

**Cost Plan Nr 1**

**Proposed New Community Hall and Sports Pavilion**

at

**New Romney, Kent**

**Synergy Construction and Property Consultants LLP  
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**02-Feb-17**

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<b>CONTENTS</b>	<b>Page</b>
Commentary	1
Cost Plan Executive Summary	2
Notes & Exclusions	3
Building Cost Plan Summary	4
Cost Plan Main Works Elemental Details	5 - 23

**Commentary**

This Cost Plan is based on the initial scheme proposals submitted by Guy Holloway Architects as part of their architect competition presentation as listed on page 3.

The works comprise the construction of a new two storey community hall and sports pavilion comprising sports changing rooms at ground floor level and a community hall with kitchen, bar and meeting room facilities at first floor level. The building is currently identified to have a gross internal floor area of 801m<sup>2</sup>. The works also include associated external works and drainage, but does not include any works to the

The construction cost for the building only is estimated at **£2,673,000** based upon current day prices with projected allowance for inflation to allow for a start on site in the spring of 2018. With additions for Professional and Statutory Fees and VAT this results in an overall project cost in the region of **£3,699,000**.

VAT has been included on the total project value at this stage, however the Council should seek advice as to whether this can be classified as a Qualifying Building and therefore zero-rated for VAT purposes

The scheme is still at a preliminary design stage, and this cost plan will need to be continually reviewed as the design is developed.

We particularly draw your attention to the Cost Plan Notes and Exclusions on page 3. An allowance for Professional Fees, Statutory Fees and survey works are also shown on the summary.

**Proposed New Community Hall and Sports Pavilion**

**New Romney, Kent**

**EXECUTIVE SUMMARY**

		<b>Gross Area</b>	<b>£/m2</b>	<b>£</b>
<b>Building Works</b>				
New Clubhouse & Changing Rooms Building		801	2,998	2,401,600
				2,401,600
Increased costs for tender and construction inflation				144,100
				2,545,700
Contingencies				127,300
<b>TOTAL FOR CONSTRUCTION WORKS</b>				<b>2,673,000</b>
Professional Fees				
Architect (Guy Holloway)	5.75%		153,698	
Structural Engineer (tbc)	2.00%	budget	53,460	
Services Consultant (tbc)	1.50%	budget	40,095	
Project Manager (Synergy)	2.00%	budget	53,460	
Quantity Surveyor (Synergy)	2.50%	budget	66,825	
Planning Consultant	Sum	budget	2,500	
Ecologist	Sum	budget	2,500	
Arboricultural Survey	Sum	budget	1,500	
Highways & Drainage	Sum	budget	2,000	
CDM / Principal Designer	Sum	budget	6,500	
Topographical Survey	Sum	budget	1,500	
Soil Investigation	Sum	budget	2,500	
Planning Fees	Sum	budget	5,000	
Building Control	Sum	budget	7,500	
Fee Contingency	Sum	budget	10,000	
<b>Total Fees</b>				409,038
<b>Value Added Tax</b>				
VAT on Professional Fees (except Planning)	20.00%	407,538	81,508	
VAT on Construction Works	20.00%	2,673,000	534,600	
<b>Total Value Added Tax</b>				616,108
<b>Client FF&amp;E</b>				Excluded
<b>TOTAL DEVELOPMENT COSTS</b>			-	<b>3,698,145</b>
			<b>say</b>	<b>£ 3,699,000</b>

**Notes**

VAT has been included on the whole of the development at this stage

**Exclusions from Cost Plan**

- 1 Abnormal Foundations subject to receipt of site investigation report n(although allowance for piling included)
- 2 Abnormal drainage requirements - pumping, significant attenuation etc.
- 3 Significant external works requirements above normal pavings and landscaping to the site area
- 4 Window blinds / solar shading
- 5 Roof access / fall arrest system
- 6 Works to existing buildings
- 7 Over cladding or alteration works to the Nursery
- 8 Canopy link to existing nursery
- 9 Temporary access to existing buildings / facilities
- 10 New Substation or other significant utilities upgrades
- 11 Temporary accommodation requirements
- 12 Decant / removal costs
- 13 Works to sports pitches
- 14 IT equipment
- 15 PA, Audio & Visual installations
- 16 Section 106 / 278 works
- 17 Party wall and rights of light
- 18 Compensation to adjoining owners regarding noise, disruption and other party wall matters
- 19 Interest and Finance Charges
- 20 Synergy LLP reserve the right to amend these areas when more detailed information

