

Site P2-25, Burton Road Amalgamated Sites - Epping Forest (Rev B)

Gross Internal floor area	Nr	m2	ft2
Affordable Flat Units	38	2,880	31,000
Affordable House Units	18	1,798	19,354
TOTAL GIA	56	4,678	50,354

] see below for accom schedule

Item	Element	Qty	Unit	Rate £/unit	Total £
1.00 Enabling Works					
1.01	Demolition of existing garages	66	Nr	1,200	79,200
1.02	Allowance for removal of asbestos	66	nr	400	26,400
1.03	Site clearance	5,900	m ²	10	59,000
				Sub-total	164,600
2.00 Affordable Flat units (3nr units)					
2.01	Flats Private areas	2,400	m ²	1,350	3,240,000
2.02	Flats communal areas (20% allowed)	480	m ²	900	432,000
				Sub-total	3,672,000
3.01 Affordable House units (2nr units)					
3.01	House areas	1,798	m ²	1,250	2,247,500
				Sub-total	2,247,500
4.00 Abnormals (Extra Over allowances)					
4.01	Allowance for contaminated ground		item		Excluded
4.02	Extra Over for wall:floor ratio (> 120%)		m ²	250	no allowance
4.03	Allowance for enhanced external wall finish		m ²	30	no allowance
4.04	Extra for wheelchair unit adaptations		nr	3,500	no allowance
4.05	Allowance for a lift to serve all the flats		nr		Excluded
4.06	Allowance for achieving CfSH Level 4 - Flats		nr		no allowance
4.07	Allowance for achieving CfSH Level 4 - Houses		nr		no allowance
				Sub-total	
5.00 External Works					
5.01	Private gardens (incl. fencing)	1,511	m ²	40	60,440
5.02	Communal Gardens	1,998	m ²	30	59,940
5.03	Allowance for designated play space		item		Excluded
5.04	Access road, parking and turning	410	m ²	65	26,650
5.05	Pedestrian paving	335	m ²	50	16,750
5.06	Cross over / highways adaptations	1	item	30,000	30,000
5.07	Boundary treatment (fencing/walls)	568	m	160	90,952
5.08	External bins store (say)	2	nr	2,500	5,000
5.09	Cycle storage rack (say)	1	item	2,500	2,500
				Sub-total	292,232
INDICATIVE CONSTRUCTION COST					
			£/m2	£/ft2	
			1,363	1,363	6,376,332
CLIENT FF&E (white goods, etc.)			item		excluded
TELECOMMS / ICT / SECURITY			item		excluded
CONTRACTOR'S PRELIMINARIES				12%	765,160
CONTINGENCY				5%	357,075
CONTRACTOR'S DESIGN FEES				6%	382,580
Totals					7,881,146
		£/unit (ave)	£/m2	£/ft2	
TOTAL INDICATIVE CONSTRUCTION COST		2,627,000	1,685	157	7,881,000

Refer Overleaf for Clarifications, Assumptions and Exclusions

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Accommodation Schedule

Flats/Maisonettes				
1B 2P Flat	14 Nr	50 m ²	700	
2B 4P Flat	20 Nr	70 m ²	1,400	
2B 4P Penthouse	4 Nr	75 m ²	300	
	38 Nr		2,400	
Allowance for communal space		20%	480	2,880
Houses				
2B 4P House	2 Nr	83 m ²	166	
3B 5P 3 storey House	4 Nr	102 m ²	408	
3B 5P House	12 Nr	102 m ²	1,224	1,798
	18 Nr			4,678

Clarifications and Assumptions

Estimate based on Pellings LLP Feasibility drawing ref 612.023 P2-25 revision B

GI A 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

Cost include for OH&P @ 7%

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

Assumed no demolitions or Asbestos removal required

Nominal allowance of 20% for communal space in residential apartment blocks

No allowance has been made for a passenger lift

No allowance has been made for designated child play space

Exclusions

Clients professional fees (including statutory fees)

VAT

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