

Response to Align Property Partners [APP]

Build Costs

The cost per square meter build cost was derived at the time from BCIS utilising developments of a similar size and nature.

An updated cost £ per m2 study is attached in appendix A for both "estate housing" and "one-off" housing. These costs have been re-based to the time the original report was produced. The relevant mean rates are summarised below:

	Estate Housing [£/m²]	One-off Housing [£/m²]
Detached 2-storey	1,727	2,406
Terraced	1,287	1,630
Generally	1,320	2,464

Therefore the rate applied by APP could be considered too low when compared to the specific detached / terrace housing type. As an example exercise, applying the above rates specifically to each house type, the overall construction costs associated with the housing increases by c. £30k.

	Qty	Unit	Rate	£ p
House Type A - 6 nr @ 165 m2	990	m2	1,727.00	1,709,730
House Type B - 2 nr @ 107 m2	214	m2	1,287.00	275,418
House Type C - 3 nr @ 100 m2	300	m2	1,287.00	386,100

Abnormal Costs

Preliminary Costs

APP have removed these costs in full, stating "Preliminary Costs are accounted for within BCIS". By this, we assume they are referring to the £/m² rates above. Whilst it is true that there is an element of preliminary cost included in the rate above, we do not believe these costs should be omitted in full as there will be preliminary costs associated with external works which require an allowance.

Therefore we have reduced the preliminary costs to 3.73%, based on the BCIS analyses included in appendix B, calculated below:

	Prelim % of Contract Sum	External Works % of Contract Sum	% of Prelims relating to External Works
Analysis #34781	17%	19%	3.23%
Analysis #34678	17%	27%	4.59%
Analysis #34839	14%	24%	3.36%
		Average	3.73%

Site Clearance

APP have reduced these costs to an approximate rate of £10/m². Within Appendix B we have included various specific project analyses demonstrating that this rate is far too low. The average of these analyses is £66/m². In comparison, our original allowance equates to £50/m².

Insurance

APP have suggested that the developer's insurance costs and building warranty costs should be omitted as they are included within the BCIS £/m² rate. We consider this to be incorrect. The BCIS's description of the £/m² data is as follows: *"The cost of the building with preliminaries apportioned, excluding external works, contingencies and design fees"*.

These cost items are not considered construction costs therefore should be included "below the line".

Appendix A

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Jul-2023 08:18

Rebased to 2Q 2022 (365) and Kirklees (93; sample 36)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
810.1 Estate housing								
Generally (15)	1,320	640	1,124	1,268	1,446	4,583	1419	
Single storey (15)	1,504	894	1,270	1,447	1,661	4,583	236	
2-storey (15)	1,269	640	1,101	1,231	1,391	2,767	1098	
3-storey (15)	1,385	822	1,153	1,314	1,585	2,704	80	
4-storey or above (15)	2,760	1,359	2,206	2,464	3,667	4,103	5	
810.11 Estate housing detached (15)	1,727	971	1,330	1,490	1,849	4,583	21	
810.12 Estate housing semi detached								
Generally (15)	1,329	776	1,137	1,297	1,450	2,965	355	
Single storey (15)	1,486	943	1,271	1,451	1,628	2,965	81	
2-storey (15)	1,282	776	1,125	1,247	1,405	2,276	262	
3-storey (15)	1,312	970	1,052	1,273	1,550	1,867	12	
810.13 Estate housing terraced								
Generally (15)	1,347	790	1,106	1,259	1,473	4,103	235	
Single storey (15)	1,541	996	1,283	1,585	1,815	2,170	19	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
2-storey (15)	1,287	790	1,084	1,231	1,418	2,767	180
3-storey (15)	1,409	822	1,142	1,290	1,568	2,704	34
4-storey or above (10)	3,885	3,667	-	-	-	4,103	2

