



1 Introduction

- 1.01 The purpose of this Build Cost Comparison is to provide Dixon Searle with an estimated construction and project cost for the base scheme which comprises new build construction of 42nr new build homes at Royston Road (Site 13), Baldock. The total GIA provides 3909m2 of new build development.
- 1.02 This report is based on an objective and impartial review of the applicants Detailed Cost Plan, we have given full consideration to the most effective and efficient way to deliver a reasonable development performance proportionate to the scheme as represented by the applicant. We have referenced rates which have been returned by Contractors in recent Tenders.
- 1.03 Where we disagree with any cost stated by the applicant we have included in the comments column a statement of the basis of such disagreement.

2.00 Basis of Comparison

- 2.01 When carrying our review of the applicants Detailed Cost Plan we have adopted a reasonable, transparent, fair and objective assessment. We have considered in our opinion the most cost effective and efficient way to deliver the project which fully reflects the way the development will actually be carried out.

3.00 Observations

- 3.01 We have undertaken this as a desk-top exercise as is appropriate for this stage and level of review. For general familiarisation we have considered the site context from the information supplied by the Council
- 3.02 The prices within our comparison of this Detailed Cost Plan are based on a Main Contractor being engaged on a competitive single stage design and build tender based on Employer's Requirements fully developed to RIBA Stage 4. Procurement envisages appointment under a JCT Standard Form of contract.
- 3.03 The Detailed Cost Plan for the construction makes an allowance for a Project Contingency which we consider to be low.
- 3.04 The Detailed Cost Plan for the construction makes an allowance for Main Contractors Preliminary Costs which we consider to be reasonable
- 3.05 The Detailed Cost Plan for the construction of the Houses makes an allowance for Main Contractors Overheads and Profit which we consider to be high and unreasonable.
- 3.06 In this narrative summarising our observations we have commented on all variances and these are explained in detail in our comments on Table 1 calculations.

4.00 Conclusion

- 4.01 In gross terms we arrive at a higher figure with a variance of circa 4.17% (shown in the details) resulting in an under estimate by the applicant for the Project of £490,393 therefore we consider the submitted costs to be not unreasonable.

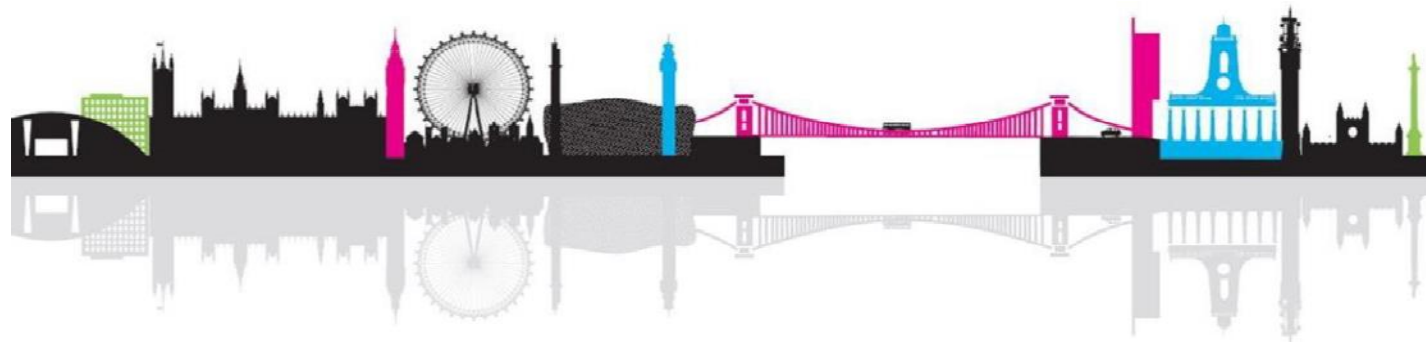
	MWA Costs	Variance to Applicants Costs
0.0 Facilitating works		
1.0 Substructure	£ 692,982	£ 36,634
2.0 Superstructure		
2.1 Frame	£ -	£ -
2.2 Upper floors	£ 207,278	£ -
2.3 Roof	£ 651,899	£ 29,559
2.4 Stairs and ramps	£ 75,505	£ 13,873
2.5 External walls	£ 1,422,526	£ -228,313
2.6 Windows and external doors	£ 366,932	£ 94,606
2.7 Internal walls and partitions	£ 855,370	£ 87,972
2.8 Internal doors	£ 244,162	£ -854
3.0 Internal finishes		
3.1 Wall finishes	£ 162,778.80	£ 4,610.00
3.2 Floor finishes	£ 224,333.51	£ 26,251.65
3.3 Ceiling finishes	£ 130,866.42	£ 2,261.26
4.0 Fittings, furnishings and equipment	£ 317,120.00	£ 11,810.00
5.0 Services	£ 1,383,147.82	£ 339,812.88
6.0 Complete buildings and building units	£ -	£ -
7.0 Work to existing buildings	£ -	£ -
8.0 External works	£ 2,367,683.91	£ -128,188.49
Sub-Total: Facilitating and Building	£ 9,102,584.65	£ 290,034.82
Main Contractors Preliminaries (per week)	£ 1,043,360.00	£ -
Main contractor's overheads and profit	£ 811,675.57	£ -173,915.41
TOTAL: Facilitating and Building	£ 10,957,620.22	£ 116,119.41
Project/design team fees	£ 424,059.90	£ 4,651.90
Other development/project costs inc	£ -	£ -152,040.00
Risk (contingency)	£ 547,881.01	£ 518,313.28
Inflation based on BCIS TPI	£ 326,537.08	£ 3,348.71
	£ 12,256,098.22	£ 490,393.31

4.17%

**MWA commentary on
CS2 COST PLAN REPORT**



DETAILED COST PLAN



prepared for and on behalf of
Chalkdene Developments

for the premises known as
ROYSTON ROAD (SITE 13), BALDOCK

Prepared by: [insert name] [insert letters] **Checked by:** CS2 Limited Bridgewater House 4 Queensbridge Northampton
 Carl Raven BSc (Hons) MRICS **Date:** 04 August NN4 7BF
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Our reference: 1056854/CAR/les E: carlraven@cs2.co.uk
Revision: A



EXECUTIVE SUMMARY

Overview

This detailed cost plan provides a financial appraisal for Chalkdene Developments in respect of Royston Road (Site 13), The base scheme comprises new build construction of 42nr new build homes
 The total GIA provides 3909m2 of new build development.
 The estimated construction costs for the base scheme including New build, infrastructure and external works is £11,765,705.00. The rates used within this cost estimate and summarised below are dated 3Q2022.

