
VOLUME 4

CONTRACT SUM ANALYSIS

**Lyndhurst Farm, Borehamwood
CSA**

Rev H - 30/07/2025

BNG

Site clearance

Demolition
Tree clearance
JKW / Hogweed and Invasive species Spraying / clearance
Cut / fill etc.

Substructures

Superstructures

Upper Floors
Roof
Stairs
Ext Walls
Windows & Doors
Int Walls
Int Doors
Wall Finishes
Floor Finishes
Ceiling Finishes
Fittings
Sanitaryware
Whitegoods
Mechanical
Electrical
BWIC Services
Mastic

External Works - Main site
External works - Allotment site
Community Building
Drainage
Allotment Building

BWIC Services

Prelims

Design Fees

Stats

Overheads

Profit

Provisional Sums:
Sales Pod Foundation Works.

Included by Hill

Total ^{#1}

Plus VAT

Total CSA (Including VAT) ^{#2}

Note #1

NOTE S106 Contributions & Legal Fees identified separately

Note #2

This is a fixed Contract Sum, which is not subject to adjustment, if the VAT sum varies.

Lyndhurst Farm - VAT Schedule

Rev A - Updated 30.07.2025

Item	Description	Qty	Unit	Rate	Value
	<u>VATable Works Element, as defined in the Buildings and construction (VAT Notice 708)</u>				
1	White Goods (excluding install and M&E connection elements) - Residential Units	1	item		
1a	White Goods (excluding install and M&E connection elements) - Community Centre	1	item		
2	Floor Finishes (carpet & carpet tiles)	1	item		
3	Sheds	1	item		
4	Soft landscaping (excluding turf)	1	item		
	Total Value of VATable Works				
	VAT Rate				
	Total VAT due				