



# RIDGE

**ORDER OF COST ESTIMATE**  
**Site at Noads Way, Dibden Purlieu**

**AJC Group**  
19 July 2021



**AJC Group**  
BUILT WITH INTEGRITY

**Site at Noads Way, Dibden Purlieu**

**AJC Group**

19 July 2021

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### Version Control

Issue Date	19/07/2021
Originator Initials	KF
Checked Initials	MS
Version	V.2
Notes	Order of Cost Estimate

# ORDER OF COST ESTIMATE

Site at Noads Way, Dibden Purlieu

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### 1. EXECUTIVE SUMMARY

#### 1.1 Report Summary

This project estimate has been prepared in order to provide an estimate of the likely costs associated with the construction of an estate of 37 Nr Residential Units, comprising 12 Nr Apartments, 18 Nr Semi-detached houses and 7 Nr Terraced houses including associated external works and abnormal items. The estimate is based upon the design information listed in Section 3 and information current at the date of this report.

This Order of Cost Estimate is generally based upon the drawings noted in Section 3.0.

Where relevant, inflation to commencement on-site, has been calculated by reference to RICS BCIS forecast Tender Price indices.

Apartments Estimate Summary		Total Costs
12 Residential Units	£	1,415,716.00
<b>Cost Limit (excluding VAT assessment)</b>		<b>1,416,000</b>
Semi-detached Estimate Summary		Total Costs
18 Residential Units	£	2,330,082.00
<b>Cost Limit (excluding VAT assessment)</b>		<b>2,330,000</b>
Terraced Estimate Summary		Total Costs
7 Residential Units	£	948,622.00
<b>Cost Limit (excluding VAT assessment)</b>		<b>949,000</b>
External Works Summary		Total Costs
External Works	£	1,235,220.00
<b>Cost Limit (excluding VAT assessment)</b>		<b>1,235,000</b>
Abnormals Summary		Total Costs
Abnormals	£	673,614.00
<b>Cost Limit (excluding VAT assessment)</b>		<b>674,000</b>
Total Development Estimate Summary		Total Costs
37 Residential Units	£	6,603,254.00
<b>Total Cost Limit (excluding VAT assessment)</b>		<b>£ 6,603,000</b>

This document must be read in association with the basis and assumptions set out with Sections 3.0 and 4.0. Particular attention should be given to the exclusions set out in Section 6.0 in this report to ensure they are included elsewhere in the overall appraisal of the scheme if the client deems them required.

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The logo for RIDGE, featuring the word "RIDGE" in a white, serif, all-caps font, centered within a solid green rectangular background.

This Report has been prepared solely for the use of AJC Group and should not be relied upon by any third party. The measurements contained within this document should not be relied upon for any purpose other than the formulation of the Order of Cost Estimate itself.

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## 2. INTRODUCTION

### 2.1 Project Background

This project estimate has been prepared in order to provide an estimate of the likely costs associated with the construction of an estate of 37 Nr Residential Units, comprising 12 Nr Apartments, 18 Nr Semi-detached houses and 7 Nr Terraced houses including associated external works and abnormal items. The estimate is based upon the design information listed in Section 3 and information current at the date of this report.

Site at Noads Way  
Dibden Purlieu  
SO45 4PD

### 2.2 Project Brief

To provide an estimate of the construction costs at present day rates for the proposed development projected to the anticipated construction commencement, where required.

### 2.3 Further Considerations

Limited specification information is available and the estimate has been prepared based upon the drawings provided.

The next stage would be to progress the planning scheme and prepare a brief outline specification detailing the specific proposals for the building fabric and fit out, together with the proposed site works, foundation design, structural form, services aspirations and drainage solutions.

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### 3. DESIGN BASIS OF THE REPORT

#### 3.1 Information Requirements

At this stage there is limited information available and as such we have not completed the estimate questionnaire as set out in the 'RICS:NRM'.

#### 3.2 Design Proposals, Drawings

The project estimate has been prepared from the following drawings/sketches:

21110-03P1 Location Block Plan  
21110-04P1 Technical Site Plan  
21110-05P2 Site Plan  
21110-D01 Schedule of Accommodation

#### 3.3 Design Proposals, Specifications

The project estimate has been prepared from the drawings listed above and specification notes contained on the drawings.

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### 4. FINANCIAL BASIS OF THE REPORT

#### 4.1 Basis for Measurement

The project estimate has been prepared in accordance with the "RICS New Rules of Measurement, Volume 1" 2nd edition, effective from 1 January 2013 (RICS:NRM-1 v2).