Rate Total Comments +/-

Construction Costs		%	£	£/m2	£/ft2
a	Facilitating works	0.0%	N/A	-	-
b	Substructure	5.6%	656,348	168	16
c	Superstructure	32.5%	3,826,829	979	91
d	Internal finishes	4.1%	484,856	124	12
e	Fittings, furnishings and equipment	2.6%	305,310	78	7
f	Services	8.9%	1,043,335	267	25
g	Complete buildings and building units	0.0%	N/A	-	-
h	Work to existing buildings	0.0%	N/A	-	-
i	External works	21.2%	2,495,872	638	59
j	On Costs & Inflation	25.1%	2,953,155	748	69
Estimated Cost Total (excl VAT)			£ 11,765,705	3,002	279

£ 12,256,098.22

Elemental Cost Chart

ELEMENTAL SUMMARY

Ref	Group Element		£	GIA £/m2 3.909	GIA £/ft2 42.076
0.0	Facilitating works		N/A	-	-
1.0	Substructure		656,347.78	167.91	15.60
2.0	Superstructure				
2.1	Frame		N/A	-	-
2.2	Upper floors		207,277.70	53.03	4.93
2.3	Roof		622,339.62	159.21	14.79
2.4	Stairs and ramps		61,632.00	15.77	1.46
2.5	External walls		1,650,838.88	422.32	39.23
2.6	Windows and external doors		272,326.71	69.67	6.47
2.7	Internal walls and partitions		767,398.05	196.32	18.24
2.8	Internal doors		245,015.93	62.68	5.82
3.0	Internal finishes				
3.1	Wall finishes		158,168.80	40.46	3.76
3.2	Floor finishes		198,081.86	50.67	4.71
3.3	Ceiling finishes		128,605.16	32.90	3.06
4.0	Fittings, furnishings and equipment		305,310.00	78.10	7.26
5.0	Services		1,043,334.94	266.91	24.80
6.0	Complete buildings and building units		N/A	-	-
7.0	Work to existing buildings		N/A	-	-
8.0	External works		2,495,872.40	638.49	59.32
	Sub-Total: Facilitating and Building Works		8,812,549.83	2,254.43	209.44
9.0	Main contractor's preliminaries (per week)	80	1,043,360.00	266.91	24.80
10.0	Main contractor's overheads and profit	10.00%	985,590.98	252.13	23.42
	TOTAL: Facilitating and Building Works		10,841,500.81	2,773.47	257.66
11.0	Project/design team fees	3.87%	419,408.00	107.29	9.97
12.0	Other development/project costs inc NHBC	1.40%	152,040.00	38.89	3.61
13.0	Risk (contingency)	3.00%	29,567.73	7.56	0.70
14.0	Inflation based on BCIS TPI	2.98%	323,188.37	82.68	7.68
	Estimated Cost Total (excl VAT) (see note 2)		£ 11,765,704.91	3,009.90	279.63

£	692,981.92	£	36,634.14
£	-	£	-
£	207,277.70	£	-
£	651,898.54	£	29,558.92
£	75,505.00	£	13,873.00
£	1,422,526.33	-£	228,312.55
£	366,932.40	£	94,605.69
£	855,370.30	£	87,972.25
£	244,162.00	-£	853.93
£	162,778.80	£	4,610.00
£	224,333.51	£	26,251.65
£	130,866.42	£	2,261.26
£	317,120.00	£	11,810.00
£	1,383,147.82	£	339,812.88
£	2,367,683.91	-£	128,188.49
£	9,102,584.65	£	290,034.82
£	1,043,360.00	£	-
8%	£ 811,675.57	-£	173,915.41
£	10,957,620.22	£	116,119.41
3.87%	£ 424,059.90	£	4,651.90
	£ -	-£	152,040.00
5%	£ 547,881.01	£	518,313.28
2.98%	£ 326,537.08	£	3,348.71
£	12,256,098.22	£	490,393.31

Notes
1

Cost Plan Build Up

Ref	Group Element	Qty	Units	Rate	Values
0.0	Facilitating works				N/A
0.1	Toxic/ hazardous/contaminated material treatment				N/A
0.2	Major demolition works				N/A
0.3	Temporary support to adjacent structures				N/A

