

# **VIABILITY REPORT**

**FOR**

**WHITE'S BAKERY, CHARLES STREET,  
WORSBOROUGH BRIDGE, BARNSELY, S70 5AF**

**FOR**

**WHITE'S BAKERY**

**MARCH 2019**

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## 1.0 Introduction

Broadfield Project Management Ltd have been commissioned by White's Bakery to provide a viability report for the proposed development of 20 Nr residential properties at White's Bakery, Charles Street, Worsborough Bridge, Barnsley, S70 5AF.

The brief report includes the site location and description, development costs and a financial appraisal on the proposed development.

Worsborough Bridge is a small suburb located in Barnsley. It contains several amenities as well as being on the bus route which has immediate links to Barnsley Centre.

The development consists of 6 different house types. The following properties are proposed:

- 10 Nr 3-bedroom semi-detached houses, including dormer bedroom.
- 4 Nr 2-bedroom semi-detached houses.
- 1 Nr 2-bedroom detached house.
- 1 Nr 5-bedroom detached house, including dormer bedrooms.
- 2 Nr 4-bedroom semi-detached house, including lower ground floor bedroom and dormer bedroom.
- 2 Nr 1-bedroom detached bungalow.

The exact design proposals are still being finalised, but the properties appear spacious and are likely to be finished to a high quality.

As evident from the above description of the proposed development, the scheme contains a mixture of housing types. Due to this, the demand is likely to be high as it would suit a wide range of potential purchasers. The nature of the developments also means most of the properties would be suitable for first-time buyers.

Our financial information is based on current day construction costs, in which we have applied a logical specification and rates associated with a scheme of this nature. The costs included have not been market tested or tendered to date. Our appraisal is based on figures gained from local searches for current day sale prices. We have not allowed any inflation within our appraisal.

The proposed scheme programme is based on the pre-construction and planning period being complete to allow construction works to start in Q3 2019, for a construction period of 20 months. Completion is forecast to be Q1/Q2 2021. The overall proposed GIFA (gross internal area) is 19,809.42ft<sup>2</sup>.

The financial appraisal sets out the current projected values and scheme feasibility when all development costs have been evaluated.

For any more information relating to this document the reader should contact our head office:

Mr P Revell  
Broadfield Project Management Ltd  
Courtwood House  
Silver Street Head  
Sheffield  
S1 2DD

Tel: 0114 2792851

Email: [peter.revell@broadfieldpm.co.uk](mailto:peter.revell@broadfieldpm.co.uk)

## 2.0 Site Location & Description

Worsborough Bridge is located in Barnsley, with excellent road links across Yorkshire. The development occupies a prominent position just 3 miles from J36 of the M1 motorway. Barnsley Centre is approximately 3 miles from Worsborough Bridge and Meadowhall Shopping Centre is approximately 9 miles from Worsborough Bridge.

Worsborough Bridge benefits from bus services to Barnsley which then has connecting routes to the rest of South Yorkshire.

The proposed site location is Charles Street, Worsborough Bridge (S70 5AF), and is shown on the map extract below:



Proposed Site Location:





### 3.0 Summary of Construction Costs

**(See Appendix 1)**

**Note:** VAT is excluded from all figures

## 4.0 Financial Appraisal

**(See Appendix 2)**

## 5.0 Assumptions on Costs

### Construction Costs & Development Costs

The costs associated with the construction and direct development requirements have been produced based on the cost plan produced by Broadfield Project Management. Realistic assumptions have been made and current day rates have been used in the preparation of the construction costs. No allowance has been made for construction inflation.

The assumption has been made that the project will be built by an established medium sized regional contractor with residential experience and knowledge of the residential market.

Until the scheme is refined and tendered, the costs used within the appraisal should be used with caution.

It is also worth noting that due to the way the overall site has been planned, the assumption is that any Community Infrastructure Levy (CIL) contributions and any Section 106 works have been included and covered by the landowner.

There is no allowance included for contingencies within the costs.

The Professional fees of £129,539.29 equates to 5% of the construction costs and is considered to be appropriate.

The BCIS is indicating that construction costs are to increase by approximately 1% between Q3 2019 to Q1/Q2 2021 and is likely to continue to increase during the foreseeable future.

### Sales Revenue

The sales costs attributed to the appraisal have been based on the knowledge and market rates provided by our research and is set out below;

3-Bedroom Semi-Detached House, including Dormer Bedroom: £165,000.00

2-Bedroom Semi-Detached House: £125,000.00

2-Bedroom Detached House: £135,000.00

5-Bedroom Detached House, including Dormer Bedrooms: £235,000.00

4-Bedroom Semi-Detached House, including LG Bedroom and Dormer Bedroom: £205,000.00

1-Bedroom Detached Bungalow: £115,000.00

**TOTAL SALES: £3,160,000.00**

The above prices have been based on sales values of approximately £160.00/ft<sup>2</sup>.

Market research of other sales figures in the area would confirm that the above figures are in line with current new build properties.

## 6.0 Conclusion

Broadfield Project Management have vast knowledge of current construction rates and are managing a variety of residential and non-residential projects across the UK for a number of clients.

The brief report has been compiled to establish that the current level of development profit within the proposed scheme would not sustain an Affordable Housing Contribution (AFH) on 10% of the proposed 20 Nr properties. This is currently understood to be the local authority's planning requirements for properties built within the Worsborough Area.

The development in its current state unfortunately doesn't make any reasonable profit. This is partly due to the relatively low sale values of properties within the area.

Broadfield Project Management have set out the current development cost plan and established the current likely turn out costs of such a development.

The report has outlined the sales revenue that the development would attract and market research of other local new build schemes.

In conclusion, the report confirms that the development would not be commercially viable.

## APPENDIX 1: SUMMARY OF CONSTRUCTION COSTS



**broadfield**  
Chartered Quantity  
Surveyors & Project  
Managers

## **White's Bakery**

### **Cost Plan Summary**

Version: 1  
Date: 15/02/2019  
Client: White's Bakery

# Cost Plan Summary

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Bungalow**

Code	Description	Quantity	Unit	Rate	Total
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#### Exclusions

- 1) Legal costs, finance costs, land purchase.
- 2) VAT.
- 3) Asbestos removal costs.
- 4) Costs in connection with archaeological investigations.
- 5) Costs in connection with any over sailing agreements or rights of access.
- 6) Local Authority costs including section 106 costs. An allowance of £20k has been included for S278 works.
- 7) Costs in connection with removing invasive plant species from site.
- 8) Ground contamination costs.
- 9) Rights of Light.
- 10) Costs in connection with party wall costs.
- 11) Internal loose furniture or fixtures.
- 12) Supply and installation of any data active equipment. Assume BT install FOC.
- 13) Costs in connection with neighbouring property rights of access.

#### Clarifications

- 1) Assumptions have been made on the structural solution. No input has been sought from a Structural Engineer. No piling allowance made or deep footings.
- 2) MEP servicing strategy based on gas boiler and radiators. No input has been sought from an MEP Consultant.
- 3) No details of the drainage requirements are available so a standard allowance has been included.
- 4) We have made an allowance for materials as per the cost plan breakdowns.
- 5) We have included prelims at an applicable to this type of project.
- 6) No contingency allowance has been made.
- 7) A cost allowance for connecting all the blocks to the electric, water and main drains has been included.
- 8) No allowance has been made for a new substation.
- 9) Costs are based on current days construction prices (no allowance for inflation).
- 10) Costs are based on a competitively tendered single stage design and build procurement route.
- 11) Works to be completed in a single stage process.
- 12) Kitchen and bathroom allowances have been made in each dwelling type (please refer to each cost plan type).
- 13) Professional fees have been included at 5% of construction costs.
- 14) The fit out has been derived from similar new build developments
- 15) Facing bricks at £350/1000 and uPVC windows have been assumed.

