500.00	8.00	20,000.00	8.00	20,000.00	8.00	20,000.00	8.00	20,000.00	8.00	20,000.00
	Electrical Connection	nr	421.32	4.00	1,685.28	4.00	1,685.28	4.00	1,685.28	4.00	1,685.28	4.00	1,685.28
	Erect & Test	nr	5,500.00	4.00	22,000.00	4.00	22,000.00	4.00	22,000.00	4.00	22,000.00	4.00	22,000.00
	Dismantle	nr	4,500.00	4.00	18,000.00	4.00	18,000.00	4.00	18,000.00	4.00	18,000.00	4.00	18,000.00
	Weekly Inspections	nr	70.00	4.00	280.00	4.00	280.00	4.00	280.00	4.00	280.00	4.00	280.00
	Weekly rental	wk	990.00	213.00	210,870.00	213.00	210,870.00	255.00	252,450.00	74.25	73,507.50	105.00	103,950.00
8	Crane on truck	day	225.00	213.00	47,925.00	213.00	47,925.00	255.00	57,375.00	74.25	16,706.25	105.00	23,625.00
Tower Crane													
9	Tower crane and operator hire	week	6,655.00	-	-	-	-	-	-	-	-	224.00	1,490,720.00
10	Tower crane erection	Item	34,000.00	-	-	-	-	-	-	-	-	2.00	68,000.00
11	Tower crane dismantle	Item	32,000.00	-	-	-	-	-	-	-	-	2.00	64,000.00
12	Foundation anchor/spigot/cruciform	Item	9,000.00	-	-	-	-	-	-	-	-	2.00	18,000.00
13	Appointed person	week	1,845.00	-	-	-	-	-	-	-	-	224.00	413,280.00
14	Lift Supervisor	week	1,625.00	-	-	-	-	-	-	-	-	224.00	364,000.00
15	Relief operator	week	1,525.00	-	-	-	-	-	-	-	-	224.00	341,600.00
16	Aircraft warning lights	Item	3,500.00	-									