



06.03.2014

Client : **Criterion Capital**
Project : **Eagle House**
High Street
Wimbledon Village

Invoice Breakdown

Direct Construction Costs £ 287,441

Management and Supervision Fee 7% £ 20,121

Total £ 307,562

Less Paid to date -£ 25,000

Balance £ 282,562

V.A.T @ 20% £ 56,512

Payment Due £ 339,074



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ENABLING WORKS March and April 2014

Contract Sum Analysis

Direct Construction Costs	£	287,441
Management and Supervision Fee 7%	£	20,121
Contract Sum	£	<u>307,562</u>

Cost plus contract on open book basis plus management fee
Costs to be charged monthly from Money in Funding account



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ENABLING WORKS March and April 2014

Cost Summary

Code	Element	Cost to date	March 2014	April 2014	Total
11	SUBSTRUCTURE				
22/44	SUPERSTRUCTURE	6,974	7,384	135,743	150,101
33	PROVISIONAL SUMS				
55	EXTERNAL WORKS				
66	SERVICES	2,408			2,408
77	PRELIMINARIES	6,310	46,651	31,370	84,331
88PX	PURCHASERS EXTRAS		-		
88SI	SALES INCENTIVES		-		
99	PROFESSIONAL FEES	12,120	29,481	9,000	50,601
	TOTAL	27,812	83,516	176,113	287,441

ENABLING WORKS March and April 2014

Superstructure Costs

CODE	ITEM	Cost to date	March 2014	April 2014
	<u>SUPERSTRUCTURE</u>			
44AL	Alarm, Intruder & Fire			
44AS	Asphalt			
44BA	Brick Arches			
44BC	Builders Clean			
44BD	BWIC/EXTRA LABOUR			
44BK	Blocks Supply			
44BS	Brickwork Subcontract			
	Party wall brickwork			
44BW	Brick Supply			
44CA	Carpenter for roof			10,800
44CF	Cut & Form Openings			
44CL	Suspended Ceilings			
44CM	Carpenters Metalwork			
44CN	Porch Canopy			
44CO	Coving/Cornice			
44CV	Cavity insulation supply			
44DI	DPC Injection			
	Lift Floor boards for dry rot treatment			
44DR	Dry rot treatment as quote			
44DS	Demolition, strip out, investigation works	6,974		
44ED	Entrance doors			
44EG	External Glaze some existing			
44EL	Electrical Subcontract			
44ES	Entry System			
44FJ	Floor joists			
44FL	Flue Lining as quote			
	Expose fireplaces etc for flue survey			
44FP	Fire protection			
44FR	Flat Roof subcontract/lightwell			
44GD	Garage Door			
44HO	Hack off/cleaning plaster			
44ID	Internal Doors			
44IG	Ironmongery			
44LC	Lightening conductor			
44LI	Lifts			
44LD	Loss & Damage			
44LL	Loft Ladder & Hatch			
44LN	Lintel Supply			
44MC	Mastic Contract			
44MR	Mirrors			
44MS	Miscellaneous/Unforeseen work			

44MV	Mechanical Ventilation			
44PC	Precast Floors/stairs			
44PF	Porch Floor			
44PH	Plumbing & Heating			
44PS	Plastering & screed			
44PT	Painting			
44PV	Paving to terraces			
44RB	Railing & Balustrade			
44RC	Radiator Covers			
44RE	Stucco work/coving			
44RF	Roof Steels			
44RI	Roof Insulation supply			8,000
44RL	Roof lights x 2			
44RM	Mortar Supply			
44RP	Repointing/ New render			
44RT	Roof Tiling as quote incl leadwork (Total quote £50,566)			25,000
44RW	Rainwater Goods			
44SB	Repoint and repair chimney stacks			5,500
44SC	Scaffold for roof repairs as quote (total quote £73,846)	7,384		36,923
44SM	Stone Mason/ stone repairs			1,400
44SM	Extra labour			
44SW	Stonework Supply			
44SO	Stereo Carcass			
44SR	Stairs			
44SO	soft strip building of carpets, suspended ceilings, lift cars, plant rooms etc (Total quote £42,000)			25,000
	Strip out lifts			
	Strip out rads, doors, ceilings			
44ST	Structural Steel			
44SU	Support system Brickwork			
44SW	Render repairs/ general builders work			9,600
44SY	Sundry Materials			
44TF	Structural Topping Floors			
44TK	Tanking			
44TU	Timber treatment as quote			3,520
44TW	Temporary Works			
44TV	Television installation			
44UF	Underfloor floor Heating			
44UP	Under pinning			
44WF	Window Repair/ replacement (Quote £115k-128k)			10,000
44WS	Water softener			
44WW	Woodwork 1st & 2nd Fix			
Superstructure Total		6,974	7,384	135,743

