

26 Silver Street, Bury
Dated - 1st September 2025
Quotation - Expires in 90 Days



Item	Quantity	Unit	Rate	OPTION 1 - 9 bedrooms	OPTION 2 - 8 bedrooms including pods
<u>External Works</u>					
external lighting - say	1	item	2200	2,200	2,200
works to bin walkway - say	1	item	3500	3,500	3,500
foul and surface water drainage - provisional	1	item	8000	8,000	8,000
gate to walkway - say	1	item	3500	3,500	3,500
works to external access ramp	1	item	excl.	0	0
sub-total externals to the building				17,200	17,200
<u>Site clearance / demolition</u>					
break out existing ground floor, remove from site	258	m2	38	9,804	9,804
soft strip and internal alterations	1	item	18000	12,000	12,000
isolate existing utility supplies	1	item	excl.	0	0
hack off plaster from the internal face of external walls	1	item	3500	3,500	3,500
hack of plaster from the internal face of internal walls	1	item	3800	3,800	3,800
remove asbestos - say	1	item	5500	5,500	5,500
sub-total site clearance				34,604	34,604
<u>sub-structure</u>					
repair slab to bin store / cycle store	1	item	3000	3,000	3,000
new ground floor slab to apartments, insulated with dpm	258	m2	85	15,930	15,930
below slab drainage allowance	1	item	4500	4,500	4,500
form lift pit	1	nr	6500	6,500	6,500
allowance for pads to new mezzanine - say	4	nr	1250	5,000	
trenching for utility services - say	1	item	3000	3,000	3,000
foundation for internal load bearing walls	1	item	5500	5,500	5,500
allowance for tanking - say	1	item	5500	5,500	5,500
underpinning - provisional	1	item	excl.	0	0
sub-total sub-structure				48,930	43,930
<u>Frame</u>					

allowance for steelwork	1	item	15000	12,000	12,000
Fire protect steelwork - phase 1	1	item	3500	3,500	3,500
sub-total frame				15,500	15,500
<u>External walls</u>					
clean down external face of existing walls - say	1	item	2000	2,000	2,000
repair existing walls	1	item	10000	8,000	8,000
alter existing walls	1	item	4000	4,000	4,000
prepare reveals for new windows - say	1	item	3000	3,000	3,000
sub-total external walls				17,000	17,000
<u>External doors and windows</u>					
manifestations	1	item	600	600	600
mastic seal all new windows	1	item	incl.	0	0
new timber windows - double glazed	76	m2	950	52,200	52,200
new single door to rear corridor - timber	1	nr	1100	1,100	1,100
new double doors to bin store	1	pair	3000	3,000	3,000
new main entrance double doors	1	pair	6500	6,500	6,500
sub-total external doors and windows				63,400	63,400
<u>Upper Floors</u>					
install new sections of floor	1	item	6900	6,900	6,900
trim for stairs / lifts	1	item	3500	3,500	3,500
new mezzanine floor to banking hall	107	m2	175	15,725	
new first floor mezzanine	104	m2	135		11,040
trim new first floor mezzanine for stairs	3	nr	175		525
sub-total upper floors				26,125	21,965
<u>Roofs</u>					
roof access hatch - TBC	1	nr	1900	1,900	1,900
AOV	1	nr	incl.	0	0
sedum roof	1	item	excl.	0	0
repair existing pitched roof coverings	1	item	3500	3,500	3,500
strip and recover flat roofs	114	m2	175	15,950	15,950
allowance for lead works	1	item	2200	2,200	2,200
work to copping's	1	item	5500	5,500	5,500
man safe system	1	item	excl.	0	0
trim roof for roof lights - Option 1	7	nr	550	3,850	
trim roof for roof lights - Option 2	15	nr	550		8,250

