

CONSTRUCTION COST REVIEW

MIXED DEVELOPMENT
LITTLESTONE GOLF CLUB
NEW ROMNEY

DIXON SEARLE PARTNERSHIP

DATE: 21.06.2021

2717-ERMC-00-00-CR-Q-001

ermc

DOCUMENT AUDIT RECORD

DOCUMENT DETAILS

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Introduction

ERMC has been commissioned by Dixon Searle Partnership to carry out an independent review of Cost Plans, dated June 2020, that form part of a Financial Viability Appraisal submitted in connection with a planning application for a proposed mixed development at Littlestone Golf Club, St Andrew's Rd, Littlestone, New Romney, Kent, TN28 8RB.

This report does not consider planning policy or the wider aspects of the viability assessment. ERMC's focus is on the submitted build cost assumptions and therefore the outcomes associated with that aspect of the overall viability.

The Scheme

The proposed development comprises the demolition of an existing club house, the construction of sixteen apartments in two linked blocks and a terrace of five houses, the extension to and refurbishment of the main club house, new and improved parking and access and associated external works. It is intended the revenue generated by the residential element of the scheme will enable the proposed improvements to the club house and wider golf course.

The application site has an area of approximately 1.8 Ha. and comprises the existing golf club house, associated out buildings and hardstanding. The golf club is located close to the seafront in Littlestone-on-Sea. The site is accessed via two driveways off St Andrew's Road.

The overall site layout has been developed taking into account the feedback received during formal pre-application consultation with the local planning authority.

The flood risk assessment indicates the development site is located within Flood Zones 1, 2 and 3 and flood mitigation measures are required, albeit minimal including raising floor levels and introducing flood resilience measures. There is no geo-technical report available and it is assumed no specialist foundations are necessary. There are no significant falls across the site. Architectural drawings show facades of differing material finishes, balconies and a 'green' roof to the apartments. These have added some cost premium due to design enhancements.

Build Costs

Build costs included in the financial viability assessment are derived from cost plans for the various elements of the development produced by Hayward Consultants Limited. For reference, a summary is appended herewith (Appendix 3).

The gross construction cost of the development as submitted by the developer is Seven Million and Twenty-Eight Thousand, Four Hundred and Seventy-Three Pounds (£7,028,473). This is broken down as follows:

GENERAL SUMMARY	
APARTMENTS	3,818,196.85
TERRACE HOUSING	1,683,272.57
CLUB HOUSE EXTENSIONS	634,563.56
CLUB HOUSE REFURBISHMENT	466,007.44
CAR PARK A	22,730.98
CAR PARK B	280,105.47
NEW ROAD	123,596.53
GENERAL SUMMARY	TOTAL
	7,028,473.40

The base construction costs of the apartments, terraced houses and club house extension are derived from individual elemental cost plans and calculated using rates applied to bespoke quantities and/or lump sums against individual items producing totals that are carried forward to a summary sheet. Further elemental breakdowns have been provided for the car parks and access road, again using rates applied to bespoke quantities and/or lump sums against individual items. The cost of the club house refurbishment is based on an updated cost plan dated December 2020. The value has been calculated using a rate per square metre applied to the gross internal area.

The individual summaries include allowances for “Preliminaries”, “Overheads & Profit” and “Contingencies” and are calculated as percentages of net costs.

Cost review

Apartments, Terraced Housing, Club House Extensions

The base costs of the new build sections of the development are derived from bills of quantities and have been calculated by applying rates to measured quantities. When compared with the BCIS Schedule of Rates and industry expectations the rates used are generally reasonable but there are a significant number we consider to be inflated. These are highlighted in pink on our cost review and summarised below.

- Ground floor construction
- Upper floor construction
- Insulation
- Plaster finish
- Proprietary wall systems
- Ironmongery to internal doors (considered to be included in rate for doors)
- Wall and ceiling decoration
- Some sanitary fittings
- Builder’s work in connection with mechanical and electrical installations
- Car parking and some paving to terraced housing
- Drainage to terraced housing

Correspondingly there are few items that we consider to be under-priced. These are highlighted in amber on our cost review and summarised below:

- Some internal doors to apartments
- Some sanitary fittings to apartments
- Rainwater goods
- Lift to apartments
- Drainage to apartments
- Utility connections to apartments

Overall, when the above adjustments are taken into account the net cost for the new build element of the development is reduced by £369,000.

Club House Refurbishment

The cost has been calculated using a rate per square metre applied to the gross internal area. When compared to BCIS average price data for club house rehabilitation/conversion the rate used is significantly lower than the mean figure, albeit from a sample of two. The applied rate is a precise figure, so it is assumed it is derived from more detailed measurements and is considered reasonable.

Site Works

The cost of the two car parks and new access road are based on brief bills of quantities with rates applied to measured quantities. When compared to the BCIS Schedule of Rates most of the rates are considered reasonable with one exception being the rate for breaking out hard surfaces, which has been reduced significantly. The rate for disposal of excavated material has been increased slightly. Overall, the value of the site works has been reduced by approximately £37,000.

Other Costs

The allowances for Preliminaries, Overheads & Profit and Contingencies are calculated as percentages of net costs as follows:

Preliminaries - 15% on new residential, 10% on work to club house and car parks/access road.

Overheads and Profit - 10%.

Contingencies - 5%.

All are considered reasonable. The reduction in the net cost of the works reduces the monetary values of these items.

Considering the comments above our opinion of the construction costs is:

GENERAL SUMMARY	
APARTMENTS	3,569,085
TERRACE HOUSING	1,460,978
CLUB HOUSE EXTENSIONS	622,636
CLUB HOUSE REFURBISHMENT	466,007
CAR PARK A	22,731
CAR PARK B	272,429
NEW ROAD	94,030
GENERAL SUMMARY TOTAL	6,507,896

Based on the review of the cost plan we consider the overall cost is overstated by £520,000. A summary of our cost review is attached as Appendix 5.

Benchmarking analysis

To assess whether the total for the base cost of the dwellings is reasonable, we have compared the square metre rates produced by both Hayward Consultants' and our cost review with BCIS average price data rebased for a Shepway (now Folkestone & Hythe District) location factor and a 2nd Qtr. 2020 construction start to match Hayward Consultants' assumptions (Appendix 4).

Following the review of the pricing the 'rates per square metre' were calculated as follows:

	Hayward Consultants	ERMC
<u>Apartments</u>	£3,359,013.11	£3,094,988.42
Gross internal area (m ²)	1770	1770
Cost per m²	<u>£1,897.75</u>	<u>£1,748.58</u>
<u>Terrace Houses</u>	£1,367,954.86	£1,218,567.24
Gross internal area (m ²)	841	841
Cost per m²	<u>£1,626.58</u>	<u>£1,448.95</u>

The BCIS average price data and calculated build cost totals are noted below.

Building Function	BCIS 'Mean' Rate	Hayward Consultants Build Rate	% above BCIS 'Mean'	ERMC Build Rate	% above BCIS 'Mean'
Flats (apartments) 3-5 storey	£1,525	£1,898	24.46%	£1,749	14.69%
Estate housing terraced	£1,375	£1,623	18.04%	£1,446	5.16%

The Hayward Consultants' calculated rate/m² is over 24% above the BCIS 'mean' rate for the apartments and 18% above the BCIS 'Mean' rate for the terraced housing suggesting the submitted cost estimates are above expectations. The calculated rates/m² produced by the ERMC cost review are still 14.7% and 5.2% above the corresponding rates.

To take into account the specification enhancements assumed or considered necessary to achieve the projected sales values and overcome any design issues we have also compared calculated rates/m² with the BCIS 'upper quartile' average prices for both dwelling types.

Building Function	BCIS 'Upper Quartile' Rate	Hayward Consultants Build Rate	% above BCIS 'Upper quartile'	ERMC Build Rate	% above BCIS 'Upper quartile'
Flats (apartments) 3-5 storey	£1,732	£1,898	9.58%	£1,749	0.98%
Estate housing terraced	£1,523	£1,623	6.57%	£1,446	-5.06%

Hayward Consultants' calculated rate/m² is still 9.6% above the 'upper quartile' rate for the apartments and 6.6% above that for the terraced housing. ERMC's figures are slightly above the rate for the apartments and sit between the mean and upper quartile rates for the terraced housing.

Using the above rates per square metre, the base cost of the works (excluding external works) compare as follows:

Building Function	BCIS 'Mean' Rate	BCIS 'Mean' Total	BCIS 'Upper Quartile' Rate	BCIS 'Upper Quartile' Total	Hayward Consultants Build Rate	Hayward Consultants Total Cost	ERMC Build Rate	ERMC Total cost
Flats (apartments) 3-5 storey	£1,525	£2,699,250	£1,732	£3,065,640	£1,898	£3,359,460	£1,749	£3,095,730
Estate housing terraced	£1,375	£1,156,375	£1,523	£1,280,843	£1,623	£1,364,943	£1,446	£1,216,086

Report summary

The gross construction cost of the development as submitted by the developer is Seven Million and Twenty-Eight Thousand, Four Hundred and Seventy-Three Pounds (£7,028,473).

Following our review, we consider a more realistic gross construction cost to be Six Million, Five Hundred and Seven Thousand, Eight Hundred and Ninety-Six Pounds (£6,507,896).

