

## **Revaluation 2010**

### **Public Buildings Committee**

#### **Practice Note 4**

#### **Valuation of Contractor's Basis Subjects Areas Adjustment, External Works Costs, Allowances and Land.**

### **1.0 Introduction**

- 1.1 In Contractor's Basis valuations, when unit cost rates are utilised, these are normally based on Gross External Area and the analysis of cost of provision of modern equivalent items. When valuing buildings this may require the adjustment of floor areas of those buildings of an older character for the sake of uniformity with the modern equivalent. The adjustment being necessary to reflect the existence of thicker external walls in older buildings as compared with the modern equivalent's wall thicknesses.
- 1.2 Also in Contractor's Basis valuations, the respective costs of external works and land are arrived at separately.
- 1.3 Costing of these elements is carried out mainly by the use of unit cost rates.

### **2.0 Scope**

- 2.1 This Practice Note gives guidance in regard to:
  - (a) The adjustment of floor areas where necessary to ensure a uniform approach in Contractor's Basis valuations.
  - (b) Unit cost rates for typical elements of external works and site finishes.
  - (c) Unit cost rates for assumed overall external works and site finishes.
  - (d) Allowances.
  - (e) Land value.

### **3.0 Adjustment of Buildings' Floor Areas**

#### **3.1 *GEA Difference Between Old and Modern Buildings***

- 3.1.1 Unit cost rates for buildings are normally derived from the analysis of cost information available from samples of modern construction where external wall thicknesses are of a lesser gauge than those of buildings constructed at the start of the 20<sup>th</sup> century or earlier.

- 3.1.2 The application of unit cost rates so derived to the gross external areas of buildings of older character with thick walls will produce inflated costs in comparison with the modern equivalent providing the same usable space.
- 3.1.3 To counter this effect, adjustments will require to be made, on a floor by floor basis, to the areas of buildings of older character.
- 3.1.4 The following table is a guide to the adjustments necessary to reduce older construction areas to a modern equivalent.  
*(to be interpolated appropriately)*

Wall Thickness	450 mm	600 mm
Floor Area m2	% Adjustment	% Adjustment
50	13%	22%
100	8%	16%
200	6%	12%
300	5%	9%
600	3.5%	7%
1500	2.1%	4%
4000	1.3%	2.5%

### 3.2 **GEA to GIA Difference Regarding Old and Modern Buildings**

- 3.2.1 In certain circumstances, either for analysis or valuation purposes, it may be necessary to equate Gross External areas with Gross Internal areas. The following table is a guide to adjustment in this regard.  
*(to be interpolated appropriately)*

Wall Thickness	300 mm	450 mm	600 mm
Floor Area m2	% Adjustment	% Adjustment	% Adjustment
50	21%	32%	42%
100	16%	23%	31%
200	11%	17%	22%
300	10%	14%	19%
600	7%	10%	13%
1500	4%	6%	8%
4000	3%	4%	5%

## 4.0 External Works Unit Cost Rates and Approximate Estimates

- 4.1 Typical replacement unit cost rates for external works, etc., reflecting a mean level for Scotland and “normal” contract size, are noted in the Schedule of Unit Cost Rates introduced in **7.0** at the end of this PN.

Proposed “overall” external works cost rates and approximate estimates on the basis of a percentage of building cost are also noted therein.

- 4.2 It should be noted that unit cost rates are **exclusive** of professional fees and other charges.

## 5.0 Allowances

- 5.1 It is recognised that consideration may need to be given to elements of unremunerative expenditure identified.
- 5.2 Age related physical obsolescence allowances for Public Buildings are shown overleaf under the headings of: -

- (A) Buildings
- (B) Plant
- (C) Civils
- (D) Tanks

These tables recommend **maximum** allowances to be used to reflect age-related obsolescence.

**The use of notional age variations may provide flexibility on refurbished buildings, civils, plant or tanks and also on little used items of plant and machinery.**

It should be noted that buildings originally constructed before 1955 are unlikely to be in their original state, having most likely been refurbished to some extent. In such cases, care should be taken in the application of the indicated ranges of allowances.

The presence of flat roof construction may result in greater repairing obligations. Where older inferior forms of this type of construction exist it may be appropriate to apply a further allowance of 5% to the affected floor.

