

Appendix 1 - CDM Project Services build 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	Renewables offset	Biodiversity	Adaptability	Fixtures and fittings	Wheelchair homes	Comments
	nr	hectares	dw/hectare		£/m2	£/ft2	Percentage	£/m2	Percentage	Percentage	Percentage	Percentage	each £		each £	
Residential 1- houses	4	0.05	89	2	2,900	270	10%	1%	6.50%	2.50%	0.75%	0.30%	900	N/A	10,000	
Residential 2	6	0.02 / 0.03	300 / 200	4	3,300	305	10%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 3	9	0.03	360	4	3,300	305	10%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
<u>Residential</u>																
Residential 4	10	0.02	550	4	3500	325	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 4 affordable					3300	305	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 5	13	0.03	500	6	3500	325	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 5 affordable					3300	305	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 6	15	0.04	400	6	3500	325	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 6 affordable					3300	305	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 7	18	0.04	475	5	3500	325	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 7 affordable					3300	305	6%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 8	20	0.10	200	9	3300	305	10%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 8 affordable					3100	285	10%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 9	30	0.10	300	6	3300	305	8%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 9 affordable					3100	285	8%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 10	50	0.14	350	8	3300	305	8%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 10 affordable					3100	285	8%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 11	60	0.14	425	7	3300	305	8%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 11 affordable					3100	285	8%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 12	75	0.20	380	10	3300	305	8%	6%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 12 affordable					3100	285	8%	6%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 13	135	1.04	130	18	3400	315	10%	6%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 13 affordable					3200	295	10%	6%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 14	150	0.27	550	12	3500	325	6%	4%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 14 affordable					3300	305	6%	4%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 15	200	0.29	700	11	3500	345	6%	4%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 15 affordable					3300	325	6%	4%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 16	575	2.88	200	14	3300	305	10%	4%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
Residential 16 affordable					3100	285	10%	4%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
BTR	200	0.29	700	11	3500	345	10%	4%	4.50%	2.50%	0.75%	0.30%	900	12000	5,000	
BTR affordable					3300	325	10%	4%	4.50%	2.50%	0.75%	0.30%	900	8000	5,000	
<u>Commercial</u>																
C1 Residential and offices																
C1 Residential	7	0.06	117	5	3400	315	10%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
C1 Residential affordable					3200	295	10%	1%	4.50%	2.50%	0.75%	0.30%	900	N/A	5,000	
C1 Offices to CAT A		500m2			3,300	305	10%	3.00%	5.50%	3.50%	0.75%	0.30%	N/A	N/A	N/A	Average for Borough

