



PROPOSED RESIDENTIAL  
DEVELOPMENT

at

87 HIGH STREET,  
SITTINGBOUROUGH  
ME10 4AU

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Construction / conversion  
**COST PLAN**

BASE DATE – OCTOBER 2024

Produced by:  
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## Summary of Estimated Project Costs

The construction costs outlined in this report are derived from a model cost plan based on the provided areas and floor plans. The costs have been calculated as follows:

- A. Conversion of flats within the existing building: £1,300 per square meter.
- B. Addition of a new floor with flats: £1,800 per square meter.
- C. Construction of a new building with flats: £1,800 per square meter.

### **Total Construction Cost**

Allowance for Contingencies:  
design development, Construction,  
Overheads including site office,  
professional advice, management,  
surveys etc. @ 5%

Allowance for Inflation/Deflation

### **Total Estimated Out Turn Construction Cost**

£	<b>2,345,390</b>
£	<b>117,270</b>
£	-
£	-
£	<b>2,462,660</b>

### **VAT @ 20%**

### **Total Estimated Out Turn Project Cost**

	<b>492,532</b>
£	<b>2,955,192</b>

### **Inclusive Services:**

1. **Building Notices:** Prepare and submit Building Notices. (Council fees are to be covered by the client.) Manage all visits by Building Control Surveyors.
2. **Commencement:** Begin on-site construction on the agreed-upon date.
3. **Waste Management:** Arrange and cover costs for skips and all related rubbish removal.
4. **Third-Floor Extension:** Construct a third floor on the existing building structure.
5. **New 3-Storey Building:** Complete the erection of a new 3-storey building.
6. **Partition Walls:** Remove existing partition walls (including shower/W.C. areas), and construct new partition walls and fixtures to accommodate the new flats.
7. **Door Installation:** Install new doors, ensuring all fittings are included. All doors will be FD30-rated, providing a minimum of 30 minutes of fire resistance, featuring a 25mm rebate, glued and screwed, with self-closing mechanisms.
8. **Plumbing:** Install new kitchens and bathroom units, including bath/shower, toilet, and sink.
9. **Electrical Works:** Install lighting, switches, single and double sockets, and complete connections ready for electric meters.

**Exclusive Services:**

1. **Scaffolding**
2. **Lifts**
3. **Bathroom/Toilet and Kitchen Units:** Excludes tiles, appliances, etc.
4. **Electric Meters**
5. **Water Meters**
6. **Relocation of Top Floor Electrical Installations**

Details of the construction cost (per flat):

1. Flat no 1 situated on the proposed first floor includes 2 bedrooms (8.15 sqm and 12.7 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 25.4 sqm and a small cupboard area respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 65.3 square meters. So, the total cost will be £84,890.
2. Flat no 2, also situated on the proposed first floor includes 3 bedrooms (13.8 sqm, 12 sqm and 10.9 sqm) has an en-suite in the first bedroom, a cupboard area, a bathroom and a kitchen – lounge/dining area with 31.1 sqm respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 95.7 square meters. So, the total cost will be £124,410.
3. Flat no 3, on the proposed first floor has 2 bedrooms (9.2 sqm and 17.5 sqm), a hall, a cupboard area, a bathroom and a kitchen – lounge/dining area with 32.5 sqm respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 79.5 square meters. So, the total cost will be £103,350.
4. Flat no 4, on the proposed first floor has 1 bedroom with 12.7 sqm, a hall, a cupboard area, a bathroom and a kitchen – lounge/dining area with 24.8 sqm respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 50.8 square meters. So, the total cost will be £66,040.
5. Flat no 5 situated on the proposed first floor includes 2 bedrooms (10.5 sqm and 17.7 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 29.5 sqm and a small cupboard area respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 75.4 square meters. So, the total cost will be £98,020.
6. Flat no 6 situated on the proposed first floor includes 2 bedrooms (13.1 sqm and 8.3 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 26.5 sqm and a small cupboard area respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 67.3 square meters. So, the total cost will be £87,490.

