

Elemental cost plan: Proposed Nursery Block, Newlands Primary School, Earl Shilton

School name	Newlands Primary School, Earl Shilton	Building	New block
Location	Leicestershire	Region	East Midlands
Gross internal area, new build (m ²)	249	Base date	07-Aug-26
Gross internal area, internal alterations (m ²)			

Element	£	% Cost	Cost/m ²	Gross floor area New build/refurb £ per m ²
1 Spot Items				
BNG	20,000			
Internal alterations subtotal	20,000	2%		80
2 Substructure	53,965	5%		217
3 Superstructure				
Rooflights	12,000			
Flat roofs	80,925			
Stairs	-			
External walls	85,267			
Windows and external doors	41,500			
Internal walls and partitions	45,890			
Internal doors and screens	25,240			
Superstructure subtotal	290,822	25%		1,168
4 Internal finishes				
Wall finishes	22,630			
Floor finishes	16,185			
Ceiling finishes	15,420			
Decoration	14,640			
Internal finishes subtotal	68,875	6%		277
5 Fittings and furnishings				
Sink units/cloak fittings	15,200			
Toilet cubicles/IPS/nappy change	14,900			
Loose furniture	6,000			
Fittings and furnishings subtotal	36,100	3%		145
6 Services				
Sanitary applications	11,780			
Disposal installation	10,400			
Mechanical installation	84,400			
Electrical installation inc data	139,960			
Access control systems	11,200			
Lift and conveyor installation	-			
Builders' work in connection	12,500			
Services subtotal	270,240	24%		1,085
SUBTOTAL (2 to 6)	720,002			2,892
7 External works				
Site works	104,720			
External canopies	44,000			
Fencing	11,250			
Drainage	36,420			
External Services	15,000			
External works subtotal	211,390	18%		849
8 Preliminaries	138,520	12%		556
SCHEME SUBTOTAL (1 to 8)	1,089,912			4,377
9 Contingencies	60,000	5%		
SUBTOTAL (1 to 9)	1,149,912			4,618
10 Fees				
Professional fees	96,893			
Asbestos survey (service connections)	750			
Planning	3,000			
Building Control	4,500			
Fees subtotal	105,143			
11 VAT				
TOTAL PROJECT COST	1,255,055			5,040

Total net construction cost	£1,149,912
Total gross construction costs including fees	£1,255,055
VAT (assumed fully reclaimed)	
Total gross construction costs including fees excluding VAT	£1,255,055