Development Appraisal

Project

Location

August 2024

Revision: -

This cost plan is an approximation prepared from outline information and has a price accuracy of +/- 15%. Actual cost may change once all project elements are finalised or negotiated.

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SCOPE OF WORKS

Development Cost Appraisal for 6Nr Units

		Communal Areas	House Type A	House Type B (Semi)	House Type C	House Type D	House Type E	Total
1.00	**Substructure**							
1.01	Future Found Quotation 17/05/24	£ -	£ 13,825.00	£ 17,950.00	£ 10,025.00	£ 12,350.00	£ 9,950.00	£ 64,100.00
1.02	Foundations including reduce level dig, trench excavation, breaking out hard paving's, compacting bottom of excavation, filling to up levels and concrete foundations. Disposal of exvated materials on site.	£ -	£ -	£ -	£ -	£ -	£ -	£ -
1.03	Substructure Masonry including engineering brick (PC Sum of £1,9000 / 1000) to outer skin, cavity with concrete fill (if frame not selected) and 100mm block inner skin (if frame not selected)	£ -	£ 5,675.00	£ 6,800.00	£ 3,025.00	£ 4,150.00	£ 3,200.00	£ 22,850.00
1.04	Lowest Floor Construction. Beam and Block flooring. 150mm well compacted hardcore, 65mm lean mix blinded over hardcore, 150mm clear void, Beam and block construction to specialist suppliers design, 1200 gauge DPM, 100mm insulation, 500 gauge separation layer and 65mm screed	£ -	£ -	£ -	£ -	£ -	£ -	£ -
2.00	**Superstructure**							
2.01	Frame							
2.01.01	Tribus Homes Ltd Quotation, 15/07/24 Rev B	£ -	£ 63,975.00	£ 86,050.00	£ 46,275.00	£ 61,000.00	£ 47,700.00	£ 305,000.00
2.01.02	VerdeGO Timber Frames, VTF-24332 14/06/24	£ -	£ -	£ -	£ -	£ -	£ -	£ -
2.02	Upper floors							
2.02.01	Timber floor joists (if frame not selected), T&j boarding to floors, insulation, plasterboard to ceilings and skim coat	£ -	£ 4,250.00	£ 8,675.00	£ 4,000.00	£ 3,950.00	£ 2,800.00	£ 23,675.00
2.03	Roof							
2.03.01	Roof. 35mm 30deg trusses (if frame not selected), 25 x 50mm battens, membrane, Eternit Thrutone Slate Blue Black Roofing Tiles 600mm x 300mm, 100mm loft insulation with plasterboard and skim ceilings. Plastic fascia's, gutters and downpipes	£ -	£ 19,550.00	£ 26,075.00	£ 14,025.00	£ 18,450.00	£ 14,425.00	£ 92,525.00