**Cost Estimate is based on the following drawings and information:-**

Guy Holloway	16.105	Proposed Masterplan Proposed Floor Plans Visuals from initial competition submission
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## New Romney, Kent

**MAIN SUMMARY**

		<b>Areas</b>	
		Ground floor	388
		First floor	413
		Second floor	0
			<b>801</b>
<b>Item</b>	<b>Description</b>	<b>TOTAL COST</b>	<b>Cost/m<sup>2</sup></b>
<b>0</b>	<b>Demolition and Alteration Works</b>	<b>£ 33,000</b>	41
	<b>New Building:-</b>		
<b>1</b>	<b>Substructure</b>	<b>£ 139,220</b>	174
<b>2</b>	<b>Superstructure</b>		
2A	Frame	90,100	112
2B	Upper Floors	49,020	61
2C	Roof	174,000	217
2D	Stairs	40,250	50
2E	External walls	190,320	238
2F	Windows and external doors	112,870	141
2G	Internal walls and partitions	49,752	62
2H	Internal doors	29,700	37
	Group element total	<b>£ 736,012</b>	919
<b>3</b>	<b>Internal finishes</b>		
3A	Wall finishes	43,864	55
3B	Floor finishes	107,536	134
3C	Ceiling finishes	76,743	96
	Group element total	<b>£ 228,143</b>	285
<b>4</b>	<b>Fittings and furnishings</b>	<b>£ 128,140</b>	160
<b>5</b>	<b>Services</b>	<b>£ 422,999</b>	528
<b>6</b>	<b>External works</b>		
6A	Site work	91,750	115
6B	Drainage	125,100	156
6C	External services	51,250	64
	Group element total	<b>£ 268,100</b>	335
		<b>1,955,613</b>	2,441
<b>7</b>	<b>Preliminaries - say</b>		
	Time related preliminaries	210,000	262
	Fixed costs, scaffold, insurances etc	75,000	94
	Access / haul road restrictions	25,000	31
	Group element total	<b>£ 310,000</b>	387
		<b>2,265,613</b>	2,828
<b>8</b>	<b>Contractor's Overheads / Profit</b>	6.00% 135,937	170
		<b>£ 2,401,550</b>	2,998
<b>9</b>	<b>Increased costs to 2Q18 start</b>	6.00% 144,093	180
		<b>£ 2,545,643</b>	3,178
<b>10</b>	<b>Contingency</b>	5.00% 127,282	159
	<b>Total Build Cost, SAY</b>	<b>£ 2,673,000</b>	<b>£3,337 /m<sup>2</sup></b>

**Proposed New Community Hall and Sports Pavilion  
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<b><u>Item</u></b>	<b><u>Description</u></b>	<b><u>Quant.</u></b>	<b><u>Unit</u></b>	<b><u>Rate (£)</u></b>	<b><u>Cost (£)</u></b>	<b><u>Additional Notes</u></b>
<b>0</b>	<b>Demolition and Alteration Works</b>					
0.1	Demolish existing clubhouse / pavilion and remove	1	item	25,000	25,000	
0.2	Take down sundry fencing etc	1	item	3,000	3,000	
0.3	Obstructions / removal of pavings	1	item	5,000	5,000	
0.4	Overclad existing nursery building	522	m2	200	Excluded	

**Totals carried to Main Summary**

**£ 33,000**

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<b>1</b>	<b>Substructure</b>					
1.1	General site excavation to formation levels	270	m3	40	10,800	
1.2	Concrete foundations / ground beams to external walls	106	m	310	32,860	
1.3	Concrete foundations / ground beams to internal walls	112	m	210	23,520	
1.4	Extra for pad foundation bases	12	Nr	450	5,400	
1.5	200 thick concrete plank ground slab	388	m2	95	36,860	Including insulation and DPM's
1.6	Thickenings / in-situ make ups for lift pit etc.	1	Item	1,500	1,500	
1.7	Allowance for obstructions / soft spots	1	Item	5,000	5,000	
1.8	Dewatering	Excluded				
1.9	Piled foundations, including piling mat, pile caps etc.	388	m2	60	23,280	

**Total carried to Main Summary**

**£ 139,220**



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<b>2A</b>	<b>Frame</b>					
2A.1	Structural steel frame generally	413	m2	200	82,600	First floor only - tbc by structural engineer
2A.2	Columns / windposts to external walls	1	Item	2,500	2,500	Allowance - tbc by engineer
2A.3	Allowance for fire protection	1	Item	5,000	5,000	

