



MARA BRAE,
DOWNDERRY, CORNWALL

RIBA Work Stage 3 Cost Plan

30 January 2025

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1 Introduction

2 Executive Summary

Executive Summary

Renovation Works

(All-in costs incl. Main Contractor Preliminaries, Overheads & Profit, Project Contingency and Inflation)

Main development cost categories:	£/m2	£
Site Enabling Works		16,000
Building Works (c.221m2)	1,656	366,000
Site Works		565,000

(see Elemental Cost Breakdown for full cost of each of the above items)

TOTAL ESTIMATED CONSTRUCTION COST 947,000

(Inflation Excluded)

(VAT on above construction costs Assumed 20%) 189,400

(Professional Fee's Estimated at 15% of construction value) 142,050

TOTAL 1,278,450

3 Elemental Summary

Elemental Summary

Elements	Total		
	£	£/m ²	%age
A Demolition/ Alteration/Renovation	11,572	52.36	1.22%
1 Substructure	475	2.15	0.05%
2A/B Frame & Upper Floors	3,300	14.93	0.35%
2C Roof	2,360	10.68	0.25%
2D Stairs	-	-	0.00%
2E External Walls	5,550	25.11	0.59%
2F Windows & External Doors	74,315	336.27	7.85%
2G Internal Walls & Partitions	4,591	20.77	0.48%
2H Internal Doors	10,000	45.25	1.06%
3A Wall Finishes	12,771	57.79	1.35%
3B Floor Finishes	10,566	47.81	1.12%
3C Ceiling Finishes	5,110	23.12	0.54%
4 Fittings & Furnishings	55,000	248.87	5.81%
5A/B Sanitary Appliances	9,450	42.76	1.00%
5C Disposal Installations	3,900	17.65	0.41%
5D Water Installations	4,200	19.00	0.44%
5E Heat Source	15,000	67.87	1.58%
5F/G Space Heating, Air Treatment & Extract	3,000	13.57	0.32%
5H Electrical installations	21,400	96.83	2.26%
5I Gas Installations	-	-	0.00%
5J Lift Installations	-	-	0.00%
5K Protective Installations	-	-	0.00%
5L Fire Alarm, Communications & Security	-	-	0.00%
5M Special Installations	19,250	87.10	2.03%
5N Builders Work	5,715	25.86	0.60%
6A Site Work	401,999	1,819.00	42.45%
6B Drainage	5,000	22.62	0.53%
6C External Services	3,000	13.57	0.32%
Sub Total	687,524	3,110.97	72.60%
Main Contractor Preliminaries	123,754	559.97	13.07%
Sub Total	811,278	3,670.94	85.67%
Main Contractor Overheads & Profit	105,466	477.22	11.14%
Sub Total	916,744	4,148.16	96.81%
Project Contingency	30,000	135.75	3.17%
ESTIMATED CONSTRUCTION COST	£ 946,744	4,283.91	99.97%
Rounding adjustment	3 256	1.16	0.03%
TOTAL CURRENT ROUNDED '000 (EXCLUDING INFLATION)	£ 947,000	4,285.07	100.00%

4 Elemental Cost Breakdown

Elemental Cost Breakdown

ELEMENT	QTY	UNIT	RATE £	TOTAL COST £
A DEMOLITION/ALTERATION/RENOVATION				11,572
General site Enabling; All vegetation removed	1	PS	500	500
Allowance for demolition works Incl creating or enlarging window openings, internal and external walls, cart away	1	PS	5,100	5,100
Allowance for removing facia and alteration of existing roof in preparation for extension over porch area	1	PS	500	500
Allowance to remove the 2 columns in the dining room and replace with a steel lintel above door - <i>No structural drawing indicating the extent of steel required</i>	1	PS	2,500	2,500
Living room 1 wooden truss removed and replaced with steel - <i>No structural drawing indicating the extent of steel required</i>	1	PS	2,500	2,500
Removal of the existing blue-painted wood soffit	59	m	8	472
Allowance for Asbestos survey		Excl		
1 SUBSTRUCTURE				475
<u>Main Bedroom Ensuite</u> Existing concrete slab in main bedroom ensuite to be overlaid by DPM, insulation and screed	5	m ²	95	475
Radon Barrier to underside of Slab; incl sumps		Excl		
Piling		Excl		
Under Pinning		Excl		
Allowance for breaking out of rock, hard spots		Excl		
2A/B FRAME & UPPER FLOORS				3,300
<u>Structural work</u> Structural frame allowance - subject to design development		Excl		
External lintels	1	PS	2,800	2,800
Internal Lintels	1	PS	500	500
<u>First Floor</u> Timber First floor build up		Excl		

