

Options Study: New Build Feasibility Cost Estimate

Brighton & Hove City Council
BHCC LPS Blocks

27 05 2025
BM4161
Rev -

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Owner	Ria Carr
Issue	27 th May 2025
Version	-

1 – Executive Summary

The Project is to provide the following (further details are included within this report under Project Description):

- Hollingdean - 233 no. new build affordable residential units across 3, 13 and 20-storey blocks on the site currently occupied by Dudeney Lodge and Nettleton Court (LPS Blocks).
- St James House - 97 no. new build affordable residential units across 5 and 14-storey blocks on the site currently occupied by St James House (LPS Blocks).
- Whitehawk - 205 no. new build affordable residential units across 4, 6, 8 and 9-storey blocks on the site currently occupied by Kingfisher Court, Falcon Court, Kestrel Court, Heron Court and Swallow Court (LPS Blocks).
- Provision for community hub space
- Basement car parking
- Associated external works

The Feasibility Report suggests a budget of £205,380,000 (exc VAT) will be required to deliver this project – details are included within the report under Project Budget.

This Feasibility report is based on RIBA Stage 1. The status of this is described within the report under Status of Cost Plan.

This report details the expected costs as follows: -

Construction Works Estimate (A)	£169,735,000 (exc VAT)
Contract Works Estimate (B)	£186,709,000 (exc VAT)
Project Cost Estimate (C)	£205,380,000 (exc VAT)

A: Building works, including main contractor's preliminaries cost, overheads and profit.

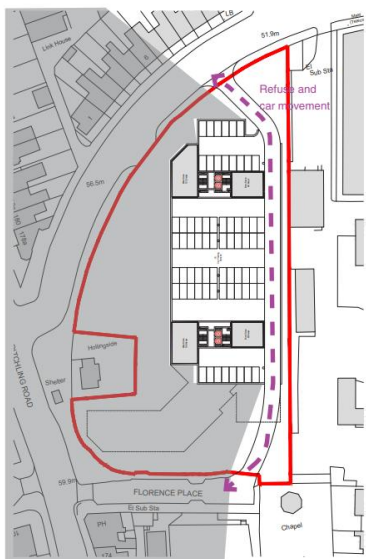
B: Construction Works Estimate (A), and risk allowances.

C: Contract Works Estimate (C), design fees and surveys.

Cost details are included within this report under **Statement of Cost**.

Further details including information used to prepare the report, the basis of the estimate and commentary of risk allowances are contained within later sections of this document.

4.2. Lower Ground Plan



4.3. Typical Lower Level Plan



4.4. Typical Upper Level Plan



Figure 2.2 – Hollingdean Proposed Typical Floor Plans



Figure 2.3 – Hollingdean Proposed 3D View

St James House:

KEY	
■	Site Area: 3117sqm - 0.311 Hectares
■	Hard Surface - 2295sqm
■	Neighboring green space
■	Existing Building Footprint
Accommodation Schedule	
• St James House: 822sqm	
• 1 Bed Units: 1 Unit	
• 2 Bed Units: 121 Units	
• 3 Bed Units: 1 Unit	
Residents Car Parking Spaces	
• 81 Car Parking Spaces	
Cycle Parking Spaces	
• N/A	
Refuse and recycling bins	
• St James House bin store: 20sqm	
• New external recycling bin store: approx 50sqm	



Figure 2.4 – St James House Existing Building Audit



Figure 2.5 – St James Proposed Typical Floor Plans



Figure 2.6 – St James Proposed 3D View

Whitehawk:

KEY

- Site Area: 20176sqm - 2.017 Hectares
- Hard Surface - 10549sqm
- Green space - 6677sqm

Existing Building Footprint

- Kingsfisher Court: 590sqm
- Falcon Court: 590sqm
- Kestrel Court: 590sqm
- Heron Court: 590sqm
- Swallow Court: 590sqm

Accommodation Schedule

- 1 Bed Units: 1 Unit
- 2 Bed Units: 260 Units

Commercial Spaces

- Kingsfisher Court: N/A
- Falcon Court: N/A
- Kestrel Court: 98sqm
- Heron Court: N/A
- Swallow Court: N/A

