

gleeds

ORDER OF COST ESTIMATE NO.1 (DRAFT) REV C



For a

RESIDENTIAL DEVELOPMENT

at

DEEPING ST NICHOLAS

for

EMERALD HOMES GROUP LIMITED

09 September 2025

Gleeds Cost Management Ltd
First Floor
11 Station Street
Nottingham
NG2 3AJ

Information Used in the preparation of Estimate

250033-WDK-ZZ-GF-DRG-ST-20001 - House Type A1 & A2 Piled Foundation Layout
250033-WDK-ZZ-GF-DRG-ST-20002 - House Type A3 & A4 Piled Foundation Layout
250033-WDK-ZZ-GF-DRG-ST-20003 - House Type B1,B2 & B3 Piled Foundation Layout
250033-WDK-ZZ-GF-DRG-ST-20004 - House Type C1,C2 & C3 Piled Foundation Layout
250033-WDK-ZZ-GF-DRG-ST-20005 - House Type D1,D2 & D3 Piled Foundation Layout
250033-WDK-ZZ-GF-DRG-ST-20006 - House Type D4,D5 Piled Foundation Layout
250033-WDK-ZZ-GF-DRG-ST-20007 - House Type E1,E2,E3 & E4 Piled Foundation Layout
250033-WDK-ZZ-GF-DRG-ST-20008 - House Type F1,F2,F3 Piled Foundation Layout
250033-WDK-ZZ-GF-DRG-ST-20009 - House Type G1,G2,G3 Piled Foundation Layout
250033-WDK-ZZ-GF-DRG-ST-20010 - House Type H1,H2,H3 Piled Foundation Layout
250033-WDK-ZZ-GF-DRG-ST-20011 - House Type I1, I2, I3 Piled Foundation Layout
250033-WDK-ZZ-GF-DRG-ST-20012 - House Type J1 Piled Foundation Layout
250033-WDK-ZZ-GF-DRG-ST-20013 - House Type K1 & K2 Piled Foundation Layout
250033-WDK-ZZ-GF-DRG-ST-20014 - House Type L1 Piled Foundation Layout
LDC4244-151C - Finished Floor Levels
LDC4244 - Window & Ext. Door Schedule (15.05.25)
LDC4244 Doc Issue Sheet - Regs (23.06.25)
LDC4244_BR-201D - Sunflower A1
LDC4244_BR-202B - Sunflower A2
LDC4244_BR-203B - Sunflower A3
LDC4244_BR-204B - Sunflower A4
LDC4244_BR-301D - Carnation B1
LDC4244_BR-302B - Carnation B2
LDC4244_BR-303B - Carnation B3
LDC4244_BR-401D - Tulip C1
LDC4244_BR-402B - Tulip C2
LDC4244_BR-403B - Tulip C3
LDC4244_BR-501E - Primrose D1
LDC4244_BR-502B - Primrose D2
LDC4244_BR-503B - Primrose D3
LDC4244_BR-504B - Primrose D4
LDC4244_BR-505B - Primrose D5
LDC4244_BR-601E - Lotus E1
LDC4244_BR-602C - Lotus E2
LDC4244_BR-603C - Lotus E3
LDC4244_BR-604B - Lotus E4
LDC4244_BR-701C - Orchid F1
LDC4244_BR-702B - Orchid F2
LDC4244_BR-703B - Orchid F3
LDC4244_BR-801D - Bluebell-Lilac G1 (1of2)
LDC4244_BR-802C - Bluebell-Lilac G1 (2of2)
LDC4244_BR-803B - Bluebell-Lilac G2 (1of2)
LDC4244_BR-804A - Bluebell-Lilac G2 (2of2)
LDC4244_BR-805B - Bluebell-Lilac G3 (1of2)
LDC4244_BR-806A - Bluebell-Lilac G3 (2of2)
LDC4244_BR-901D - Fuchsia H1
LDC4244_BR-902B - Fuchsia H2

LDC4244_BR-903B - Fuchsia H3
LDC4244_BR-1001D - Rose i1
LDC4244_BR-1002B - Rose i2
LDC4244_BR-1003B - Rose i3
LDC4244_BR-1101D- Violet-Holly J1 (1of2)
LDC4244_BR-1102C - Violet-Holly J1 (2of2)
LDC4244_BR-1201C - Daisy K1
LDC4244_BR-1202B - Daisy K2
LDC4244_BR-1301D - Foxglove-Lavender-Poppy L1 (1of2)
LDC4244_BR-1302C - Foxglove-Lavender-Poppy L1 (2of2)
12652-WMS-ZZ-XX-D-C-39210-S8-P4-S104_LAYOUT-25.02.03
12652-WMS-ZZ-XX-D-C-39211-S8-P3-S104_SW_LONG_SECTIONS-25.02.03
12652-WMS-ZZ-XX-D-C-39212-S8-P3-S104_FW_LONG_SECTIONS-25.02.03
12652-WMS-ZZ-XX-D-C-39213-S8-P2-S104_FLOOD_ROUTE_PLAN-24.12.10
12652-WMS-ZZ-XX-D-C-39214-S8-P2-S104_IMPERMEABLE_PLAN-24.12.10
12652-WMS-ZZ-XX-D-C-39215-S8-P2-S104_CONSTRUCTION_DETAILS_1_OF_3-25.02.03
12652-WMS-ZZ-XX-D-C-39216-S8-P2-S104_CONSTRUCTION_DETAILS_2_OF_3-25.02.03
12652-WMS-ZZ-XX-D-C-39217-S8-P1-S104_CONSTRUCTION_DETAILS_3_OF_3-24.10.23
12652-WMS-ZZ-XX-D-C-39218-S8-P2-S104_RISING_MAIN_LAYOUT_AND_LONG_SECTION-25.01.13
12652-WMS-ZZ-XX-D-C-39501-S8-P5-S38_LAYOUT-25.04.08
12652-WMS-ZZ-XX-D-C-39502-S8-P2-S38_LONG_SECTIONS-24.12.11
12652-WMS-ZZ-XX-D-C-39503-S8-P1-S38_CONSTRUCTION_DETAILS_1_OF_2-24.10.21
12652-WMS-ZZ-XX-D-C-39504-S8-P3-S38_CONSTRUCTION_DETAILS_2_OF_2-25.05.27
12652-WMS-ZZ-XX-D-C-39505-S8-P4-S38_CONTOURS-25.04.08
12652-WMS-ZZ-XX-D-C-39506-S8-P4-S38_GULLY_CATCHMENT AREAS-25.04.08
12652-WMS-ZZ-XX-D-C-39507-S8-P5-S38_KERBING-25.04.08
12652-WMS-ZZ-XX-D-C-39508-S8-P2-S38_DRAINAGE_CONSTRUCTION_DETAILS-25.02.05
12652-WMS-ZZ-XX-D-C-39509-S8-P1-S38_FLOOD_ROUTE_PLAN-25.02.05
A0 17276 1
A0 17276 2
A4E10920 - SHT 1-11
Data_sheet_DGG_250_4_80_E0ET5_TS_30_400D_EX_NN_GG_
QC11887 RevA - Work Sheet

Notes

Dwelling areas based on areas detailed within Development Schedule

This Order of Cost Estimate reflects prices forecast through to 3Q2025 based on the scope of works referenced therein, with no allowances for inflation subject to confirmation of programme

Gleeds' construction cost forecasts are informed by the latest supply chain data and reflect conditions as of the issue date. However, they remain subject to change due to evolving market dynamics and potential disruptors, necessitating regular reviews to incorporate market feedback.

Although volatility in materials pricing has eased, costs remain higher than pre-pandemic levels. Some product price increases were announced for the new year, largely driven by rising energy costs. Further price increases are anticipated in April and are attributed to higher employment costs influenced by increases in national insurance contributions, the national minimum wage, business property relief and inheritance tax. Labour pressures persist, with the effects of the long-term skills shortage mounting

Interest rate reductions, coupled with expectations of further cuts and a strong pipeline of infrastructure and energy-related projects, are helping to bolster market confidence. While concerns about sluggish economic growth persist, industry data indicates cautious optimism for a rise in activity.

Nevertheless, caution persists across the supply chain, particularly given the elevated rate of construction insolvencies. These insolvencies are dampening risk appetite and capacity in certain areas. Additionally, strong demand in particular sectors — such as data centres — places strain on supply chain resources, particularly in mechanical and electrical trades. This demand may lead to regional price increases influenced by supply and demand.

Geopolitical tensions, alongside economic measures such as tariffs, continue to fuel uncertainty. Any escalation has the potential to severely disrupt supply chains and drive renewed inflationary pressures. As such, we strongly recommend regular reviews and updates to cost forecasts to ensure they remain aligned with the latest market conditions.