2.04	Stairs and ramps							
2.04.01	Softwood staircase, flights, 2.60m rise including landing timber balustrade	£ -	£ 1,550.00	£ 3,100.00	£ 1,150.00	£ 2,050.00	£ 1,150.00	£ 9,000.00
2.05	External walls							
2.05.01	Painted render walls including painted sand & cement render, concrete block (if frame not selected), cavity (if frame not selected), insulation (if frame not selected), blocks (if frame not selected), plasterboard and skim coat	£ -	£ 14,775.00	£ 11,100.00	£ 7,000.00	£ 13,800.00	£ 10,500.00	£ 57,175.00
2.05.02	Wall coverings, Eternit Thrutone Slate Blue Black Roofing Tile 600mm x 300mm, timber battens, concrete block (if frame not selected), cavity (if frame not selected), insulation (if frame not selected), blocks and plasterboard	£ -	£ 10,575.00	£ 8,575.00	£ 9,125.00	£ 12,150.00	£ 8,450.00	£ 48,875.00
2.05.03	Wall coverings, Stone, oncrete block (if frame not selected), cavity (if frame not selected), insulation (if frame not selected), blocks and plasterboard	£ -	£ -	£ 17,775.00	£ -	£ -	£ -	£ 17,775.00
2.05.04	Chimney Stack, one brick thick	£ -	£ -	£ -	£ 500.00	£ 2,450.00	£ 2,450.00	£ 5,400.00
2.06	Windows and external doors							
2.06.01	Tribus Homes Ltd Quotation, 15/07/24 Rev B	£ -	£ 27,425.00	£ 46,500.00	£ 18,800.00	£ 24,900.00	£ 22,900.00	£ 140,525.00
2.06.02	PVCu Windows	£ -	£ -	£ -	£ -	£ -	£ -	£ -
2.06.03	PVCu External doors	£ -	£ -	£ -	£ -	£ -	£ -	£ -
2.07	Internal walls and partitions							
2.07.01	Concrete block (if frame not selected), plasterboard and skim coat to both sides	£ -	£ 1,950.00	£ 3,900.00	£ 2,350.00	£ 2,050.00	£ 1,200.00	£ 11,450.00
2.07.02	Timber stud walls (if frame not selected), plasetrboard and skim coat to both sides	£ -	£ 5,425.00	£ 10,650.00	£ 1,600.00	£ 3,950.00	£ 3,300.00	£ 24,925.00
2.08	Internal doors							
2.08.01	Single doors. PC Sum of £150 for door and ironmongery each	£ -	£ 5,850.00	£ 8,275.00	£ 2,550.00	£ 5,850.00	£ 5,850.00	£ 28,375.00
2.08.02	Double doors. PC Sum of £275 for door and ironmongery each	£ -	£ 700.00	£ 975.00	£ 350.00	£ 350.00	£ 350.00	£ 2,725.00
2.08.03	Pocket doors. PC Sum of £350 for door and ironmongery each	£ -	£ 425.00	£ 1,000.00	£ 1,275.00	£ 425.00	£ 425.00	£ 3,550.00
3.00	**<u>Internal Finishes</u>**							
3.01	Wall finishes							
3.01.01	Emulsion Paint	£ -	£ 3,650.00	£ 5,325.00	£ 2,350.00	£ 3,400.00	£ 2,450.00	£ 17,175.00
3.01.02	Tiling to full height to shower walls, 600mm high to bath surround and 200mm to hand basins. PC Sum of £25 / m2 for tiling	£ -	£ 450.00	£ 1,075.00	£ 400.00	£ 325.00	£ 100.00	£ 2,350.00

3.02	Floor finishes							
3.02.01	Floor finishes. Preparation and floor finishes including painted skirtings. PC Sum of £25 / m2 for floor finishes	£ -	£ 17,575.00	£ 32,575.00	£ 12,300.00	£ 16,275.00	£ 16,750.00	£ 95,475.00
3.03	Ceiling finishes							
3.03.01	Emulsion Paint	£ -	£ 1,150.00	£ 2,150.00	£ 900.00	£ 1,075.00	£ 700.00	£ 5,975.00
4.00	**Fittings, furnishings and equipment**							
4.01	Fittings, furnishings and equipment							
4.01.01	Kitchen. Provisional Sum	£ -	£ 25,000.00	£ 50,000.00	£ 25,000.00	£ 25,000.00	£ 25,000.00	£ 150,000.00
4.01.02	Utility room. Provisional Sum	£ -	£ 5,000.00	£ -	£ -	£ 5,000.00	£ -	£ 10,000.00
5.00	**Services**							
5.01	Service installations to extension, revised kitchen layout and staircase alterations including under floor heating, electrical installations and builders work in connection with services installations.	£ -	£ 48,300.00	£ 54,525.00	£ 45,600.00	£ 48,125.00	£ 44,875.00	£ 241,425.00
5.01.01	Sanitaryware. PC Sum of £300 for WC, £200 for Basin, £500 for WC and £500 for Shower	£ -	£ 4,000.00	£ 6,000.00	£ 2,500.00	£ 2,500.00	£ 2,000.00	£ 17,000.00
5.02	Air Source Heat Pump. Provisional Sum	£ -	£ 15,000.00	£ 15,000.00	£ 15,000.00	£ 15,000.00	£ 15,000.00	£ 75,000.00
5.03	Solar Panels, 15 Panel System with Battery. Provisional Sum	£ -	£ 20,000.00	£ 20,000.00	£ 20,000.00	£ 20,000.00	£ 20,000.00	£ 100,000.00
5.04	Vechicle Charging Point	£ -	£ 1,500.00	£ 1,500.00	£ 1,500.00	£ 1,500.00	£ 1,500.00	£ 7,500.00
6.00	**External Works**							
6.01	Site preparation works							
6.01.01	Site Clearance	£ -	£ -	£ -	£ -	£ -	£ -	£ -
6.01.02	Topsoil; average 150m depth	£ -	£ -	£ -	£ -	£ -	£ -	£ -
6.02	Roads, paths, paving's and surfacing's							
6.02.01	Slab paving, precast concrete paving slabs on subbase; including excavation	£ -	£ 7,150.00	£ 7,925.00	£ 5,300.00	£ 6,600.00	£ 5,500.00	£ 32,475.00

