

# ermc

## CONSTRUCTION COST REVIEW



DORSET COUNCIL

Land at rear of 156-172 South Street, Bridport

DATE: 25.11.2025

3668-ERM-00-00-CR-Q-001



# Document Audit Record

## Document Details

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| Project Description | Land at rear of 156-172 South Street, Bridport |

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## 1.0 INTRODUCTION

ERM Limited has been commissioned by Dorset Council to undertake an independent review of the costs contained within an “Update Report on Affordable Housing and Viability” submitted in support of a planning appeal relating to the redevelopment of land to the rear of 156-172 South Street, Bridport.

The purpose of the consultancy support is to assist Dorset Council during the appeal process in connection with planning application Ref. P/FUL/2024/04613 - Redevelopment for erection of retirement living accommodation comprising 48 apartments, 25 cottages, communal facilities, access, car parking and landscaping to create an integrated retirement community.

### 1.1 Scope of services:

1. An independent review of the reasonableness of the ‘abnormal costs’ contained within the appellant’s Report on Affordable Housing and Viability, and other related documents submitted under the appeal.
2. To identify any additional information that would be required from the appellant to complete the services.
3. To provide Dorset Council with a report summarising the review. The report must:
  - a. Identify any differences in professional opinion in respect of the costs set out in the Updated Report on Affordable Housing and Viability, including any abnormal costs;
  - b. Provide a conclusion on costs and relate this to viability considerations having regard to the planning policy requirement as set out within the West Dorset, Weymouth and Portland Local Plan (Policy HOUS1) and NPPF to support the Council’s Proof of Evidence.
4. To represent the Council at Public Inquiry as an expert witness and attend any relevant and/or necessary meetings ahead of the Public Inquiry as part of the wider project team (this includes in person and/or virtual meetings with the Case Officer and any appointed Barristers).

### 1.2 Statement of conflict

We hereby confirm that we have conducted a thorough review and determined that there are no actual or potential conflicts of interest in relation to the services we are providing. ERM Limited remains fully independent and objective in all professional matters concerning this engagement.

This report does not consider planning policy or the wider aspects of the Viability Assessment. ERM Limited’s focus is on the submitted construction cost assumptions and therefore the outcomes associated with that aspect of the overall viability.

## 2.0 DOCUMENTS REVIEWED

### 2.1 Documents provided by Dorset Council:

- Planning Officer’s committee report.
- Planning decision Notice.
- Updated Report on Affordable Housing and Viability.
  - Accommodation Schedule
  - Sales Values/Rate Analysis
  - BCIS data
  - Extra Over Build Costs

- FVA Argus Appraisal
- Red Book Valuation
- Planning Inspectorate letter dated 24<sup>th</sup> September 2025.
- Valuation Office Agency (DVS) “Statement of Case – Viability and Affordable Housing Position”.

## 2.2 Documents downloaded from the Dorset Council planning website:

- Design and access Statement
- Scheme drawings
- Flood Risk Assessment
- Ground Investigation Report

## 2.3 Additional Information Required

The scope of services includes a requirement to identify any additional information that would be required from the appellant to complete the services. Although not required to complete the service, the supply of the following additional information would be useful to further inform our review.

- A number of the figures included in the “Extra over site costs“ are noted as provisional sums, but others are based on units of measurement. Given the precise nature of some of the figures it is assumed they are obtained from more detailed background calculations, which have not been provided. We have carried out some measurement of the assumed scope of works to establish an opinion on costs, but the provision of those calculations would enable us to verify, or otherwise, that opinion.
- In reviewing the Site/Proposal Specific Costs we have commented on the submitted extra over costs for contamination remediation and considered the sum included to be reasonable, based on the information available. To form a firmer opinion we would require site of the proposed remediation strategy and monitoring and verification requirements.

## 2.4 Additional Information provided by ‘Planning Issues’

Following a request for the additional information noted in 2.3 above the developer provided the following:

- Copy of letter from developer’s commercial director to their planning consultant.
- Updated schedule of ‘Extra Over Site Costs’ with additional notes.
- Copy of quotation from contamination remediation contractor.

## 3.0 THE SCHEME

The site is located on land to the rear of Nos. 156-172 South Street, Bridport, on the west side of South street approximately 0.60km south of Bridport town centre. The site extends to an area of approximately 1.05Ha. and is currently a builder’s merchant, predominately used for aggregate storage.

The site is bounded to the east by residential and commercial properties fronting onto South Street with two entrances via South Street. Dr Roberts Close and a number of residential properties are present to the north. The River Brit forms the western and southern site boundaries, with a tributary, the River Asker, immediately to the southeast.

The proposed scheme is a “Retirement Living” residential development and comprises forty-eight self-contained apartments with communal facilities in one 3-storey block, twenty-five ‘cottages’ spread over

six 2-storey blocks of two pairs of semi-detached dwellings and four terraces, and associated communal facilities, vehicular access, car parking and landscaping.

The majority of the site lies within Flood Zone 2 with a large proportion in Flood Zone 3. Flood mitigation and alleviation measures required on site will add to construction costs. The ‘Ground Investigation Report’ confirms both pre-construction and construction phase remediation works are required which will again add to construction costs.

## 4.0 CONSTRUCTION COSTS

Construction costs included in the financial viability appraisal are derived from calculations summarised in the “Update Report on Affordable Housing and Viability”, dated September 2025, produced by Planning Issues Limited (PIL), who are the in-house planning and design consultancy for Churchill Living, the scheme developer.

The costs are split into five categories:

- Base build cost of the dwellings - calculated using Building Cost Information Service (BCIS) average price data.
- External Works - based on a percentage addition to net costs.
- Site/Proposal specific costs - derived from a priced schedule of “Extra over site costs”
- Costs associated with building regulation enhancements – based on a fixed sum per dwelling type.
- Contingency - based on a percentage addition to net costs.

The various figures are input in to the FVA Argus financial appraisal.

The developer has submitted a gross construction cost of Fourteen Million, One Hundred and Fifty-Eight Thousand, Two Hundred and Thirty-Two Pounds (£14,158,232). This is broken down as follows:

|                                  |            |
|----------------------------------|------------|
| Dwellings                        | 10,366,637 |
| External Works                   | 1,036,664  |
| Site specific costs              | 1,851,000  |
| Building Regulation enhancements | 229,730    |
| Contingency                      | 674,202    |
|                                  | 14,158,233 |

For reference the financial appraisal input is appended herewith (Appendix 3).

## 5.0 COST REVIEW

Costs for the development have been calculated using a mixture of BCIS average price data and by applying composite rates to measured quantities or lump sums to individual items within work elements. When compared with proprietary schedules of rates and industry expectations the rates used are generally reasonable but there are a number we consider stand out as being inflated. These are highlighted in pink on our cost review and summarised below.

### 5.1 Dwellings

The base build cost of the dwellings is calculated using BCIS average price data with the relevant ‘Median’ rate being applied to the gross internal area (GIA) of the different unit types. The data has been rebased to a ‘West Dorset’ location but has not been rebased to a particular date factor, consequently

the rates are as published at the date the data was downloaded (29-Sep-2025) with no allowance for future inflation.

The rate used for the apartments of £1,786/m<sup>2</sup> is the 'Median' rate for the building function "New Build; 843. Supported Housing; 3-storey".

The rate used for the 'cottages' of £1,496/m<sup>2</sup> is the 'Median' rate for the building function "New Build; 810.1 Estate Housing; 2-storey".

The application of the BCIS median rates for the specific building functions used is considered reasonable for financial appraisal purposes at this stage of design development.

## 5.2 External Works

The value of the external works is calculated by applying a percentage addition of 10% to net costs. This is considered reasonable, particularly for a scheme where 66% of net costs are associated with an apartment block and is consistent with the allowances outlined in the Dorset Local Plan Viability Assessment.