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Bungalow**

Code	Description	Total	£ / Plot	£ / Sq.ft
<b><u>House Type- Bungalow</u></b>				
<b>Substructure</b>				
		10,783.05		
<b>Superstructure</b>				
	Frame	500.00		
	Upper Floors (N/A)	0.00		
	Roof	8,601.15		
	Stairs (N/A)	0.00		
	External Walls	12,697.60		
	Windows & External Doors	4,231.80		
	Internal Walls & Partitions	3,174.08		
	Internal Doors	1,000.00		
<b>Internal Finishes</b>				
	Wall Finishes	1,228.05		
	Floor Finishes	1,646.35		
	Ceiling Finishes	1,110.57		
<b>Fittings &amp; Furnishings</b>				
		2,825.00		
<b>Services</b>				
		12,018.50		
<b>Preliminaries (7.5%)</b>				
		4,486.21		
<b>TOTAL</b>				
		64,302.36		
<b>GIFA (m2)</b>				
		1,355.16		
<b>GIFA (ft2)</b>				
		125.90		

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Bungalow**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Substructure</u></b>					
	Site clearance / remove topsoil; 300mm	17.20	m3	35.00	602.00
	Beam and Block Ground floor, includng 100mm insulation and 75mm sand/cement screed	57.31	m2	85.00	4,871.35
	Concrete perimeter ring beam, 600x600mm, including excavation, concrete and reinforcement	11.22	m3	290.00	3,253.80
	Below DPC brick/block work (assumed 600 deep)	18.69	m2	110.00	2,055.90
	*No structural information available at time of Cost Plan				
				<b>Total Substructure</b>	<b>10,783.05</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Bungalow**

Code	Description	Quantity	Unit	Rate	Total
<b>Frame</b>					
	Allowance for Miscellaneous Steelwork for upper floor	1.00	item	500.00	500.00
	*No structural information available at time of Cost Plan				
				<b>Total Frame</b>	<b>500.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Bungalow**

Code	Description	Quantity	Unit	Rate	Total
	<b><u>Upper Floors (N/A)</u></b>				
	Not applicable				
				<b>Total Upper Floors (N/A)</b>	<b>0.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Bungalow**

Code	Description	Quantity	Unit	Rate	Total
<b>Roof</b>					
	100 x 75mm Treated wallplate	31.13	m	8.00	249.04
	Timber roof trusses incl gable ladders, bracing, straps, clips etc	82.92	m2	32.00	2,653.44
	Slate effect roof tiles, including accessories, Marley Modern or similar	82.92	m2	40.00	3,316.80
	Gutters	19.69	m	20.00	393.80
	RWPs	7.46	m	17.00	126.82
	Fascia, barge & soffit	34.45	m	25.00	861.25
	Freestanding canopy structure	1.00	nr	1,000.00	1,000.00
*No roof specification available at time of Cost Plan					
				<b>Total Roof</b>	<b>8,601.15</b>

CLIENT: White's Bakery  
PROJECT: White's Bakery  
REPORT: Cost Plan- Bungalow

Code	Description	Quantity	Unit	Rate	Total
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**Stairs (N/A)**

Not applicable

**Total Stairs (N/A)** 0.00

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Bungalow**

Code	Description	Quantity	Unit	Rate	Total
<b><u>External Walls</u></b>					
	External Wall Construction; Inner Leaf 7.3N Blockwork; 100mm Insulation; Facing Brickwork (£400/1000); including Ties, Weeps, DPC, Lintels etc.	79.36	m2	160.00	12,697.60
				<b>Total External Walls</b>	<b>12,697.60</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Bungalow**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Windows &amp; External Doors</u></b>					
	uPVC double glazed windows	7.35	m2	300.00	2,205.00
	MDF window boards	5.12	m	15.00	76.80
	Composite entrance door; including ironmongery	1.00	nr	750.00	750.00
	Double patio doors; including ironmongery	2.00	nr	600.00	1,200.00
				<b>Total Windows &amp; External Doors</b>	<b>4,231.80</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Bungalow**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Internal Walls &amp; Partitions</u></b>					
	Plasterboard lining to external blockwork walls; dot and dab	63.98	m2	11.00	703.78
	Internal Stud Walls; 75mm C-Stud; 1 layer of Wallboard each side; 25mm APR insulation; plaster skim each side	23.18	m2	85.00	1,970.30
	Patresses and boxings	1.00	item	500.00	500.00
	<b>Total Internal Walls &amp; Partitions</b>				<b>3,174.08</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Bungalow**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Internal Doors</u></b>					
	Single oak veneer doors; softwood archtraves; softwood frames with stainless ironmongery - Non FD	2.00	nr	500.00	1,000.00
				<b>Total Internal Doors</b>	<b>1,000.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Bungalow**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Wall Finishes</u></b>					
	Emulsion paint; 2 coats mist emulsion; 1 coat emulsion	110.33	m2	5.00	551.65
	E/O ceramic wall tiling; full height around showers & baths	17.80	m2	35.00	623.00
	Splashbacks Kitchens/Sinks	5.34	m	10.00	53.40
				<b>Total Wall Finishes</b>	<b>1,228.05</b>

**CLIENT: White's Bakery**  
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**REPORT: Cost Plan- Bungalow**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Floor Finishes</u></b>					
	Floor Finish- Carpets	33.46	m2	25.00	837
	Floor Finishes- Bathroom Tiling	12.27	m2	35.00	429.45
	MDF skirting; 150mm x 15mm	38.04	m	10.00	380.40
				<b>Total Floor Finishes</b>	<b><u>1,646.35</u></b>

**CLIENT: White's Bakery**  
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**REPORT: Cost Plan- Bungalow**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Ceiling Finishes</u></b>					
	12.5mm Wallboard to ceilings; plaster skim	47.45	m2	17.50	830.38
	E/O 12.5mm Moistureboard to ceilings; plaster skim	12.27	m2	3.50	42.95
	Emulsion paint; 2 coats mist emulsion; 1 coat emulsion	47.45	m2	5.00	237.25
				<b>Total Ceiling Finishes</b>	<b><u>1,110.57</u></b>



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**REPORT: Cost Plan- Bungalow**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Services</u></b>					
	Mechanical Services- Generally	47.45	m2	65.00	3,084.25
	Electrical Services- Generally	47.45	m2	65.00	3,084.25
	<u>Note Includes:</u>				
	Lighting				
	Power				
	Gas Central Heating				
	Fire Alarm				
	Data & Telephone Containment				
	Ventilation				
	CCTV and Access Control System				
	Hot & Cold Water Installations				
	External Lighting				
	BWIC with M&E	1.00	nr	500.00	500.00
	Stat Connections; Provisional Sums				
	Water	1.00	nr	1,200.00	1,200.00
	Electric	1.00	nr	1,500.00	1,500.00
	Gas	1.00	nr	1,500.00	1,500.00
	BT	1.00	nr	400.00	400.00
	Renewable Energy; Allowance	1.00	nr	750.00	750.00
	<b>Total Services</b>				<b>12,018.50</b>



**broadfield**  
Chartered Quantity  
Surveyors & Project  
Managers

## **White's Bakery**

### **Cost Plan Summary**

Version: 1  
Date: 15/02/2019  
Client: White's Bakery

# Cost Plan Summary

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
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#### Exclusions

- 1) Legal costs, finance costs, land purchase.
- 2) VAT.
- 3) Asbestos removal costs.
- 4) Costs in connection with archaeological investigations.
- 5) Costs in connection with any over sailing agreements or rights of access.
- 6) Local Authority costs including section 106 costs. An allowance of £20k has been included for S278 works.
- 7) Costs in connection with removing invasive plant species from site.
- 8) Ground contamination costs.
- 9) Rights of Light.
- 10) Costs in connection with party wall costs.
- 11) Internal loose furniture or fixtures.
- 12) Supply and installation of any data active equipment. Assume BT install FOC.
- 13) Costs in connection with neighbouring property rights of access.

#### Clarifications

- 1) Assumptions have been made on the structural solution. No input has been sought from a Structural Engineer. No piling allowance made or deep footings.
- 2) MEP servicing strategy based on gas boiler and radiators. No input has been sought from an MEP Consultant.
- 3) No details of the drainage requirements are available so a standard allowance has been included.
- 4) We have made an allowance for materials as per the cost plan breakdowns.
- 5) We have included prelims at an applicable to this type of project.
- 6) No contingency allowance has been made.
- 7) A cost allowance for connecting all the blocks to the electric, water and main drains has been included.
- 8) No allowance has been made for a new substation.
- 9) Costs are based on current days construction prices (no allowance for inflation).
- 10) Costs are based on a competitively tendered single stage design and build procurement route.
- 11) Works to be completed in a single stage process.
- 12) Kitchen and bathroom allowances have been made in each dwelling type (please refer to each cost plan type).
- 13) Professional fees have been included at 5% of construction costs.
- 14) The fit out has been derived from similar new build developments
- 15) Facing bricks at £350/1000 and uPVC windows have been assumed.

