

# **Cost Estimate Assessment Report**

## **TC23-21 Leckwith Development**

May 2023



## SUMMARY

Date May 2023

**Project type:** New Build Development  
**Location:** Leckwith, Cardiff

Ref.	Item	Gleeds Cost	Percentage of total Project Cost	TC- Consult Cost	Acceptable (Y/N)	Comments
1	Enabling Works/ Abnormals	£ 6,150,000	9.55%	£ 6,176,369	Y	Approximately 80% of the costs of Enabling works/ Abnormals were made up of allowances and assumptions due to limited design information. The sums of money allowed for works have been scrutinised and deemed fair and reasonable for a project of this size and nature. The additional £26,369 have been added from rates that were assessed which TC- Consult revised the rates. The costs Gleeds provided in this section are seen as acceptable. See General notes for more detail.
2	Main Highways Works	£ 5,200,000	8.08%	£ 5,041,355	Y	Main Highways works costs have been altered due to area discrepancies and rate assessments (see tabs for further detail). The difference in TC- Consult costs and Gleeds costs are only 3% which shows good value for money in the current market due to it being with 10%.
3	Development Costs	£ 36,590,000	56.83%	£ 45,929,052	N	Development Costs have significant cost discrepancies. TC-Consult tested Gleeds m2 development rates against BCIS and SPONS as shown in the Benchmarking tab. The results showed that the rates Gleeds have used were significantly lower and this has resulted in the circa £9m uplift in Development costs. There were minor errors found in the quantities/ measures as shown in the Quantity/ Measure tab which resulted in an additional circa £430k of costs which is included in the circa £9m. The Gleeds costs are not deemed as acceptable in these elements of works and need to be interrogated.
	<b>Sub Total: Facilitating works and Building Works</b>	<b>£ 47,940,000</b>		<b>£ 57,146,776</b>		
4	Main contractor's preliminaries (Infrastructure Only)	£ 770,000	1.20%	£ 920,063	N/A	This element of work was not assessed due to it being such a low percentage of the overall costs and would have little to no impact on the over all costs if altered. The increased value of TC-Consult costs is due to using 1.61% on the uplifted construction cost which is the same percentage used by Gleeds in their order of cost estimate

5	Main contractor's overheads and profit (Infrastructure Only)	£ 390,000	0.61%	£ 468,604	N/A	This element of work was not assessed due to it being such a low percentage of the overall costs and would have little to no impact on the overall costs if altered. The increased value of TC-Consult costs is due to using 0.82% on the uplifted construction cost which is the same percentage used by Gleeds in their order of cost estimate
<b>Total: Building Work Estimate</b>		<b>£ 49,100,000</b>		<b>£ 58,535,443</b>		
6	Project/design team fees & surveys (on all costs) 6%	£ 2,910,000	4.52%	£ 2,341,418	Y	Project/ design team fees and surveys equate to 4.52% which if altered would not have much impact on the overall costs, however Gleeds allowed 6% of the total construction costs within this element. Anything in the range of 3-5% would be deemed fair and reasonable. TC-Consult have allowed 4% in their costs. In the grand scheme we would see 6% as acceptable.
7	Other development/project costs	Excluded	0.00%	£ -	N/A	Excluded works, see general notes for explanation and assumptions on this.
<b>Base Cost Estimate</b>		<b>£ 52,010,000</b>		<b>£ 60,876,860</b>		
8	Risk; notional allowance at this stage (on all costs) 10%	£ 5,210,000	8.09%	£ 6,087,686	Y	Gleeds have allowed a risk allowance of 10% which on a project of this nature and size is deemed as acceptable. See general notes for further advice and actions to take which insists on a costed risk register being undertaken to gain more accurate costs on this as it makes up 8% of the overall costs currently and it has a significant bearing on the costs.
<b>Cost Limit (Excluding Inflation)</b>		<b>£ 57,220,000</b>		<b>£ 66,964,546</b>		
9	Inflation (12.51%)	£ 7,160,000	11.12%	£ 1,399,559	N	Gleeds allowed Tender price Inflation from their previous order of cost estimate to this current order of cost estimate. This showed 12.51%. With an anticipated RIBA Stage 5 date being in the first quarter of 2024, TC-Consult have allowed a TPI from this current date to the first quarter of 2024 which is an increase of 2.09%, see Appendix E for more detail. In the grand scheme this has saved 10% of the overall project costs which is significant on a project of this size so the current inflation percentage used is not deemed as acceptable.
<b>Cost Limit (Excluding VAT)</b>		<b>£ 64,380,000</b>		<b>£ 68,364,105</b>		
10	Value Added Tax	Excluded		Excluded	N/A	
<b>Cost Limit (Including VAT)</b>		<b>£ 64,380,000</b>	<b>100.00%</b>	<b>£ 68,364,105</b>	<b>N</b>	The overall costs resulted in TC-Consult advising on a £4m increase in value but the two concerning elements as explained above are the development costs and the inflation increase. These both need to be further investigated by the client to Gleeds.