Elemental Cost Breakdown

ELEMENT	QTY	UNIT	RATE £	TOTAL COST £
2C ROOF				2,360
See Section 6A Site works for canopy roof over new porch area		Excl		
Replace the existing blue-painted wood soffit "under eaves" with natural unpainted wood.	59	m	40	2,360
2D STAIRS				-
Excluded		Excl		
2E EXTERNAL WALLS				5,550
<u>Main Bedroom Ensuite</u>				
Blockwork cavity external walls (150mm cavity insulation)	6	m ²	180	1,080
Existing wall lined with 77.5mm insulated plasterboard on dot and dab and skim	9	m ²	48	432
<u>Exeternal wall Finishes</u>				
Render; Painted	6	m ²	48	288
<u>Existing External wall Finishes</u>				
Allowance to Repaint existing exterior render in alabaster white	1	PS	3,750	3,750
2F WINDOWS & EXTERNAL DOORS				74,315
<u>Windows & External Doors</u>				
Windows & External Door quote from Camel; Replace all existing plus new units with aluminium and timber (16/07/2024)	1	item	74,315	74,315
Allowance for exterior windows and doors to be painted in light blue grey - excluded as assumed all being replaced		Excl		
2G INTERNAL WALLS & PARTITIONS				4,591
<u>Internal partition walls</u>				
New timber partition walls	21	m ²	115	2,415
Gypsum and skim to new partitions	42	m ²	28	1,176
Allowance to repair and patch internal wall surfaces	1	PS	1,000	1,000

Elemental Cost Breakdown

ELEMENT	QTY	UNIT	RATE £	TOTAL COST £
2H INTERNAL DOORS				10,000
IG-01, Ground Floor, Internal Bathroom Glazing 2,694x2,400	1	item	10,000	10,000
Assumed retaining all existing internal doors		Excl		
3A WALL FINISHES				12,771
Decoration: Dulux or similar to all existing and new walls	573	m ²	18	10,314
<u>Tiling PC Sum £40/m² supply only to wet areas assumed half height (APPROX QTY)</u>				
(GF) Bedroom 2 En Suite	10	m ²	95	950
(GF) Family Bathroom	11	m ²	95	1,045
Tanking to wet areas	21	m ²	22	462
3B FLOOR FINISHES				10,566
Engineered Tiger Oak timber flooring to match existing to dry areas (PC Sum supply £60/m ²):	21	m ²	115	2,415
Allowance for adapting the existing flooring to suite internal layout arrangement	1	PS	1,000	1,000
Allowance for sanding and applying varnish to all existing Tiger Oak Floor Finish	186	m ²	17	3,162
<u>Tiling PC Sum £40/m² supply only to wet areas (APPROX QTY)</u>				
(GF) Bedroom 2 En Suite	5	m ²	95	475
(GF) Laundry	6	m ²	95	570
(GF) Family Bathroom	6	m ²	95	570
Tanking to wet areas	17	m ²	22	374
Skirting; painted (assumed new to all area with ammendments)	1	PS	2,000	2,000