## 5.3 Site/Proposal specific costs

The appraisal includes a sum of £1,851,000 derived from a priced schedule of "Extra Over Site Costs" relating to the remediation of the heavily contaminated site, and the mitigation and alleviation of the flood risk. The total is derived from individual lump sums applied to each item. A number of the figures are noted as provisional sums, but others are based on units of measurement. Given the precise nature of some of the figures it was assumed they were obtained from more detailed background calculations, which had not been provided. Consequently, our opinion of their reasonableness was based on our own assessment of the scope of work involved, including calculation of quantities and comparison with proprietary schedules of rates and industry expectations. The subsequent provision of the updated schedule of 'Extra Over Site Costs' enabled us to verify and revise our opinion.

The sums applied to the various items are generally considered reasonable and the additional information provided validated our opinion. However, there are four we still consider inflated and one that should be increased in value given the evidence provided; these and other adjustments are summarised below and highlighted in our cost review document:

### Protectaline (Apartments)

An allowance is included for providing 'barrier pipe' for the mains water supply to the apartment block. It is accepted that this will be required due to the contaminated nature of the site, but we consider the sum included to be inflated for what should be an 'extra over' item; standard pipe being included in the external works allowance. From data collected from builders merchants' websites the extra over cost of the assumed diameter barrier pipe over and above standard MDPE pipe is approximately £26.00/m. Based on this, the sum included represents just over 780m of pipe which is excessive. An approximate measure of 250m of site distribution from South Street to the apartment block (matching the developer's quantity) produces a revised total of £6,500 (250m x £26.00m).

The value of this item is reduced by £12,250.

### Gas membrane

An allowance is included for providing 'gas membrane' beneath the ground floor slabs of the apartment block and cottages. Again, this is accepted as being required but we consider the sum included to be inflated. Based on the GIA of all the ground floors the sum included is equivalent to £38/m<sup>2</sup>. The cost of gas membrane from a national builders merchant is approximately £5.00/m<sup>2</sup>. Including an allowance for laying the material we consider the value of this item should be £17,700 (2,523m<sup>2</sup> x £7.00/m<sup>2</sup>). The developer has allowed an area of 2,749m<sup>2</sup>, which is the external area of the buildings.

The value of this item is reduced by approximately £78,500.

#### Raised terraces instead of gardens (Cottages)

To mitigate the flood risk the floor levels of cottage blocks 4, 5 & 6 have been raised resulting in the requirement to provide raised terraces to the front entrances and raised decks to the rear gardens. Based on a measure of the terraces and decking indicated on the scheme site plan the sum included for this item is equivalent to £602/m<sup>2</sup>. (Area of front terraces = 230m<sup>2</sup> and approximately 195m<sup>3</sup> of making up levels. Area of decking = 190m<sup>2</sup>)

Based on a pricing exercise using measured quantities of areas of decking, volume of fill, areas of walls, length of balustrade, etc. we consider the value of this item should be £160,000. It should be pointed out this is also an extra over item; standard patios and garden provision being included in the external works allowance.

The value of this item is reduced by approximately £93,000.

#### Protectaline (Cottages)

An allowance is included for 'barrier pipe' for the water supplies from the main pipe running through road to cottage fronts similar to that included for the apartments. In this instance we estimate the extra over cost for the required diameter pipe to be £9.00/m. Based on an approximate measure of the assumed pipe routes we consider the value of this items to be £3,375.00 (375m x £9.00m). The length of pipework assumed is slightly above that allowed by the developer.

The value of this item is reduced by approximately £24,000.

#### Contamination Remediation

The ground investigation report identifies significant contamination requiring remediation. The original schedule included a provisional sum of £500,000, which we considered reasonable given size of the site and extent of contamination. The developer has now provided a quotation dated August 2024 for the required works from 'Provectus', a remediation and enabling works specialist, in the sum of £727,011. The quotation includes sums allowed for elsewhere in the schedule so when these are omitted the cost of the contamination remediation is quoted at approximately £655,000. The Provectus quotation is priced using lump sums and composite rates applied to individual items and/or bespoke quantities. The sums and rates are considered reasonable. Other than a brief sense check we have not carried out any measurement or checked quantities and assume the quantities used in the quotation are correct.

The value of this item is increased by approximately £155,000.

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Overall, the value of the "Extra over site costs" is reduced by approximately 52,800.00.

#### **5.4 Costs associated with building regulation enhancements**

The financial appraisal includes allowances for the additional costs associated with enhancements to Parts F, L, O and S of the Building Regulations relating to Ventilation, Conservation of Fuel and Power, Overheating, and Infrastructure for Electric Vehicle Charging. The base cost of the dwellings is calculated using BCIS average price data. It is accepted that those rates do not allow for such enhancements.

The BCIS state, "*Projects included in the average prices studies are updated using the tender price index which adjusts for price levels (i.e. inflation in tender prices) but not for specification changes. Therefore there will be no adjustment to older schemes to allow for differences in construction due to regulation changes or specification development.*"

The sums included are based on additional costs of £2,260 per apartment and £4,850 per cottage, producing totals of £108,480 and £121,250 respectively. These totals are equivalent to percentage additions to net costs of 1.6% for the apartments and 3.4% for the cottages.

It is difficult to identify the impact of a regulation change on average building prices, but the total uplift in construction costs is projected to be significant. Various government and regulatory impact assessments have produced “ball park” figures and ranges. The sums included in the financial appraisal are comparable to the “ball park” and well within the suggested ranges.

## 5.5 Contingency

An allowance of 5% of net costs has been added for ‘Contingency’. This is considered reasonable for viability assessment purposes. The monetary value is however reduced due to the adjustments noted above.

Considering the comments above our opinion of the construction cost is: £14,103,633. This is broken down as follows:

|                                  |                   |
|----------------------------------|-------------------|
| Dwellings                        | 10,366,630        |
| External Works                   | 1,036,663         |
| Site specific costs              | 1,799,008         |
| Building Regulation enhancements | 229,730           |
| Contingency                      | 671,602           |
|                                  | <u>14,103,633</u> |

A summary of our cost review showing the above adjustments is attached at Appendix 5.

## 6.0 BENCH MARKING ANALYSIS

Although the base cost of the apartments and cottages is based on BCIS average price data a number of extra over costs have been added. To assess whether the overall totals are reasonable, we have compared the square metre rates produced by Planning Issues’ appraisal and our cost review with BCIS average price data rebased to 3rd Qtr. 2025 and a West Dorset location factor to match Planning Issues’ cost estimate. (Appendix 4).

Following the review of the pricing the ‘rates per square metre’ were calculated as follows:

| <b>Apartments</b>              |       | <b>PIL</b>       | <b>ERMC</b>      |
|--------------------------------|-------|------------------|------------------|
| Base build cost                |       | 6,827,849        | 6,827,842        |
| Site specific / abnormal costs |       |                  |                  |
| Piling                         |       | 280,500          | 280,500          |
| Under build                    |       | 78,210           | 78,210           |
| Gas membrane                   |       | 48,590           | 8,918            |
| Building Regs enhancements     |       | <u>108,480</u>   | <u>108,480</u>   |
|                                |       | 7,343,629        | 7,303,950        |
| Preliminaries                  | Incl. | <u>0</u>         | <u>0</u>         |
|                                |       | 7,343,629        | 7,303,950        |
| Ohds & P                       | Incl. | <u>0</u>         | <u>0</u>         |
| <b>Total</b>                   |       | <u>7,343,629</u> | <u>7,303,950</u> |

|                                       |               |               |
|---------------------------------------|---------------|---------------|
| Gross internal area (m <sup>2</sup> ) | 3,823         | 3,823         |
| <b>Cost per m<sup>2</sup></b>         | <u>£1,921</u> | <u>£1,911</u> |

### Cottages

|                                       | <b>PIL</b>       | <b>ERMC</b>      |
|---------------------------------------|------------------|------------------|
| Base build cost                       | 3,538,788        | 3,538,788        |
| Site specific / abnormal costs        |                  |                  |
| Piling                                | 214,500          | 214,500          |
| Under build                           | 0                | 0                |
| Gas membrane                          | 47,637           | 8,743            |
| Building Regs enhancements            | <u>121,250</u>   | <u>121,250</u>   |
|                                       | 3,922,175        | 3,883,281        |
| Preliminaries                         | Incl. <u>0</u>   | <u>0</u>         |
|                                       | 3,922,175        | 3,883,281        |
| Ohds & P                              | Incl. <u>0</u>   | <u>0</u>         |
| <b>Total</b>                          | <u>3,922,175</u> | <u>3,883,281</u> |
| Gross internal area (m <sup>2</sup> ) | 2,462            | 2,462            |
| <b>Cost per m<sup>2</sup></b>         | <u>£1,593</u>    | <u>£1,577</u>    |