Assumptions

Allowance for minor cut/fill included across the site

Traditional load bearing masonry, hence no steel frame and no piling

Prelims included for groundworks, external works and infrastructure based on 12% of the cost of these elements assuming a sub-contracted method of procurement for these elements

Assumed no OH&P as this is all recovered in the sales values

Refer to Abnormals for items considered to be in addition to base scope for a project of this nature

No allowance for Risk/Contingency - To be included within the Viability Appraisal

No allowance for Inflation - To be included within the Viability Appraisal

LABC type warranties estimated at 0.9% of sale value

Exclusions

Renewable technologies, eg, Air source heat pumps, etc.

Electric Car Charging Points

Power line diversions/alterations - subject to utility quotations

Gas mains supply - assumed development is electric only

Contamination of existing agricultural land, no allowance for dealing with high organic content and/or other contamination such as asbestos

Piled foundations

Other Services diversions

Land costs

Finance costs

Flood risk works, other than attenuation works as identified within Abnormals

Client direct costs

Sprinklers

Tanked Sewers

Site investigation costs

Legal fees/costs

Off site utilities reinforcements

S106/S278 works, other than junctions with existing adjacent infrastructure

Works outside site boundary, other than to tie into existing infrastructure

Archaeological works

Ecological works

Works required to achieve a specific EPC rating

Loose Fixtures and fittings

Blinds/Curtains

VAT

Cost Assessment by Elemental Cost Plan vs Assessment by Benchmarked Cost Data (e.g. BCIS)

Gleeds assess costs by taking detailed measures of the actual house type plans, elevations, external works and infrastructure in accordance with the New Rules of Measurement (NRM1) and then pricing these measures using elemental rates from cost data derived from the wide experience of our surveying team for projects of a similar nature in order to reflect market realistic local construction costs.

Gleeds surveyors would never refer to a database such as BCIS but understand its relevance as a comparator under the terms of statutory planning guidance on viability issues. We would stress, therefore, that whilst benchmark comparision with published data such as BCIS may be useful as a background check, it is no substitute for a detailed elemental cost plan.

BCIS data for projects is broken down into housing types and is helpful in illustrating the different cost rates incurred for different types of house building. Whilst the sample size is limited for certain types of housing (e.g. detached housing) we do concur with the general tone of the BCIS data and differential in construction cost rates between detached, semi-detached and terraced housing. If BCIS figures are to be used then it is important that the relevant rates are applied to the relevant type of housing, and appropriate allowances are used for additional external works. For instance it would not be appropriate to add a general standard rate of 15% for external works if there are significant access road, drainage, infrastructure or site opening up costs - particularly on unserviced greenfield sites. In our experience these sort of external works on housing estate type development can often range from 18-25%.

Developer/Contractor Scale & BCIS Rates in Benchmarking Comparison

Construction rates will vary significantly dependent on the scale of the site being considered and the size of the house building or contracting business. Volume house builder's construct thousands of units per year and enjoy significant economies of scale and bulk purchasing discounts. They also employ more direct labour and do not incur so many sub-contractor premiums., BCIS provide a range of lower, median and upper quartile rates. In general volume housebuilders will incur construction costs in the lower quartile range. Regional and Local Housebuilders will generally be within the median cost range and more specialist projects undertaken by smaller developers often with higher specification housing products are likely to be in the upper quartile range.

It is important that the application of BCIS comparable data reflects the type of development being undertaken and the relevant construction costs that a typical developer undertaking a development of the scale being considered is likely to incur.

In the context of construction cost assessment and use of comparable data in viability appraisal, application of rates below the median range may be justified based on scale of development. Whilst some economies of scale would be enjoyed by Regional/Local housebuilders on larger schemes, the types of discounts reflected by lower quartile data ranges are only likely to apply to developments which are undertaken as part of a volume housebuilders regional development portfolio where the standard house types are constantly value engineered with materials and trades bulk procured regionally to drive costs down. In our view 'volume' housebuilders' are generally characterised by companies that build over 1000 units per year.

Scale of development is not only factor in considering the applicability of volume housebuilder construction rates in benchmark data comparison. The cost savings of a volume housebuilder are not simply down to the size of an individual site, they relate to the housing units themselves and the way they are designed and built.

Volume Housebuilder housing units are a 'kit of parts' that are replicated many thousands of times, the individual elements of these houses are very specific, everything from structural items, floor joists, roof trusses etc to finishing items windows, doors, kitchens, bathroom fittings etc and manufactured and supplied in huge bulk to create a very specific housing unit that is repeated on sites across the country or region. This provides very significant economies of scale and cost savings.

It would therefore be wrong to apply construction rates that are based on the type of housing design and procurement set out above to a development that is based on non-mass produced housing units, that might be undertaken by a regional/local housebuilder, where these type of production savings cannot be made.

In summary, therefore, when considering the appropriate comparable benchmark data range to apply from BCIS or other published sources it is important to determine the appropriate approach of the typical/average developer that might undertake the scheme, in relation to the types of houses being built and the likely procurement methods – which may not always relate to the scale of the scheme alone.

Application of BCIS Comparables to the Deeping St Nicholas Cost Plan

Emerald Homes are a local/regional scale house building company and as such the use of BCIS median construction rates would be an appropriate comparator. Due to the scale of this project, we have assumed that Emerald Homes would benefit from economies of scale in procurement of the labour and materials for the Superstructure elements of the houses, hence a 12.5% reduction in base rates has been included for these elements

The scheme assessed at Deeping St Nicholas has detailed planning permission for the individual designs proposed by Emerald Homes and the specific houses and layout that are proposed have been measured and cost assessed. The scheme does not contain volume housebuilder house types and therefore, regardless of who undertakes the development, it is not possible to apply the same 'kit of parts' cost savings that would apply as the units that are proposed are Emerald Homes designs and cannot be procured or built in the same way as the replicated volume housebuilder 'house type'.”

Ref	Item	Qty	Unit	Rate	Total	£/m ²
	Summary					
	Plot Works					
a	Dwellings				13,153,479	1,286
b	On Plot External Works & Drainage				1,889,379	185
c	Off-Plot Externals & Infrastructure				2,511,438	246
				Sub-total	17,554,296	1,717
d	Garages				963,023	94
	Measured Works Sub-total				18,517,319	1,811
e	Preliminaries, based on groundworks, external works and infrastructure	12%			689,710	67
				Sub-total	19,207,029	1,878
f	OH&P	-			Excluded	-
	Sub-total				19,207,029	1,878
g	Professional fees	-			Excluded	-
	Sub-total				19,207,029	1,878
h	Risk/Contingency allowance	-			Excluded	-
	Sub-total				19,207,029	1,878
i	Inflation	-			Excluded	-
	TOTAL				19,207,029	1,878
	Abnormal					
j	Abnormals (including preliminaries)				3,942,970	386
	TOTAL INCLUDING ABNORMALS				23,150,000	2,264