7. Flat no 7 situated on the proposed first floor (new built) includes 2 bedrooms (8.5 sqm and 12.7 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 26.7 sqm and a small cupboard area respectively. The construction cost of this flat is £1,800 per square meters and it has a total area of 68 square meters. So, the total cost will be £122,400.
8. Flat no 8 situated on the proposed first floor (new built) includes 2 bedrooms (8.1 sqm and 13.6 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 25 sqm and a small cupboard area respectively. The construction cost of this flat is £1,800 per square meters and it has a total area of 61.7 square meters. So, the total cost will be £111,060.
9. Flat no 9 situated on the proposed second floor includes 2 bedrooms (12.7 sqm and 8.15 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 25.3 sqm and a small cupboard area respectively. The construction cost of this flat is £1,100 per square meters and it has a total area of 65.1 square meters. So, the total cost will be £84,630.
10. Flat no 10 situated on the proposed second floor includes 3 bedrooms (13.8 sqm, 12 sqm and 10.9 sqm) has an en-suite in the first bedroom, a cupboard area, a bathroom and a kitchen – lounge/dining area with 31.1 sqm respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 95.7 square meters. So, the total cost will be £124,410.
11. Flat no 11 situated on the proposed second floor includes 3 bedrooms (14 sqm, 8.7 sqm and 13.2 sqm), a cupboard area, a bathroom and a kitchen – lounge/dining area with 31.3 sqm respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 94.5 square meters. So, the total cost will be £122,850.
12. Flat no 12 situated on the proposed second floor includes 1 bedroom with the area 12.7 sqm, a cupboard area, a hall, a bathroom and a kitchen – lounge/dining area with 24.7 sqm respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 50.5 square meters. So, the total cost will be £65,650.

13. Flat no 13 situated on the proposed second floor includes 2 bedrooms (17.7 sqm and 13.5 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 27 sqm and a small cupboard area respectively. The construction cost of this flat is £1,300 per square meters has total of 75.9 square meters. So, the total cost will be £98,670.
14. Flat no 14 situated on the proposed second floor includes 2 bedrooms (13.1 sqm and 8.3 sqm), a hall, a bathroom, a kitchen – lounge/dining area of 26.4 sqm and a small cupboard area respectively. The construction cost of this flat is £1,300 per square meters has total of 67.4 square meters. So, the total cost will be £87,620.
15. Flat no 15 situated on the proposed second floor (new built) includes 2 bedrooms (8.5 sqm and 12.7 sqm), a hall, a bathroom, a kitchen – lounge/dining area of 26.7 sqm and a small cupboard area respectively. The construction cost of this flat is £1,800 per square meters has total of 68 square meters. So, the total cost will be £122,400.
16. Flat no 16 situated on the proposed second floor (new built) includes 2 bedrooms (8.1 sqm and 13.6 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 25 sqm and a small cupboard area respectively. The construction cost of this flat is £1,800 per square meters has total of 61.7 square meters. So, the total cost will be £111,060.
17. Flat no 17 situated on the proposed third floor (new built) includes 3 bedrooms (12.3 sqm, 8.2 sqm and 7.8 sqm), a cupboard area, a bathroom and a kitchen – lounge/dining area with 27.9 sqm respectively. The construction cost of this flat is £1,800 per square meters has total of 80.2 square meters. So, the total cost will be £144,360.
18. Flat no 18 situated on the proposed third floor (new built) includes 3 bedrooms (12.3 sqm, 8.5 sqm and 12 sqm), 2 cupboard areas, a bathroom and a kitchen – lounge/dining area with 30 sqm

respectively. The construction cost of this flat is £1,800 per square

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meters has total of 91.1 square meters. So, the total cost will be £163,980.