Elemental Cost Breakdown

ELEMENT	QTY	UNIT	RATE £	TOTAL COST £
3C CEILING FINISHES				5,110
Provisional allowance for the repair and make good of ceiling plasterboard and finish	1	PS	500	500
Main Bedroom Ensuite Plasterboard, skim and decoration; incl vaulted ceiling	5	m ²	55	275
E/O for moisture resistant plasterboard to bathrooms	5	m ²	7	35
Decoration to all existing ceilings	215	m ²	20	4,300
Cornicing - Excluded		Excl		
Shadow Gaps		Excl		
4 FITTINGS & FURNISHINGS				55,000
<u>Lower Ground Floor</u>				
Laundry - Worktops, units, cupboards, appliances	1	PS	1,500	1,500
Entrance Hall - Allow the following PC sum for the manufacture and site installation of Storage Cupboard	1	PS	1,000	1,000
Bedroom 1 - Allow the following PC sum for the manufacture and site installation of a cabin bed and built-in wardrobe; <i>Assumed keeping existing</i>		Excl		
Bedroom 2 - Allow the following PC sum for the manufacture and site installation of a built-in and stand alone wardrobes; <i>Assumed keeping existing</i>		Excl		
Study - Allow the following PC sum for the manufacture and site installation of a built-in Joinery	1	PS	1,000	1,000
Master Bedroom - Allow the following PC sum for the manufacture and site installation of a standalone wardrobe with capability for a future kitchenette concealed inside		Excl		
Master Bedroom Dressing Room - Allo the following PC sum for the manufacture and site installation of open Shelving/ Drawers/ Hanging area (TBC)	1	PS	1,500	1,500
<u>Upper Ground Floor</u>				
Allowance for new kitchen as per clients request	1	PS	50,000	50,000
Allowance for Blinds / Boxes		Excl		

Elemental Cost Breakdown

ELEMENT	QTY	UNIT	RATE £	TOTAL COST £
5A/B SANITARY APPLIANCES				9,450
<u>Sanitaryware</u>				
(GF) Main Bedroom En Suite - Wash hand basin, WC, Shower, Towel Warmer, Mirror; Supply and install	1	PS	3,500	3,500
(GF) Family Bathroom - Wash hand basin, WC, Shower, Towel Warmer, Mirror; Supply and install	1	PS	3,500	3,500
Allowance for Shower screens	2	PS	200	400
Allowance for fitting sanitaryware	1	PS	1,250	1,250
<u>Other</u>				
Boxing in to bathrooms, niches etc	1	PS	800	800
5C DISPOSAL INSTALLATIONS				3,900
Soil and waste installations	1	PS	3,900	3,900
5D WATER INSTALLATIONS				4,200
Hot and cold water installations	1	PS	4,200	4,200
5E HEAT SOURCE				15,000
Air Source Heat Pump (ASHP)	1	PS	15,000	15,000
5F/G SPACE HEATING, AIR TREATMENT & EXTRACT				3,000
Allowance for localised mechanical extract	1	PS	2,000	2,000
Allowance for remedial works for linking new ASHP into the existing radiator system & any additional radiators required	1	PS	1,000	1,000
Under Floor Heating - Excluded		Excl		
5H ELECTRICAL INSTALLATIONS				21,400
Lighting and power installations to lower ground floor only	1	PS	20,400	20,400
Allowance for light fittings	1	PS	1,000	1,000
Feature lighting		Excl		

Elemental Cost Breakdown

ELEMENT	QTY	UNIT	RATE £	TOTAL COST £
5I GAS INSTALLATIONS				-
Excluded		Excl		
5J LIFT INSTALLATIONS				-
Excluded		Excl		
5K PROTECTIVE INSTALLATIONS				-
Intruder Alarm system		Excl		
5L FIRE ALARM, COMMUNICATIONS & SECURITY				-
Fire and Smoke Detection System - excluded as mentioned on drawings		Excl		
5M SPECIAL INSTALLATIONS				19,250
Solar PV & Battery Storage	1	PS	17,500	17,500
EV Car Charging located on garden wall	1	PS	1,750	1,750
Allowance for Audio Visual Installation ('AV')		Excl		
5N BUILDERS WORK				5,715
Builders Work in Connection	1	item	5,715	5,715
6A SITE WORK				401,999
<u>Hard Landscaping</u>				
<u>Court Side</u>				
<u>Bulk Excavation & Filling</u>				
Bulk Excavation	63	m ³	45	2,835
Disposal of resulting excavation (assumed all cart away due to site constraints)	63	m ³	60	3,780
Clean infill to behind retaining wall (assumed MOT type 1)	19	m ³	75	1,425
<u>Foundations</u>				
<u>Section A-A & Section B-B</u>				
Concrete blinding	48	m ²	16	768