6.02.02	Macadam roadway Excavate 350 mm for pathways or roadbed; bring to grade; lay 100 mm well-rolled hardcore; lay 150 mm Type 1 granular material; lay precast edgings kerbs 50 × 150 mm on both sides; including foundations haunched one side in 11.5 N/mm2 concrete with all necessary formwork; machine lay surface of 90 mm macadam 60 mm base course and 30 mm wearing course; all disposal off site	£	57,050.00	£	2,450.00	£	2,450.00	£	2,450.00	£	2,450.00	£	2,450.00	£	69,300.00
6.03	Soft landscaping, planting and irrigation systems														
6.03.01	Surface preparation for seeding	£	-	£	2,225.00	£	2,825.00	£	1,975.00	£	2,000.00	£	1,550.00	£	10,575.00
6.04	Fencing, railings and walls														
6.04.01	Closeboarded fencing; to concrete posts 100 × 100 mm; 3 nr softwood arris rails; 100 × 22 mm softwood pales lapped 13 mm; including excavating and backfilling into firm ground at 3.00 m centres; setting in concrete 1:3:6. 1800 mm high	£	-	£	375.00	£	950.00	£	-	£	-	£	-	£	1,325.00
6.04.02	1200mm Stone wall, 225 mm thick piers at 3.0 m centres. Excavation 400 mm deep, disposal, concrete foundations. Precast concrete coping	£	-	£	17,400.00	£	24,000.00	£	9,600.00	£	32,400.00	£	26,400.00	£	109,800.00
6.05	External fixtures														
6.05.01	Bin Store	£	-	£	475.00	£	950.00	£	475.00	£	475.00	£	475.00	£	2,850.00
6.05.02	Rotatory Washing Line	£	-	£	75.00	£	125.00	£	75.00	£	75.00	£	75.00	£	425.00
6.05.03	200l Water Butt	£	-	£	100.00	£	200.00	£	100.00	£	100.00	£	100.00	£	600.00
6.06	External drainage														
6.06.01	Drainage Runs	£	75,675.00	£	-	£	-	£	-	£	-	£	-	£	75,675.00
6.06.02	Manholes	£	13,200.00	£	-	£	-	£	-	£	-	£	-	£	13,200.00
6.06.03	Gullies, dp etc	£	3,000.00	£	-	£	-	£	-	£	-	£	-	£	3,000.00
6.06.04	Aco Drainage	£	10,000.00	£	-	£	-	£	-	£	-	£	-	£	10,000.00
6.06.05	Stormwater Drainage Field	£	15,000.00	£	-	£	-	£	-	£	-	£	-	£	15,000.00
6.07	External Services														
6.07.01	Water main	£	31,350.00	£	2,850.00	£	2,850.00	£	2,850.00	£	2,850.00	£	2,850.00	£	45,600.00
6.07.02	Electric main	£	37,950.00	£	3,450.00	£	3,450.00	£	3,450.00	£	3,450.00	£	3,450.00	£	55,200.00
6.07.03	Gas main	£	95,700.00	£	8,700.00	£	8,700.00	£	8,700.00	£	8,700.00	£	8,700.00	£	139,200.00
6.07.04	Telecom main	£	23,100.00	£	2,100.00	£	2,100.00	£	2,100.00	£	2,100.00	£	2,100.00	£	33,600.00