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Total	£ / Plot	£ / Sq.ft
<b><u>House Type 1</u></b>				
<b>Substructure</b>				
		8,999.50		
<b>Superstructure</b>				
	Frame	750.00		
	Upper Floors	2,704.95		
	Roof	8,380.80		
	Stairs	2,650.00		
	External Walls	20,487.80		
	Windows & External Doors	6,503.25		
	Internal Walls & Partitions	13,833.71		
	Internal Doors	4,000.00		
<b>Internal Finishes</b>				
	Wall Finishes	3,443.35		
	Floor Finishes	3,513.00		
	Ceiling Finishes	2,348.09		
<b>Fittings &amp; Furnishings</b>				
		6,975.00		
<b>Services</b>				
		19,015.10		
<b>Preliminaries (7.5%)</b>				
		7,770.34		
<b>TOTAL</b>				
		111,374.89		
<b>GIFA (m2)</b>				
		1,099.78		
<b>GIFA (ft2)</b>				
		102.17		

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Substructure</u></b>					
	Site clearance / remove topsoil; 300mm	13.23	m3	35.00	463.05
	Beam and Block Ground floor, includng 100mm insulation and 75mm sand/cement screed	44.07	m2	85.00	3,745.95
	Concrete perimeter ring beam, 600x600mm, including excavation, concrete and reinforcement	10.12	m3	290.00	2,934.80
	Below DPC brick/block work (assumed 600 deep)	16.87	m2	110.00	1,855.70
*No structural information available at time of Cost Plan					
				<b>Total Substructure</b>	<b>8,999.50</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b>Frame</b>					
	Allowance for Miscellaneous Steelwork for upper floor	1.00	item	750.00	750.00
	*No structural information available at time of Cost Plan				
				<b>Total Frame</b>	<b>750.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Upper Floors</u></b>					
	225mm I-joists with 22mm chipboard t&g boarding	60.11	m2	45.00	2,704.95
	*No structural information available at time of Cost Plan				
				<b>Total Upper Floors</b>	<b>2,704.95</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b>Roof</b>					
	100 x 75mm Treated wallplate	26.75	m	8.00	214.00
	Timber roof trusses incl gable ladders, bracing, straps, clips etc	50.37	m2	32.00	1,611.84
	Slate effect roof tiles, including accessories, Marley Modern or similar	50.37	m2	40.00	2,014.80
	Gutters	12.13	m	20.00	242.60
	RWPs	11.68	m	17.00	198.56
	Fascia, barge & soffit	23.96	m	25.00	599.00
	Canopy roof	2.00	nr	500.00	1,000.00
	Dormer allowance	2.00	nr	1,250.00	2,500.00

\*No roof specification available at time of Cost Plan

<b>Total Roof</b>	<b>8,380.80</b>
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**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Stairs</u></b>					
	Softwood staircase and balustrade with MDF treads and risers	2.00	nr	1,200.00	2,400.00
	Handrail	2.00	nr	125.00	250.00
				<b>Total Stairs</b>	<b>2,650.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b><u>External Walls</u></b>					
	External Wall Construction; Inner Leaf 7.3N Blockwork; 100mm Insulation; Facing Brickwork (£400/1000); including Ties, Weeps, DPC, Lintels etc.	115.55	m2	160.00	18,488.00
	Feature brick banding /cills (soldier course)	33.33	m	60.00	1,999.80
				<b>Total External Walls</b>	<b>20,487.80</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Windows &amp; External Doors</u></b>					
	uPVC double glazed windows	16.62	m2	300.00	4,986.00
	MDF window boards	11.15	m	15.00	167.25
	Composite entrance door; including ironmongery	1.00	nr	750.00	750.00
	Double patio doors; including ironmongery	1.00	nr	600.00	600.00
				<b>Total Windows &amp; External Doors</b>	<b>6,503.25</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Internal Walls &amp; Partitions</u></b>					
	Blockwork party wall; 100mm blockwork; 100mm cavity; 100mm blockwork; dot and dab plaster board lined	66.43	m2	70.00	4,650.10
	Plasterboard lining to external blockwork walls; dot and dab	105.71	m2	11.00	1,162.81
	Internal Stud Walls; 75mm C-Stud; 1 layer of Wallboard each side; 25mm APR insulation; plaster skim each side	88.48	m2	85.00	7,520.80
	Patresses and boxings	1.00	item	500.00	500.00
<b>Total Internal Walls &amp; Partitions</b>					<b>13,833.71</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Internal Doors</u></b>					
	Single oak veneer doors; softwood archtraves; softwood frames with stainless ironmongery - Non FD	8.00	nr	500.00	4,000.00
				<b>Total Internal Doors</b>	<b>4,000.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Wall Finishes</u></b>					
	Emulsion paint; 2 coats mist emulsion; 1 coat emulsion	307.10	m2	5.00	1,535.50
	E/O ceramic wall tiling; full height around showers & baths	52.65	m2	35.00	1,842.75
	Splashbacks Kitchens/Sinks	6.51	m	10.00	65.10
				<b>Total Wall Finishes</b>	<b><u>3,443.35</u></b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Floor Finishes</u></b>					
	Floor Finish- Carpets	72.30	m2	25.00	1,808
	Floor Finishes- Bathroom Tiling	19.86	m2	40.00	794.40
	MDF skirting; 150mm x 15mm	91.11	m	10.00	911.10
				<b>Total Floor Finishes</b>	<b>3,513.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Ceiling Finishes</u></b>					
	12.5mm Wallboard to ceilings; plaster skim	101.27	m2	17.50	1,772.23
	E/O 12.5mm Moistureboard to ceilings; plaster skim	19.86	m2	3.50	69.51
	Emulsion paint; 2 coats mist emulsion; 1 coat emulsion	101.27	m2	5.00	506.35
				<b>Total Ceiling Finishes</b>	<b><u>2,348.09</u></b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Fittings &amp; Furnishings</u></b>					
	Fitted Kitchens and Appliances	1.00	nr	1,500.00	1,500.00
	Sanitaryware for Ensuites and Bathrooms	3.00	nr	750.00	2,250.00
	Post Boxes	1.00	nr	100.00	100.00
	Mirrors	3.00	nr	75.00	225.00
	Boxing; bathrooms	3.00	nr	250.00	750.00
	Fire stopping allowance	3.00	nr	150.00	450.00
	Juliette balconies	2.00	nr	850.00	1,700.00
				<b>Total Fittings &amp; Furnishings</b>	<b>6,975.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 1**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Services</u></b>					
	Mechanical Services- Generally	101.27	m2	65.00	6,582.55
	Electrical Services- Generally	101.27	m2	65.00	6,582.55
	<u>Note Includes:</u>				
	Lighting				
	Power				
	Gas Central Heating				
	Fire Alarm				
	Data & Telephone Containment				
	Ventilation				
	CCTV and Access Control System				
	Hot & Cold Water Installations				
	External Lighting				
	BWIC with M&E	1.00	nr	500.00	500.00
	Stat Connections; Provisional Sums				
	Water	1.00	nr	1,200.00	1,200.00
	Electric	1.00	nr	1,500.00	1,500.00
	Gas	1.00	nr	1,500.00	1,500.00
	BT	1.00	nr	400.00	400.00
	Renewable Energy; Allowance	1.00	nr	750.00	750.00
	<b>Total Services</b>				<b>19,015.10</b>



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Chartered Quantity  
Surveyors & Project  
Managers

## **White's Bakery**

### **Cost Plan Summary**

Version: 1  
Date: 15/02/2019  
Client: White's Bakery

# Cost Plan Summary

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
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#### Exclusions

- 1) Legal costs, finance costs, land purchase.
- 2) VAT.
- 3) Asbestos removal costs.
- 4) Costs in connection with archaeological investigations.
- 5) Costs in connection with any over sailing agreements or rights of access.
- 6) Local Authority costs including section 106 costs. An allowance of £20k has been included for S278 works.
- 7) Costs in connection with removing invasive plant species from site.
- 8) Ground contamination costs.
- 9) Rights of Light.
- 10) Costs in connection with party wall costs.
- 11) Internal loose furniture or fixtures.
- 12) Supply and installation of any data active equipment. Assume BT install FOC.
- 13) Costs in connection with neighbouring property rights of access.