*System built structures and buildings of temporary construction will normally comprise lightweight and inexpensive structural steel or timber frames with flat roofs and very little or no brickwork to walls. Typically they will be substantially pre-fabricated and assembled on site and may have been originally intended as temporary accommodation. **Pre 1975 structures of this type may be given a further allowance of up to 20% at the valuer's discretion, while those built from 1975 to 1985 may be given up to 15%.***

- 5.3 Any deviation from the above, or the allowances recommended overleaf, for special category specific reasons, will be covered by individual Practice Notes. The general allowance profile permits flexibility of approach, particularly where modernisation or refurbishment has taken place or a property is in remarkably good condition for its age. Age alone does not justify allowance.
- 5.4 Further functional or technical obsolescence may require reflection based on site specific circumstances and valuer judgement.
- 5.5 **The above allowances should not be aggregated but applied in sequence to provide the Adjusted Replacement Cost of a particular item.**

5.6 **Allowances**

**Subject to the terms of individual Category Practice Notes:**

Table (A) should be applied for all buildings, roads, hardstandings, landscaping etc; Table (B) should be applied to all plant and machinery other than tanks; Table (C) should be applied to ancillary enclosures, supports, settings and specialised civils works.; Table (D) should be applied to tanks other than concrete tanks which should attract the allowances provided in Table (C).

Year		<b>Buildings, Roads, Hardstandings, Landscaping.</b>	<b>Plant</b>	<b>Civils (Specialised)</b>	<b>Tanks</b>
		<b>% (A)</b>	<b>% (B)</b>	<b>% (C)</b>	<b>%(D)</b>
2010					
2009		0.50			
2008		1.00			
2007		1.50			
2006		2.00			
2005		2.50			
2004		3.00			
2003		3.50			
2002		4.00			
2001		4.50			
2000		5.00			
1999		6.00	2.00	0.50	1.00
1998		7.00	4.00	1.00	2.00
1997		8.00	6.00	1.50	3.00
1996		9.00	8.00	2.00	4.00
1995		10.00	10.00	2.50	5.00
1994		11.00	12.00	3.00	6.50
1993		12.00	14.00	3.50	8.00
1992		13.00	16.00	4.00	9.50
1991		14.00	18.00	4.50	11.00
1990		15.00	20.00	5.00	12.50
1989		16.00	22.50	5.50	14.00
1988		17.00	25.00	6.00	15.50
1987		18.00	27.50	6.50	17.00
1986		19.00	30.00	7.00	18.50
1985		20.00	32.50	7.50	20.00
1984		21.00	35.00	8.00	21.00
1983		22.00	37.50	8.50	22.00
1982		23.00	40.00	9.00	23.00
1981		24.00	42.50	9.50	24.00
1980		25.00	45.00	10.00	25.00
1979		26.00	45.50	10.50	26.00
1978		27.00	46.00	11.00	27.00
1977		28.00	46.50	11.50	28.00
1976		29.00	47.00	12.00	29.00
1975		30.00	47.50	12.50	30.00
1974		31.00	48.00	13.00	31.50
1973		32.00	48.50	13.50	33.00
1972		33.00	49.00	14.00	34.50
1971		34.00	49.50	14.50	36.00
1970		35.00	50.00	15.00	37.50
1969		36.00		15.00	40.00
1968		37.00			

Year		Buildings, Roads, Hardstandings, Landscaping.	Plant	Civils (Specialised)	Tanks
		% (A)	% (B)	% (C)	%(D)
1967		38.00			
1966		39.00			
1965		40.00			
1964		41.00			
1963		42.00			
1962		43.00			
1961		44.00			
1960		45.00			
Pre 1960		45.00 to 50.00			

