

Client Elmfield Spinney Development Limited
Project Residential development and associated works
Location Elmfield House, Petersfinger Road, Petersfinger, Salisbury,
 SP5 3BZ
Document Indicative Build Cost Estimate
Sheet Breakdown
Version 1
Date November 2023

COTESBURY

REF	DESCRIPTION	QTY	UNIT	RATE	SUM
1.0	Preliminaries				
	<u>Fixed Costs</u>				
1.1	Fixed - site accommodation and temporary services inc removal	1	Item	£ 5,000	£ 5,000
1.2	Fixed - site signboard	1	Nr	£ 2,500	£ 2,500
1.3	Fixed - site access and gates	1	item	£ 2,000	£ 2,000
1.4	Fixed - site compound	21	Nr	£ 500	£ 10,500
1.5	Fixed - scaffolding	21	Nr	£ 3,500	£ 73,500
1.6	Fixed - Health and Safety equipment	1	Item	£ 7,500	£ 7,500
1.7	Fixed - samples and panels	1	Item	£ 1,500	£ 1,500
1.8	Fixed - Internal Clean	21	Nr	£ 600	£ 12,600
1.9	Fixed - Health & Safety File	21	Nr	£ 350	£ 7,350
	<u>Time Related</u>				
1.10	Time - Management (on-site and off-site)	78	weeks	£ 5,000	£ 390,000
1.11	Time - site accommodation	78	weeks	£ 1,000	£ 78,000
1.12	Time - hoarding and heras fencing	78	weeks	£ 500	£ 39,000
1.13	Time - fork lift and plant hire	62.4	weeks	£ 950	£ 59,280
1.14	Time - fork lift driver				Included in 1.13
1.15	Time - security	62.4	weeks	£ 250	£ 15,600
1.16	Time - Skips	62.4	weeks	£ 1,200	£ 74,880
	Sub-Total - Preliminaries				£ 779,210
2.0	Fees & Charges				
2.1	Planning fees (Planning Condition sign off)	5	Nr	£ 115	£ 575
2.2	Building Regulation fees	21	units	£ 765	£ 16,065
2.3	Structural insurance	1	item	£ 4,500	£ 4,500
2.4	Statutory Undertaking				Excluded
2.5	Section Agreement Surety				Included item 2.6
2.6	Section 38/278 & 104 Agreements - legal fees	4	nr	£ 3,500	£ 14,000
2.7	NHBC Warranty	21	units	£ 2,000	£ 42,000
2.8	Performance Bond	1	item	£ 8,400	£ 8,400
2.9	Considerate Constructors	1	item	£ 600	£ 600
2.10	Sound testing	13	unit types	£ 250	£ 3,250
2.11	Air tightness tests	21	Units	£ 250	£ 5,250
2.12	Architect	21	nr	£ 2,500	£ 52,500
2.13	Civil Engineering	1	item	£ 8,500	£ 8,500
2.14	Structural Engineer	1	Item	£ 10,000	£ 10,000
2.15	Landscape Architect	1	item	£ 3,000	£ 3,000
2.16	SAPs and EPC	21	Units	£ 300	£ 6,300
	Sub-Total - Fees & Charges				£ 174,940
3.0	Substructure costs - new build dwellings				
3.1	Excavation and earthwork	1,112	m2	Incl Below	
3.2	Additional excavation for foundation depth Plots due to tree removal	0	m2	Incl Below	