Residents Car Parking Spaces

- Kingsfisher Court: 22 Spaces including 2 visitor spaces
- Falcon Court: 41 Spaces including 4 visitor spaces
- Kestrel Court: 26 Spaces including 2 visitor spaces
- Heron Court: 34 Spaces including 2 visitor spaces
- Swallow Court: 28 Spaces including 1 visitor space

Cycle Parking Spaces

- Kingsfisher Court: N/A
- Falcon Court: N/A
- Kestrel Court: N/A
- Heron Court: N/A
- Swallow Court: N/A

Refuse and recycling bins

- Kingsfisher Court bin store: 47sqm
- Falcon Court bin store: 47sqm
- Kestrel Court bin store: 26sqm
- Heron Court bin store: 47sqm
- Swallow Court bin store: 47sqm



Figure 2.7 – Whitehawk Existing Building Audit



Figure 2.8 Whitehawk Proposed Typical Floor Plans



Figure 2.9 Whitehawk Proposed 3D View

3 – Project Budget

The Cost Plan suggests a project budget of £205,380,000 is likely to be required (subject to the scope, exclusions and assumptions identified within this report).

Budgets include all costs and fees except where noted as excluded.

4 – Status of Cost Plan

This document is a report on the RIBA 1 cost plan. The level of this report is based on RIBA Works stage 1 Preparation and Brief being the following: -

“Development of initial statement of requirements into the Design Brief by or on behalf of the Employer, confirming key requirements and constraints. Identification of procurement method, procedures, organisational structure and range of consultants and others to be engaged for the project.”

This cost plan is based on information available at this stage.

5 – Statement of Cost

The following costs have been estimated for this project. A further breakdown of costs is included elsewhere.

Construction Works Estimate (A)	Contract Cost Estimate (B)	Project Cost Estimate exc. VAT (C)
£169,735,000	£186,709,000	£205,380,000

Definitions:-

A: Construction Works Estimate – the cost of the building works, including main contractor’s preliminaries cost, overheads and profit. Excludes inflation, risk allowances, design fees, surveys, client costs, and VAT

B: Contract Cost Estimate – the Construction Works Estimate, plus allowances for inflation, design and construction risks, and contractor’s design and survey fees. Excludes client-side costs and VAT.

C: Project Cost Estimate – the Contract Cost Estimate, plus client direct design team fees, surveys, other client project costs (refer to exclusions) excluding VAT.

Please note that we are not VAT specialists and advice should be sought as necessary.

6 – Information Used

The following information was made available by the Design Team at time of Cost Plan preparation:-

ECE Architecture:

- Dudeney Lodge & Nettleton Court, Hollingdean – Interim Ideas Presentation April 2025 (7567_DO01_rev B_Hollingdean_Ideas Presentation)
- St James House, Kemptown – Interim Ideas Presentation April 2025 (7567_DO03_rev B_ St James House, Kemptown_ Ideas Presentation)
- North Whitehawk – Interim Ideas Presentation April 2025 (7567_DO03_Whitehawk_Vision Document_Ideas Presentation)

7 – Statement of Floor Areas

The estimated Gross Internal Areas (GIA) used have been calculated based on the ECE Schedule of Accommodation and typical unit sizes described therein. A net to gross efficiency of 75% has been assumed to generate the total GIA. It should be noted that quantities are assumed and approximate given that scalable drawings are not currently available:-

Building	GIA (m2)
<i>Hollingdean</i>	<i>19,830 m2</i>
<i>St James House</i>	<i>8,929 m2</i>
<i>Whitehawk</i>	<i>17,664 m2</i>
Total	46,423m2

The information used to obtain the above areas are included within **Section 6** of this report.

8 – Cost Plan

A breakdown of the Feasibility costs of this project are included in Appendices A-D.