## 6.0 Land

- 6.1 Land should be costed using bona fide actual costs or in comparison with undeveloped land cost evidence in the particular area for similarly sized sites with similar use classes at the “tone” date. Ground rents may, perhaps, be available to assist and dispose of Stage 3 actions.
- 6.2 An element of land cost should **not** be incorporated into recommended unit cost rates for buildings or siteworks.
- 6.3 Consideration should be given to the appropriateness of any allowance to reflect the site being “encumbered” by obsolete buildings, structures, plant and machinery or some other factor. [the so called “Ebdon Allowance” – for background see *Imperial College of Science and Technology v Ebdon (VO) and Westminster City Council 1984 LT RA 84 page 213*] The quantum of any such allowance may be influenced by adjustments made between Stage 1 and Stage 2 of the particular valuation but in all cases this is a matter of valuer judgement.
- 6.4 Consideration should also be given to possible surplus land within the site that may, for instance, be reserved for future development. This may attract a lower level of value but “Ebdon Allowance” may not be appropriate. This is, again, a matter of valuer judgement.
- 6.5 The result of application of any such allowance, where considered appropriate, is the “tone” land value to be added at Stage 3 of the contractor’s basis valuation. Relevant ground rent information, if available, should be incorporated at Stage 4 as annual value with no Stage 3 necessary.

## 7.0 Schedule of Unit Cost Rates

- 7.1 The schedule lists typical items of external works encountered at lands and heritages and recommends unit cost rates that reflect the Scottish “mean” level for a notional contract size of £3,000,000. These rates require to be adjusted to reflect **contract size** and any addition for **professional fees** when arriving at Estimated Replacement Cost. (**E.R.C.**).

(These adjustments are detailed in SAA Basic Principles Committee Practice Note 2 [Contractor's Basis Valuations]).

## Surfaced Areas

**ERC Rate      Unit**

**Hardstandings (if drainage provided – add £14 per m2)**

### Plain in situ concrete

21N/mm<sup>2</sup> paving, 150 thick hardcore, expansion joints

75 mm thick	£27.00	m <sup>2</sup>
100 mm thick	£39.00	m <sup>2</sup>
150 mm thick	£45.00	m <sup>2</sup>
200 mm thick	£52.00	m <sup>2</sup>
250 mm thick	£58.00	m <sup>2</sup>

### Reinforced in situ concrete

21N/mm<sup>2</sup> paving, 150 thick hardcore, expansion joints

100mm thick	£46.00	m <sup>2</sup>
150mm thick	£49.00	m <sup>2</sup>
200mm thick	£56.00	m <sup>2</sup>
250mm thick	£62.00	m <sup>2</sup>

<u><b>Wearing Course</b></u>	<u><b>Base Course</b></u>	<u><b>Road Base</b></u>	<u><b>Sub Base</b></u>		
<u><b>Tarmacadam</b></u>					

30 mm	60 mm	50 mm	250 mm	£49.00	m <sup>2</sup>
30 mm	50 mm	100 mm	250 mm	£54.00	m <sup>2</sup>
30 mm	50 mm	100 mm	300 mm	£58.00	m <sup>2</sup>

### Asphalt

40 mm	60 mm	100 mm	300mm	£62.00	m <sup>2</sup>
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**Gravel/hoggin roads/pavements** (includes hardcore base but excludes drainage)

Hardcore	150 mm thickness	£14.00	m <sup>2</sup>
Gravel	50 mm thickness	£17.00	m <sup>2</sup>
Gravel	63 mm thickness	£19.00	m <sup>2</sup>
Granular fill	100 mm thickness	£10.00	m <sup>2</sup>

### **Slab/brick/block/sett/cobble pavings**

<u>Artificial stone</u>	450 x 600 x 50 mm	£43.00	m <sup>2</sup>
	600 x 600 x 50 mm	£41.00	m <sup>2</sup>
<u>Brick paviors</u>	215 x103 x 65 mm		
	laid flat	£52.00	m <sup>2</sup>
	laid on edge	£71.00	m <sup>2</sup>
	laid flat <i>to herringbone pattern</i>	£57.00	m <sup>2</sup>
	laid on edge <i>to herringbone pattern</i>	£75.00	m <sup>2</sup>
<u>Concrete paviors</u>	200 x 100 x 80 mm (grey)		
	laid flat	£44.00	m <sup>2</sup>
	laid flat <i>to herringbone pattern</i>	£49.00	m <sup>2</sup>
	(coloured) laid flat	£46.00	m <sup>2</sup>
	laid flat <i>to herringbone pattern</i>	£50.00	m <sup>2</sup>
<u>Cobble paving</u>	50 – 75 mm	£117.00	m <sup>2</sup>
	laid to pattern	£137.00	m <sup>2</sup>