Planning Issues' calculated build rate is 7.3% above the BCIS 'Median' rate for the apartments and 6.5% above for the cottages. Following our review the ERMC calculated rates are still above the 'Median' rates but to a slightly lesser extent. The increase above the median rates is to be expected given the base costs of the dwellings are based on those rates with addition of the extra over costs.

| Building Function                | BCIS 'Median' Rate    | PIL Build Rate        | Variance to BCIS 'Median' | ERMC Build Rate       | Variance BCIS 'Median' |
|----------------------------------|-----------------------|-----------------------|---------------------------|-----------------------|------------------------|
| 843. Supported housing; 3-storey | £1,790/m <sup>2</sup> | £1,921/m <sup>2</sup> | 7.3%                      | £1,911/m <sup>2</sup> | 6.7%                   |
| 810.1 Estate housing; 2-storey   | £1,496/m <sup>2</sup> | £1,593/m <sup>2</sup> | 6.5%                      | £1,577/m <sup>2</sup> | 5.4%                   |

To take into account the building regulation enhancements and other relevant abnormalities we have also compared the calculated rates with the BCIS 'Upper Quartile' rates. The calculated rates sit below the upper quartile rates with the Planning Issues' rates being between Decile 5 (Median) & 6 for the apartments and between Deciles 6 & 7 for the cottages. We consider the ERMC adjusted rate to be a realistic estimate of scheme costs.

| Building Function                | BCIS 'Upper Quartile' Rate | PIL Build Rate        | Variance to BCIS 'Upper Quartile' | ERMC Build Rate       | Variance BCIS 'Upper Quartile' |
|----------------------------------|----------------------------|-----------------------|-----------------------------------|-----------------------|--------------------------------|
| 843. Supported housing; 3-storey | £2,074/m <sup>2</sup>      | £1,921/m <sup>2</sup> | -7.4%                             | £1,911/m <sup>2</sup> | -7.9%                          |
| 810.1 Estate housing; 2-storey   | £1,702/m <sup>2</sup>      | £1,593/m <sup>2</sup> | -6.4%                             | £1,577/m <sup>2</sup> | -7.3%                          |

## 7.0 CONCLUSION

### 7.1 Summary of Costs

The gross construction cost of the works as submitted by Planning Issues Limited is Fourteen Million, One Hundred and Fifty-Eight Thousand, Two Hundred and Thirty-Two Pounds (£14,158,232).

Following our review, we consider a realistic gross construction cost for the work to be Fourteen Million, One Hundred and Three Thousand, Six Hundred and Thirty-Three Pounds (£14,103,633).

### 7.2 Difference in professional opinion

We consider the overall construction costs submitted by the developer to be overstated by £54,600 (0.4%) and this is having a slight impact on the viability of the scheme and the developer's perceived ability to provide the minimum affordable housing contribution in accordance with policy HOUS1 of the West Dorset, Weymouth and Portland Local Plan.

## APPENDIX 1 – ACCOMMODATION SCHEDULE

| SITE:      |       | Bridport - Hanson and Phillips Depot |                  |              |                       |                       |               |  |
|------------|-------|--------------------------------------|------------------|--------------|-----------------------|-----------------------|---------------|--|
| Flat Areas |       |                                      |                  |              |                       |                       |               |  |
| FLOOR      | FLATS | GROSS AREA                           |                  | GROSS AREA   | 1 bed / 2 person 1B2P | 2 bed / 4 person 2B4P | STANDARD FLAT |  |
| G          | 1 =   | 53.49                                | m <sup>2</sup> = | 575.8        | ft <sup>2</sup>       | ?                     | ?             |  |
| G          | 2 =   | 56.28                                | m <sup>2</sup> = | 605.8        | ft <sup>2</sup>       | ?                     | ?             |  |
| G          | 3 =   | 53.14                                | m <sup>2</sup> = | 572.0        | ft <sup>2</sup>       | ?                     | ?             |  |
| G          | 4 =   | 52.24                                | m <sup>2</sup> = | 562.3        | ft <sup>2</sup>       | ?                     | ?             |  |
| G          | 5 =   | 53.14                                | m <sup>2</sup> = | 572.0        | ft <sup>2</sup>       | ?                     | ?             |  |
| G          | 6 =   | 87.06                                | m <sup>2</sup> = | 937.1        | ft <sup>2</sup>       |                       | ?             |  |
| G          | 7 =   | 52.24                                | m <sup>2</sup> = | 562.3        | ft <sup>2</sup>       | ?                     | ?             |  |
| G          | 8 =   | 80.56                                | m <sup>2</sup> = | 867.1        | ft <sup>2</sup>       |                       | ?             |  |
| G          | 9 =   | 77.15                                | m <sup>2</sup> = | 830.4        | ft <sup>2</sup>       | ?                     | ?             |  |
| G          | 10 =  | 53.14                                | m <sup>2</sup> = | 572.0        | ft <sup>2</sup>       | ?                     | ?             |  |
| G          | 11 =  | 53.14                                | m <sup>2</sup> = | 572.0        | ft <sup>2</sup>       | ?                     | ?             |  |
| G          | 12 =  | 52.24                                | m <sup>2</sup> = | 562.3        | ft <sup>2</sup>       | ?                     | ?             |  |
| G          | 12a = | 52.24                                | m <sup>2</sup> = | 562.3        | ft <sup>2</sup>       |                       |               |  |
| G          | 14 =  | 76.18                                | m <sup>2</sup> = | 820.0        | ft <sup>2</sup>       |                       | ?             |  |
| 1          | 15 =  | 56.28                                | m <sup>2</sup> = | 605.8        | ft <sup>2</sup>       | ?                     | ?             |  |
| 1          | 16 =  | 77.22                                | m <sup>2</sup> = | 831.2        | ft <sup>2</sup>       |                       | ?             |  |
| 1          | 17 =  | 52.24                                | m <sup>2</sup> = | 562.3        | ft <sup>2</sup>       | ?                     | ?             |  |
| 1          | 18 =  | 53.14                                | m <sup>2</sup> = | 572.0        | ft <sup>2</sup>       | ?                     | ?             |  |
| 1          | 19 =  | 87.06                                | m <sup>2</sup> = | 937.1        | ft <sup>2</sup>       |                       | ?             |  |
| 1          | 20 =  | 52.24                                | m <sup>2</sup> = | 562.3        | ft <sup>2</sup>       | ?                     | ?             |  |
| 1          | 21 =  | 80.45                                | m <sup>2</sup> = | 866.0        | ft <sup>2</sup>       |                       | ?             |  |
| 1          | 22 =  | 82.73                                | m <sup>2</sup> = | 890.5        | ft <sup>2</sup>       |                       | ?             |  |
| 1          | 23 =  | 53.14                                | m <sup>2</sup> = | 572.0        | ft <sup>2</sup>       | ?                     | ?             |  |
| 1          | 24 =  | 53.14                                | m <sup>2</sup> = | 572.0        | ft <sup>2</sup>       | ?                     | ?             |  |
| 1          | 25 =  | 52.24                                | m <sup>2</sup> = | 562.3        | ft <sup>2</sup>       | ?                     | ?             |  |
| 1          | 26 =  | 52.24                                | m <sup>2</sup> = | 562.3        | ft <sup>2</sup>       | ?                     | ?             |  |
| 1          | 27 =  | 76.18                                | m <sup>2</sup> = | 820.0        | ft <sup>2</sup>       |                       | ?             |  |
| 1          | 28 =  | 44.60                                | m <sup>2</sup> = | 480.1        | ft <sup>2</sup>       | ?                     | ?             |  |
| 1          | 29 =  | 79.87                                | m <sup>2</sup> = | 859.7        | ft <sup>2</sup>       |                       | ?             |  |
| 1          | 30 =  | 57.05                                | m <sup>2</sup> = | 614.1        | ft <sup>2</sup>       | ?                     | ?             |  |
| 1          | 31 =  | 53.49                                | m <sup>2</sup> = | 575.8        | ft <sup>2</sup>       | ?                     | ?             |  |
| 2          | 32 =  | 56.30                                | m <sup>2</sup> = | 606.0        | ft <sup>2</sup>       | ?                     | ?             |  |
| 2          | 33 =  | 77.22                                | m <sup>2</sup> = | 831.2        | ft <sup>2</sup>       |                       | ?             |  |
| 2          | 34 =  | 52.24                                | m <sup>2</sup> = | 562.3        | ft <sup>2</sup>       | ?                     | ?             |  |
| 2          | 35 =  | 53.14                                | m <sup>2</sup> = | 572.0        | ft <sup>2</sup>       | ?                     | ?             |  |
| 2          | 36 =  | 87.06                                | m <sup>2</sup> = | 937.1        | ft <sup>2</sup>       |                       | ?             |  |
| 2          | 37 =  | 52.24                                | m <sup>2</sup> = | 562.3        | ft <sup>2</sup>       | ?                     | ?             |  |
| 2          | 38 =  | 86.91                                | m <sup>2</sup> = | 935.5        | ft <sup>2</sup>       |                       | ?             |  |
| 2          | 39 =  | 82.73                                | m <sup>2</sup> = | 890.5        | ft <sup>2</sup>       |                       | ?             |  |
| 2          | 40 =  | 53.14                                | m <sup>2</sup> = | 572.0        | ft <sup>2</sup>       | ?                     | ?             |  |
| 2          | 41 =  | 53.14                                | m <sup>2</sup> = | 572.0        | ft <sup>2</sup>       | ?                     | ?             |  |
| 2          | 42 =  | 52.24                                | m <sup>2</sup> = | 562.3        | ft <sup>2</sup>       | ?                     | ?             |  |
| 2          | 43 =  | 52.24                                | m <sup>2</sup> = | 562.3        | ft <sup>2</sup>       | ?                     | ?             |  |
| 2          | 44 =  | 81.54                                | m <sup>2</sup> = | 877.7        | ft <sup>2</sup>       |                       | ?             |  |
| 2          | 45 =  | 44.60                                | m <sup>2</sup> = | 480.1        | ft <sup>2</sup>       | ?                     | ?             |  |
| 2          | 46 =  | 79.87                                | m <sup>2</sup> = | 859.7        | ft <sup>2</sup>       |                       | ?             |  |
| 2          | 47 =  | 57.05                                | m <sup>2</sup> = | 614.1        | ft <sup>2</sup>       | ?                     | ?             |  |
| 2          | 48 =  | 53.49                                | m <sup>2</sup> = | 575.8        | ft <sup>2</sup>       | ?                     | ?             |  |
|            |       | 2990.70                              |                  | Ground Floor | 10                    | 4                     | 14            |  |
|            |       |                                      |                  | First Floor  | 11                    | 6                     | 17            |  |
|            |       |                                      |                  | Second floor | 11                    | 6                     | 17            |  |
|            |       |                                      |                  |              | 1B2P                  | 2B4P                  |               |  |
|            |       |                                      |                  | Total        | 32                    | 16                    |               |  |
|            |       |                                      |                  |              | 66.7%                 | 33.3%                 |               |  |
|            |       |                                      |                  |              | 52.84                 | 81.24                 |               |  |
|            |       |                                      |                  |              | 1691                  | 1300                  |               |  |
|            |       |                                      |                  |              | 1639                  | 1300                  |               |  |