new roof lights - Option 1	7	nr	1100	7,700	
new roof lights - Option 2	15	nr	1100		16,500
rain water goods - say	1	item	11500	8,500	8,500
insulation to roofs	357	m2	48	13,136	13,136
sub-total roofs				62,236	75,436
<u>Stairs / Lifts</u>					
carpets, nosing's to stairs	1	item	3900	3,900	3,900
new core area stair case - Option 1	3	flights	6000	18,000	18,000
new core area stair case - fire protection	1	item	3600	3,600	3,600
internal stairs within apartments	3	flights	2500		7,500
lifts to phase	1	nr	39000	32,000	32,000
balustrade to mezzanine to core area	3	m	390	1,170	1,170
extra over for fire fighting lift	1	item	excl.	0	0
sub-total stairs				58,670	66,170
<u>Internal walls</u>					
boxings for risers	1	item	4500	4,500	4,500
new lift shaft walls - blockwork	48	m2	80	3,840	3,840
box out to bathrooms and end suites	1	item	3500	3,500	3,500
repair existing walls	1	item	5500	5,500	5,500
alter existing walls	1	item	6500	6,500	6,500
plaster existing walls	1	item	4500	4,500	4,500
dry line existing internal party walls - Option 1	147	m2	55	8,085	
dry line existing internal party walls - Option 2	154	m2	55		8,470
dry line internal face of external walls	358	m2	70	20,060	20,060
extra over internal insulation for window and door reveals	1	nr	350	350	350
feature walls	1	item	excl.	0	0
internal walls none fire rated - Option 1	353	m2	70	18,710	
internal walls none fire rated - Option 2	163	m2	70		11,410
fair faced walls to cycle store and bin store, fire rated	34	m2	85	2,890	2,890
acoustic fire rated walls - Option 1	170	m2	90	12,300	
acoustic fire rated walls - Option 2	173	m2	90		12,570
allowance for acoustic insulation to bathrooms and bedrooms	1	item	3600	3,600	3,600
plywood pattresses to bathrooms and Kitchens	1	item	3000	3,000	3,000
		item	15000	6,000	
sub-total internal walls				103,335	90,690
<u>Internal doors</u>					
core area doors / apartment doors - Option 1	15	nr	800	9,000	

core area doors / apartment doors - Option 2	14	nr	800		8,200
core area double doors	1	pair	1600	1,600	1,600
service riser doors - Option 1	3	pair	1400	4,200	
service riser doors - Option 2	3	pair	1400		4,200
extra over for vision panels - Option 1	4	nr	375	1,500	
extra over for vision panels - Option 2	4	nr	375		1,500
smoke shaft louvres	5	nr	1400	7,000	7,000
internal double doors to apartments - Option 1	3	pair	1300	3,900	
internal double doors to apartments - Option 2	2	pair	1300		2,600
new internal doors to apartments - Option 1	37	nr	750	22,750	
new internal doors to apartments - Option 2	30	nr	750		18,500
allowance for steel facing to common area doors manifestations	1	item	excl.	0	0
	1	item	700	700	700
sub-total internal doors				50,650	44,300
Wall finishes					
wall tiles to bathrooms / end suites - Option 1	11	nr	1500	12,500	
wall tiles to bathrooms / end suites - Option 2	8	nr	1500		8,679
kitchen wall tiling - Option 1	9	nr	300	2,700	
kitchen wall tiling - Option 1	8	nr	300		2,400
paint fair faced blockwork to ground floor areas	1	item	1500	1,500	1,500
paint new walls to apartments - Option 1	9	nr	2200	15,800	
paint new walls to apartments - Option 2	8	nr	2200		13,600
Paint core area walls	1	item	2200	2,200	2,200
specialist finishes to walls	1	item	excl.	0	0
allowance for wall paper / decorative wall finishes	1	item	excl.	0	0
sub-total wall finishes				34,700	28,379
Floor finishes					
thresh hold strips	1	item	900	900	900
entrance matting	1	item	2800	2,800	2,800
floating acoustic floors - Option 1	516	m2	38	19,608	
floating acoustic floors - Option 2	501	m2	38	0	19,038
insulate in floor voids - Option 1	516	m2	45	18,220	
insulate in floor voids - Option 2	501	m2	45	0	17,145
floor finishes - Option 1	774	m2	45	24,830	
floor finishes - Option 2	759	item	45		24,155
paint floors to bin stores, cycle stores, etc. - resin	1	item	1900	1,900	1,900
new skirting's to apartments - Option 1	1	item	5900	5,900	
new skirting's to apartments - Option 2	1	item	5900		5,900
sub-total floor finishes				74,158	71,838

