

APPENDIX 4

Featherstone Property Consultancy Ltd

The Office, Vale Farm, Sutton Waldron, Blandford, Dorset DT11 8PG

APPROXIMATE BUDGET ESTIMATE

<u>Budget Summary</u>					£
A	Demolition	1	Item		-
Shell & Core					
B	Foundations	274.46	m2	410.00	112,529
C	Superstructure	1,180	m2	945.55	1,115,749
Fit out					
D	C3 – residential	900	m2	1,150.00	1,035,000
	Hallways, staircases and landings	280	m2	200.00	56,000
Siteworks					
E	General allowance; drainage, stats & paving	450	m2	100.00	45,000
F Renewables					
	PV Solar Panels	10		5000.00	50,000
	Air Source Heat Pumps	14		6000.00	84,000
					2,498,278
G	Preliminaries	15%			374,741.64
H	Contractor overheads and profit	7.0%			174,879.43
I	Contingencies	5.0%			124,913.88
					3,172,812.55
					£/m2 2,688.82
					£/ft2 249.89

Notes:

Assumed specification
Base date 1Q18
Piled foundations
Programme is based upon 48 weeks

Exclusions:

Abnormal ground conditions and removal of contaminated spoil
Service mains upgrades
Archaeology impact on works or programme
Crane oversail costs
Section 104 and 106 works and/or contributions
Client direct costs and contingencies
Surveys
Fees
Value added tax
Inflation from the base date
CIL
Party wall costs

	m2	£/m2	Total £/m2
Foundations	274.46	410	£112,529
Superstructure	1180	945.55	£1,115,749
Fit out of C3-residential	900	1150	£1,035,000
Fit out of hallways, lift, staircases and landing	280	200	£56,000
Siteworks	450	100	£45,000
Renewables	units	£ per unit	
10 x PV solar panels (1.2KW panels)	10	5000	£50,000
14 x air source heat pumps	14	6000	£84,000
	TOTAL		£2,498,278
Preliminaries		15.0%	£374,741.64
Contractor overheads and profit		7.0%	£174,879.43
Contingencies		5.0%	£124,913.88
	SUB TOTAL		£674,534.95
	GRAND TOTAL		£3,172,812.55
			£2,688.82
			£249.89