|                                   |       |                |                      |          |                |                       |         |
|-----------------------------------|-------|----------------|----------------------|----------|----------------|-----------------------|---------|
| <b>Amenity areas</b>              |       |                |                      |          |                |                       |         |
| Owner's Lounge                    | =     | 116.5          | m <sup>2</sup>       | =        | 1254.0         | ft <sup>2</sup>       |         |
| Main Entrance                     | =     | 4.9            | m <sup>2</sup>       | =        | 52.7           | ft <sup>2</sup>       |         |
| Reception                         | =     | 4              | m <sup>2</sup>       | =        | 43.1           | ft <sup>2</sup>       |         |
| Office                            | =     | 6.6            | m <sup>2</sup>       | =        | 71.0           | ft <sup>2</sup>       |         |
| Guest                             | =     | 22.05          | m <sup>2</sup>       | =        | 237.3          | ft <sup>2</sup>       |         |
| Coffee Bar                        | =     | 7.4            | m <sup>2</sup>       | =        | 79.7           | ft <sup>2</sup>       |         |
|                                   | =     | 44.48          | m <sup>2</sup>       | =        | 478.8          | ft <sup>2</sup>       |         |
| Buggy Store                       | =     |                | m <sup>2</sup>       | =        | 0.0            | ft <sup>2</sup>       |         |
| WC                                | =     | 3.9            | m <sup>2</sup>       | =        | 42.0           | ft <sup>2</sup>       |         |
| Lifts & Plant - G                 | =     | 7.2            | m <sup>2</sup>       | =        | 77.5           | ft <sup>2</sup>       |         |
| Lifts & Plant - 1st               | =     | 11.1           | m <sup>2</sup>       | =        | 119.5          | ft <sup>2</sup>       |         |
| Lifts & Plant - 2nd               | =     | 11.46          | m <sup>2</sup>       | =        | 123.4          | ft <sup>2</sup>       |         |
| Stair 1 total                     | =     | 31.12          | m <sup>2</sup>       | =        | 0.0            | ft <sup>2</sup>       |         |
| Stair 2 total                     | =     | 33.03          | m <sup>2</sup>       | =        | 355.5          | ft <sup>2</sup>       |         |
| Stair 3 total                     | =     |                | m <sup>2</sup>       | =        | 0.0            | ft <sup>2</sup>       |         |
| Corridor                          |       |                |                      |          |                |                       |         |
| G                                 | =     | 113            | m <sup>2</sup>       | =        | 1216.3         | ft <sup>2</sup>       |         |
| 1st                               | =     | 119.7          | m <sup>2</sup>       | =        | 1288.4         | ft <sup>2</sup>       |         |
| 2nd                               | =     | 108.5          | m <sup>2</sup>       | =        | 1167.9         | ft <sup>2</sup>       |         |
| 3rd                               | =     |                | m <sup>2</sup>       | =        | 0.0            | ft <sup>2</sup>       |         |
|                                   |       | <b>644.9</b>   | <b>m<sup>2</sup></b> | <b>=</b> | <b>6607.1</b>  | <b>ft<sup>2</sup></b> |         |
| <b>Retail units</b>               |       |                |                      |          |                |                       |         |
| Total area                        | G =   | 0              | m <sup>2</sup>       | =        | 0.0            | ft <sup>2</sup>       |         |
| <b>Gross area internal</b>        |       |                |                      |          |                |                       |         |
|                                   | G =   | 1274.3         | m <sup>2</sup>       | =        | 13716.5        | ft <sup>2</sup>       |         |
|                                   | 1st = | 1274.3         | m <sup>2</sup>       | =        | 13716.5        | ft <sup>2</sup>       |         |
|                                   | 2nd = | 1274.3         | m <sup>2</sup>       | =        | 13716.5        | ft <sup>2</sup>       |         |
|                                   | 3rd = |                | m <sup>2</sup>       | =        | 0.0            | ft <sup>2</sup>       |         |
|                                   |       | <b>3822.9</b>  | <b>m<sup>2</sup></b> | <b>=</b> | <b>41149.4</b> | <b>ft<sup>2</sup></b> |         |
| <b>Gross area external</b>        |       |                |                      |          |                |                       |         |
|                                   | G =   | 1350.7         | m <sup>2</sup>       | =        | 14538.8        | ft <sup>2</sup>       |         |
|                                   | 1st = | 1350.7         | m <sup>2</sup>       | =        | 14538.8        | ft <sup>2</sup>       |         |
|                                   | 2nd = | 1350.7         | m <sup>2</sup>       | =        | 14538.8        | ft <sup>2</sup>       |         |
|                                   | 3rd = |                | m <sup>2</sup>       | =        | 0.0            | ft <sup>2</sup>       |         |
|                                   |       | <b>4052.10</b> | <b>m<sup>2</sup></b> | <b>=</b> | <b>43616.4</b> | <b>ft<sup>2</sup></b> |         |
| <b>Saleable/Amenity/Structure</b> |       |                |                      |          |                |                       |         |
| Saleable Area                     |       | 2990.70        | m <sup>2</sup>       | =        | 32191.6        | ft <sup>2</sup>       | 78.23 % |
| Amenity Area                      |       | 644.90         | m <sup>2</sup>       | =        | 6942.1         | ft <sup>2</sup>       | 16.87 % |
| Structure                         |       | 187.30         | m <sup>2</sup>       | =        | 2015.6         | ft <sup>2</sup>       | 4.90 %  |