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7.00	**Preliminaries**							
7.01	0.20% Defects	£ 725.00	£ 750.00	£ 1,025.00	£ 575.00	£ 750.00	£ 650.00	£ 4,475.00
7.02	6.00% Management and Staff	£ 21,725.00	£ 21,850.00	£ 30,075.00	£ 17,025.00	£ 22,000.00	£ 18,950.00	£ 131,625.00
7.03	0.40% Site Establishment	£ 1,450.00	£ 1,475.00	£ 2,025.00	£ 1,150.00	£ 1,475.00	£ 1,275.00	£ 8,850.00
7.04	1.00% Temporary Services - Lighting and Power	£ 3,625.00	£ 3,650.00	£ 5,025.00	£ 2,850.00	£ 3,675.00	£ 3,175.00	£ 22,000.00
7.05	0.10% Temporary Services - Water for the Works	£ 375.00	£ 375.00	£ 525.00	£ 300.00	£ 375.00	£ 325.00	£ 2,275.00
7.06	0.10% Temporary Services - Temporary Telephones	£ 375.00	£ 375.00	£ 525.00	£ 300.00	£ 375.00	£ 325.00	£ 2,275.00
7.07	0.10% Security - Security	£ 375.00	£ 375.00	£ 525.00	£ 300.00	£ 375.00	£ 325.00	£ 2,275.00
7.08	Security - Hoardings	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 6,000.00
7.09	0.20% Safety, Health & Welfare	£ 725.00	£ 750.00	£ 1,025.00	£ 575.00	£ 750.00	£ 650.00	£ 4,475.00
7.10	0.10% Control and Protection - Control and Protection of the Works	£ 375.00	£ 375.00	£ 525.00	£ 300.00	£ 375.00	£ 325.00	£ 2,275.00
7.11	0.01% Control and Protection - Drying the Works	£ 50.00	£ 50.00	£ 75.00	£ 50.00	£ 50.00	£ 50.00	£ 325.00
7.12	2.00% Mechanical Plant - Plant / Transport	£ 7,250.00	£ 7,300.00	£ 10,025.00	£ 5,675.00	£ 7,350.00	£ 6,325.00	£ 43,925.00
7.13	0.20% Mechanical Plant - Small Plant and Tools	£ 725.00	£ 750.00	£ 1,025.00	£ 575.00	£ 750.00	£ 650.00	£ 4,475.00
7.14	Temporary Works - Temporary Roads and Walkways	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 6,000.00
7.15	0.75% Temporary Works - Access Scaffolding	£ 2,725.00	£ 2,750.00	£ 3,775.00	£ 2,150.00	£ 2,750.00	£ 2,375.00	£ 16,525.00
7.16	0.15% Removing Rubbish & Cleaning	£ 550.00	£ 550.00	£ 775.00	£ 450.00	£ 550.00	£ 475.00	£ 3,350.00
7.17	0.05% Site Services - Traffic Regulations	£ 200.00	£ 200.00	£ 275.00	£ 150.00	£ 200.00	£ 175.00	£ 1,200.00
7.18	0.25% Site Services - Additional Temporary Items	£ 925.00	£ 925.00	£ 1,275.00	£ 725.00	£ 925.00	£ 800.00	£ 5,575.00
7.19	Pre Construction Fee	£ 1,025.00	£ 1,025.00	£ 1,425.00	£ 800.00	£ 1,050.00	£ 900.00	£ 6,225.00
7.20	Insurance	£ 625.00	£ 625.00	£ 850.00	£ 500.00	£ 625.00	£ 550.00	£ 3,775.00
8.00	**Contractor's administration, overheads and profit**							
8.01	10% Contractor's administration, overheads and profit	£ 40,775.00	£ 40,975.00	£ 56,350.00	£ 32,000.00	£ 41,250.00	£ 35,600.00	£ 246,950.00
9.00	**Professional Fees**							
9.01	4.5% Architect	£ 16,300.00	£ 16,375.00	£ 22,550.00	£ 12,775.00	£ 16,500.00	£ 14,225.00	£ 98,725.00
9.02	2.5% Structural Engineer	£ 9,075.00	£ 9,100.00	£ 12,525.00	£ 7,100.00	£ 9,175.00	£ 7,900.00	£ 54,875.00
9.03	2.0% Services Engineer	£ -	£ 7,300.00	£ 10,025.00	£ 5,675.00	£ 7,350.00	£ 6,325.00	£ 36,675.00
9.04	2.2% Quantity Surveyor	£ 7,975.00	£ 8,025.00	£ 11,025.00	£ 6,250.00	£ 8,075.00	£ 6,950.00	£ 48,300.00
9.05	Section 106 Payments / CIL	£ -	£ 40,100.00	£ 74,175.00	£ 28,100.00	£ 36,975.00	£ 24,725.00	£ 204,075.00
9.06	0.05% Landscape Architect	£ 200.00	£ 200.00	£ 275.00	£ 150.00	£ 200.00	£ 175.00	£ 1,200.00
9.07	0.01% Building (Local Authority Charges) Regulations	£ 50.00	£ 50.00	£ 75.00	£ 50.00	£ 50.00	£ 50.00	£ 325.00
9.08	0.05% Drainage Engineer	£ 200.00	£ 200.00	£ 275.00	£ 150.00	£ 200.00	£ 175.00	£ 1,200.00

