



Brokenford Lane, Totton

Final Project costings

14th September 2022

Description

Construction carried out between June 2019 - November 2020 (Covid delayed - no additional costs included in the figures below)

Construction of 3nr 1 bed flats and 3nr 2 bed flats, 12nr 2 bed houses and 6nr 3 bed houses.

Foundations are a piled slab housedeck system

Minor site hydrocarbon contamination remediation costs included below, radon barriers throughout

No demolition costs - the site was clear but had a average 150mm concrete slab over the entire site which was crushed on site and either used on site or carted away for zero cost

All timber frame

Approx 50% face brickwork, 50% render

Gravity foul drainage, one new connection, one reuse of an existing connection

Area schedule

Plot	Property No.	Area (m2)
1 Bed Apartments		
F1	76 Brokenford Lane	43
F3	80 Brokenford Lane	43
F5	84 Brokenford Lane	43
2 Bed Apartments		
F2	78 Brokenford Lane	61
F4	82 Brokenford Lane	57
F6	86 Brokenford Lane	57
2 Bed Houses		
3	70 Brokenford Lane	73
4	68 Brokenford Lane	73
5	66 Brokenford Lane	73
6	64 Brokenford Lane	73
7	62 Brokenford Lane	73
8	60 Brokenford Lane	73
11	1 Beckley Walk	73
12	2 Beckley Walk	73
13	3 Beckley Walk	73
16	6 Beckley Walk	73
17	7 Beckley Walk	73
18	8 Beckley Walk	73
3 Bed Houses		
1	74 Brokenford Lane	88
2	72 Brokenford Lane	88
9	58 Brokenford Lane	90
10	56 Brokenford Lane	90
14	4 Beckley Walk	88
15	5 Beckley Walk	88
Sub Total		1712
Flat communals approx 10%		30.4
Total		1742.4

Cost breakdown

Fees:		£/sqft	
Architect	41,641.67		
Engineer	13,020.00		
B regs	8,595.00		
CDMC	3,932.50		
Home warranty	21,490.27		
		88,679.44	4.73
Services			
Water	39,743.17		
Gas	20,485.01		
Electric	24,345.00		
BT	14,249.94		
		98,823.12	5.27
Construction			
Demo / Site cleara	42,441.59		
Remediation (inc f	13,452.24		
Groundworks	599,858.42		
Timber frame	344,784.92		
Brickwork	161,432.93		
Roof Coverings & l	99,150.28		
Rainwater goods	3,304.61		
Drylining, plaster &	196,920.24		
Windows	45,056.31		
Decorations	78,213.50		
Ceramic tiling	21,035.93		
Mastic	4,809.65		
Mechanical	171,829.23		
Sanitaryware	40,720.13		
Electrical	119,825.28		
Kitchens	153,952.93		
Carpentry	190,591.00		
Fencing	43,729.26		
Soft Landscaping	25,416.00		
Carpet S&F	72,353.41		
		2,428,877.86	129.50
Sub total		2,616,380.42	139.50
Prelims	18.00%	470,948.48	25.11
OHP	8.00%	246,986.31	13.17
Total build cost		3,334,315.21	177.78