#### 4.2 Cost Information

The project estimate has been prepared generally on the basis of 'Cost per m<sup>2</sup>' rates for buildings and approximate quantities and rates for external works elements. The rates and prices have been derived from our in-house cost information and/or from Cost Analyses published by the BCIS-Online services.

We have priced the various elements of the work net and applied separate adjustments for Preliminaries and Overheads & Profit.

#### 4.3 Procurement

The estimate assumes that tenders will be sought on a competitive single stage basis and that the contract will be awarded on a standard form of building contract.

#### 4.4 Programme

We have not been provided with an outline construction programme.

#### 4.5 Pricing Levels

The Base Date for the this estimate is the publish date stated on the front cover.

The level of pricing assumes a contractor will have clear access to the working areas and that the work will be executed during normal working hours.



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### 4.7 Abbreviations and Definitions

The estimate adopts the abbreviations and definitions as set out in the 'RICS:NRM'. In addition the following abbreviations are used in this report.

th	thick/thickness
dia	diameter
av	average
&	and
EO.	extra over
grd	ground
dp	deep/depth
rem	remove/removal
bldg	building

Note, where dimensions and sizes are quote throughout this report, there are quoted in millimetres, unless specifically stated otherwise.

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### 5. SCHEDULE OF ACCOMODATION

#### 5.1 Schedule of Accommodation (for Construction Cost Calculations)

For the purposes of the calculation of construction costs, the 'Gross Internal Area' will be as defined by the 'Code of Measuring Practice' 6th edition, as published by the RICS/BCIS.

Ref.	Description	Building Type	Beds	Persons	Total m <sup>2</sup>	Total ft <sup>2</sup>
	<b>Apartments</b>					
1	Apartment A	Apartment A	2.00	4.00	70	753
2	Apartment A	Apartment A	2.00	4.00	70	753
3	Apartment A	Apartment A	2.00	4.00	70	753
4	Apartment A	Apartment A	2.00	4.00	70	753
5	Apartment A	Apartment A	1.00	2.00	50	538
6	Apartment A	Apartment A	1.00	2.00	50	538
7	Apartment B	Apartment B	2.00	4.00	70	753
8	Apartment B	Apartment B	2.00	4.00	70	753
9	Apartment B	Apartment B	2.00	4.00	70	753
10	Apartment B	Apartment B	2.00	4.00	70	753
11	Apartment B	Apartment B	1.00	2.00	50	538
12	Apartment B	Apartment B	1.00	2.00	50	538
<b>Sub-Total Apartments Gross Floor Area</b>					<b>760</b>	<b>8,176</b>
	<b>Semi-Detached</b>					
13	Semi-detached A	Semi-detached A	3.00	5.00	83	893
14	Semi-detached A	Semi-detached A	3.00	5.00	83	893
15	Semi-detached B	Semi-detached B	3.00	5.00	83	893
16	Semi-detached B	Semi-detached B	3.00	5.00	83	893
24	Semi-detached C	Semi-detached C	3.00	5.00	83	893
25	Semi-detached C	Semi-detached C	3.00	5.00	83	893
26	Semi-detached D	Semi-detached D	3.00	5.00	83	893
27	Semi-detached D	Semi-detached D	3.00	5.00	83	893
28	Semi-detached E	Semi-detached E	2.00	4.00	69	743
29	Semi-detached E	Semi-detached E	2.00	4.00	69	743
30	Semi-detached F	Semi-detached F	3.00	5.00	83	893
31	Semi-detached F	Semi-detached F	3.00	5.00	83	893
32	Semi-detached G	Semi-detached G	3.00	5.00	83	893
33	Semi-detached G	Semi-detached G	3.00	5.00	83	893
34	Semi-detached H	Semi-detached H	3.00	5.00	83	893
35	Semi-detached H	Semi-detached H	3.00	5.00	83	893
36	Semi-detached I	Semi-detached I	3.00	5.00	83	893
37	Semi-detached I	Semi-detached I	3.00	5.00	83	893
<b>Sub-Total Semi-detached Gross Floor Area</b>					<b>1,466</b>	<b>15,774</b>
	<b>Terraced</b>					
17	End-terraced A	End-terraced A	3.00	5.00	83	893
18	Terraced A	Terraced A	2.00	4.00	69	743
19	End-terraced A	End-terraced A	3.00	5.00	83	893
20	End-terraced B	End-terraced B	3.00	5.00	83	893
21	Terraced B	Terraced B	2.00	4.00	69	743
22	Terraced B	Terraced B	2.00	4.00	69	743
23	End-terraced B	End-terraced B	3.00	5.00	83	893
<b>Sub-Total Terraced Gross Floor Area</b>					<b>539</b>	<b>5,801</b>
<b>Total Gross Floor Area</b>					<b>160</b>	<b>2,765</b>
						<b>29,751</b>

## 6. EXCLUSIONS AND QUALIFICATIONS

### 6.1 Exclusions

The following are not included in this Project Estimate.