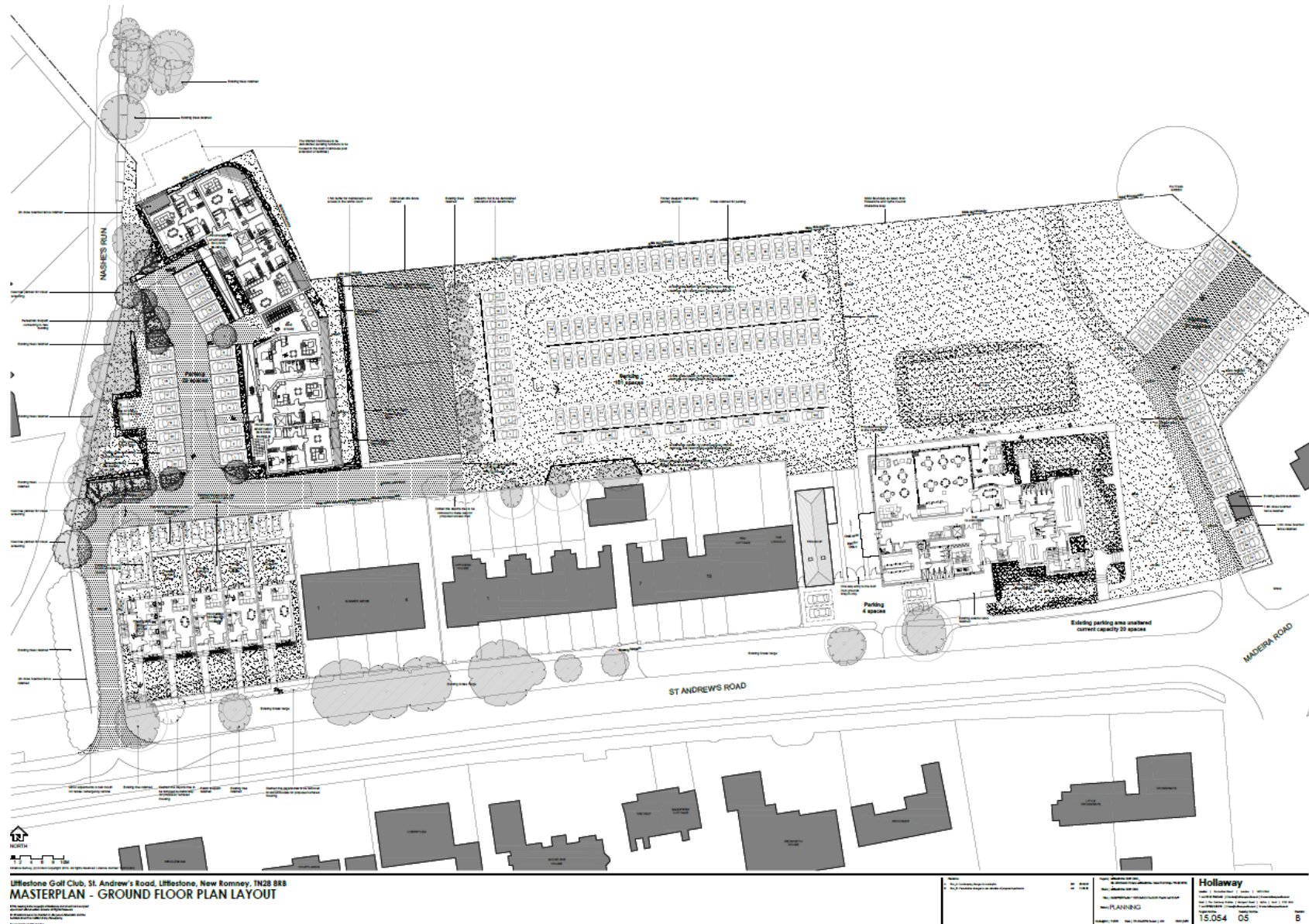
We consider the overall construction costs included in the Viability Assessment to have been overstated by £520,000 and consequently the construction costs are contributing to undue pressure on scheme viability and the provision of affordable housing and other S106 contributions.

Appendix 1 - Schedule of Accommodation

Plot:	Unit Type:	Size (ft ²):	Size (m ²):
Apartment Block A			
A1 – Ground Floor	2B	918	85
A2 – Ground Floor	2B	983	91
A3 – Ground Floor	2B	1076	100
A4 – First Floor	2B	1040	97
A5 – First Floor	2B	1040	97
A6 – First Floor	2B	1087	101
A7 – Second Floor	3B	1284	119
A8 – Second Floor	2B	1013	94
Apartment Block B			
B1 – Ground Floor	2B	973	90
B2 – Ground Floor	1B	754	70
B3 – Ground Floor	2B	875	81
B4 – First Floor	2B	1025	95
B5 – First Floor	1B	754	70
B6 – First Floor	2B	875	81
B7 – Second Floor	2B	1045	97
B8 – Second Floor	2B	942	88
Total:		15684	1458

Unit	Size (ft ²):	Size (m ²):
Private House 1	1668	155
Private House 2	1668	155
Private House 3	1668	155
Private House 4	1668	155
Golfers Dormy Accommodation Unit	1798	167
Total:	8470	787

Appendix 2 - Site Layout



Appendix 3 - Cost Plan Summary

Littlestone Golf Club

Summary

Jun-20

S.1	GENERAL SUMMARY				
					TOTAL £
	APARTMENTS				3,818,197.00
	TERRACE HOUSING				1,683,273.00
	CLUB HOUSE EXTENSIONS				634,564.00
	CLUB HOUSE REFURBISHMENT				466,007.00
	CAR PARK A				22,731.00
	CAR PARK B				280,105.00
	NEW ROAD				123,597.00
	GENERAL SUMMARY TOTAL				7,028,474.00

Appendix 4 - BCIS Average Price Data



£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 05-Jun-2021 00:44

➤ Rebased to 4Q 2020 (328) and Shepway (102; sample 18)

Maximum age of results: Default period

Building function (Maximum age of projects)		£/m² gross internal floor area						Sample
		Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Horizontal extension								
568.13 (20)	Golf club houses	2,092	1,413	-	1,953	-	3,047	4
Rehabilitation/Conversion								
568.13 (15)	Golf club houses	1,414	914	-	-	-	1,915	2

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 05-Jun-2021 00:44

➤ Rebased to 2Q 2020 (335) and Shepway (102; sample 18)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810.13 Estate housing terraced							
Generally (15)	1,358	821	1,122	1,281	1,498	4,098	298
Single storey (15)	1,528	1,019	1,298	1,438	1,755	2,160	29
2-storey (15)	1,309	829	1,105	1,257	1,445	2,763	221
3-storey (15)	1,375	821	1,090	1,282	1,523	2,728	46
4-storey or above (10)	3,900	3,702	-	-	-	4,098	2
816. Flats (apartments)							
Generally (15)	1,549	767	1,287	1,476	1,746	5,325	879
1-2 storey (15)	1,465	907	1,249	1,401	1,626	2,617	207
3-5 storey (15)	1,525	767	1,284	1,465	1,732	3,237	572
6 storey or above (15)	1,863	1,138	1,517	1,741	2,012	5,325	97

Appendix 5 - ERM Cost Review

Cost Review

Littlestone Golf Club

Summary

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Hayward Consultants

ERM Ltd

Difference

S.1	GENERAL SUMMARY				
					TOTAL £
	APARTMENTS				3,818,197.00
	TERRACE HOUSING				1,683,273.00
	CLUB HOUSE EXTENSIONS				634,564.00
	CLUB HOUSE REFURBISHMENT				466,007.00
	CAR PARK A				22,731.00
	CAR PARK B				280,105.00
	NEW ROAD				123,597.00
	GENERAL SUMMARY	TOTAL			7,028,474.00

	3,569,085.00	-249,112.00
	1,460,978.00	-222,295.00
	622,636.00	-11,928.00
	466,007.00	0.00
	22,731.00	0.00
	272,429.00	-7,676.00
	94,030.00	-29,567.00
	6,507,896.00	-520,578.00

Littlestone Golf Club
Apartments
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		Hayward Consultants				ERMC Ltd		Difference
S.1	GENERAL SUMMARY							
1.0	NEW BUILD SUMMARY				3,526,963.77		3,249,737.84	-277,225.93
2.0	EXTERNAL WORKS SUMMARY				291,233.08		319,347.49	28,114.41
	GENERAL SUMMARY	TOTAL			3,818,196.85		3,569,085.33	-249,111.52

S.1	NEW BUILD SUMMARY							
					TOTAL £		TOTAL £	
1.0	DEMOLITION/ALTERATION/RENOVATION				36,781.30		36,781.30	0.00
2.0	SUBSTRUCTURES				172,810.00		134,996.70	-37,813.30
3.1	FRAME				90,000.00		90,000.00	0.00
3.2	UPPER FLOORS				309,625.50		244,693.00	-64,932.50
3.3	ROOF				269,412.50		256,700.00	-12,712.50
3.4	STAIRS				24,000.00		24,000.00	0.00
3.5	EXTERNAL WALLS				369,862.89		346,618.89	-23,244.00
3.6	WINDOWS AND EXTERNAL DOORS				110,767.31		111,038.71	271.40
3.7	INTERNAL WALLS AND PARTITIONS				156,709.24		123,160.64	-33,548.60
3.8	INTERNAL DOORS				51,557.00		44,242.00	-7,315.00
4.1	WALL FINISHES				77,821.65		57,161.40	-20,660.25
4.2	FLOOR FINISHES				117,486.95		111,179.25	-6,307.70
4.3	CEILING FINISHES				39,351.15		24,494.85	-14,856.30
5.0	FITTINGS				411,915.00		411,915.00	0.00
6.1	SANITARY APPLIANCES				74,700.00		63,610.00	-11,090.00
6.2	DISPOSAL INSTALLATIONS				9,220.00		12,209.00	2,989.00
6.3	MECHANICAL INSTALLATIONS				204,000.00		234,000.00	30,000.00
6.4	ELECTRICAL INSTALLATIONS				96,000.00		96,000.00	0.00
6.5	BWIC WITH SERVICES				30,000.00		18,000.00	-12,000.00
7.0	OTHER WORKS				35,190.00		35,190.00	0.00
	SUB-TOTAL				2,687,210.49		2,475,990.74	-211,219.75
8.0	8.0 PRELIMINARIES @ 15%				403,081.57	15%	371,398.61	-31,682.96
9.0	9.0 OH AND PROFITS ON MEASURED WORK (10%)				268,721.05	10%	247,599.07	-21,121.98
	SUB-TOTAL				3,359,013.11		3,094,988.42	-264,024.69
10.0	10.0 CONTINGENCIES @ 5%				167,950.66	5%	154,749.42	-13,201.24
	TOTAL				3,526,963.77		3,249,737.84	-277,225.93

1.0	DEMOLITION/ALTERATION/RENOVATION							
		QUANT	UNIT	RATE	TOTAL			
	Demolish existing structures existing Warren Clubhouse complete; grub up foundations; clear away all arisings		Item		36,050.00		36,050.00	0.00
	Carefully remove existing tennis nets and post hand to Employer		Item		30.90		30.90	0.00
	Remove existing chainlink fence and posts clear away from site	68	m	10.30	700.40	10.30	700.40	0.00
	DEMOLITION/ALTERATION/RENOVATION - TOTAL				36,781.30		36,781.30	0.00

2.0	SUBSTRUCTURES							
		QUANT	UNIT	RATE	TOTAL			

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Hayward Consultants						ERMC Ltd		Difference
	Concrete foundations complete including all excavation; clear away; earthwork support Generally	297	m	230.00	68,310.00	230.00	68,310.00	0.00
	Ground bearing concrete bed; subbase under; excavation; clear away; earthwork support Generally	810	m2	125.00	101,250.00	82.17	66,557.70	-34,692.30
	Extra over for; breaking out hard surfaces Generally	50	m2	65.00	3,250.00	2.58	129.00	-3,121.00
SUBSTRUCTURE TOTAL					172,810.00		134,996.70	-37,813.30

3.1	FRAME							
	Structural steel frame Generally	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
		1.00	Item	90,000.00	90,000.00	90,000.00	90,000.00	0.00
	FRAME TOTAL					90,000.00	90,000.00	0.00

3.2	UPPER FLOORS								
	Upper floor construction; concrete Generally Insulation Generally	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL		
		1367	m2	175.00	239,225.00	150.00	205,050.00	-34,175.00	
		1367	m2	51.50	70,400.50	29.00	39,643.00	-30,757.50	
	TOTAL				309,625.50	244,693.00	-64,932.50		