9 – Basis of Cost Estimates

Flats (apartments), 6 storey or above; typical building allowance £/m2 comprising of:

- Substructure – piled foundations
- Structural frame – reinforced concrete frame - primary load-bearing structure of the building, including columns, slabs and core walls.
- Roof – concrete roof structure, insulation and waterproofing.
- External walls – SFS infills with basic finish e.g. brickwork, rainscreen cladding or render

- External windows & doors – Glazed composite windows and doors.
- Internal walls – blockwork load bearing and metal partitions.
- Internal finishes – basic finishes i.e. tape and joint with paint finish walls and ceilings throughout. Carpet to bedrooms, LVT to living areas and non-slip vinyl to bathrooms. Carpet tile to communal areas.
- FF&E – kitchen and associated white goods, wardrobes to master bedrooms, vanities to bathrooms.

Building Abnormal Costs:

- Major Demolition Works – Demolition of all existing buildings within the red line site boundaries except for the basement car park to St James House which is retained.
- Enhanced Design – An allowance has been included for Swales/SUDS, subject to review upon receipt of the civil engineer's design. Allowances have also been included to form roof terraces to the areas highlighted on the ECE drawings and external open sided walkways to Hollingdean and St James House.
- Biodiversity Net Gain – An allowance has been included for a green roof. It has been assumed that between the green roof and the soft landscaping allowance – any biodiversity net gain requirements can be met. Advice will need to be sought from an ecologist to confirm this assumption.
- Services Upgrades – A general allowance has been included enhancements to the MEP strategy to achieve compliance with the updated building regulations. It has been assumed that air source heat pumps will provide heating and hot water to the building and that mechanical ventilation will be required to mitigate overheating.
- Basement / Under Croft Car Park – To Hollingdean and Whitehawk, allowances have been included to construct basement/under croft car parking in waterproof concrete, based on 50% open-sided, 50% retaining walls; including provision of ventilation, sprinklers, lighting and drainage gullies; EV chargers to 10% of spaces; car park finishes incl. line marking and fixtures. At St James House, the existing basement car park is retained. Allowances have been included to upgrade the car park including provision of ventilation, sprinklers, lighting and drainage gullies; EV chargers to 10% of spaces; car park finishes incl. line marking and fixtures.
- Tall Buildings allowance – An extra over allowance has been included for the tall buildings elements of the scheme to account for additional requirements including but not limited to structure, wind loads, façade, plant and services distribution, vertical transportation, Building Safety Act Higher Risk Buildings and associated gateways process and construction logistics etc.
- Substructure upgrades – At St James House, an extra over allowance has been included to cover the technical and logistical challenge of constructing the new substructure within/through the retained basement car park. This will be subject to review upon receipt of the structural engineer's design.
- S278 Works – At St James House, an allowance has been included for the traffic calming measures and connections to Ardingly Court. Also, the implementation of a one-way system at Ardingly court with home zone and landscape enhancements.

External Works:

The external works have been measured and costed separately based on the sketches provided, it should be noted that quantities are assumed and approximate given that scalable drawings are not currently available.

Main Contractors Costs

Main contractor's costs for preliminaries and overheads and profit have been allowed at 15% and 7.5%, respectively for the abnormal elements and external works and have been accounted for within the rates applied for buildings.

Professional Fees and Surveys

Professional fees and fees for surveys/reports have been estimated at 10%.

Inflation

Inflation has been excluded.

Procurement

This Feasibility Report assumes that the works will be priced competitively, tendered on a single-stage basis using a design and build procurement route.

Exclusions

The following matters are excluded from the project cost report: -

- VAT.
- Legal fees associated with the works.
- Marketing fees and associated costs.
- Client Direct Costs beyond those listed in the cost plan.
- Site acquisitions costs.
- Loose furniture and fittings.
- Any off-site drainage works
- Any major service diversion works.
- Any new substation or substantial upgrades to the power network, assumes there is sufficient capacity in the network to serve the buildings with the exception of Whitehawk where an allowance for a new substation has been included.
- Any new gas supplies.
- Any significant cut and carve or removal of arisings from site.
- Any new retaining walls
- Costs associated with finding contamination in the ground
- Any allowance for air conditioning or comfort cooling
- Out of sequence works.
- Costs related to Section 106 and CIL contributions.
- Costs in relation to party wall matters.
- Costs associated with unexploded ordnance found on site.
- Costs associated with archaeological investigations.
- Inflation.
- Client contingency.