**Total carried to Main Summary**

**£ 90,100**

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**Cost Plan Nr 1**

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<b>2B</b>	<b>Upper Floors</b>					
2B.1	Composite concrete upper floors on structural decking	413	m2	95	39,235	
2B.2	Ditto to terrace	103	m2	95	9,785	
<b>Total carried to Main Summary</b>					<b>£ <u>49,020</u></b>	

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**Cost Plan Nr 1**

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<b>2C</b>	<b>Roof coverings &amp; structure, including rainwater</b>					
2C.1	Flat roof area; three layer felt roofing system on timber / steel decking and structure	413	m2	225	92,925	
2C.2	Canopy roof - three layer felt roofing system to canopy on timber / steel decking and structure - uninsulated	103	m2	200	20,600	
2C.3	Soffit / cheek inner cladding - assume zinc facing	103	m2	125	12,875	
2C.4	Allowance for gutters, outlets and rainwater downpipes	1	item	10,000	10,000	
2C.5	Allowance for man-safe systems to roofs	-	item	-	-	- Excluded
2C.6	Roof access	-	item	-	-	- Excluded
2C.7	Terrace surfacing / decking	103	m2	100	10,300	
2C.8	Terrace Balustrading - glazed balustrade	42	m	650	27,300	
2C.9						
2C.10						
<b>Total carried to Main Summary</b>					<b>£ 174,000</b>	

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<b>2D</b>	<b>Stairs</b>					
2D.1	Main stair - precast concrete straight flight staircase	1	Nr	7,500	7,500	
2D.3	Spiral staircase assembly to viewing terrace including handrails / balustrading and lockable gates	1	Nr	25,000	25,000	
2D.2	Balustrading; stainless steel with glazed infill panels	10	m	650	6,500	
2D.3	Wall handrails; stainless steel	10	m	125	1,250	
2D.4		-	Item	-	-	
<b>Total carried to Main Summary</b>				<b>£</b>	<b><u>40,250</u></b>	

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**Cost Plan Nr 1**

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<b>2E</b>	<b>External walls</b>					
2E.1	Cavity wall construction, facing brick / facing block outer skin, cavity and insulation, 140 blockwork backing / inner skin (allowed prime cost for supply only of bricks £600/1000)	310	m2	200	61,920	(rates to include dpc's, designed joints, ties and mesh reinforcement. Area measured over openings except curtain walling areas to allow for templates, lintels and closing cavities not separately measured)
2E.2	Metsec external wall system with inner and outer boards, insulation and zinc standing seam wall cladding system	324	m2	350	113,400	
2E.3	Zinc standing seam cladding and liner sheet to cheeks of canopy	40	m2	250	10,000	
2E.4	Brick detailing - plinths, cills etc	1	Item	5,000	5,000	
<b>Total carried to Main Summary</b>					<b>£ 190,320</b>	

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<b>2F</b>	<b>Windows and external doors</b>					
2F.1	Powder coated aluminium framed curtain walling system; double glazed	155	m2	600	93,120	
2F.3	Extra for single doors	-	Nr	1,250	-	
2F.4	Extra for double doors	4	Nr	2,500	10,000	
2F.5	Extra for main entrance doors	1	Nr	5,000	5,000	Including access control
2F.6	Aluminium glazed external doors including frames and ironmongery:					
	Single	-	Nr	1,250	-	
	Double	1	Nr	1,750	1,750	
2F.6	Plant room / store doors	2	Nr	1,500	3,000	
2F.7	Brise soleil units	-	m2	-	-	Excluded
<b>Total carried to Main Summary</b>				<b>£</b>	<b><u>112,870</u></b>	

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**New Romney, Kent**

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						(rates to include joints, plates etc. Area measured over openings to allow for templates and lintels not separately measured)
<b>2G</b>	<b>Internal walls and partitions</b>					
2G.1	200 loadbearing block walls (2 skins 100 blocks)	86	m2	75	6,480	To support composite floor as unframed ground floor
2G.2	140 block partitions, fair face both sides	482	m2	55	26,532	Ground floor - changing areas
2G.3	General 100 / 140 block partitions	252	m2	45	11,340	First floor
2G.4	Internal glazed screens	18	m2	300	5,400	Meeting room