3.3	ROOF		QUANT	UNIT	RATE	TOTAL		RATE	TOTAL	
	<u>Green landscaped roofing system</u>									
	Generally	565	m2	300.00	169,500.00			300.00	169,500.00	0.00
	<u>Timber decking</u>									
	external grade hardwood timber decking; associated drainage; edge trims; nonslip finish	156	m2	123.60	19,281.60			123.60	19,281.60	0.00
	<u>Metal coping/flashing</u>									
	Generally	244	m	123.60	30,158.40			123.60	30,158.40	0.00
	<u>Entrance canopies</u>									
	Generally; fixed to structure	2	Nr	4,500.00	9,000.00			4,500.00	9,000.00	0.00
	<u>Insulation</u>									
	Generally	565	m2	51.50	29,097.50			29.00	16,385.00	-12,712.50
	<u>Finish to underside of soffits</u>									
	Generally	165	m2	75.00	12,375.00			75.00	12,375.00	0.00
3.3	ROOF	TOTAL				269,412.50			256,700.00	-12,712.50

3.4	STAIRS							
	Internal staircase; balustrade and handrail complete rising from ground floor to second floor; total rise 6.0m; 2000 wide	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
		2.00	Nr	12,000.00	24,000.00	12,000.00	24,000.00	0.00
3.4	STAIRS TOTAL				24,000.00		24,000.00	0.00

3.5 EXTERNAL WALLS						RATE TOTAL		
	Composite work brick/cavity/brick	QUANT	UNIT	RATE	TOTAL			
		93	m2	200.00	18,600.00	200.00	18,600.00	0.00
	brick/cavity/brick; curved	QUANT	UNIT	RATE	TOTAL			
		48	m2	225.00	10,800.00	225.00	10,800.00	0.00
	brick/cavity/blockwork	QUANT	UNIT	RATE	TOTAL			
		1267	m2	165.00	209,055.00	165.00	209,055.00	0.00
	blockwork/cavity/blockwork	QUANT	UNIT	RATE	TOTAL			
		281	m2	120.00	33,720.00	120.00	33,720.00	0.00
	blockwork/cavity/blockwork; curved	QUANT	UNIT	RATE	TOTAL			
		12	m2	150.00	1,800.00	150.00	1,800.00	0.00

Littlestone Golf Club
Apartments
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				Hayward Consultants		ERMC Ltd		Difference
	<u>Cedar cladding</u>							
	Including battens; breather membrane	281	m2	120.00	33,720.00	120.00	33,720.00	0.00
	including battens; breather membrane; curved	12	m2	150.00	1,800.00	150.00	1,800.00	0.00
	<u>Two coat plaster finish</u>							
	exceeding 300	1560	m2	30.90	48,204.00	16.00	24,960.00	-23,244.00
	<u>Lintels to suit cavity wall</u>							
	900 long	5	Nr	51.50	257.50	51.50	257.50	0.00
	1200 long	40	Nr	67.98	2,719.20	67.98	2,719.20	0.00
	1500 long	5	Nr	84.98	424.90	84.98	424.90	0.00
	1800 long	15	Nr	101.97	1,529.55	101.97	1,529.55	0.00
	2100 long	2	Nr	118.97	237.94	118.97	237.94	0.00
	2400 long	6	Nr	135.96	815.76	135.96	815.76	0.00
	2700 long	4	Nr	152.96	611.84	152.96	611.84	0.00
	3900 long	6	Nr	220.94	1,325.64	220.94	1,325.64	0.00
	4100 long	6	Nr	237.93	1,427.58	237.93	1,427.58	0.00
	4600 long	2	Nr	260.59	521.18	260.59	521.18	0.00
	6800 long	1	Nr	385.22	385.22	385.22	385.22	0.00
	7800 long	1	Nr	441.87	441.87	441.87	441.87	0.00
	9100 long	1	Nr	515.52	515.52	515.52	515.52	0.00
	2400 long; L shaped	1	Nr	185.40	185.40	185.40	185.40	0.00
	3300 long; L shaped	3	Nr	254.93	764.79	254.93	764.79	0.00
3.5	EXTERNAL WALLS	TOTAL			369,862.89		346,618.89	-23,244.00

3.6	WINDOWS AND EXTERNAL DOORS	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>Timber vent; opening</u>							
	Size 500 x 870	5	Nr	154.50	772.50	154.50	772.50	0.00
	<u>Aluminium framed windows; double glazed;</u>							
	<u>ironmongery</u>							
	size 800 x 1250	12	Nr	250.00	3,000.00	250.00	3,000.00	0.00
	size 990 x 1650	1	Nr	408.38	408.38	408.38	408.38	0.00
	size 990 x 2150	1	Nr	532.13	532.13	532.13	532.13	0.00
	size 1000 x 1650	3	Nr	412.50	1,237.50	412.50	1,237.50	0.00
	size 1000 x 1700	13	Nr	425.00	5,525.00	425.00	5,525.00	0.00
	size 1000 x 1950	6	Nr	487.50	2,925.00	487.50	2,925.00	0.00
	size 1000 x 2150	3	Nr	537.50	1,612.50	537.50	1,612.50	0.00
	size 1110 x 1250	1	Nr	346.88	346.88	346.88	346.88	0.00
	size 1110 x 2200	1	Nr	610.50	610.50	610.50	610.50	0.00
	size 1200 x 1650	1	Nr	495.00	495.00	495.00	495.00	0.00
	size 1200 x 2150	1	Nr	645.00	645.00	645.00	645.00	0.00
	size 1210 x 1950	1	Nr	589.88	589.88	589.88	589.88	0.00
	size 1500 x 650	6	Nr	243.75	1,462.50	243.75	1,462.50	0.00
	size 1500 x 1270	3	Nr	476.25	1,428.75	476.25	1,428.75	0.00
	size 1570 x 1650	1	Nr	647.63	647.63	647.63	647.63	0.00
	size 1570 x 2150	1	Nr	843.88	843.88	843.88	843.88	0.00
	size 1580 x 1950	3	Nr	770.25	2,310.75	770.25	2,310.75	0.00

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Hayward Consultants					ERMC Ltd		Difference
size 2000 x 1000	1	Nr	500.00	500.00	500.00	500.00	0.00
size 2000 x 1700	5	Nr	850.00	4,250.00	850.00	4,250.00	0.00
size 2200 x 1000	1	Nr	550.00	550.00	550.00	550.00	0.00
size 2400 x 1700	1	Nr	1,020.00	1,020.00	1,020.00	1,020.00	0.00
size 2410 x 850	1	Nr	512.13	512.13	512.13	512.13	0.00
corner window; overall size 1900 x 1990	1	Nr	1,323.35	1,323.35	1,323.35	1,323.35	0.00
corner window; overall size 2980 x 2000	1	Nr	2,086.00	2,086.00	2,086.00	2,086.00	0.00
corner window; overall size 2990 x 1700	1	Nr	1,779.05	1,779.05	1,779.05	1,779.05	0.00
<u>Aluminium framed door and frame; double glazed; ironmongery</u>							
single door and frame	1	Nr	850.00	850.00	850.00	850.00	0.00
double door and frame	1	Nr	1,750.00	1,750.00	1,750.00	1,750.00	0.00
overall size 1500 x 2210; single door entrance door with side light	1	Nr	1,160.25	1,160.25	1,160.25	1,160.25	0.00
overall size 1580 x 2150; single door entrance door with side light	1	Nr	1,188.95	1,188.95	1,188.95	1,188.95	0.00
overall size 3840 x 2200; entrance door; side light both sides; to corner	1	Nr	2,956.80	2,956.80	2,956.80	2,956.80	0.00
<u>Aluminium sliding glazed door and screen; double glazed; ironmongery</u>							
overall size; 2410 x 2200; two pane; sliding door	1	Nr	1,855.70	1,855.70	1,855.70	1,855.70	0.00
overall size; 3600 x 2400; three pane; sliding door	6	Nr	3,024.00	18,144.00	3,024.00	18,144.00	0.00
overall size; 3810 x 2400; three pane; sliding door	5	Nr	3,200.40	16,002.00	3,200.40	16,002.00	0.00
overall size; 4260 x 2400; two pane; sliding door	2	Nr	3,578.40	7,156.80	3,578.40	7,156.80	0.00
overall size; 6530 x 2400; four pane; sliding door; to corner	1	Nr	5,485.20	5,485.20	5,485.20	5,485.20	0.00
overall size; 8750 x 2400; five pane; sliding door; to corner	1	Nr	7,350.00	7,350.00	7,350.00	7,350.00	0.00
overall size; 7430 x 2200; four pane; sliding door; curved	1	Nr	7,355.70	7,355.70	7,355.70	7,355.70	0.00
<u>Windowboard</u>							
Generally	92	m	12.50	1,150.00	15.45	1,421.40	271.40
<u>Prepare; one under coat two coats gloss</u>							
general surface not exceeding 300	92	m	10.30	947.60	10.30	947.60	0.00
3.6	WINDWS AND EXTERNAL DOORS			TOTAL		111,038.71	271.40

3.7	INTERNAL WALLS AND PARTITIONS							
		QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>Blockwork internal partition walls</u>							
	140 thick	557	m2	50.00	27,850.00	50.00	27,850.00	0.00
	<u>Plaster finish coat; to blockwork</u>							
	general surface exceeding 300	1114	m2	30.90	34,422.60	16.00	17,824.00	-16,598.60
	<u>Metal stud proprietary wall system; plasterboard both sides; insulation laid between studs; skim coat finish</u>							
	height; 2100 to 2400	336	m	220.00	73,920.00	180.00	60,480.00	-13,440.00
	height; 2400 to 2700	78	m	250.00	19,500.00	205.00	15,990.00	-3,510.00
	<u>Lintel to internal blockwork wall</u>							
	1200 long	16	nr	43.26	692.16	43.26	692.16	0.00
	1500 long	6	nr	54.08	324.48	54.08	324.48	0.00
3.7	INTERNAL WALLS AND PARTITIONS		TOTAL		156,709.24		123,160.64	-33,548.60

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Hayward Consultants

ERMC Ltd

Difference

3.8	INTERNAL DOORS	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>Veneered timber door and frame set</u>							
	single door and frame	69	Nr	350.00	24,150.00	390.00	26,910.00	2,760.00
	single door and frame; flat entrance	16	Nr	650.00	10,400.00	650.00	10,400.00	0.00
	double door and frame	1	Nr	550.00	550.00	650.00	650.00	100.00
	<u>Metal security door and frame set; ironmongery</u>							
	double door and frame; Plantroom	1	Nr	2,500.00	2,500.00	1,750.00	1,750.00	-750.00
	<u>Ironmongery to internal doors</u>							
	single door sets	69	Nr	100.00	6,900.00	0.00	0.00	-6,900.00
	single door and frame; flat entrance	16	Nr	150.00	2,400.00	0.00	0.00	-2,400.00
	double door and frame	1	Nr	125.00	125.00	0.00	0.00	-125.00
	<u>Prepare; one under coat two coats gloss</u>							
	general surface not exceeding 300	440	m	10.30	4,532.00	10.30	4,532.00	0.00
3.8	INTERNAL DOORS	TOTAL			51,557.00		44,242.00	-7,315.00

4.1	WALL FINISHES	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>Prepare; one mist coat; two coats emulsion</u>							
	general surface exceeding 300	2445	m2	15.45	37,775.25	7.00	17,115.00	-20,660.25
	<u>Ceramic tiles</u>							
	general surface exceeding 300	864	m2	46.35	40,046.40	46.35	40,046.40	
4.1	WALL FINISHES	TOTAL			77,821.65		57,161.40	-20,660.25