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Jul-2023 08:18

Rebased to 2Q 2022 (365) and Kirklees (93; sample 36)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
820.1 'One-off' housing detached (3 units or less)							
Generally (15)	2,464	973	1,685	2,170	2,937	6,311	130
Single storey (15)	2,018	1,177	1,475	2,007	2,552	3,756	29
2-storey (15)	2,406	973	1,673	2,084	2,846	6,071	69
3-storey (15)	2,736	1,286	1,982	2,876	3,098	5,015	25
4-storey or above (15)	4,585	2,445	3,127	5,434	5,608	6,311	5
820.3 'One-off' housing terraced (3 units or less) (15)	1,630	918	1,247	1,387	1,648	3,167	14

Appendix B

10 Semi-Detached Houses, Moss Green Close - #34839

Rebased to 2Q 2022 (365) and Kirklees (93; sample 36)

Summary	
Project title:	10 Semi-Detached Houses, Moss Green Close
Location:	Huyton, Merseyside
Date:	20-Jul-2021
Building cost:	£913,709 rebased
Cost/m ² :	£1,088 rebased
Floor area:	840m ²
Main construction:	Brick construction
Storeys:	2
Level of analysis:	Elemental

DETAIL	
Building function:	810.12 Estate housing semi detached
Type of work:	New build
District:	Knowsley
Grid reference:	SJ4291
Postcode:	L36 3RG
Receipt date:	20-Jul-2021
Base date:	20-Jul-2021
Project details:	10Nr semi-detached affordable homes together with external works including paving, timber fencing, landscaping, drainage including SUDS and external services.
Site conditions:	Gently sloping greenfield site located off Moss Green Close south of the A57 and north of Huyton House Road. Unrestricted working space and site access.
Client:	Livv Housing

Tender documentation:	Employers Requirements (for Design and Build)
Selection of contractor:	Design and build
Number of tenders issued:	1
Number of tenders received:	1
Contract:	JCT Design and Build Contract 2016 edition
Cost fluctuations:	Fixed
Basis of cost:	Contract
CONTRACT BREAKDOWN	
Measured work:	£1,267,438 rebased
Prime cost sums:	£0 rebased
Provisional sums:	£0 rebased
Preliminaries:	£213,010 rebased
Overheads and profit:	£0 rebased
Design fees:	£31,860 rebased
Risk (client's contingencies):	£0 rebased
Contract sum:	£1,512,308 rebased
Project costs	
Contract	£1,495,200
Accommodation and design features	
<p>10Nr 3B6P 2-storey semi-detached affordable houses. Concrete strip foundations and ground slab. Timber upper floors. Timber pitched concrete tiled roof. Timber stairs. Facing brick with block cavity walls. uPVC double glazed external windows and doors. Timber and block stud partitions. Timber internal doors. Plasterboard, skim, and emulsion wall and ceiling finishes. Vinyl sheet to wet floors. Kitchen units, worktops, appliances and general fittings. Sanitaryware. Soil and waste. Hot and cold water installations. Gas boilers. LTHW radiator system. Extract ventilation. Power and light. Telephone, TV, data cabling, fire and smoke alarms.</p>	
Dimensions	

Number of units:	10
Functional units	
No bedrooms (30)	£30,456.98 rebased
No of persons (60)	£15,228.49 rebased
Credits	
Submitted by:	Markhams Ltd
Client:	Livv Housing
Architect:	Level 2 Architects
Quantity Surveyor:	Markhams Ltd

Elements (BCIS Standard Form of Cost Analysis (2012 revision, NRM1 compatible)) rebased					
Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percent age
01 Substructure	£94,064	£112			6%
02.01 Frame	£0	£0			
02.02 Upper Floors	£22,252	£26			1%
02.03 Roof	£90,524	£108			6%
02.04 Stairs	£15,172	£18			1%
02.05 External Walls	£175,991	£209			12%
02.06 External Windows and Doors	£69,992	£83			5%
02.07 Internal Walls and Partitions	£14,565	£17			1%
02.08 Internal Doors	£16,183	£19			1%
02 Superstructure	£404,678	£481			27%
03.01 Wall Finishes	£54,416	£65			4%
03.02 Floor Finishes	£24,477	£29			2%
03.03 Ceiling Finishes	£31,557	£37			2%