Elemental Cost Breakdown

ELEMENT	QTY	UNIT	RATE £	TOTAL COST £
350mm Reinforced concrete shear key;	12	m	100	1,200
450mm Reinforced concrete shear key;	13	m	105	1,365
250mm Reinforced concrete slab	41	m ²	180	7,380
250mm Reinforced retaining wall	46	m ²	350	16,100
Land drain running length of retaining wall	17	m	60	1,020
Painted Render Finish to the internal leaf of retaining wall	34	m ²	48	1,632
Slate Capping to top of retaining wall (assumed)	14	m	90	1,260
Allow to rebuild existing rendered masonry pier due to excavations for new concrete base likely undermining existing foundations	1	PS	750	750
<u>Roadside Wall & Base</u>				
Base of roadside wall, assumed 150mm thk slab, TBC	14	m ²	140	1,960
Roadside wall structure, assumed blockwork wall, TBC	15	m ²	55	825
Stone finish to Roadside wall	15	m ²	365	5,475
Imported infill for planting between retaining wall and roadside wall	10	m ³	28	280
<u>Porch</u>				
<u>Substructure</u>				
150mm Concrete slab; Mesh reinforcement	16	m ²	160	2,560
450mm Concrete slab thickenings;	11	m	105	1,155
<u>Roof</u>				
Pitched roof structure; insulation, membrane	9	m ²	186	1,674
Natural Slate or similar finish to the roof (Assumed, need to match existing)	9	m ²	192	1,728
Porch Timber Soffit (Larch Timber);	7	m ²	150	1,050
Roof Timber Soffit (Larch Timber); 300mm	3	m	40	120
Fascia's / Eaves detailing (Larch Timber)	9	m	40	360
Detailing at ridges (terracotta ridge tiles to match existing)	2	m	75	150
Rainwater goods	9	m	55	495
<u>External Walls</u>				
Blockwork load bearing walls (215mm)	13	m ²	72	936
Painted render finish to the new walls	26	m ²	48	1,248
<u>Windows & Doors</u>				
Timber External Door	1	item	1,200	1,200
<u>Floor finish</u>				
Supply and install of external paving (PC £40/m2 supply)	4	m ²	115	460
E/O Pedestal system	4	m ²	25	100

Elemental Cost Breakdown

ELEMENT	QTY	UNIT	RATE £	TOTAL COST £
<u>Drainage</u>				
Surface water - ACO drains	4	m	168	672
<u>Bin Store</u>				
Foundation included in 'Court Side Foundation'		Incl		
Blockwork walls forming bin store step landings	9	m ²	70	630
Painted render finish to wall	2	m ²	48	96
Precast concrete steps	1	PS	2,000	2,000
Stair landing (assumed precast concrete slab)	1	PS	500	500
Supply and install of external paving (PC £50/m ² supply)	11	m ²	150	1,650
Balustrade to the steps leading to the bin store	4	m	450	1,800
Allowance to form timber bin storage and screens	1	PS	2,000	2,000
<u>Court Yard Garden</u>				
Patio Build Up	5	m ²	120	600
Granite setts finish to patio	5	m ²	380	1,900
Soil importing to form planting bed	1	item	300	300
Allowance for soft landscaping/ border planting	1	PS	1,250	1,250
<u>External Store</u>				
<u>Substructure</u>				
Foundations included within court side above		Incl		
Allowance for floor structure (SE and Arcitectural DWGs show conflicting information)	11	m ²	180	1,980
Radon Barrier to underside of Slab; incl sumps	1	item	350	350
<u>Roof</u>				
Lean - to Pitched roof structure, 25 degrees; insulation, membrane	16	m ²	186	2,976
Natural Slate or similar finish to the roof (Assumed)	14	m ²	192	2,688
Fascia's / Eaves detailing (Assumed Painted Timber)	12	m	40	480
Flashing against main building structure	6	m	34	204
<u>Rooflights</u>				
RL01 - 1140x1600mm 1.82m ² , Double glazed unit	1	item	1,100	1,100
<u>Other</u>				
Rainwater goods (Assumed Lindab or Similar)	5	m	55	275
<u>External Walls</u>				
Blockwork outer leaf, OSB Sheathing, CLS studwork, Insulation, Ply Lining	14	m ²	210	2,940
Painted render finish to the new walls	14	m ²	48	672
Tanking system for retaining wall and flooring (by Newton)	1	PS	10,000	10,000
<u>Windows & External Doors</u>				
Included in section 2F Windows and External Doors (main house) quotation		Incl		