4.2	FLOOR FINISHES	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>Carpet finish; undelay</u>							
	general surface exceeding 300	1106	m2	51.50	56,959.00	51.50	56,959.00	0.00
	treads	144	m	25.75	3,708.00	25.75	3,708.00	0.00
	risers	152	m	25.75	3,914.00	25.75	3,914.00	0.00
	<u>Ceramic tiles</u>							
	general surface exceeding 300	471	m2	46.35	21,830.85	46.35	21,830.85	0.00
	<u>Prepare; two coats floor paint</u>							
	general surface exceeding 300	49	m2	30.90	1,514.10	6.10	298.90	-1,215.20
	<u>Timber skirting</u>							
	generally	1050	m	10.30	10,815.00	10.30	10,815.00	0.00
	<u>Ceramic tile skirting</u>							
	generally	385	m	20.60	7,931.00	20.60	7,931.00	0.00
	<u>Prepare; one under coat two coats gloss</u>							
	general surface not exceeding 300	1050	m	10.30	10,815.00	5.45	5,722.50	-5,092.50
4.2	FLOOR FINISHES	TOTAL			117,486.95		111,179.25	-6,307.70

4.3	CEILING FINISHES	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>Plasterboard and skim finish</u>							
	general surface exceeding 300	765	m2	36.05	27,578.25	24.25	18,551.25	-9,027.00
	<u>Prepare; one mist coat; two coats emulsion</u>							
	general surface exceeding 300	762	m2	15.45	11,772.90	7.80	5,943.60	-5,829.30
4.3	CEILING FINISHES	TOTAL			39,351.15		24,494.85	-14,856.30

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Hayward Consultants						ERMC Ltd		Difference
5.0	FITTINGS							
		QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>Kitchen units; cupboards and white good</u> complete	16	Nr	12,500.00	200,000.00	12,500.00	200,000.00	0.00
	<u>Built in wardrobes</u> complete	36	Nr	3,000.00	108,000.00	3,000.00	108,000.00	0.00
	<u>General fixtures and fittings</u> general	16	Nr	1,000.00	16,000.00	1,000.00	16,000.00	0.00
	<u>External glass balustrade screen</u> 1100 high	230	m	360.50	82,915.00	360.50	82,915.00	0.00
	<u>Bike store rack</u> generally	1	Item	5,000.00	5,000.00	5,000.00	5,000.00	0.00
5	FITTINGS	TOTAL			411,915.00		411,915.00	0.00

6.1	SANITARY APPLIANCES	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>Sanitaryware</u> bath; size 750 x 1700	11	Nr	500.00	5,500.00	450.00	4,950.00	-550.00
	bath; shower over; size 750 x 1700	5	Nr	650.00	3,250.00	750.00	3,750.00	500.00
	shower complete; shower tray; size 700 x 700	11	Nr	650.00	7,150.00	670.00	7,370.00	220.00
	WC complete	24	Nr	500.00	12,000.00	300.00	7,200.00	-4,800.00
	washhand basin; taps	24	Nr	350.00	8,400.00	360.00	8,640.00	240.00
	single drainer stainless steel sink	14	Nr	250.00	3,500.00	0.00	0.00	-3,500.00
	double drainer stainless steel sink	2	Nr	300.00	600.00	0.00	0.00	-600.00
	<u>IPS panel</u> shower	11	Nr	500.00	5,500.00	700.00	7,700.00	2,200.00
	WC	24	Nr	500.00	12,000.00	400.00	9,600.00	-2,400.00
	washhand basin	24	Nr	500.00	12,000.00	400.00	9,600.00	-2,400.00
	<u>General fixtures and fittings</u> general	16	Nr	300.00	4,800.00	300.00	4,800.00	0.00
6.1	SANITARY APPLIANCES	TOTAL			74,700.00		63,610.00	-11,090.00

6.2	DISPOSAL INSTALLATIONS	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>Upvc rainwater goods complete including all fittings</u> rainwater pipe	71	m	50.00	3,550.00	67.00	4,757.00	1,207.00
	gutter	162	m	35.00	5,670.00	46.00	7,452.00	1,782.00
6.2	DISPOSAL INSTALLATIONS	TOTAL			9,220.00		12,209.00	2,989.00

6.3	MECHANICAL INSTALLATIONS	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>Mechanical installation complete</u> Block of 16Nr flats over three storey	16	Nr	9,000.00	144,000.00	9,000.00	144,000.00	0.00
	<u>Lift installation complete</u> generally	2	Nr	30,000.00	60,000.00	45,000.00	90,000.00	30,000.00
6.3	MECHANICAL INSTALLATIONS	TOTAL			204,000.00		234,000.00	30,000.00

6.4	ELECTRICAL INSTALLATIONS	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>Electrical installation complete</u> Block of 16Nr flats over three storey	16	Nr	6,000.00	96,000.00	6,000.00	96,000.00	0.00
6.4	ELECTRICAL INSTALLATIONS	TOTAL			96,000.00		96,000.00	0.00

6.5	BWIC WITH SERVICES
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Hayward Consultants					ERMC Ltd		Difference
	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
Builders work in connection with mechanical and electrical installations							
		Item		14,400.00	5%	7,200.00	-7,200.00
		Item		9,600.00	5%	4,800.00	-4,800.00
		Item		6,000.00		6,000.00	0.00
6.5 BWIC WITH SERVICES	TOTAL			30,000.00		18,000.00	-12,000.00

7.0 OTHER WORKS							
	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
Chainlink fence on posts 2.8m high	34	Nr	35.00	1,190.00	35.00	1,190.00	0.00
Fire stopping and general fire works generally	16	Nr	2,000.00	32,000.00	2,000.00	32,000.00	0.00
Bin store generally	1	Nr	2,000.00	2,000.00	2,000.00	2,000.00	0.00
7 OTHER WORKS	TOTAL			35,190.00		35,190.00	0.00

S.1 EXTERNAL WORKS SUMMARY							
				TOTAL £		TOTAL £	
1.0 SITE WORKS				108,591.87		100,452.37	-8,139.50
2.0 DRAINAGE				36,050.00		44,250.00	8,200.00
3.0 INCOMING SERVICES				77,250.00		98,610.00	21,360.00
SUB-TOTAL				221,891.87		243,312.37	21,420.50
8.0 PRELIMINARIES @ 15%				33,283.78	15%	36,496.86	3,213.08
9.0 OH AND PROFITS ON MEASURED WORK (10%)				22,189.19	10%	24,331.24	2,142.05
SUB-TOTAL				277,364.84		304,140.46	26,775.63
10.0 CONTINGENCIES @ 5%				13,868.24	5%	15,207.02	1,338.78
TOTAL				291,233.08		319,347.49	28,114.41

1.0 SITE WORKS							
	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
Excavate to reduce levels							
not exceeding 1.00m depth	214	m3	12.36	2,645.04	12.36	2,645.04	0.00
extra over for; breaking out hard surfaces	170	m2	66.95	11,381.50	2.58	438.60	-10,942.90
Clear away spoil							
off site	214	m3	30.90	6,612.60	44.00	9,416.00	2,803.40
Type 1 subbase							
not exceeding 250	89	m3	46.35	4,125.15	46.35	4,125.15	0.00
Type 6F capping layer							
not exceeding 250	89	m3	41.20	3,666.80	41.20	3,666.80	0.00
Tarmacadam road surface							
road	356	m2	61.80	22,000.80	61.80	22,000.80	0.00
Precast concrete kerb							
generally	196	m	15.45	3,028.20	15.45	3,028.20	0.00
Compact							
bottom of excavation	356	m2	2.06	733.36	2.06	733.36	0.00
filling	712	m2	2.06	1,466.72	2.06	1,466.72	0.00

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Hayward Consultants					ERMC Ltd		Difference	
	<u>Resin bound gravel surface</u>							
	generally	275	m2	56.65	15,578.75	56.65	15,578.75	0.00
	granite setts	134	m	51.50	6,901.00	51.50	6,901.00	0.00
	<u>Grassed areas</u>							
	generally	431	m2	15.45	6,658.95	15.45	6,658.95	0.00
	<u>Soft landscaping</u>							
	generally	231	m2	103.00	23,793.00	103.00	23,793.00	0.00
1	SITE WORKS	TOTAL			108,591.87		100,452.37	-8,139.50

2.0	DRAINAGE							
		QUANT	UNIT	RATE	TOTAL			
	New/alterations to drainage installation							
	generally	1	Item	36,050.00	36,050.00	44,250.00	44,250.00	8,200.00
2	DRAINAGE	TOTAL			36,050.00		44,250.00	8,200.00

3.0 INCOMING SERVICES					
		QUANT	UNIT	RATE	TOTAL
	<u>Incoming Statutory services</u>				
	gas	1	Item	10,300.00	10,300.00
	electrical	1	Item	10,300.00	10,300.00
	water	1	Item	10,300.00	10,300.00
	telecommunications	1	Item	10,300.00	10,300.00
	<u>Allowance for trenches</u>				
	generally	1	Item	15,450.00	15,450.00
	<u>Lighting</u>				
	generally	1	Item	20,600.00	20,600.00
3	INCOMING SERVICES TOTAL				77,250.00

RATE	TOTAL
16,480.00	16,480.00
18,540.00	18,540.00
18,540.00	18,540.00
9,000.00	9,000.00
15,450.00	15,450.00
20,600.00	20,600.00
	98,610.00

6,180.00
8,240.00
8,240.00
-1,300.00
0.00
0.00
21,360.00

Littlestone Golf Club
Terrace Housing
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Hayward Consultants

ERMC Ltd

Difference

S.1	GENERAL SUMMARY				
1.0	NEW BUILD SUMMARY				1,436,352.61
2.0	EXTERNAL WORKS SUMMARY				246,919.97
	GENERAL SUMMARY	TOTAL			1,683,272.57

	1,279,495.60	
	181,482.66	
	1,460,978.26	

S.1	NEW BUILD SUMMARY				
					TOTAL £
1.0	DEMOLITION/ALTERATION/RENOVATION				1,802.50
2.0	SUBSTRUCTURES				55,465.50
3.1	FRAME				0.00
3.2	UPPER FLOORS				88,863.25
3.3	ROOF				100,974.67
3.4	STAIRS				33,475.00
3.5	EXTERNAL WALLS				127,365.22
3.6	WINDOWS AND EXTERNAL DOORS				75,287.85
3.7	INTERNAL WALLS AND PARTITIONS				105,250.55
3.8	INTERNAL DOORS				20,641.20
4.1	WALL FINISHES				56,686.05
4.2	FLOOR FINISHES				56,310.10
4.3	CEILING FINISHES				28,891.50
5.0	FITTINGS				116,647.50
6.1	SANITARY APPLIANCES				80,649.00
6.2	DISPOSAL INSTALLATIONS				5,974.00
6.3	MECHANICAL INSTALLATIONS				61,800.00
6.4	ELECTRICAL INSTALLATIONS				51,500.00
6.5	BWIC WITH SERVICES				11,330.00
7.0	OTHER WORKS				15,450.00
	SUB-TOTAL				1,094,363.89
8.0	8.0 PRELIMINARIES @ 15%				164,154.58
9.0	9.0 OH AND PROFITS ON MEASURED WORK (10%)				109,436.39
	SUB-TOTAL				1,367,954.86
10.0	10.0 CONTINGENCIES @ 5%				68,397.74
	TOTAL				1,436,352.61