## Notes

- 1 Information in the above table is based on rates from the Building Information Cost Services (BCIS) and SPONS cost books.
- 2 The project is based in Cardiff so the location factor has been set in Cardiff.
- 3 The benchmarking exercise includes the developments only (Houses and Apartments), not the external/ infrastructure works.
- 4 Start on site: Anticipated January 2024
- 5 Duration: TBC
- 6 Phases: Assumed I Phase
- 7 Gleeds have highlighted risks and on assessment of these, there are several to take note of which could be of concern if they aren't mitigated properly:
  - i. Repairs to the old bridge, an allowance has been made for this. But this would need further investigation to ensure the old bridge does not need
  - ii. Condition of existing drainage. Surveys and investigations need to be carried out to ensure there is no serious damage to existing drainage as this
  - iii. Current market inflation as mentioned in item 9 above.
  - iv. Extent of contamination to land, this needs to be further investigated as it could have serious cost implications.

## Exclusions

- 1 VAT
- 2 Land purchase, administrative costs, finance charges and other development expenses
- 3 Legal costs
- 4 Local Authority, Planning and Building Regulation fees and charges
- 5 Section 106 costs
- 6 Section 278 costs

Project type: New Build Development

Location: Leckwith, Cardiff

### General Notes - Scope of Work Assessment

#### **1 Enabling Works/ Abnormals**

- 1.1 Cut and fill quantities are noted to be taken from very limited design information and this note is accurate. A detailed foundation design is required to gain accurate quantities for these measures. There is a risk these could increase or decrease with a more detailed design.
- 1.2 Allowances/assumptions with a value of £485,495.00 have been made for facilitating works which equates to 45% of the total value of the enabling works package. With a further developed design and surveys carried out we can firm up these costs with accurate measures/ costs.
- 1.3 Allowances/assumptions with a value of £2,310,821.00 have been made for abnormal house costs which equates to 88% of the total value of this work package. With a further developed design and surveys carried out we can firm up these costs with accurate measures/ costs.
- 1.4 Allowances/assumptions with a value of £300,000.00 have been made for floor compensation works which equates to 53% of the total value of this work package. With a further developed design and surveys carried out we can firm up these costs with accurate measures/ cost.
- 1.5 The entirety of the ecological mitigation works package has been made up of allowances due to limited design information with a total sum of £267,250.00. With a further developed design and surveys carried out we can firm up these costs with accurate measures/ cost.
- 1.6 The entirety of service diversion works has been made up of allowances due to limited design information with a total sum of £530,000.00. With a further developed design and surveys carried out we can firm up these costs with accurate measures/ cost.
- 1.7 The entirety of the incoming services package has been made up of allowances due to limited design information with a total sum of £1,070,000.00. With a further developed design and surveys carried out we can firm up these costs with accurate measures/ cost.
- 1.8 To summarise, the order of cost estimate has included all works set out in the design package. A total of £4,963,556.00 worth of works have been costed through allowances and assumptions made due to limited design information.  
This equates to 80.3% of the overall cost of Enabling Works/ Abnormals and this is a significant amount to be allowing for. As reiterated above, a further detailed design is required to be able to justify this cost and firm up the majority of allowances/ assumptions made.