Elemental Cost Breakdown

ELEMENT	QTY	UNIT	RATE £	TOTAL COST £
<u>Internal Walls & Partition</u>				
Internal timber leaf perimeter (assumed) to retaining wall	10	m ²	90	900
Gypsum and skim to new perimeter walls (assumed)	39	m ²	28	1,092
<u>Wall Finishes</u>				
Decoration: Dulux or similar to internal perimeter walls	39	m ²	28	1,092
<u>Floor Finishes</u>				
Polished powerfloated concrete finish	11	m ²	77	847
Skirting	15	m	22	330
<u>Ceiling Finishes</u>				
Plasterboard, skim and decoration; incl vaulted ceiling	11	m ²	55	605
<u>Electrical Installations</u>				
Lighting and power installations	1	PS	1,600	1,600
<u>Rear of External Store</u>				
Foundations/ subbase included within court side above		Incl		
Granite setts finish off from ED-07	2	m ²	380	760
Precast concrete steps	1	PS	1,500	1,500
Finish to path up and concrete steps (assumed paving slab) (PC £50/m2 supply)	4	m ²	150	600
New rendered concrete pier at this end of existing wall - included within court side above		Incl		
Pedestrian gate at roadside, to steps down into garden	1	PS	1,200	1,200
Granite gate post	1	item	600	600
Forming planting bed	1	PS	150	150
<u>Front of House</u>				
Granite setts (including the rumble strip to be cropped cubes i.e. rough, irregular)	19	m ²	400	7,600
Allowance for soft landscaping/ border planting	1	PS	1,250	1,250
Allowance for planting 2nr trees to the front lawn	2	nr	225	450
<u>Section D-D Wall</u>				
<u>Demolitions</u>				
Allowance to remove the existing garden shed	1	item	250	250
<u>Bulk Excavation & Filling</u>				
Bulk Excavation	37	m ³	60	2,220
Disposal of resulting excavation (assumed all cart away due to site constraints)	37	m ³	65	2,405
Clean infill to behind retaining wall (assumed MOT type 1)	11	m ³	75	825
Imported infill for planting between retaining walls and on top of clean infill	12	m ³	28	336
Concrete blinding	21	m ²	16	336

Elemental Cost Breakdown

ELEMENT	QTY	UNIT	RATE £	TOTAL COST £
225mm Reinforced concrete slab; incl drainage holes	21	m ²	205	4,305
450mm Reinforced concrete shear key;	8	m	105	840
Existing 225mm Reinforced retaining wall cut down and disposed of	1	PS	250	250
225mm Reinforced retaining wall	16	m ²	325	5,200
Painted Render Finish to the internal leaf of retaining wall	18	m ²	48	864
Slate Capping to top of retaining wall (assumed)	20	m	90	1,800
<u>Pool Plant</u>				
Foundations included within "section D-D wall" above		Incl		
External walls incl finish	8	m ²	180	1,440
Flat roof structure: insulation, membrane	4	m ²	190	760
Green roof pod system (PermaSEAL sedum roof or similar)	4	m ²	220	880
Rainwater goods (Assumed Lindab or Similar)	1	PS	150	150
External double doors	1	PS	1,250	1,250
<u>RHS of Garden (Neighbour side)</u>				
Demolition of current shed against ensuite	1	PS	200	200
Allowance for buffing the foot of the D-D section slab to form polished finish, method of polishing to be discussed	8	m ²	22	176
125thk concrete landscaping slab incl reinforcement, formwork,	40	m ²	210	8,400
Allowance for buffing slab above to form polished finish, method of polishing to be discussed	40	m ²	22	880
External shower to main ensuite	1	PS	2,500	2,500
Allowance for free sanding 1.5m timber clad Hot Tub with own ASHP	1	PS	20,000	20,000
Allowance for feature seating set back amongst planting	1	PS	3,500	3,500
Allowance for steps leading into ED-03	1	PS	750	750
Allowance for step leading into ED-02	1	PS	500	500
Allowance for step leading into ED-01	1	PS	500	500
Cedar slatted fence across boundry to neighbouring property	17	m	95	1,615
Trellace screen breaking up parking area to RHS garden	6	m	150	900
E/O - Gate to match above	1	PS	1,500	1,500
Allowance for soft landscaping/ border planting	1	PS	3,750	3,750