#### Clarifications

- 1) Assumptions have been made on the structural solution. No input has been sought from a Structural Engineer. No piling allowance made or deep footings.
- 2) MEP servicing strategy based on gas boiler and radiators. No input has been sought from an MEP Consultant.
- 3) No details of the drainage requirements are available so a standard allowance has been included.
- 4) We have made an allowance for materials as per the cost plan breakdowns.
- 5) We have included prelims at an applicable to this type of project.
- 6) No contingency allowance has been made.
- 7) A cost allowance for connecting all the blocks to the electric, water and main drains has been included.
- 8) No allowance has been made for a new substation.
- 9) Costs are based on current days construction prices (no allowance for inflation).
- 10) Costs are based on a competitively tendered single stage design and build procurement route.
- 11) Works to be completed in a single stage process.
- 12) Kitchen and bathroom allowances have been made in each dwelling type (please refer to each cost plan type).
- 13) Professional fees have been included at 5% of construction costs.
- 14) The fit out has been derived from similar new build developments
- 15) Facing bricks at £350/1000 and uPVC windows have been assumed.

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Total	£ / Plot	£ / Sq.ft
<b><u>House Type 2-Detached</u></b>				
<b>Substructure</b>				
		8,572.85		
<b>Superstructure</b>				
	Frame	500.00		
	Upper Floors	1,390.95		
	Roof	5,925.12		
	Stairs	1,325.00		
	External Walls	29,250.80		
	Windows & External Doors	4,864.05		
	Internal Walls & Partitions	7,635.91		
	Internal Doors	3,500.00		
<b>Internal Finishes</b>				
	Wall Finishes	2,023.00		
	Floor Finishes	2,293.10		
	Ceiling Finishes	1,567.77		
<b>Fittings &amp; Furnishings</b>				
		5,750.00		
<b>Services</b>				
		14,744.60		
<b>Preliminaries (7.5%)</b>				
		6,700.74		
<b>TOTAL</b>				
		96,043.88		
<b>GIFA (m2)</b>				
		1,403.74		
<b>GIFA (ft2)</b>				
		130.41		

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Substructure</u></b>					
	Site clearance / remove topsoil; 300mm	12.78	m3	35.00	447.30
	Beam and Block Ground floor, includng 100mm insulation and 75mm sand/cement screed	42.59	m2	85.00	3,620.15
	Concrete perimeter ring beam, 600x600mm, including excavation, concrete and reinforcement	9.52	m3	290.00	2,760.80
	Below DPC brick/block work (assumed 600 deep)	15.86	m2	110.00	1,744.60
*No structural information available at time of Cost Plan					
				<b>Total Substructure</b>	<b>8,572.85</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b>Frame</b>					
	Allowance for Miscellaneous Steelwork for upper floor	1.00	item	500.00	500.00
	*No structural information available at time of Cost Plan				
				<b>Total Frame</b>	<b>500.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Upper Floors</u></b>					
	225mm I-joists with 22mm chipboard t&g boarding	30.91	m2	45.00	1,390.95
	*No structural information available at time of Cost Plan				
				<b>Total Upper Floors</b>	<b>1,390.95</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b>Roof</b>					
	100 x 75mm Treated wallplate	26.42	m	8.00	211.36
	Timber roof trusses incl gable ladders, bracing, straps, clips etc	52.95	m2	32.00	1,694.40
	Slate effect roof tiles, including accessories, Marley Modern or similar	52.95	m2	40.00	2,118.00
	Gutters	9.48	m	20.00	189.60
	RWPs	11.53	m	17.00	196.01
	Fascia, barge & soffit	20.63	m	25.00	515.75
	Freestanding canopy structure	1.00	nr	1,000.00	1,000.00
*No roof specification available at time of Cost Plan					
				<b>Total Roof</b>	<b>5,925.12</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Stairs</u></b>					
	Softwood staircase and balustrade with MDF treads and risers	1.00	nr	1,200.00	1,200.00
	Handrail	1.00	nr	125.00	125.00
				<b>Total Stairs</b>	<b>1,325.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b><u>External Walls</u></b>					
	External Wall Construction; Inner Leaf 7.3N Blockwork; 100mm Insulation; Facing Brickwork (£400/1000); including Ties, Weeps, DPC, Lintels etc.	172.46	m2	160.00	27,593.60
	Feature brick banding /cills (soldier course)	27.62	m	60.00	1,657.20
				<b>Total External Walls</b>	<b>29,250.80</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Windows &amp; External Doors</u></b>					
	uPVC double glazed windows	11.37	m2	300.00	3,411.00
	MDF window boards	6.87	m	15.00	103.05
	Composite entrance door; including ironmongery	1.00	nr	750.00	750.00
	Double patio doors; including ironmongery	1.00	nr	600.00	600.00
				<b>Total Windows &amp; External Doors</b>	<b>4,864.05</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Internal Walls &amp; Partitions</u></b>					
	Plasterboard lining to external blockwork walls; dot and dab	123.96	m2	11.00	1,363.56
	Internal Stud Walls; 75mm C-Stud; 1 layer of Wallboard each side; 25mm APR insulation; plaster skim each side	67.91	m2	85.00	5,772.35
	Patresses and boxings	1.00	nr	500.00	500.00
	<b>Total Internal Walls &amp; Partitions</b>				<b>7,635.91</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Internal Doors</u></b>					
	Single oak veneer doors; softwood archtraves; softwood frames with stainless ironmongery - Non FD	7.00	nr	500.00	3,500.00
				<b>Total Internal Doors</b>	<b><u>3,500.00</u></b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Wall Finishes</u></b>					
	Emulsion paint; 2 coats mist emulsion; 1 coat emulsion	259.77	m2	5.00	1,298.85
	E/O ceramic wall tiling; full height around showers & baths	18.69	m2	35.00	654.15
	Splashbacks Kitchens/Sinks	7.00	m	10.00	70.00
				<b>Total Wall Finishes</b>	<b><u>2,023.00</u></b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Floor Finishes</u></b>					
	Floor Finish- Carpets	52.91	m2	25.00	1,323
	Floor Finishes- Bathroom Tiling	8.09	m2	35.00	283.15
	MDF skirting; 150mm x 15mm	68.72	m	10.00	687.20
				<b>Total Floor Finishes</b>	<b><u>2,293.10</u></b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Ceiling Finishes</u></b>					
	12.5mm Wallboard to ceilings; plaster skim	68.42	m2	17.50	1,197.35
	E/O 12.5mm Moistureboard to ceilings; plaster skim	8.09	m2	3.50	28.32
	Emulsion paint; 2 coats mist emulsion; 1 coat emulsion	68.42	m2	5.00	342.10
				<b>Total Ceiling Finishes</b>	<b>1,567.77</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Fittings &amp; Furnishings</u></b>					
	Fitted Kitchens and Appliances	1.00	nr	1,500.00	1,500.00
	Sanitaryware for Ensuites and Bathrooms	2.00	nr	750.00	1,500.00
	Post Boxes	1.00	nr	100.00	100.00
	Mirrors	2.00	nr	75.00	150.00
	Boxing; bathrooms	2.00	nr	250.00	500.00
	Fire stopping allowance	2.00	nr	150.00	300.00
	Juliette balconies	2.00	nr	850.00	1,700.00
	<b>Total Fittings &amp; Furnishings</b>				<b>5,750.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Services</u></b>					
	Mechanical Services- Generally	68.42	m2	65.00	4,447.30
	Electrical Services- Generally	68.42	m2	65.00	4,447.30
	<u>Note Includes:</u>				
	Lighting				
	Power				
	Gas Central Heating				
	Fire Alarm				
	Data & Telephone Containment				
	Ventilation				
	CCTV and Access Control System				
	Hot & Cold Water Installations				
	External Lighting				
	BWIC with M&E	1.00	nr	500.00	500.00
	Stat Connections; Provisional Sums				
	Water	1.00	nr	1,200.00	1,200.00
	Electric	1.00	nr	1,500.00	1,500.00
	Gas	1.00	nr	1,500.00	1,500.00
	BT	1.00	nr	400.00	400.00
	Renewable Energy; Allowance	1.00	nr	750.00	750.00
	<b>Total Services</b>				<b>14,744.60</b>



**broadfield**  
Chartered Quantity  
Surveyors & Project  
Managers

## **White's Bakery**

### **Cost Plan Summary**

Version: 1  
Date: 15/02/2019  
Client: White's Bakery

# Cost Plan Summary

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
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#### Exclusions

- 1) Legal costs, finance costs, land purchase.
- 2) VAT.
- 3) Asbestos removal costs.
- 4) Costs in connection with archaeological investigations.
- 5) Costs in connection with any over sailing agreements or rights of access.
- 6) Local Authority costs including section 106 costs. An allowance of £20k has been included for S278 works.
- 7) Costs in connection with removing invasive plant species from site.
- 8) Ground contamination costs.
- 9) Rights of Light.
- 10) Costs in connection with party wall costs.
- 11) Internal loose furniture or fixtures.
- 12) Supply and installation of any data active equipment. Assume BT install FOC.
- 13) Costs in connection with neighbouring property rights of access.