0.4	Specialist groundworks				N/A
0.5	Temporary diversion works				N/A
0.6	Extraordinary site investigation works				N/A
1.0	Substructure			£ 656,347.78	
Ref	Group Element	Qty	Units	Rate	Values
1.1	Substructure				656,347.78
	Reduce Level Dig				
1.1.1	Excavating to reduce levels; 600mm including disposal of clean excavated material	2,532	m3	45.11	114,218.52
	Piled foundations; Houses				
1.1.2	Abbey Pynford piled raft foundation system; voided ground floor slab; concrete piling mat	2,532	m2	147.96	374,624.61
1.1.3	Groundworker attendance on piling	4	weeks	7,500.00	30,000.00
1.1.4	Disposal of pile arisings	237	m3	48.07	11,411.05
	Lowest floor construction				
1.1.5	Structural screeds: 75mm fibre-reinforced screed	2,532	m2	17.70	44,816.40
1.1.6	Insulation: 150mm PIR with 25mm to perimeters	2,532	m2	32.10	81,277.20
2.0	Superstructure			£ 3,826,828.89	
Ref	Group Element	Qty	Units	Rate	Values
2.1	Frame				N/A
2.2	Upper floors				207,277.70
	Floors; timber floors				
2.2.1	Timber floors: engineered posi-joists with 22mm T&G chipboard	2,114	m2	98.05	207,277.70
2.3	Roof				622,339.62
	Roof structure				
2.3.1	Roof structure pitched roofs: prefabricated timber trusses	2,557	m2	66.91	171,088.87
2.3.2	Spandrel panels: to party wall roof spaces; plasterboard lined sealed with fire rated sealant	116	m	155.24	18,007.84
2.3.3	Bay windows: base, roof structure and coverings	2	nr	700.00	1,400.00
	Roof coverings				
2.3.4	Roof coverings; plain concrete tiles	3,462	m2	91.56	316,980.72
2.3.5	Eaves, verge treatment to pitched roofs: UPVC fascias and soffits	1,267	m2	45.91	58,167.97
	Roof drainage				
2.3.6	Gutters: UPVC	668	m	9.50	6,346.00
2.3.7	Rainwater pipes: UPVC	710	m	7.50	5,325.00
	Roof insulation				
2.3.8	Insulation: 400mm mineral wool	2,557	m2	6.44	16,467.08

£ 692,981.92

£ 692,981.92

£ 36,634.14

£ 55.00 £ 139,260.00 Rate Low; Suggest £55/m3

£ 147.96 £ 374,634.72 Not Unreasonable

£ 2,500.00 £ 10,000.00 Rate High; suggest £2,500/week

£ 50.00 £ 11,850.00 Rate slightly low; suggest £50/m3

£ -

£ -

£ 30.00 £ 75,960.00 Rate Low; suggest circa £30/m2

£ 32.10 £ 81,277.20 Not Unreasonable

£ 934,681.24

£ 207,277.70

£ -

£ 98.05 £ 207,277.70 Not Unreasonable

£ 651,898.54

£ 29,558.92

£ 66.91 £ 171,088.87 Not Unreasonable

£ -

£ 155.24 £ 18,007.84 Not Unreasonable

£ -

£ 700.00 £ 1,400.00 Not Unreasonable

£ -

£ 91.56 £ 316,980.72 Not Unreasonable

£ -

£ 45.91 £ 58,167.97 Not Unreasonable

£ -

£ 9.50 £ 6,346.00 Not Unreasonable

£ -

£ 7.50 £ 5,325.00 Not Unreasonable

£ -

£ 18.00 £ 46,026.00 Rate Low; Suggest £18/m2

£ 29,558.92

2.3.9	Insulation: 165mm + 70 rigid insulation to raking ceilings	249	m2	48.86	12,166.14	£	48.86	£	12,166.14	Not Unreasonable	£	-
	Dormers											
2.3.10	Pre-fabricated GRP dormer; pre-finished including associated flashings	14	Nr	875.00	12,250.00	£	875.00	£	12,250.00	Not Unreasonable	£	-
	Soffits											
2.3.11	Soffit boarding; to porch areas	92	m2	45.00	4,140.00	£	45.00	£	4,140.00	Not Unreasonable	£	-
2.4	Stairs and ramps				61,632.00			£	75,505.00		£	13,873.00
	Stair structures											
2.4.1	Stair structures: timber stairs to houses	42	Nr	870.00	36,540.00	£	1,200.00	£	50,400.00	Rate Low; suggest £1,200 each	£	13,860.00
	Stair balustrades and handrails; houses; affordable units											
2.4.2	Wall handrails: softwood, painted	78	m	25.00	1,938.75	£	25.00	£	1,950.00	Not Unreasonable	£	11.25
2.4.3	Combined balustrades and handrails: softwood, painted	56	m	65.00	3,646.50	£	65.00	£	3,640.00	Not Unreasonable	-£	6.50
	Stair balustrades and handrails; houses; market sale units											
2.4.4	Wall handrails: oak	219	m	35.00	7,649.25	£	35.00	£	7,665.00	Not Unreasonable	£	15.75
2.0	Superstructure				£ 3,826,828.89							
Ref	Group Element	Qty	Units	Rate	Values							
2.4.5	Combined balustrades and handrails: softwood balustrades with oak handrails, painted	158	m	75.00	11,857.50	£	75.00	£	11,850.00	Not Unreasonable	-£	7.50
2.5	External walls				1,650,838.88			£	1,422,526.33		-£	228,312.56
	External enclosing walls above ground level											
2.5.1	External walls: 100mm blockwork inner skin to cavity walls	5,450	m2	62.79	342,219.94	£	52.00	£	283,400.00	Rate High; suggest circa £52/m2	-£	58,819.94
2.5.2	External walls: forming cavities inc 100mm rigid insulation	5,450	m2	24.62	134,184.66	£	18.00	£	98,100.00	Rate High; suggest circa £18/m2	-£	36,084.66
2.5.3	External walls: 102.5mm facing brickwork; brick supply PC sum £700/1,000	5,450	m2	123.11	670,977.82	£	112.00	£	610,400.00	Rate High: suggest circa £112/m2	-£	60,577.82
2.5.4	External walls: extra-over projecting header detail to feature areas	269	m2	49.50	13,315.50	£	49.50	£	13,315.50	Not Unreasonable	£	-
2.5.5	Lintels: twin skin metal Catnic insulated lintels	651	m	68.91	44,859.82	£	68.91	£	44,860.41	Not Unreasonable	£	0.59
2.5.6	Extra over external walls for sundry detailing: corbelling at eaves, projecting band courses and soldier coursing	5,450	m2	8.50	46,326.96	£	8.50	£	46,325.00	Not Unreasonable	-£	1.96
2.5.7	Cavity closers / formers to openings: 125mm wide pre-fabricated opening formers also acting as cavity closers to perimeters of windows and doors	3,431	m	23.13	79,359.03	£	13.82	£	47,416.42	Rate High; Thermabate 100mm cavity closer = £8.82/m, labour say £5/m = £13.82	-£	31,942.61
2.5.8	Brickwork sundries: weep vents, cavity trays, air bricks, periscope ventilators etc	5,450	m2	12.00	65,402.76	£	4.50	£	24,525.00	Rate High; suggest circa £4.5/m2	-£	40,877.76
2.5.9	Scaffolding: houses	42	nr	6,052.20	254,192.40	£	6,052.00	£	254,184.00	Not Unreasonable	-£	8.40
2.6	Windows and external doors				272,326.71			£	366,932.40		£	94,605.69
	External windows											
2.6.1	Windows: grey UPVC, u-value 1.4w/m2k	507	m2	240.58	121,974.57	£	450.00	£	228,150.00	Rate Low; suggest circa £450/m2	£	106,175.43
2.6.2	Window boards: 25mm MDF primed	497	m	25.18	12,514.46	£	25.18	£	25.18	Not Unreasonable	-£	12,489.28