Elements (BCIS Standard Form of Cost Analysis (2012 revision, NRM1 compatible)) rebased

Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percent age
03 Finishes	£110,449	£131			7%
04 Fittings, Furnishings and Equipment	£32,366	£38			2%
05.01 Sanitary Installations	£20,229	£24			1%
05.02 Services Equipment	£0	£0			
05.03 Disposal Installations (Costs included in 05.06)					
05.04 Water Installations (Costs included in 05.06)					
05.05 Heat Source (Costs included in 05.06)					
05.06 Space Heating and Air Conditioning (Costs include other elements)	£56,641	£68			4%
05.07 Ventilating Systems (Costs included in 05.08)					
05.08 Electrical Installations (Costs include other elements)	£34,389	£40			2%
05.09 Fuel Installations (Costs included in 05.06)					
05.10 Lift and Conveyor Installations	£0	£0			
05.11 Fire and Lightning Protection	£0	£0			
05.12 Communications and Security Installations (Costs included in 05.08)					
05.13 Special Installations	£0	£0			
05.14 Builder's Work in Connection with Services (BWIC)	£16,689	£20			1%
05 Services	£127,947	£153			8%
06 Prefabricated Buildings and Building Units	£0	£0			
07 Work to Existing Building	£0	£0			
Building Sub-total	£769,505	£916			51%
08.01 Site Preparation Works	£95,076	£113			6%
08.02 Roads, Paths, Pavings and Surfacing	£95,076	£113			6%

Elements (BCIS Standard Form of Cost Analysis (2012 revision, NRM1 compatible)) rebased

Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percentage
08.03 Soft Landscaping, Planting and Irrigation Systems	£34,389	£40			2%
08.04 Fencing, Railings and Walls	£19,723	£23			1%
08.05 External Fixtures	£37,929	£46			3%
08.06 External Drainage	£84,961	£101			6%
08.07 External Services	£0	£0			
08.08 Minor Building Works and Ancillary Buildings	£0	£0			
08 External Works	£367,153	£437			24%
00.01 Toxic/Hazardous/Contaminated Material Treatment	£0	£0			
00.02 Major Demolition Works	£0	£0			
00.03 Temporary Support to Adjacent Structures	£0	£0			
00.04 Specialist Groundworks	£0	£0			
00.05 Temporary Diversion Works	£0	£0			
00.06 Extraordinary Site Investigation	£0	£0			
00 Facilitating Works	£0	£0			
09 Preliminaries	£213,010	£254			14%
10 Main Contractor's Overheads and Profit	£0	£0			
Total (less Design Fees)	£1,349,668	£1,607			89%
11 Project/Design Team Fees	£31,860	£38			2%
12 Other Development/Project Costs	£130,779	£156			9%
13 Risk (Clients Contingencies)	£0	£0			
Total Contract sum	£1,512,308	£1,800			100%

Specification	
Element	Specification
01 Substructure	Concrete strip foundations and ground slab.
02.02 Upper Floors	Timber.
02.03 Roof	Timber pitched concrete tiled roof.
02.04 Stairs	Timber stairs.
02.05 External Walls	Facing brick and block cavity walls. Stone sills to window surrounds.
02.06 External Windows and Doors	uPVC double-glazed windows and doors.
02.07 Internal Walls and Partitions	Timber and block stud partitions.
02.08 Internal Doors	Timber doors.
03.01 Wall Finishes	Plasterboard, skim and emulsion. Tiling to wet areas.
03.02 Floor Finishes	Vinyl sheet.
03.03 Ceiling Finishes	Plasterboard, skim and emulsion.
04 Fittings, Furnishings and Equipment	Kitchen units, worktops, appliances and general fittings.
05.01 Sanitary Installations	Sanitaryware.
05.03 Disposal Installations	Soil and waste.
05.04 Water Installations	Hot and cold water installation.
05.05 Heat Source	Gas.
05.06 Space Heating and Air Conditioning	LTHW radiator system.
05.07 Ventilating Systems	Extract ventilation.
05.08 Electrical Installations	Power and light.
05.09 Fuel Installations	Gas.
05.12 Communications and Security Installations	Data cabling, TV, fire and smoke alarms.
05.14 Builder's Work in Connection with Services (BWIC)	Builder's work in connection services.
08.01 Site Preparation Works	Site preparation.
08.02 Roads, Paths, Pavings and Surfacing	Macadam driveways and PCC paving.