#### Clarifications

- 1) Assumptions have been made on the structural solution. No input has been sought from a Structural Engineer. No piling allowance made or deep footings.
- 2) MEP servicing strategy based on gas boiler and radiators. No input has been sought from an MEP Consultant.
- 3) No details of the drainage requirements are available so a standard allowance has been included.
- 4) We have made an allowance for materials as per the cost plan breakdowns.
- 5) We have included prelims at an applicable to this type of project.
- 6) No contingency allowance has been made.
- 7) A cost allowance for connecting all the blocks to the electric, water and main drains has been included.
- 8) No allowance has been made for a new substation.
- 9) Costs are based on current days construction prices (no allowance for inflation).
- 10) Costs are based on a competitively tendered single stage design and build procurement route.
- 11) Works to be completed in a single stage process.
- 12) Kitchen and bathroom allowances have been made in each dwelling type (please refer to each cost plan type).
- 13) Professional fees have been included at 5% of construction costs.
- 14) The fit out has been derived from similar new build developments
- 15) Facing bricks at £350/1000 and uPVC windows have been assumed.

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Total	£ / Plot	£ / Sq.ft
<b><u>House Type 2- Semi-Detached</u></b>				
<b>Substructure</b>				
		8,572.85		
<b>Superstructure</b>				
	Frame	500.00		
	Upper Floors	1,390.95		
	Roof	5,925.12		
	Stairs	1,325.00		
	External Walls	17,836.60		
	Windows & External Doors	4,864.05		
	Internal Walls & Partitions	12,258.01		
	Internal Doors	3,500.00		
<b>Internal Finishes</b>				
	Wall Finishes	2,023.00		
	Floor Finishes	2,293.10		
	Ceiling Finishes	1,567.77		
<b>Fittings &amp; Furnishings</b>				
		5,750.00		
<b>Services</b>				
		14,744.60		
<b>Preliminaries (7.5%)</b>				
		6,191.33		
<b>TOTAL</b>				
		88,742.37		
<b>GIFA (m2)</b>				
		1,297.02		
<b>GIFA (ft2)</b>				
		120.50		

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Substructure</u></b>					
	Site clearance / remove topsoil; 300mm	12.78	m3	35.00	447.30
	Beam and Block Ground floor, includng 100mm insulation and 75mm sand/cement screed	42.59	m2	85.00	3,620.15
	Concrete perimeter ring beam, 600x600mm, including excavation, concrete and reinforcement	9.52	m3	290.00	2,760.80
	Below DPC brick/block work (assumed 600 deep)	15.86	m2	110.00	1,744.60
*No structural information available at time of Cost Plan					
				<b>Total Substructure</b>	<b>8,572.85</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b>Frame</b>					
	Allowance for Miscellaneous Steelwork for upper floor	1.00	item	500.00	500.00
	*No structural information available at time of Cost Plan				
				<b>Total Frame</b>	<b>500.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Upper Floors</u></b>					
	225mm I-joists with 22mm chipboard t&g boarding	30.91	m2	45.00	1,390.95
	*No structural information available at time of Cost Plan				
				<b>Total Upper Floors</b>	<b>1,390.95</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b>Roof</b>					
	100 x 75mm Treated wallplate	26.42	m	8.00	211.36
	Timber roof trusses incl gable ladders, bracing, straps, clips etc	52.95	m2	32.00	1,694.40
	Slate effect roof tiles, including accessories, Marley Modern or similar	52.95	m2	40.00	2,118.00
	Gutters	9.48	m	20.00	189.60
	RWPs	11.53	m	17.00	196.01
	Fascia, barge & soffit	20.63	m	25.00	515.75
	Freestanding canopy structure	1.00	nr	1,000.00	1,000.00
*No roof specification available at time of Cost Plan					
				<b>Total Roof</b>	<b>5,925.12</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Stairs</u></b>					
	Softwood staircase and balustrade with MDF treads and risers	1.00	nr	1,200.00	1,200.00
	Handrail	1.00	nr	125.00	125.00
				<b>Total Stairs</b>	<b>1,325.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b><u>External Walls</u></b>					
	External Wall Construction; Inner Leaf 7.3N Blockwork; 100mm Insulation; Facing Brickwork (£400/1000); including Ties, Weeps, DPC, Lintels etc.	104.56	m2	160.00	16,729.60
	Feature brick banding /cills (soldier course)	18.45	m	60.00	1,107.00
				<b>Total External Walls</b>	<b>17,836.60</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Windows &amp; External Doors</u></b>					
	uPVC double glazed windows	11.37	m2	300.00	3,411.00
	MDF window boards	6.87	m	15.00	103.05
	Composite entrance door; including ironmongery	1.00	nr	750.00	750.00
	Double patio doors; including ironmongery	1.00	nr	600.00	600.00
				<b>Total Windows &amp; External Doors</b>	<b>4,864.05</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Internal Walls &amp; Partitions</u></b>					
	Blockwork party wall; 100mm blockwork; 100mm cavity; 100mm blockwork; dot and dab plaster board lined	66.03	m2	70.00	4,622.10
	Plasterboard lining to external blockwork walls; dot and dab	123.96	m2	11.00	1,363.56
	Internal Stud Walls; 75mm C-Stud; 1 layer of Wallboard each side; 25mm APR insulation; plaster skim each side	67.91	m2	85.00	5,772.35
	Patresses and boxings	1.00	item	500.00	500.00
<b>Total Internal Walls &amp; Partitions</b>					<b>12,258.01</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Internal Doors</u></b>					
	Single oak veneer doors; softwood archtraves; softwood frames with stainless ironmongery - Non FD	7.00	nr	500.00	3,500.00
				<b>Total Internal Doors</b>	<b>3,500.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Wall Finishes</u></b>					
	Emulsion paint; 2 coats mist emulsion; 1 coat emulsion	259.77	m2	5.00	1,298.85
	E/O ceramic wall tiling; full height around showers & baths	18.69	m2	35.00	654.15
	Splashbacks Kitchens/Sinks	7.00	m	10.00	70.00
				<b>Total Wall Finishes</b>	<b><u>2,023.00</u></b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Floor Finishes</u></b>					
	Floor Finish- Carpets	52.91	m2	25.00	1,323
	Floor Finishes- Bathroom Tiling	8.09	m2	35.00	283.15
	MDF skirting; 150mm x 15mm	68.72	m	10.00	687.20
				<b>Total Floor Finishes</b>	<b><u>2,293.10</u></b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Ceiling Finishes</u></b>					
	12.5mm Wallboard to ceilings; plaster skim	68.42	m2	17.50	1,197.35
	E/O 12.5mm Moistureboard to ceilings; plaster skim	8.09	m2	3.50	28.32
	Emulsion paint; 2 coats mist emulsion; 1 coat emulsion	68.42	m2	5.00	342.10
				<b>Total Ceiling Finishes</b>	<b>1,567.77</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Fittings &amp; Furnishings</u></b>					
	Fitted Kitchens and Appliances	1.00	nr	1,500.00	1,500.00
	Sanitaryware for Ensuites and Bathrooms	2.00	nr	750.00	1,500.00
	Post Boxes	1.00	nr	100.00	100.00
	Mirrors	2.00	nr	75.00	150.00
	Boxing; bathrooms	2.00	nr	250.00	500.00
	Fire stopping allowance	2.00	nr	150.00	300.00
	Juliette balconies	2.00	nr	850.00	1,700.00
<b>Total Fittings &amp; Furnishings</b>					<b>5,750.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 2 - Semi**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Services</u></b>					
	Mechanical Services- Generally	68.42	m2	65.00	4,447.30
	Electrical Services- Generally	68.42	m2	65.00	4,447.30
	<u>Note Includes:</u>				
	Lighting				
	Power				
	Gas Central Heating				
	Fire Alarm				
	Data & Telephone Containment				
	Ventilation				
	CCTV and Access Control System				
	Hot & Cold Water Installations				
	External Lighting				
	BWIC with M&E	1.00	nr	500.00	500.00
	Stat Connections; Provisional Sums				
	Water	1.00	nr	1,200.00	1,200.00
	Electric	1.00	nr	1,500.00	1,500.00
	Gas	1.00	nr	1,500.00	1,500.00
	BT	1.00	nr	400.00	400.00
	Renewable Energy; Allowance	1.00	nr	750.00	750.00
	<b>Total Services</b>				<b>14,744.60</b>



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Chartered Quantity  
Surveyors & Project  
Managers

## **White's Bakery**

### **Cost Plan Summary**

Version: 1  
Date: 15/02/2019  
Client: White's Bakery

# Cost Plan Summary

Code	Description	Quantity	Unit	Rate	Total
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#### Exclusions

- 1) Legal costs, finance costs, land purchase.
- 2) VAT.
- 3) Asbestos removal costs.
- 4) Costs in connection with archaeological investigations.
- 5) Costs in connection with any over sailing agreements or rights of access.
- 6) Local Authority costs including section 106 costs. An allowance of £20k has been included for S278 works.
- 7) Costs in connection with removing invasive plant species from site.
- 8) Ground contamination costs.
- 9) Rights of Light.
- 10) Costs in connection with party wall costs.
- 11) Internal loose furniture or fixtures.
- 12) Supply and installation of any data active equipment. Assume BT install FOC.
- 13) Costs in connection with neighbouring property rights of access.