2.6.3	Painting to window boards: 1nr undercoat and 1nr satin finishing coat	497	m	3.65	1,814.05	£	5.50	£	2,733.50	Rate Low; suggest circa £5.50/m	£	919.45
	External doors											
2.6.4	External doors: single GRP entrance door to houses plus glazed UPVC sidescreen	42	Nr	1,124.92	47,246.43	£	1,124.92	£	47,246.64	Not Unreasonable	£	0.21
2.6.5	External doors: single GRP rear door to houses	14	Nr	585.00	8,190.00	£	585.00	£	8,190.00	Not Unreasonable	£	-
2.6.6	External doors: UPVC French doors; 2,050 x 2,050	42	Nr	1,156.24	48,562.21	£	1,156.24	£	48,562.08	Not Unreasonable	-£	0.13
2.6.7	External doors: bespoke timber slatted doors to meter cupboards	42	Nr	650.00	27,300.00	£	650.00	£	27,300.00	Not Unreasonable	£	-
2.6.8	Garage doors: retractable up and over pre-finished steel panel	7	Nr	675.00	4,725.00	£	675.00	£	4,725.00	Not Unreasonable	£	-
2.7	Internal walls and partitions				767,398.05				£ 855,370.30		£ 87,972.25	
	Walls and partitions											
2.7.1	Linings to external walls: 12.5mm plasterboard on dabs and 3mm skim coat	5,017	m2	18.07	90,657.19	£	24.00	£	120,408.00	Rate Low; suggest circa £24.00/m2	£	29,750.81
2.7.2	Internal walls: non-loadbearing timber stud partitions, 12.5mm plasterboard both sides with 25mm Gypsum Isowool 1200 insulation and 3mm skim coat	7,711	m2	67.64	521,572.04	£	75.00	£	578,325.00	Rate Low; suggest circa £75/m2	£	56,752.96
2.0	Superstructure				£ 3,826,828.89						£	-
Ref	Group Element	Qty	Units	Rate	Values							
2.7.3	Blockwork party walls: 2 x 100mm blockwork to houses, 80mm mineral wool insulation, 12.5mm plasterboard on dabs and 3mm skim coat	788	m2	169.72	133,654.50	£	170.00	£	133,960.00	Rate slightly low; as proposed above £170/m2	£	-
2.7.4	Extra over internal walls for forming openings in walls for internal doors and the like	465	Nr	5.50	2,557.50	£	-	£	-	Should be included as measured gross with no deductions for openings	-£	2,557.50
2.7.5	Extra over plywood patressing to stud partitions: 18mm plywood behind kitchen wall units, and as required to bathrooms, staircases etc	504	m2	23.33	11,758.32	£	25.23	£	12,715.92	Rate Low; suggest £25.23/m2	£	957.60
2.7.6	Extra over moisture resistant plasterboard: to bathrooms and en-suites	1,439	m2	1.50	2,158.50	£	3.42	£	4,921.38	Rate Low; suggest £3.42/m2	£	2,762.88
2.7.7	Return visits: plastering (4hrs per plot)	42	nr	120.00	5,040.00	£	120.00	£	5,040.00	Presumably for Making Good!!!		
2.8	Internal doors				245,015.93				£ 244,162.00		-£ 853.93	
	Internal doors										£	-
2.8.1	Internal doors: market sale houses 1,981 x 762 doorset, flush primed with associated ironmongery	362	Nr	340.00	123,080.00	£	340.00	£	123,080.00	Not Unreasonable	£	-
2.8.2	Internal doors: affordable houses 1,981 x 762 doorset, flush primed with associated ironmongery	103	Nr	340.00	35,020.00	£	340.00	£	35,020.00	Not Unreasonable	£	-
2.8.3	Architraves: 44mm square edge MDF	4,743	m	4.50	21,343.50	£	4.50	£	21,343.50		£	-
2.8.4	Painting to architraves: 1nr undercoat and 1nr satin finishing coat	4,743	m	3.65	17,311.95	£	5.50	£	26,086.50	Rate Low; suggest £5.50/m	£	8,774.55
2.8.5	Painting to door frames: 1nr undercoat and 1nr satin finishing coat	2,372	m	11.00	26,086.50	£	8.00	£	18,976.00	Rate High; suggest £8.00/m	-£	7,110.50
2.8.6	Painting to door leaves: 1nr undercoat and 1nr satin finishing coat	1,404	m2	14.00	19,653.98	£	14.00	£	19,656.00	Not Unreasonable	£	2.02
2.8.7	Return visits: easing doors (2hrs per plot)	42	nr	60.00	2,520.00	£	-	£	-	Doors should not require easing if stored correctly!	-£	2,520.00