Ref	Item	Qty	Unit	Dwellings	Plot Externals	Garages	Infra	Abnormals	Prelims	Design Fees	OH&P	Surveys/ Masterplanning /Contract Admin	Risk/ Contingency	Inflation	Total Rate	Total
	Apportioned Summary															
a	Sunflower A1 (2 Bed Semi-Detached)	2	Nr	92,464	15,877	-	21,105	33,134	5,086	-	-	-	-	-	167,665	335,330
b	Sunflower A2 (2 Bed Semi-Detached)	2	Nr	92,464	15,877	-	21,105	33,134	5,086	-	-	-	-	-	167,665	335,330
c	Sunflower A2 Affordable (2 Bed Semi-Detached)	2	Nr	92,464	15,877	-	21,105	33,134	5,086	-	-	-	-	-	167,665	335,330
d	Sunflower A3 (2 Bed Terraced)	3	Nr	92,464	15,877	-	21,105	33,134	5,086	-	-	-	-	-	167,665	502,995
e	Sunflower A4 (2 Bed Terraced)	9	Nr	92,464	15,877	-	21,105	33,134	5,086	-	-	-	-	-	167,665	1,508,985
f	Carnation B1 (2 Bed Semi-Detached)	8	Nr	97,740	15,877	-	21,105	33,134	5,293	-	-	-	-	-	173,149	1,385,192
g	Carnation B2 (2 Bed Semi-Detached)	16	Nr	97,740	15,877	-	21,105	33,134	5,293	-	-	-	-	-	173,149	2,770,384
h	Carnation B3 (2 Bed Semi-Detached)	2	Nr	97,740	15,877	-	21,105	33,134	5,293	-	-	-	-	-	173,149	346,298
i	Tulip C1 (3 Bed Semi-Detached)	8	Nr	112,296	15,877	-	21,105	33,134	5,865	-	-	-	-	-	188,278	1,506,224
j	Tulip C2 (3 Bed Semi-Detached)	2	Nr	112,296	15,877	-	21,105	33,134	5,865	-	-	-	-	-	188,277	376,554
k	Tulip C2 Share Own Affordable (3 Bed Semi-Detached)	1	Nr	112,296	15,877	-	21,105	33,134	5,865	-	-	-	-	-	188,276	188,276
l	Tulip C2 All Rent Affordable (3 Bed Semi-Detached)	1	Nr	112,296	15,877	-	21,105	33,134	5,865	-	-	-	-	-	188,277	188,277
m	Tulip C3 (3 Bed Semi-Detached)	2	Nr	112,296	15,877	-	21,105	33,134	5,865	-	-	-	-	-	188,277	376,554
n	Primrose D1 (3 Bed Semi-Detached)	8	Nr	122,432	15,877	-	21,105	33,134	6,263	-	-	-	-	-	198,814	1,590,512
o	Primrose D2 (3 Bed Semi-Detached)	6	Nr	122,431	15,877	-	21,105	33,134	6,263	-	-	-	-	-	198,810	1,192,860
p	Primrose D3 (3 Bed Semi-Detached)	4	Nr	122,432	15,877	-	21,105	33,134	6,263	-	-	-	-	-	198,811	795,244
q	Primrose D4 (3 Bed Semi-Detached)	2	Nr	122,432	15,877	-	21,105	33,134	6,263	-	-	-	-	-	198,811	397,622
r	Primrose D5 (3 Bed Semi-Detached)	2	Nr	122,432	15,877	-	21,105	33,134	6,263	-	-	-	-	-	198,811	397,622
s	Lotus E1 (3 Bed Detached)	2	Nr	127,612	15,877	-	21,105	33,134	6,467	-	-	-	-	-	204,195	408,390.00
t	Lotus E2 (3 Bed Detached)	1	Nr	127,611	15,877	-	21,105	33,134	6,467	-	-	-	-	-	204,194	204,194
u	Lotus E3 (3 Bed Detached)	1	Nr	137,963	15,877	-	21,105	33,134	6,874	-	-	-	-	-	214,953	214,953.00
v	Lotus E4 (3 Bed Detached)	0	Nr	137,964	15,877	-	21,105	33,134	6,874	-	-	-	-	-	214,954	0
w	Orchid F1 (3 Bed Detached)	4	Nr	137,963	15,877	-	21,105	33,134	6,874	-	-	-	-	-	214,953	859,812.00
x	Orchid F2 (3 Bed Detached)	3	Nr	137,963	15,877	-	21,105	33,134	6,874	-	-	-	-	-	214,954	644,862
y	Orchid F3 (3 Bed Detached)	2	Nr	137,963	15,877	-	21,105	33,134	6,874	-	-	-	-	-	214,953	429,906
z	Detached)	2	Nr	101,303	15,877	-	21,105	33,134	5,433	-	-	-	-	-	176,853	353,706
aa	Detached)	2	Nr	114,188	15,877	-	21,105	33,134	5,939	-	-	-	-	-	190,244	380,488
bb	Detached)	1	Nr	101,303	15,877	-	21,105	33,134	5,433	-	-	-	-	-	176,853	176,853
cc	Detached)	1	Nr	114,188	15,877	-	21,105	33,134	5,939	-	-	-	-	-	190,244	190,244
dd	Detached)	1	Nr	101,303	15,877	-	21,105	33,134	5,433	-	-	-	-	-	176,853	176,853
ee	Detached)	1	Nr	114,188	15,877	-	21,105	33,134	5,939	-	-	-	-	-	190,244	190,244
ff	Fuchsia H1 (4 Bed Detached)	2	Nr	142,184	15,877	-	21,105	33,134	7,039	-	-	-	-	-	219,339	438,678
gg	Fuchsia H2 (4 Bed Detached)	1	Nr	142,184	15,877	-	21,105	33,134	7,039	-	-	-	-	-	219,339	219,339
hh	Fuchsia H3 (4 Bed Detached)	1	Nr	142,184	15,877	-	21,105	33,134	7,039	-	-	-	-	-	219,339	219,339
ii	Rose I1 (4 Bed Detached)	1	Nr	163,008	15,877	-	21,105	33,134	7,858	-	-	-	-	-	240,981	240,981
jj	Rose I2 (4 Bed Detached)	1	Nr	163,008	15,877	-	21,105	33,134	7,858	-	-	-	-	-	240,981	240,981

kk	Rose I3 (4 Bed Detached)	1	Nr	163,008	15,877	-	21,105	33,134	7,858	-	-	-	-	-	-	240,981	240,981
ll	Semi-Detached)	1	Nr	145,238	15,877	-	21,105	33,134	7,159	-	-	-	-	-	-	222,513	222,513
mm	Detached)	3	Nr	86,956	15,877	-	21,105	33,134	4,870	-	-	-	-	-	-	161,941	485,823
nn	Daisy K1 (1 Bed Semi-Detached Bungalow)	2	Nr	72,506	15,877	-	21,105	33,134	4,302	-	-	-	-	-	-	146,924	293,848
oo	Daisy K2 (1 Bed Semi-Detached Bungalow)	2	Nr	72,506	15,877	-	21,105	33,134	4,302	-	-	-	-	-	-	146,924	293,848
pp	Bed Semi-Detached)	1	Nr	101,303	15,877	-	21,105	33,134	5,433	-	-	-	-	-	-	176,853	176,853
qq	Bed Semi-Detached)	1	Nr	114,188	15,877	-	21,105	33,134	5,939	-	-	-	-	-	-	190,243	190,243
rr	Bed Semi-Detached)	1	Nr	88,418	15,877	-	21,105	33,134	4,927	-	-	-	-	-	-	163,461	163,461
ss	Detached Single Garages	21	Nr	-	-	19,455	-	-	-	-	-	-	-	-	-	19,455	408,555
tt	Detached Double Garages	19	Nr	-	-	29,183	-	-	-	-	-	-	-	-	-	29,183	554,477
																	23,150,014

Ref	Item	Qty	Unit	Rate	Total
	<u>Plot Works</u>				
a	Sunflower A1 (2 Bed Semi-Detached)	2	Nr	91,664	183,328
b	Sunflower A2 (2 Bed Semi-Detached)	2	Nr	91,664	183,328
c	Sunflower A2 Affordable (2 Bed Semi-Detached)	2	Nr	91,664	183,328
d	Sunflower A3 (2 Bed Terraced)	3	Nr	91,664	274,992
e	Sunflower A4 (2 Bed Terraced)	9	Nr	91,664	824,976
f	Carnation B1 (2 Bed Semi-Detached)	8	Nr	96,940	775,520
g	Carnation B2 (2 Bed Semi-Detached)	16	Nr	96,940	1,551,040
h	Carnation B3 (2 Bed Semi-Detached)	2	Nr	96,940	193,880
i	Tulip C1 (3 Bed Semi-Detached)	8	Nr	111,496	891,968
j	Tulip C2 (3 Bed Semi-Detached)	2	Nr	111,496	222,992
k	Tulip C2 Share Own Affordable (3 Bed Semi-Detached)	1	Nr	111,496	111,496
l	Tulip C2 All Rent Affordable (3 Bed Semi-Detached)	1	Nr	111,496	111,496
m	Tulip C3 (3 Bed Semi-Detached)	2	Nr	111,496	222,992
n	Primrose D1 (3 Bed Semi-Detached)	8	Nr	121,632	973,056
o	Primrose D2 (3 Bed Semi-Detached)	6	Nr	121,632	729,792
p	Primrose D3 (3 Bed Semi-Detached)	4	Nr	121,632	486,528
q	Primrose D4 (3 Bed Semi-Detached)	2	Nr	121,632	243,264
r	Primrose D5 (3 Bed Semi-Detached)	2	Nr	121,632	243,264
s	Lotus E1 (3 Bed Detached)	2	Nr	126,812	253,624
t	Lotus E2 (3 Bed Detached)	1	Nr	126,812	126,812
u	Lotus E3 (3 Bed Detached)	1	Nr	137,164	137,164
v	Lotus E4 (3 Bed Detached)		Nr	137,164	-
w	Orchid F1 (3 Bed Detached)	4	Nr	137,164	548,656
x	Orchid F2 (3 Bed Detached)	3	Nr	137,164	411,492
y	Orchid F3 (3 Bed Detached)	2	Nr	137,164	274,328
z	Bluebell-Lilac G1 Unit 1 (2 Bed Semi-Detached & 3 Bed Semi-Detached)	2	Nr	100,503	201,006
aa	Bluebell-Lilac G1 Unit 2 (2 Bed Semi-Detached & 3 Bed Semi-Detached)	2	Nr	113,388	226,776
bb	Bluebell-Lilac G2 Unit 1 (2 Bed Semi-Detached & 3 Bed Semi-Detached)	1	Nr	100,503	100,503