- Value Added Tax
- Professional and design fees, unless otherwise stated.
- Land purchase and legal fees
- Decanting costs, temporary accommodation, disbursements or any other costs associated with the relocation / rehousing of existing residents and their belongings.
- Planning and other Local Authority charges
- Section 106, 38, 278, 104, CIL payments or other commuted sums unless otherwise stated.
- Finance charges
- Sales and marketing costs
- Loose furniture and soft furnishings
- Wardrobes, cupboards etc
- Any costs caused by 'Third Party Rights'
- Specialist security
- Corporate signage
- Ground investigation surveys and reports - further intrusive surveys will be required during the detailed design stage. No allowances made for unforeseen items.
- Statutory utility infrastructure charges or any upgrading of the off site services
- Works associated with archaeological and ecological mitigation measures.
- We have made no allowances for intrusive surveys or unforeseen works in relation to UXO
- Off-site works / Section 278 works etc., unless otherwise stated
- Removal, alterations or diversions to existing underground / over ground services
- Land drainage and works to any existing watercourse.
- Removal of contamination, asbestos etc., unless otherwise stated.
- Party walls, rights to light
- Abnormal costs
- Squatter issues
- Risk Allowance
- Inflation
- Design fees

## 6. EXCLUSIONS AND QUALIFICATIONS

### 6.2 Qualifications

The following qualifications apply to this Project Estimate.

- This report is based on the information stated in Section 2. As this information is developed it may/will effect the allowances and assumptions made in this report.
- The floor areas have been interpreted from the information made available.
- No requirement for sectional completion
- Medium specification finishes generally other than where noted
- We have not undertaken any detailed intrusive site investigations and our preliminary allowances may need to be reviewed, when further investigations have been undertaken.
- The Order of Cost Estimate has been prepared without specialist advice in relation to structural and services installations and therefore allowances may need to be reviewed when more information is available.
- Costs have been based upon current prices as at the date of the cost plan, where appropriate no allowance for increases in wages and materials due to inflation have been allowed for beyond this date.
- No allowances have been made for thermal solar installations, rainwater harvesting, grey water recycling or other renewable energy technology, unless otherwise stated.
- No allowance made for water lowering, dealing with contamination, underground obstructions, archaeological discoveries etc unless otherwise stated.
- External services are assumed to be at the site boundary.
- It is assumed that the offsite drainage connection has sufficient fall and capacity.
- No allowances have been made for any works to existing retained trees, tree protection and the like unless otherwise stated.
- We have not made any adjustment for the impacts which may be caused by 'Brexit' or 'Coronavirus'.
- The cost plan assumes traditional foundations.
- No allowance has been made for excavating below the ground water level.
- No allowance has been made for removal, alterations or diversions to existing underground or overhead services, unless otherwise stated.
- All figures exclude value added tax.
- Abnormal items are as advised by the Developer.
- Schedule of accommodation was used for calculation of areas.

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### 7A. ESTIMATE SUMMARY

#### 7A. Apartments 1-12 Summary

UNIT DETAILS		CONSTRUCTION COSTS			
ACCOMMODATION TYPE	Floor Area m <sup>2</sup>	Cost/Unit £	Cost Per m <sup>2</sup>	Cost %	Total Cost £
<b>Dwellings / Buildings</b>					
Apartment 1	70	107,800	1,540	7.61	107,800
Apartment 2	70	107,800	1,540	7.61	107,800
Apartment 3	70	107,800	1,540	7.61	107,800
Apartment 4	70	107,800	1,540	7.61	107,800
Apartment 5	50	77,000	1,540	5.44	77,000
Apartment 6	50	77,000	1,540	5.44	77,000
Apartment 7	70	107,800	1,540	7.61	107,800
Apartment 8	70	107,800	1,540	7.61	107,800
Apartment 9	70	107,800	1,540	7.61	107,800
Apartment 10	70	107,800	1,540	7.61	107,800
Apartment 11	50	77,000	1,540	5.44	77,000
Apartment 12	50	77,000	1,540	5.44	77,000
<b>Sub-total</b>	<b>760</b>	<b>97,533</b>	<b>1,540</b>	<b>83</b>	<b>1,170,400</b>
<b>Facilitating Works</b>					
Facilitating Works	760	--	0	--	--
<b>Sub-total</b>	<b>760</b>	<b>--</b>	<b>-</b>	<b>83</b>	<b>--</b>
<b>Abnormals</b>					
Excluded					--
<b>Sub-total</b>		<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Preliminaries / Overheads / Profit</b>					
Preliminaries	12%	10,804	185	10	140,448
Overheads and Profit	8%	8,067	138	7	104,868
<b>Sub-total</b>		<b>18,871</b>	<b>323</b>	<b>17</b>	<b>245,316</b>
<b>Project / Design Fees / Other Development Costs</b>					
Excluded					--
<b>Sub-total</b>		<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Risk Allowance Estimate</b>					
Excluded					--
<b>Sub-total</b>		<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Inflation</b>					
Excluded					--
<b>Sub-total</b>		<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Cost Limit (excluding VAT assessment)</b>		<b>116,404</b>	<b>1,863</b>	<b>£</b>	<b>1,415,716</b>