Specification	
Element	Specification
08.03 Soft Landscaping, Planting and Irrigation Systems	Soft Landscaping.
08.04 Fencing, Railings and Walls	Timber fencing.
08.05 External Fixtures	Street lighting and equipment.
08.06 External Drainage	Foul and surface water drainage including SUDS.
09 Preliminaries	18.74% of remainder of Contract sum (excluding Fees).
11 Project/Design Team Fees	2.36% of remainder of Contract sum.
12 Other Development/Project Costs	Legal fees, performance bonds, sectional agreements and warranties.

4 Semi-Detached Houses, Loewen Road - #34781

Rebased to 2Q 2022 (365) and Kirklees (93; sample 36)

Summary	
Project title:	4 Semi-Detached Houses, Loewen Road
Location:	Chadwell St Mary, Essex
Date:	25-Mar-2022
Building cost:	£779,708 rebased
Cost/m ² :	£1,673 rebased
Floor area:	466m ²
Main construction:	Brick construction
Storeys:	3
Level of analysis:	Elemental

DETAIL	
Building function:	810.12 Estate housing semi detached
Type of work:	New build
District:	Thurrock
Grid reference:	TQ6479
Postcode:	RM16 4UU
Receipt date:	25-Mar-2022
Base date:	25-Mar-2022
Project details:	4Nr semi-detached houses for affordable rent together with external works including site preparation, paving, landscaping, fencing, drainage, services and sheds. Demolition of house. Secured By Design.
Site conditions:	Level demolition site requiring the demolition of an existing council owned vacant house undertaken as part of this contract. Unrestricted working space and access.
Client:	Thurrock Council

Tender documentation:	Employers Requirements (for Design and Build)
Selection of contractor:	Design and build
Contract:	JCT Design and Build Contract 2016 edition
Cost fluctuations:	Fixed
Basis of cost:	Contract
CONTRACT BREAKDOWN	
Measured work:	£803,604 rebased
Prime cost sums:	£0 rebased
Provisional sums:	£0 rebased
Preliminaries:	£194,644 rebased
Overheads and profit:	£115,561 rebased
Design fees:	£59,393 rebased
Risk (client's contingencies):	£0 rebased
Contract sum:	£1,173,202 rebased
Accommodation and design features	
<p>4Nr 3B5P semi-detached houses for affordable rent comprising open plan dining/living room, kitchen and WC to ground floor; 2Nr bedrooms and bathroom to first floor; and 1Nr bedroom to second floor constructed within sloping roof space. Concrete strip foundations. Timber upper floors, stairs and pitched concrete tiled roof with dormer windows and uPVC rainwater goods. Facing brick and rendered block external cavity walls. Aluminium faced timber windows and composite doors. Timber internal doors. Plasterboard, skim and emulsion wall and ceiling finishes. Floor finishes. Kitchen units. Sanitaryware. Air source heat pumps. LTHW heating. Power, light, data, smoke detectors, TV aerials.</p>	
Dimensions	
Number of units:	4
Site area:	1,390m ²
Units per hectare:	28.78

Functional units	
No bedrooms (12)	£64,975.70 rebased
No of persons (20)	£38,985.42 rebased
Credits	
Submitted by:	Baily Garner
Client:	Thurrock Council
Architect:	DB3 Architecture