- Any costs associated with BREEAM requirements.
- Any costs associated with relocating or rehousing tenants.

10 – Risk Allowances

Risk allowances are allocated against three criteria, each treated as an individual cost target. It is anticipated that as the project progresses the realised risks will be allocated to the corresponding aspect of the cost plan. The cost targets are: -

- Design Development risks (5.00%) – an allowance for use during the design process to provide for the risks associated with design development, changes in estimating data, third party risks (e.g. planning requirements, legal agreements, covenants, environmental issues and pressure groups), statutory requirements, procurement methodology and delays in tendering.
- Construction risks (5.00%) – an allowance for use during the construction process to provide for the risks associated with site conditions (e.g. access restrictions/limitations, existing buildings, boundaries, and existing occupants and users), ground conditions, existing services and delays by statutory undertakers.
- Employer risks (Excluded) – an allowance for use during both design process and construction process to provide for the risks of employer driven changes, and matters such as early handover, postponement, acceleration, availability of funds, unconventional tender action and special contract arrangements.

We highlight a number of key items here, namely: -

- The cost and programme implications of complying with the requirements for Higher-Risk Buildings under the Building Safety Act 2022 and the Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023.

11 – Changes to Previous Cost Targets

As this is the initial Formal Cost Plan, we have not recorded here changes to previous cost targets

12 – Decisions on Alternative Proposals

No alternative proposals have been identified.

13 – Value Engineering Criteria

We have noted the following areas that may benefit from some targeted value engineering as the project develops:

- Simplification of the building form to reduce façade area and thermal breaks.
- Underground car parking strategy

As an overall process we would recommend considering any value engineering criteria as a set of sub-criteria; namely

Must haves – elements that are key to the brief of the project.

Should haves – elements that are good practice and of inherent value for the project

Could haves – elements that are potentially achievable within the project budget.

Won't haves – elements which need to be avoided; from lessons learned on previous schemes

As we move into the next RIBA Stage, we plan to explore the project costs in more detail. We will look to review the developing design against value engineering criteria with the project team.

14 – Conclusions

This Feasibility Study suggests that the current project will require a budget in the region of £205,380,000 (exc VAT).

Appendix A

Cost Summary – All
Blocks

Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area (combined)	46423 m2	499508 ft2
Gross Internal Floor Area (Hollingdean)	19830 m2	
Gross Internal Floor Area (St James House)	8929 m2	
Gross Internal Floor Area (Whitehawk)	17664 m2	
Construction Works Estimate	169,735,000	Total (A) - see details below
Contract Cost Estimate	186,709,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	205,380,000	Total (C) - see details below

