

Main Summary

Budget 1

Ref.	Description			Total (£)	Comments
1	Works Summary			3,549,700	
2	Contractor Preliminaries			300,000	
3	Fees			48,500	
4	Main Contractors Overhead and Profit			100,000	
5	Main Contractors Risk			included	
6	Inflation			97,406	
7	Any other Contractor costs				
GRAND TOTAL				4,095,606	

Elemental Summary

WWA Ref.	Description	Total (£)	Comments
4.1	Site Preparation	188,150	
4.2.1	Substructure	186,390	
4.2.2	Frame	0	
4.2.3	Upper Floors	64,408	
4.2.4	Roof	211,410	
4.2.5	External Walls	470,450	
4.2.6	Doors and Windows	118,000	
4.2.7	Stairs & balustrades	65,450	
4.2.8	Internal Walls & Doors	290,860	
4.2.9	Ceilings	118,476	
4.2.10	Internal Finishes	271,359	
4.2.11	Fixtures, Furnishings and Equipment	173,385	
4.2.12	Mechanical and Electrical	707,500	
4.3	Incoming Services	225,000	
4.4	Drainage	150,000	
4.5	External Works	308,838	
SUB TOTAL OF CONSTRUCTION COSTS - CARRIED TO MAIN SUMMARY		3,549,700	

4.1 Site Preparation

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Site Preparation</u>				
A	General clearance; removal of vegetation, scrub, trees etc.	1	item	1,500	1,500
B	Allowance for removal / breaking out of yards and slabs, concrete foundations etc, <u>reuse of materials to be reviewed</u>	5,665	m ²	10	56,650
C	Allowance for excavation and disposal to reduce levels	1	Item	50,000	50,000
D	Contamination	1	item	25,000	25,000
E	Works relating to coal seams	1	item		excluded
F	Allowance for ground stabilisation	1	Item	50,000	50,000
G	Allowance for encountering/working around existing services	1	item		excluded
H	Allowance for encountering / controlling ground water	1	item		excluded
J	Allow to fill soft spots with capping material	1	item	2,500	2,500
K	Allowance for encountering rock	1	item		excluded
L	Disconnection/diversion of existing power cables	1	item		excluded
M	Disconnection/diversion of existing gas connection (awaiting quote from NUS)	1	item	2,500	2,500
N	Any other works	1	item		0
Carried To Elemental Summary					188,150

4.2.1 Substructure

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Substructure - no details in abeyance all assumed</u>				
A	Strip footing; 450 deep; excavation; partial backfill; disposal off site; reinforced concrete; masonry to dpc	623	m	90	56,070
B	65 reinforced screed over 130 thick insulation on 2000 gauge DPM	1,076	m ²	40	43,040
C	Ground Floor - 150 thick concrete slab	1,170	m ²	70	81,900
D	Proprietary sealer or floor paint	1,076	m ²	5	5,380
E	Any other works	1	item		0
Carried To Elemental Summary					186,390

4.2.2 Frame

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	Frame				
	A N/A				

Carried To Elemental Summary	-
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4.2.3 Upper Floors

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Upper Floors</u>				
A	Timber	1,076	m ²	48	51,648
B	22mm tongue and grooved moisture resistant "weatherdeck" type composite flooring	1,076	m ²	10	10,760
C	Fire stopping (apartments)	1	item	2,000	2,000
D	Any other works	1	item		0
Carried To Elemental Summary					64,408

4.2.4 Roof

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Roof</u>				
A	Roof structure	1,264	m ²	48	60,672
B	Roof coverings	1,468	m ²	55	80,740
C	Canopy (none shown)				excluded
D	Insulation; 2 layers, 1 layer laid 200 thick at joists and 1 layer 200 thick laid on top	1,076	m ²	28	30,128
E	Valley	22	m	90	1,980
F	Ridge	145	m	18	2,610
G	Soffits	260	m	20	5,200
H	UPVC fascias	260	m	20	5,200
J	Verges	272	m	40	10,880
K	Gutter	260	m	25	6,500
L	Downpipes	250	m	30	7,500
M	Any other works	1	item		0

Carried To Elemental Summary

211,410

4.2.5 External Walls

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>External Walls</u>				
A	Superstructure masonry; brickwork, cavity, insulation, blockwork	2,200	m ²	203	446,600
B	E/o for header soldier course; projection	463	m	20	9,260
C	E/o for brick on edge; cill details; projection	184	m	15	2,760
D	E/o for feature brickwork; projection	67	m ²	50	3,350
E	Cavity closer and DPC	885	m	8	7,080
F	Movement joints	1	item	1400	1,400
G	Any other works	1	item		0