**Total carried to Main Summary**

**£ 49,752**

**Proposed New Community Hall and Sports Pavilion**  
**New Romney, Kent**

**Cost Plan Nr 1**

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<b>2H</b>	<b>Internal doors</b>					
2H.1	Laminate faced solid core flush doors: including softwood frames and architraves: ironmongery, fire and smoke seals					Spec to be confirmed with Architect
a	Single door - solid	22	Nr	850	18,700	Acoustic rating to bedrooms
d	Single door - partly glazed	5	Nr	950	4,750	
c	Single door -fully glazed	1	Nr	1,750	1,750	
d	Double door - solid	-	Nr	-	-	
e	Double door - partly glazed	1	Nr	1,500	1,500	
2H.2	Sliding / folding partitions	-	Nr	-	-	
2H.3	Riser access doors / panels	2	Nr	1,500	3,000	Allowance per floor
<b>Total carried to Main Summary</b>					<b>£ 29,700</b>	



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<b>3A</b>	<b>Wall finishes</b>					
3A.1	Plaster skim coat to new plasterboard wall linings	828	m2	7	5,796	
3A.2	Emulsion paint to plastered walls	828	m2	10	8,280	Assume eggshell quality
3A.3	Eggshell masonry paint to fair face walls	1,448	m2	15	21,720	
3A.4	Whiterock wall linings to showers	41	m2	60	2,448	Showers
3A.5	Whiterock hygienic wall cladding	66	m2	70	4,620	Kitchens
3A.6	Other splashbacks generally	1	Item	1,000	1,000	WC's etc.
3A.7						
<b>Total carried to Main Summary</b>					<b>£ 43,864</b>	

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<b>3B</b>	<b>Floor finishes</b>					
3B.1	Cement and sand floor screed; insulation, reinforcement; dpm etc.	801	m2	38	30,438	
3B.3	Allowance for latex levelling compound	413	m2	6	2,478	Under carpet / vinyl / timber
3B.4	Floor Finishes					
a	Carpet	15	m <sup>2</sup>	45	675	meeting room
b	Stud-proof vinyl / rubber	376	m <sup>2</sup>	65	24,440	ground floor changing
c	Timber floor	238	m <sup>2</sup>	80	19,000	main hall
d	Ceramic tiled flooring	155	m <sup>2</sup>	60	9,270	WC's / kitchens
e	Paint	12	m <sup>2</sup>	20	240	Plant / ground floor store
f	Barrier mat (allowance)	6	m <sup>2</sup>	250	1,500	Allowance to main entrance lobby
3B.5	Skirtings					
a	Painted mdf skirting	84	m	15	1,260	
b	Tiled skirtings	521	m	35	18,235	
<b>Total carried to Main Summary</b>					<b>£ 107,536</b>	

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<b>3C</b>	<b>Ceiling finishes</b>					
3C.1	MF Plasterboard ceilings generally	176	m <sup>2</sup>	45	7,898	First floor except main hall
3C.2	Moisture resistant ceilings	388	m <sup>2</sup>	65	25,220	Ground floor
3C.3	Allowance for bulkheads etc.	1	Item	5,000	5,000	Ground floor
3C.4	Allowance for access panels etc.	1	Item	3,000	3,000	
3C.5	Timber ceiling with acoustic lining	238	m <sup>2</sup>	150	35,625	Main hall / meeting room
<b>Total carried to Main Summary</b>					<b>£ <u><u>76,743</u></u></b>	

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<b>4</b>	<b>Fittings and Furnishings</b>					
4.1	Sanitaryware					
a	WC suites	14	It	300	-	Inc M&E
b	Showers	16	nr	300	-	Inc M&E
c	Baths	-	nr	300	-	Inc M&E
d	Wash hand basins	11	nr	260	-	Inc M&E
e	Wash hand trough basins	2	nr	1,500	-	Inc M&E
f	Urinals - troughs	2	nr	400	-	Inc M&E
g	Disabled WC's (wc, basin and grab rails)	3	nr	1,100	3,300	Grab rails etc.
h	Disabled Shower	2	nr	800	-	Inc M&E
i	Belfast / cleaner's sinks	3	nr	500	-	Inc M&E
j	Hand driers - say	10	nr	500	5,000	
k	Mirrors - say	10	nr	125	1,250	
l	Toilet roll holders	14	nr	35	490	
m	Paper towel dispensers - say	6	nr	30	180	
n	Soap dispensers - say	15	nr	50	750	
4.2	WC / Shower Cubicles					
a	Cubicles generally	28	nr	650	18,200	
b	Duct panelling	12	m	360	4,320	
c	Vanity tops and plinth	6	m	525	3,150	
4.3	Fixed Furniture and Equipment					
a	Window blinds	-	m <sup>2</sup>	-	-	
b	Kitchen fit-out	1	nr	40,000	40,000	
c	Bar fit-out including counter, shutter etc	1	item	15,000	15,000	
d	Lockers, shelving & benching	1	item	25,000	25,000	
e	Allowance for other FF&E - shelving etc.	1	item	5,000	5,000	
f	Allowance for statutory signage	1	item	1,500	1,500	
g	Building signage	1	item	2,500	2,500	
h	Allowance for fire extinguishers and the like	1	item	2,500	2,500	

