

Order of cost estimate

Title
81 London Street Reading RG1 4QA

Works cost estimate

	Variable	Rate	Cost, £
Facilitating works estimate			£ 5000
Building estimate	234 m2	x £ 1445 / m2	£ 338,130
Select alternative location	Reading (108; sample 33)		£ 365,180
External works			£ 54777
Adjustments and additions			£ 0
Difference between source data and current scheme			£ 0
			Works cost estimate (sub total A) = £ 424,957
Adjustment for the effect of Covid-19			
Adjustment for the effect of Covid-19			£ 0
Adjusted works cost estimate (sub total A1)			£424,957
Project/design fees and other development costs			
Project/design team fees	@ 12 %		£ 50,995
Other development/project costs estimate			£ 0
			Project/design fees and other development costs (sub total B) = £ 50,995
Base cost estimate			Base cost estimate A1 + B = (sub total C) = £ 475,952
Risk allowance estimate			
Design development risks estimate			£ 0
Construction risks estimate			£ 47595
Employers change risk estimate			£ 0
Employers other risks estimate			£ 0
			sub total D = £ 47,595
Cost limit (excluding inflation)			C + D = sub total E = £ 523,547
Tender inflation estimate			
☒ No date adjustment ☐ Adjust to 2Q 2024 (392) ▼			
Cost limit (firm price tender)			E + G = sub total H = £ 523,547
Construction inflation estimate			
This will not ▼ be a fluctuating price contract? If proposed project is to be let on a firm price basis, then no further adjustment for inflation during the construction period is required.			
Total deductions and allowances			sub total I = £ 0

	Variable	Rate	Cost, £
Cost limit (including inflation)			H + I = £ 524,000

£/M2 STUDY

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

Last updated: 01-Jun-2024 07:27

Rebased to Reading (109; sample 33)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Rehabilitation/Conversion								
816. Flats (apartments)								
Generally (15)	2,009	433	1,149	1,576	2,067	6,983	77	
1-2 storey (15)	2,669	863	1,303	1,655	3,214	6,983	16	
3-5 storey (15)	1,700	433	1,158	1,470	1,903	6,464	46	
6 storey or above (15)	2,335	673	1,088	1,590	3,532	5,853	14	