

Local Plan Viability Study, December 2023

Appendix 1: CDM Cost Advice

Typologies	Units	Site area	Dwellings	Floors	Base Rate 3Q 2023	Base Rate 3Q 2023	External works	Building Regulations 2022 and staircases	Sustainability Policy	Embodied Carbon policy	Fixtures and fittings	Wheelchair homes	Comments
	nr	hectares	dw/hectare		£/m2	£/ft2	Percentage	£/m2	Percentage	Percentage		each £	
Residential													
Residential 1	4	0.07	50	2	2,900	270	10%	1%	6.00%	4.00%	N/A	10,000	
Residential 2	6	0.03	200	4	3,300	305	10%	1%	4.00%	4.00%	N/A	5,000	
Residential 3	9	0.09	100	4	3,300	305	10%	1%	4.00%	4.00%	N/A	5,000	
Residential 4	10	0.02	550	4	3,500	325	6%	1%	4.00%	4.00%	N/A	5,000	
Residential 4 affordable					3,300	305	6%	1%	4.00%	4.00%	N/A	5,000	
Residential 5	13	0.03	500	6	3,500	325	6%	1%	4.00%	4.00%	N/A	5,000	
Residential 5 affordable					3,300	305	6%	1%	4.00%	4.00%	N/A	5,000	
Residential 6	15	0.04	400	6	3,500	325	6%	1%	4.00%	4.00%	N/A	5,000	
Residential 6 affordable					3,300	305	6%	1%	4.00%	4.00%	N/A	5,000	
Residential 7	18	0.04	475	5	3,500	325	6%	1%	4.00%	4.00%	N/A	5,000	
Residential 7 affordable					3,300	305	6%	1%	4.00%	4.00%	N/A	5,000	
Residential 8	20	0.10	200	9	3,300	305	10%	1%	4.00%	4.00%	N/A	5,000	
Residential 8 affordable					3,100	285	10%	1%	4.00%	4.00%	N/A	5,000	
Residential 9	30	0.10	300	6	3,300	305	8%	1%	4.00%	4.00%	N/A	5,000	
Residential 9 affordable					3,100	285	8%	1%	4.00%	4.00%	N/A	5,000	
Residential 10	50	0.14	350	8	3,300	305	8%	1%	4.00%	4.00%	N/A	5,000	
Residential 10 affordable					3,100	285	8%	1%	4.00%	4.00%	N/A	5,000	
Residential 11	60	0.14	425	7	3,300	305	8%	1%	4.00%	4.00%	N/A	5,000	
Residential 11 affordable					3,100	285	8%	1%	4.00%	4.00%	N/A	5,000	
Residential 12	75	0.20	380	10	3,300	305	8%	6%	4.00%	4.00%	N/A	5,000	
Residential 12 affordable					3,100	285	8%	6%	4.00%	4.00%	N/A	5,000	
Residential 13	135	1.04	130	18	3,400	315	10%	6%	4.00%	4.00%	N/A	5,000	
Residential 13 affordable					3,200	295	10%	6%	4.00%	4.00%	N/A	5,000	
Residential 14	150	0.27	550	12	3,500	325	6%	4%	4.00%	4.00%	N/A	5,000	
Residential 14 affordable					3,300	305	6%	4%	4.00%	4.00%	N/A	5,000	
Residential 15	200	0.29	700	11	3,500	345	6%	4%	4.00%	4.00%	N/A	5,000	
Residential 15 affordable					3,300	325	6%	4%	4.00%	4.00%	N/A	5,000	
Residential 16	575	2.88	200	14	3,300	305	10%	4%	4.00%	4.00%	N/A	5,000	
Residential 16 affordable					3,100	285	10%	4%	4.00%	4.00%	N/A	5,000	