Elemental Cost Breakdown

ELEMENT	QTY	UNIT	RATE £	TOTAL COST £
<u>Rear of House</u>				
Gravel parking / Gravel path incl retention grids	49	m ²	40	1,960
Granit setts to gravel parking area	9	m	95	855
Lovured fins next tor parking boundary	5	m	350	1,750
Allowance for soft landscaping/ border planting	1	PS	1,675	1,675
<u>Pool Area</u>				
Provisional allowance for the pool works, including the retaining wall structure, assumed pool liner, including own air source heat pump and swim jet	1	PS	150,000	150,000
Painted render wall to road surrounding the pool, deemed to be included in provisional sum		Incl		
Steps over pool, steel allowed for in balcony section	1	PS	7,500	7,500
Substructure to deck allowed for in pool provisional sum		Incl		
Deck forming a link space between pool paving and balcony steps.	5	m ²	150	750
Dry single planting bed	2	m ²	35	70
<u>Balcony</u>				
Allowance for Supply and install Galvanised Structural steel	2.28	T	4,900	11,172
Timber terrace floor joists	41	m ²	155	6,355
Waterproofing to the terrace structure	41	m ²	45	1,845
Balcony surface planks laid with no fall (gaps allow water to drain through)	41	m ²	150	6,150
E/O Pedestal system	41	m ²	25	1,025
Render board & painted render finish soffit	41	m ²	80	3,280
Frameless glass Balustrade assumed	19	m ²	850	16,150
Walk on roof light	1	PS	2,250	2,250
Drainage allowance (design TBC)	1	PS	1,000	1,000
Hanging chair, bbq, etc - excluded		Excl		

6B DRAINAGE

5,000

Foul Water Drainage

Foul Water Drainage - Provisional Cost - Subject to further design

1	PS	2,500	2,500
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Surface Water Drainage

Surface Water Drainage - Provisional Cost - Subject to further design (assumed connected to a new soakaway or combined sewer on beach hill, subject to SWW)

1	PS	2,500	2,500
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Elemental Cost Breakdown

ELEMENT	QTY	UNIT	RATE £	TOTAL COST £
6C EXTERNAL SERVICES				3,000
<u>Allowances below for new, alterations, diversions to existing services:</u>				
Water	}	PS	3,000	3,000
Telephone / Comms				
3 Phase Electric				
7A PRELIMINARIES				123,754
General allowance for Main Contractors Preliminaries:			18.00%	123,754
7B OVERHEADS & PROFIT				105,466
General allowance for Main Contractor's Overheads & profit:			13.00%	105,466
7C CONTINGENCY				30,000
General allowance for Project Contingency:	1	item	30,000	30,000
ESTIMATED TOTAL COST			£	946,744

5 Schedule of Areas

Schedule of Areas

	GIFA	Accommodation					Circulation
		Living / Entertaining Study	Kitchen / Dining	Bedrooms /	En-Suites / Bathrooms	Storage / Plant / Utility	
	m ²	m ²	m ²	m ²	m ²	m ²	m ²
GF	110	6	-	41	16	12	22
FF	111	25		14	7	3	12
Total	221	31	-	55	23	15	34

Notes:

All areas are deemed approximate and measured from information provided

All areas measured in accordance with RICS Code of Measuring Practice, 6th Edition

6 Exclusions

Exclusions

The Cost Plan is based on the following:

The following are excluded, but are known to have a cost impact and therefore need to be covered by other budgets within the overall development costs. The list is intended only as a guide and cannot be relied upon to be exhaustive.

1. Project Specific Exclusions:

- 1.01 Allowance for Asbestos survey
- 1.02 Radon Barrier to underside of Slab; incl sumps
- 1.03 Piling
- 1.04 Under Pinning
- 1.05 Allowance for breaking out of rock, hard spots
- 1.06 Structural frame allowance - subject to design development
- 1.07 Main House - Timber First floor build up
- 1.08 Main House - Roof
- 1.09 Main House - Stairs
- 1.10 Main House - Timber Internal Doors
- 1.11 Main House - Cornicing
- 1.12 Main House - Shadow Gaps
- 1.13 Allowance for blinds / blind boxes
- 1.14 Main House - Under Floor Heating
- 1.15 Feature lighting
- 1.16 Gas Installations
- 1.17 Lift Installations
- 1.18 Allowance for Audio Visual Installation ('AV')
- 1.19 Phasing of the works
- 1.20 Purchasing or hire of parking spaces