#### **2 Main Highway Works**

- 2.1 Allowances/assumptions have a value of £174,500.00 under roadworks which equates to 7.1% of the total value of the roadworks total costs. With a further developed design and surveys carried out we can firm up these costs with accurate measures/ costs.
- 2.2 Puffin crossings have been priced as an all in number with a value £65,000.00 per crossing, a breakdown of how these were priced would be required to show value for money.
- 2.3 Provisional sum of £85,000.00 has been allowed for asbestos works, intrusive surveys on the site could put a more accurate figure on this.
- 2.4 Allowances/assumptions have a value of £6500.00 under road drainage works which equates to 2.2% of the total value of the road drainage total costs. With a further developed design and surveys carried out we can firm up these costs with accurate measures/ costs.
- 2.5 An allowance of £20,000.00 has been allowed for repairs to historic Leckwith Bridge. This allowance is understandable due to limited design but a contractor needs to be appointed to carry out a survey of the bridge to give an accurate quote for these works.
- 2.6 An allowance of £10,000.00 has been allowed for traffic signs and controls to pumping station. This allowance is understandable due to limited design. With a further developed design and surveys carried out we can firm up these costs with accurate measures/ cost.
- 2.7 To summarise, highways total cost is £5,110,158.00 (excluding preliminaries and overheads and profit). The order of cost estimate has included all works within the design information and allowed for assumptions on top.  
A further developed design would iron out these assumptions which equate to 7.1% of the total cost in Main Highways Works.
- 2.8 Preliminaries have been allowed at 15% against the overall cost. BCIS suggest the average is 13.5% for works between £2.9m and £7.6m and this highways package is £5,110,158 excluding preliminaries and overheads and profits.
- 2.9 Overheads and Profits have been allowed at 6.5% against the overall cost. Anything between 5% and 8% is a fair and reasonable percentages based on a project of this nature and size.

#### **3 Development Costs**

- 3.1 Comments on the rates used for the two storey houses and low rise flat developments are included within the rate checks section of this report.
- 3.2 Assumptions have been made with a value of £1,946,577.00 in the external works section, due to limited design information. With the majority of these works assumed and costed on pro rata basis, a detailed design is required to price these works accurately.
- 3.2 The assumptions that have been made include all works you'd expect on a project of this nature, the costs for these are not firm and estimates only.

#### **4 Main Contractor Preliminaries (Infrastructure Only)**

- 4.1 Main contractors preliminaries have been allowed for at 1.61% of the overall construction costs which on a project of this size and nature is very low compared to BCIS which give a mean average of 9.7% for projects over £7.6m

#### **5 Main Contractors overhead and Profits (Infrastructure Only)**

- 5.1 Overheads and Profits have been allowed for at 0.82% of the overall construction costs. Typically OHP for main contractor can range from 1% - 5%.

#### **6 Project/ Design Team Fees & Surveys (On all costs)**

- 6.1 Professional fees equate to 6% of the overall construction cost. Anything under 5% is fair and reasonable on a project of this size and nature.
- 6.2 Surveys equates to 0.11% of the overall construction cost. Anything under 1% is fair and reasonable on a project of this size and nature.
- 6.3 Statutory Fees equates to 1.465% of the overall construction cost. Statutory fees are site specific and individually quoted.

#### **7 Other Development/ Project Costs**

- 7.1 This item has been excluded from Gleeds Order of Cost Estimate, needs to be raised with the design team to ensure it will raise no additional costs on the project.

#### **8 Risk; Notional Allowance at this stage (on all costs)**

- 8.1 Risk has been calculated at 10% of the overall cost which equates to £5,210,000.00, it is advised that a thorough risk register be prepared by the project team to calculate an accurate risk figure as this is a significant amount to carry on the project.
- 8.2 A summary of the main risks have been outlined and a more detailed design and surveys being carried out is required to produce accurate costings on the majority of risks noted.

#### **9 Inflation**

- 9.1 The Tender Price Inflation within Gleeds cost estimate is based on the date of the previous order of cost estimate to the current order of cost estimate, this should be based on the current order of cost estimate to the anticipated RIBA Stage 5 (construction) start date.

#### **10 Value Added Tax**

- 10.1 This has been excluded. Needs to be noted that this could cost up to 20% additional on the overall cost of the project.