	TOTAL £	
	1,802.50	0.00
	42,609.42	-12,856.08
	0.00	0.00
	55,861.83	-33,001.42
	117,715.57	16,740.90
	33,475.00	0.00
	120,019.52	-7,345.70
	75,287.85	0.00
	81,381.85	-23,868.70
	17,701.20	-2,940.00
	43,250.55	-13,435.50
	53,550.45	-2,759.65
	17,980.05	-10,911.45
	116,647.50	0.00
	57,181.50	-23,467.50
	5,974.00	0.00
	61,800.00	0.00
	51,500.00	0.00
	5,665.00	-5,665.00
	15,450.00	0.00
	974,853.79	-119,510.10
15%	146,228.07	-17,926.51
10%	97,485.38	-11,951.01
	1,218,567.24	-149,387.62
5%	60,928.36	-7,469.38
	1,279,495.60	-156,857.01

1.0	DEMOLITION/ALTERATION/RENOVATION				
		QUANT	UNIT	RATE	TOTAL
	Remove existing tree generally; clear away all arising from site	7	Nr	257.50	1,802.50
	DEMOLITION/ALTERATION/RENOVATION - TOTAL				1,802.50

	RATE	TOTAL
	257.50	1,802.50
	1,802.50	0.00

2.0	SUBSTRUCTURES				
		QUANT	UNIT	RATE	TOTAL
	Concrete foundations complete including all excavation; clear away; earthwork support Generally	129	m	154.50	19,930.50
	Ground bearing concrete bed; subbase under; excavation; clear away; earthwork support				

	RATE	TOTAL
	154.50	19,930.50
		0.00

Littlestone Golf Club
Terrace Housing
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Hayward Consultants				
Generally	276	m2	128.75	35,535.00
SUBSTRUCTURE TOTAL				55,465.50

ERMC Ltd		Difference
82.17	22,678.92	-12,856.08
	42,609.42	-12,856.08

3.1	FRAME	QUANT	UNIT	RATE	TOTAL
	FRAME TOTAL				

RATE	TOTAL	
		0.00
	0.00	0.00

3.2	UPPER FLOORS	QUANT	UNIT	RATE	TOTAL
	Upper floor construction; concrete Generally	493	m2	128.75	63,473.75
	Insulation Generally	493	m2	51.50	25,389.50
	UPPER FLOORS TOTAL				88,863.25

RATE	TOTAL	
84.31	41,564.83	-21,908.92
29.00	14,297.00	-11,092.50
	55,861.83	-33,001.42

3.3	ROOF	QUANT	UNIT	RATE	TOTAL
	Softwood timber trusses Generally (measured on plan)	343	m2	41.20	14,131.60
	Extra over for; forming dormers	10	m2	638.60	6,386.00
	Pitched roof covering reconstructed slate tiles; underfelt on and including battens; eaves; ridges; sloping	305	m2	77.25	23,561.25
	finish to dormers	26	m2	103.00	2,678.00
	Flat roof covering single layer polymer roofing membrane; tapered insulation; 18 thick external quality plywood	136	m2	175.62	23,884.32
	Insulation generally	467	m2	51.50	24,050.50
	Finish to underside of soffits generally	61	m2	103.00	6,283.00
3.3	ROOF TOTAL				100,974.67

RATE	TOTAL	
129.00	44,247.00	30,115.40
638.60	6,386.00	0.00
77.25	23,561.25	0.00
103.00	2,678.00	0.00
175.62	23,884.32	0.00
29.00	13,543.00	-10,507.50
56.00	3,416.00	-2,867.00
	117,715.57	16,740.90

3.4	STAIRS	QUANT	UNIT	RATE	TOTAL
	Internal staircase; balustrade and handrail complete rising from ground floor to second floor; total rise 6.0m; 1100 wide	5.00	Nr	6,695.00	33,475.00
3.4	STAIRS TOTAL				33,475.00

RATE	TOTAL	
6,695.00	33,475.00	0.00
	33,475.00	0.00

3.5	EXTERNAL WALLS	QUANT	UNIT	RATE	TOTAL
	Composite work brick/cavity/blockwork	215	m2	175.10	37,646.50
	blockwork/cavity/blockwork	278	m2	123.60	34,360.80
	Cedar cladding Including battens; breather membrane	278	m2	123.60	34,360.80
	Two coat plaster finish exceeding 300	493	m2	30.90	15,233.70
	Lintels to suit cavity wall 900 long	4	Nr	51.50	206.00
	1200 long	11	Nr	67.98	747.78
	1800 long	5	Nr	101.97	509.85

RATE	TOTAL	
175.10	37,646.50	0.00
123.60	34,360.80	0.00
123.60	34,360.80	0.00
16.00	7,888.00	-7,345.70
51.50	206.00	0.00
67.98	747.78	0.00
101.97	509.85	0.00

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Hayward Consultants						ERMC Ltd		Difference
	2100 long	11	Nr	118.97	1,308.67	118.97	1,308.67	0.00
	2400 long	15	Nr	135.96	2,039.40	135.96	2,039.40	0.00
	4100 long	4	Nr	237.93	951.72	237.93	951.72	0.00
3.5	EXTERNAL WALLS	TOTAL			127,365.22		120,019.52	-7,345.70

3.6	WINDOWS AND EXTERNAL DOORS	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	Aluminium framed windows; double glazed; ironmongery							
	size 750 x 800	4	Nr	216.30	865.20	216.30	865.20	0.00
	size 800 x 1000	6	Nr	288.40	1,730.40	288.40	1,730.40	0.00
	size 900 x 1500	5	Nr	487.19	2,435.95	487.19	2,435.95	0.00
	size 1500 x 1100	5	Nr	595.34	2,976.70	595.34	2,976.70	0.00
	size 1720 x 1350	5	Nr	837.39	4,186.95	837.39	4,186.95	0.00
	size 2000 x 2300	5	Nr	1,658.30	8,291.50	1,658.30	8,291.50	0.00
	asymmetrical window; size 1900 x 1540 minimum height; 3700 maximum height	5	Nr	2,050.73	10,253.65	2,050.73	10,253.65	0.00
	Aluminium framed door and frame; double glazed; ironmongery double door and frame	1	Nr	2,141.37	2,141.37	2,141.37	2,141.37	0.00
	overall size 1800 x 2100; single door with side light one side	5	Nr	2,141.37	10,706.85	2,141.37	10,706.85	0.00
	overall size 1900 x 2300; single door with side light one side	5	Nr	2,476.12	12,380.60	2,476.12	12,380.60	0.00
	overall size 3800 x 2100; double door with side light both sides	4	Nr	4,520.67	18,082.68	4,520.67	18,082.68	0.00
	Windowboard							
	generally	48	m	15.45	741.60	15.45	741.60	0.00
	Prepare; one under coat two coats gloss general surface not exceeding 300	48	m	10.30	494.40	10.30	494.40	0.00
3.6	WINDOWS AND EXTERNAL DOORS	TOTAL			75,287.85		75,287.85	0.00

3.7	INTERNAL WALLS AND PARTITIONS	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	Blockwork internal partition walls							
	215 thick	293	m2	66.95	19,616.35	66.95	19,616.35	0.00
	Plaster finish coat; to blockwork							
	general surface exceeding 300	588	m2	30.90	18,169.20	16.00	9,408.00	-8,761.20
	Metal stud proprietary wall system; plasterboard both sides; insulation laid between studs; skim coat finish							
	height; 2100 to 2400	182	m	226.60	41,241.20	180.00	32,760.00	-8,481.20
	height; 3600 to 3900	67	m	391.40	26,223.80	292.50	19,597.50	-6,626.30
3.7	INTERNAL WALLS AND PARTITIONS	TOTAL			105,250.55		81,381.85	-23,868.70

3.8	INTERNAL DOORS	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	Veneered timber door and frame set							
	single door and frame	40	Nr	360.50	14,420.00	390.00	15,600.00	1,180.00
	Ironmongery to internal doors							
	single door sets	40	Nr	103.00	4,120.00	0.00	0.00	-4,120.00

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Hayward Consultants						ERMC Ltd		Difference
	Prepare; one under coat two coats gloss							
	general surface not exceeding 300	204	m	10.30	2,101.20	10.30	2,101.20	0.00
3.8	INTERNAL DOORS	TOTAL			20,641.20		17,701.20	-2,940.00

4.1 WALL FINISHES						RATE		TOTAL	
	Prepare; one mist coat; two coats emulsion								
	general surface exceeding 300	1590	m2	15.45	24,565.50	7.00	11,130.00	-13,435.50	
	Ceramic tiles								
	general surface exceeding 300	693	m2	46.35	32,120.55	46.35	32,120.55	0.00	
4.1	WALL FINISHES	TOTAL			56,686.05		43,250.55	-13,435.50	

4.2 FLOOR FINISHES						RATE		TOTAL	
	Carpet finish; undelay								
	general surface exceeding 300	553	m2	51.50	28,479.50	51.50	28,479.50	0.00	
	treads	26	m	25.75	669.50	25.75	669.50	0.00	
	risers	29	m	25.75	746.75	25.75	746.75	0.00	
	Ceramic tiles								
	general surface exceeding 300	205	m2	46.35	9,501.75	46.35	9,501.75	0.00	
	Timber skirting								
	generally	569	m	10.30	5,860.70	10.30	5,860.70	0.00	
	Ceramic tile skirting								
	generally	252	m	20.60	5,191.20	20.60	5,191.20	0.00	
	Prepare; one under coat two coats gloss								
	general surface not exceeding 300	569	m	10.30	5,860.70	5.45	3,101.05	-2,759.65	
4.2	FLOOR FINISHES	TOTAL			56,310.10		53,550.45	-2,759.65	

4.3 CEILING FINISHES						RATE		TOTAL	
	Plasterboard and skim finish								
	general surface exceeding 300	561	m2	36.05	20,224.05	24.25	13,604.25	-6,619.80	
	Prepare; one mist coat; two coats emulsion								
	general surface exceeding 300	561	m2	15.45	8,667.45	7.80	4,375.80	-4,291.65	
4.3	CEILING FINISHES	TOTAL			28,891.50		17,980.05	-10,911.45	

5.0 FITTINGS						RATE		TOTAL	
	Kitchen units; cupboards and white good								
	complete	5	Nr	12,360.00	61,800.00	12,360.00	61,800.00	0.00	
	Built in wardrobes								
	complete	14	Nr	3,090.00	43,260.00	3,090.00	43,260.00	0.00	
	General fixtures and fittings								
	general	5	Nr	1,545.00	7,725.00	1,545.00	7,725.00	0.00	
	External Juliette balcony								
	2000 long x 1100 high	5	Nr	772.50	3,862.50	772.50	3,862.50	0.00	
5	FITTINGS	TOTAL			116,647.50		116,647.50	0.00	