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4	Fittings and Furnishings					
					<b><u>£ 128,140</u></b>	
<b>Total carried to Main Summary</b>						

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<b>5</b>	<b>Mechanical and Electrical Services</b>					
5A	Sanitaryware - see section 4.1					
5B	Mechanical Installations; disposal systems, H&C water, heat source, ventilation, extract to WC's / showers	801	m <sup>2</sup>	300	240,300	Including sanitaryware
5C	Electrical Installation; sub mains and mains, small power, IT wiring containment, lightning protection, disabled WC alarm, security, fire, lighting and emergency lighting, earth and bonding	801	m <sup>2</sup>	175	140,175	
5D	Renewable requirements - ASHP / PV's etc.	1	item	Inc M&E figures above		
					380,475	
5E	Lift Installation: 2 storey platform lift	1	nr	20,000	20,000	
					400,475	
5F	Builder's Work in Connection	@ say	5.0%		20,024	Holes, chasing etc.
5G	O&M Manuals, record drawings etc.	1	item	2,500	2,500	
<b>Total carried to Main Summary</b>					<b>£ 422,999</b>	

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**Cost Plan Nr 1**

<b><u>Item</u></b>	<b><u>Description</u></b>	<b><u>Quant.</u></b>	<b><u>Unit</u></b>	<b><u>Rate (£)</u></b>	<b><u>Cost (£)</u></b>	<b><u>Additional Notes</u></b>
<b>6A</b>	<b>Site work</b>					
6A.1	Extend / resurface / reconstruct car park	800	m2	80	64,000	
6A.2	Footpaths / pavings	150	m2	65	9,750	
6A.3	Fencing & gates	1	Item	7,500	7,500	
6A.4	Planting	1	Item	2,500	2,500	
6A.5	Re-lining football pitches	1	Item	1,500	1,500	
6A.6	Site furniture	1	Item	1,500	1,500	
6A.7	External signage	1	Item	5,000	5,000	
6A.8	Covered walkway to Nursery	-	Item	-	Excluded	

**Total carried to Main Summary**

**£ 91,750**

**Proposed New Community Hall and Sports Pavilion**  
**New Romney, Kent**

**Cost Plan Nr 1**

<b><u>Item</u></b>	<b><u>Description</u></b>	<b><u>Quant.</u></b>	<b><u>Unit</u></b>	<b><u>Rate (£)</u></b>	<b><u>Cost (£)</u></b>	<b><u>Additional Notes</u></b>
<b>6B</b>	<b>Drainage</b>					
6B.1	Allowance for below ground foul and surface water drainage; including attenuation tank / foul connections to existing manholes	801	m <sup>2</sup>	100	80,100	
6B.2	Allowance for on site attenuation	1	Item	25,000	25,000	
6B.3	Drainage to car park	1	Item	15,000	15,000	
6B.4	Allowance for diversions / re-routing etc.	1	Item	5,000	5,000	
6B.5						
6B.6						
<b>Total carried to Main Summary</b>					<b>£ <u>125,100</u></b>	



**Proposed New Community Hall and Sports Pavilion**  
**New Romney, Kent**

**Cost Plan Nr 1**

<b><u>Item</u></b>	<b><u>Description</u></b>	<b><u>Quant.</u></b>	<b><u>Unit</u></b>	<b><u>Rate (£)</u></b>	<b><u>Cost (£)</u></b>	<b><u>Additional Notes</u></b>
<b>6C</b>	<b>External services</b>					
6C.1	Provisional cost allowance for connecting to existing mains services supplies					
a	Gas	1	item	10,000	10,000	
b	Electrical	1	item	15,000	15,000	
c	Water	1	item	5,000	5,000	
d	Telecoms links	1	item	5,000	5,000	
6C.2	Allowance for possible services diversions	1	item	5,000	5,000	
6C.3	Allowance for external lighting	1	item	-	-	In main electrical cost
6C.4	Builder's work trenches, ducts, draw pits and the like	150	m	75	11,250	
<b>Total carried to Main Summary</b>				<b>£</b>	<b><u>51,250</u></b>	