

Preliminary Construction Budget Estimate

Feb-25

Summary - Bath Road, Reading

This estimate has been prepared on the basis of Dusek Design Associates Ltd Architecture and Planning drawings; 1493-P-10, 1493-P-1, 1493-P-2, 1493-P-3, 1493-P-4, 1493-P-5, 1493-P-6, 1493-P-7, 1493-P-8, 1493-P-9.

Approximate GIFA

m²

1,207

ft²

12,992

REF	SUB Ref	ELEMENT	ELEMENT			
			Total Cost £	Cost per m2 of GIFA	Cost per ft2 of GIFA	% of total
0		DEMOLITIONS, ALTERATIONS AND STRIP OUT WORKS				
	0.1	Demolition of existing building	85,000	70	7	2%
	0.2	Site clearance	Included	0	0	0%
		Total Substructure	85,000	70	7	2%
1		SUBSTRUCTURE				
	1.1	Excavation for foundations	15,258	13	1	0%
	1.2	Pad foundation with ground beams	123,619	102	10	3%
	1.3	Block and beam incl. screed over top	51,876	43	4	1%
		Total Substructure	190,753	158	15	5%
2		SUPERSTRUCTURE				
	2.1	Upper floors construction (assumed timber joisted floors)	60,368	50	5	1%
	2.2	Roof - including mansafe	211,630	175	16	5%
	2.3	Stairs/Ramps - including curved staircase	82,500	68	6	2%
	2.4	External Walls - Brick/Block - including decorative brickwork and recessed panels and aluminium capping details	309,885	257	24	7%
	2.5	Windows	198,000	164	15	5%
	2.6	External Doors	63,925	53	5	2%
	2.7	Internal Walls and Partitions	94,738	78	7	2%
	2.8	Internal Doors	131,450	109	10	3%
	2.9	Porch/Portico formation	20,500	17	2	0%
		Total Superstructure	1,172,996	972	90	28%
3		INTERNAL FINISHES				
	3.1	Wall Finishes	108,911	90	8	3%
	3.2	Floor Finishes - including screeding	179,070	148	14	4%
	3.3	Ceiling Finishes	96,135	80	7	2%
		Total Internal Finishes	384,116	318	30	9%
4		FITTINGS, FURNISHINGS AND EQUIPMENT (F,F&E)				
	4.1	General F,F&E	135,000	112	10	3%
	4.2	Domestic Kitchen & Utility Fit Outs	170,000	141	13	4%
		Total F,F&E	305,000	253	23	7%
5		SERVICES				
	5.1	Mechanical and Electrical Services	519,686	431	40	12%
	5.2	Sanitaryware	206,000	171	16	5%
	5.3	Builderswork in connection	40,000	33	3	1%
	5.4	Drainage alterations and installations	145,000	120	11	3%
	5.5	Incoming services installation	75,000	62	6	2%
		Total Services	985,686	817	76	24%

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6		EXTERNAL WORKS				
	6.1	Perimeter walling / fencing / gates	69,871	58	5	2%
	6.2	Soft landscaping	45,750	38	4	1%
	6.3	Hard landscaping	188,265	156	14	5%
	6.4	New mature trees	24,000	20	2	1%
	6.5	New hedgerows	13,000	11	1	0%
	6.6	Shreds for bike storage	5,000	4	0	0%
	6.8	External services	40,000	33	3	1%
	6.7	EV charging points	12,500	10	1	0%
		Total External Works	398,386	320	30	10%
7		GENERAL ALLOWANCE				
		TOTAL MEASURED WORKS	3,521,937	2,918	271	84%
8		PRELIMINARIES @ 14%	493,071	409	38	12%
		Sub Total	4,015,008	3,326	309	96%
9		OVERHEADS AND PROFITS @ 4%	160,600	133	12	4%
		Sub Total	4,175,609	3,459	321	100%
10		DESIGN RESERVE & CONTINGENCY	0	0	0	0%
		TOTAL ESTIMATED CONSTRUCTION COSTS	4,175,609	3,459	321	100%

Exclusions, Assumptions and Costing Notes

The following are excluded from the costings provided:

- Works beyond the Site Boundary.
- Services Diversion/Lowering (None indicated upon drawings issued).
- Off-site infrastructure upgrades.
- Value Added Tax.
- Pre-construction Inflation.
- Professional Fees.
- Section 106 / 278 Works.
- Party Wall costs.
- Legal Fees.
- Finance Charges.
- Air conditioning systems
- Sustainable / Renewable features.
- Identification or removal of asbestos or asbestos containing materials.
- Remediation costs.
- Development and construction contingency.
- De-watering works.
- Archaeological investigations or associated archaeological works.

The following assumptions and clarifications have been made / used in compiling the costings:

- The pricing basis of this document is current market conditions and should be reviewed at regular intervals of no longer than 1 month.
- The indicative allowances have been prepared from limited documentation issued by the Design Team and further adjustment to the value may be necessary as the design progresses.
- All of the attached costings have been produced using benchmarked rates where possible against existing projects of a comparable nature. Where benchmarking has not been possible the rates used have been built up on first principles (labour, plant, materials) on the basis of our expertise and knowledge of construction values.
- An allowance has been made for adapting existing incoming services such as water, gas, electrics and drainage. It has been assumed that no upgrading or major improvements are required.
- Breaking up and removal of existing hardstanding have been taken within the site clearance element.
- We have assumed a pad and ground beam foundation solution.
- We have assumed a beam and block ground floor construction with screed.

The following assumptions and clarifications have been made / used in compiling the costings: (Continued)

- The PBE is based upon the following indicative specification for internal finishes, fixtures and fittings:
 - Stone wall and floor tiling to the WC / En-Suites.
 - High specification decorative floor tiles to reception area including feature central detailing.
 - Engineered oak-planked floor to the Hallway areas
 - Ceramic floor tiling to utility rooms.
 - Carpet to Bedrooms, Dressing Rooms, Study, Storage Rooms and Circulation.
 - All ceilings have been allowed as plasterboarded ceilings, with uplift in rates to accommodate moisture-resistant plasterboard to wet areas and decorative features to all general usage rooms.

Current Industry Factors (including Covid-19 & Brexit)

Gleeds' construction cost forecasts are informed by the latest supply chain data and reflect conditions as of the issue date. However, they remain subject to change due to evolving market dynamics and potential disruptors, necessitating regular reviews to incorporate market feedback.

Although volatility in materials pricing has eased, costs remain higher than pre-pandemic levels. Some product price increases were announced for the new year, largely driven by rising energy costs. Further price increases are anticipated in April and are attributed to higher employment costs influenced by increases in national insurance contributions, the national minimum wage, business property relief and inheritance tax. Labour pressures persist, with the effects of the long-term skills shortage mounting.

Interest rate reductions, coupled with expectations of further cuts and a strong pipeline of infrastructure and energy-related projects, are helping to bolster market confidence. While concerns about sluggish economic growth persist, industry data indicates cautious optimism for a rise in activity.

Nevertheless, caution persists across the supply chain, particularly given the elevated rate of construction insolvencies. These insolvencies are dampening risk appetite and capacity in certain areas. Additionally, strong demand in particular sectors — such as data centres — places strain on supply chain resources, particularly in mechanical and electrical trades. This demand may lead to regional price increases influenced by supply and demand.

Geopolitical tensions, alongside economic measures such as tariffs, continue to fuel uncertainty. Any escalation has the potential to severely disrupt supply chains and drive renewed inflationary pressures. As such, we strongly recommend regular reviews and updates to cost forecasts to ensure they remain aligned with the latest market conditions.