6.1 SANITARY APPLIANCES						RATE		TOTAL	
	Sanitaryware								
	bath; size 750 x 1700	8	Nr	515.00	4,120.00	450.00	3,600.00	-520.00	
	bath; shower over; size 750 x 1700	5	Nr	772.50	3,862.50	772.50	3,862.50	0.00	

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Hayward Consultants						ERMC Ltd		Difference
	shower complete; shower tray; size 700 x 700	4	Nr	669.50	2,678.00	669.50	2,678.00	0.00
	shower complete; shower tray; size 1200 x 900	5	Nr	669.50	3,347.50	669.50	3,347.50	0.00
	WC complete	22	Nr	515.00	11,330.00	300.00	6,600.00	-4,730.00
	washhand basin; taps	22	Nr	360.50	7,931.00	360.50	7,931.00	0.00
	single drainer stainless steel sink	4	Nr	257.50	1,030.00	0.00	0.00	-1,030.00
	IPS panel							
	shower	11	Nr	772.50	8,497.50	700.00	7,700.00	-797.50
	WC	22	Nr	772.50	16,995.00	400.00	8,800.00	-8,195.00
	washhand basin	22	Nr	772.50	16,995.00	400.00	8,800.00	-8,195.00
	General fixtures and fittings							
general	5	Nr	772.50	3,862.50	772.50	3,862.50	0.00	
6.1	SANITARY APPLIANCES		TOTAL				57,181.50	-23,467.50

6.2 DISPOSAL INSTALLATIONS						
		QUANT	UNIT	RATE	TOTAL	
	Upvc rainwater goods complete including all fittings					
	rainwater pipe	47	m	66.95	3,146.65	
	gutter	61	m	46.35	2,827.35	
6.2	DISPOSAL INSTALLATIONS		TOTAL			5,974.00

	RATE	TOTAL	
	66.95	3,146.65	0.00
	46.35	2,827.35	0.00
		5,974.00	0.00

6.3 MECHANICAL INSTALLATIONS						
		QUANT	UNIT	RATE	TOTAL	
	Mechanical installation complete					
	5Nr three storey properties	5	Nr	12,360.00	61,800.00	
6.3	MECHANICAL INSTALLATIONS		TOTAL			61,800.00

	RATE	TOTAL	
	12,360.00	61,800.00	0.00
		61,800.00	0.00

6.4 ELECTRICAL INSTALLATIONS						
		QUANT	UNIT	RATE	TOTAL	
	Electrical installation complete					
	5Nr three storey properties	5	Nr	10,300.00	51,500.00	
6.4	ELECTRICAL INSTALLATIONS		TOTAL			51,500.00

	RATE	TOTAL	
			0.00
	10,300.00	51,500.00	
		51,500.00	0.00

6.5 BWIC WITH SERVICES						
		QUANT	UNIT	RATE	TOTAL	
	Builders work in connection with mechanical and electrical installations					
	mechanical installation (allow 10%)		Item		6,180.00	
	electrical installations (allow 10%)		Item		5,150.00	
6.5	BWIC WITH SERVICES		TOTAL			11,330.00

	RATE	TOTAL	
	5%	3,090.00	-3,090.00
	5%	2,575.00	-2,575.00
		5,665.00	-5,665.00

7.0 OTHER WORKS						
		QUANT	UNIT	RATE	TOTAL	
	Fire stopping and general fire works					
	generally	5	Nr	3,090.00	15,450.00	
7	OTHER WORKS		TOTAL			15,450.00

	RATE	TOTAL	
	3,090.00	15,450.00	0.00
		15,450.00	0.00

S.1 EXTERNAL WORKS SUMMARY					
					TOTAL £
1.0	SITE WORKS				110,364.50
2.0	DRAINAGE				36,050.00
3.0	INCOMING SERVICES				41,715.00
	SUB-TOTAL				188,129.50
8.0	PRELIMINARIES @ 15%				28,219.43

		TOTAL £	
		75,532.50	-34,832.00
		21,025.00	-15,025.00
		41,715.00	0.00
		138,272.50	-49,857.00
	15%	20,740.88	-7,478.55

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Hayward Consultants					ERMCLtd		Difference
9.0	OH AND PROFITS ON MEASURED WORK (10%)			18,812.95	10%	13,827.25	-4,985.70
	SUB-TOTAL			235,161.88		172,840.63	-62,321.25
10.0	CONTINGENCIES @ 5%			11,758.09	5%	8,642.03	-3,116.06
	TOTAL			246,919.97		181,482.66	-65,437.31

1.0	SITE WORKS	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>Grassed areas</u>							
	front garden	184	m2	15.45	2,842.80	15.45	2,842.80	0.00
	rear garden	156	m2	15.45	2,410.20	15.45	2,410.20	0.00
	<u>Car parking</u>							
	generally	189	m2	231.75	43,800.75	70.00	13,230.00	-30,570.75
	<u>Paths</u>							
	hard surface	40	m2	154.50	6,180.00	70.00	2,800.00	-3,380.00
	ramp	66	m2	206.00	13,596.00	206.00	13,596.00	0.00
	front door entrance	12	m2	154.50	1,854.00	154.50	1,854.00	0.00
	<u>Steps</u>							
	3Nr steps; 1800 width	1	Nr	669.50	669.50	669.50	669.50	0.00
	3Nr steps; 2250 width	4	Nr	772.50	3,090.00	772.50	3,090.00	0.00
	<u>Patio area</u>							
	generally	15	m2	128.75	1,931.25	70.00	1,050.00	-881.25
	<u>Brick/fencing</u>							
	generally	220	m	154.50	33,990.00	154.50	33,990.00	0.00
1	SITE WORKS	TOTAL			110,364.50		75,532.50	-34,832.00

2.0	DRAINAGE	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>New/alterations to drainage installation</u>							
	generally	1	Item	36,050.00	36,050.00	21,025.00	21,025.00	-15,025.00
2	DRAINAGE	TOTAL			36,050.00		21,025.00	-15,025.00

3.0	INCOMING SERVICES	QUANT	UNIT	RATE	TOTAL	RATE	TOTAL	
	<u>Incoming Statutory services</u>							
	gas	1	Item	5,150.00	5,150.00	5,150.00	5,150.00	0.00
	electrical	1	Item	5,150.00	5,150.00	5,150.00	5,150.00	0.00
	water	1	Item	5,150.00	5,150.00	5,150.00	5,150.00	0.00
	telecommunications	1	Item	515.00	515.00	515.00	515.00	0.00
	<u>Allowance for trenches</u>							
	generally	1	Item	10,300.00	10,300.00	10,300.00	10,300.00	0.00
	<u>Lighting</u>							
	generally	1	Item	15,450.00	15,450.00	15,450.00	15,450.00	0.00
3	INCOMING SERVICES	TOTAL			41,715.00		41,715.00	0.00

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Hayward Consultants						ERMC Ltd		Difference
S.1	GENERAL SUMMARY							
1.0	NEW BUILD SUMMARY				602,118.56		590,190.94	
2.0	EXTERNAL WORKS SUMMARY				32,445.00		32,445.00	
	GENERAL SUMMARY	TOTAL			634,563.56		622,635.94	

S.1	NEW BUILD SUMMARY				TOTAL £		TOTAL £	
1.0	DEMOLITION/ALTERATION/RENOVATION				50,897.45		50,897.45	0.00
2.0	SUBSTRUCTURES				42,075.50		30,151.02	-11,924.48
3.1	FRAME				0.00		0.00	0.00
3.2	UPPER FLOORS				33,706.75		21,188.97	-12,517.78
3.3	ROOF				69,912.54		87,823.74	17,911.20
3.4	STAIRS				15,450.00		15,450.00	0.00
3.5	EXTERNAL WALLS				42,431.90		39,496.60	-2,935.30
3.6	WINDOWS AND EXTERNAL DOORS				24,552.11		24,552.11	0.00
3.7	INTERNAL WALLS AND PARTITIONS				8,074.17		8,074.17	0.00
3.8	INTERNAL DOORS				17,602.70		17,602.70	0.00
4.1	WALL FINISHES				10,042.50		10,042.50	0.00
4.2	FLOOR FINISHES				22,263.45		22,263.45	0.00
4.3	CEILING FINISHES				18,952.00		18,952.00	0.00
5.0	FITTINGS				63,860.00		63,860.00	0.00
6.1	SANITARY APPLIANCES				3,136.35		3,136.35	0.00
6.2	DISPOSAL INSTALLATIONS				3,671.95		3,671.95	0.00
6.3	MECHANICAL INSTALLATIONS				36,050.00		36,050.00	0.00
6.4	ELECTRICAL INSTALLATIONS				7,725.00		7,725.00	0.00
6.5	BWIC WITH SERVICES				4,377.50		4,377.50	0.00
7.0	OTHER WORKS				3,090.00		3,090.00	0.00
	SUB-TOTAL				477,871.87		468,405.51	-9,466.36
8.0	8.0 PRELIMINARIES @ 10%				47,787.19	10%	46,840.55	-946.64
9.0	9.0 OH AND PROFITS ON MEASURED WORK (10%)				47,787.19	10%	46,840.55	-946.64
	SUB-TOTAL				573,446.24		562,086.61	-11,359.63
10.0	10.0 CONTINGENCIES @ 5%				28,672.31	5%	28,104.33	-567.98
	TOTAL				602,118.56		590,190.94	-11,927.62

1.0	DEMOLITION/ALTERATION/RENOVATION	QUANT	UNIT	RATE	TOTAL			
	<u>Demolish existing structure complete</u>							
	single storey store; size on plan 3400 x 4700	1	Item	15,450.00	15,450.00	15,450.00	15,450.00	0.00
	single storey ladies WC and lounge; size on plan 5400 x 9100	1	Item	25,750.00	25,750.00	25,750.00	25,750.00	0.00
	<u>Part demolish existing structure</u>							
	walls	63	m	56.65	3,568.95	56.65	3,568.95	0.00
	staircase	1	Nr	2,575.00	2,575.00	2,575.00	2,575.00	0.00
	<u>Alterations to existing structure</u>							
	remove window; enlarge opening for single door	2	Nr	515.00	1,030.00	515.00	1,030.00	0.00

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				Hayward Consultants		ERMC Ltd		Difference
	infill existing opening; size 2100 x 2100	1	Nr	772.50	772.50	772.50	772.50	0.00
	remove existing single door and frame; infill opening; size 900 x 2100	2	Nr	360.50	721.00	360.50	721.00	0.00
	remove existing window; infill opening; size 1100 x 1100	1	Nr	257.50	257.50	257.50	257.50	0.00
	reduce size of existing opening	1	Nr	206.00	206.00	206.00	206.00	0.00
	Cut opening in masonry wall; insert lintel over; size 900 x 2100	1	Nr	566.50	566.50	566.50	566.50	0.00
	DEMOLITION/ALTERATION/RENOVATION TOTAL			50,897.45			50,897.45	0.00