#### Clarifications

- 1) Assumptions have been made on the structural solution. No input has been sought from a Structural Engineer. No piling allowance made or deep footings.
- 2) MEP servicing strategy based on gas boiler and radiators. No input has been sought from an MEP Consultant.
- 3) No details of the drainage requirements are available so a standard allowance has been included.
- 4) We have made an allowance for materials as per the cost plan breakdowns.
- 5) We have included prelims at an applicable to this type of project.
- 6) No contingency allowance has been made.
- 7) A cost allowance for connecting all the blocks to the electric, water and main drains has been included.
- 8) No allowance has been made for a new substation.
- 9) Costs are based on current days construction prices (no allowance for inflation).
- 10) Costs are based on a competitively tendered single stage design and build procurement route.
- 11) Works to be completed in a single stage process.
- 12) Kitchen and bathroom allowances have been made in each dwelling type (please refer to each cost plan type).
- 13) Professional fees have been included at 5% of construction costs.
- 14) The fit out has been derived from similar new build developments
- 15) Facing bricks at £350/1000 and uPVC windows have been assumed.

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Total	£ / Plot	£ / Sq.ft
<b>House Type 3</b>				
<b>Substructure</b>				
		10,350.50		
<b>Superstructure</b>				
	Frame	1,000.00		
	Upper Floors	4,219.65		
	Roof	10,040.04		
	Stairs	2,650.00		
	External Walls	29,684.00		
	Windows & External Doors	9,350.70		
	Internal Walls & Partitions	13,651.58		
	Internal Doors	6,000.00		
<b>Internal Finishes</b>				
	Wall Finishes	3,911.25		
	Floor Finishes	4,926.80		
	Ceiling Finishes	3,197.47		
<b>Fittings &amp; Furnishings</b>				
		8,675.00		
<b>Services</b>				
		24,047.40		
<b>Preliminaries (7.5%)</b>				
		9,877.83		
<b>TOTAL</b>				
		141,582.21		
<b>GIFA (m2)</b>				
		1,011.45		
<b>GIFA (ft2)</b>				
		93.97		

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Substructure</u></b>					
	Site clearance / remove topsoil; 300mm	16.82	m3	35.00	588.70
	Beam and Block Ground floor, includng 100mm insulation and 75mm sand/cement screed	56.04	m2	85.00	4,763.40
	Concrete perimeter ring beam, 600x600mm, including excavation, concrete and reinforcement	10.56	m3	290.00	3,062.40
	Below DPC brick/block work (assumed 600 deep)	17.60	m2	110.00	1,936.00
*No structural information available at time of Cost Plan					
				<b>Total Substructure</b>	<b>10,350.50</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b>Frame</b>					
	Allowance for Miscellaneous Steelwork for upper floor	1.00	item	1,000.00	1,000.00
	*No structural information available at time of Cost Plan				
				<b>Total Frame</b>	<b>1,000.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Upper Floors</u></b>					
	225mm I-joists with 22mm chipboard t&g boarding	93.77	m2	45.00	4,219.65
	*No structural information available at time of Cost Plan				
				<b>Total Upper Floors</b>	<b>4,219.65</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b>Roof</b>					
	100 x 75mm Treated wallplate	29.05	m	8.00	232.40
	Timber roof trusses incl gable ladders, bracing, straps, clips etc	83.36	m2	32.00	2,667.52
	Slate effect roof tiles, including accessories, Marley Modern or similar	83.36	m2	40.00	3,334.40
	Gutters	14.79	m	20.00	295.80
	RWPs	17.26	m	17.00	293.42
	Fascia, barge & soffit	38.66	m	25.00	966.50
	Freestanding canopy structure	1.00	nr	1,000.00	1,000.00
	Dormer allowance	1.00	nr	1,250.00	1,250.00

\*No roof specification available at time of Cost Plan

<b>Total Roof</b>	<b>10,040.04</b>
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**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Stairs</u></b>					
	Softwood staircase and balustrade with MDF treads and risers	2.00	nr	1,200.00	2,400.00
	Handrail	2.00	nr	125.00	250.00
				<b>Total Stairs</b>	<b>2,650.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b><u>External Walls</u></b>					
	External Wall Construction; Inner Leaf 7.3N Blockwork; 100mm Insulation; Facing Brickwork (£400/1000); including Ties, Weeps, DPC, Lintels etc.	174.11	m2	160.00	27,857.60
	Feature brick banding /cills (soldier course)	30.44	m	60.00	1,826.40
				<b>Total External Walls</b>	<b>29,684.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Windows &amp; External Doors</u></b>					
	uPVC double glazed windows	23.52	m2	300.00	7,056.00
	MDF window boards	12.98	m	15.00	194.70
	Composite entrance door; including ironmongery	2.00	nr	750.00	1,500.00
	Double patio doors; including ironmongery	1.00	nr	600.00	600.00
				<b>Total Windows &amp; External Doors</b>	<b>9,350.70</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Internal Walls &amp; Partitions</u></b>					
	Plasterboard lining to external blockwork walls; dot and dab	195.38	m2	11.00	2,149.18
	Internal Stud Walls; 75mm C-Stud; 1 layer of Wallboard each side; 25mm APR insulation; plaster skim each side	129.44	m2	85.00	11,002.40
	Patresses and boxings	1.00	item	500.00	500.00
<b>Total Internal Walls &amp; Partitions</b>					<b>13,651.58</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Internal Doors</u></b>					
	Single oak veneer doors; softwood archtraves; softwood frames with stainless ironmongery - Non FD	12.00	nr	500.00	6,000.00
				<b>Total Internal Doors</b>	<b>6,000.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Wall Finishes</u></b>					
	Emulsion paint; 2 coats mist emulsion; 1 coat emulsion	454.25	m2	5.00	2,271.25
	E/O ceramic wall tiling; full height around showers & baths	45.12	m2	35.00	1,579.20
	Splashbacks Kitchens/Sinks	6.08	m	10.00	60.80
				<b>Total Wall Finishes</b>	<b><u>3,911.25</u></b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Floor Finishes</u></b>					
	Floor Finish- Carpets	119.45	m2	25.00	2,986
	Floor Finishes- Bathroom Tiling	13.69	m2	35.00	479.15
	MDF skirting; 150mm x 15mm	146.14	m	10.00	1,461.40
				<b>Total Floor Finishes</b>	<b><u>4,926.80</u></b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Ceiling Finishes</u></b>					
	12.5mm Wallboard to ceilings; plaster skim	139.98	m2	17.50	2,449.65
	E/O 12.5mm Moistureboard to ceilings; plaster skim	13.69	m2	3.50	47.92
	Emulsion paint; 2 coats mist emulsion; 1 coat emulsion	139.98	m2	5.00	699.90
				<b>Total Ceiling Finishes</b>	<b>3,197.47</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Fittings &amp; Furnishings</u></b>					
	Fitted Kitchens and Appliances	1.00	nr	1,500.00	1,500.00
	Sanitaryware for Ensuites and Bathrooms	3.00	nr	750.00	2,250.00
	Post Boxes	1.00	nr	100.00	100.00
	Mirrors	3.00	nr	75.00	225.00
	Boxing; bathrooms	3.00	nr	250.00	750.00
	Fire stopping allowance	3.00	nr	150.00	450.00
	Juliette balconies	4.00	nr	850.00	3,400.00
	<b>Total Fittings &amp; Furnishings</b>				<b>8,675.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 3**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Services</u></b>					
	Mechanical Services- Generally	139.98	m2	65.00	9,098.70
	Electrical Services- Generally	139.98	m2	65.00	9,098.70
	<u>Note Includes:</u>				
	Lighting				
	Power				
	Gas Central Heating				
	Fire Alarm				
	Data & Telephone Containment				
	Ventilation				
	CCTV and Access Control System				
	Hot & Cold Water Installations				
	External Lighting				
	BWIC with M&E	1.00	nr	500.00	500.00
	Stat Connections; Provisional Sums				
	Water	1.00	nr	1,200.00	1,200.00
	Electric	1.00	nr	1,500.00	1,500.00
	Gas	1.00	nr	1,500.00	1,500.00
	BT	1.00	nr	400.00	400.00
	Renewable Energy; Allowance	1.00	nr	750.00	750.00
	<b>Total Services</b>				<b>24,047.40</b>