Ref	Item	Qty	Unit	Rate	Total
cc	Bluebell-Lilac G2 Unit 2 (2 Bed Semi-Detached & 3 Bed Semi-Detached)	1	Nr	113,388	113,388
dd	Bluebell-Lilac G3 Unit 1 (2 Bed Semi-Detached & 3 Bed Semi-Detached)	1	Nr	100,503	100,503
ee	Bluebell-Lilac G3 Unit 2 (2 Bed Semi-Detached & 3 Bed Semi-Detached)	1	Nr	113,388	113,388
ff	Fuchsia H1 (4 Bed Detached)	2	Nr	141,384	282,768
gg	Fuchsia H2 (4 Bed Detached)	1	Nr	141,384	141,384
hh	Fuchsia H3 (4 Bed Detached)	1	Nr	141,384	141,384
ii	Rose I1 (4 Bed Detached)	1	Nr	162,208	162,208
jj	Rose I2 (4 Bed Detached)	1	Nr	162,208	162,208
kk	Rose I3 (4 Bed Detached)	1	Nr	162,208	162,208
ll	Violet-Holly J1 Rent Affordable (2 Bed Semi-Detached & 4 Bed Semi-Detached)	1	Nr	144,438	144,438
mm	Violet-Holly J1 Units 2-4 (2 Bed Semi-Detached & 4 Bed Semi-Detached)	3	Nr	86,156	258,468
nn	Daisy K1 (1 Bed Semi-Detached Bungalow)	2	Nr	71,706	143,412
oo	Daisy K2 (1 Bed Semi-Detached Bungalow)	2	Nr	71,706	143,412
pp	Foxlove-Lavender-Poppy L1 Unit 1 (2 Bed Semi-Detached & 3 Bed Semi-Detached)	1	Nr	100,503	100,503
qq	Foxlove-Lavender-Poppy L1 Unit 2 (2 Bed Semi-Detached & 3 Bed Semi-Detached)	1	Nr	113,388	113,388
rr	Foxlove-Lavender-Poppy L1 Unit 3 (2 Bed Semi-Detached & 3 Bed Semi-Detached)	1	Nr	87,618	87,618
ss	Detached Single Garages	21	Nr	19,455	408,555
tt	Detached Double Garages	19	Nr	29,183	554,468
uu	On plot external works - hard/soft landscaping/drainage	119	Nr	8,936	1,063,384
vv	On plot driveway and communal parking, permeable surface	5,423	m ²	85	460,955
ww	1.8m High close boarded screen fencing (between rear gardens and boundary)	3,042	m	120	365,040
xx	LABC Warranties/Building Control	119	Nr	800	95,200
	Total GIFA	10,226	m ²		
	Total			£	16,005,881

Ref	Item	Qty	Unit	Rate	Total
	<u>Off-Plot Externals & Infrastructure</u>				
	<u>Roads, Paths and Pavings</u>				
a	Alterations to form entrance from existing roads				See abnormalities (S278)
b	Adoptable road including sub-base and the like	5,324	m ²	130	692,120
c	Extra over, block paving	1,505	m ²	30	45,150
d	Extra over, ramps	5	Nr	1,500	7,500
e	Adoptable footpath including sub base and the like	1,896	m ²	100	189,600
f	Extra over, block paving	-	m ²	30	N/A
g	Adoptable kerbs, including allowance for temporary kerbs	1,444	m	35	50,540
h	Adoptable edgings	1,813	m	25	45,325
i	Adoption/supervision fees	10	%	1,030,200	103,400
	<u>Non Adoptable Surfaces</u>				
j	Shared surface/ raised table	-	m ²	130	See Plot Works
k	Extra over, block paving	-	m ²	30	See Plot Works
l	Public footpaths to POS areas (Crushed Limestone)		m ²	100	N/A
m	Concrete bin collection points with screening including edging	1	Nr	1,500	1,500
	<u>Seeding and Turfing & External Planting</u>				
n	Refer to abnormalities for filling to make up levels, planting and seeding				See abnormalities
o	New smaller trees	65	Nr	300	19,500
p	New trees	78	Nr	500	39,000
p	New larger trees	23	Nr	1,000	23,000
q	Hedgerow	-	m	400	-
r	Low level planting	896	m ²	60	53,760
s	Enhance existing hedging	-	m	75	N/A
	<u>Boundaries/Street Furniture and Equipment</u>				
p	Boundary Type 1 - Close Boarded Timber Fence 1.8m			Refer to Plot Works	N/A
q	Boundary Type 2 - 1.8m Acoustic Fencing	-	m	170	N/A
r	Boundary Type 3 - 1.8m High close boarded screen fencing			Refer to Plot Works	N/A
s	Boundary Type 4 - 1.8m High wall and railing (where rear gardens adjacent to roads)	147	m	450	66,150
t	Boundary Type 5 - 1100mm High metal railing		m	200	N/A
u	Site furniture and equipment, white lining, etc	1	item	10,000	10,000
				<i>carried forward</i>	1,346,545

Ref	Item	Qty	Unit	Rate	Total
				<i>brought forward</i>	1,346,545
	<u>Surface Water and Foul Drainage</u>				
a	Allowance for surface water sewer in road, including gullies	763	m	390	297,508
b	Allowance for surface water drainage connection to attenuation, included with detention basin				See abnormalities
c	Allowance for foul water drainage in road	686	m	220	151,006
d	Allowance for foul water drainage connection to sewer main off site	1	item	10,000	10,000
	<u>Services</u>				
e	Water Mains Supply per property, including trenches for tap-ins	119	Nr	1,000	119,000
f	Electricity Mains Supply per property, including trenches for tap-ins	119	Nr	2,000	238,000
g	Telecommunications and Other Communication System Connections per property, including trenches for tap-ins	119	Nr	500	59,500
h	Allowance for external lighting, including adoption fee	763	m	180	137,311
i	Combined service trench	1,526	m	100	152,568
			Total		£ 2,511,438

Ref	Item	Qty	Unit	Rate	Total
	<u>Abnormals</u>				
a	Undertake vegetation/topsoil strip to a depth of 0.15m, retain on site for re-use, including cut/fill to remove existing bunds	43,556	m ²	7.5	326,670
b	Pumping Station (Provisional Sum)	1	Item	150,000	150,000
c	Foul pumping rising main and requisition of third part land	343	m	350	120,050
d	Detention basin Pond	3,006	m ²	50	150,300
e	Extra over, control chambers & hydro brakes	1	Nr	25,000	25,000
f	Filter strip	515	m	100	51,500
g	Public open space, allowance for seeding & selected planting areas, assumes re-use of site won topsoil	4,272	m ²	20	85,440
h	Knee rail to POS	178	m	50	8,900
i	Section 106 - Education (Provisional Sum)	-	Item	605,390	-
j	Section 106 - Community Centre Including Drainage (Provisional Sum)	356	m ²	2,769	985,770
k	Section 106 - Community Centre External Works Including Private Drive, Block Paving, Footpath, Kerbs and Edgings(Provisional Sum)	1	Item	214,230	214,230
l	Internal Drainage board approval to (Provisional Sum)	1	Item	25,000	25,000
m	Piled Foundations (Excluded)		Item	Excl	
n	Demolition & Remediation (As Quoted by R.T.W)	1	Item	167,060	167,060
o	Drive crossings to vendors retained properties (Provisional Sum)	1	Item	45,000	45,000
p	Retaining walls (Provisional Sum)				N/A
q	Utilities Abnormals				-
r	Remove pole mounted transformer and divert existing HV & LV (Provisional Sum)	-	Item	-	-
s	Electrical Substation / HV main (Provisional Sum)	1	Item	125,000	125,000
t	Gas membranes to over site	119	Item	1,000	119,000
u	Capping Layer to Gardens, including import of additional subsoil/topsoil, included within On-Plot Externals				See Plot Externals
v	Car Chargers (Allowance for wall mounted on driveways)	119	Nr	750	89,250
w	Part L enhancements (Solar PV based on 50% of roof area)	119	Nr	7,000	833,000
x	Prelims on Abnormals	12%		3,521,170	421,800
					£ 3,942,970