Ref	Group Element	Qty	Units	Rate	Values							
3.0	Internal finishes				£ 484,855.82							
3.1	Wall finishes				158,168.80					£ 162,778.80		£ 4,610.00
	Wall finishes - houses											£ -
3.1.1	Finishes to walls: 1nr mist coat and 2nr full coat painted	13,754	m2	7.20	99,028.80	£	7.20	£	99,028.80	Rate not Unreasonable if Spray Painted		£ -
3.1.2	Finishes to walls: tiling to bathrooms; market sale units; PC sum rate of £40/m2 for supply of tiles; 600 x 300 tiles	554	m2	80.00	44,320.00	£	85.00	£	47,090.00	Rate Low; Suggest £85.00/m2		£ 2,770.00
3.1.3	Finishes to walls: tiling to bathrooms; affordable units; PC sum rate of £25/m2 for supply of tiles; 150 x 150	184	m2	60.00	11,040.00	£	70.00	£	12,880.00	Rate Low; suggest £70.00/m2		£ 1,840.00
3.1.4	Return visits: decorating (3hrs per plot)	42	nr	90.00	3,780.00	£	90.00	£	3,780.00	Presumably making good!!		£ -
3.2	Floor finishes				198,081.86					£ 224,333.51		£ 26,251.65
	Finishes to floors											
3.2.1	Finishes to floors: vinyl to affordable units; kitchens and bathrooms; Tarkett	119	m2	29.28	3,484.32	£	35.00	£	4,165.00	Rate Low; suggest £35.00/m2		£ 680.68
3.2.2	Finishes to floors: vinyl to sale and shared ownership units; kitchens, hallways and bathrooms; Amtico Spacia	1,354	m2	41.97	56,827.38	£	50.00	£	67,700.00	Rate Low; suggest £50.00/m2		£ 10,872.62
3.2.3	Finishes to stairs: carpet sale and shared ownership units; landings and bedrooms; 70/30 wool/nylon twist	1,249	m2	31.59	39,455.91	£	31.59	£	39,455.91	Rate Not Unreasonable		£ -
3.2.4	Finishes to stairs: carpet to treads and risers to market sale and shared ownership units; 70/30 wool/nylon twist	698	m	16.66	11,620.35	£	20.00	£	13,960.00	Rate Low; suggest £20.00/m2		£ 2,339.65
3.2.5	Levelling screeds: 6mm latex screed to areas with vinyl on screed	1,282	m2	6.20	7,948.40	£	9.00	£	11,538.00	Rate Low; Suggest £9.00/m2		£ 3,589.60
3.2.6	Liquid DPM: to screeded areas with floor finishes	1,282	m2	8.00	10,256.00	£	5.50	£	7,051.00	Rate High; suggest £5.50/m2		-£ 3,205.00
3.2.7	Skirtings and the like: 100mm square edge MDF skirting boards	5,730	m	7.82	44,808.60	£	7.82	£	44,808.60	Rate Not Unreasonable		£ -
3.2.8	Painting to skirtings: 1nr undercoat and 1nr satin finishing coat	5,730	m	3.65	20,914.50	£	5.50	£	31,515.00	Rate Low; Suggest £5.5/m		£ 10,600.50
3.2.9	Painting to floors: epoxy paint to garage floors	138	m2	20.00	2,766.40	£	30.00	£	4,140.00	Rate Low; Suggest £30.00/m		£ 1,373.60
3.3	Ceiling finishes				128,605.16					£ 130,866.42		£ 2,261.26
	Finishes to ceilings											
3.3.1	Insulation to ceilings: 100mm mineral wool to ceiling voids to houses	3,909	m2	6.44	25,173.96	£	6.44	£	25,173.96	Not Unreasonable		£ -
3.3.2	Plasterboard to ceilings: 15mm plasterboard with 3mm skim coat	3,909	m2	18.48	72,238.32	£	18.48	£	72,238.32	Not Unreasonable		£ -
3.3.3	Extra over moisture resistant plasterboard: to bathrooms and en-suites	280	m2	1.50	420.00	£	1.50	£	420.00	Not Unreasonable		£ -
3.3.4	Finishes to ceilings: 1nr mist coat and 2nr full coat painted	3,909	m2	7.20	28,144.80	£	7.20	£	28,144.80	Rate not Unreasonable if Spray Painted		£ -
3.3.5	Garage ceilings: 240mm mineral wool insulation; 2x 15mm fire rated plasterboard	138	m2	19.00	2,628.08	£	35.43	£	4,889.34	Rate Low; suggest £35.43/m2		£ 2,261.26
4.0	Fittings, furnishings and equipment				£ 305,310.00							
Ref	Group Element	Qty	Units	Rate	Values							

5.12.1	Telecommunication systems	42	nr	216.39	9,088.38
5.12.2	Smoke detection and alarm systems: to suit Building Regulation requirements	42	nr	537.61	22,579.58
5.12.3	Radio and televisions: to houses	42	nr	846.40	35,548.77
5.13	Specialist installations				N/A
5.14	Builder's work in connection with services				39,900.00
	Builder's work in connection with services				
5.14.1	Builder's work: cutting , chasing, drilling	42	units	550.00	23,100.00
5.14.2	Mastic sealing: around windows, sanitaryware, kitchen worktops, skirtings for air tightness	42	units	400.00	16,800.00
6.0	Complete buildings and building units				N/A
Ref	Group Element	Qty	Units	Rate	Values
6.1	Prefabricated buildings and building units				N/A
7.0	Work to existing buildings				N/A
Ref	Group Element	Qty	Units	Rate	Values
7.1	Minor demolition works and alteration works Minor demolition and alteration works				N/A
7.2	Repairs to existing services Repairs to existing services				N/A
7.3	Damp-proof courses/fungus and beetle Damp-proof courses Fungus/beetle eradication				N/A
7.4	Façade retention Facade retention				N/A
7.5	Cleaning existing surfaces Cleaning existing surfaces Protective coatings to existing surfaces				N/A
7.6	Renovation works Masonry repairs Concrete repairs Metal repairs Timber repairs Plastics repairs				N/A
8.0	External works			£ 2,495,872.40	

£	-	Included above	-£	9,088.38
£	-	Included above	-£	22,579.58
£	-	Included above	-£	35,548.77
£	39,900.00		£	-
£	550.00	£ 23,100.00	£	-
£	400.00	£ 16,800.00	£	-
		Not Unreasonable		
		Not Unreasonable		