Carried To Elemental Summary

470,450

4.2.6 External Doors and Windows

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Doors & Windows</u>				
	Note: All glazing below 800mm to be toughened				
A	Entrance Doors with side screen; frame; ironmongery; including mastic pointing (Houses)	20	nr	1,200	24,000
B	Single entrance UPVC doors; frame; ironmongery; including mastic pointing (apartments)	10	nr	600	6,000
C	Rear double glazed UPVC doors; frame; ironmongery; including mastic pointing	20	nr	800	16,000
D	Windows; UPVC double glazed units; including mastic pointing	240	m ²	250	60,000
E	E/o for acoustic planning requirements	1	item	10,000	10,000
F	E/o obscure glazing to bathroom & WC windows	40	nr	50	2000
G	Any other works	1	item		0

Carried To Elemental Summary

118,000

4.2.7 Stairs

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Stairs & balustrades</u>				
	Staircase (Timber)				
A	House Type A-B,D-E	19	nr	1,800	34,200
B	House Type E	1	nr	2,500	2,500
C	Apartments Type C	5	nr	1,800	9,000
	Hand rail to staircase				
D	House Type A-B,D-E	1	item	10,500	10,500
E	House Type E	1	item	550	550
F	Apartments Type C	1	item	2,700	2,700
	Balustrade to staircase (1st)				
G	House Type A-B,D-E	1	item	6,000	6,000
H	Any other works	1	item		0
Carried To Elemental Summary					65,450

4.2.8 Internal Walls and Doors

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Internal Walls and Doors</u>				
A	Internal party walls; between units	861	m ²	80	68,880
B	Internal stud partitions; board both sides	1,837	m ²	65	119,405
C	e.o moisture board	700	m ²	3	2,100
D	Boxing out	30	nr	500	15,000
E	Fire stopping (apartments)	1	item	1,500	1,500
F	Single door set; frames; architraves; ironmongery	215	nr	325	69,875
G	Storage cupboard door set; frames; architraves; ironmongery	47	nr	300	14,100
H	Any other works	1	item		0
Carried To Elemental Summary					290,860

4.2.9 Ceilings

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Ceilings</u>				
A	Ceilings; 12.5 plasterboard with integral vapour control layer; fixed to trussed rafters	1,076	m ²	16	17,216
B	e.o moisture board	155	m ²	3	465
C	MF ceiling with 2 layers 15 thick soundbloc board	1,076	m ²	50	53,800
D	e.o moisture board	369	m ²	3	1,107
E	150 thick Isover acoustic insulation	1,076	m ²	10	10,760
F	Skim plaster	2,152	m ²	8	17,216
G	Paint	2,152	m ²	6	12,912
H	Access hatches	25	nr	200	5,000
J	Any other works	1	item		0

Carried To Elemental Summary

118,476

4.2.10 Internal Finishes

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Internal Finishes</u>				
A	Non-slip vinyl finish	540	m ²	26	14,040
B	Carpet with underlay	1,537	m ²	22	33,814
C	Barrier matting; inc pvc edging where necessary (apartments only)	20	m ²	150	3,000
D	Plasterboard linings to masonry walls (external and party walls)	3,271	m ²	15	49,065
E	e.o moisture board	428	m ²	3	1,284
F	Skim plaster to walls	6,945	m ²	8	55,560
G	Paint to walls	6,610	m ²	5	33,050
H	Tiling to baths/ensuites/wc (full height to baths/shower areas, half height to other areas)	335	m ²	65	21,775
J	Tiling to kitchens, wc basin	355	m ²	65	23,075
K	MDF skirtings; decoration	2,820	m	12	33,840
L	Window boards; decoration	238	m	12	2,856
M	Any other works	1	item		0

Carried To Elemental Summary

271,359

4.2.11 Fixtures, Furnishings and Equipment

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Fixtures, Furnishings and Equipment</u>				
	Kitchenette - with oven and hob				
A	House Type A & D	14	nr	3,500	49,000
B	House Type B & E	6	nr	2,800	16,800
C	Apartments Type C	10	nr	2,500	25,000
D	WC	48	nr	350	16,800
E	Doc M pack (wc&basin)	2	nr	1,500	3,000
F	Basin	48	nr	300	14,400
G	Bath	25	nr	800	20,000
H	Shower (over bath)	25	nr	250	6,250
J	Shower (wet room)	3	nr	300	900
J	Shower (doc M)	2	nr	1,500	3,000
K	Shelving to store	1	item	4,500	2,000
L	Mirror; 450 x 450	30	nr	75	2,250
M	Curtain battens (exc Kitchen and Bathroom/WC)	1	item	2,000	2,000
N	Coat hooks				N/A
P	Shower screen to bath	25	nr	200	5,000
Q	Towel rail inc timber pattress	30	nr	150	4,500
R	Toilet roll holder	45	nr	25	1,125
S	Door stops	170	nr	8	1,360
T	Any other works	1	item		0