Item	Description	Qty	Unit	Rate	Sub-total	Total
	<u>Type Sunflower A1</u>					
1.0	Preparatory works					
1.1	Included within infrastructure					
2.0	Substructure					£ 7,840.00
2.1	Strip foundations	22	m	£ 160.00	£ 3,520.00	
2.2	Pad Foundation, to support canopy		Nr	£ 350.00	£ -	
2.3	Suspended ground floor, beam and block structure, screed, oversite lean mix concrete	36	m ²	£ 120.00	£ 4,320.00	
3.0	Superstructure					£ 47,627.56
3.1	External walls; brick outer leaf, including plasterboard to inner leaf, Red Brick	94	m ²	£ 153.13	£ 14,317.19	
3.2	External walls, block outer leaf, exposed block inner leaf, 25mm cavity	-	N/A	£ 118.13	£ -	
3.3	Cavity walls; block outer leaf, including plasterboard to inner leaf	19	m ²	£ 135.63	£ 2,576.88	
3.4	Cavity walls; block outer leaf, including plasterboard to both leaf's		m ²	£ 153.13	£ -	
3.5	Cavity walls; block outer leaf, exposed block inner leaf			£ 118.13	£ -	
3.6	E/O - Horizontal Cedral Lap Boarding		m ²	£ 87.50	£ -	
3.7	Upper Floors, including ceilings	36	m ²	£ 83.13	£ 2,992.50	
3.8	Roof; pitched tiled including ceiling	49	m ²	£ 192.50	£ 9,471.00	
3.9	Stairs	1	Nr	£ 1,312.50	£ 1,312.50	
3.10	Windows; U-pvc standard	8	m ²	£ 218.75	£ 1,750.00	
3.11	Windows; velux		N/A	£ 1,050.00	£ -	
3.12	External door; 1015mm door, w/ 500mm side light		Nr	£ 1,487.50	£ -	
3.13	External door; 1015mm door	1	Nr	£ 1,260.00	£ 1,260.00	
3.14	External door; 935mm		N/A	£ 1,050.00	£ -	
3.15	External doors; garage		N/A	£ 1,750.00	£ -	
3.16	Balcony/patio doors	1	Nr	£ 1,750.00	£ 1,750.00	
3.17	Balcony/patio doors; with 500mm sidelight either side		N/A	£ 2,625.00	£ -	
3.18	External door; bifold patio doors, 2400mm		N/A	£ 2,450.00	£ -	
3.19	External door; bifold patio doors, 2600mm		N/A	£ 2,625.00	£ -	
3.20	Internal walls; blockwork, with dot/dab plasterboard	44	m ²	£ 78.75	£ 3,425.63	
3.21	E/O for lintel support	6	Nr	£ 262.50	£ 1,575.00	
3.22	Internal walls; stud partition	41	m ²	£ 56.88	£ 2,331.88	
3.23	Internal doors	7	Nr	£ 437.50	£ 3,062.50	
3.24	Internal doors; double		N/A	£ 875.00	£ -	
3.25	Dormer		N/A	£ 656.25	£ -	
3.26	Clay Tile Canopy - Front Elevation	1	Nr	£ 700.00	£ 700.00	
3.27	E/O - timber and brick pillar, support		Nr	£ 656.25	£ -	
3.28	Allowance for brick band feature	18	m	£ 61.25	£ 1,102.50	
3.29	Allowance for Dummy Window feature		Nr	£ 131.25	£ -	
4.0	Internal Finishes					£ 6,292.50
4.1	Ceiling decoration	79	m ²	£ 10.00	£ 790.00	
4.2	Paint finish throughout (including mastic sealant)	87	m ²	£ 10.00	£ 870.00	
4.3	Wall tiling	8	m ²	£ 75.00	£ 562.50	
4.4	Plasterboard walls - included with internal/external walls					-
4.5	Floor finishes, vinyl to kitchens, dining areas and wet areas	22	m ²	£ 50.00	£ 1,100.00	
4.6	Floor finishes, carpet to lounge, bedrooms and hall ways	40	m ²	£ 35.00	£ 1,400.00	
4.7	Skirtings	79	m	£ 20.00	£ 1,570.00	
5.0	Fixtures, Fittings and Equipment					£ 8,900.00
5.1	Allowance for kitchen fit-out; exc. white goods	1	Nr	£ 4,000.00	£ 4,000.00	
5.2	Allowance for utility fit out; exc white goods		N/A	£ 2,000.00	£ -	
5.3	Allowance for bathroom with WC, bath w/ overhead shower and basin		N/A	£ 2,500.00	£ -	
5.4	Allowance for barthoom with WC, bath, separate shower and basin	1	Nr	£ 2,500.00	£ 2,500.00	
5.5	Allowance for downstairs WC and basin	1	Nr	£ 650.00	£ 650.00	
5.6	Allowance for ensuite with shower and basin		Nr	£ 1,800.00	£ -	
5.7	Allowance for general FF&E	1	Nr	£ 750.00	£ 750.00	
5.8	Allowance for White Goods	1	Nr	£ 1,000.00	£ 1,000.00	
5.9	Allowance for wardrobes to dressing room		N/A	£ 900.00	£ -	
6.0	Services					£ 20,970.00
6.1	Allowance for disposal installations	68	m ²	£ 25.00	£ 1,700.00	
6.2	Allowance for hot and cold water installations	68	m ²	£ 40.00	£ 2,720.00	

6.3	Allowance for space heating and air treatment; air con, extract vent, heating and heat recovery, kitchen supply and extract	68	m2	£	85.00	£	5,780.00		
6.4	Allowance for electric; mains and sub main distribution, lighting, electric supplies, small power and external lighting	68	m2	£	140.00	£	9,520.00		
6.6	Allowance for testing and O&M's	1	item	£	500.00	£	500.00		
6.7	Builderswork in connection	1	item	£	750.00	£	750.00		
7.0	Abnormal Plot Works		item					£	-
7.1									
8.0	Total			£	1,348.00	/m2		£	91,630.06

2 Bed Semi Detached Houses (Measures below for 1nr Dwelling)

Item	Description	Qty	Unit	Rate	Sub-total	Total
	Type Carnation B1					
1.0	Preparatory works					
1.1	Included within infrastructure					
2.0	Substructure					
2.1	Strip foundations	23	m	£ 160.00	£ 3,600.00	£ 8,460.00
2.2	Pad Foundation, to support canopy		Nr	£ 350.00	£ -	
2.3	Suspended ground floor, beam and block structure, screed, oversite lean mix concrete	41	m2	£ 120.00	£ 4,860.00	
3.0	Superstructure					
3.1	External walls; brick outer leaf, including plasterboard to inner leaf, Red Brick	99	m2	£ 153.13	£ 15,159.38	
3.2	External walls, block outer leaf, exposed block inner leaf, 25mm cavity		N/A	£ 118.13	£ -	
3.3	Cavity walls; block outer leaf, including plasterboard to inner leaf	22	m2	£ 135.63	£ 2,915.94	£ 51,005.06
3.4	Cavity walls; block outer leaf, including plasterboard to both leaf's		m2	£ 153.13	£ -	
3.5	Cavity walls; block outer leaf, exposed block inner leaf			£ 118.13	£ -	
3.6	E/O - Horizontal Cedral Lap Boarding		m2	£ 87.50	£ -	
3.7	Upper Floors, including ceilings	41	m2	£ 83.13	£ 3,366.56	
3.8	Roof; pitched tiled including ceiling	55	m2	£ 192.50	£ 10,626.00	
3.9	Stairs	1	Nr	£ 1,312.50	£ 1,312.50	
3.10	Windows; U-pvc standard	8	m2	£ 218.75	£ 1,640.63	
3.11	Windows; velux		N/A	£ 1,050.00	£ -	
3.12	External door; 1015mm door, w/ 500mm side light		Nr	£ 1,487.50	£ -	
3.13	External door; 1015mm door	1	Nr	£ 1,260.00	£ 1,260.00	
3.14	External door; 935mm		N/A	£ 1,050.00	£ -	
3.15	External doors; garage		N/A	£ 1,750.00	£ -	
3.16	Balcony/patio doors	1	Nr	£ 1,750.00	£ 1,750.00	
3.17	Balcony/patio doors; with 500mm sidelight either side		N/A	£ 2,625.00	£ -	
3.18	External door; bifold patio doors, 2400mm		N/A	£ 2,450.00	£ -	
3.19	External door; bifold patio doors, 2600mm		N/A	£ 2,625.00	£ -	
3.20	Internal walls; blockwork, with dot/dab plasterboard	45	m2	£ 78.75	£ 3,504.38	
3.21	E/O for lintel support	6	N/A	£ 262.50	£ 1,575.00	
3.22	Internal walls; stud partition	45	m2	£ 56.88	£ 2,530.94	
3.23	Internal doors	8	Nr	£ 437.50	£ 3,500.00	
3.24	Internal doors; double		N/A	£ 875.00	£ -	
3.25	Dormer		N/A	£ 656.25	£ -	
3.26	Clay Tile Canopy - Front Elevation	1	Nr	£ 700.00	£ 700.00	
3.27	E/O - timber and brick pillar, support		Nr	£ 656.25	£ -	
3.28	Allowance for brick band feature	19	m	£ 61.25	£ 1,163.75	
3.29	Allowance for Dummy Window feature		Nr	£ 131.25	£ -	
4.0	Internal Finishes					£ 6,585.00
4.1	Ceiling decoration	86	m2	£ 10.00	£ 860.00	
4.2	Paint finish throughout (including mastic sealant)	93	m2	£ 10.00	£ 930.00	
4.3	Wall tiling	9	m2	£ 75.00	£ 675.00	
4.4	Plasterboard walls - included with internal/external walls					-
4.5	Floor finishes, vinyl to kitchens, dining areas and wet areas	27	m2	£ 50.00	£ 1,325.00	
4.6	Floor finishes, carpet to lounge, bedrooms and hall ways	43	m2	£ 35.00	£ 1,505.00	
4.7	Skirtings	65	m	£ 20.00	£ 1,290.00	
5.0	Fixtures, Fittings and Equipment					£ 8,200.00
5.1	Allowance for kitchen fit-out; exc. white goods	1	Nr	£ 4,000.00	£ 4,000.00	
5.2	Allowance for utility fit out; exc white goods		N/A	£ 2,000.00	£ -	
5.3	Allowance for bathroom with WC, bath w/ overhead shower and basin		N/A	£ 2,500.00	£ -	
5.4	Allowance for barthoom with WC, bath, separate shower and basin		N/A	£ 2,500.00	£ -	
5.5	Allowance for downstairs WC and basin	1	Nr	£ 650.00	£ 650.00	
5.6	Allowance for ensuite with shower and basin	1	Nr	£ 1,800.00	£ 1,800.00	
5.7	Allowance for general FF&E	1	Nr	£ 750.00	£ 750.00	
5.8	Allowance for White Goods	1	Nr	£ 1,000.00	£ 1,000.00	
5.9	Allowance for wardrobes to dressing room		N/A	£ 900.00	£ -	
6.0	Services					£ 22,710.00
6.1	Allowance for disposal installations	74	m2	£ 25.00	£ 1,850.00	
6.2	Allowance for hot and cold water installations	74	m2	£ 40.00	£ 2,960.00	