### **Concrete paving flags**

	450 x 300 x 60 mm	£37.00	m <sup>2</sup>
	Grey		m <sup>2</sup>
	600 x 600 x 50 mm		
	Grey	£35.00	m <sup>2</sup>
	750 x 600 x 50 mm		
	Grey	£33.00	m <sup>2</sup>
	900 x 600 x 50 mm		
	Grey	£30.00	m <sup>2</sup>

### **Granite setts**

	200 x 100 x 100 mm	£103.00	m <sup>2</sup>
	laid to pattern	£110.00	m <sup>2</sup>

### **Grass concrete paving with topsoil and seeded**

	75 mm thick	£40.00	m <sup>2</sup>
	100 mm thick	£44.00	m <sup>2</sup>
	150 mm thick	£50.00	m <sup>2</sup>

## **Safety Surfaces**

Bark particle type	£28.00	m <sup>2</sup>
Wicksteed tumbleguard type	£97.00	m <sup>2</sup>

## **Landscaped Areas**

Excavate over site 250 mm deep to remove topsoil, deposit in temporary spoilheaps, remove from spoilheaps and spread on site, cultivate topsoil, apply weedkiller and sow grass seed at 175 kg per hectare, harrow, lightly roll and carry out initial cut, etc.

Park Quality	£4.80	m <sup>2</sup>
Sportsfield Quality	£5.30	m <sup>2</sup>
Grass Area Land Drainage	£1.50	m <sup>2</sup>

## **Playing Surfaces**

### Ash

Surfacing including foundations	£19.00	m <sup>2</sup>
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### Shale

Surface including drainage and foundation		
Small areas less than 6,000 m <sup>2</sup>	£28.00	m <sup>2</sup>
Areas greater than 6,000m <sup>2</sup>	£20.00	m <sup>2</sup>

### Tarmacadam

Porous tarmacadam including drainage and foundation		
Small areas less than 6,000 m <sup>2</sup>	£31.00	m <sup>2</sup>
Areas greater than 6,000 m <sup>2</sup>	£21.00	m <sup>2</sup>

### Turf

Artificial <u>all-weather</u> pitch including drainage and stone foundations	£58.00	m <sup>2</sup>
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### Bowling Green

38.4 x 38.4 m, 6 rink, basic, including land drainage and gravel perimeter path.	£ 24,000	each
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38.4 x38.4 m, 6 rink, good club, Inc. land drainage, perimeter ditch channel, and macadam perimeter path.	£ 78,500	each
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Six rink Bowling Green to EBA standard Inc land drainage, pumped irrigation, sprinkler system, perimeter ditch channel, and macadam path.	£ 97,300	each
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### Cricket

Synthetic wicket, 30.00 x 2.60 m including drainage

Concrete foundations per wicket	£ 7,500	each
Stone foundations per wicket	£ 6,300	each

### 5-a-side Football Pitch

36.00 x 18.50 m, including perimeter wall and mesh fence including drainage

Asphalt/macadam surface	£40,000	per pitch
Synthetic surface	£48,000	per pitch

### Kerbs, Edgings and Channels

#### Precast Concrete Edgings

Bedded, jointed and pointed in cement mortar, haunching up one side with in situ concrete on concrete foundation including excavation

50 mm x 150mm to 250mm edgings – straight or curved	£12.00	m run
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#### Precast concrete kerbs/channels

Formed as above:

125 x 250 mm Kerbs - straight	£21.00	m run
125 x 250 mm Kerbs - curved	£27.00	m run
125 x 300 mm Kerbs - straight	£24.00	m run
125 x 300 mm Kerbs - curved	£33.00	m run
255 x 125 mm Channels - straight	£20.00	m run
255 x 125 mm Channels - curved	£26.00	m run

#### Precast concrete “Safticurb” drainage channels

250 mm x 250 mm	£50.00	m run
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#### Inspection unit

With cast iron lid 248 x 248 x 914 mm	£92.00	each
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#### Silt box top

With concrete frame and cast iron lid, 457 x 610 mm, set over gully each -	£428.00	each
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#### Footpaths

Gravel (includes hardcore base but excludes drainage)

50 mm thick per metre run at a width of:

900 mm	£17.00	m run
1,000 mm	£17.00	m run
1,200 mm	£18.50	m run
1,500 mm	£20.00	m run
2,000 mm	£21.00	m run

Deduct £6.00 for no hardcore base-earth only

### **Bitumen macadam paving**

65 mm thick including sub-base and concrete edgings per metre run at a width of:

900 mm	£47.00	m run
1,000 mm	£50.00	m run
1,200 mm	£55.00	m run
1,500 mm	£63.00	m run
2,000 mm	£76.00	m run

### **Site Furniture**

#### Lighting

Lighting on columns set in concrete foundations

4-6 m columns with up to 70 W lamp including electrical supply and connections	£984	each
10-12 m columns with up to 250 W lamp including electrical supply and connections	£1305	each
10-12 m columns with sodium lamp including electrical supply and connections	£1470	each

### **Security/Settings**

#### Security Barriers

Barriers for a 4 m clear opening with steel supports bolted to a concrete foundation (average rates)

<u>Manually</u> operated pole barrier with counter balance on tubular steel supports	£1142	each
<u>Electrically</u> operated pole barrier switch operated	£2907	each
<u>Electrically</u> operated pole barrier with pedestal mounted card reader and auto close induction loop	£3346	each
Two <u>electrically</u> operated barriers with pedestal mounted card readers and auto close induction loop for entrance and exit with gatehouse over-ride switch	£70890	each

#### Road blockers

Hydraulically operated road blocker 3 m wide 350 mm raised height.	£12546	each
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Remote push button control, two induction loops and red over green traffic light		
Surface mounted hydraulically operated road blocker 3 m wide with 300 mm raised height. Remote push button control, two induction loops, red over green traffic light and approach ramps	£10384	each
Hydraulic rising bollard. Remote push button control, safety/auto-raise loop to work in both directions, two red over green traffic lights	£8996	each

### **Bollards/Guard rails**

#### **Safety Barriers**

Single sided corrugated beam	£49.00	m run
Double sided corrugated beam	£74.00	m run
Single sided open box beam	£68.00	m run
Double sided open box beam	£126.00	m run

### **Bollards set in concrete foundations**

Pre-cast concrete	£148.00	each
Hollow steel with cast cap	£253.00	each
Cast Iron	£304.00	each

### **Boundary Walls/Fences**

#### **Walls**

½ **brick** (102 mm) thick solid **wall** of:-

common bricks in mortar	£42.00	m <sup>2</sup>
medium grade facing bricks in mortar	£55.00	m <sup>2</sup>
Class A engineering bricks in mortar	£62.00	m <sup>2</sup>

1 **brick** (215 mm) thick solid **wall** of:-

common bricks in mortar	£76.00	m <sup>2</sup>
medium grade facing bricks in cement mortar	£103.00	m <sup>2</sup>
Class A engineering bricks in mortar	£122.00	m <sup>2</sup>

### **Concrete post and wire fencing**

Two, three and four wire, posts at 2.75 m centres

900 mm high, two wire	£12.00	m run
1.07 m high, three wire	£15.00	m run
1.20 m high, three wire	£18.00	m run
1.40 m high, four wire	£20.00	m run

### **Timber post and wire fencing**

#### **Posts at 2.75 m centres**

900 mm high	£9.00	m run
1.2 m high	£16.00	m run
1.4 m high	£17.00	m run

### **Chain Link Fencing**

Galvanised mild steel mesh; galvanised mild steel or concrete posts at 3.0 m centres

900mm high	£15.00	m run
1.2 m high	£17.00	m run
1.5 m high	£19.00	m run
1.8 m high	£21.00	m run
2.4 m high	£29.00	m run

Plastic Coated mild steel mesh; concrete posts at 3.0 m centres

900mm high	£18.00	m run
1.2 m high	£20.00	m run
1.5 m high	£22.00	m run
1.8 m high	£24.00	m run

### **Gates and gate posts**

Galvanised mild steel chain link mesh, with angle framing, braces etc. complete with hinges, locking bar, lock and bolts (for plastic coated add £5 to Singles and £10 Pairs)