#### **11 Other Comments**

- 11.1 It was assumed in Gleeds Order of Cost Estimate that the project would be carried out in one phase. With there being both infrastructure works and housing development builds on such a large area of land, this needs to be clarified as it could impact the cost.

#### **12 Disclaimer**

- 12.1 This report has been prepared using the Gleeds Order of Cost Estimate as a basis. The report represents a high level overview and opinion on the costs presented by Gleeds with spot checks, comparisons and summary narrative.
- 12.2 TC Consult have not been appointed to prepare independent costs of their own. This report is a summary overview of the Gleeds costs only.

**BENCHMARKING EXERCISE**

Date May 2023

**BENCHMARKING EXERCISE**

A Benchmarking exercise was carried out against the current Gleeds Order of Cost Estimate. Resources that were used was the Building Cost Information Services (BCIS) and the latest SPONS cost books.

BENCHMARK EXERCISE - LECKWITH DEVELOPMENT COSTS								
Item	2 Storey Estate Housing				Flat - Low Rise			
	Gleeds OCE	SPONS	BCIS	Average from BCIS and SPONS	Gleeds OCE	SPONS	BCIS	Average from BCIS and SPONS
Baseline	£ 1,255.00	£ 1,987.50	£ 1,307.00	£ 1,647.25	£ 1,484.00	£ 2,387.50	£ 1,530.00	£ 1,958.75
Externals and Infrastructure	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Sub-Total	£ 1,254.92	£ 1,987.50	£ 1,307.00	£ 1,647.25	£ 1,484.00	£ 2,387.50	£ 1,530.00	£ 1,958.75
Less 5% Contractor Return	£ 63.00	£ 99.38	£ 65.35	£ 82.36	£ 74.00	£ 119.38	£ 76.50	£ 97.94
Sub-Total	£ 1,192.00	£ 1,888.13	£ 1,241.65	£ 1,564.89	£ 1,410.00	£ 2,268.13	£ 1,453.50	£ 1,860.81
Location Factor	100.00	94.00	100.00	97.00	100	94	100.00	97.00
Working Cost	<b>£ 1,192.00</b>	<b>£ 1,774.84</b>	<b>£ 1,167.15</b>	<b>£ 1,517.94</b>	<b>£ 1,410.00</b>	<b>£ 2,132.04</b>	<b>£ 1,366.29</b>	<b>£ 1,804.99</b>

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- 4 Start on site: Anticipated January 2024
- 5 Duration: TBC
- 6 Phases: Assumed 1 Phase

QUANTITY/ MEASURE ASSESSMENTS

Date May 2023

**QUANTITY/ MEASUREMENT ASSESSMENTS**

Quantities selected at random to be tested against updated measures. This is to ensure the client is aware of any cost risks within the current Order of Cost Estimate.

Risk Legend	
Red	High Risk
Amber	Medium Risk
Green	Low Risk

QUANTITY ASSESSMENTS						
Area	Gleeds Area (m2)	TC Consult Area (m2)	Variance (m2)	Cost Implication £	Comments	Risk (Red/ Amber/ Green)
<b>Site Assessments</b>						
Site Area (Red Line Boundary)	47,045.00	46,687.00	358.00	N/A	Area taken from Drawing - Proposed Roof Level Site P	Green
<b>Development Assessments</b>						
Deluxe Apartments Type 2	1,316.00	1,324.00	-8	£ 79,783.03	Well within 10% of the measure.	Amber
Deluxe Apartments Type 1	1,316.00	1,513.00	-197	£ 355,582.66	Almost 200m2 difference, measured from Block D plan	Red
<b>Hard Landscaping Assessment</b>						
Footpath/ Cycleway	2,480.00	2,576.00	-96	£ 2,208.00	Well within 10% of the measure.	Green
Road Areas	6,533.00	5,023.00	1510	-£ 181,200.00	Quite a significant difference in quantities, requires interrogation as to what drawing was measured. Rate of £120 taken from full depth carriageway build up	Amber
Proposed Bridge	608.00	58.00	550	N/A	Based on the m2 paving of the footbridge - measure	Green
<b>Soft Landscaping Assessment</b>						
Grassed Area	5083	5111	-28	£ 700.00	Well within 10% of the measure.	Green

To summarise, there are a several assessed quantities in the above table highlighted that have discrepancies. These quantities need to be questioned and back-up provided as to what areas have been measured. There are only two Block drawings that show GIFA areas, hence why only two types of housing/ flats have been assessed. Other areas (not highlighted), fall within 10% of the quantity provided by Gleeds. Further GIFA/ Block drawings need to be provided in order for us to investigate further to test if the Type 1 Apartments measure is a one off mis-measure. From the seven measures carried out, only one red risk which raises a the only concern.