<u>Ceiling finishes</u>					
access hatch to roof void, insulated and lockable	5	nr	290	1,450	1,450
ceiling access hatch in bathrooms for MVHR maintenance - Option 1	9	nr	330	2,970	
ceiling access hatch in bathrooms for MVHR maintenance - Option 2	8	nr	330		2,640
boxing to down stand beams - say	1	item	2800	2,800	2,800
bulkheads to stairs	1	item	3300	3,300	3,300
line around roof lights - Option 1	7	nr	75	525	
line around roof lights - Option 2	15	nr	75		1,125
work to retained banking hall feature ceiling	1	item	excl.	0	0
new 60 minute fire resistant ceilings - Option 1	873	m2	68	39,364	
new 60 minute fire resistant ceilings - Option 2	858	m2	68		38,344
paint apartment / core area ceilings - Option 1	873	m2	18	15,714	
paint apartment / core area ceilings - Option 2	858	m2	18		15,444
allowance for covings	1	m2	excl.	0	0
allowance for feature ceilings	1	m2	excl.	0	0
extra over for suspended ceiling to banking hall	107	m2	28	2,996	2,996
<u>sub-total ceiling finishes</u>				69,119	68,099
<u>sanitary ware</u>					
bathroom / ensuites - Option 1	10	nr	2900	22,000	
bathroom / ensuites - Option 2	7	nr	2900		17,300
accessible bathroom	1	nr	3300	3,300	3,300
allowance for mirrors, toilet roll holders, etc.	1	item	excl.	0	0
mastic sealing	1	item	1600	1,600	1,600
<u>sub-total sanitary ware</u>				26,900	22,200
<u>mechanical and electrical</u>					
Data to the building - say	1	item	5500	5,500	5,500
new water supply to property - Option 1	9	nr	1900	12,100	
new water supply to property - Option 2	8	nr	1900		10,200
new gas supply	1	item	excl.	0	0
new electric supply - Option 1	10	nr	2900	12,000	
new electric supply - Option 2	9	nr	2900		11,100
dry riser	1	item	excl.	0	0
cleaners sink	1	item	excl.	0	0
sprinklers - Option 1	9	nr	2200	14,800	
sprinklers - Option 2	8	nr	2200		12,600
M and E to apartments - Option 1	9	nr	12500	82,500	
M and E to apartments - Option 2	8	nr	13500		78,000

Builders works	1	item	6500	6,500	6,500
Test and commission	1	item	incl.	0	0
acoustic testing	1	item	2000	2,000	2,000
air leakage test - phase 1	1	item	2000	2,000	2,000
roof mounted PV's	1	item	excl.	0	0
smoke extract to core areas	1	item	8000	8,000	8,000
M and E to core areas	1	item	11000	11,000	11,000
sprinklers to core areas	1	item	excl.		
CCTV to core areas	1	item	excl.	0	0
sub-total mechanical and electrical				156,400	146,900
<u>fittings and furnishings</u>					
external building name signage	1	item	3500	3,500	3,500
form cleaners cupboard under stairs	1	item	excl.		
internal signage	1	item	900	900	900
post box systems	1	nr	2200	2,200	2,200
bathroom / ensuite fittings - Option 1	1	item	excl.	0	
bathroom / ensuite fittings - Option 2	1	item	excl.		
dress show apartment	1	item	excl.	0	0
shelves to utility cupboards - Option 1	9	nr	225	2,025	
shelves to utility cupboards - Option 2	8	nr	225	0	1,800
wardrobes	1	item	excl.		
loose furniture	1	item	excl.		
cycle hoops, double	10	nr	275	2,750	2,750
Tenant storage cages	1	item	excl.	0	
dress core areas	1	item	excl.	0	0
new feature kitchens - Option 1	9	nr	6500	38,500	
new feature kitchens - Option 2	8	nr	6500		33,000
window boards, painted	1	item	2200	2,200	2,200
service riser cupboard / meter room - not shown	1	item	5500	5,500	5,500
sundry allowance	1	item	2000	2,000	2,000
Bedroom pods- say	2	nr	38000	0	59,000
sub-total fittings and furnishings for tenant				59,575	112,850
sub-total main contract				918,502	940,461
main contractor profit, overheads and margin	5	%		56,275	57,509
main contractor preliminary costs	6	%		67,530	69,011
TOTAL MAIN CONTRACT				1,042,307	1,066,981
<u>Fees / surveys - post contract only</u>					
Architect	3	%		29,000	28,301
Structural Engineer	1	%		7,493	7,767
Structural survey	1	item	2,800	2,800	2,800
Landscape architect	1	item	excl.	0	0

