



Pricing: 102 Interiors

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Introduction

The purpose of this document is to explain the pricing policy for each part of the work that we do.

Every cost you will have to meet, within reason, is explained in this document, what it is for, how it is calculated and when it is due.

This document should be read in conjunction with any estimates provided by 102 Interiors.

Initial Costs

Planning

The architect will draw up the plans for the planning application, his fees are payable after the plans have been drawn and signed off by the client. We have negotiated a very good price for this based on the fact that 102 Interiors carry out the bulk of the design and all of the council administration tasks.

These plans will have to be submitted to the relevant planning department, their prices are fixed and available to view on line but are subject to change without warning. This cost will have to be met at the point of submission of the application.

Building Control

Once planning permission has been obtained the plans will be given to our structural engineers. This is a fixed price payable once the calculations have been completed.

The calculations are passed to the relevant building control department and their fees are payable upon submission. As with the planning fees these are fixed and available to view on line but are subject to change without warning.

Planning Project Management Fee

Initial meetings with 102 Interiors are free but once the architects are engaged the project management fee is payable, 50% at this point and 50% once the calculations have been submitted and passed by building control.

Once all invoices have been settled, you will be given a complete copy of the plans and calculations.

Build Costs

Construction Costs

Once Braidwood has a complete set of structural calculations they will be able to provide a price for the job. They will provide a detailed list of the materials that are expected to be used for the work and a cost for the labour.

Until that point a ball park figure can be provided based on similar work but this may change if the structural aspects prove to be more costly.

Once a final price is given it is a fixed price with the caveat that any additional subterranean work which arises during excavation, may have to be priced separately.

The payment structure for Braidwood is that no payment is required until one week into the construction. It is their view that goodwill and trust are cemented by this delay. From then on Braidwood will provide a payment plan with the final payment due after the works have been satisfactorily completed.

Decoration & Installation Costs

This work is carried out by 102 Interiors, a figure is provided in the ball park figures but a firm and fixed price is provided in the detailed estimate.

The men are a fixed price per man-day and an indication of the number of days required will be provided. Included in this price are all of the costs associated with the workforce. Including wages, tax and NI, employer's liability insurance, etc.

A detailed list of the materials required is provided with a 5% additional cost for wear and tear on tools and machinery and 5% for contingency. The materials that we use are the correct materials for each job, in the correct finish or colour and the highest quality. Substandard materials will fail faster and our workmanship will be affected.

A staggered payment plan is provided within the contract with the final payment 1 month after completion.

Project Management Fee

There is a project management fee associated with each aspect of the project. This fee is for the project management, the communication and meetings and man-management of the workforce. Also included in this cost is up to 20% of the overall administrative running costs of the company. This includes Professional Indemnity Insurance, accountancy fees and admin costs. It is provided in the ball park figures.

A 20% of this fee is payable upon the signing of the contract and the rest is included in the labour and materials payment plan in the contract.

Design and Source Fee

This fee is a fixed fee for the kitchen or bathroom design consultation. Layouts and sourcing the units, flooring and worktop, in particular.

This fee is shown in the ball park figures and invoiced once the design document is signed off.

Contractors

In most cases the only two external contractors are the boiler engineer and the electrician. The boiler engineer has provided fixed prices for the typical tasks he has to perform and these are outlined in the ball park figures.

He is payable throughout the project after the successful completion of each task.

The electrician prices his work on a fixed price per item. So for example a light and a switch would be 2 items. An estimate of his costs will be provided in the ball park figures, but subject to change based on the client's requirements. He is usually paid 1/3 initial costs, 1/3 after the first fix and a final 1/3 on completion.

Both contractors have to provide certification.

Additional Costs

Infrastructure

In a kitchen there are nine major costs that you will have to meet. It is vital that you have some idea of cost for these items before you embark on such an expensive project. It is also important that the suppliers that are engaged provide a good product and after care service. Substandard items are not cost effective as we will have to charge should we have to revisit due to repeated manufacturing weaknesses.

We have our preferred suppliers but are happy to consider good quality alternatives.

In the ball park figures we provide the average cost that the previous 10 clients have spent on the following items:

- Doors
- Kitchen Units
- Worktop
- Flooring
- Sinks & Taps
- Utility Room Fixtures
- Cloakroom Fixtures
- Lights
- Splashbacks

These items are purchased through our procurement company 102 Infrastructure Ltd. This is VAT registered company and we use our position in the market to secure a reduced cost for our clients on these key items. The reduction in cost is split equally between the client and 102 Infrastructure.

All profit from 102 Infrastructure goes towards the infrastructure aspects of running a building company. In particular the cost of the van and replacing tools and machinery.

These items are invoiced and payable throughout the project as dictated by the invoicing by the suppliers.

Miscellaneous

Porta-loos

There may be additional costs such as porta-loos, the hire costs are passed on without modification, and invoiced monthly.

Temporary Kitchens

Also we provide temporary kitchens, at cost, which are invoiced once installed.

The work involved includes plumbing in a sink and usually a washing machine and dishwasher into the rear reception room. In addition we provide a small oven and a 2 ring portable induction hob. We move units from the old kitchen for storage, the fridge, the sink and usually a table and chairs. We can also provide a small freezer if this is required.

The floor is protected against spillages using corrugated protection board and self-adhesive floor protector.

At the end of the project the rear reception room is returned to its former condition.

Party Wall Issues

Party wall agreements are also costs to bear in mind. These can spiral if clients and neighbours have a poor relationship. Where possible we attempt to minimise the financial impact by fostering good relationships with your neighbours and eliminating, as far as is possible, any structural impact on the neighbouring properties.

Thames Water

Thames Water charge a fixed fee should any of their network of subterranean pipework be affected by the building work. Usually the fixed fee is the only additional cost but there have been projects where they have insisted on a complex and costly solution, this is very rare but impossible to price until the excavation has been carried out.