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	nr	hectares	dw/hectare		£/m2	£/ft2	Percentage	£/m2	Percentage	Percentage		each £	
BTR	200	0.29	700	11	3,500	345	10%	4%	4.00%	4.00%	12,000	5,000	
BTR affordable					3,300	325	10%	4%	4.00%	4.00%	8,000	5,000	
Commercial													
C1 Residential and offices													
C1 Residential	7	0.06	117	5	3,400	315	10%	1%	4.00%	4.00%	N/A	5,000	
C1 Residential affordable					3,200	295	10%	1%	4.00%	4.00%	N/A	5,000	
C1 Offices to CAT A		500m2			3,300	305	10%	3.00%	5.00%	5.00%	N/A	N/A	Average for Borough
C1 Affordable workspace		100m2			3,100	290	10%	3.00%	5.00%	5.00%	N/A	N/A	Assumes lower specification for affordable workspace
C2 Residential and offices													
C2 Residential	18	0.16	113	5	3,400	315	10%	1%	4.00%	4.00%	N/A	5,000	
C2 Residential affordable					3,200	295	10%	1%	4.00%	4.00%	N/A	5,000	
C2 Offices to CAT A		1,500			3,300	305	10%	3.00%	5.00%	5.00%	N/A	N/A	
C2 Affordable workspace		300			3,100	290	10%	3.00%	5.00%	5.00%	N/A	N/A	
C3 Residential and offices													
C3 Residential	42	0.40	105	5	3,400	315	10%	1%	4.00%	4.00%	N/A	5,000	
C3 Residential affordable					3,200	295	10%	1%	4.00%	4.00%	N/A	5,000	
C3 Offices to CAT A		4,000			3,300	305	10%	3.00%	5.00%	5.00%	N/A	N/A	
C3 Affordable workspace		800			3,100	290	10%	3.00%	5.00%	5.00%	N/A	N/A	
C4 Residential and offices													
C4 Residential	105	0.89	118	7	3,400	315	10%	1%	5.00%	4.00%	N/A	5,000	
C4 Residential affordable					3,200	295	10%	1%	5.00%	4.00%	N/A	5,000	
C4 Offices to CAT A		10,000			3,300	305	10%	3.00%	6.00%	5.00%	N/A	N/A	
C4 Affordable workspace		2,000m2			3,100	290	10%	3.00%	6.00%	5.00%	N/A	N/A	
C5 Residential and offices													
C5 Residential	170	0.89	191	7	3,400	315	10%	1%	4.00%	4.00%	N/A	5,000	
C5 Residential affordable					3,200	295	10%	1%	4.00%	4.00%	N/A	5,000	
C5 Lab enabled space		15,000			3,400	315	10%	3.00%	6.00%	5.00%	N/A	N/A	
C5 Affordable Lab enabled space		3,000m2			3,200	295	10%	3.00%	6.00%	5.00%	N/A	N/A	

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	nr	hectares	dw/hectare		£/m2	£/ft2	Percentage	£/m2	Percentage	Percentage		each £	
C6 Residential and hotel													
C6 Residential	50	0.68	74	4	3,400	315	10%	1%	4.00%	4.00%	N/A	5,000	
C6 Residential affordable					3,200	295	10%	1%	4.00%	4.00%	N/A	5,000	
C6 Hotel	150	4,500m2	30m2 /bed		3,200	295	10%	1.00%	3.00%	5.00%	12,000	N/A	
C7 Student Accommodation 6,120m2	200	0.21	952	14	3,500	325	6%	1.00%	5.00%	5.00%	7,000	5,000	
C7 Residential affordable	44-63				3,200	295	10%	1%	4.00%	4.00%	N/A	5,000	
<u>Demolitions</u>													
Demolition of existing buildings					200.00								Majority of sites will be existing buildings so use £200/m2 of existing GIA or £110/m2 of site aea
Notes	<p>Costs are at 3rd Quarter 2023 Costs exclude , contingency, professional fees, VAT , NHBC , latent defects insurance and the like Costs exclude site remediation, asbestos removal and the like Costs exclude off site infrastructure, service upgrades, service diversions or the like Costs exclude safeguarding habitats or species, public art , archeaology and the like Non domestic rates include BREEAM Excellent in the base cost For additional fire escape staircaases we assumed 10 floors will be above 30m</p>												