Elements (BCIS Standard Form of Cost Analysis (2012 revision, NRM1 compatible)) rebased					
Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percentage
01 Substructure	£91,409	£196			8%
02.01 Frame	£0	£0			
02.02 Upper Floors	£15,834	£34			1%
02.03 Roof	£61,040	£131			5%
02.04 Stairs	£8,550	£18			1%
02.05 External Walls	£57,271	£123			5%
02.06 External Windows and Doors	£47,348	£102			4%
02.07 Internal Walls and Partitions	£26,535	£57			2%
02.08 Internal Doors	£14,681	£32			1%
02 Superstructure	£231,258	£496			20%
03.01 Wall Finishes	£44,599	£95			4%
03.02 Floor Finishes	£38,066	£82			3%
03.03 Ceiling Finishes	£17,182	£37			1%
03 Finishes	£99,846	£214			9%
04 Fittings, Furnishings and Equipment	£25,472	£55			2%

Elements (BCIS Standard Form of Cost Analysis (2012 revision, NRM1 compatible)) rebased

Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percent age
05.01 Sanitary Installations (Costs included in 05.06)					
05.02 Services Equipment	£0	£0			
05.03 Disposal Installations (Costs included in 05.06)					
05.04 Water Installations (Costs included in 05.06)					
05.05 Heat Source (Costs included in 05.06)					
05.06 Space Heating and Air Conditioning (Costs include other elements)	£80,141	£172			7%
05.07 Ventilating Systems (Costs included in 05.08)					
05.08 Electrical Installations (Costs include other elements)	£34,427	£74			3%
05.09 Fuel Installations	£0	£0			
05.10 Lift and Conveyor Installations	£0	£0			
05.11 Fire and Lightning Protection	£0	£0			
05.12 Communications and Security Installations (Costs included in 05.08)					
05.13 Special Installations	£0	£0			
05.14 Builder's Work in Connection with Services (BWIC)	£0	£0			
05 Services	£114,568	£246			10%
06 Prefabricated Buildings and Building Units	£0	£0			
07 Work to Existing Building	£0	£0			
Building Sub-total	£562,553	£1,208			48%
08.01 Site Preparation Works	£11,357	£24			1%
08.02 Roads, Paths, Pavings and Surfacing	£80,645	£173			7%
08.03 Soft Landscaping, Planting and Irrigation Systems	£8,967	£19			1%
08.04 Fencing, Railings and Walls	£12,394	£27			1%

Elements (BCIS Standard Form of Cost Analysis (2012 revision, NRM1 compatible)) rebased

Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percent age
08.05 External Fixtures (Costs included in 08.08)					
08.06 External Drainage	£51,895	£112			4%
08.07 External Services	£53,112	£114			5%
08.08 Minor Building Works and Ancillary Buildings (Costs include other elements)	£5,993	£13			1%
08 External Works	£224,362	£482			19%
00.01 Toxic/Hazardous/Contaminated Material Treatment	£0	£0			
00.02 Major Demolition Works	£16,689	£36			1%
00.03 Temporary Support to Adjacent Structures	£0	£0			
00.04 Specialist Groundworks	£0	£0			
00.05 Temporary Diversion Works	£0	£0			
00.06 Extraordinary Site Investigation	£0	£0			
00 Facilitating Works	£16,689	£36			1%
09 Preliminaries	£194,644	£418			17%
10 Main Contractor's Overheads and Profit	£115,561	£248			10%
Total (less Design Fees)	£1,113,809	£2,390			95%
11 Project/Design Team Fees	£59,393	£127			5%
12 Other Development/Project Costs	£0	£0			
13 Risk (Clients Contingencies)	£0	£0			
Total Contract sum	£1,173,202	£2,517			100%

Specification

Element	Specification
01 Substructure	Concrete strip foundations. Undefined ground floor.
02.02 Upper Floors	Timber upper floors.