| Cottages            |       |                |                |        |                 |                 | Type   | Roof      | amenity                           |
|---------------------|-------|----------------|----------------|--------|-----------------|-----------------|--------|-----------|-----------------------------------|
| 1 =                 | 97.14 | m <sup>2</sup> | =              | 1045.6 | ft <sup>2</sup> |                 | E      | Gable     | garden, patio                     |
| 2 =                 | 92.39 | m <sup>2</sup> | =              | 994.5  | ft <sup>2</sup> |                 | D      | FDormer   | garden, patio                     |
| 3 =                 | 92.39 | m <sup>2</sup> | =              | 994.5  | ft <sup>2</sup> |                 | D      | FDormer   | garden, patio                     |
| 4 =                 | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> |                 | E      | Gable     | garden, patio                     |
| 5 =                 | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> |                 | Estudy | HDormer   | garden, patio                     |
| 6 =                 | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> |                 | E      | Gable     | garden, patio                     |
| 7 =                 | 92.39 | m <sup>2</sup> | =              | 994.5  | ft <sup>2</sup> |                 | D      | FDormer   | garden, patio                     |
| 8 =                 | 97.14 | m <sup>2</sup> | =              | 1045.6 | ft <sup>2</sup> | m               | E      | Gable     | garden, patio                     |
| 9 =                 | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | Estudy | 2 storey  | balcony                           |
| 10 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | Estudy | 2 storey  | balcony                           |
| 11 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | E      | Gable     | balcony                           |
| 12 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | Estudy | HDormer   | balcony                           |
| 13 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | E      | Gable     | balcony                           |
| 14 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | Estudy | HDormer   | balcony                           |
| 15 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | E      | Gable     | balcony                           |
| 16 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | Estudy | HDormer   | balcony                           |
| 17 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | E      | Gable     | balcony                           |
| 18 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | Estudy | HDormer   | balcony                           |
| 19 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | Estudy | G/HDormer | balcony                           |
| 20 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | E      | G/Hdormer | balcony                           |
| 21 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | Estudy | G/Hdormer | balcony                           |
| 22 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | Estudy | HDormer   | balcony                           |
| 23 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | E      | Gable     | balcony                           |
| 24 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | Estudy | HDormer   | balcony                           |
| 25 =                | 94.70 | m <sup>2</sup> | =              | 1019.3 | ft <sup>2</sup> | m               | E      | Gable     | balcony                           |
| Gross Site Area     |       | 10587.60       | m <sup>2</sup> | =      | 113964.0        | ft <sup>2</sup> |        |           |                                   |
| Soft landscape Area |       | 4062.10        | m <sup>2</sup> | =      | 43724.1         | ft <sup>2</sup> |        |           |                                   |
| Hard Landscape Area |       | 3786.00        | m <sup>2</sup> | =      | 40752.2         | ft <sup>2</sup> |        |           | includes grascrete area of 508sqm |

| Cottage Blocks - Gross External GF |        |                |   |        |                 |               |
|------------------------------------|--------|----------------|---|--------|-----------------|---------------|
|                                    |        |                |   |        |                 | perimeter (m) |
| Block 1 =                          | 179.3  | m <sup>2</sup> | = | 1930.0 | ft <sup>2</sup> | 56            |
| Block 2 =                          | 165.1  | m <sup>2</sup> | = | 1777.1 | ft <sup>2</sup> | 53            |
| Block 3 =                          | 119.3  | m <sup>2</sup> | = | 1284.1 | ft <sup>2</sup> | 44            |
| Block 4 =                          | 111.5  | m <sup>2</sup> | = | 1200.2 | ft <sup>2</sup> | 42            |
| Block 5 =                          | 326.0  | m <sup>2</sup> | = | 3509.0 | ft <sup>2</sup> | 86            |
| Block 6 =                          | 487.6  | m <sup>2</sup> | = | 5248.5 | ft <sup>2</sup> | 122           |
|                                    |        |                |   |        |                 |               |
| TOTAL =                            | 1389.0 | m <sup>2</sup> |   |        |                 |               |

APPENDIX 2 - SITE LAYOUT



## APPENDIX 3 – CONSTRUCTION COST ESTIMATE SUMMARY

### CONSTRUCTION COSTS

| Construction     | m <sup>2</sup>                | Build Rate m <sup>2</sup> | Cost              |
|------------------|-------------------------------|---------------------------|-------------------|
| 1 Beds           | 2,161.42                      | 1,786.00                  | 3,860,299         |
| 2 Beds           | 1,661.56                      | 1,786.00                  | 2,967,550         |
| 2 Bed Cottages   | <u>2,365.50</u>               | 1,496.00                  | <u>3,538,788</u>  |
| <b>Totals</b>    | <b>6,188.48 m<sup>2</sup></b> |                           | <b>10,366,637</b> |
| External Costs   |                               | 10.00%                    | 1,036,664         |
| Extra Over Costs |                               |                           | 1,851,000         |
| FLOS APTS        | 48.00 un                      | 2,260.00 /un              | 108,480           |
| FLOS HOUSES      | 25.00 un                      | 4,850.00 /un              | 121,250           |
| Contingency      |                               | 5.00%                     | 674,202           |
|                  |                               |                           | 14,158,232        |

# APPENDIX 4 – BCIS AVERAGE PRICE DATA

Planning Issues data used



## £/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 20-Sep-2025 07:33

Rebased to West Dorset ( 102; sample 24 )

## MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

| Building function<br>(Maximum age of projects) | £/m <sup>2</sup> gross internal floor area |        |                 |        |                 |         | Sample |
|--|--|--------|-----------------|--------|-----------------|---------|--------|
|  | Mean                                       | Lowest | Lower quartiles | Median | Upper quartiles | Highest |        |
| New build                                      |  |        |                 |        |                 |         |        |
| 810.1 Estate housing                           |  |        |                 |        |                 |         |        |
| Generally (15)                                 | 1,602                                      | 800    | 1,356           | 1,535  | 1,753           | 5,507   | 1288   |
| Single storey (15)                             | 1,841                                      | 1,078  | 1,535           | 1,762  | 2,010           | 5,507   | 200    |
| 2-storey (15)                                  | 1,544                                      | 800    | 1,335           | 1,496  | 1,698           | 3,318   | 1018   |
| 3-storey (15)                                  | 1,643                                      | 996    | 1,383           | 1,584  | 1,826           | 3,283   | 65     |
| 4-storey or above (15)                         | 3,344                                      | 1,636  | 2,678           | 2,989  | 4,449           | 4,971   | 5      |
| 810.11 Estate housing detached (15)            |  |        |                 |        |                 |         |        |
| Generally (15)                                 | 2,144                                      | 1,182  | 1,544           | 1,793  | 2,429           | 5,507   | 18     |
| 810.12 Estate housing semi detached            |  |        |                 |        |                 |         |        |
| Generally (15)                                 | 1,625                                      | 934    | 1,378           | 1,571  | 1,786           | 3,564   | 333    |
| Single storey (15)                             | 1,819                                      | 1,173  | 1,584           | 1,792  | 1,957           | 3,564   | 76     |
| 2-storey (15)                                  | 1,568                                      | 934    | 1,358           | 1,516  | 1,734           | 2,736   | 247    |
| 3-storey (15)                                  | 1,562                                      | 1,169  | 1,247           | 1,488  | 1,804           | 2,301   | 10     |
| 810.13 Estate housing terraced                 |  |        |                 |        |                 |         |        |
| Generally (15)                                 | 1,609                                      | 949    | 1,333           | 1,519  | 1,737           | 4,971   | 203    |
| Single storey (15)                             | 1,793                                      | 1,139  | 1,529           | 1,744  | 2,138           | 2,540   | 14     |
| 2-storey (15)                                  | 1,547                                      | 949    | 1,319           | 1,484  | 1,674           | 3,318   | 160    |