19. Flat no 19 situated on the proposed third floor (new built) includes 2 bedrooms (12 sqm and 9 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 25.3 sqm and a small cupboard area respectively. The construction cost of this flat is £1,800 per square meters and it has a total area of 68.4 square meters. So, the total cost will be £123,120.
20. Flat no 20 situated on the proposed third floor (new built) includes 2 bedrooms (12.7 sqm and 8.4 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 25.5 sqm and a small cupboard area respectively. The construction cost of this flat is £1,800 per square meters and it has a total area of 62.1 square meters. So, the total cost will be £11,780.
21. Flat no 21 situated on the proposed third floor (new built) 1 bedroom with an area 14.5 sqm, a cupboard area, a hall, a bathroom and a kitchen – lounge/dining area with 23.6 sqm respectively. The construction cost of this flat is £1,800 per square meters and it has a total area of 51.7 square meters. So, the total cost will be £93,060.
22. Flat no 22 situated on the proposed third floor (new built) 1 bedroom with an area 12.2 sqm, a cupboard area, a hall, a bathroom and a kitchen – lounge/dining area with 23.6 sqm respectively. The construction cost of this flat is £1,800 per square meters and it has a total area of 52.3 square meters. So, the total cost will be £94,160.

**Note:**

- The quotation price might change, once construction drawings are provided
- Full terms and conditions will follow



## Schedule of Payment

### **Total Cost for All Flats:**

#### **£117,270 Allowance for Contingencies (5%):**

- 5% of £2,345,390 = **£117,270**

#### **New Total (Including Contingencies):**

- £2,345,390 + £117,270 = **£2,462,660**

#### **VAT (20%):**

- 20% VAT on £2,462,660 = **£492,532**

#### **Final Total Cost (Including VAT and Contingencies):**

- £2,462,660 + £492,532 = **£2,955,192**
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### **Payment Schedule (7 Stages)**

#### **1. Advance Payment (20%) – Project Start**

- **Percentage:** 20%
- **Scope:** Initial setup, procurement of materials, and team mobilization.
- **Payment:** £591,038  
(20% of £2,955,192)

#### **2. Foundation & Structural Work (15%)**

- **Percentage:** 15%
- **Scope:** Foundation and structural modifications for new floors and existing building.
- **Payment:** £443,279  
(15% of £2,955,192)

#### **3. Superstructure (15%)**

- **Percentage:** 15%
- **Scope:** Superstructure completion, walls, roof, and floor framework.
- **Payment:** £443,279  
(15% of £2,955,192)

#### **4. Internal Partitioning & Roofing (15%)**

- **Percentage:** 15%
- **Scope:** Erecting internal walls and partitions, roofing, plumbing, and electrical preparations.
- **Payment:** £443,279  
(15% of £2,955,192)

#### **5. First Fix (10%)**

- **Percentage:** 10%
- **Scope:** Electrical wiring, plumbing, and other internal utilities.
- **Payment:** £295,519  
(10% of £2,955,192)

#### **6. Second Fix & External Works (15%)**

- **Percentage:** 15%
- **Scope:** Installation of doors, windows, external works, landscaping, and general finishes.
- **Payment:** £443,279  
(15% of £2,955,192)

#### **7. Final Fix & Completion (10%)**

- **Percentage:** 10%
- **Scope:** Interior finishes, inspections, and preparing for handover.
- **Payment:** £295,519  
(10% of £2,955,192)

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### **Final Summary of Payment Schedule:**

1. **Advance Payment (20%):** £591,038
2. **Foundation & Structural Work (15%):** £443,279
3. **Superstructure (15%):** £443,279
4. **Internal Partitioning & Roofing (15%):** £443,279
5. **First Fix (10%):** £295,519
6. **Second Fix & External Works (15%):** £443,279
7. **Final Fix & Completion (10%):** £295,519

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**Final Total Project Cost (Including VAT and Contingencies):**  
**£2,955,192**