#### **Single**

0.9 m wide x 1.2 m high	£357.00	each
0.9 m wide x 1.8 m high	£408.00	each

#### **Pairs**

2.44 m wide x 0.9 m high	£622.00	each
2.44 m wide x 1.2 m high	£694.00	each
2.44 m wide x 1.8 m high	£795.00	each
4.00 m wide x 0.9 m high	£1,122.00	each
4.00 m wide x 1.2 m high	£1,255.00	
4.00 m wide x 1.8 m high	£1,428.00	each
4.00 m wide x 2.4 m high	£1,725.00	each
6.00 m wide x 1.8 m high	£2,142.00	each
6.00 m wide x 2.4 m high	£2,346.00	each

### **Chain link fencing for tennis courts**

Galvanised mild steel mesh; galvanised mild steel posts at 2.5 m centres

2,745 mm high, 36.0 x 18.0 m including gate 1,070 mm x 1,980 mm	£2,805.00	each
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complete with hinge, locking bar, lock and bolts 3,660 mm high, 36.0 x 18.0 m including gate 1,070 mm x 1,980 mm complete with hinge, locking bar, lock and bolts	£3,774.00	each
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## **Timber Fencing**

***Cleft chestnut pale*** fencing; pales spaced 51 mm apart on two lines galvanised wire; 64 mm diameter posts; 76 mm x 51 mm struts

900 mm high posts at 2.5 m centres	£10.00	m run
1.05m high; posts at 2.5m centres	£12.00	m run
1.2 m high, posts at 2.25 m centres	£14.00	m run
1.35 m high; posts at 2.25 m centres	£15.00	m run

***Closeboarded*** – 76 mm x 38 mm softwood rails, 89 mm x 19 mm softwood pales lapped, 152 mm x 25 mm softwood gravel boards, all softwood treated posts at 3.0 m centres

1.0 m high; two rail; concrete posts	£35.00	m run
1.2 m high; two rail; concrete posts	£37.00	m run
1.4 m high; three rail; concrete posts	£40.00	m run
1.6m high; three rail; concrete posts	£42.00	m run
1.8m high; three rail; concrete posts	£44.00	m run
1.2m high; two rail; oak posts	£30.00	m run
1.4m high; three rail; oak posts	£33.00	m run
1.6m high; three rail; oak posts	£37.00	m run
1.8m high; three rail; oak posts	£42.00	m run

***Interwoven panels***- 1.80 m wide, fixed to 100 mm x 100 mm oak posts at 1.80 m centres

1.5 m high	£38.00	m run
1.8 m high	£51.00	m run

1.80 m wide, fixed to 100 mm x 100 mm concrete posts at 1.80 centres

1.5 m high	£43.00	m run
1.8 m high	£56.00	m run

***Post and rail*** - three horizontal rails 90 mm x 38 mm fixed to 150 mm x 75 mm posts at 1.8 m centres; all pressure treated softwood

1.2 m high	£21.00	m run
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***Post and rail*** - three horizontal rails 90 mm x 38 mm fixed to 150 mm x 75 mm posts at 1.8 m centres; all pressure treated oak

1.4m high	£29.00	m run
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***Post and rail*** - four horizontal rails 90 mm x 38 mm fixed to 150 mm x 75 mm posts at 1.8 m centres; all pressure treated softwood and 90 mm x 38 mm intermediate posts

1.2 m high	£27.00	m run
1.4 m high	£32.00	m run

**Field gate** - complete with wrought iron ironmongery; type 5 bar diamond braced, 1.30 m high, hung on 200 mm x 200 mm posts all treated softwood

3,000 mm wide	£388.00	each
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**Palisade** – 75 mm x 25 mm softwood vertical palings with pointed tops, two 100 mm x 50 mm horizontal softwood rails housed into 150 mm x 100 mm softwood posts with weathered tops, all pressure treated timber, posts at 2.5 m centres

1.2 m high	£37.00	m run
1.8 m high	£43.00	m run
1.8 m high Oak	£58.00	m run

**N.B. Posts driven into firm ground**

### Precast concrete slab fencing

Precast concrete slab, 305 mm x 38 mm x 1,753 mm slabs fitted into twice grooved concrete posts. Posts at 1.83 m centres