# BCIS<sup>®</sup>

| Building function<br>(Maximum age of projects)                   | £/m <sup>2</sup> gross internal floor area |        |                 |        |                 |         | Sample |
|--|--|--------|-----------------|--------|-----------------|---------|--------|
|  | Mean                                       | Lowest | Lower quartiles | Median | Upper quartiles | Highest |        |
| 3-storey (15)  | 1,650                                      | 996    | 1,395           | 1,580  | 1,820           | 3,283   | 27     |
| 4-storey or above (15)   | 4,710                                      | 4,449  | -               | -      | -               | 4,971   | 2      |
| <b>843. Supported housing</b>                                    |  |        |                 |        |                 |         |        |
| Generally (15)   | 2,014                                      | 1,029  | 1,671           | 1,875  | 2,254           | 4,059   | 116    |
| Single storey (15)   | 2,271                                      | 1,458  | 1,820           | 2,139  | 2,437           | 4,059   | 10     |
| 2-storey (15)  | 2,054                                      | 1,042  | 1,671           | 1,826  | 2,442           | 3,571   | 40     |
| 3-storey (15)  | 1,855                                      | 1,029  | 1,661           | 1,786  | 2,064           | 2,780   | 38     |
| 4-storey or above (15)   | 2,068                                      | 1,263  | 1,657           | 1,917  | 2,114           | 3,934   | 25     |
| 843.1 Supported housing with shops, restaurants or the like (15) | 2,098                                      | 1,226  | 1,656           | 1,853  | 2,627           | 3,320   | 35     |

Benchmarking data



£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 18-Oct-2025 07:36

Rebased to 3Q 2025 (404) and West Dorset ( 102; sample 24 )

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

| Building function<br>(Maximum age of projects)                   | £/m <sup>2</sup> gross internal floor area |        |                 |        |                 |         | Sample |
|--|--|--------|-----------------|--------|-----------------|---------|--------|
|  | Mean                                       | Lowest | Lower quartiles | Median | Upper quartiles | Highest |        |
| New build  |  |        |                 |        |                 |         |        |
| 810.1 Estate housing   |  |        |                 |        |                 |         |        |
| Generally (15)   | 1,605                                      | 800    | 1,361           | 1,536  | 1,755           | 5,507   | 1263   |
| Single storey (15)   | 1,840                                      | 1,078  | 1,535           | 1,757  | 2,010           | 5,507   | 199    |
| 2-storey (15)  | 1,547                                      | 800    | 1,340           | 1,496  | 1,702           | 3,318   | 995    |
| 3-storey (15)  | 1,635                                      | 996    | 1,373           | 1,582  | 1,821           | 3,283   | 64     |
| 4-storey or above (15)   | 3,344                                      | 1,836  | 2,678           | 2,989  | 4,449           | 4,971   | 5      |
| 843. Supported housing   |  |        |                 |        |                 |         |        |
| Generally (15)   | 2,068                                      | 1,029  | 1,673           | 1,900  | 2,294           | 5,025   | 118    |
| Single storey (15)   | 2,522                                      | 1,458  | 1,836           | 2,295  | 2,584           | 5,025   | 11     |
| 2-storey (15)  | 2,080                                      | 1,258  | 1,677           | 1,830  | 2,446           | 3,571   | 39     |
| 3-storey (15)  | 1,919                                      | 1,029  | 1,667           | 1,790  | 2,074           | 4,347   | 39     |
| 4-storey or above (15)   | 2,068                                      | 1,263  | 1,657           | 1,926  | 2,112           | 3,934   | 26     |
| 843.1 Supported housing with shops, restaurants or the like (15) | 2,098                                      | 1,226  | 1,656           | 1,853  | 2,627           | 3,320   | 35     |

| <b>BCIS Average Prices: £/m2 study</b><br>Downloaded: 29-Oct-2025 12:13<br>Updated: 18-Oct-2025 07:36<br>Rate per m2 gross internal floor area for the building Cost including prelims.<br>Rebased to 3Q 2025 (404) and West Dorset (102; sample 24) |                      |                   |               |        |      |                    |                   |          |          |          |                   |                   |          |          |          |          |          |                    |           |                |                |
|--|----------------------|-------------------|---------------|--------|------|--------------------|-------------------|----------|----------|----------|-------------------|-------------------|----------|----------|----------|----------|----------|--------------------|-----------|----------------|----------------|
| Type of Work   | Building function    | Sub-Class         | Cut-off years | Sample | Mean | Standard deviation | Decile 0 (lowest) | Decile 1 | Decile 2 | Decile 3 | Decile 4 (median) | Decile 5 (median) | PIL Rate | Decile 6 | PIL Rate | Decile 7 | Decile 8 | Decile 9 (highest) | Decile 10 | Lower quartile | Upper quartile |
| New build  | 810.1 Estate housing | Generally         | 15            | 1263   | 1605 | 384                | 800               | 1226     | 1318     | 1393     | 1467              | 1536              | 1615     | 1715     | 1824     | 2035     | 5507     | 1361               | 1755      |                |                |
|  |                      | Single storey     | 15            | 189    | 1840 | 487                | 1078              | 1347     | 1503     | 1591     | 1685              | 1757              | 1855     | 1957     | 2059     | 2334     | 5507     | 1535               | 2010      |                |                |
|  |                      | 2-storey          | 15            | 985    | 1547 | 305                | 800               | 1217     | 1301     | 1373     | 1433              | 1496              | 1566     | 1593     | 1650     | 1747     | 1936     | 3318               | 1340      | 1702           |                |
|  |                      | 3-storey          | 15            | 64     | 1635 | 397                | 996               | 1190     | 1317     | 1426     | 1491              | 1582              | 1652     | 1773     | 1912     | 2182     | 3283     | 1373               | 1821      |                |                |
|  |                      | 4-storey or above | 15            | 5      | 3344 | 1636               | 1636              | 1636     | 1636     | 1636     | 1636              | 1636              | 1636     | 1636     | 1636     | 1636     | 1636     | 1636               | 1636      | 1636           |                |
|  |                      | Generally         | 15            | 118    | 2088 | 647                | 1029              | 1523     | 1653     | 1692     | 1784              | 1900              | 2043     | 2137     | 2447     | 2756     | 5025     | 1673               | 2294      |                |                |
|  |                      | Single storey     | 15            | 11     | 2522 | 1085               | 1458              | 1706     | 1804     | 1868     | 1983              | 2295              | 2372     | 2458     | 2710     | 4059     | 5025     | 1836               | 2584      |                |                |
|  |                      | 2-storey          | 15            | 39     | 2080 | 552                | 1258              | 1567     | 1655     | 1699     | 1781              | 1830              | 2133     | 2298     | 2470     | 2804     | 3571     | 1677               | 2446      |                |                |
|  |                      | 3-storey          | 15            | 39     | 1919 | 545                | 1029              | 1485     | 1592     | 1691     | 1746              | 1790              | 1921     | 1925     | 2040     | 2176     | 2446     | 4347               | 1667      | 2074           |                |
|  |                      | 4-storey or above | 15            | 26     | 2088 | 654                | 1263              | 1523     | 1652     | 1663     | 1830              | 1926              | 2017     | 2089     | 2129     | 3021     | 3934     | 1657               | 2112      |                |                |
| 843.1 Supported housing with shops, restaurants or the like  | 15                   | 35                | 2098          | 597    | 1226 | 1533               | 1630              | 1691     | 1746     | 1853     | 1959              | 2597              | 2754     | 2947     | 3320     | 1656     | 2627     |                    |           |                |                |