6.3	Allowance for space heating and air treatment; air con, extract vent, heating and heat recovery, kitchen supply and extract	74	m2	£	85.00	£	6,290.00		
6.4	Allowance for electric; mains and sub main distribution, lighting, electric supplies, small power and external lighting	74	m2	£	140.00	£	10,360.00		
6.6	Allowance for testing and O&M's	1	item	£	500.00	£	500.00		
6.7	Builderswork in connection	1	item	£	750.00	£	750.00		
7.0	Abnormal Plot Works		item					£	-
7.1									
8.0	Total			£	1,310.00	/m2		£	96,960.06

Item	Description	Qty	Unit	Rate	Sub-total	Total
	<u>Type Tulip C1</u>					
1.0	Preparatory works					
1.1	Included within infrastructure					
2.0	Substructure					
2.1	Strip foundations	25	m	£ 160.00	£ 3,920.00	£ 9,560.00
2.2	Pad Foundation, to support canopy		Nr	£ 350.00	£ -	
2.3	Suspended ground floor, beam and block structure, screed, oversite lean mix concrete	47	m ²	£ 120.00	£ 5,640.00	
3.0	Superstructure					
3.1	External walls; brick outer leaf, including plasterboard to inner leaf, Red Brick	104	m ²	£ 153.13	£ 15,925.00	
3.2	External walls, block outer leaf, exposed block inner leaf, 25mm cavity		N/A	£ 118.13	£ -	
3.3	Cavity walls; block outer leaf, including plasterboard to inner leaf	24	m ²	£ 135.63	£ 3,255.00	
3.4	Cavity walls; block outer leaf, including plasterboard to both leaf's		m ²	£ 153.13	£ -	
3.5	Cavity walls; block outer leaf, exposed block inner leaf			£ 118.13	£ -	
3.6	E/O - Horizontal Cedral Lap Boarding		m ²	£ 87.50	£ -	
3.7	Upper Floors, including ceilings	47	m ²	£ 83.13	£ 3,906.88	
3.8	Roof; pitched tiled including ceiling	64	m ²	£ 192.50	£ 12,243.00	
3.9	Stairs	1	Nr	£ 1,312.50	£ 1,312.50	
3.10	Windows; U-pvc standard	9	m ²	£ 218.75	£ 1,859.38	
3.11	Windows; velux		N/A	£ 1,050.00	£ -	
3.12	External door; 1015mm door, w/ 500mm side light		Nr	£ 1,487.50	£ -	
3.13	External door; 1015mm door	1	N/A	£ 1,260.00	£ 1,260.00	
3.14	External door; 935mm		N/A	£ 1,050.00	£ -	
3.15	External doors; garage		N/A	£ 1,750.00	£ -	
3.16	Balcony/patio doors		N/A	£ 1,750.00	£ -	
3.17	Balcony/patio doors; with 500mm sidelight either side	1	N/A	£ 2,625.00	£ 2,625.00	
3.18	External door; bifold patio doors, 2400mm		N/A	£ 2,450.00	£ -	
3.19	External door; bifold patio doors, 2600mm		N/A	£ 2,625.00	£ -	
3.20	Internal walls; blockwork, with dot/dab plasterboard	48	m ²	£ 78.75	£ 3,740.63	
3.21	E/O for lintel support	3	N/A	£ 262.50	£ 787.50	
3.22	Internal walls; stud partition	61	m ²	£ 56.88	£ 3,469.38	
3.23	Internal doors	9	Nr	£ 437.50	£ 3,937.50	
3.24	Internal doors; double		N/A	£ 875.00	£ -	
3.25	Dormer		N/A	£ 656.25	£ -	
3.26	Clay Tile Canopy - Front Elevation	1	Nr	£ 700.00	£ 700.00	
3.27	E/O - timber and brick pillar, support		Nr	£ 656.25	£ -	
3.28	Allowance for brick band feature	21	m	£ 61.25	£ 1,255.63	
3.29	Allowance for Dummy Window feature		Nr	£ 131.25	£ -	
4.0	Internal Finishes					£ 8,202.50
4.1	Ceiling decoration	103	m ²	£ 10.00	£ 1,030.00	
4.2	Paint finish throughout (including mastic sealant)	166	m ²	£ 10.00	£ 1,655.00	
4.3	Wall tiling	10	m ²	£ 75.00	£ 750.00	
4.4	Plasterboard walls - included with internal/external walls					-
4.5	Floor finishes, vinyl to kitchens, dining areas and wet areas	29	m ²	£ 50.00	£ 1,450.00	
4.6	Floor finishes, carpet to lounge, bedrooms and hall ways	55	m ²	£ 35.00	£ 1,907.50	
4.7	Skirtings	71	m	£ 20.00	£ 1,410.00	
5.0	Fixtures, Fittings and Equipment					£ 10,700.00
5.1	Allowance for kitchen fit-out; exc. white goods	1	Nr	£ 4,000.00	£ 4,000.00	
5.2	Allowance for utility fit out; exc white goods		N/A	£ 2,000.00	£ -	
5.3	Allowance for bathroom with WC, bath w/ overhead shower and basin		N/A	£ 2,500.00	£ -	
5.4	Allowance for barthoom with WC, bath, separate shower and basin	1	Nr	£ 2,500.00	£ 2,500.00	
5.5	Allowance for downstairs WC and basin	1	Nr	£ 650.00	£ 650.00	
5.6	Allowance for ensuite with shower and basin	1	Nr	£ 1,800.00	£ 1,800.00	
5.7	Allowance for general FF&E	1	Nr	£ 750.00	£ 750.00	
5.8	Allowance for White Goods	1	Nr	£ 1,000.00	£ 1,000.00	
5.9	Allowance for wardrobes to dressing room		N/A	£ 900.00	£ -	
6.0	Services					£ 26,770.00
6.1	Allowance for disposal installations	88	m ²	£ 25.00	£ 2,200.00	
6.2	Allowance for hot and cold water installations	88	m ²	£ 40.00	£ 3,520.00	

6.3	Allowance for space heating and air treatment; air con, extract vent, heating and heat recovery, kitchen supply and extract	88	m2	£	85.00	£	7,480.00		
6.4	Allowance for electric; mains and sub main distribution, lighting, electric supplies, small power and external lighting	88	m2	£	140.00	£	12,320.00		
6.6	Allowance for testing and O&M's	1	item	£	500.00	£	500.00		
6.7	Builderswork in connection	1	item	£	750.00	£	750.00		
7.0	Abnormal Plot Works		item					£	-
7.1									
8.0	Total			£	1,267.00	/m2		£	111,509.88