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### 7A. ESTIMATE SUMMARY

7A. Semi-detached Housing

UNIT DETAILS		CONSTRUCTION COSTS			
ACCOMMODATION TYPE	Floor Area m <sup>2</sup>	Cost/Unit £	Cost Per m <sup>2</sup>	Cost %	Total Cost £
<b>Dwellings / Buildings</b>					
13	83	109,062	1,314	4.68	109,062
14	83	109,062	1,314	4.68	109,062
15	83	109,062	1,314	4.68	109,062
16	83	109,062	1,314	4.68	109,062
24	83	109,062	1,314	4.68	109,062
25	83	109,062	1,314	4.68	109,062
26	83	109,062	1,314	4.68	109,062
27	83	109,062	1,314	4.68	109,062
28	69	90,666	1,314	3.89	90,666
29	69	90,666	1,314	3.89	90,666
30	83	109,062	1,314	4.68	109,062
31	83	109,062	1,314	4.68	109,062
32	83	109,062	1,314	4.68	109,062
33	83	109,062	1,314	4.68	109,062
34	83	109,062	1,314	4.68	109,062
35	83	109,062	1,314	4.68	109,062
36	83	109,062	1,314	4.68	109,062
37	83	109,062	1,314	4.68	109,062
<b>Sub-total</b>	<b>1,466</b>	<b>107,018</b>	<b>1,314</b>	<b>83</b>	<b>1,926,324</b>
<b>Facilitating Works</b>					
Excluded					
<b>Sub-total</b>		--	- -		--
<b>Abnormals</b>					
Excluded					
<b>Sub-total</b>		--	--	--	--
<b>Preliminaries / Overheads / Profit</b>					
Preliminaries	12%	17,781	158	10	231,159
Overheads and Profit	8%	13,277	118	7	172,599
<b>Sub-total</b>		<b>31,058</b>	<b>276</b>	<b>17</b>	<b>403,758</b>
<b>Project / Design Fees / Other Development Costs</b>					
Excluded					
<b>Sub-total</b>		--	--	--	--
<b>Risk Allowance Estimate</b>					
Excluded					
<b>Sub-total</b>		--	--	--	--
<b>Inflation</b>					
Excluded					
<b>Sub-total</b>		--	--	--	--
<b>Cost Limit (excluding VAT assessment)</b>		<b>138,076</b>	<b>1,590</b>	<b>£</b>	<b>2,330,082</b>

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### 7A. ESTIMATE SUMMARY

#### 7A. Terraced Housing Summary

UNIT DETAILS		CONSTRUCTION COSTS			
ACCOMMODATION TYPE	Floor Area m <sup>2</sup>	Cost/Unit £	Cost Per m <sup>2</sup>	Cost %	Total Cost £
<b>Dwellings / Buildings</b>					
17	83	120,765	1,455	12.73	120,765
18	69	100,395	1,455	10.58	100,395
19	83	120,765	1,455	12.73	120,765
20	83	120,765	1,455	12.73	120,765
21	69	100,395	1,455	10.58	100,395
22	69	100,395	1,455	10.58	100,395
23	83	120,765	1,455	12.73	120,765
<b>Sub-total</b>	<b>539</b>	<b>112,035</b>	<b>1,455</b>	<b>83</b>	<b>784,245</b>
<b>Facilitating Works</b>					
Excluded					
<b>Sub-total</b>		--	- -		--
<b>Abnormals</b>					
Excluded					
<b>Sub-total</b>		--	--	--	--
<b>Preliminaries / Overheads / Profit</b>					
Preliminaries	12%	7,239	175	10	94,109
Overheads and Profit	8%	5,405	130	7	70,268
<b>Sub-total</b>		<b>12,644</b>	<b>305</b>	<b>17</b>	<b>164,377</b>
<b>Project / Design Fees / Other Development Costs</b>					
Excluded					
<b>Sub-total</b>		--	--	--	--
<b>Risk Allowance Estimate</b>					
Excluded					
<b>Sub-total</b>		--	--	--	--
<b>Inflation</b>					
Excluded					
<b>Sub-total</b>		--	--	--	--
<b>Cost Limit (excluding VAT assessment)</b>		<b>124,679</b>	<b>1,760</b>	<b>£</b>	<b>948,622</b>