Carried To Elemental Summary

173,385

4.2.12 Mechanical and Electrical Services

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Mechanical</u>				
A	Heating System - air source heat pump	1	item		
B	Hot and Cold Water Services	1	item		
C	Ventilation	1	item		
D	Above Ground Drainage	1	item		
E	Fire and Smoke Control	1	item		
	<u>Electrical</u>				
F	Small Power and Data	1	item		670,000
G	Lighting	1	item		
H	External Lighting	1	item		
J	Fire Alarm Systems	1	item		
K	TV systems	1	item		
L	Aerial Points	1	item		
M	Telephone system	1	item		
N	Door entry systems		N/a		N/A
P	CCTV		N/a		N/A
Q	Vehicle charging points	24	nr	1,500	36,000
	<u>Other costs</u>				
R	BWIC	1	item		inc
S	Earthing and bonding	1	item		inc
T	Testing and Commissioning	1	item		inc
U	Design	1	item		inc
V	O&M manuals, handover information	1	item	1,500	1,500
W	Any other works	1	item		0
Carried To Elemental Summary					707,500

4.3 Incoming Services

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>Incoming Services and Main Connections - no details assumed (quotations)</u>				
A	Electrical - new incoming supply; (NUS quotation required)	1	item	100,000	100,000
B	Incoming water; up to and including meter	1	item	40,000	40,000
C	Gas - n/a	1	item	0	0
D	Telecoms; OpenReach NU(S quotation required)	1	item	10,000	10,000
E	Fire hydrant mains				excluded
F	Allowance for new substation	1	item	50,000	50,000
G	Builderswork/ trenching associated with incoming services	1	item	25,000	25,000

Carried To Elemental Summary

225,000

4.4 Drainage

Item	Description	Quantity	Unit	Rate (£)	Total (£)
A	Allowance - no details	1	item	150,000	150,000
Carried To Elemental Summary					150,000

4.5 External Works

Item	Description	Quantity	Unit	Rate (£)	Total (£)
1	<u>External Hard Landscaping - details required</u>				
A	Site entrance / highway works to existing road (part of Section 106)				excluded
B	Highway Road	1,144	m ²	65	74,360
C	Highway footpaths	655	m ²	45	29,475
D	Driveways	939	m ²	55	51,645
E	Paths / patio	182	m ²	30	5,460
F	Precast kerb to perimeter	350	m	25	8,750
G	Edging to hard surfacing	391	m	12	4,692
H	Road markings	1	item	4,000	4,000
J	Brickwork wall and concrete copings made good (Boundary Treatment 1&3)	36	m	35	1,260
K	Piers reduced in height and new concrete copings provided/ existing reused where possible (Boundary Treatment 1)	14	nr	45	630
L	Install new metal railings; 1200 above grd level; fixed to wall	39	m	80	3,120
M	New low level brick wall, concrete copings; inc new foundations (Boundary Treatment 2&3)	19	m	115	2,185
N	New piers and concrete copings	1	nr	800	800
P	Existing brick wall boundary retained and made good (Boundary Treatment 4)	47	m	30	1,410
Q	Existing low level brick wall in state of collapse. Reduce to 3 courses above ground level or below to be agreed (Boundary Treatment 5)	23	m	55	1,265
R	New double boarded timber fencing fixed to top of wall; approx 2100mm above localised finished ground levels	80	m	55	4,400
S	Galvanised palisade fence; 2100mm high (Boundary Treatment 6)	85	m	80	6,800
T	New boundary timber fence; approx 2100mm high	85	m	75	6,375
U	New boundary double boarded timber fence; approx 2100mm high (Boundary Treatment 7)	72	m	75	5,400
V	E/o for welded wire mesh galvanised gate	1	nr	650	650
W	E/o for pedestrian gate	3	nr	400	1,200
X	New low galvanised railing; approx 1200mm high (Boundary Treatment 8)	33	m	125	4,125
Y	New boundary double boarded timber fence; approx 1500-1800mm high (Boundary Treatment 9)	232	m	70	16,240
Z	E/o for pedestrian gate	21	nr	200	4,200
AA	ditto; approx 1200mm high (Boundary Treatment 9)	7	m	30	210
AB	E/o for pedestrian gate	2	nr	200	400
AC	External Lighting; street lights	6	nr	1,500	9,000
AD	Street signage	1	item	500	500