3.3	Extra over provsional allowance for piling	1,112	m2	£ 300	£ 333,710
3.4	Foundations and Substructure including external walls and party walls	1,112	m2	£ 350	£ 389,328
3.5	Beam and Block floor; extra over	1,112	m2	£ 8	£ 8,899
3.6	Retaining walls at party walls		m2	£ 285	Excluded
3.7	Disposal of contaminated material				Excluded
3.8	Radon barrier	1,112	m2	£ 6	£ 6,674
3.9	Excess cartaway form arising				Excluded
	Sub-Total - Substructures				£ 738,610
4.0	Superstructure				
4.1.	<u>New Build</u>				
4.2	4 Bedroom detached house (Plot 1)	1	Nr	£ 219,466	£ 219,466
4.3	4 Bedroom detached house (Plots 2 and 3)	2	Nr	£ 182,114	£ 364,228
4.4.	3 Bedroom detached house (Plots 4 & 5)	2	Nr	£ 123,326	£ 246,652
4.5	3 Bedroom terrace house (Plots 6 to 8)	3	Nr	£ 109,967	£ 329,900
4.6	3 Bedroom detached chalet bungalow (Plot 9)	1	Nr	£ 197,950	£ 197,950
4.7	3 Bedroom detached chalet bungalow (Plots 10 & 11)	2	Nr	£ 192,863	£ 385,725
4.8	3 Bedroom detached chalet bungalow (Plot 12)	1	Nr	£ 199,175	£ 199,175
4.9	3 Bedroom terrace house (Plots 13 to 15)	3	Nr	£ 133,350	£ 400,050
4.10	<u>Conversions</u>				
4.11	1 bedroom flat (Plot 16 ground floor)	1	Nr	£ 136,960	£ 136,960
4.12	2 bedroom flat (Plot 17 ground and first floor)	1	Nr	£ 236,448	£ 236,448
4.13	1 bedroom flat (Plot 18 first floor)	1	Nr	£ 145,120	£ 145,120
4.14	2 bedroom flat (Plot 19 second floor)	1	Nr	£ 188,480	£ 188,480
4.15	3 Bedroom semi-detached house (Plot 20)	1	Nr	£ 183,750	£ 183,750
4.16	3 Bedroom semi-detached house (Plot 21)	1	Nr	£ 200,700	£ 200,700
4.17	New Build - ASHP Uplift	15	Nr	£ 8,100	£ 121,500
4.18	New Build - Solar PV Uplift	15	Nr	£ 3,750	£ 56,250
4.19	MVHR to Plots 4 to 8, 11 and 12	7	Nr	£ 6,500	£ 45,500
4.20	MVHR - Plots 13 to 15	3	Nr	£ 6,200	£ 18,600
4.21	Acoustic glazing to Plots 4 to 8, 11 and 12	7	Nr	£ 3,000	£ 21,000
4.22	Acoustic glazing to Plots 13 to 15	3	Nr	£ 2,500	£ 7,500
4.23	Ecology - 2no Bee bricks per new build dwelling	30	Nr	£ 350	£ 10,500
4.24	Ecology - 1no bat tube per new build dwelling	15	Nr	£ 100	£ 1,500
4.25	Ecology - 1no bird box per new build dwelling	15	Nr	£ 100	£ 1,500
4.26	Plots 4 & 5 single garages	2	Nr	£ 10,000	£ 20,000
4.27	Sub-Total - Superstructures	2,742	m2	£ 1,364	£ 3,738,454
5.0	External works				
5.1	<u>Earthworks</u>				
5.2	Site clearance with no contamination including vegetation and reuse.	9,885	m2	£ 15	£ 148,275
5.3	Cut to site; over and above clearance - Provisional Allowance until level strategy defined.	0	m3	£ -	Excluded
5.4	Fill	0	m3	£ -	Excluded
5.5	Cart away of excess arising	0	m3	£ -	Excluded
5.6	Spread and level arisings - Provisional	0	m3	£ -	Excluded
5.7	Remediation - excavation and disposal of contaminated material				Excluded
5.8	Remediation - membrane, import material, spread and level clean				Excluded
5.9	<u>Retaining Walls</u>				
5.10	Retaining walls - up to 300mm height; gravel boards	0	m	£ -	Excluded
5.11	Retaining walls - up to 600mm height; gravel boards	0	m	£ -	Excluded
5.12	Retaining walls - masonry up to height of 2.1m	0	m2	£ -	Excluded
5.13	Form steps to plot gardens	0	Units	£ -	Excluded
5.14	<u>Roads, Driveways, Paths</u>				
5.15	Adopted access roads	900	m2	£ 140	£ 126,000
5.16	Adopted footpaths to access road	285	m2	£ 90	£ 25,645