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### 7D. ESTIMATE SUMMARY

#### 7D. External Works Summary

UNIT DETAILS		CONSTRUCTION COSTS			
ACCOMMODATION TYPE	Floor Area m <sup>2</sup>	Cost/Unit £	Cost Per m <sup>2</sup>	Cost %	Total Cost £
<b>External Works</b>					
External Works		27,599	369	83	1,021,180
<b>Sub-total</b>	<b>2,765</b>	<b>85,098</b>	<b>369</b>	<b>83</b>	<b>1,021,180</b>
<b>Preliminaries / Overheads / Profit</b>					
Preliminaries	12%	9,426	44	10	122,542
Overheads and Profit	8%	7,038	33	7	91,498
<b>Sub-total</b>	<b>2,765</b>	<b>17,837</b>	<b>77</b>	<b>17</b>	<b>214,040</b>
<b>Cost Limit (excluding VAT assessment)</b>		<b>102,935</b>	<b>446</b>	<b>£</b>	<b>1,235,220</b>



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### 7E. ESTIMATE SUMMARY

#### 7E. Abnormals Summary

UNIT DETAILS		CONSTRUCTION COSTS			
ACCOMMODATION TYPE	Floor Area m <sup>2</sup>	Cost/Unit £	Cost Per m <sup>2</sup>	Cost %	Total Cost £
<b>Abnormals</b>					
Abnormals		15,051	201	83	556,890
<b>Sub-total</b>	<b>2,765</b>	<b>46,408</b>	<b>201</b>	<b>83</b>	<b>556,890</b>
<b>Preliminaries / Overheads / Profit</b>					
Preliminaries	12%	5,141	24	10	66,827
Overheads and Profit	8%	3,838	18	7	49,897
<b>Sub-total</b>	<b>2,765</b>	<b>9,727</b>	<b>42</b>	<b>17</b>	<b>116,724</b>
<b>Cost Limit (excluding VAT assessment)</b>		<b>56,135</b>	<b>243</b>	<b>£</b>	<b>673,614</b>

# A. ESTIMATE ANALYSIS

## A.1 Order of Cost Estimate - Apartments

## ORDER OF COST ESTIMATE

Site at Noads Way, Dibden Purlieu

### A.1 Order of Cost Estimate - Flats 1-12

Order of Cost Estimate

A Facilitating Works		Total	
		0	
1	Toxic / Hazardous / contaminated material	Excluded	Excluded.
2	Major Demolition Works	Excluded	Excluded.
3	Temporary support to adjacent structures	Excluded	Excluded.
4	Specialist groundworks	Excluded	Excluded.
5	Temporary diversion works	Excluded	Excluded.
6	Extraordinary site investigation works	Excluded	Excluded.

  