9.09	0.05% Highways Engineer	£	200.00	£	200.00	£	275.00	£	150.00	£	200.00	£	175.00	£	1,200.00
9.10	0.05% Utilities Consultant	£	200.00	£	200.00	£	275.00	£	150.00	£	200.00	£	175.00	£	1,200.00
9.11	0.05% Party Wall Surveyor	£	-	£	-	£	275.00	£	-	£	-	£	-	£	275.00
9.12	Town And Country Planning Application Fees (£600 each Unit)	£	-	£	600.00	£	600.00	£	600.00	£	600.00	£	600.00	£	3,000.00
9.13	Building Control (£1,000 each unit)	£	1,000.00	£	1,000.00	£	1,000.00	£	1,000.00	£	1,000.00	£	1,000.00	£	6,000.00
9.14	SAP rating calculations (£200 each unit)	£	-	£	200.00	£	200.00	£	200.00	£	200.00	£	200.00	£	1,000.00
9.15	Road licences	£	-	£	-	£	-	£	-	£	-	£	-	£	-
9.16	S104 Inspection (5% of Drainage Cost)	£	5,850.00	£	-	£	-	£	-	£	-	£	-	£	5,850.00
9.17	S38 Inspection (10% of Road Cost)	£	5,725.00	£	-	£	-	£	-	£	-	£	-	£	5,725.00
9.18	Air & Sound Tests (£250 each unit)	£	-	£	250.00	£	250.00	£	250.00	£	250.00	£	250.00	£	1,250.00
9.19	Warranty	£	2,500.00	£	2,500.00	£	2,500.00	£	2,500.00	£	2,500.00	£	2,500.00	£	15,000.00
10.00	**Land, Planning & Pre Planning Fees**														
10.01	Land	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.02	Overage	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.03	Site Finders Fees	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.04	Section 106 Payments / CIL	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.05	Stamp Duty	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.06	Land Registry	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.07	Solicitor Land Purchase	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.08	Option agreements	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.09	Other Land purchase costs	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.10	Planning consultant	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.11	Planning Application fees	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.12	Planning Appeal	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.13	Architect Planning	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.14	Landscape Architect	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.15	Geotechnical investigation	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.16	Contamination investigation - pre plan	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.17	Remediation Investigation - pre plan	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.18	Drainage investigations - pre plan	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.19	Highways investigations - pre plan	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.20	Other investigations -stage 3 asbestos	£	-	£	-	£	-	£	-	£	-	£	-	£	-
10.21	Wildlife investigation	£	-	£	-	£	-	£	-	£	-	£	-	£	-

10.22	Archaeological investigation	£ -	£ -	£ -	£ -	£ -	£ -	£ -
10.23	Other investigations or Consultancy	£ -	£ -	£ -	£ -	£ -	£ -	£ -
10.24	Engineering survey	£ -	£ -	£ -	£ -	£ -	£ -	£ -
10.25	Tree survey	£ -	£ -	£ -	£ -	£ -	£ -	£ -
10.26	Radon Survey Report	£ -	£ -	£ -	£ -	£ -	£ -	£ -
10.27	Other LAND survey	£ -	£ -	£ -	£ -	£ -	£ -	£ -
10.28	Existing BUILDING Costs - pre plan	£ -	£ -	£ -	£ -	£ -	£ -	£ -
		£ 497,900.00	**£ 538,350.00**	**£ 757,500.00**	**£ 418,225.00**	**£ 538,400.00**	**£ 458,000.00**	**£3,208,375.00**
		Plus VAT	Plus VAT	Plus VAT	Plus VAT	Plus VAT	Plus VAT	Plus VAT

All provisional allowances are included in the overall cost plan total.

Provisional Sum (PS): Budget price for a specific element of the works that is not yet defined in enough detail.

Prime Cost (PC): Allowance for purchase of materials or goods.