Specification	
Element	Specification
02.03 Roof	Timber pitched concrete tiled roofs with 1Nr lead imitation GRP dormer to each house. Dormer windows (cost included in 02.06). Flat timber roof with aluminium coping at ground floor level. uPVC rainwater downpipes, gutters, eaves, fascias, soffits and bargeboards.
02.04 Stairs	Timber stairs.
02.05 External Walls	Combination of red facing brick and rendered block (House type 1) and rendered block (House type 1A) with block inner leaf insulated cavity walls. Reconstituted stone sills.
02.06 External Windows and Doors	PPC aluminium and timber composite windows including sliding doors leading to rear garden. Solid core insulated composite front doors. 4Nr entrance canopies with aluminium perimeter and uPVC soffit.
02.07 Internal Walls and Partitions	Metal stud and block partitions.
02.08 Internal Doors	Timber doors.
03.01 Wall Finishes	Plasterboard, skim and emulsion. Ceramic tiling to bathrooms and kitchen splashbacks.
03.02 Floor Finishes	Undefined.
03.03 Ceiling Finishes	Plasterboard, skim and emulsion.
04 Fittings, Furnishings and Equipment	Kitchen units and fitted furniture.
05.01 Sanitary Installations	Sanitaryware.
05.03 Disposal Installations	Soil and waste.
05.04 Water Installations	Hot and cold water installations.
05.05 Heat Source	Air source heat pumps.
05.06 Space Heating and Air Conditioning	LTHW heating.
05.07 Ventilating Systems	Extract ventilation.
05.08 Electrical Installations	Power and light.

Specification	
Element	Specification
05.12 Communications and Security Installations	Data and fire/smoke detectors. TV aerials.
08.01 Site Preparation Works	Site preparation.
08.02 Roads, Paths, Pavings and Surfacing	Pedestrian paving and tarmac roads including provision for 10Nr car parking spaces.
08.03 Soft Landscaping, Planting and Irrigation Systems	Soft landscaping and planting.
08.04 Fencing, Railings and Walls	1.2m and 1.8m high close boarded timber fence with 400mm high timber trellis, concrete posts and concrete gravel board. Timber gates. Facing brick planter and refuse enclosure walls to the front of houses. Timber refuse enclosures to the rear gardens.
08.05 External Fixtures	Bat boxes.
08.06 External Drainage	Foul and surface water drainage.
08.07 External Services	Services and lighting.
08.08 Minor Building Works and Ancillary Buildings	Cycle stores and garden sheds.
00.02 Major Demolition Works	Demolition of a council owned vacant house.
09 Preliminaries	24.22% of remainder of Contract sum (excluding Main Contractor's Overheads and Profit and Fees).
10 Main Contractor's Overheads and Profit	14.38% of remainder of Contract sum (excluding Preliminaries and Fees).
11 Project/Design Team Fees	5.33% of remainder of Contract sum.

25 Houses, Morris Street - #34678

Rebased to 2Q 2022 (365) and Kirklees (93; sample 36)

Summary	
Project title:	25 Houses, Morris Street
Location:	Radcliffe, Bury, Greater Manchester
Date:	14-Sep-2021
Building cost:	£1,964,687 rebased
Cost/m ² :	£1,076 rebased
Floor area:	1,826m ²
Main construction:	Brick construction
Storeys:	2
Level of analysis:	Elemental

DETAIL	
Building function:	810.1 Estate housing
Type of work:	New build
District:	Bury
Grid reference:	SD8008
Postcode:	M26 2HF
Receipt date:	14-Sep-2021
Base date:	14-Sep-2021
Project details:	Residential development providing 25Nr 2-storey houses for rent and shared ownership with external works including site preparation, roads and pavings, landscaping, drainage and services.
Site conditions:	Ground conditions bad as piling required.
Client:	Iwell Valley Developments Ltd