**RATE ASSESSMENTS**

Rates selected at random to be tested against current market rates. This is to ensure the client is aware of any cost risks within the current Order of Cost Estimate.

Risk Legend	
Red	High Risk
Amber	Medium Risk
Green	Low Risk

Rate Assessments										
Item	Gleeds OCE Cost	Unit	TC-Consult Cost	Unit	Variance	Unit	Cost Implication	Source	Comments	Risk (Red/ Amber/ Green)
<b>Enabling Works/ Abnormals</b>										
Cut and fill to formation levels	£ 26.94	m3	£ 21.56	m3	£ 5.38	m3	£ 37,165.04	Cost obtained from SPONS (External Works)	The original Gleeds rate would be considered acceptable as the margin is ranging between 25-30% as it looks to have included some risk. It is possible that this rate will alter when the design is further developed	Green
Supply and Installing Piling Mat	£ 32.22	m3	£ 45.12	m3	£ 12.90	m3	£ 56,824.50	Cost obtained from SPONS (Architectural Building)	Considerably under the value stated in SPONS, this rate could alter when we achieve the full design and it can be properly quantified.	Amber
Green Roof Composition	£ 240.00	m2	£ 216.20	m2	£ 23.80	m2	£ 46,029.20	Cost obtained from SPONS (External Works)	The gleeds rate is acceptable as it falls within 10-11% of the market tested rate.	Green
<b>Highways Works</b>										
Proposed Bridge Construction	£2,148,000.00	Sum	£2,100,000.00	Sum	£ 48,000.00	Sum	£ 48,000.00	Cost obtained from a bridge specialist based in the Chepstow Area who are familiar with bridge schemes in and around Cardiff	The gleeds rate is acceptable as it falls within 2-3% of the market tested rate.	Green
Wearing course	£ 10.00	m2	£ 21.85		£ 11.85		£ 41,012.85	Cost obtained from SPONS (External Works)	Considerably under the value stated in SPONS, this rate could alter when we achieve the full design and it can be properly quantified.	Green
Road Markings	£ 25.00	m	£ 5.00	m	£ 20.00	m	£ 8,460.00	Cost obtained from external works on previous projects	TC-Consult feel that £25 per linier metre for road markings is excessive.	Green
5 way Manhole	£ 4,000.00	nr	£ 3,650.00	nr	£ 350.00	nr	£ 4,200.00	Cost obtained from SPONS (External Works)	This cost is in the range of what SPONS tells us but a lot will depend on the size of this manhole as it does not give this in the description of the OCE.	Green
<b>Development Works</b>										
Two Storey House (New Build)	£ 1,200.00	m2	£ 1,517.94	m2	£ 317.94	m2	£ 1,934,034.34	Average between SPONS and BCIS	Considering the number of residential homes (228), the increased square meterage would have a significant impact on the overall cost.	Red
Low Rise Residential (New Build)	£ 1,400.00	m2	£ 1,804.99	m2	£ 404.99	m2	£ 6,365,623.27	Average between SPONS and BCIS	Considering the number of residential homes (228), the increased square meterage would have a significant impact on the overall cost.	Red
Underground Parking and Stores	£ 475.00	m2	£ 648.60	m2	£ 173.60	m2	£ 566,109.60	Cost obtained from SPONS (Architectural Building)	Considerably under the value stated in SPONS, this rate could alter when we achieve the full design and it can be properly quantified.	Red
Turfing	£ 25.00	m2	£ 17.54	m2	£ 7.46	m2	£ 37,919.18	Cost obtained from SPONS (Architectural Building)	This needs to be addressed Higher than you'd expect this to be, SPONS rate made up for imported top soil and turfing.	Green

To summarise, from the 11 rates tested as shown in the table above, Gleeds were significantly higher on only three of them. This demonstrates that Gleeds are showing value for money in regard to rates but also raises concerns on some items such as the developments. Gleeds are showing quite significant discrepancies on all development m2 rates and with there being 228 units to be built, this will have a huge impact on the costs, approximately £8.8m. The m2 rates obtained for the purpose of this report have been taken on average from BCIS, SPONS and Gleeds original benchmarked rates. This proves the current m2 rates used are market tested through national standards.