3 Bed Detached House

Item	Description	Qty	Unit	Rate	Sub-total	Total
	Type Orchid F1					
1.0	Preparatory works					
1.1	Included within infrastructure					
2.0	Substructure					£ 11,680.00
2.1	Strip foundations	31	m	£ 160.00	£ 4,960.00	
2.2	Pad Foundation, to support canopy		Nr	£ 350.00	£ -	
2.3	Suspended ground floor, beam and block structure, screed, oversite lean mix concrete	56	m2	£ 120.00	£ 6,720.00	
3.0	Superstructure					£ 66,023.13
3.1	External walls; brick outer leaf, including plasterboard to inner leaf, Red Brick	165	m2	£ 153.13	£ 25,265.63	
3.2	External walls, block outer leaf, exposed block inner leaf, 25mm cavity		N/A	£ 118.13	£ -	
3.3	Cavity walls; block outer leaf, including plasterboard to inner leaf		m2	£ 135.63	£ -	
3.4	Cavity walls; block outer leaf, including plasterboard to both leaf's		m2	£ 153.13	£ -	
3.5	Cavity walls; block outer leaf, exposed block inner leaf			£ 118.13	£ -	
3.6	E/O - Horizontal Cedral Lap Boarding		m2	£ 87.50	£ -	
3.7	Upper Floors, including ceilings	56	m2	£ 83.13	£ 4,655.00	
3.8	Roof; pitched tiled including ceiling	78	m2	£ 192.50	£ 15,015.00	
3.9	Stairs	1	Nr	£ 1,312.50	£ 1,312.50	
3.10	Windows; U-pvc standard	9	m2	£ 218.75	£ 1,968.75	
3.11	Windows; velux		N/A	£ 1,050.00	£ -	
3.12	External door; 1015mm door, w/ 500mm side light		Nr	£ 1,487.50	£ -	
3.13	External door; 1015mm door	2	nr	£ 1,260.00	£ 2,520.00	
3.14	External door; 935mm		N/A	£ 1,050.00	£ -	
3.15	External doors; garage		N/A	£ 1,750.00	£ -	
3.16	Balcony/patio doors	1	N/A	£ 1,750.00	£ 1,750.00	
3.17	Balcony/patio doors; with 500mm sidelight either side		N/A	£ 2,625.00	£ -	
3.18	External door; bifold patio doors, 2400mm		N/A	£ 2,450.00	£ -	
3.19	External door; bifold patio doors, 2600mm		N/A	£ 2,625.00	£ -	
3.20	Internal walls; blockwork, with dot/dab plasterboard		m2	£ 78.75	£ -	
3.21	E/O for lintel support	3	nr	£ 262.50	£ 787.50	
3.22	Internal walls; stud partition	84	m2	£ 56.88	£ 4,777.50	
3.23	Internal doors	12	Nr	£ 437.50	£ 5,250.00	
3.24	Internal doors; double		N/A	£ 875.00	£ -	
3.25	Dormer		N/A	£ 656.25	£ -	
3.26	Clay Tile Canopy - Front Elevation	1	Nr	£ 700.00	£ 700.00	
3.27	E/O - timber and brick pillar, support		Nr	£ 656.25	£ -	
3.28	Allowance for brick band feature	33	m	£ 61.25	£ 2,021.25	
3.29	Allowance for Dummy Window feature		Nr	£ 131.25	£ -	
4.0	Internal Finishes					£ 14,758.00
4.1	Ceiling decoration	112	m2	£ 10.00	£ 1,120.00	
4.2	Paint finish throughout (including mastic sealant)	336	m2	£ 10.00	£ 3,363.00	
4.3	Wall tiling	30	m2	£ 75.00	£ 2,250.00	
4.4	Plasterboard walls - included with internal/external walls			£ -		
4.5	Floor finishes, vinyl to kitchens, dining areas and wet areas	36	m2	£ 50.00	£ 1,800.00	
4.6	Floor finishes, carpet to lounge, bedrooms and hall ways	63	m2	£ 35.00	£ 2,205.00	
4.7	Skirtings	201	m	£ 20.00	£ 4,020.00	
5.0	Fixtures, Fittings and Equipment					£ 12,700.00
5.1	Allowance for kitchen fit-out; exc. white goods	1	Nr	£ 4,000.00	£ 4,000.00	
5.2	Allowance for utility fit out; exc white goods	1	Nr	£ 2,000.00	£ 2,000.00	
5.3	Allowance for bathroom with WC, bath w/ overhead shower and basin		Nr	£ 2,500.00	£ -	
5.4	Allowance for barthoom with WC, bath, separate shower and basin	1	Nr	£ 2,500.00	£ 2,500.00	
5.5	Allowance for downstairs WC and basin	1	Nr	£ 650.00	£ 650.00	
5.6	Allowance for ensuite with shower and basin	1	Nr	£ 1,800.00	£ 1,800.00	
5.7	Allowance for general FF&E	1	Nr	£ 750.00	£ 750.00	
5.8	Allowance for White Goods	1	Nr	£ 1,000.00	£ 1,000.00	
5.9	Allowance for wardrobes to dressing room		N/A	£ 900.00	£ -	
6.0	Services					£ 31,990.00
6.1	Allowance for disposal installations	106	m2	£ 25.00	£ 2,650.00	
6.2	Allowance for hot and cold water installations	106	m2	£ 40.00	£ 4,240.00	

6.3	Allowance for space heating and air treatment; air con, extract vent, heating and heat recovery, kitchen supply and extract	106	m2	£	85.00	£	9,010.00	
6.4	Allowance for electric; mains and sub main distribution, lighting, electric supplies, small power and external lighting	106	m2	£	140.00	£	14,840.00	
6.6	Allowance for testing and O&M's	1	item	£	500.00	£	500.00	
6.7	Builderswork in connection	1	item	£	750.00	£	750.00	
7.0	Abnormal Plot Works		item			£	-	
7.1								
8.0	Total			£	1,294.00	/m2		£ 137,151.13

Item	Description	Qty	Unit	Rate	Sub-total	Total
	Type Rose I1					
1.0	Preparatory works					
1.1	Included within infrastructure					
2.0	Substructure					
2.1	Strip foundations	37	m	£ 160.00	£ 5,920.00	£ 15,160.00
2.2	Pad Foundation, to support canopy		Nr	£ 350.00	£ -	
2.3	Suspended ground floor, beam and block structure, screed, oversite lean mix concrete	77	m ²	£ 120.00	£ 9,240.00	
3.0	Superstructure					
3.1	External walls; brick outer leaf, including plasterboard to inner leaf, Red Brick	199	m ²	£ 153.13	£ 30,471.88	
3.2	External walls, block outer leaf, exposed block inner leaf, 25mm cavity		N/A	£ 118.13	£ -	
3.3	Cavity walls; block outer leaf, including plasterboard to inner leaf		m ²	£ 135.63	£ -	
3.4	Cavity walls; block outer leaf, including plasterboard to both leaf's		m ²	£ 153.13	£ -	
3.5	Cavity walls; block outer leaf, exposed block inner leaf			£ 118.13	£ -	
3.6	E/O - Horizontal Cedral Lap Boarding		m ²	£ 87.50	£ -	
3.7	Upper Floors, including ceilings	77	m ²	£ 83.13	£ 6,400.63	
3.8	Roof; pitched tiled including ceiling	108	m ²	£ 192.50	£ 20,790.00	
3.9	Stairs	1	Nr	£ 1,312.50	£ 1,312.50	
3.10	Windows; U-pvc standard	14	m ²	£ 218.75	£ 3,062.50	
3.11	Windows; velux		N/A	£ 1,050.00	£ -	
3.12	External door; 1015mm door, w/ 500mm side light		Nr	£ 1,487.50	£ -	
3.13	External door; 1015mm door	1	Nr	£ 1,260.00	£ 1,260.00	
3.14	External door; 935mm	1	Nr	£ 1,050.00	£ 1,050.00	
3.15	External doors; garage		N/A	£ 1,750.00	£ -	
3.16	Balcony/patio doors		N/A	£ 1,750.00	£ -	
3.17	Balcony/patio doors; with 500mm sidelight either side		N/A	£ 2,625.00	£ -	
3.18	External door; bifold patio doors, 2400mm		N/A	£ 2,450.00	£ -	
3.19	External door; bifold patio doors, 2600mm	1	Nr	£ 2,625.00	£ 2,625.00	
3.20	Internal walls; blockwork, with dot/dab plasterboard		m ²	£ 78.75	£ -	
3.21	E/O for lintel support	5	N/A	£ 262.50	£ 1,312.50	
3.22	Internal walls; stud partition	106	m ²	£ 56.88	£ 6,006.00	
3.23	Internal doors	14	Nr	£ 437.50	£ 6,125.00	
3.24	Internal doors; double		N/A	£ 875.00	£ -	
3.25	Dormer		N/A	£ 656.25	£ -	
3.26	Clay Tile Canopy - Front Elevation	1	Nr	£ 700.00	£ 700.00	
3.27	E/O - timber and brick pillar, support		Nr	£ 656.25	£ -	
3.28	Allowance for brick band feature		m	£ 61.25	£ -	
3.29	Allowance for Dummy Window feature		Nr	£ 131.25	£ -	
4.0	Internal Finishes					£ 9,065.00
4.1	Ceiling decoration	149	m ²	£ 10.00	£ 1,490.00	
4.2	Paint finish throughout (including mastic sealant)		m ²	£ 10.00	£ -	
4.3	Wall tiling	30	m ²	£ 75.00	£ 2,250.00	
4.4	Plasterboard walls - included with internal/external walls			£ -		
4.5	Floor finishes, vinyl to kitchens, dining areas and wet areas	33	m ²	£ 50.00	£ 1,650.00	
4.6	Floor finishes, carpet to lounge, bedrooms and hall ways	105	m ²	£ 35.00	£ 3,675.00	
4.7	Skirtings		m	£ 20.00	£ -	
5.0	Fixtures, Fittings and Equipment					£ 12,700.00
5.1	Allowance for kitchen fit-out; exc. white goods	1	Nr	£ 4,000.00	£ 4,000.00	
5.2	Allowance for utility fit out; exc white goods	1	N/A	£ 2,000.00	£ 2,000.00	
5.3	Allowance for bathroom with WC, bath w/ overhead shower and basin		N/A	£ 2,500.00	£ -	
5.4	Allowance for barthoom with WC, bath, separate shower and basin	1	N/A	£ 2,500.00	£ 2,500.00	
5.5	Allowance for downstairs WC and basin	1	N/A	£ 650.00	£ 650.00	
5.6	Allowance for ensuite with shower and basin	1	Nr	£ 1,800.00	£ 1,800.00	
5.7	Allowance for general FF&E	1	Nr	£ 750.00	£ 750.00	
5.8	Allowance for White Goods	1	Nr	£ 1,000.00	£ 1,000.00	
5.9	Allowance for wardrobes to dressing room		N/A	£ 900.00	£ -	
6.0	Services					£ 44,170.00
6.1	Allowance for disposal installations	148	m ²	£ 25.00	£ 3,700.00	
6.2	Allowance for hot and cold water installations	148	m ²	£ 40.00	£ 5,920.00	