Tender documentation:	Employers Requirements (for Design and Build)
Selection of contractor:	Design and build - competitive
Contract:	JCT Design and Build Contract 2016 edition
Contract period (weeks):	Stipulated: 78; Offered: 78; Agreed: 78
Cost fluctuations:	Fixed
Basis of cost:	Contract
CONTRACT BREAKDOWN	
Measured work:	£2,403,378 rebased
Prime cost sums:	£0 rebased
Provisional sums:	£0 rebased
Preliminaries:	£556,598 rebased
Overheads and profit:	£157,340 rebased
Design fees:	£53,366 rebased
Risk (client's contingencies):	£0 rebased
Contract sum:	£3,170,682 rebased
Project costs	
Contract	£3,266,750
Accommodation and design features	
Residential development providing 10Nr 3B5P houses and 15Nr 2B4P houses for affordable rent and shared ownership. Pile foundations and PCC beam and block floors. Timber upper floors and stairs. Timber pitched tiled roof. Facing brick and rendered block cavity external walls. uPVC double glazed external windows and doors. Block and timber stud partitions. Timber internal doors. Plasterboard, skim, tiled and emulsion wall finishes. Floor finishes. Plasterboard, skim and emulsion ceiling finishes. Fitted kitchens and furniture. Sanitaryware. Gas boiler HW radiator heating. Power and light. Data and fire alarms.	
Dimensions	
Number of units:	25

Functional units	
No bedrooms (60)	£32,744.79 rebased
No of persons (110)	£17,860.79 rebased
Credits	
Submitted by:	Markhams Ltd
Client:	Iwell Valley Developments Ltd
Architect:	Grays Architecture
Quantity Surveyor:	Markhams
Structural Engineer:	Elluc Projects Ltd
General Contractor:	Watson Construction

Elements (BCIS Standard Form of Cost Analysis (2012 revision, NRM1 compatible)) rebased					
Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percentage
01 Substructure	£291,379	£160			9%
02.01 Frame	£0	£0			
02.02 Upper Floors	£59,304	£32			2%
02.03 Roof	£147,407	£81			4%
02.04 Stairs	£7,586	£4			
02.05 External Walls	£257,677	£142			8%
02.06 External Windows and Doors	£73,633	£40			2%
02.07 Internal Walls and Partitions	£39,536	£21			1%
02.08 Internal Doors	£30,596	£17			1%
02 Superstructure	£615,738	£337			19%
03.01 Wall Finishes	£78,270	£42			2%

Elements (BCIS Standard Form of Cost Analysis (2012 revision, NRM1 compatible)) rebased

Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percent age
03.02 Floor Finishes	£35,325	£19			1%
03.03 Ceiling Finishes	£103,273	£57			3%
03 Finishes	£216,868	£118			7%
04 Fittings, Furnishings and Equipment	£46,779	£25			1%
05.01 Sanitary Installations	£15,804	£9			
05.02 Services Equipment	£0	£0			
05.03 Disposal Installations	£12,643	£7			
05.04 Water Installations (Costs included in 05.06)					
05.05 Heat Source	£68,028	£37			2%
05.06 Space Heating and Air Conditioning (Costs include other elements)	£153,575	£84			5%
05.07 Ventilating Systems	£15,172	£8			
05.08 Electrical Installations (Costs include other elements)	£78,741	£43			2%
05.09 Fuel Installations (Costs included in 05.06)					
05.10 Lift and Conveyor Installations	£0	£0			
05.11 Fire and Lightning Protection	£0	£0			
05.12 Communications and Security Installations (Costs included in 05.08)					
05.13 Special Installations	£0	£0			
05.14 Builder's Work in Connection with Services (BWIC) (Costs included in 05.06)					
05 Services	£343,962	£188			10%
06 Prefabricated Buildings and Building Units	£0	£0			
07 Work to Existing Building	£0	£0			
Building Sub-total	£1,514,727	£829			46%

Elements (BCIS Standard Form of Cost Analysis (2012 revision, NRM1 compatible)) rebased