B Construction Works - New-build		GIA / m2	£ / m2	Total	Comments
<b>1</b>	<b>Residential (BCIS rates for new build construction 'Flats (apartments)' 816.</b>	<b>760</b>	<b>1,540</b>	<b>1,170,400</b>	Rebased to Q3 2021. Preliminaries not included within rate. OH&P omitted from BCIS rates (deduction of 8% allowed).
1.1	Substructure	760	141	107,160	BCIS mean rate allowed, to be reviewed as design develops.
1.2	Superstructure			-	
A	Frame	760	39	29,640	BCIS lower quartile rate allowed, to be reviewed as design develops.
B	Upper Floors	760	77	58,520	BCIS mean rate allowed, to be reviewed as design develops.
C	Roof	760	87	66,120	BCIS mean rate allowed, to be reviewed as design develops.
D	Stairs	760	29	22,040	BCIS mean rate allowed, to be reviewed as design develops.
E	External Walls	760	180	136,800	BCIS mean rate allowed, to be reviewed as design develops.
F	External Windows and Doors	760	84	63,840	BCIS mean rate allowed, to be reviewed as design develops.
G	Internal Walls and Partitions	760	66	50,160	BCIS mean rate allowed, to be reviewed as design develops.
H	Internal Doors	760	47	35,720	BCIS mean rate allowed, to be reviewed as design develops.
1.3	Finishes			-	
A	Wall Finishes	760	69	52,440	BCIS mean rate allowed, to be reviewed as design develops.
B	Floor Finishes	760	57	43,320	BCIS mean rate allowed, to be reviewed as design develops.
C	Ceiling Finishes	760	37	28,120	BCIS mean rate allowed, to be reviewed as design develops.
1.4	Fittings and Furnishings	760	158	120,000	Provisional kitchen allowance of £10,000 per flat (12)
1.5	Services				
A	Sanitary Appliances	760	118	90,000	Provisional sanitaryware allowance of £7,500 per flat (12)
B	Services Equipment	760	24	18,240	BCIS mean rate allowed, to be reviewed as design develops.
C	Disposal Installations	760	12	9,120	BCIS mean rate allowed, to be reviewed as design develops.
D	Water Installations	760	31	23,560	BCIS mean rate allowed, to be reviewed as design develops.
E	Heat Source		Excluded	Excluded	Excluded
F	Space Heating and Air Conditioning	760	98	74,480	BCIS mean rate allowed, to be reviewed as design develops.
G	Ventilating Systems	760	17	12,920	BCIS mean rate allowed, to be reviewed as design develops.
H	Electrical Installations	760	83	63,080	BCIS mean rate allowed, to be reviewed as design develops.
I	Fuel Installations	760	6	4,560	BCIS mean rate allowed, to be reviewed as design develops.
J	Lift and Conveyor Installations	760	35	26,600	BCIS mean rate allowed, to be reviewed as design develops.
K	Fire and Lighting Protection	760	11	8,360	BCIS mean rate allowed, to be reviewed as design develops.
L	Communications and Security Installations	760	21	15,960	BCIS mean rate allowed, to be reviewed as design develops.
M	Special Installations		Excluded	Excluded	Excluded
N	Builder's Work in Connection	760	13	9,880	BCIS mean rate allowed, to be reviewed as design develops.
O	Management of the Commissioning of Services			-	Excluded

# A. ESTIMATE ANALYSIS

B.1 Order of Cost Estimate - Semi-detache

## ORDER OF COST ESTIMATE

Site at Noads Way, Dibden Purlieu

### A.1 Order of Cost Estimate - Semi-detached

Order of Cost Estimate

A Facilitating Works		Total	
		0	
1	Toxic / Hazardous / contaminated material	Excluded	Excluded.
2	Major Demolition Works	Excluded	Excluded.
3	Temporary support to adjacent structures	Excluded	Excluded.
4	Specialist groundworks	Excluded	Excluded.
5	Temporary diversion works	Excluded	Excluded.
6	Extraordinary site investigation works	Excluded	Excluded.

  

B Construction Works - New-build		GIA / m2	£ / m2	Total	Comments
1	<b>Residential (BCIS rates for new build construction 'Estate housing semi detached' 810.12.</b>	<b>1,466</b>	<b>1,314</b>	<b>1,926,324</b>	Rebased to Q3 2021. Preliminaries not included within rate. OH&P omitted from BCIS rates (deduction of 8% allowed).
1.1	Substructure	1,466	151	221,366	BCIS mean rate allowed, to be reviewed as design develops.
1.2	Superstructure			-	
A	Frame	Excluded	Excluded	Excluded	
B	Upper Floors	1,466	39	57,174	BCIS mean rate allowed, to be reviewed as design develops.
C	Roof	1,466	100	146,600	BCIS mean rate allowed, to be reviewed as design develops.
D	Stairs	1,466	16	23,456	BCIS mean rate allowed, to be reviewed as design develops.
E	External Walls	1,466	177	259,482	BCIS mean rate allowed, to be reviewed as design develops.
F	External Windows and Doors	1,466	69	101,154	BCIS mean rate allowed, to be reviewed as design develops.
G	Internal Walls and Partitions	1,466	55	80,630	BCIS mean rate allowed, to be reviewed as design develops.
H	Internal Doors	1,466	34	49,844	BCIS mean rate allowed, to be reviewed as design develops.
1.3	Finishes			-	
A	Wall Finishes	1,466	69	101,154	BCIS mean rate allowed, to be reviewed as design develops.
B	Floor Finishes	1,466	27	39,582	BCIS mean rate allowed, to be reviewed as design develops.
C	Ceiling Finishes	1,466	24	35,184	BCIS mean rate allowed, to be reviewed as design develops.
1.4	Fittings and Furnishings	1,466	123	180,000	Provisional kitchen allowance of £10,000 per house (18)
1.5	Services				
A	Sanitary Appliances	1,466	92	135,000	Provisional sanitaryware allowance of £7,500 per house (18)
B	Services Equipment	1,466	10	14,660	BCIS mean rate allowed, to be reviewed as design develops.
C	Disposal Installations	1,466	22	32,252	BCIS mean rate allowed, to be reviewed as design develops.
D	Water Installations	1,466	33	48,378	BCIS mean rate allowed, to be reviewed as design develops.
E	Heat Source	Excluded	Excluded	Excluded	
F	Space Heating and Air Conditioning	1,466	104	152,464	BCIS mean rate allowed, to be reviewed as design develops.
G	Ventilating Systems	1,466	11	16,126	BCIS mean rate allowed, to be reviewed as design develops.
H	Electrical Installations	1,466	48	70,368	BCIS mean rate allowed, to be reviewed as design develops.
I	Fuel Installations	1,466	67	98,222	BCIS mean rate allowed, to be reviewed as design develops.
J	Lift and Conveyor Installations	Excluded	Excluded	Excluded	
K	Fire and Lighting Protection	1,466	14	20,524	BCIS mean rate allowed, to be reviewed as design develops.
L	Communications and Security Installations	1,466	19	27,854	BCIS mean rate allowed, to be reviewed as design develops.
M	Special Installations	Excluded	Excluded	Excluded	
N	Builder's Work in Connection	1,466	10	14,660	BCIS mean rate allowed, to be reviewed as design develops.
O	Management of the Commissioning of Services			-	Excluded