4.5 External Works

Item	Description	Quantity	Unit	Rate (£)	Total (£)
A	Rotary clothes line with sleeve in a cast concrete base	20	nr	250	5,000
B	Timber shed on concrete base	20	nr	750	15,000
C	Bin store (apartments)	1	nr	2,000	2,000
D	Cycle store (apartments)	1	nr	2,500	2,500
E	Cycle store (Houses)	20	nr	500	10,000
f	Retaining walls				excluded
2	<u>Landscaping</u>				
A	Topsoil; to all landscaping areas	115	m ³	6	691
B	Turf	801	m ²	5	4,005
C	Low maintenance grass and wildflower seed mix	350	m ²	3	1,050
D	Hedges; top soil; mulch	179	m	60	10,740
E	Shrubs / plants; top soil; mulch	172	m ²	25	4,300
F	Trees including bark; as per Ecology/Biodiversity report Oct 22	25	nr	200	5,000
G	Planting, trees, mulching - Provisional sum of £300 per property as per spec (excluded items included above)				excluded
3	<u>Existing Road</u>				
A	Allowance for traffic management (assumed not required)				excluded
Carried To Elemental Summary					308,838

Preliminaries

Item	Description	Quantity	Unit	Rate (£)	Total (£)	Comments
<i>a</i>	Site set up		item			
<i>b</i>	Accommodation		week			
<i>c</i>	Staff costs		week			
<i>d</i>	Small plant / tools		week			
<i>e</i>	Temporary works		item			
<i>f</i>	Temporary services		week			
<i>g</i>	Skips		week			
<i>h</i>	Cleaning		item			
<i>i</i>	IT / phones		week			
<i>j</i>	Health and Safety		item			
<i>k</i>	General site expenses		week			
<i>l</i>	PPE		item			
<i>m</i>	Protection		item			
<i>n</i>	Snagging		item			
<i>o</i>	Insurance		item			
<i>p</i>	Bond		item			
<i>q</i>	Any other items		item			

Carried to Main Summary

300,000

Fees

Item Description		Quantity	Unit	Rate (£)	Total (£)
<i>a</i> <u>Design</u>					
Employer design fees - novation split TBC			item		
M&E services design fee		1	item	15,000	15,000
<i>b</i> <u>Planning, Building Control</u>					
Planning discharge		1	item	2,000	2,000
Building control		1	item	9,000	9,000
Air testing/SAP/EPCs		1	item	12,000	12,000
Sound testing		1	item	5,500	5,500
<i>c</i> <u>Other fees</u>					
H&S		1	item	5,000	5,000

Carried to Main Summary

48,500

Notes, Exclusions & Assumptions

Notes

- 1 Costs are based on the following drawings:-
Jenkins Design Services
Prefixed SI-00-DR-A-1001, SI-00-DR-A-1004A, B1-XX-DR-A-0601A, B2-XX-DR-A-0601A, B3-XX-DR-A-0601, B3-XX-DR-A-0602, B4-XX-DR-A-0601A, B5-XX-DR-A-0601A, SI-00-DR-A-0801A, SI-00-DR-A-1001K, SI-00-DR-A-1004A

Landscape Architects
MR22-112/101
- 2 The estimate includes inflation during the build process and from the date of this estimate to the start on site date. The latest economic data indicates inflation could rise by 2-3%. We have currently allowed a rate of 2.5%. This is a risk on the development and will need to be discussed prior to agreeing the contract with Jigsaw Homes.
- 3 The impacts on the wider economy, and on construction in particular, from the cost of energy increases, raw material price rises and availability and logistics issues caused by the un-winding of the covid pandemic and the ongoing Ukrainian situation are creating variable cost increases coupled with local fluctuations in availability of products and materials. Due to these challenges any variations and cost over-runs could be more pronounced and procurement delays could have a detrimental impact upon the development programme.
- 4 The budget estimate is based on the information currently available. Some items are noted as allowances only so the estimate will need to be updated once further information is available.

Exclusions

- 1 This cost addresses the build cost only, no allowance is included for professional, statutory or legal fees and land costs.
- 2 No allowance for any loose furniture or fittings except where noted.
- 3 No allowance for any Section 106 / 177 / 278 planning agreements
- 4 VAT is excluded and specialist VAT advice is recommended to ascertain any relief which may be available.
- 5 The client is drawn to any items within the body of the estimate which are noted as excluded.
- 6 Works outside the site boundary or infrastructure upgrades

Assumptions

- 1 Assumes all works are undertaken in a single phase
- 2 Floor finishes measured throughout
- 3 Cost based on a JCT 2016 D&B contract with a competitive tender to 4 or 5 locally based Contractors.