2.0	SUBSTRUCTURES						
		QUANT	UNIT	RATE	TOTAL		
	<u>Concrete foundations complete including all excavation; clear away; earthwork support</u> Generally	59	m	154.50	9,115.50	154.50	9,115.50
	<u>Ground bearing concrete bed; subbase under; excavation; clear away; earthwork support</u> Generally	256	m2	128.75	32,960.00	82.17	21,035.52
	SUBSTRUCTURE TOTAL				42,075.50	30,151.02	

3.1 FRAME							
		QUANT	UNIT	RATE	TOTAL		
	FRAME TOTAL				0.00	0.00	

3.2	UPPER FLOORS							
		QUANT	UNIT	RATE	TOTAL			
	<u>Upper floor construction; timber</u>							
	Generally	187	m2	128.75	24,076.25	84.31	15,765.97	-8,310.28
	<u>Insulation</u>							
	Generally	187	m2	51.50	9,630.50	29.00	5,423.00	-4,207.50
	UPPER FLOORS TOTAL				33,706.75		21,188.97	-12,517.78

3.3	ROOF				
		QUANT	UNIT	RATE	TOTAL
	<u>Softwood timber trusses</u>				
	Generally (measured on plan)	204	m2	41.20	8,404.80
	<u>Pitched roof covering</u>				
	reconstructed slate tiles; underfelt on and including battens; eaves; ridges; sloping	326	m2	77.25	25,183.50
	<u>Flat roof covering</u>				
	single layer polymer roofing membrane; tapered insulation; 18 thick external quality plywood	52	m2	175.62	9,132.24
	<u>Entrance canopies</u>				
generally; fixed to structure	1	Nr	7,725.00	7,725.00	
<u>Insulation</u>					
generally	378	m2	51.50	19,467.00	
3.3	ROOF TOTAL				69,912.54

129.00	26,316.00	17,911.20
77.25	25,183.50	0.00
175.62	9,132.24	0.00
7,725.00	7,725.00	0.00
51.50	19,467.00	0.00
	87,823.74	17,911.20

3.4	STAIRS						
	Internal staircase; balustrade and handrail complete generally	QUANT	UNIT	RATE	TOTAL		
		1	Nr	15,450.00	15,450.00	15,450.00	0.00
3.4	STAIRS TOTAL				15,450.00	15,450.00	0.00

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Hayward Consultants						ERM C Ltd		Difference
3.5	EXTERNAL WALLS							
		QUANT	UNIT	RATE	TOTAL			
	<u>Composite work</u> brick/cavity/blockwork	197	m2	175.10	34,494.70	175.10	34,494.70	0.00
	<u>Two coat plaster finish</u> exceeding 300	197	m2	30.90	6,087.30	16.00	3,152.00	-2,935.30
	<u>Lintels to suit cavity wall</u> 2100 long	5	Nr	118.45	592.25	118.45	592.25	0.00
	2800 long	1	Nr	158.62	158.62	158.62	158.62	0.00
	3700 long	2	Nr	209.61	419.22	209.61	419.22	0.00
	5500 long	1	Nr	311.58	311.58	311.58	311.58	0.00
	6500 long	1	Nr	368.23	368.23	368.23	368.23	0.00
3.5	EXTERNAL WALLS TOTAL				42,431.90		39,496.60	-2,935.30

3.6	WINDOWS AND EXTERNAL DOORS	QUANT	UNIT	RATE	TOTAL			
	<u>Aluminium framed windows; double glazed;</u> <u>ironmongery</u> size 1600 x 2180	2	Nr	1,256.60	2,513.20	1,256.60	2,513.20	0.00
	size 1690 x 1600	1	Nr	974.38	974.38	974.38	974.38	0.00
	size 1690 x 1670	1	Nr	1,017.64	1,017.64	1,017.64	1,017.64	0.00
	size 2510 x 730	1	Nr	660.23	660.23	660.23	660.23	0.00
	size 3370 x 1500	1	Nr	1,822.07	1,822.07	1,822.07	1,822.07	0.00
	size 5200 x 2180	1	Nr	4,087.04	4,087.04	4,087.04	4,087.04	0.00
	<u>Aluminium framed door and frame; double glazed;</u> <u>ironmongery</u> double door and frame	1	Nr	2,141.37	2,141.37	2,141.37	2,141.37	0.00
	overall size 3370 x 2180; double door with side light both sides	1	Nr	4,569.08	4,569.08	4,569.08	4,569.08	0.00
	<u>Bifold external door frame</u> overall size 5200 x 2140	1	Nr	6,303.60	6,303.60	6,303.60	6,303.60	0.00
	<u>Windowboard</u> generally	18	m	15.45	278.10	15.45	278.10	0.00
	<u>Prepare; one under coat two coats gloss</u> general surface not exceeding 300	18	m	10.30	185.40	10.30	185.40	0.00
3.6	WINDOWS AND EXTERNAL DOORS TOTAL				24,552.11		24,552.11	0.00

3.7	INTERNAL WALLS AND PARTITIONS	QUANT	UNIT	RATE	TOTAL			
	<u>Blockwork internal partition walls</u> 140 thick	34	m2	66.95	2,276.30	66.95	2,276.30	0.00
	<u>Plaster finish coat; to blockwork</u> general surface exceeding 300	68	m2	30.90	2,101.20	30.90	2,101.20	0.00
	<u>Metal stud proprietary wall system; plasterboard both</u> <u>sides; insulation laid between studs; skim coat finish</u> height; 2100 to 2400	4	m	226.60	906.40	226.60	906.40	0.00
	height; 3400 to 2700	10	m	267.80	2,678.00	267.80	2,678.00	0.00
	<u>Lintel to internal blockwork wall</u> 3100 long	1	Nr	112.27	112.27	112.27	112.27	0.00

Littlestone Golf Club
Club House Extensions
Jun-20

Hayward Consultants					ERMC Ltd		Difference	
3.7	INTERNAL WALLS AND PARTITIONS	TOTAL			8,074.17		8,074.17	
3.8	INTERNAL DOORS							
		QUANT	UNIT	RATE	TOTAL			
	<u>Veneered timber door and frame set</u>							
	single door and frame	5	Nr	360.50	1,802.50	360.50	1,802.50	0.00
	double door and frame	4	Nr	669.50	2,678.00	669.50	2,678.00	0.00
	<u>Ironmongery to internal doors</u>							
	single door sets	5	Nr	103.00	515.00	103.00	515.00	0.00
	double door sets	4	Nr	123.60	494.40	123.60	494.40	0.00
	<u>Moveable wall</u>							
	5520 long	1	Nr	5,685.60	5,685.60	5,685.60	5,685.60	0.00
	5740 long	1	Nr	5,912.20	5,912.20	5,912.20	5,912.20	0.00
	<u>Prepare; one under coat two coats gloss</u>							
	general surface not exceeding 300	50	m	10.30	515.00	10.30	515.00	0.00
3.8	INTERNAL DOORS	TOTAL			17,602.70		17,602.70	
4.1	WALL FINISHES							
		QUANT	UNIT	RATE	TOTAL			
	<u>Prepare; one mist coat; two coats emulsion</u>							
	general surface exceeding 300	284	m2	15.45	4,387.80	15.45	4,387.80	0.00
	<u>Ceramic tiles</u>							
	general surface exceeding 300	122	m2	46.35	5,654.70	46.35	5,654.70	0.00
4.1	WALL FINISHES	TOTAL			10,042.50		10,042.50	0.00
4.2	FLOOR FINISHES							
		QUANT	UNIT	RATE	TOTAL			
	<u>Carpet finish; undelay</u>							
	general surface exceeding 300	274	m2	51.50	14,111.00	51.50	14,111.00	0.00
	<u>Ceramic tiles</u>							
	general surface exceeding 300	95	m2	46.35	4,403.25	46.35	4,403.25	0.00
	<u>Timber skirting</u>							
	generally	116	m	10.30	1,194.80	10.30	1,194.80	0.00
	<u>Ceramic tile skirting</u>							
	generally	66	m	20.60	1,359.60	20.60	1,359.60	0.00
	<u>Prepare; one under coat two coats gloss</u>							
	general surface not exceeding 300	116	m	10.30	1,194.80	10.30	1,194.80	0.00
4.2	FLOOR FINISHES	TOTAL			22,263.45		22,263.45	
4.3	CEILING FINISHES							
		QUANT	UNIT	RATE	TOTAL			
	<u>Plasterboard and skim finish</u>							
	general surface exceeding 300	368	m2	36.05	13,266.40	36.05	13,266.40	0.00
	<u>Prepare; one mist coat; two coats emulsion</u>							
	general surface exceeding 300	368	m2	15.45	5,685.60	15.45	5,685.60	0.00
4.3	CEILING FINISHES	TOTAL			18,952.00		18,952.00	0.00
5.0	FITTINGS							
		QUANT	UNIT	RATE	TOTAL			
	<u>Bar fixtures and fittings</u>							
	complete	1	Nr	15,450.00	15,450.00	15,450.00	15,450.00	0.00
	<u>Commercial kitchen</u>							

Littlestone Golf Club
Club House Extensions
Jun-20

		Hayward Consultants		ERMC Ltd		Difference
	complete	1	Nr	36,050.00	36,050.00	0.00
	<u>Female changing room fittings</u> general	1	Nr	10,300.00	10,300.00	0.00
	<u>General fixtures and fittings</u> general	1	Nr	2,060.00	2,060.00	0.00
5	FITTINGS	TOTAL		63,860.00	63,860.00	0.00

6.1	SANITARY APPLIANCES	QUANT	UNIT	RATE	TOTAL			
	<u>Sanitaryware</u> WC complete	1	Nr	515.00	515.00	515.00	515.00	0.00
	washhand basin; taps	1	Nr	360.50	360.50	360.50	360.50	0.00
	handrails	3	Nr	66.95	200.85	66.95	200.85	0.00
	<u>IPS panel</u> WC	1	Nr	772.50	772.50	772.50	772.50	0.00
	washhand basin	1	Nr	772.50	772.50	772.50	772.50	0.00
	<u>General fixtures and fittings</u> general	1	Nr	515.00	515.00	515.00	515.00	0.00
6.1	SANITARY APPLIANCES	TOTAL		3,136.35	3,136.35	3,136.35	3,136.35	0.00

6.2	DISPOSAL INSTALLATIONS	QUANT	UNIT	RATE	TOTAL			
	<u>Upvc rainwater goods complete including all fittings</u> rainwater pipe	41	m	66.95	2,744.95	66.95	2,744.95	0.00
	gutter	20	m	46.35	927.00	46.35	927.00	0.00
6.2	DISPOSAL INSTALLATIONS	TOTAL		3,671.95	3,671.95	3,671.95	3,671.95	0.00

6.3	MECHANICAL INSTALLATIONS	QUANT	UNIT	RATE	TOTAL			
	<u>Mechanical installation complete</u> 1Nr two storey extension	1	Nr	10,300.00	10,300.00	10,300.00	10,300.00	0.00
	<u>Lift installation complete</u> Generally	1	Nr	25,750.00	25,750.00	25,750.00	25,750.00	0.00
6.3	MECHANICAL INSTALLATIONS	TOTAL		36,050.00	36,050.00	36,050.00	36,050.00	0.00