# A. ESTIMATE ANALYSIS

C.1 Order of Cost Estimate - Terraced

## ORDER OF COST ESTIMATE

Site at Noads Way, Dibden Purlieu

### A.1 Order of Cost Estimate - Terraced

Order of Cost Estimate

A Facilitating Works		Total	
		0	
1	Toxic / Hazardous / contaminated material	Excluded	Excluded.
2	Major Demolition Works	Excluded	Excluded.
3	Temporary support to adjacent structures	Excluded	Excluded.
4	Specialist groundworks	Excluded	Excluded.
5	Temporary diversion works	Excluded	Excluded.
6	Extraordinary site investigation works	Excluded	Excluded.

  

B Construction Works - New-build		GIA / m2	£ / m2	Total	Comments
<b>1</b>	<b>Residential (BCIS rates for new build construction 'Estate housing terraced' 810.13.</b>	<b>539</b>	<b>1,455</b>	<b>784,245</b>	Rebased to Q3 2021. Preliminaries not included within rate. OH&P omitted from BCIS rates (deduction of 8% allowed).
1.1	Substructure	539	182	98,098	BCIS mean rate allowed, to be reviewed as design develops.
1.2	Superstructure			-	
A	Frame		Excluded	Excluded	Excluded
B	Upper Floors	539	67	36,113	BCIS mean rate allowed, to be reviewed as design develops.
C	Roof	539	110	59,290	BCIS mean rate allowed, to be reviewed as design develops.
D	Stairs	539	31	16,709	BCIS mean rate allowed, to be reviewed as design develops.
E	External Walls	539	171	92,169	BCIS mean rate allowed, to be reviewed as design develops.
F	External Windows and Doors	539	89	47,971	BCIS mean rate allowed, to be reviewed as design develops.
G	Internal Walls and Partitions	539	63	33,957	BCIS mean rate allowed, to be reviewed as design develops.
H	Internal Doors	539	41	22,099	BCIS mean rate allowed, to be reviewed as design develops.
1.3	Finishes			-	
A	Wall Finishes	539	75	40,425	BCIS mean rate allowed, to be reviewed as design develops.
B	Floor Finishes	539	44	23,716	BCIS mean rate allowed, to be reviewed as design develops.
C	Ceiling Finishes	539	31	16,709	BCIS mean rate allowed, to be reviewed as design develops.
1.4	Fittings and Furnishings	539	130	70,000	Provisional kitchen allowance of £10,000 per house (7)
1.5	Services				
A	Sanitary Appliances	539	97	52,500	Provisional sanitaryware allowance of £7,500 per house (7)
B	Services Equipment	539	7	3,773	BCIS mean rate allowed, to be reviewed as design develops.
C	Disposal Installations	539	12	6,468	BCIS mean rate allowed, to be reviewed as design develops.
D	Water Installations	539	26	14,014	BCIS mean rate allowed, to be reviewed as design develops.
E	Heat Source		Excluded	Excluded	Excluded
F	Space Heating and Air Conditioning	539	124	66,836	BCIS mean rate allowed, to be reviewed as design develops.
G	Ventilating Systems	539	17	9,163	BCIS mean rate allowed, to be reviewed as design develops.
H	Electrical Installations	539	72	38,808	BCIS mean rate allowed, to be reviewed as design develops.
I	Fuel Installations	539	10	5,390	BCIS mean rate allowed, to be reviewed as design develops.
J	Lift and Conveyor Installations		Excluded	Excluded	Excluded
K	Fire and Lighting Protection	539	20	10,780	BCIS mean rate allowed, to be reviewed as design develops.
L	Communications and Security Installations	539	22	11,858	BCIS mean rate allowed, to be reviewed as design develops.
M	Special Installations		Excluded	Excluded	Excluded
N	Builder's Work in Connection	539	14	7,546	BCIS mean rate allowed, to be reviewed as design develops.
O	Management of the Commissioning of Services			-	Excluded