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## **White's Bakery**

### **Cost Plan Summary**

Version: 1  
Date: 15/02/2019  
Client: White's Bakery

# Cost Plan Summary

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
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#### Exclusions

- 1) Legal costs, finance costs, land purchase.
- 2) VAT.
- 3) Asbestos removal costs.
- 4) Costs in connection with archaeological investigations.
- 5) Costs in connection with any over sailing agreements or rights of access.
- 6) Local Authority costs including section 106 costs. An allowance of £20k has been included for S278 works.
- 7) Costs in connection with removing invasive plant species from site.
- 8) Ground contamination costs.
- 9) Rights of Light.
- 10) Costs in connection with party wall costs.
- 11) Internal loose furniture or fixtures.
- 12) Supply and installation of any data active equipment. Assume BT install FOC.
- 13) Costs in connection with neighbouring property rights of access.

#### Clarifications

- 1) Assumptions have been made on the structural solution. No input has been sought from a Structural Engineer. No piling allowance made or deep footings.
- 2) MEP servicing strategy based on gas boiler and radiators. No input has been sought from an MEP Consultant.
- 3) No details of the drainage requirements are available so a standard allowance has been included.
- 4) We have made an allowance for materials as per the cost plan breakdowns.
- 5) We have included prelims at an applicable to this type of project.
- 6) No contingency allowance has been made.
- 7) A cost allowance for connecting all the blocks to the electric, water and main drains has been included.
- 8) No allowance has been made for a new substation.
- 9) Costs are based on current days construction prices (no allowance for inflation).
- 10) Costs are based on a competitively tendered single stage design and build procurement route.
- 11) Works to be completed in a single stage process.
- 12) Kitchen and bathroom allowances have been made in each dwelling type (please refer to each cost plan type).
- 13) Professional fees have been included at 5% of construction costs.
- 14) The fit out has been derived from similar new build developments
- 15) Facing bricks at £350/1000 and uPVC windows have been assumed.

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Total	£ / Plot	£ / Sq.ft
<b>House Type 4</b>				
<b>Substructure</b>				
		11,002.15		
<b>Superstructure</b>				
	Frame	1,000.00		
	Upper Floors	4,041.90		
	Roof	7,839.84		
	Stairs	3,975.00		
	External Walls	25,099.60		
	Windows & External Doors	6,353.55		
	Internal Walls & Partitions	18,613.64		
	Internal Doors	4,500.00		
<b>Internal Finishes</b>				
	Wall Finishes	4,295.55		
	Floor Finishes	4,191.30		
	Ceiling Finishes	2,883.52		
<b>Fittings &amp; Furnishings</b>				
		6,975.00		
<b>Services</b>				
		22,142.90		
<b>Preliminaries (7.5%)</b>				
		9,218.55		
<b>TOTAL</b>				
		132,132.50		
<b>GIFA (m2)</b>				
		1,054.28		
<b>GIFA (ft2)</b>				
		97.94		

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Substructure</u></b>					
	Site clearance / remove topsoil; 300mm	12.35	m3	35.00	432.25
	Beam and Block Ground floor, includng 100mm insulation and 75mm sand/cement screed	41.16	m2	85.00	3,498.60
	Concrete perimeter ring beam, 600x600mm, including excavation, concrete and reinforcement	9.66	m3	290.00	2,801.40
	Below DPC brick/block work (assumed 600 deep)	16.09	m2	110.00	1,769.90
	Waterproofing allowance	1.00	item	2,500.00	2,500.00
*No structural information available at time of Cost Plan					
				<b>Total Substructure</b>	<b>11,002.15</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b>Frame</b>					
	Allowance for Miscellaneous Steelwork for upper floor	1.00	item	1,000.00	1,000.00
	*No structural information available at time of Cost Plan				
				<b>Total Frame</b>	<b>1,000.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Upper Floors</u></b>					
	225mm I-joists with 22mm chipboard t&g boarding	89.82	m2	45.00	4,041.90
	*No structural information available at time of Cost Plan				
				<b>Total Upper Floors</b>	<b>4,041.90</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b>Roof</b>					
	100 x 75mm Treated wallplate	26.25	m	8.00	210.00
	Timber roof trusses incl gable ladders, bracing, straps, clips etc	50.15	m2	32.00	1,604.80
	Slate effect roof tiles, including accessories, Marley Modern or similar	50.15	m2	40.00	2,006.00
	Gutters	9.09	m	20.00	181.80
	RWPs	14.22	m	17.00	241.74
	Fascia, barge & soffit	23.82	m	25.00	595.50
	Canopy roof	1.00	nr	500.00	500.00
	Dormer allowance	2.00	nr	1,250.00	2,500.00

\*No roof specification available at time of Cost Plan

<b>Total Roof</b>	<b>7,839.84</b>
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**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Stairs</u></b>					
	Softwood staircase and balustrade with MDF treads and risers	3.00	nr	1,200.00	3,600.00
	Handrail	3.00	nr	125.00	375.00
				<b>Total Stairs</b>	<b>3,975.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b><u>External Walls</u></b>					
	External Wall Construction; Inner Leaf 7.3N Blockwork; 100mm Insulation; Facing Brickwork (£400/1000); including Ties, Weeps, DPC, Lintels etc.	143.26	m2	160.00	22,921.60
	Feature brick banding /cills (soldier course)	36.30	m	60.00	2,178.00
				<b>Total External Walls</b>	<b>25,099.60</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Windows &amp; External Doors</u></b>					
	uPVC double glazed windows	16.13	m2	300.00	4,839.00
	MDF window boards	10.97	m	15.00	164.55
	Composite entrance door; including ironmongery	1.00	nr	750.00	750.00
	Double patio doors; including ironmongery	1.00	nr	600.00	600.00
				<b>Total Windows &amp; External Doors</b>	<b>6,353.55</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Internal Walls &amp; Partitions</u></b>					
	Blockwork party wall; 100mm blockwork; 100mm cavity; 100mm blockwork; dot and dab plaster board lined	73.82	m2	70.00	5,167.40
	Plasterboard lining to external blockwork walls; dot and dab	230.34	m2	11.00	2,533.74
	Internal Stud Walls; 75mm C-Stud; 1 layer of Wallboard each side; 25mm APR insulation; plaster skim each side	122.50	m2	85.00	10,412.50
	Patresses and boxings	1.00	item	500.00	500.00
<b>Total Internal Walls &amp; Partitions</b>					<b>18,613.64</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Internal Doors</u></b>					
	Single oak veneer doors; softwood archtraves; softwood frames with stainless ironmongery - Non FD	9.00	nr	500.00	4,500.00
				<b>Total Internal Doors</b>	<b>4,500.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Wall Finishes</u></b>					
	Emulsion paint; 2 coats mist emulsion; 1 coat emulsion	475.34	m2	5.00	2,376.70
	E/O ceramic wall tiling; full height around showers & baths	53.01	m2	35.00	1,855.35
	Splashbacks Kitchens/Sinks	6.35	m	10.00	63.50
				<b>Total Wall Finishes</b>	<b>4,295.55</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Floor Finishes</u></b>					
	Floor Finish- Carpets	96.13	m2	25.00	2,403
	Floor Finishes- Bathroom Tiling	18.17	m2	35.00	635.95
	MDF skirting; 150mm x 15mm	115.21	m	10.00	1,152.10
				<b>Total Floor Finishes</b>	<b><u>4,191.30</u></b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Ceiling Finishes</u></b>					
	12.5mm Wallboard to ceilings; plaster skim	125.33	m2	17.50	2,193.28
	E/O 12.5mm Moistureboard to ceilings; plaster skim	18.17	m2	3.50	63.60
	Emulsion paint; 2 coats mist emulsion; 1 coat emulsion	125.33	m2	5.00	626.65
				<b>Total Ceiling Finishes</b>	<b><u>2,883.52</u></b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Fittings &amp; Furnishings</u></b>					
	Fitted Kitchens and Appliances	1.00	nr	1,500.00	1,500.00
	Sanitaryware for Ensuites and Bathrooms	3.00	nr	750.00	2,250.00
	Post Boxes	1.00	nr	100.00	100.00
	Mirrors	3.00	nr	75.00	225.00
	Boxing; bathrooms	3.00	nr	250.00	750.00
	Fire stopping allowance	3.00	nr	150.00	450.00
	Juliette balconies	2.00	nr	850.00	1,700.00
				<b>Total Fittings &amp; Furnishings</b>	<b>6,975.00</b>