2. General Exclusions

- 2.01 Value Added Tax.
- 2.02 Site investigation costs.
- 2.03 Professional fees and expenses.
- 2.04 Building Regulations fees.
- 2.05 Land acquisition and legal costs.
- 2.06 Finance costs.
- 2.07 Infrastructure works outside the plot boundaries.
- 2.08 Alteration to existing highways.
- 2.09 Capital Contributions to third parties or authorities (CIL, Section 106 / Party Wall Agreements etc.).
- 2.10 UK Brexit impact
- 2.11 COVID-19 impact
- 2.12 Ukraine Unrest Impact

7 Basis and Assumptions

Basis and Assumptions

This Cost Plan is based on the following:

1. Information Used

Coal Architecture & interior design

Drawings used:

101 LOWER GROUND FLOOR G.A. PLAN_REV B
102 UPPER GROUND FLOOR G.A. PLAN_REV A
201 SECTIONS_REV A
301 PROPOSED ELEVATIONS_REV A
199_NORTH ELEVATION
199_SOUTH ELEVATION
501 ELECTRICAL LAYOUT - LOWER GROUND_REV B
801 WINDOW & EXTERNAL DOOR SCHEDULE_REV B
EXISTING_PLANS-6917617
EXISTING_SITE_PLAN-6917616

PCA Consulting Engineers

Drawings used:

17392_10_P_Foundation Plan
17392_20_P_Ground Floor Plan
17392_40_P_Sections & Details Sheet 1
17392_41_P_Sections & Details Sheet 2
17392_42_P_Sections & Details Sheet 3

Darren Hawkes Landscape and Garden Design

Drawings used:

333 1003 Layout Lower Level Rev F
333 1004 Layout Upper Level Rev I
333 1005 Layout Pool Rev F
333 1007 Pool Schematic Rev C
333 2002 Balcony Details Rev A DRAFT
333 2003 Section N-N Rev B DRAFT
333 2004 Section H-H Rev B DRAFT
333 2005 Section D-D DRAFT
333 2006 Section I-I Rev B DRAFT
333 2007 Western Boundary Wall Sht 1 Rev A
333 2008 Western Boundary Wall Sht 2
Preliminary Screenshots 2024.08

Quotes provided and used:

Project Mara Option 1 (Full Replacement)
Project Mara Option 2 (New Work)
Project Mara Sales Letter

Basis and Assumptions

2. Assumptions

- 2.01 Specification assumed private housing, good quality, level / expectation.
- 2.02 To ensure the Cost Plan allowances are maintained design development should be cost-led. If not there is a risk that the allowances will be exceeded.
- 2.03 No allowance made for UK 'Brexit' deal impact on the Construction market (labour, plant & material prices).
- 2.04 Steel frame allowance - subject to design development
- 2.05 No allowance is included for ongoing Ukraine political unrest currently affecting world material and energy market prices
- 2.06 All quotes listed within the cost plan are assumed to contain all the work required to complete the description of said quote. H&Co have assumed there will be no additional associated work to be carried out.

8 Risks and Opportunities

Risks/Opportunities

This Cost Plan is based on the following:

1. Risk and Opportunities

1.01 Constraints

There are a number of project constraints that would impact the costs for this project. Please see the below list as a general guideline of the likely factors that could affect the rates for this particular project:

- **Availability of Local Contractors**
- **Input costs (Labour, Materials)**
- **UK Brexit**

Availability of Local Contractors - the construction market is picking up, particularly during 2021. This has taken capacity out of the market to deliver projects across the region. Currently, the Contractors are keen to take on further project commitments and offer competitively priced tenders to secure workload, however, we expect an increase in positive tender price inflation over the next year.

Labour and material costs - labour and material prices continue to be subject to inflationary pressures particularly during 2022 and uncertainty due to spikes in demand and supply across the region. Increased demand for projects and ever tightening time scales has put pressure on available resources in terms of skilled labour, materials and plant and equipment.

UK Brexit - Brexit will have an impact on the UK construction market, particularly material costs (tariffs) and labour supply. The Client should be aware of this and allow for this in their development budget.