## APPENDIX 5 – ERM COST REVIEW



**CONSTRUCTION COSTS**

| Construction     | m <sup>2</sup> | Build Rate m <sup>2</sup> | Cost              |                   |
|------------------|----------------|---------------------------|-------------------|-------------------|
| 1 Beds           | 2161.42        | 1,786.00                  | 3,860,299         |                   |
| 2 Beds           | 1661.56        | 1,786.00                  | 2,967,550         |                   |
| 2 Bed Cottages   | 2365.50        | 1,496.00                  | 3,538,788         |                   |
| <b>Totals</b>    | <b>6188.48</b> |                           | <b>10,366,637</b> |                   |
| External Costs   |                | 10.00%                    | 1,036,664         |                   |
| Extra Over Costs |                |                           | 1,851,000         |                   |
| FLOS APTS        | 48.00 un       | £2,260.00                 | 108,480           | 1.6%              |
| FLOS HOUSES      | 25.00 un       | £4,850.00                 | 121,250           | 3.4%              |
| Contingency      |                | 5.00%                     | 674,202           |                   |
|                  |                |                           |                   | <b>14,158,232</b> |

**CONSTRUCTION COSTS**

| Construction     | m <sup>2</sup> | Build Rate m <sup>2</sup> | Cost              | VARIANCE           |
|------------------|----------------|---------------------------|-------------------|--------------------|
| 1 Beds           | 2161.42        | 1,786.00                  | 3,860,296         | -£3.00             |
| 2 Beds           | 1661.56        | 1,786.00                  | 2,967,546         | -£4.00             |
| 2 Bed Cottages   | 2365.50        | 1,496.00                  | 3,538,788         | £0.00              |
| <b>Totals</b>    | <b>6188.48</b> |                           | <b>10,366,630</b> | <b>-£7.00</b>      |
| External Costs   |                | 10.00%                    | 1,036,663         | -£1.00             |
| Extra Over Costs |                |                           | 1,799,008         | -£51,992.00        |
| FLOS APTS        | 48.00 un       |                           | 108,480           | £0.00              |
| FLOS HOUSES      | 25.00 un       |                           | 121,250           | £0.00              |
| Contingency      |                | 5.00%                     | 671,602           | -£2,600.00         |
|                  |                |                           | <b>14,103,633</b> | <b>-£54,600.00</b> |

South Street, Bridport  
Extra Over Site Costs



|   | UOM   | Total        | Comment  | Additional Information   |
|---|-------|--------------|--|--|
| <b>LAND</b>   |       |              |  |  |
| E/O Demolition  | p/sum | £ 75,000.00  | Site clearance, removal of structures. Sum is separate from contamination work listed below. See GI report which showed significant existing structures in ground which need to be removed before piling solution. This does not include allowances for unrecorded tanks which the GI highlights as might be present due to the nature and history of the site.  | £75,000 is the base cost CL allow for demolition and contamination removal read in the context of wider contamination and site remedial works below.   |
| Piling (apartments)   | nr    | £ 280,500.00 | Piling required in line with Ground Investigation Report.<br><br>Below areas of concrete at surface, the ground conditions indicated at the site comprise a thickness of Made Ground, to less than 1 m depth across the majority of the site (Areas B and C). In the northeastern, former gasworks area of the site (Area A), variable Made Ground has been recorded in excess of 2 m and comprises variable materials with buried former structure and with local 'tarry' soils encountered. Beneath the Made Ground, soft consistency, low strength, silty clay Alluvium deposits are present across the site and are expected to extend to depths of around 5 m. Below this are River Terrace Deposits (sands with gravels) and Eype Formation (mudstones) at depth. It is also recorded that an infilled meandering river channel crosses the site.<br>Groundwater monitoring has recorded groundwater levels of between 1.01 m and 2.32 m (3.72 mOD and 4.67 mOD).<br><br>Therefore, as outlined within the Desk Study Appraisal, the use of shallow foundations is precluded and allowance for the use of piled foundations and suspended floors for all proposed buildings is recommended, with piles extending into dense/high strength strata within the lower levels of the River Terrace Deposits and underlying Eype Formation strata. Driven (concrete or circular steel) piles and/or auger-displacement (also termed CHD) piles may be considered (to effectively avoid generation of arisings) but depending on regulatory requirements, the use of continuous flight-auger (CFA) piles may be necessary.<br><br>Cost taken from similar work in region and applied to proposal. | CL piled development typically use somewhere around 235-250 piles. Depths are for the piling contractor to design once appointed. Assume 235 nr piles @ ave 16m depth = 3,760 meters @£50/m installed = £188,000. Cart away pile arisings - 740m <sup>3</sup> (bulked) @£45/m <sup>3</sup> = £33,412. Pile mat installed - say 500mm thick @ £37/m <sup>2</sup> . 1353 m <sup>2</sup> floor area plus 2m wide perimeter (220m x 2m = 440m <sup>2</sup> ). Total pile mat area 1593m <sup>2</sup> @ £37/m <sup>2</sup> = £58,941 = Total piling install cost = £280,500<br><br>Note above - cart away costs based on inert rates - any non-hazardous or hazardous disposal rates will increase these costs significantly. |
| Level and Grading   | cu m  | £ 35,274.93  | Design incorporates existing levels as far as feasible but some adjustment needed to facilitate given historic use of the site and removal of existing structures in ground.   | Site area is circa 10,600m <sup>2</sup> , with a N to S cross-fall of approximately 1.50m (6.50m in the North and 5.00m in the South). Using an average of .350m @ a rate of £9.50/m <sup>3</sup> to make an allowance for cut to fill gives £35,274.93. This rate is now more likely to be around £12/m <sup>3</sup> .  |
| Raise level of GF slab by 1.5m due to flooding - internal walls | sq m  | £ 34,650.00  | Underbuild - due to flood zone   | 350m of internal walls, raised floor levels of 1.5m above normal gives 525m <sup>2</sup> of additional substructure @ a rate of £66/m <sup>2</sup> = £34,650.  |
| Raise level of GF slab by 1.5m due to flooding - External walls | sq m  | £ 43,560.00  | Underbuild - due to flood zone   | 220m of external walls as above but at a rate of £198/m <sup>2</sup> = £43,560. Rate for engineering brick faced walls.  |
| Dewatering excavations  | p/sum | £ 20,000.00  | Needed due to water levels on site which will require extensive dewatering to facilitate the build.<br><br>Groundwater monitoring has recorded groundwater levels of between 1.01 m and 2.32 m (3.72 mOD and 4.67 mOD).  | Provisional sum. Could be more or less?  |



| Total        | Comment   | Variance |
|--------------|---|----------|
| £ 75,000.00  | Site area = 10,588m <sup>2</sup><br>Total equivalent to approx. £7/m <sup>2</sup><br><br>Considered reasonable<br><br>Cost of demolition and site clearance included in Prevectus quotation @ £75,005   | £0.00    |
| £ 280,500.00 | GIA of apartment block = 3,823m <sup>2</sup><br>Extra over cost equivalent to approx. £73/m <sup>2</sup> of GIA.<br><br>BCIS elemental cost per m <sup>2</sup> average price data gives the median rate for standard substructures to Supported Housing as £166/m <sup>2</sup> of GIA.<br><br>The submitted extra costs suggest an overall rate of £239/m <sup>2</sup> of GIA. This is directly comparable with the 'Upper Quartile' rate for substructures of £240/m <sup>2</sup> .<br><br>Considered reasonable | £0.00    |
| £ 35,274.93  | Site area = 10,588m <sup>2</sup><br>Total equivalent to approx. £3/m <sup>2</sup><br><br>Considered reasonable<br><br>Allowance for replacing and compacting material disturbed by removal of underground obstructions included in Provectus quotation, which will contribute to re-profiling of site.  | £0.00    |
| £ 34,650.00  | Length of internal party walls = approx. 325m. Area = 488m <sup>2</sup> @ 1.5m high<br>Total equivalent to £71/m <sup>2</sup><br><br>Considered reasonable<br><br>Area of internal walls allowed for by developer comparable to our assumptions.  | £0.00    |
| £ 43,560.00  | Perimeter of apartments external wall = 217m. Area = 325m <sup>2</sup> @ 1.5m high<br>Total equivalent to £134/m <sup>2</sup><br><br>Considered reasonable<br><br>Length of external walls allowed for by developer comparable to our assumptions.  | £0.00    |
| £ 20,000.00  | Provisional sum allowed considered reasonable   | £0.00    |