£ 2,367,683.91

Ref	Group Element	Qty	Units	Rate	Values								
8.1	Site preparation works				16,850.72							£ 16,850.72	£ -
	Site clearance												
8.1.1	Clearing vegetation: to all areas except where planting is retained	18,316	m2	0.57	10,440.12	£	0.57	£	10,440.12	Not Unreasonable		£	-
8.1.2	Applying herbicides	18,316	m2	0.35	6,410.60	£	0.35	£	6,410.60	Not Unreasonable		£	-
												£	-
8.2	Roads, paths, pavings and surfacings				1,087,542.41							£ 1,027,979.67	-£ 59,562.74
	Roads, paths and pavings											£	-
8.2.1	Roads: 450mm 6F2 capping layer, 150mm Type 1 sub-base, tarmac comprising 125mm base, 60mm binder and 40mm surface courses including all associated excavation	1,208	m2	119.01	143,746.23	£	135.00	£	163,080.00	Rate Low; suggest £135/m2		£	19,333.77
8.2.2	Shared surface road: 450mm 6F2 capping layer, 150mm Type 1 sub-base, tarmac comprising 125mm base course, 50mm sand bed, 80mm concrete pavours including all associated excavation	1,405	m2	162.08	227,722.40	£	125.00	£	175,625.00	Rate High; Suggest 125/m2		-£	52,097.40
8.2.3	Cycle path: 275mm Type 1 sub-base, tarmac comprising 75mm binder and 25mm surface courses	548	m2	63.51	34,803.48	£	85.00	£	46,580.00	Rate Low; Suggest £85/m2		£	11,776.52
8.2.4	Driveways & plot footpaths: 350mm Type 1 sub-base, tarmac comprising 150mm base course, 50mm sand bed, 80mm concrete pavours including all associated excavation	1,872	m2	150.38	281,511.36	£	120.00	£	224,640.00	Rate High; Suggest £120/m2		-£	56,871.36
8.2.5	Footpaths: 200mm 6F2 capping layer, 100mm Type 1 sub-base, tarmac comprising 60mm binder and 20mm surface course with concrete block pavours to perimeters including all associated excavation	969	m2	129.98	125,950.62	£	129.98	£	125,950.62	Not Unreasonable		£	-
8.2.6	Patios: 100mm 6F2 sub-base, 50mm sand bed and 600 x 600 Peak Riven concrete paving slabs including all associated excavation	768	m2	56.19	43,153.92	£	80.00	£	61,440.00	Rate Low; Suggest £80/m2		£	18,286.08
8.2.7	Extra over: alternative road build up to infiltration paving areas comprising 450mm Type 3, 150mm perforated tarmac base course, geotextile membrane, 50mm OGC, geotextile membrane, 80mm concrete pavours	1,212	m2	35.81	43,401.72	£	35.81	£	43,401.72	Not Unreasonable		£	-
8.2.8	Extra over: alternative road build up to tanked permeable paving areas comprising 450mm Type 3, 150mm perforated tarmac base course, geotextile membrane, 50mm OGC, geotextile membrane, 80mm concrete pavours	599	m2	35.81	21,450.19	£	35.81	£	21,450.19	Not Unreasonable		£	-
8.2.9	Shed bases: 100mm concrete with mesh reinforcement on 150mm 6F2 base	101	m2	48.26	4,864.61	£	48.26	£	4,874.26	Not Unreasonable		£	9.65
8.2.10	Linking to crossover: to adjacent developments	3	nr	7,500.00	22,500.00	£	7,500.00	£	22,500.00	Not Unreasonable		£	-
8.2.11	Kerbs: conservation type	864	m	70.98	61,326.72	£	70.98	£	61,326.72	Not Unreasonable		£	-
8.2.12	Edgings: conservation type	2,239	m	34.44	77,111.16	£	34.44	£	77,111.16	Not Unreasonable		£	-
												£	-
8.3	Soft landscaping, planting and irrigation systems				214,128.28							£ 232,868.68	£ 18,740.40
	Topsoil											£	-
8.3.1	Topsoil to soft areas: obtained from site strip; 325mm average depth	1,472	m3	6.84	10,071.44	£	6.84	£	10,068.48	Not Unreasonable		-£	2.96