Elemental Cost Summary

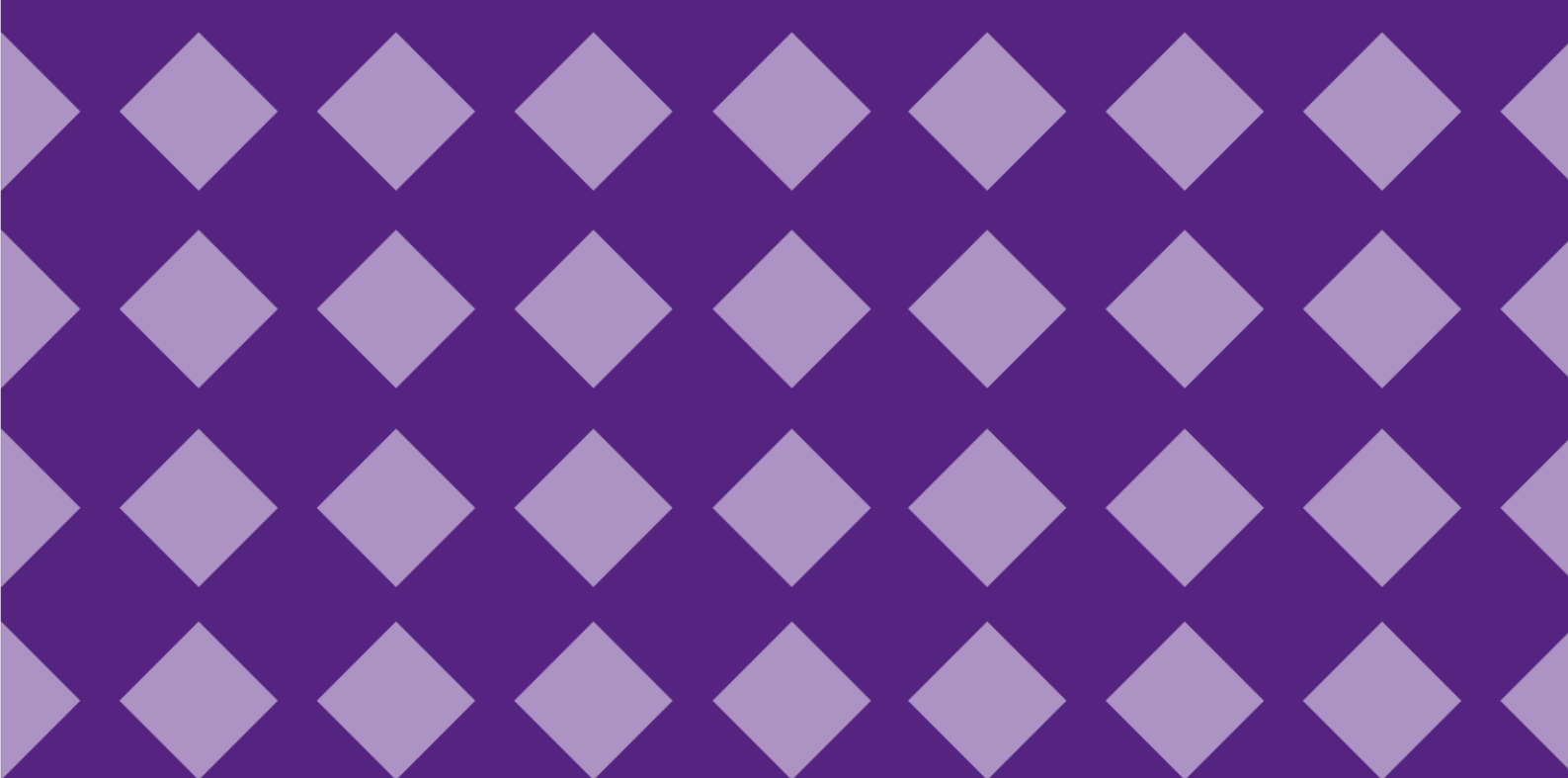
Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Building Works</u>				
1.1.1	Hollingdean	44,617,000	19830 m2	2,250	209
1.1.2	St James House	20,090,000	8929 m2	2,250	209
1.1.3	Whitehawk	39,744,000	17664 m2	2,250	209
	Sub-Total	104,451,000	46423 m2	2,250	209
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	104,451,000		2,250	209
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	104,451,000		2,250	209
1.2	<u>Abnormal Costs</u>				
1.2.1	Hollingdean	23,059,000		497	46
1.2.2	St James House	9,402,000		203	19
1.2.3	Whitehawk	14,163,000		305	28
	Sub-Total	46,624,000		1,004	93
	Main Contractor's Preliminaries Estimate	6,994,000	based on 15.0%	151	14
	Sub-Total	53,618,000		1,155	107
	Main Contractor's Overheads & Profit	4,021,000	based on 7.5%	87	8
	Total	57,639,000		1,242	115
1.3	<u>External Works</u>				
1.3.1	Hollingdean	1,775,000		38	4
1.3.2	St James House	718,000		15	1
1.3.3	Whitehawk	3,691,000		80	7
	Sub-Total	6,184,000		133	12
	Main Contractor's Preliminaries Estimate	928,000	based on 15.0%	20	2
	Sub-Total	7,112,000		153	14
	Main Contractor's Overheads & Profit	533,000	based on 7.5%	11	1
	Total	7,645,000		165	15
Construction Works Estimate					
1.1	Building Works	104,451,000		2,250	209
1.2	Abnormal Costs	57,639,000		1,242	115
1.3	External Works	7,645,000		1,242	115
(A)	Construction Works Estimate (Total)	169,735,000		3,656	340