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EXTERNAL WORKS & SERVICES ESTIMATE

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ENABLING WORKS March and April 2014

CODE	ITEM	Cost to date	Mar-14	Apr-14
	<u>EXTERNAL WORKS</u>			
55DM	Demolition			
55SL	Site clearance			
55CA	Cart Away Surplus			
55CS	Cycle storage			
55DC	Sewer Connection			
55DN	Drainage			
55RC	Road Construction			
55RO	Road Crossovers			
55DR	Shingle/paved drives			
55PP	Patios & Paths			
55BP	Site walling			
55sl	Street lighting			
55CB	Close boarded fencing			
55TG	Ent. gates & piers			
55TE	Tree works			
55RB	Boundary walling			
55GP	Garden Preparation			
55PL	Play areas			
55LS	Landscaping			
55LM	Landscape maintainace			
	Externals total	-	-	-
	<u>SERVICES</u>			
66EX	Excavation &Ducts			
66GM	Gas Disconnect	708		
66EL	Disconnect Electric			
66EL	Temp electric supply	78		
	Drainage connections	1,565		
66WM	Water mains			
66SU	Sub stations			
66BT	British Telecom			
66CT	Cable TV	57		
	Services contingency			
	Services total	2,408	-	-



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Project **Eagle House**
High Street
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ENABLING WORKS March and April 2014

Preliminary Costs

CODE	Element	Cost to Date	Mar-14	Apr-14
77SS	Hoarding as quote		7,755	
77SA	Site accomodation & rates		2,000	4,000
77CA			-	
77SX	<u>Site Labour</u>	-		
	General labour		3,000	6,000
	<u>Security</u>			
77NW	Nightwatchman/ security		-	
	Temp security alarm/cctv as quote		8,550	
77RR	Road Repairs			
77RS	Road cleaner, truck wash			
77CR	<u>Cranage</u>			
	Tower Crane for flats erect/dismantle		-	
	Mobile cranage			
77PL	Plant hire		2,500	7,500
	Hoist for main roof			
77FL	Fork Lift		-	
77SK	Skips 40 yards			
	7 yard skips		960	1,200
77SF	Site fencing, hoarding as quote		7,755	
77TM	Temporary lighting			
77TS	<u>Temporary services</u>	1,874	200	200
77TW	Temporary Works			
77HS	Health and safety & Welfare	688	250	750
77ME	Miscellaneous			
77PE	Petty cash			
77FE	Fees		-	
77TB	Temporary service bills/ disconnection		3,311	
77TE	Testing		-	
	<u>Direct Supervision Costs</u>			
77SM	Project Manager - Lewis Jones @ £50 hr	1,735	4,950	5,400
	Site Agent - Steve Dunn @ £50 hr	2,000	5,400	4,500
	Surveyor -Stephen Tutt @ £40 hr		-	1,800
77MT	Mobile Phones	13	20	20
	2 way radios			
77TP	Tree Protection			
	Root Protection		-	
		6,310	46,651	31,370



Client : **Criterion Capital**
 Project : **Eagle House Enabling Works**
Wimbledon Village

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ENABLING WORKS March and April 2014

Professional Fees

PROFESSION	Cost to date	Mar-14	Apr-14
Architect			
Structural Engineer	9,127	5,000	4,000
Landscape Design			
M & E			
Party wall surveyor		-	
Electrical layout			
SAP Ratings			
LABC Site inspection cost		350	
NHBC/ LABC wareentee fee		15,000	
Building Regs fee for repair works		1,198	
Soil Report		-	
Survey			
Ecology Report		-	
Health and safety fees/CDM signs etc		2,000	
Asbestos Survey as quote		2,993	
Drainage Survey as quote		1,565	
Chimney survey as quote		1,375	
Interior Design		-	
Further Compliance reports			5,000
Optimistaion of layouts			
Finishes Specification			
Interior Design			
Show apartment sales centre design			
Fibre management	2,993		
Total Professional fees	12,120	29,481	9,000