



**Bradwell**

Houses	
GIFA	156 m <sup>2</sup> 1679 ft <sup>2</sup>

Bunaglows	
GIFA	0 m <sup>2</sup> 0 ft <sup>2</sup>

Entire Site	
GIFA	156 m <sup>2</sup> 1679 ft <sup>2</sup>

	Houses	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>	Bunaglows	Cost/m <sup>2</sup>	Cost/ft <sup>2</sup>
<b>Substructure</b>	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Foundations - earthworks, concrete, back fill and cart away	£ 1,275.00	£ 8.17	£ 0.76		#DIV/0!	#DIV/0!
Ground Pads	£ 1,500.00	£ 9.62	£ 0.89		#DIV/0!	#DIV/0!
DPM Radon	£ 720.00	£ 4.62	£ 0.43		#DIV/0!	#DIV/0!
Internal drains and service ducts	£ 600.00	£ 3.85	£ 0.36		#DIV/0!	#DIV/0!
Concrete Foundation Beams	£ 3,240.00	£ 20.77	£ 1.93		#DIV/0!	#DIV/0!
Beam and block floor and Ply	£ 2,946.00	£ 18.88	£ 1.75		#DIV/0!	#DIV/0!
Eco slab	£ 2,080.00	£ 13.33	£ 1.24		#DIV/0!	#DIV/0!
	£ 12,361.00	£ 79.24	£ 7.36		#DIV/0!	#DIV/0!
<b>Superstructure</b>	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Frame/walls and ceiling	£ 10,800.00	£ 69.23	£ 6.43		#DIV/0!	#DIV/0!
Versa Panel	£ 3,486.00	£ 22.35	£ 2.08		#DIV/0!	#DIV/0!
Floor vents	£ 400.00	£ 2.56	£ 0.24		#DIV/0!	#DIV/0!
	£ 14,686.00	£ 94.14	£ 8.75		#DIV/0!	#DIV/0!
<b>Upper Floors</b>	£ -	£ -	£ -		#DIV/0!	#DIV/0!
First Floor timber joisting and chipboard	£ 5,044.00	£ 32.33	£ 3.00		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
	£ 5,044.00	£ 32.33	£ 3.00		#DIV/0!	#DIV/0!
<b>Roof</b>	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Trusses and other roof timbers	£ 3,600.00	£ 23.08	£ 2.14		#DIV/0!	#DIV/0!
Fascias, barge boards and eaves	£ 1,600.00	£ 10.26	£ 0.95		#DIV/0!	#DIV/0!
Rainwater Goods	£ 800.00	£ 5.13	£ 0.48		#DIV/0!	#DIV/0!
Roof Covering	£ 3,000.00	£ 19.23	£ 1.79		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
	£ 9,000.00	£ 57.69	£ 5.36		#DIV/0!	#DIV/0!
<b>Stairs</b>	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Timber Staircase	£ 1,700.00	£ 10.90	£ 1.01		#DIV/0!	#DIV/0!
	£ 1,700.00	£ 10.90	£ 1.01		#DIV/0!	#DIV/0!
<b>External Walls</b>	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Eco bead cavity walls floor ceiling roof	£ 4,040.00	£ 25.90	£ 2.41		#DIV/0!	#DIV/0!
External walls /ceiling roof over clad insulations nils vent	£ 6,000.00	£ 38.46	£ 3.57		#DIV/0!	#DIV/0!
External Brick /render walls	£ 13,500.00	£ 86.54	£ 8.04		#DIV/0!	#DIV/0!
	£ 23,540.00	£ 150.90	£ 14.02		#DIV/0!	#DIV/0!
<b>Windows &amp; External Doors</b>	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Windows	£ 8,800.00	£ 56.41	£ 5.24		#DIV/0!	#DIV/0!
Windows and door air tightness	£ 400.00	£ 2.56	£ 0.24		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Window boards	£ 450.00	£ 2.88	£ 0.27		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
	£ 9,650.00	£ 61.86	£ 5.75		#DIV/0!	#DIV/0!
<b>Internal Walls &amp; Partitions</b>	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Air tightness layer	£ 2,000.00	£ 12.82	£ 1.19		#DIV/0!	#DIV/0!
Internal Versa panel	£ 3,200.00	£ 20.51	£ 1.91		#DIV/0!	#DIV/0!
Stud Partitions	£ 1,700.00	£ 10.90	£ 1.01		#DIV/0!	#DIV/0!
	£ 6,900.00	£ 44.23	£ 4.11		#DIV/0!	#DIV/0!
<b>Joinery &amp; Fittings</b>	£ -	£ -	£ -		#DIV/0!	#DIV/0!
1st Fix	£ 1,000.00	£ 6.41	£ 0.60		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Grounds, noggings, and battens	£ 1,000.00	£ 6.41	£ 0.60		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Framework to boxing for S & VP	£ 300.00	£ 1.92	£ 0.18		#DIV/0!	#DIV/0!
	£ 2,300.00	£ 14.74	£ 1.37		#DIV/0!	#DIV/0!
<b>2nd Fix</b>	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Doors and Frames	£ 4,000.00	£ 25.64	£ 2.38		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Skirtings	£ 1,300.00	£ 8.33	£ 0.77		#DIV/0!	#DIV/0!
Architraves	£ 500.00	£ 3.21	£ 0.30		#DIV/0!	#DIV/0!
Curtain battens	£ 200.00	£ 1.28	£ 0.12		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Framing and bath panel	£ 120.00	£ 0.77	£ 0.07		#DIV/0!	#DIV/0!
Shelving	£ 200.00	£ 1.28	£ 0.12		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
	£ 6,320.00	£ 40.51	£ 3.76		#DIV/0!	#DIV/0!
<b>3rd Fix</b>	£ -	£ -	£ -		#DIV/0!	#DIV/0!
<b>Finishes</b>	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Wall Finishes	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Timber batten and Plasterboarding (to Walls and Boxings)	£ 4,500.00	£ 28.85	£ 2.68		#DIV/0!	#DIV/0!
Wall Tiling	£ 1,100.00	£ 7.05	£ 0.66		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Decorations	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Painting Internally	£ 3,000.00	£ 19.23	£ 1.79		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Mastic pointing to doors and windows	£ 300.00	£ 1.92	£ 0.18		#DIV/0!	#DIV/0!
	£ 8,900.00	£ 57.05	£ 5.30		#DIV/0!	#DIV/0!
<b>Floor Finishes</b>	£ -	£ -	£ -		#DIV/0!	#DIV/0!
Floor covering	£ -	£ -	£ -		#DIV/0!	#DIV/0!
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	£ -	£ -	£ -		#DIV/0!	#DIV/0!
	£ -	£ -	£ -		#DIV/0!	#DIV/0!
<b>Ceiling Finishes/walls plastering</b>	£ 4,000.00	£ 25.64	£ 2.38		#DIV/0!	#DIV/0!
<b>Cleaning</b>	£ 500.00	£ 3.21	£ 0.30		#DIV/0!	#DIV/0!

