

APPENDIX 9

BCIS DATABASE – HENDON LANE



Analyses

7Nr Flats, Hendon Lane - #34168

[Rebased to 1Q 2021 \(328\)](#) [Edit](#)

Summary

7Nr Flats, Hendon Lane

Location: Finchley, Barnet, London N3**Date:** 1-Jun-2020**Building cost:** £1,464,522 **rebased****Cost/m²:** £2,209 **rebased****Floor area:** 663m²**Main construction:** Brick construction**Storeys:** 4**Level of analysis:** Elemental Elevations 1
Image 1 of 6[Benchmark](#)[Street view](#)[View on map](#)

Detail

[Hide detail](#)**Building function:** 816. - Flats (apartments)**Type of work:** New build**District:** Barnet - London Postal Districts (Barnet)**Grid reference:** TQ2490**Postcode:** N3 1SL**Receipt date:** 1-Jun-2020**Base date:** 1-Jun-2020**Date of possession:** 1-Aug-2020**Project details:** 4 storey detached block of 7 Nr flats with associated parking, landscaping, bin store and amenity areas.**Site conditions:** Demolition of existing detached house.**Project tender price index:** 481 on 1985 BCIS Index Base**Client:** Devlux 4D LLP**Tender documentation:** Bill of Quantities**Selection of contractor:** Design and build**Contract:** JCT Design and Build Contract 2016 edition**Contract period (weeks):** Stipulated: 52; Offered: 52; Agreed: 52**Cost fluctuations:** Fixed**Basis of cost:** Tender

Contract breakdown

Measured work: £1,347,228 **rebased****Prime cost sums:****Provisional sums:**

Preliminaries:	£227,726 rebased
Design fees:	
Risk (client's contingencies):	
Contract sum:	£1,574,954 rebased

Accommodation and design features

4 storey block of 1Nr 3B, 1Nr 1B and 5Nr 2B flats. Insitu concrete foundations and PCC ground floor. Steelwork. Concrete tiled pitched roof and bitumen felt amenity flat roof. Insitu concrete on metal deck upper floors. Facing brick and rendered block external walls. Aluminium double glazed windows. Block internal walls. Internal timber doorsets. Plasterboard, skim, emulsion and ceramic tile wall finishes. Vinyl, ceramic tile and carpet floor finishes. Suspended plasterboard, skim and emulsion ceiling finishes. Kitchen units and fitted wardrobes. Sanitaryware. Gas boiler fired HW underfloor heating. Power and light. Local extract ventilation. Fire alarm and video door entry. Lift.

Dimensions

Number of units: 7

Functional units

No bedrooms (14) £104,608,71 **rebased**

Credits

Submitted by: MDA Consulting Ltd

Client: Devlux 4D LLP

Architect: Zen Builders Ltd

Quantity Surveyor: Devlux 4D LLP

Structural Engineer: Knapp Hicks and Partners

General Contractor: Zen Builders Ltd

Elements (BCIS Standard Form of Cost Analysis (2012 revision, NRM1 compatible)) **rebased**

Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percent age
01 Substructure	£92,364	£139			6%
02.01 Frame	£32,310	£49			2%
02.02 Upper Floors	£69,520	£105			4%
02.03 Roof	£110,142	£166			7%
02.04 Stairs	£21,638	£32			1%
02.05 External Walls	£202,527	£305			13%
02.06 External Windows and Doors	£40,143	£61			3%
02.07 Internal Walls and Partitions	£83,944	£126			5%
02.08 Internal Doors	£19,073	£28			1%
02 Superstructure	£579,298	£873			37%
03.01 Wall Finishes	£113,322	£171			7%
03.02 Floor Finishes	£62,624	£94			4%
03.03 Ceiling Finishes	£28,594	£43			2%
03 Finishes	£204,539	£308			13%
04 Fittings, Furnishings and Equipment	£146,964	£221			9%
05.01 Sanitary Installations	£61,684	£93			4%
05.02 Services Equipment	£0	£0			
05.03 Disposal Installations (Costs included in 05.06)					
05.04 Water Installations (Costs included in 05.06)					
05.05 Heat Source (Costs included in 05.06)					
05.06 Space Heating and Air Conditioning (Costs include other elements)	£68,537	£104			4%
05.07 Ventilating Systems (Costs included in 05.06)					
05.08 Electrical Installations (Costs include other elements)	£64,621	£98			4%
05.09 Fuel Installations	£0	£0			
05.10 Lift and Conveyor Installations	£34,758	£53			2%
05.11 Fire and Lightning Protection	£0	£0			
05.12 Communications and Security Installations (Costs included in 05.08)					
05.13 Special Installations	£0	£0			

Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percentage
05.14 Builder's Work in Connection with Services (BWIC)	£0	£0			
05 Services	£229,600	£347			15%
06 Prefabricated Buildings and Building Units	£0	£0			
07 Work to Existing Building	£0	£0			
Building Sub-total	£1,252,764	£1,890			80%
08.01 Site Preparation Works	£4,406	£7			
08.02 Roads, Paths, Pavings and Surfacing	£2,918	£4			
08.03 Soft Landscaping, Planting and Irrigation Systems	£14,687	£23			1%
08.04 Fencing, Railings and Walls	£0	£0			
08.05 External Fixtures	£0	£0			
08.06 External Drainage	£17,624	£26			1%
08.07 External Services	£15,666	£23			1%
08.08 Minor Building Works and Ancillary Buildings	£0	£0			
08 External Works	£55,300	£83			4%
00.01 Toxic/Hazardous/Contaminated Material Treatment	£0	£0			
00.02 Major Demolition Works	£39,164	£59			2%
00.03 Temporary Support to Adjacent Structures	£0	£0			
00.04 Specialist Groundworks	£0	£0			
00.05 Temporary Diversion Works	£0	£0			
00.06 Extraordinary Site Investigation	£0	£0			
00 Facilitating Works	£39,164	£59			2%
09 Preliminaries	£227,726	£344			14%
10 Main Contractor's Overheads and Profit	£0	£0			
Total (less Design Fees)	£1,574,954	£2,375			100%
11 Project/Design Team Fees	£0	£0			
12 Other Development/Project Costs	£0	£0			
13 Risk (Clients Contingencies)	£0	£0			
Total Contract sum	£1,574,954	£2,375			100%

Specification

Element	Specification
01 Substructure	Concrete trench fill and pad foundations. Beam and block flooring. 100mm insulation.
02.01 Frame	12 tonnes steel members.
02.02 Upper Floors	Steel decking with 160mm insitu concrete. 50mm insulation. Concrete balcony sections.
02.03 Roof	Timber pitched roof. 160mm insulation. Plain concrete tiling. 4Nr dormers. 3Nr Velux windows.
02.04 Stairs	Precast concrete stairs with balustrading.
02.05 External Walls	Facing brick and block cavity walls. Rendered block external walls.
02.06 External Windows and Doors	Aluminium windows and external doors.
02.07 Internal Walls and Partitions	Blockwork.
02.08 Internal Doors	Timber entrance doors to flats.
03.01 Wall Finishes	Plasterboard and skim. Ceramic tiles to bathrooms and wet areas (298m2 including floors).
03.02 Floor Finishes	601m2 carpet. 60m2 vinyl sheet. Ceramic tiles to bathrooms and wet areas (cost included in 03.03). Barrier matting. Softwood skirtings.
03.03 Ceiling Finishes	Suspended plasterboard and skim.
04 Fittings, Furnishings and Equipment	Kitchen fittings and fitted wardrobes.
05.01 Sanitary Installations	Bathroom and en-suite fittings.
05.03 Disposal Installations	Soil and waste.
05.04 Water Installations	Hot and cold water installations.
05.05 Heat Source	Gas boiler to each flat.
05.06 Space Heating and Air Conditioning	Underfloor heating. Air conditioning units to top floor.
05.07 Ventilating Systems	Extract ventilation.

Element	Specification
05.08 Electrical Installations	Power and light.
05.10 Lift and Conveyor Installations	8 Person traction lift serving 4 floors.
05.12 Communications and Security Installations	Video entry system. Fire alarms. TV distribution.
08.01 Site Preparation Works	Site preparation.
08.02 Roads, Paths, Pavings and Surfacing	Minor block paving.
08.03 Soft Landscaping, Planting and Irrigation Systems	Landscaping and planting.
08.06 External Drainage	1 Nr inspection chamber and pipe run.
08.07 External Services	Gas, electrical, water and telecoms.
00.02 Major Demolition Works	Demolition of existing house.
09 Preliminaries	16,90% of remainder of Contract sum.

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