APPENDIX A - Building Cost Information Services (BCIS)

APPENDIX A1 - Average Prices



£/m2 study

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

Last updated: 22-Apr-2023 07:31

> Rebased to Wales ( 93; sample 412 )

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	
<b>New build</b>							
810. Housing, mixed developments (15)	1,385	754	1,209	1,346	1,518	3,073	1258
<b>810.1 Estate housing</b>							
Generally (15)	1,384	665	1,180	1,329	1,513	4,796	1413
Single storey (15)	1,573	927	1,332	1,518	1,739	4,796	234
2-storey (15)	1,332	665	1,156	1,295	1,456	2,904	1097
3-storey (15)	1,451	863	1,213	1,373	1,645	2,837	77
4-storey or above (15)	2,902	1,414	2,315	2,586	3,890	4,307	5
810.11 Estate housing detached (15)	1,808	1,008	1,407	1,560	1,937	4,796	21
<b>810.12 Estate housing semi detached</b>							
Generally (15)	1,395	812	1,190	1,359	1,514	3,139	347
Single storey (15)	1,564	998	1,361	1,529	1,708	3,139	80
2-storey (15)	1,344	812	1,180	1,307	1,471	2,385	256
3-storey (15)	1,339	1,016	1,080	1,327	1,512	1,956	11
<b>810.13 Estate housing terraced</b>							
Generally (15)	1,417	837	1,161	1,327	1,552	4,307	239
Single storey (15)	1,625	1,042	1,349	1,675	1,874	2,271	20
2-storey (15)	1,353	837	1,142	1,295	1,481	2,904	183
3-storey (15)	1,479	863	1,198	1,358	1,648	2,837	34
4-storey or above (10)	4,099	3,890	-	-	-	4,307	2
<b>816. Flats (apartments)</b>							
Generally (15)	1,625	807	1,348	1,533	1,828	5,597	854
1-2 storey (15)	1,543	960	1,300	1,459	1,723	3,186	181
3-5 storey (15)	1,602	807	1,343	1,530	1,819	3,412	573
6 storey or above (15)	1,920	1,185	1,567	1,804	2,057	5,597	97

APPENDIX A2 - Preliminary Percentages of Value over £2.9m to £7.6m



Preliminary percentages (value over £2,900,000 and not exceeding £7,600,000)

Quarter	Mean	Lower decile	Lower quartile	Median	Upper quartile	Upper decile	Proportion above zero	Sample size
3Q2022	13.3		9.2	10.3	12.7			7
4Q2022	13.7		9.4	12.1	17.8			10

APPENDIX A2 - Preliminary Percentages of Value over £7.6m



## Preliminary percentages (value over £7,600,000)

Quarter	Mean	Lower decile	Lower quartile	Median	Upper quartile	Upper decile	Proportion above zero	Sample size
3Q2022	9.7			9.2				4

APPENDIX B

Date May 2023

APPENDIX B - SPONS (Cost Resource Book)

APPENDIX B1 - Benchmarking Two Storey Houses (Page 77 SPONS)

UNICLASS D8 RESIDENTIAL FACILITIES				
<b>Local Authority and Housing Association Schemes</b>				
Housing Association Developments (Code for Sustainable Homes Level 3)				
Bungalows				
semi-detached	m <sup>2</sup>	1250.00	to	1600.00
terraced	m <sup>2</sup>	1175.00	to	1525.00
Two storey housing				
detached	m <sup>2</sup>	1250.00	to	1600.00
semi-detached	m <sup>2</sup>	1175.00	to	1525.00
terraced	m <sup>2</sup>	1050.00	to	1350.00
Three storey housing				
semi-detached	m <sup>2</sup>	1250.00	to	1600.00
terraced	m <sup>2</sup>	1050.00	to	1350.00
Apartments/flats				
low rise	m <sup>2</sup>	1250.00	to	1600.00
medium rise	m <sup>2</sup>	1550.00	to	1975.00
Sheltered housing with wardens accommodation				
	m <sup>2</sup>	1175.00	to	1525.00
<b>Private Developments</b>				
single detached houses	m <sup>2</sup>	1675.00	to	2150.00
two and three storey houses	m <sup>2</sup>	1750.00	to	2225.00