condition survey	1	item	4,500	4,500	4,500
damp and rot survey	1	item	450	450	450
Services consultant, including thermal modelling and Part L calculations	1	item	8,000	3,000	3,000
Principle Designer-CDM	1	item	3,500	3,000	3,000
PD - Building Act	1	item	excl.	0	0
Party Wall surveyor fees	1	item	4,000	3,000	3,000
Drain survey, final clearance	1	item	1,200	1,200	1,200
surveys for Planning Application - say	1	item	5,000	5,000	5,000
Building Regulations fee	1	item	4,500	4,500	4,500
fire engineer	1	item	9,000	4,000	4,000
fire risk assessment	1	item	900	900	900
fund monitoring surveyor	1	item	excl.	0	0
6 PCC year warranty - Option 1	9	nr	2,500	5,000	
6 PCC year warranty - Option 2	8	nr	2,500		5,000
planning fee - say	1	item	excl.	0	0
CAD survey	1	item	excl.	0	0
site investigation / trial pits / etc.	1	item	2,200	1,000	1,000
structural survey	1	item	2,500	2,500	2,500
utility standing costs pre-commencement	1	item	excl.	0	0
unrecoverable service charge following building completion, prior to completion of all sales	1	item	excl.	0	0
temporary protection to the building between purchase and building works commencing	1	item	excl.	0	0
reinstatement valuation for insurance	1	item	490	490	490
EPC's - Option 1	9	nr	90	810	
EPC's - Option 2	8	nr	90		720
asbestos surveys - clearance certificate	1	item	1,200	1,200	1,200
<i>finance costs</i>	1	item	excl.	0	0
<i>Marketing costs</i>	1	item	excl.	0	0
<i>Quantity Surveyor - cost plan only</i>	1	item	2,000	2,000	2,000
<i>PM of the project - Client role</i>	1	item	excl.	0	0
<i>Acoustic Consultant / testing</i>	1	item	6,500	3,123	3,123
SECTION 106 FEES AND PAYMENTS	1	item	excl.	0	0
<i>defective title insurance</i>	1	item	excl.	0	0
<i>Legal fees for section 106</i>	1	item	excl.	0	0
<i>accountancy costs</i>	1	item	excl.	0	0
site purchase costs	1	item	excl.	0	0
stamp duty	1	item	excl.	0	0
legal fees	1	item	excl.	0	0
void rates	1	item	excl.	0	0
show flat fit out	1	item	excl.	0	0
marketing / advertising	1	item	excl.	0	0
Agent's fees	1	item	excl.	0	0
Insurance costs for the property	1	item	excl.	0	0

<i>sub-total fees</i>			<i>84,966</i>	<i>84,451</i>
<i>Sub-Total initial estimate</i>			<i>1,127,273</i>	<i>1,151,432</i>
<i>PRICE INFLATION RISK</i>	<i>0</i>	<i>%</i>	<i>0</i>	<i>0</i>
<i>CLIENT Contingency</i>	<i>6</i>	<i>%</i>	<i>67,500</i>	<i>69,000</i>
<i>TOTAL ESTIMATED COSTS</i>			<i>1,194,773</i>	<i>1,220,432</i>

VAT REGISTRATION NUMBER – 390573773

COMPANY NUMBER - 12056131

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