6.3	Allowance for space heating and air treatment; air con, extract vent, heating and heat recovery, kitchen supply and extract	148	m2	£	85.00	£	12,580.00	
6.4	Allowance for electric; mains and sub main distribution, lighting, electric supplies, small power and external lighting	148	m2	£	140.00	£	20,720.00	
6.6	Allowance for testing and O&M's	1	item	£	500.00	£	500.00	
6.7	Builderswork in connection	1	item	£	750.00	£	750.00	
7.0	Abnormal Plot Works		item			£	-	
7.1								
8.0	Total			£	1,096.00	/m2		£ 162,211.00

Item	Description	Qty	Unit	Rate	Sub-total	Total
	Type Daisy K1					
1.0	Preparatory works					
1.1	Included within infrastructure					
2.0	Substructure					£ 10,800.00
2.1	Strip foundations	27	m	£ 160.00	£ 4,320.00	
2.2	Pad Foundation, to support canopy		Nr	£ 350.00	£ -	
2.3	Suspended ground floor, beam and block structure, screed, oversite lean mix concrete	54	m ²	£ 120.00	£ 6,480.00	
3.0	Superstructure					£ 32,651.06
3.1	External walls; brick outer leaf, including plasterboard to inner leaf, Red Brick	58	m ²	£ 153.13	£ 8,804.69	
3.2	External walls, block outer leaf, exposed block inner leaf, 25mm cavity		N/A	£ 118.13	£ -	
3.3	Cavity walls; block outer leaf, including plasterboard to inner leaf	20	m ²	£ 135.63	£ 2,766.75	
3.4	Cavity walls; block outer leaf, including plasterboard to both leaf's		m ²	£ 153.13	£ -	
3.5	Cavity walls; block outer leaf, exposed block inner leaf			£ 118.13	£ -	
3.6	E/O - Horizontal Cedral Lap Boarding		m ²	£ 87.50	£ -	
3.7	Upper Floors, including ceilings		m ²	£ 83.13	£ -	
3.8	Roof; pitched tiled including ceiling	73	m ²	£ 192.50	£ 14,091.00	
3.9	Stairs		Nr	£ 1,312.50	£ -	
3.10	Windows; U-pvc standard	6	m ²	£ 218.75	£ 1,203.13	
3.11	Windows; velux		N/A	£ 1,050.00	£ -	
3.12	External door; 1015mm door, w/ 500mm side light		Nr	£ 1,487.50	£ -	
3.13	External door; 1015mm door	1	N/A	£ 1,260.00	£ 1,260.00	
3.14	External door; 935mm	1	N/A	£ 1,050.00	£ 1,050.00	
3.15	External doors; garage		N/A	£ 1,750.00	£ -	
3.16	Balcony/patio doors		N/A	£ 1,750.00	£ -	
3.17	Balcony/patio doors; with 500mm sidelight either side		N/A	£ 2,625.00	£ -	
3.18	External door; bifold patio doors, 2400mm		N/A	£ 2,450.00	£ -	
3.19	External door; bifold patio doors, 2600mm		N/A	£ 2,625.00	£ -	
3.20	Internal walls; blockwork, with dot/dab plasterboard		m ²	£ 78.75	£ -	
3.21	E/O for lintel support	2	Nr	£ 262.50	£ 525.00	
3.22	Internal walls; stud partition	29	m ²	£ 56.88	£ 1,638.00	
3.23	Internal doors	3	Nr	£ 437.50	£ 1,312.50	
3.24	Internal doors; double		N/A	£ 875.00	£ -	
3.25	Dormer		N/A	£ 656.25	£ -	
3.26	Clay Tile Canopy - Front Elevation		Nr	£ 700.00	£ -	
3.27	E/O - timber and brick pillar, support		Nr	£ 656.25	£ -	
3.28	Allowance for brick band feature		m	£ 61.25	£ -	
3.29	Allowance for Dummy Window feature		Nr	£ 131.25	£ -	
4.0	Internal Finishes					£ 3,975.00
4.1	Ceiling decoration	52	m ²	£ 10.00	£ 515.00	
4.2	Paint finish throughout (including mastic sealant)		m ²	£ 10.00	£ -	
4.3	Wall tiling	8	m ²	£ 75.00	£ 600.00	
4.4	Plasterboard walls - included with internal/external walls					
4.5	Floor finishes, vinyl to kitchens, dining areas and wet areas	18	m ²	£ 50.00	£ 875.00	
4.6	Floor finishes, carpet to lounge, bedrooms and hall ways	31	m ²	£ 35.00	£ 1,085.00	
4.7	Skirtings	45	m	£ 20.00	£ 900.00	
5.0	Fixtures, Fittings and Equipment					£ 8,250.00
5.1	Allowance for kitchen fit-out; exc. white goods	1	Nr	£ 4,000.00	£ 4,000.00	
5.2	Allowance for utility fit out; exc white goods		N/A	£ 2,000.00	£ -	
5.3	Allowance for bathroom with WC, bath w/ overhead shower and basin		N/A	£ 2,500.00	£ -	
5.4	Allowance for wetroom with WC, shower and basin	1	Nr	£ 2,500.00	£ 2,500.00	
5.5	Allowance for downstairs WC and basin		N/A	£ 650.00	£ -	
5.6	Allowance for ensuite with shower and basin		Nr	£ 1,800.00	£ -	
5.7	Allowance for general FF&E	1	Nr	£ 750.00	£ 750.00	
5.8	Allowance for White Goods	1	Nr	£ 1,000.00	£ 1,000.00	
5.9	Allowance for wardrobes to dressing room		N/A	£ 900.00	£ -	
6.0	Services					£ 16,040.00
6.1	Allowance for disposal installations	51	m ²	£ 25.00	£ 1,275.00	
6.2	Allowance for hot and cold water installations	51	m ²	£ 40.00	£ 2,040.00	

6.3	Allowance for space heating and air treatment; air con, extract vent, heating and heat recovery, kitchen supply and extract	51	m2	£	85.00	£	4,335.00		
6.4	Allowance for electric; mains and sub main distribution, lighting, electric supplies, small power and external lighting	51	m2	£	140.00	£	7,140.00		
6.6	Allowance for testing and O&M's	1	item	£	500.00	£	500.00		
6.7	Builderswork in connection	1	item	£	750.00	£	750.00		
7.0	Abnormal Plot Works		item			£	-		
7.1									
8.0	Total			£	1,406.00	/m2		£	71,716.06

Item	Description	Qty	Unit	Rate	Sub-total	Total
	<u>Detached - Single Garage</u>					
1.0	Preparatory works					
1.1	Included within infrastructure					
2.0	Substructure					£5,040.00
2.1	Strip Foundations detached to garage	18	m	£ 160.00	£ 2,880.00	
2.2	In-situ concrete, load bearing ground floor slab, screed, oversite lean mix concrete, to detached garage (no insulation)	18	m ²	£ 120.00	£ 2,160.00	
3.0	Superstructure					£11,715.00
3.1	External walls; single skinned to detached garage pointing both sides	41	m ²	£ 140.00	£ 5,740.00	
3.2	Roof; pitched tiled (no insulation)	17	m ²	£ 175.00	£ 2,975.00	
3.3	External door to detached garage	1	Nr	£ 2,000.00	£ 2,000.00	
3.4	Single garage door	1	Nr	£ 1,000.00	£ 1,000.00	
4.0	Services					£2,700.00
4.1	Allowance for electric; mains and sub main distribution, lighting, electric supplies, small power and external lighting , testing and builderswork	18	m ²	£ 150.00	£ 2,700.00	
5.0	Prelims		item		£	-
5.0	Total					£19,455.00