APPENDIX B2 - Benchmarking Low Rise Flats (Page 78 SPONS)

UNICLASS D8 RESIDENTIAL FACILITIES – cont				
<b>Private Developments – cont</b>				
Apartments/flats generally				
standard quality; 3–5 storeys	m <sup>2</sup>	2075.00	to	2700.00
warehouse/office conversion to apartments	m <sup>2</sup>	2300.00	to	2950.00
high quality apartments in residential tower – Inner London	m <sup>2</sup>	2800.00	to	3600.00

Job - Leckwith Development

Location - Leckwith, Cardiff



TC Ref: TC23-21


APPENDIX C


Date May 2023


APPENDIX C - Quotations

APPENDIX C1 - CASS Hayward - Bridge Quotation


 Gareth Davies <Gareth.Davies@casshayward.com>  
To:  scottchallenger@tc-consult.co.uk  
Tue 02/05/2023 16:15

 You replied to this message on 02/05/2023 16:44.

 Whitley South.pdf 655 KB

 Pont Y Werin.pdf 474 KB

Scott  
Thanks for your email.  
We designed a similar bridge in Coventry – see photo below & data sheet – as part of a much wider development.  
Contractors tendered for this in 2017 and a standalone fee for bridge only was circa £1.4m (construct only). If you add in inflation, reinforced earth walls, design cost, approval etc – probably looking at over £2m.  
We also designed Pont Y Werin – further down the River Ely and have knowledge of ground conditions in this area.  
Happy to chat if you wish to get us involved in any design work – particularly as I live in Cardiff.  
We took the Coventry project through optioneering, AIP, Detailed design & Construction - initially working for the developer then novated to the Contractor.  
Also note that Technical Approval Route is different to RIBA – you will need to follow DMRB.



**Job - Leckwith Development**

**Location - Leckwith, Cardiff**

**TC Ref: TC23-21**

**APPENDIX D**

**Date May 2023**

**APPENDIX D - Quotations**

**APPENDIX D1 - Development Cost Implications - Rate Discrepancies**

<b>Rate Comparison</b>			
<b>Gleeds Rate</b>	<b>TC-Consult Rate</b>	<b>Structure</b>	
£ 1,400.00	£ 1,804.99	Flat Row Rise	
£ 1,200.00	£ 1,517.94	Two Storey House	
£ 475.00	£ 648.60	Undercroft Car Park and Stores	

<b>Area 1 - Urban</b>			
<b>Area (m2)</b>	<b>Gleeds Rate £</b>	<b>Gleeds Cost £</b>	<b>Total Cost uplift by TC-Consult</b>
875	£ 1,200.00	£ 1,050,000.00	£ 1,328,198.27
812	£ 1,200.00	£ 974,400.00	£ 1,232,567.99
1392	£ 1,200.00	£ 1,670,400.00	£ 2,112,973.70
1314	£ 1,400.00	£ 1,839,600.00	£ 2,371,754.40
1200	£ 475.00	£ 570,000.00	£ 778,320.00
3500	£ 1,400.00	£ 4,900,000.00	£ 6,317,458.44
2285	£ 900.00	£ 2,056,500.00	£ 2,056,500.00
		<b>£ 13,060,900.00</b>	<b>£ 16,197,772.79</b>