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Type 4**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Services</u></b>					
	Mechanical Services- Generally	125.33	m2	65.00	8,146.45
	Electrical Services- Generally	125.33	m2	65.00	8,146.45
	<u>Note Includes:</u>				
	Lighting				
	Power				
	Gas Central Heating				
	Fire Alarm				
	Data & Telephone Containment				
	Ventilation				
	CCTV and Access Control System				
	Hot & Cold Water Installations				
	External Lighting				
	BWIC with M&E	1.00	nr	500.00	500.00
	Stat Connections; Provisional Sums				
	Water	1.00	nr	1,200.00	1,200.00
	Electric	1.00	nr	1,500.00	1,500.00
	Gas	1.00	nr	1,500.00	1,500.00
	BT	1.00	nr	400.00	400.00
	Renewable Energy; Allowance	1.00	nr	750.00	750.00
	<b>Total Services</b>				<b>22,142.90</b>



**broadfield**  
Chartered Quantity  
Surveyors & Project  
Managers

## **White's Bakery**

### **Cost Plan Summary**

Version: 1  
Date: 05/03/2019  
Client: White's Bakery

# Cost Plan Summary

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Externals**

Code	Description	Quantity	Unit	Rate	Total
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#### Exclusions

- 1) Legal costs, finance costs, land purchase.
- 2) VAT.
- 3) Asbestos removal costs.
- 4) Costs in connection with archaeological investigations.
- 5) Costs in connection with any over sailing agreements or rights of access.
- 6) Local Authority costs including section 106 costs. An allowance of £20k has been included for S278 works.
- 7) Costs in connection with removing invasive plant species from site.
- 8) Ground contamination costs.
- 9) Rights of Light.
- 10) Costs in connection with party wall costs.
- 11) Internal loose furniture or fixtures.
- 12) Supply and installation of any data active equipment. Assume BT install FOC.
- 13) Costs in connection with neighbouring property rights of access.

#### Clarifications

- 1) Assumptions have been made on the structural solution. No input has been sought from a Structural Engineer. No piling allowance made or deep footings.
- 2) MEP servicing strategy based on gas boiler and radiators. No input has been sought from an MEP Consultant.
- 3) No details of the drainage requirements are available so a standard allowance has been included.
- 4) We have made an allowance for materials as per the cost plan breakdowns.
- 5) We have included prelims at an applicable to this type of project.
- 6) No contingency allowance has been made.
- 7) A cost allowance for connecting all the blocks to the electric, water and main drains has been included.
- 8) No allowance has been made for a new substation.
- 9) Costs are based on current days construction prices (no allowance for inflation).
- 10) Costs are based on a competitively tendered single stage design and build procurement route.
- 11) Works to be completed in a single stage process.
- 12) Kitchen and bathroom allowances have been made in each dwelling type (please refer to each cost plan type).
- 13) Professional fees have been included at 5% of construction costs.
- 14) The fit out has been derived from similar new build developments
- 15) Facing bricks at £350/1000 and uPVC windows have been assumed.

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Externals**

Code	Description	Total	£ / Plot	£ / Sq.ft
	Externals / Infrastructure	391,571.66		

**CLIENT: White's Bakery**  
**PROJECT: White's Bakery**  
**REPORT: Cost Plan- Externals**

Code	Description	Quantity	Unit	Rate	Total
<b><u>Externals / Infrastructure</u></b>					
	Tarmac Footpaths / Access Paths	584.63	m2	75.00	43,847.25
	Tarmac Access Road	744.25	m2	125.00	93,031.25
	Block Paving Parking Bays	310.98	m2	100.00	31,098.00
	Turfing; Cultivation	2,229.06	m2	1.00	2,229.06
	Site Boundary Fencing; Timber; 2.1m height	300.89	m	55.00	16,548.95
	Plot Fencing; Timber; 1.8m Height	329.27	m	45.00	14,817.15
	Sewer Connection	1.00	item	35,000.00	35,000.00
	Street Lighting	1.00	item	35,000.00	35,000.00
	Highway Works / S278 Works	1.00	item	20,000.00	20,000.00
	Level Changes / Retaining Works	1.00	item	100,000.00	100,000.00
	*Preliminaries (included elsewhere)				
				<b>Total Externals / Infrastructure</b>	<b><u>391,571.66</u></b>



## APPENDIX 2: FINANCIAL APPRAISAL

**Project Appraisal**  
**Residential Development - White's Bakery, Worsborough Bridge, Barnsley**

Notes:

Title : 10 Nr 3-bedroom semi-detached houses, including dormer bedroom  
 4 Nr 2-bedroom semi-detached houses  
 1 Nr 2-bedroom detached house  
 1 Nr 5-bedroom detached house, including dormer bedrooms  
 2 Nr 4-bedroom semi-detached house, including lower ground floor bedroom and dormer bedroom  
 2 Nr 1-bedroom detached bungalow

**(1) SUMMARY OF PROJECTED DEVELOPMENT COSTS AND REVENUES**

**(2) MAIN ASSUMPTIONS TO THE PROJECT APPRAISAL**

**(a) Site acquisition costs**

Site value	£	
Stamp duty		
Legal fees		
Purchase of freehold		incl
Agents fees		incl
Valuers and other fees		
		<u>0</u>

**(b) Estimated build cost**  
**Demolition Cost**

2,590,786  
incl

**(c) Contingency provision**

excl

**(d) See accommodation schedule for projected total sales revenues.**

**(e) No. of car parking spaces**

N/A

**(f) Estimated sales value per car park space**

N/A

**(g) Estimated start date**

3Q 2019

**(h) Estimated build contract duration**

20 Months

**(i) Estimated cost of borrowings**

excl

**(3) PROJECTED SALES REVENUES**

Residential units		3,160,000
Car parking Spaces		<u>N/A</u>
		<u>3,160,000</u>

**(4) SITE ACQUISITION COSTS**

0

**(5) ESTIMATED CONSTRUCTION COSTS**

2,590,786

**TOTAL DIRECT COSTS**

2,590,786

**GROSS PROFIT**

569,214

**(6) PROFESSIONAL FEES ON CONSTRUCTION WORKS (PRE & POST CONTRACT)**

	5%		<b>129,539</b>
Architect	(%) fixed		incl
Quantity surveyor	(%) fixed		incl
Mechanical and electrical engineer	(%) fixed		incl
Civil and structural engineer	(%) fixed		incl
Project manager and employers agent	(%) fixed		incl
Planning application fees (Barnsley Council)	(%) actual	9,240.00	
CIL Payment	(%) fixed		N/A
Energy assessment	£150 per unit	3,000.00	
Acoustics surveyor	(%) fixed		incl
Building Control	(%) fixed		incl
Archaeologist	(%) fixed		incl
Ground Investigation	(%) fixed		incl
CDM Coordinator fees	(%) fixed		incl
Party Wall Act surveyors fees	(%) fixed		incl
New Homes Warranty	£1,300 per unit	26,000.00	
Others (Interior Design)	(%) fixed		N/A
<b>TOTALS</b>			<u>167,779</u>

**(7) MARKETING AND OTHER COSTS**

Marketing Fee	0.8%		25,280.00
Insurances			incl
Contingency			incl
Legal fees on sale	20 nr @	£500	10,000.00
Legal Fees (contract docs, warranties etc)			incl
<b>TOTAL MARKETING COSTS</b>			<u>35,280</u>

**(8) FINANCE COSTS**

excl

Entrance & Exit Fees			-
Funding Fee			-
Land / Build Costs			-
Legal fees - funding package			-
Banks' monitoring surveyors fees			-
Bank charges			-
<b>TOTAL FINANCE COSTS</b>			<u>0</u>

**TOTAL DEVELOPMENT COSTS**

203,059

**PROJECTED DEVELOPMENT PROFIT**

366,155

11.59%