8.0	External works				£ 2,495,872.40	
Ref	Group Element	Qty	Units	Rate	Values	
8.3.2	Topsoil to soft areas: imported; 325mm average depth	1,472	m3	69.85	102,849.41	£ 69.85 £ 102,819.20 Not Unreasonable -£ 30.21
	Seeding and turfing					
8.3.3	Grassed areas: rear gardens; turf	3,588	m2	5.78	20,738.64	£ 9.50 £ 34,086.00 Rate Low; Suggest £9.50/m2 £ 13,347.36
8.3.4	Soft landscaping: to balance of site area; 80% grass seed	3,378	m2	5.78	19,526.00	£ 3.50 £ 11,823.00 Rate High; Suggest £3.50/m2 -£ 7,703.00
8.3.5	Maintenance of grassed areas: details, 12 months average	6,966	m2	1.00	6,966.20	£ 1.00 £ 6,966.00 Not Unreasonable -£ 0.20
	External planting					
8.3.6	Soft landscaping: to balance of site area; 20% shrubs and hedges	1,448	m2	18.50	26,784.30	£ 18.50 £ 26,788.00 Not Unreasonable £ 3.70
8.3.7	Trees: 3-4m high, 12-14cm girth	75	Nr	275.00	20,625.00	£ 450.00 £ 33,750.00 Rate Low; Suggest £450/nr £ 13,125.00
8.3.8	Maintenance work to plants and shrubs and planting beds: details, 12 months average	1,448	m2	3.50	5,067.30	£ 3.50 £ 5,068.00 Not Unreasonable £ 0.70
8.3.9	Maintenance work to trees: details, 12 months average	75	Nr	20.00	1,500.00	£ 20.00 £ 1,500.00 Not Unreasonable £ -
						£ -
8.4	Fencing, railings and walls				96,670.00	£ 93,520.00 -£ 3,150.00
	Fencing and railings					£ -
8.4.1	Fencing: 1,800mm close boarded fencing with timber posts and gravel boards	1,015	m	88.00	89,320.00	£ 88.00 £ 89,320.00 Not Unreasonable £ -
8.4.2	Gates: timber to gardens	42	Nr	175.00	7,350.00	£ 100.00 £ 4,200.00 Rate High; Suggest £100/nr -£ 3,150.00
						£ -
8.5	External fixtures				23,465.00	£ 23,465.00 £ -
	Site/street furniture and equipment					£ -
8.5.1	Sheds: shiplap timber shed with apex roof and side window; 1.8m x 1.6m	35	Nr	650.00	22,750.00	£ 650.00 £ 22,750.00 Not Unreasonable £ -
8.5.2	Rotary dryers; affordable rent units	11	Nr	65.00	715.00	£ 65.00 £ 715.00 Not Unreasonable £ -
						£ -
8.6	External drainage				557,148.46	£ 489,539.21 -£ 67,609.25
	Surface water drainage					£ -
8.6.1	sewers: connection points and details to be confirmed	1	Nr	17,200.00	17,200.00	£ 17,200.00 £ 17,200.00 Not Unreasonable £ -
8.6.2	Drainage runs; below ground: 225mm pipe, average 1,500mm deep	52	m	330.88	17,205.76	£ 225.00 £ 11,700.00 Rate High; Suggest £225/m -£ 5,505.76
8.6.3	Drainage runs; below ground: 150mm pipe, average 1,000mm deep	57	m	156.99	8,948.43	£ 75.00 £ 4,275.00 Rate High; Suggest £75/m -£ 4,673.43
8.6.4	Drainage runs; below ground: 100mm pipe, average 1,000mm deep under tertiary roads	1,129	m	83.96	94,790.84	£ 83.96 £ 94,790.84 Not Unreasonable £ -
8.6.5	Prefabricated channels: Marshalls Birco 100 linear drain	168	m	176.35	29,626.80	£ 150.00 £ 25,200.00 Rate High; Suggest £150/m -£ 4,426.80
8.6.6	Manholes and the like: 1,050 diameter PCC, average 1,000mm deep	4	Nr	2,500.00	10,000.00	£ 2,500.00 £ 10,000.00 Not Unreasonable £ -
8.6.7	Manholes and the like: 1,050 diameter PCC, average 1,000mm deep; with flow control device	2	Nr	6,875.00	13,750.00	£ 3,500.00 £ 7,000.00 Rate High; Suggest £3,500/nr -£ 6,750.00
8.6.8	Diffuser units discharging into permeable paving	63	Nr	201.00	12,663.00	£ 201.00 £ 12,663.00 Not Unreasonable £ -
8.6.9	RWP connections	142	nr	68.90	9,783.80	£ 68.90 £ 9,783.80 Not Unreasonable £ -
8.6.10	PPIC; 450mm diameter	138	nr	789.67	108,974.46	£ 650.00 £ 89,700.00 Rate High; Suggest £650/nr -£ 19,274.46
8.6.11	Testing of installations	1.0	%		3,229.43	£ 3,229.43 £ 3,229.43 £ -

8.0	External works				£ 2,495,872.40							
Ref	Group Element	Qty	Units	Rate	Values							
8.6.12	Commissioning of installations	1.0	%		3,229.43	£	3,229.43	£	3,229.43	Not Unreasonable	£	-
	Foul water drainage											
8.6.13	sewers: connection points and details to be confirmed	1	Nr	17,200.00	17,200.00	£	17,200.00	£	17,200.00	Not Unreasonable	£	-
8.6.14	Drainage runs; below ground: 150mm pipe, average 1,250mm deep	226	m	168.00	37,968.00	£	90.00	£	20,340.00	Rate High; Suggest £90/m	-£	17,628.00
8.6.15	Drainage runs; below ground: 100mm pipe, average 1,000mm deep	995	m	83.96	83,540.20	£	83.96	£	83,540.20	Not Unreasonable	£	-
8.6.16	Manholes and the like: 1,050 diameter PCC, average 1,000mm deep	12	Nr	2,500.00	30,000.00	£	2,500.00	£	30,000.00	Not Unreasonable	£	-
8.6.17	SVP connections	116	nr	68.90	7,992.40	£	68.90	£	7,992.40	Not Unreasonable	£	-
8.6.18	PPIC; 450mm diameter	42	nr	789.67	33,166.14	£	650.00	£	27,300.00	Rate High; Suggest £650/nr	-£	5,866.14
8.6.19	Testing of installations	1.0	%		2,098.67	£	2,098.67	£	2,098.67		£	-
8.6.20	Commissioning of installations	1.0	%		2,098.67			£	-	Should be included	-£	2,098.67
	Ancillary drainage systems											
8.6.21	Culverts: box culvert over swale	1	item	5,000.00	5,000.00	£	5,000.00	£	5,000.00	Unable to Comment	£	-
	Attenuation basins and swales											
8.6.22	Infilling of existing swale	41	m3	6.84	280.44	£	6.84	£	280.44	Not Unreasonable	£	-
8.6.23	Excavation to form diverted swale	169	m3	45.11	7,623.59	£	30.00	£	5,070.00	Rate High; Suggest £30/m3	-£	2,553.59
8.6.24	Seeding to surface of basins: grass seed	556	m2	1.40	778.40	£	3.50	£	1,946.00	Rate Low; Suggest £3.50/m2	£	1,167.60
											£	-
8.7	External services				469,319.51			£	451,169.51		-£	18,150.00
	Water mains supply										£	-
8.7.1	Connections to statutory undertaker's water main: Anglian Water budget estimate	1	item	56,223.60	56,223.60	£	56,223.60	£	56,223.60	Unable to Comment	£	-
8.7.2	Statutory charges: water infrastructure charges	42	nr	363.34	15,260.28	£	363.34	£	15,260.28	Not Unreasonable	£	-
8.7.3	Statutory charges: sewerage infrastructure charges	42	nr	295.37	12,405.54	£	295.37	£	12,405.54	Not Unreasonable	£	-
	Electricity mains supply											
8.7.4	Connections to statutory undertaker's electrical main: UKPN budget estimate	1	item	211,556.37	211,556.37	£	211,556.37	£	211,556.37	Unable to Comment	£	-
	Gas mains supply											
8.7.5	Connections to statutory undertake r's gas main: British Gas budget estimate	1	item	5,298.72	5,298.72	£	5,298.72	£	5,298.72	Unable to Comment	£	-
	Telecommunications and other communication system connections											
8.7.6	Telecommunication connections: free of charge	1	item	0.00	-							
	External/street lighting systems											
8.7.7	External lighting to roads: 1nr LED column per 12m of road	29	Nr	2,500.00	72,500.00	£	2,500.00	£	72,500.00	Not Unreasonable	£	-
	Electrical vehicle charging											
8.7.8	Domestic charging points to houses: sale and shared ownership units; 3.2kw	31	Nr	1,200.00	37,200.00	£	1,200.00	£	37,200.00	Not Unreasonable	£	-
8.0	External works				£ 2,495,872.40							