Element	Total cost	Cost per m ²	Element unit qty	Element unit rate	Percent age
08.01 Site Preparation Works	£113,155	£62			3%
08.02 Roads, Paths, Pavings and Surfacing	£207,260	£113			6%
08.03 Soft Landscaping, Planting and Irrigation Systems	£56,900	£31			2%
08.04 Fencing, Railings and Walls	£134,967	£74			4%
08.05 External Fixtures	£34,420	£19			1%
08.06 External Drainage	£242,936	£134			7%
08.07 External Services	£95,473	£53			3%
08.08 Minor Building Works and Ancillary Buildings	£0	£0			
08 External Works	£885,111	£484			27%
00.01 Toxic/Hazardous/Contaminated Material Treatment	£3,540	£2			
00.02 Major Demolition Works	£0	£0			
00.03 Temporary Support to Adjacent Structures	£0	£0			
00.04 Specialist Groundworks	£0	£0			
00.05 Temporary Diversion Works	£0	£0			
00.06 Extraordinary Site Investigation	£0	£0			
00 Facilitating Works	£3,540	£2			
09 Preliminaries	£556,598	£304			17%
10 Main Contractor's Overheads and Profit	£157,340	£86			5%
Total (less Design Fees)	£3,117,316	£1,707			94%
11 Project/Design Team Fees	£53,366	£29			2%
12 Other Development/Project Costs	£133,448	£73			4%
13 Risk (Clients Contingencies)	£0	£0			
Total Contract sum	£3,304,130	£1,809			100%

Specification	
Element	Specification
01 Substructure	Pile foundations and precast concrete beam and block floors.
02.02 Upper Floors	Timber upper floors.
02.03 Roof	Timber pitched roofs with grey concrete tiles. uPVC rainwater goods and fascias.
02.04 Stairs	Timber stairs.
02.05 External Walls	Combination of facing brick and rendered block insulated cavity walls.
02.06 External Windows and Doors	uPVC double glazed windows and doors.
02.07 Internal Walls and Partitions	Block and timber stud partitions.
02.08 Internal Doors	Timber doors.
03.01 Wall Finishes	Plasterboard, skim and emulsion and tiled wall finishes.
03.02 Floor Finishes	Undefined.
03.03 Ceiling Finishes	Plasterboard, skim and emulsion ceiling finishes.
04 Fittings, Furnishings and Equipment	Kitchen units, fitted furniture and appliances.
05.01 Sanitary Installations	Sanitaryware.
05.03 Disposal Installations	Soil and waste.
05.04 Water Installations	Hot and cold water installations.
05.05 Heat Source	Gas boilers.
05.06 Space Heating and Air Conditioning	Hot water radiator heating.
05.07 Ventilating Systems	Ventilation.
05.08 Electrical Installations	Power and light.
05.09 Fuel Installations	Gas.
05.12 Communications and Security Installations	Data. Fire Alarms.
05.14 Builder's Work in Connection with Services (BWIC)	Builder's work in connection with services.
08.01 Site Preparation Works	Site preparation.

Specification	
Element	Specification
08.02 Roads, Paths, Pavings and Surfacing	Access roads and pedestrian footpaths. Block driveway.
08.03 Soft Landscaping, Planting and Irrigation Systems	Turfed lawn to rear gardens. Hedge and tree planting.
08.04 Fencing, Railings and Walls	Brickwork boundary wall. Close boarded fencing and timber gates.
08.05 External Fixtures	External services. External lighting.
08.06 External Drainage	Foul and service water drainage.
08.07 External Services	Services and lighting. Vehicle charging points.
00.01 Toxic/Hazardous/Contaminated Material Treatment	Asbestos removal.
09 Preliminaries	23.16% of remainder of Contract sum (excluding Main Contractor's Overheads and Profit and Fees).
10 Main Contractor's Overheads and Profit	6.55% of remainder of Contract sum (excluding Preliminaries and Fees).
11 Project/Design Team Fees	1.71% of remainder of Contract sum.
12 Other Development/Project Costs	Other development costs.