6.4	ELECTRICAL INSTALLATIONS	QUANT	UNIT	RATE	TOTAL			
	<u>Electrical installation complete</u> 1Nr two storey extension	1	Nr	7,725.00	7,725.00	7,725.00	7,725.00	0.00
6.4	ELECTRICAL INSTALLATIONS	TOTAL		7,725.00	7,725.00	7,725.00	7,725.00	0.00

6.5	BWIC WITH SERVICES	QUANT	UNIT	RATE	TOTAL			
	<u>Builders work in connection with mechanical and electrical installations</u> mechanical installation (allow 10%)		Item		1,030.00	10%	1,030.00	0.00
	electrical installations (allow 10%)		Item		772.50	10%	772.50	0.00
	lift installation (allow 10%)		Item		2,575.00	10%	2,575.00	0.00
6.5	BWIC WITH SERVICES	TOTAL		4,377.50	4,377.50	4,377.50	4,377.50	0.00

7.0	OTHER WORKS	QUANT	UNIT	RATE	TOTAL			
	<u>Fire stopping and general fire works</u> generally	1	Nr	3,090.00	3,090.00	3,090.00	3,090.00	0.00
7	OTHER WORKS	TOTAL		3,090.00	3,090.00	3,090.00	3,090.00	0.00

Littlestone Golf Club
Club House Extensions
Jun-20

Hayward Consultants

ERMCLtd

Difference

S.1	EXTERNAL WORKS SUMMARY				
1.0	SITE WORKS				0.00
2.0	DRAINAGE				15,450.00
3.0	INCOMING SERVICES				10,300.00
	SUB-TOTAL				25,750.00
8.0	PRELIMINARIES @ 10%				2,575.00
9.0	OH AND PROFITS ON MEASURED WORK (10%)				2,575.00
	SUB-TOTAL				30,900.00
10.0	CONTINGENCIES @ 5%				1,545.00
	TOTAL				32,445.00

	0.00	0.00
	15,450.00	0.00
	10,300.00	0.00
	£25,750.00	0.00
10%	£2,575.00	0.00
10%	£2,575.00	0.00
	£30,900.00	0.00
5%	£1,545.00	0.00
	£32,445.00	

1.0	SITE WORKS				
		QUANT	UNIT	RATE	TOTAL
	No site works allowed				
1	SITE WORKS	TOTAL			0.00

	0.00	

2.0	DRAINAGE				
		QUANT	UNIT	RATE	TOTAL
	<u>New/alterations to drainage installation</u> generally (excluding drainage alterations to existing building)	1	Item	15,450.00	15,450.00
2	DRAINAGE	TOTAL			15,450.00

15,450.00	15,450.00	0.00
	15,450.00	

3.0	INCOMING SERVICES				
		QUANT	UNIT	RATE	TOTAL
	<u>Alterations to existing incoming services</u> generally	1	item	10,300.00	10,300.00
3	INCOMING SERVICES	TOTAL			10,300.00

10,300.00	10,300.00	0.00
	10,300.00	0.00

Littlestone Golf Club
Club House Refurbishment
December 2020

Hayward Consultants					ERMC Ltd		Difference
S.1	GENERAL SUMMARY						
				TOTAL £			
1.0	REFURBISHMENT SUMMARY			466,007.44		466,007.44	0.00
	GENERAL SUMMARY	TOTAL		466,007.44		466,007.44	0.00

S.1	REFURBISHMENT SUMMARY						
				TOTAL £			
1.0	REFURBISHMENT OF EXISTING CLUB HOUSE			369,847.17		369,847.17	0.00
	SUB-TOTAL			369,847.17		369,847.17	0.00
8.0	PRELIMINARIES @ 10%			36,984.72	10%	36,984.72	0.00
9.0	OH AND PROFITS ON MEASURED WORK (10%)			36,984.72	10%	36,984.72	0.00
	SUB-TOTAL			443,816.61		443,816.61	0.00
10.0	CONTINGENCIES @ 5%			22,190.83	5%	22,190.83	0.00
	TOTAL			466,007.44		466,007.44	0.00

1.0	REFURBISHMENT OF EXISTING CLUB HOUSE						
		QUANT	UNIT	RATE	TOTAL		
	Existing Club House						
	internal refurbishment	693	m2	533.69	369,847.17	533.69	369,847.17
	REFURBISHMENT OF EXISTING CLUB HOUSE	TOTAL			369,847.17		369,847.17
							0.00

Littlestone Golf Club

Car Park A

Jun-20

Hayward Consultants

ERMC Ltd

Difference

S.1	GENERAL SUMMARY				
					TOTAL £
1.0	CAR PARK A				22,730.98
	GENERAL SUMMARY TOTAL				22,730.98

	22,730.98
	22,730.98

0.00
0.00

S.1	CAR PARK A SUMMARY				
					TOTAL £
1.0	CAR PARK A				18,040.45
	SUB-TOTAL				18,040.45
8.0	PRELIMINARIES @ 10%				1,804.05
9.0	OH AND PROFITS ON MEASURED WORK (10%)				1,804.05
	SUB-TOTAL				21,648.54
10.0	CONTINGENCIES @ 5%				1,082.43
	TOTAL				22,730.97

	18,040.45
	18,040.45
10%	1,804.05
10%	1,804.05
	21,648.55
5%	1,082.43
	22,730.98

0.00
0.00
0.00
0.00
0.00
0.00
0.00

1.0	CAR PARK A				
		QUANT	UNIT	RATE	TOTAL
	Re-gravel existing surface				
	make good existing surface; level; carpark	650	m2	20.60	13,390.00
	Re-tarmac existing surface				
	make good existing surface; level; access road	129	m2	36.05	4,650.45
	CAR PARK A				18,040.45

20.60	13,390.00
36.05	4,650.45
	18,040.45

0.00
0.00
0.00

Littlestone Golf Club

Car Park B

Jun-20

Hayward Consultants

ERMC Ltd

Difference

S.1	GENERAL SUMMARY				
					TOTAL £
1.0	CAR PARK B				280,105.47
	GENERAL SUMMARY	TOTAL			280,105.47

	272,428.53	-7,676.94
	272,428.53	-7,676.94

S.1	CAR PARK B SUMMARY				
					TOTAL £
1.0	CAR PARK B				222,305.93
	SUB-TOTAL				222,305.93
8.0	PRELIMINARIES @ 10%				22,230.59
9.0	OH AND PROFITS ON MEASURED WORK (10%)				22,230.59
	SUB-TOTAL				266,767.12
10.0	CONTINGENCIES @ 5%				13,338.36
	TOTAL				280,105.47

	216,213.12	-6,092.81
	216,213.12	-6,092.81
10%	21,621.31	-609.28
10%	21,621.31	-609.28
	259,455.74	-609.28
5%	12,972.79	-365.57
	272,428.53	-365.57

1.0	CAR PARK B	QUANT	UNIT	RATE	TOTAL
	<u>Demolish existing structures</u>				
	existing Artisan Hut complete; grub up foundations; clear away all arisings	1	item	5,150.00	5,150.00
	<u>Excavate to reduce levels</u>				
	not exceeding 1.00m depth	1506	m3	12.36	18,614.16
	<u>Clear away spoil</u>				
	off site	1506	m3	30.90	46,535.40
	<u>Impermeable membrane</u>				
	exceeding 300	3013	m2	10.30	31,033.90
	<u>Course graded aggregate</u>				
	not exceeding 1.00m depth	919	m3	36.05	33,129.95
	<u>Cement stabilised course graded aggregate</u>				
	not exceeding 250 depth	377	m3	46.35	17,473.95
	<u>Porous clean angular aggregate</u>				
	not exceeding 250 depth	211	m3	36.05	7,606.55
	<u>Compact</u>				
	bottom of excavation	3013	m2	1.03	3,103.39
	filling	12051	m2	1.03	12,412.53
	<u>Sudspave 40 paver</u>				
	40 thick	3013	m2	15.45	46,550.85
	<u>Sundry items</u>				
	bollards	9	Nr	77.25	695.25
	CAR PARK B				222,305.93

5,150.00	5,150.00	0.00
12.36	18,614.16	0.00
44.00	66,264.00	19,728.60
1.73	5,212.49	-25,821.41
36.05	33,129.95	0.00
46.35	17,473.95	0.00
36.05	7,606.55	0.00
1.03	3,103.39	0.00
1.03	12,412.53	0.00
15.45	46,550.85	0.00
77.25	695.25	0.00
	216,213.12	-6,092.81

Littlestone Golf Club
New Road
Jun-20

Hayward Consultants

ERMC Ltd

Difference

S.1	GENERAL SUMMARY				
					TOTAL £
1.0	NEW ROAD				123,596.53
	GENERAL SUMMARY	TOTAL			123,596.53

	94,029.58	-29,566.95
	94,029.58	-29,566.95

S.1	CARPARK A SUMMARY				
					TOTAL £
1.0	NEW ROAD				94,168.78
	SUB-TOTAL				94,168.78
8.0	PRELIMINARIES @ 15%				14,125.32
9.0	OH AND PROFITS ON MEASURED WORK (10%)				9,416.88
	SUB-TOTAL				117,710.98
10.0	CONTINGENCIES @ 5%				5,885.55
	TOTAL				123,596.52

	71,641.58	-22,527.20
	71,641.58	-22,527.20
15%	10,746.24	-3,379.08
10%	7,164.16	-2,252.72
	89,551.98	-28,159.00
5%	4,477.60	-1,407.95
	94,029.58	-29,566.94

1.0	IN OUT ACCESS ROAD	QUANT	UNIT	RATE	TOTAL
	<u>Remove existing tree</u>				
	generally; clear away all arising from site	2	Nr	257.50	515.00
	<u>Excavate to reduce levels</u>				
	not exceeding 1.00m depth	295	m3	12.36	3,646.20
	extra over for; breaking out hard surfaces	410	m2	66.95	27,449.50
	<u>Clear away spoil</u>				
	off site	295	m3	30.90	9,115.50
	<u>Type 1 subbase</u>				
	not exceeding 250	98	m3	46.35	4,542.30
	<u>Type 6F capping layer</u>				
	not exceeding 250	98	m3	41.20	4,037.60
	<u>Tarmacadam road surface</u>				
	road	546	m2	61.80	33,742.80
	minor adjustment to existing bellmouth with existing carriageway	1	Item	1,030.00	1,030.00
	<u>Precast concrete kerb</u>				
	generally	268	m	15.45	4,140.60
	<u>Compact</u>				
	bottom of excavation	546	m2	2.06	1,124.76
	filling	1092	m2	2.06	2,249.52
	<u>Sundry items</u>				
	double metal access gate and posts; 8.00m long	1	Nr	2,575.00	2,575.00
	IN OUT ACCESS ROAD				94,168.78

257.50	515.00	0.00
12.36	3,646.20	0.00
2.58	1,057.80	-26,391.70
44.00	12,980.00	3,864.50
46.35	4,542.30	0.00
41.20	4,037.60	0.00
61.80	33,742.80	0.00
1,030.00	1,030.00	0.00
15.45	4,140.60	0.00
2.06	1,124.76	0.00
2.06	2,249.52	0.00
2,575.00	2,575.00	0.00
	71,641.58	-22,527.20