<b>Area 2 - Waterside</b>			
<b>Area (m2)</b>	<b>Gleeds Rate £</b>	<b>Gleeds Cost £</b>	<b>Total Cost uplift by TC-Consult</b>
280	£ 1,400.00	£ 392,000.00	£ 505,396.68
1890	£ 1,400.00	£ 2,646,000.00	£ 3,411,431.10
534	£ 1,200.00	£ 640,800.00	£ 810,580.43
712	£ 1,200.00	£ 854,400.00	£ 1,080,773.90
768	£ 1,200.00	£ 921,600.00	£ 1,165,778.59
564	£ 1,400.00	£ 789,600.00	£ 1,018,014.36
564	£ 1,400.00	£ 789,600.00	£ 1,018,014.36
188	£ 1,400.00	£ 263,200.00	£ 339,338.12
1316	£ 1,400.00	£ 1,842,400.00	£ 2,375,366.84
1210	£ 900.00	£ 1,089,000.00	£ 1,089,000.00
416	£ 475.00	£ 197,600.00	£ 269,817.60
		<b>£ 10,426,200.00</b>	<b>£ 13,083,511.98</b>

<b>Area 3 - Rural</b>			
<b>Area (m2)</b>	<b>Gleeds Rate £</b>	<b>Gleeds Cost £</b>	<b>Total Cost uplift by TC-Consult</b>
990	£ 1,200.00	£ 1,188,000.00	£ 1,502,761.47
3390	£ 1,400.00	£ 4,746,000.00	£ 6,118,916.10
2712	£ 1,400.00	£ 3,796,800.00	£ 4,895,132.88
710	£ 900.00	£ 639,000.00	£ 639,000.00
1645	£ 475.00	£ 781,375.00	£ 1,066,947.00
		<b>£ 11,151,175.00</b>	<b>£ 14,222,757.45</b>

Variances Between Structure/ Housing Types			
Two Storey House Total	£ 7,299,600.00	£ 9,233,634.34	£ 1,934,034.34
Low Rise Flat Total	£ 22,005,200.00	£ 28,370,823.27	£ 6,365,623.27
Undercroft Carpark and Stores	£ 1,548,975.00	£ 2,115,084.60	£ 566,109.60
Circulation Areas	£ 3,784,500.00	£ 3,784,500.00	£ -
<b>Total Additional Cost</b>			<b>£ 8,865,767.21</b>

**APPENDIX D2 - Development Cost Implications - Area Discrepancy**

£ 1,842,400.00	Housing Type 1 Original Cost
£ 2,118,200.00	Housing Type 1 Original Cost
£ 275,800.00	Sub Total Cost Discrepancy
£ 404.99	Uplift to Rate by TC-Consult in line with Benchmarking Exercise
£ 79,782.66	Total Uplift
£ 355,582.66	Total Additional Cost

£ 1,842,400.00	Housing Type 2 Original Cost
£ 1,842,400.00	Housing Type 2 Original Cost
£ -	Sub Total Cost Discrepancy
£ 404.99	Uplift to Rate by TC-Consult in line with Benchmarking Exercise
£ 79,783.03	Total Uplift
£ 79,783.03	Total Additional Cost

Job - Leckwith Development

Location - Leckwith, Cardiff

TC Ref: TC23-21

## APPENDIX E

Date May 2023

### APPENDIX E - Building Cost Information Services (BCIS) INDICIES

#### APPENDIX E1 - Tender Price Inflation

##### Inflation

2Q 2023	382
1Q 2024	<u>390</u>
	<b>2.09%</b>

Recent changes			Percentage change		
Date	Index	Equivalent sample	On year	On quarter	On month
2Q 2021	331	Provisional	-1.2%	0.9%	
3Q 2021	339	Provisional	2.7%	2.4%	
4Q 2021	344	Provisional	4.9%	1.5%	
1Q 2022	349	Provisional	6.4%	1.5%	
2Q 2022	365	Provisional	10.3%	4.6%	
3Q 2022	371	Provisional	9.4%	1.6%	
4Q 2022	375	Provisional	9.0%	1.1%	
1Q 2023	379	Provisional	8.6%	1.1%	
2Q 2023	382	Forecast	4.7%	0.8%	
3Q 2023	383	Forecast	3.2%	0.3%	
4Q 2023	388	Forecast	3.5%	1.3%	
1Q 2024	390	Forecast	2.9%	0.5%	
2Q 2024	392	Forecast	2.6%	0.5%	



02920 220 300 admin@tc-consult.co.uk tc-consult.co.uk  
TC Consult Ltd, The Old Coach House, 2 Sophia Close, Cardiff, CF11 9HW