5.17	Bridge / culvert over swales including railing	1	item	£	15,000	£	15,000
5.18	Unadopted access road / driveway to Plot 21	75	m2	£	130	£	9,776
5.19	Unadopted shared road and car parking courtyard (Plots 16 to 20 total of 11no spaces plus turning area) - block paving	370	m2	£	130	£	48,157
5.20	Unadopted footpaths from car park to Plots 16-20	117	m2	£	100	£	11,740
5.21	Unadopted footpaths at rear of car parking spaces in courtyard serving Plots 16 to 20	30	m2	£	100	£	2,970
5.22	Driveway - Plots 1 to 12	543	m2	£	130	£	70,586
5.23	Driveway / car parking Plots 13 to 15	86	m2	£	130	£	11,232
5.24	Paths to Plots 1 to 5	77	m2	£	110	£	8,415
5.25	Paths to Plots 6 to 8	53	m2	£	110	£	5,841
5.26	Paths to Plots 9 to 12	104	m2	£	110	£	11,484
5.27	Paths to Plots 13 to 15	80	m2	£	110	£	8,762
5.28	Plots 13 to 15 patio (assumed 1.8x2.4m)	13	m2	£	110	£	1,426
5.29	Paths to Plots 16 to 20	31	m2	£	110	£	3,443
5.30	Patios to Plots 1 to 5 and 9 to 12; assumed patio 4.2 x 2.4m	91	m2	£	110	£	9,979
5.31	Patios to Plots 6 to 8 and 13 to 15; assumed 2.4 x 1.8m	26	m2	£	110	£	2,851
5.32	Plots 16 to 19 paved courtyards	56	m2	£	110	£	6,160
5.33	Plots 20 and 21 patio (assume 1.8 x 2.4m)	9	m2	£	110	£	950
5.34	<u>Boundary walls</u>						
5.35	Boundary wall up to 1.2m high to front gardens (Plots 13 to 19)	52	m	£	200	£	10,400
5.36	Boundary wall up to 1.8m high; Yew Tree House rear garden; Plots 20 & 21	47	m	£	290	£	13,630
5.37	<u>Fences</u>						
5.38	Boundary fencing (3.0m high to southern site boundary; rear Plots 1 -3)	210	m	£	250	£	52,500
5.39	Boundary fencing (1.8m high)	650	m	£	90	£	58,500
5.40	Boundary fencing (1.8m high privacy panels)	0	nr	£	-		Excluded
5.41	Boundary fencing (1.2m high)	0	m	£	60		Excluded
5.42	Pedstrrian front garden access gates (Plots 13 to 15; Communal Plots 16-19.	4	Nr	£	100	£	400
5.43	Pedestrian rear garden access gates (2no gates Plots 1 to 5 and 9 to 12 = 18no. 1no gate Plots 6 to 8; Plots 13 to 15, Plots 16, 17 20 and 21 = 10no.)	28	Nr	£	130	£	3,640
5.44	<u>Soft Landscape</u>						
5.45	Grubbing out existing hedge and trees at entrance;	90	m2	£	25	£	2,250
5.46	Landscaping preparation including 300mm capping topsoil	5,826	m2	£	10	£	58,264
5.47	Seeding to landscape total site less assigned gardens	3,226	m2	£	3		Excluded
5.48	Turfing to front and rear garden areas	2,600	m2	£	10	£	26,000
5.49	Seeding landscape areas outside plots curtilage	3,226	m2	£	5	£	16,132
5.50	Small trees and shrubs	32	nr	£	190	£	6,080
5.51	Protection of existing trees, hedges and vegetation zones	450	m	£	15	£	6,750
5.52	<u>Fixtures and Furniture</u>						
5.53	Bin store for flats	1	item	£	7,500	£	7,500
5.54	Sheds / Bicycle stores for affordable housing houses	4	Nr	£	700	£	2,800
5.55	Equipped children's play area						Excluded
5.56	Ecology - bird boxes	4	Nr	£	150	£	600
5.57	Ecology - bee / insect hotel	1	Nr	£	500	£	500
5.58	Ecology - formation of log pile for hiberating reptiles	1	Nr	£	500	£	500
5.59	Ecology -1no hedgehog house in the landscape zone	1	Nr	£	750	£	750
5.60	Sub-Total External Works					£	795,888
6.0	Drainage						
6.1	Drainage runs - 100mm; provisional assumption	910	m	£	100	£	91,000
6.2	Drainage runs - 150mm; provisional assumption	400	m	£	130	£	52,000
6.3	Drainage runs - 225mm; provisional assumption	0	m	£	-		Excluded
6.4	Road gullies (provisional allowance)	14	Nr	£	575	£	8,050
6.5	Adopted Manholes - provisional allowance	14	Nr	£	1,750	£	24,500
6.6	Unadopted Manholes - foul and surface - provisional allowance	84	Nr	£	1,750	£	147,000

6.7	Off-site works and foul drainage to sewer connection in adopted highway. Final design to be prepared	0	m	£	-	Excluded
6.8	Off-site works and surface water drainage to sewer connection. Excluded as drain to ground.	0	m	£	-	Excluded
6.9	Adopted foul pump station and compound.	1	item	£	120,000	£ 120,000
6.10	Sewer connections	1	nr	£	5,000	£ 5,000
6.11	Concrete sw drainage reception pit.	0	Nr	£	-	Excluded
6.12	Hydrobrake (1no for highway drainage and 1no for foul)	2	Nr	£	12,000	£ 24,000
6.13	Form attenuation swales / attenuation basin and pond included in ecology plan	135	m2	£	80	£ 10,800
6.14	Attenuation crates to swales for highway drainage	1	item	£	15,000	£ 15,000
6.15	Soakaways to dwellings	110	m3	£	190	£ 20,900
6.16	Sub-Total Drainage					£ 518,250
7.0	External services					
7.1	Water connections (dwellings + 1no landlord supplies for flat blocks)	22	Nr	£	1,500	£ 33,000
7.2	Water main	330	m	£	50	£ 16,500
7.3	Gas connections	0				Excluded
7.4	Gas main	0				Excluded
7.5	Electric connections (Dwellings + 1no landlord supplies for flat blocks+1no sewerage treatment plant)	22	Nr	£	1,500	£ 33,000
7.6	Electric main	330	m	£	50	£ 16,500
7.7	Telephone connections (Dwellings + sewerage treatment telementary)	21	Nr	£	-	£ -
7.8	Telephone main	360	m	£	50	£ 18,000
7.9	Unadopted external lighting		nr			Excluded
7.10	Adopted and upadopted external lighting	900	m2	£	10	£ 9,000
7.11	POD 22kw EV charger	21	Nr	£	5,000	£ 105,000
7.12	POD 22kw EV charger infrastructure only	21	Nr	£	1,000	£ 21,000
7.13	Substation - Provisional Sum given ASHP and EV Car chargers	1	item	£	50,000	£ 50,000
7.14	Builder's work to services	21	Nr	£	1,200	£ 25,200
7.15	Sub-Total External Services					£ 327,200