South Street, Bridport  
Extra Over Site Costs



|  | UOM  | Total        | Comment  | Additional Information  |
|--|------|--------------|--|---|
| Protectaline   | m    | £ 18,750.00  | Required in line with Ground Investigation to ensure protection for residential use.   | 250m provision. Detailed service layout design required.  |
| Gas membrane   | sq m | £ 96,222.35  | Under apartment and cottage slabs due to contamination from previous site use as per GI desk study   | 2749m2 of GF area - apartments and cottages @ rate of £35/m2  |
| Capping layer - 450mm deep                                     | cu m | £ 132,948.00 | As per GI desk study - capping layer required due to contamination from previous site use and the proposed residential use.<br><br>Elevated concentrations of potentially phytotoxic chemicals (zinc and nickel) have been recorded locally at the site. As the areas of proposed landscaping and/or private garden areas at the site are currently devoid of topsoil, topsoil import will be required to provide a suitable growing medium in proposed soft landscaping and private garden areas. The required topsoil/subsoil capping layer required for human health protection (as outlined in Section 7.3.1) should include a suitable topsoil thickness to act as a growing medium.<br><br>Imported topsoil should be provided with appropriate documentation from the supplier to confirm that the materials are not an unacceptable risk to human health or the wider environment and that imported materials would not be classified as a waste material, and reference should be made to the verification requirements, set out in Section 7.6 |   |
| <b>COTTAGES</b>  |      |              |  |   |
| Raised terraces instead of gardens                             | cu m | £ 252,964.08 | Assuming void under decking will be filled with site won material and standard patio will be laid on top.  | Raised substructures as above, 150mm slabs, ramps and stairs, screeds, paving fill voids below. Substructures; ramps & stairs; podium/ terrace slabs and finishes |
| Piling (cottages)  | nr   | £ 214,500.00 | Piling required in line with Ground Investigation Report.<br><br>Cost taken from similar work in region and applied to proposal  | 25 cottages @average £8,580 per cottage including pile mat provision  |
| Protectaline will be required to each cottage - see note below | m    | £ 27,415.38  | From main protectaline running through road to cottage fronts to ensure residential standard.  | 366m provision. Detailed service layout design required.  |



| Total        | Comment   | Variance    |
|--------------|---|-------------|
| £ 6,500.00   | Extra over cost of 63mm barrier pipe over and above standard MDPE is approx. £26.00/m. Total represents just over 780m of pipe which is excessive.<br>Assume approx. 250m of site distribution from South Street @ £26/m = £6,500<br><br>Length of pipe allowed for by developer equivalent to our assumption. Rate still considered too high.  | £-12,250.00 |
| £ 17,700.00  | GIA of apartments ground floor = 1,274m <sup>2</sup><br>GIA of cottages ground floor = 1,249m <sup>2</sup><br>Total equivalent to £38/m <sup>2</sup><br>Cost of gas membrane from national builder's merchant approx. £5.00/m <sup>2</sup><br>Revised total 2,523m <sup>2</sup> @ say £7.00/m <sup>2</sup> including laying = £17,661.00<br><br>Area of ground floor allowed for by developer is external area. Area of membrane likely to be GIA to ground floors as above. Rate still considered too high.  | £-78,522.35 |
| £ 132,948.00 | Area of soft landscaping (including 'Grascrete' from accommodation schedule = 4,570m <sup>2</sup> . Total volume @ 450mm deep = 2,057m <sup>3</sup> = 2,880 T @ 1.4 T/m <sup>3</sup> . Total equivalent to approx. £46 / T.<br><br>Considered reasonable  | £0.00       |
| £ 160,000.00 | Terraces and decking to 4 - 6 only.<br>Area of front terraces = 230m <sup>2</sup> . Approx. 195m <sup>3</sup> of making up levels.<br>Area of decking = 190m <sup>2</sup><br>Total equivalent to £602/m <sup>2</sup><br><br>Decking<br>190m <sup>2</sup> @ say £350/m <sup>2</sup> = £66,500<br>Front Terraces<br>Fill 195m <sup>3</sup> @ £30/m <sup>3</sup> = £5,850<br>Perimeter walls 140 x 0.9 = 126m <sup>2</sup> @ £300/m <sup>2</sup> = £37,800<br>Steps 6 Nr. @ £1,000 = £6,000<br>Ramps 48m <sup>2</sup> @ £150/m <sup>2</sup> = £7,200<br>Balustrade 140m @ £250/m = £35,000<br><br>Total = £158,350<br><br>Costs are extra over standard paved finishes including in external works allowance.<br><br>Assumed quantities noted above still considered reasonable. | £-92,964.08 |
| £ 214,500.00 | GIA of Cottages = 2,462m <sup>2</sup><br>Extra over cost equivalent to approx. £87/m <sup>2</sup> of GIA.<br><br>BCIS elemental cost per m <sup>2</sup> average price data suggests the median rate for standard substructures to Estate Housing is £202/m <sup>2</sup> of GIA.<br><br>The submitted extra costs suggest an overall rate of £289/m <sup>2</sup> of GIA. This is above the 'Upper Quartile' rate for substructures of £266/m <sup>2</sup> but given the contaminated nature of the site and groundwater conditions is considered reasonable.   | £0.00       |
| £ 3,375.00   | Extra over cost of 25mm barrier pipe over and above standard MDPE is approx. £9.00/m. Total represents just over 3,000m of pipe (120m per cottage) which is excessive.<br>Assume average of 15m per cottage from road to stop tap = 375m @ £9/m = £3,375<br><br>Length of pipe allowed for by developer comparable to our assumption. Rate still considered too high.   | £-24,040.38 |

South Street, Bridport  
Extra Over Site Costs



|                                    | UOM   | Total          | Comment  | Additional Information   |
|------------------------------------|-------|----------------|--|--|
| Contamination remediation          | p/sum | £ 500,000.00   | To cover the following: GI report suggests asbestos in ground after previous demo - previous gas works therefore a number of underground tanks will be present - ground water from excavations will require treatment before being discharged. Quotation from Provectus.<br><br>Disposal of waste material, excavation of materials, chemical analysis, treatment of materials and processing of concrete and hard core on site for re-use on site.<br><br>Underground storage tank removal including breaking out of obstructions and off site disposal of liquid waste and hazardous waste adjacent storage assuming less than 10,000 l (cost increase if greater than).<br><br>Monitoring and Verification reporting.<br><br>Additional costs not allowed for presently include ground water monitoring, and hazardous soils removal to landfill. | Scope of works laid out in Crossfield's report. Higher quote provided. |
| Tree protection / surgery / stumps | p/sum | £ 30,000.00    | Allowance for protection & pruning of existing trees on site.  | Provision as is usual on sites with trees                              |
| S278 works to highway / footpath   | p/sum | £ 90,000.00    | Reform and make good the existing entranceway - add AWP design. Fill in existing bus layby and extend visibility splays  | Estimated against other sites' S278 works costs.                       |
| Total                              |       | £ 1,851,784.74 |  |  |



| Total          | Comment  | Variance    |
|----------------|--|-------------|
| £ 655,000.00   | Provisional sum allowed considered reasonable given the current and former uses of the site as a builder's merchants, gas works and concrete works.<br><br>The ground investigation report identifies the likely presence of legacy structures and contaminants across the whole of site.<br><br>Total is equivalent to £47/m <sup>2</sup> of site area.<br><br>Copy of Provectus quotation provided in the sum of £727,011.18. Costs include items allowed for above ("E/O Demolition" £75,000)<br><br>Overall cost of contamination remediation based on Provectus quotation excluding demolition and site clearance = c. £655,000 | £155,000.00 |
| £ 30,000.00    | Provisional sum allowed considered reasonable<br>33 Nr, trees or groups to be dealt with.  | £0.00       |
| £ 90,000.00    | New site access from South Street and egress into Doctor Roberts close.<br>Allowance considered reasonable for likely scope of works.  | £0.00       |
| £ 1,799,007.93 |  | -£52,776.81 |