

Appendix 1 - CDM Project Services build cost advice



Typlogies	Units	Site area	Dwellings	Floors	Base Rate 3Q 2023	Base Rate 3Q 2023	Exterrnal works	Building Regulations 2022 and staircases	Sustainability Policy	Embodied Carbon policy	Renewables offset	Biodiversity	Adaptability	Fixtures and fittings	Wheelchair homes	Comments
	nr	hectares	dw/hectare		£/m2	£/ft2	Percentage	£/m2	Percentage	Percentage	Percentage	Percentage	each £		each £	
Residential 1- houses	4	0.05	89	2	2,900	270	10%	1%	6.50%	2.50%	0.75%	0.30%	900	N/A	10,000	
Residential 2	6	0.02 / 0.03	300 / 200	4	3,300	305	10%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 3	9	0.03	360	4	3,300	305	10%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential																
Residential 4	10	0.02	550	4	3500	325	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 4 affordable					3300	305	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 5	13	0.03	500	6	3500	325	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 5 affordable					3300	305	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 6	15	0.04	400	6	3500	325	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 6 affordable					3300	305	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 7	18	0.04	475	5	3500	325	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 7 affordable					3300	305	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 8	20	0.10	200	9	3300	305	10%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 8 affordable					3100	285	10%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 9	30	0.10	300	6	3300	305	8%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 9 affordable					3100	285	8%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 10	50	0.14	350	8	3300	305	8%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 10 affordable					3100	285	8%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 11	60	0.14	425	7	3300	305	8%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 11 affordable					3100	285	8%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 12	75	0.20	380	10	3300	305	8%	6%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 12 affordable					3100	285	8%	6%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 13	135	1.04	130	18	3400	315	10%	6%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 13 affordable					3200	295	10%	6%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 14	150	0.27	550	12	3500	325	6%	4%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 14 affordable					3300	305	6%	4%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 15	200	0.29	700	11	3500	345	6%	4%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 15 affordable					3300	325	6%	4%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 16	575	2.88	200	14	3300	305	10%	4%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 16 affordable					3100	285	10%	4%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
BTR	200	0.29	700	11	3500	345	10%	4%	4.50%	2.50%	0.75%	0.30%	900	12000	5,000	
BTR affordable					3300	325	10%	4%	4.50%	2.50%	0.75%	0.30%	900	8000	5,000	
Commercial																
C1 Residential and offices C1 Residential C1 Residential	7	0.06	117	5	3400 3200	315 295	10% 10%	1% 1%	4.50% 4.50%	2.50% 2.50%	0.75% 0.75%	0.30% 0.30%	900 900	N/A N/A	5,000 5,000	
C1 Offices to CAT A		500m2			3,300	305	10%	3.00%	5.50%	3.50%	0.75%	0.30%	N/A	N/A	N/A	Averge for Borough
					'											

C1 Affordable workspace		100m2			3,100	290	10%	3.00%	5.50%	3.50%	0.75%	0.30%	N/A	N/A	N/A	Assumes lower specification for affordable workspace
C2 Residential and offices C2 Residential	40	0.46	442	_	2400	245	400/	40/	4.500/	2.50%	0.75%	0.20%		N/A	5.000	
C2 Residential C2 Residential afffordable	18	0.16	113	5	3400 3200	315 295	10% 10%	1% 1%	4.50% 4.50%	2.50% 2.50%	0.75% 0.75%	0.30% 0.30%	900 900	N/A N/A	5,000 5,000	
C2 Offices to CAT A		1,500			3,300	305	10%	3.00%	5.50%	3.50%	0.75%	0.30%	N/A	N/A	N/A	
C2 Affordable workspace		300			3,100	290	10%	3.00%	5.50%	3.50%	0.75%	0.30%	N/A	N/A	N/A	
C3 Residential and offices C3 Residential C3 Residential afffordable	42	0.40	105	5	3400 3200	315 295	10% 10%	1% 1%	4.50% 4.50%	2.50% 2.50%	0.75% 0.75%	0.30% 0.30%	900 900	N/A N/A	5,000 5,000	
C3 Offices to CAT A		4,000			3,300	305	10%	3.00%	5.50%	3.50%	0.75%	0.30%	N/A	N/A	N/A	
C3 Affordable workspace		800			3,100	290	10%	3.00%	5.50%	3.50%	0.75%	0.30%	N/A	N/A	N/A	
C4 Residential and offices C4 Residential	105	0.89	118	7	3400	315	10%	1%	5.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
C4 Residential afffordable C4 Offices to CAT A		10,000			3200 3,300	295 305	10%	1% 3.00%	5.50% 6.50%	2.50% 3.50%	0.75% 0.75%	0.30%	900 N/A	N/A N/A	5,000 N/A	
C4 Affordable workspace		2000m2			3,100	290	10%	3.00%	6.50%	3.50%	0.75%	0.30%	N/A	N/A	N/A	
C5 Residential and offices																
C5 Residential	170	0.89	191	7	3400	315	10%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
C5 Residential afffordable					3200	295	10%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
C5 Lab enabled space		15,000			3,400	315	10%	3.00%	6.50%	3.50%	0.75%	0.30%	N/A	N/A	N/A	
C5 Affordable Lab enabled space		3000m2			3,200	295	10%	3.00%	6.50%	3.50%	0.75%	0.30%	N/A	N/A	N/A	
C5 Residential and hotel C5 Residential C5 Residential	48	0.68	71	4	3400 3200	315 295	10% 10%	1% 1%	4.50% 4.50%	2.50% 2.50%	0.75% 0.75%	0.30% 0.30%	900 900	N/A N/A	5,000 5,000	
C6 Hotel	150	4500m2	30m2 /bed		3,200	295	10%	1.00%	3.50%	3.50%	0.75%	0.30%	N/A	12000	N/A	
C7 Student Accommodation 6120m2	200	0.21	952	14	3,500	325	6%	1.00%	7.50%	3.50%	0.75%	0.30%	N/A	7000	5,000	
<u>Demolitions</u>																
Demolition of existing buildings					200.00											Majority of sites will be existi buildings so use £200/m2 of existing GIA or £110/m2 of sit aea
Notes Costs are at 3rd Quarter 2023 Costs exclude , contingency, profeesional fees, VAT , NHBC , latent defects insur- Costs exclude site remediation, asbestos removal and the like Costs exclude off site infrastructure, service upgrades, service diversions or the lik Costs exclude safeguarding habitats or species, public art , archeaology and the li Non domestic rates include BREEAM Excellent in the base cost For additional fire escape staircaases we assumed 10 floors will be above 30m Includes allowance for carbon offset payments based on May 2023 delivering net Please note percentages applied cummulatively	ke ike	like														