

Site P2-25 , Burton Road Amalgamated Sites - Epping Forest

Indicative Estimate of Cost  
for East Thames HA

Pellings 

14 February 2014

		m2	ft2
Gross Internal floor area			
Affordable Flat Units	21x2B, 12x1B	2,070	22,281
Allowance for communal space @ 20%		414	4,456
Affordable House Units	4x2B, 5x3B	842	9,063
<b>TOTAL GIA</b>		<b>3,326</b>	<b>35,801</b>

Item	Element	Qty Unit	Rate £/unit	Total £
<b>1.0 Demolition</b>				
1.1	Demolition (garages)	66 Nr	1,200	79,200
2.2	Site clearance	5,800 m <sup>2</sup>	10	58,000
1.2	Allowance for removal of asbestos roofs	66 Nr	400	26,400
	<b>Sub-total</b>		<b>say</b>	<b>163,600</b>
<b>2.0 Affordable Flat units (33 Nr units)</b>				
2.1	Flats Private areas	2,070 m <sup>2</sup>	1,350	2,795,000
2.2	Flats communal areas (20% allowed)	414 m <sup>2</sup>	900	373,000
	<b>Sub-total</b>		<b>say</b>	<b>3,168,000</b>
<b>3.0 Affordable House units (9 Nr units)</b>				
3.1	House areas	842 m <sup>2</sup>	1,250	1,053,000
	<b>Sub-total</b>		<b>say</b>	<b>1,053,000</b>
<b>4.0 Abnormals / E/o and External Works</b>				
4.1	Private gardens (incl. fencing)	836 m <sup>2</sup>	40	33,000
4.2	Communal Gardens	2,133 m <sup>2</sup>	30	64,000
4.3	Access road, parking and turning	924 m <sup>2</sup>	65	60,000
4.4	Pedestrian paving	551 m <sup>2</sup>	50	28,000
4.5	Cross over / highways adaptations	2 Nr	400	1,000
4.6	Allowance for contaminated ground	0 item		Excl.
4.7	Boundary treatment (fencing/walls)	569 m	160	91,000
4.8	Allowance for achieving CfSh Level 3	42 Nr	4,500	189,000
	<b>Sub-total</b>		<b>say</b>	<b>466,000</b>
<b>INDICATIVE CONSTRUCTION COST</b>				<b>4,850,600</b>
CONTINGENCY @ 5%				242,500
CONTRACTORS DESIGN FEES @ 8%				407,400
PRELIMS AND OVERHEADS AT 15%				788,700
TOTAL INDICATIVE CONSTRUCTION COST (rounded)			£/m2    £/ft2	
		<b>1,894</b>	<b>176</b>	<b>6,300,000</b>

**Clarifications and Assumptions**

Estimate based on Pellings Feasibility drawing 612.023/P2-25 and standard ETG specifications

GIA is approximate due to early stage of design

Costs are based on a Q3 2014 start on site

Costs are based on a Single Stage Competitive D&B procurement route

Costs are based on a Contractor 'best programme' contract period

All units assumed to achieve Code for sustainable Homes Level 3

It is assumed that a traditional construction (concrete strip foundations, brick/block walls, timber floor structure, sloped tiled roofs) will be used

Contractors design fees are based upon appointment with planning consent under JCT D&B contract

Assumed no Party Wall or Rights of Lights issues

**Exclusions**

Clients professional fees (including statutory fees)

VAT

Hazardous material removal

Excludes any off-site works

Provision of loose fittings and furnishings

Costs of compliance of any conditions imposed by TFL or other statutory bodies

Costs of Section 106, S108, S278 Agreement(s) or Community Infrastructure Levy charges