# A. ESTIMATE ANALYSIS

D.1 Order of Cost Estimate - External Works



ORDER OF COST ESTIMATE

Site at Noads Way, Dibden Purlieu

D.1 Order of Cost Estimate - External Works

Order of Cost Estimate

A	External Works	GIA / m2	£ / m2	Total	Comments
1	Residential (BCIS rates for new build construction 'Flats (apartments)' 816.	2,765	369	1,021,180	
1.0	Site preparation works				
1.1	Site preparation works	8,833	m2	15	132,495 Based on area indicated on Proposed Site Plan. Budget Allowance for site levelling works etc.
2.0	Road, Paths, Paving's and Surfacing				
2.1	New road construction and hard landscaping	3,126	m2	95	296,970 Assumed tarmac, kerbs, paving stones etc.
3.0	Soft landscapes, planting and irrigation systems				
3.1	Allowance for imported topsoil and turfing to communal gardens	5,707	m2	15	85,605 Provisional Allowance included, no design at present. Area assumed to front and rear of properties.
4.0	Fencing, railings and walls				
4.1	Perimeter Fencing, assumed timber 1.8m high with concrete posts	410	m	80	32,800 Extent of works unknown, nominal allowance included at this stage measured off plan.
5.0	External fixtures				
6.0	External drainage				
6.1	Provisional Allowance for foul and storm drainage	1	Item	80,000	80,000 Provisional allowance.
6.2	Surface Water Attenuation	626	m3	185	115,810 Based on infiltration tanks shown on technical plan. Heavy duty rate.
7.0	External services				
7.1	Provisional Allowance for Mains Service Gas Connection	1	Item	74,000	74,000 Provisional allowance of £2,000 per unit (37)
7.2	Provisional Allowance for Mains Service Water Connection	1	Item	55,500	55,500 Provisional allowance of £1,500 per unit (37)
7.3	Provisional Allowance for Mains Service Electric Connection	1	Item	74,000	74,000 Provisional allowance of £2,000 per unit (37)
7.4	Provisional Allowance for Mains Service BT Connection	1	Item	74,000	74,000 Provisional allowance of £2,000 per unit (37)
8.0	Minor building works and ancillary buildings				Excluded Excluded.

# A. ESTIMATE ANALYSIS

D.1 Order of Cost Estimate - Abnormals

ORDER OF COST ESTIMATE

Site at Noads Way, Dibden Purlieu

E.1 Order of Cost Estimate - Abnormals

Order of Cost Estimate

A Abnormals		556,889.56		
1.0	Electricity Upgrades/Substation/Diversion	1	Item	86,410 As advised by the Developer
2.0	Sewer Upgrades/Connection	1	Item	46,117 As advised by the Developer
3.0	Pump Station Foul/Storm	1	Item	75,000 As advised by the Developer
4.0	Storm Sewer connection/SUDS	1	Item	144,363 As advised by the Developer
5.0	Tree Protection measures, root protection	1	Item	50000 As advised by the Developer
6.0	Tree removal & Site clearance	1	Item	15,000 As advised by the Developer
7.0	Adoption Design Costs - Roads (S38)	1	Item	15,000 As advised by the Developer
8.0	Adoption Design Costs - Sewers (104)	1	Item	15,000 As advised by the Developer
9.0	Site Boundary Treatments	1	Item	10,000 As advised by the Developer
10.0	Cycle Stores	1	Item	40,000 As advised by the Developer
11.0	Demolition	1	Item	15,000 As advised by the Developer
12.0	Asbestos	1	Item	10,000 As advised by the Developer
13.0	Brick built Garden Wall Treatment	1	Item	35,000 As advised by the Developer