Ref	Group Element	Qty	Units	Rate	Values
8.7.9	Domestic charging points to houses: affordable rent; wiring and ducts only	11	Nr	200.00	2,200.00
	Builder's work in connection with external services				
8.7.10	Ducts and the like: trenching and ducting to water, electric and telecommunications services to serve all properties	605	m	85.00	51,425.00
8.7.11	BWIC sundries: meter pits, draw pits, meter boxes etc	42	nr	125.00	5,250.00
8.8	Minor building works and ancillary buildings				30,748.02
	Substation enclosure				
8.8.1	Base: 100mm concrete with mesh reinforcement on 150mm 6F2 base	36	m2	48.26	1,756.66
8.8.2	Walls: 215mm fully bonded facing brickwork	75	m2	246.22	18,466.50
8.8.3	Roof structure: timber roof trusses	36	m2	66.91	2,435.52
8.8.4	Roof coverings: plain concrete roof tiles	46	m2	67.72	3,081.26
8.8.5	Roofline: UPVC	27	m	45.91	1,239.57
8.8.6	Gutters	13	m	9.50	123.50
8.8.7	Downpipes	6	m	7.50	45.00
8.8.8	Steel door: single	1	nr	1,250.00	1,250.00
8.8.9	Steel door: double	1	nr	2,000.00	2,000.00
8.8.10	Louvred vent	1	nr	350.00	350.00

£	200.00	£	-	£	2,200.00	Not Unreasonable	£	-
£	55.00	£	33,275.00	Rate High; suggest £55/m	-£	18,150.00		
£	125.00	£	5,250.00	Not Unreasonable	£	-		
		£	32,291.12		£	1,543.10		
£	48.26	£	1,737.36	Not Unreasonable	-£	19.30		
£	246.22	£	18,466.50	Not Unreasonable	£	-		
£	66.91	£	2,408.76	Not Unreasonable	-£	26.76		
£	85.00	£	3,910.00	Rate Low; Suggest circa £85/m2	£	828.74		
£	-	£	-	Measured Below	-£	1,239.57		
£	9.50	£	123.50	Not Unreasonable	£	-		
£	7.50	£	45.00	Not Unreasonable	£	-		
£	2,250.00	£	2,250.00	Rate Low; Suggest £2,250/nr	£	1,000.00		
£	3,000.00	£	3,000.00	Rate Low; Suggest £3,000/nr	£	1,000.00		
£	350.00	£	350.00	Not Unreasonable	£	-		
£	-	£	-		£	-		
£	-	£	-		£	-		

CASHFLOW FORECAST

Estimated Cost Total: £11,765,704.91 Anticipated Months On Site: 18

Val Nr	Builders Work		Gross Valuation £	Retention £	#	Net Valuation £	VAT 20% £	Amount due (incl VAT) £
	Cumulative Figure	Monthly Figure						
1	138,175	138,175	138,175	-6,909	#	131,266	26,253	157,520
2	462,350	324,175	324,175	-16,209	#	307,966	61,593	369,559
3	949,020	486,670	486,670	-24,334	#	462,337	92,467	554,804
4	1,574,681	625,661	625,661	-31,283	#	594,378	118,876	713,254
5	2,315,830	741,149	741,149	-37,057	#	704,091	140,818	844,909
6	3,148,961	833,132	833,132	-41,657	#	791,475	158,295	949,770
7	4,050,572	901,610	901,610	-45,081	#	856,530	171,306	1,027,836
8	4,997,157	946,585	946,585	-47,329	#	899,256	179,851	1,079,107
9	5,965,212	968,056	968,056	-48,403	#	919,653	183,931	1,103,583
10	6,931,234	966,022	966,022	-48,301	#	917,721	183,544	1,101,265
11	7,871,719	940,484	940,484	-47,024	#	893,460	178,692	1,072,152
12	8,763,161	891,442	891,442	-44,572	#	846,870	169,374	1,016,244
13	9,582,058	818,896	818,896	-40,945	#	777,952	155,590	933,542
14	10,304,904	722,846	722,846	-36,142	#	686,704	137,341	824,045
15	10,908,196	603,292	603,292	-30,165	#	573,127	114,625	687,753

16	11,368,430	460,234	460,234	-23,012	#	437,222	76,514	513,736
17	11,662,101	293,671	293,671	-14,684	#	278,987	48,823	327,810
12 Months Defects release of retention				294,143	*	294,143	58,829	352,971
TOTALS	£11,765,705	£11,765,705	£0			£11,765,705	£2,325,422	£14,091,126

Retention at 5.0%
~ Retention at 2.5% (following partial release at Practical Completion)
* Final release of retention

Detailed Cost Plan

1056854/CAR/les Royston Road (Site 13), Baldock