<b>Fittings</b>	£ -	£ -	£ -
Kitchen Fittings	£ 3,400.00	£ 21.79	£ 2.03
White Goods	£ -	£ -	£ -

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<b>Services</b>	£ -	£ -	£ -
Sanitaryware	£ 5,000.00	£ 32.05	£ 2.98
Plumbing and hot water pipe	£ 4,000.00	£ 25.64	£ 2.38
Soil and Vent Pipes	£ 1,000.00	£ 6.41	£ 0.60
	£ -	£ -	£ -
	£ 10,000.00	£ 64.10	£ 5.96

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<b>Mechanical Installation</b>	£ -	£ -	£ -
	£ -	£ -	£ -
NVHR	£ 7,500.00	£ 48.08	£ 4.47
	£ -	£ -	£ -
	£ -	£ -	£ -
BWIC	£ -	£ -	£ -
Complete	£ -	£ -	£ -
Lift	£ -	£ -	£ -
	£ 7,500.00	£ 48.08	£ 4.47

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<b>Electrical Installation</b>	£ -	£ -	£ -
Complete	£ 5,600.00	£ 35.90	£ 3.34
	£ -	£ -	£ -
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	£ 5,600.00	£ 35.90	£ 3.34

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<b>Renewable Energy Installations</b>	£ -	£ -	£ -
Air souse hot water	£ -	£ -	£ -
	£ -	£ -	£ -
	£ -	£ -	£ -

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