1.2 m high	£47.00	m run
1.5m high	£59.00	m run
1.8m high	£71.00	m run

### Mild steel unclimbable fencing and gates

**Mild steel unclimbable** in panels 2440 mm long; flat section top flat section edges on steel post at 2.4m centres

2.1m high	£138.00	m run
2.4m high	£ 159.00	m run

**Gates and gate posts; mild steel unclimbable (to match mild steel unclimbable fencing)** with flat section framing etc; complete with locking bar, handles etc; two 102mm x 102mm hollow section gate posts

2 x 1.2m x 2.1m ht	£1325	Pair
2 X 2.4m x 2.1m ht	£2275	Pair
2 x 1.2m x 2.4m ht	£1455	Pair
2 X 2.4m x 2.4m ht	£2450	Pair

### Tubular steel railings and gates

**Railings; mild steel;** in bays 2,000 mm long; 20 mm diameter balusters at 130 mm centres welded to flat rail top and bottom; bolted to 51mm x 51 mm hollow square section posts at 2.0 m centres

900 mm high	£71.00	m run
1.2 m high	£82.00	m run
1.5 m high	£94.00	m run

***Gates and gate posts; (to match railings)*** mild steel with flat section framing, braces etc.; complete with locking bar, handles etc.; two 102 mm x 102 mm hollow section gate posts

0.9 m wide x 0.9 m high	£ 154.00	each
0.9 m wide x 1.2 m high	£ 162.00	each
0.9 m wide x 1.5 m high	£ 174.00	each

### **Galvanised steel security fencing and gates**

Security Fencing - Corrugated steel palisade security with pales at 152 mm centres; rolled steel angle posts at 2.75 m centres set in concrete; all hot-dip galvanised.

1.80m high	£73.00	m run
2.40m high	£84.00	m run
2.70m high	£92.00	m run
3.00m high	£98.00	m run

Security Gates – Gates and gate posts, corrugated steel palisade security (to match fencing) hung on rolled steel joist posts set in concrete; complete with bolts and locking bar; all hot-dip galvanised

Pair 4.00 m wide x 2.40 m high	£2,100.00	each
Pair 5.00 m wide x 3.00 m high	£3,500.00	each

Electronic Security Gates - Gates and gate posts; corrugated steel palisade security (to match fencing) hung on rolled steel joist posts set in concrete; complete with bolts and locking bar; all hot-dip galvanised gates power operated; double leaf swing, remote push button automation

Pair 4.00 m wide x 2.40 m high	£6600.00	
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Single Leaf Sliding Cantilevered - Gate and gate posts; corrugated steel palisade security (to match fencing) hung on rolled steel joist posts set in concrete; complete with bolts and locking bar; all hot-dip galvanised. Gates power operated; single leaf cantilever with sliding action; posts and running gear, remote push button automation

7.00 m wide x 3.00 m high	£ 8200.00	each
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## 8.0 Overall External Works

8.1 These approximate overall rates may be useful where insufficient survey detail is available. They attempt to reflect the average cost of preparing, establishing and finishing the site of a public building. Higher quality finishes or features may justify higher rates and up to 20% may be added for this. The % ages quoted in the table below relate to the surface area of the site excluding the "footprint" of any building.

The ERC Rate is to be applied to the surface area of the site excluding the "footprint" of any building.

<b>Type</b>	<b>ERC Rate</b>	<b>Unit</b>
Virtually totally landscaped (eg grass/planting) with (limited) footpath, walls or fencing	£10	m <sup>2</sup>
90% landscaped with footpath, hardstandings, walls or fencing	£18	m <sup>2</sup>
80% landscaped with footpath, hardstandings, walls or fencing	£26	m <sup>2</sup>
70% landscaped with footpath, hardstandings, walls or fencing	£33	m <sup>2</sup>
60% landscaped with footpath, hardstandings, walls or fencing	£40	m <sup>2</sup>
50% landscaped with footpath, hardstandings, walls or fencing	£47	m <sup>2</sup>
40% landscaped with footpath, hardstandings, walls or fencing	£53	m <sup>2</sup>
30% landscaped with footpath, hardstandings, walls or fencing	£60	m <sup>2</sup>
20% landscaped with footpath, hardstandings, walls or fencing	£67	m <sup>2</sup>
10% landscaped with footpath, hardstandings, walls or fencing	£73	m <sup>2</sup>
Totally Surfaced (hardstanding) with walls or fencing (no landscaping)	£80	m <sup>2</sup>