

Property Address

4, 6 & 8 Edith Road, Clacton on Sea. CO15 1JU

Date of Visit

01/12/2020

Programme Length

TBC

HRC

BUILD • INVEST • DEVELOP

Fixed unit cost

2nd Floor**Basic Unit**

4 x Fire Doors + Frames. Supplied. Installed and Fire Foamed.	£	1,980.00
Window Restrictors	£	75.00
Venting in Chimney breasts & Throughout	£	50.00
Painting and Decorations	£	1,875.00
Flooring (Carpet & Vinyl) Supply and Install	£	1,450.00
Removal of Waste (Including furniture at the start and all waste during)	£	750.00
Bathroom furniture (towel rail, toilet roll holder, mirror)	£	180.00
Damp to be rubbed back and Treated with Zinzer	£	285.00
Replace all ceilings. New 15mm fireboard. Full Room Skim.	£	2,350.00
Partitions and Drylining	£	1,860.00
Kitchen Supply and Install	£	1,000.00
Professional clean	£	250.00
Sanitaryware Supply and Install	£	1,000.00
Fire Blanket	£	50.00
Making good to existing floors / structure	£	400.00
Plumbing Installation and 2nd Fix	£	960.00
Sub-total	£	14,515.00

11 Units

£ 159,665.00

Electrical Works

Re-wire entire flat (Sockets, switches and lighting)	incl	
New key meters	incl	
New fuse boards	incl	
3 No. Extractor Fans	incl	
Towel Radiators	incl	
Plinth Heater in Kitchen	incl	
Water Heater	incl	
Electric Shower	incl	
Sealed Bathroom Lights	incl	
Emergency Lighting	incl	
New Mains Board for New Power Supplies	incl	
Fire Alarm System	incl	
CCTV	incl	
Landlord Supply	incl	
Sub-total	£	64,870.00

Communal and External spaces

New Water Supply and Distribution Throughout	£	11,400.00
Drainage and waste installation throughout	£	8,600.00
New Water Meters	£	5,500.00
Internal Decoartions for all Communal Areas (Skim & Paint etc)	£	7,200.00
Carpets	£	2,100.00
Fireboarding to Basements	£	1,200.00
Post Boxes	£	300.00
Roof Works (Based on repairs for 133m2)	£	22,410.00
Scaffolding	£	2,850.00
Trenches for new Supplies	£	1,380.00
Render (Assume 300m2)	£	24,500.00
Landscaping / Hard Standing / Paving (Allow 200m2)	£	18,500.00
Replace All Windows and Doors with UPVC	£	25,000.00
Sub-Total	£	130,940.00

Risk / Contingency allowances

UKPN: New Supplies (Provisional)	£	3,500.00
Thames Water: New Supply (Provisional)	£	3,500.00
Sub-total	£	7,000.00

Construction Works Total

£ 362,475.00

Management Charges

Management 6%	£	21,748.50
OHP 10%	£	36,247.50
Sub-Total	£	57,996.00

Total Costs for 4 Edith Road

£ 420,471.00

Total Costs for 4, 6 and 8 Edith Road

£ 1,261,413.00