

Introduction

Built up here is an elemental cost plan for the proposed development (address not known).

Drawings provided by Module 2 Architects Ltd

Plans proposed is for the construction of 9 residential units comprising of:

3 Terraced properties, 6 semi-detached properties, all traditionally cavity built, including clay faced brick and block elevations set under natural slate pitched roofs.

The development will be set within a mixture of hard and soft landscaping (as shown within the attached drawings)

It is presumed the site is to be situated within or on the periphery of a conservation area or site of special scientific interest (SSI) due to the inclusion of ecology corridors and with wildlife housing.

Quality levels and construction/fit out standard have been presumed to be at a Median to upper quartile level as stated within BCIS. (BCIS, 2017)

Cost have been obtained from SPONS 2016 and no addition has been added or subtracted to allow for cost fluctuations. All prices stated are as of April 2017 when the elemental cost plan was created.

The elemental cost plan provided below will has been based on the plans provided, measurements taken from these plans. Quantities used within the elemental cost plan are M²/nr unless stated otherwise.

Estimated Build cost

This is the estimated costs projected for works as shown on the plans attached, costs here are prior to commencing the tendering process. These figures give a reasonable educated assumption as to the cost to be expected to incurred by the client.

The estimated build cost has been attained using the SPONS – Building Prices Per Functional Unit

3 x 1 bedroomed terraced properties @ 72.95M² each.

6 x 3 bedroomed semi-detached properties @ 138.15M² each

Unit/Type	GIFA M ²	Cost per M ²	Unit Cost	Total Cost
1 Bed Terrace	72.95	1,512.5	110,336.00	
X 3	218.85			£331,010.61
3 Bed Semi-Detached	138.15	1,512.5	208,951.87	
X 6	828.9			£1,253,711.20
Total GIFA	1,047.75	Total Construction Cost		£1,584,721.80

Information sourced from (SPONS, 2016)

Schedule of Accommodation

1 Bed Terraces

Kitchen	Lounge	Dining	W/C	Family Bathroom	En-Suite	Double Beds	Single Beds	Cot Rooms
1-Combine		0	1	1	0	1	0	1
x 3 units								
3		0	3	3	0	3	0	3

3 Bed Semi-Detached

Kitchen	Lounge	Dining	W/C	Family Bathroom	En-Suite	Double Beds	Single Beds	Cot Rooms	Study
1	1	1	1	1	2	3	0	0	1
x 6 units									
6	6	6	6	6	12	18	0	0	6

Elemental Cost Structure

As stated within New Rules of Measurement 1 (NRM1) the elemental cost will be broken down under the headings listed here:

Substructure

Superstructure

Internal finishes

Fittings, Furnishings, and Equipment

Services

External works will be omitted from the elemental cost for the gross internal floor area

External Works (Landscaping, Hard Surfaces)

(RICS, 2012)

Costs have been inserted into a Cost Analysis Spreadsheet to enable a full breakdown of associated cost to be included, See appendix A.

This information has been condensed in to table form to show costs per M² and total costs.

Elemental cost plan

	The Housing Development	Total (£)	Element (M²£)	Total (£)	GIFA Cost (£m2)
1.0	Substructure			105,711.80	100.89
	Substructure				
	Excavation and disposal Strip foundation with cavity, masonry to DPC level Ground floor slab including insulation				
2.0	Superstructure				
2.1	External walls	129,162.00	123.27	444,603.64	499.66
	Clay brick outer skin, cavity, insulation, block inner skin, plastered walls included				
2.2	Roof	136,908.56	130.66		
	Timber trusses and associated timbers, Insulation, membrane and Slates Dormers, lead, Flat roofs, Soffits and facias				
2.3	Internal walls and partitions, floors	99,046.58	94.53		
	Stud walls and load bearing walls, including insulation Load bearing block walls including party Internal floors				
2.4	Windows and External Doors	79,486.50	75.86		
	Windows, Doors, Patio doors including frames				

3.0	Internal finishes				127,587.43	121.77
	Walls/Ceilings		33,808.13	32.26		
	Plastered, painted walls and ceilings					
3.1	Internal doors		18,900.00	18.03		
	Panelled doors, Frames and finishes					
3.2	Floors and finishes		74,879.30	71.46		
	Floor boards, Hardwood flooring, Skirting's and trims, bathroom and kitchen ceramic tiles					
4.0	Fittings, Furnishings and Equipment				132,690.00	126.64
	Kitchens		71,850.00	68.57		
	Kitchens, base and wall units etc.					
	Staircases etc.		60,840.00	58.06		
	Timber staircases, balustrades etc.					
5.0	Services				235,266.18	224.54
	Sanitary fittings		38,505.00	36.75		
	Baths					
	Showers					
	Toilets and basins					

[illegible]

Information sourced from (SPONS, 2016)

Gross External Area (GEA) to be landscaped 2236M²

6.0	External Works				85,231.80	38.11
		Driveways Paving Grass Areas Planting Trees				

Information sourced from (SPONS, 2016)

Prelims, Fees, Contingency

These additional costs are separate from the elemental GIFA and GEA cost build-up

Contractors prelims	+20%	226,218.10	
Site set up and works			
Professional fees	7%	95,011.60	
Architects, Management costs; site supervision			
Contingency	5%	56,554.50	
Total Construction Cost		1,508,875.00	

(RICS, 2012)

Additional costs

Due to plan changes, site changes (due to site conditions), weather unpredictability, material hold ups, these additional costs can be difficult to quantify but looking at existing data built up through existing previous works or data collected within the BCIS and the like can give an indication as to the possible costs. This together with site investigations, preplanning and material sourcing, ensuring contracts are all in order before any works commence, one can as much as possible pre-empt and allow for any such eventuality within the prelims and build costs. However, should all go well and little to no additional costs be incurred, so will the construction cost be reduced and profit margins increase to reflect this.

Where possible site and infrastructure inspections carried out in depth to define the works required before works commence. Plans and works clearly defined and agreed by all parties prior to works commencing.

Upon accepting a tender ensure that the contractor has not sought to qualify the submission in anyway and all works stated within the tender is fully detailed and accounted for.

Unforeseen costs however unlikely should be managed out of the contingency sum allocated within the elemental costs total table. *good*

However here are some elements that could contribute additional costs:

- Additional Planning and feasibility studies
- Variations to Architectural and engineering designs via site change or client variations
- Late adjustments to plans
- Construction, materials, equipment, and labour cost variations should the project be delayed
- Insurance and taxes during construction should works require additional levees
- Inspection and testing cost implications due to poor works
- Utilities and infrastructure variations

Additional costs due to ground conditions:

- Contaminated land
Removal and reinstatement up to 50% of the overall build cost
- Existing building/ foundations ground works
- Water courses
- Subsoil variations
Removal of existing foundations, Piling and ring beams to overcome water course or adverse ground conditions – upwards of £10,000.00 for each unit (£90,000.00)