1.02 Construction Risks

The following represents our current view of the key risks that pose a potential threat to the financial robustness of the Cost Plan. Whilst the list is not exhaustive, it has been produced as a checklist to be actively managed so that these risks can be avoided / mitigated:

- Availability of key trades and plant for the project
- Access via narrow country lanes
- Excavation findings
- Substructure requirements/ Final design
- New Services or Renewal of existing Services requirements

Cont'd...

Risks/Opportunities

Development Risks

- Probability of Scope / Design Creep

Unrealistic time-scales dictating accelerated material deliveries and / or the change to more expensive, but more readily available, materials.

- General cost control / management

1.03 General Cost Opportunities

The following represents more general potential opportunities to reduce costs, increase value or improve area efficiencies. Again the list is not exhaustive, but is intended as a checklist to be reviewed with the Client team as part of the design is developed:

- Increased use of locally sourced material.
- Increased use of locally sourced labour.
- Increase use of sustainable materials thereby providing operational / Whole-life benefits
- Re-using any existing services, hardstanding's, demolition materials
- Standardised materials - to aid delivery and on-site fabrication
- Lay down of contractors materials

9 On Costs

On Costs

This Cost Plan is based on the following:

1. Preliminaries

1.01 The provision of preliminaries in the Cost Plan @ **18%** delivers the operations and logistics necessary to construct the building. Typically the Preliminaries will include the following :

Staffing, Management and supervision	1.88%	
Craneage	2.49%	
Temporary Power & Fuel	1.29%	
Water	0.80%	
Site Welfare (toilets / canteens / changing rooms)	0.59%	
Site Fencing / Hoardings	0.39%	
Site and Health & Safety provisions	0.98%	
Haulage	0.90%	
Site Offices and meeting rooms	0.98%	
Site telephone / fax and Internet connections, hardware and charges	0.30%	Example %ages
Scaffolding	1.49%	that could be
Plant / Machinery and Hand Tools	2.94%	seen.
Site Signage and Name Board	0.12%	
Temporary means of access - ramps / staircases and the like	0.01%	
Security	0.26%	
Protection, drying and cleaning	0.30%	
Temporary screens	0.12%	
Local Authority compliance costs	0.12%	
Copying and distribution of drawings and documents	0.30%	
Project Insurance	1.09%	
Bonds & Guarantees	0.57%	
	<hr/>	
	18.00%	

1.02 For the avoidance of doubt this Cost Plan has been priced on the basis that the facilities outlined above are included in the line-item for preliminaries and are not provided for within the rates.

2. Overheads & Profit

2.01 Based on the assumed local Main Contractor appointment main Offices Overheads and desired Profit have been included @ **13%** these normally include the following :

2.02 Main Office Overheads

Target contribution to recovery of Head Office costs from every project the Contractor works on - it typically recovers the following :

- Head Office Rent
- Head Office Management and Staff
- Marketing
- Cost of Tendering
- Administration costs
- Staff Benefits
- Vehicles and fuel
- Consumables
- Education / Training
- Accommodation costs

On Costs

2.03 *Profit*

A contractor is a business and is in business to make a profit. Whilst the level of profit achieved is determined by market conditions and the ability of the contractor to work efficiently, typically one would expect the listed profit level to be achievable.

3. Contingency ('Risk')

3.01 A Contingency is allocated to acknowledge the status of the risks at a given stage and ensure that provision is available to see the development of the design and construction through the realisation of the client vision

3.02 Risk comes in many guises - that associated with lack of clarity of the scope and intended specification is covered by the risk allowance. The Contingency allowance is set to cover items such as :

- Design Team Changes
- Building Reg Compliance
- Legislative Change
- Client changes
- Site Issues
- Time scale / program

3.03 We have included a Lump Sum Contingency of **£30,000**; as more detail is made available at the subsequent RIBA Work Stages the level can be reduced accordingly as follows:

	Stage 2 (Cost Plan)	Stage 3 (Cost Plan)	Stage 4 (Pre-Tender Estimate)	Tender Docs
Contingency Allowance	£30k	£30k	£20k	£20k

3.04 Further Stage 4A and 4B budget estimates should address the Project Contingency.

10 Disclaimer

Disclaimer

This report is for the use of the party to whom it is addressed and no responsibility will be accepted to any Third Party for the whole or any part of it.

30 January 2025