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	8,487,000	based on 5.0%	183	17
5.2	Construction Risks Estimate	8,487,000	based on 5.0%	183	17
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	186,709,000		4,022	374
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	186,709,000		4,022	374
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	18,671,000	based on 10.0%	402	37
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	205,380,000		4,424	411
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	205,380,000		4,424	411
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	205,380,000		4,424	411

Appendix B

Cost Summary and Detail - Hollingdean



Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area	19830 m2	213368 ft2
Construction Works Estimate	75,318,000	Total (A) - see details below
Contract Cost Estimate	82,850,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	91,135,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Building Works</u>				
1.1.1	Dudeney Lodge and Nettleton Court	44,617,000	19830 m2	2,250	209
	Sub-Total	44,617,000	19830 m2	2,250	209
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	44,617,000		2,250	209
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	44,617,000		2,250	209
1.2	<u>Abnormal Costs</u>				
1.2.1	Major Demolition Works	1,163,000		59	5
1.2.2	Design enhancements	603,000		30	3
1.2.3	Biodiversity Net Gain	429,000		22	2
1.2.4	Services upgrades	1,748,000		88	8
1.2.5	Tall Building	17,771,000		896	83
1.2.6	Basement car park	1,345,000		68	6
	Sub-Total	23,059,000		1,163	108
	Main Contractor's Preliminaries Estimate	3,459,000	based on 15.0%	174	16
	Sub-Total	26,518,000		1,337	124
	Main Contractor's Overheads & Profit	1,989,000	based on 7.5%	100	9
	Total	28,507,000		1,438	134
1.3	<u>External Works</u>				
1.3.1	Site Clearance	78,000		4	0
1.3.2	Roads, Paths and Pavings	711,000		36	3
1.3.3	Planting	143,000		7	1
1.3.4	Fencing, Railings and Walls	125,000		6	1
1.3.5	Site / Street Furniture and Equipment	15,000		1	0
1.3.6	External Drainage	633,000		32	3
1.3.7	External Services	70,000		4	0
	Sub-Total	1,775,000		90	8
	Main Contractor's Preliminaries Estimate	266,000	based on 15.0%	13	1
	Sub-Total	2,041,000		103	10
	Main Contractor's Overheads & Profit	153,000	based on 7.5%	8	1
	Total	2,194,000		111	10
Construction Works Estimate					
1.1	Building Works	44,617,000		2,250	209
1.2	Abnormal Costs	28,507,000		1,438	134
1.3	External Works	2,194,000		1,438	134
(A)	Construction Works Estimate (Total)	75,318,000		3,798	353

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	3,766,000	based on 5.0%	190	18
5.2	Construction Risks Estimate	3,766,000	based on 5.0%	190	18
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	82,850,000		4,178	388
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	82,850,000		4,178	388
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	8,285,000	based on 10.0%	418	39
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	91,135,000		4,596	427
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	91,135,000		4,596	427
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	91,135,000		4,596	427

BHCC LPS Blocks - Hollingdean
Detailed Breakdown - Building Works



	Quant	Unit	Rate (£)	Total (£)
Building Works				44,616,900.00
Building Works				£ 44,616,900.00
Dudeney Lodge and Nettleton Court	19,830	m2	2,250.00	44,616,900.00
			Total	44,616,900.00

BHCC LPS Blocks - Hollingdean

Detailed Breakdown - Abnormals



	Quant	Unit	Rate (£)	Total (£)
Abnormals				23,058,339.67
Major Demolition Works				£ 1,162,885.00
Demolition of existing buildings (Dudeney Lodge, Nettleton Court, Remedial Reading Center and House No. 176c)	13,681	m2	85.00	1,162,885.00
Design enhancements				£ 603,370.00
Swales and SUDs	1	item	100,000.00	100,000.00
Roof Terraces	480	m2	500.00	240,000.00
External walkways	527	m2	500.00	263,370.00
Biodiversity Net Gain				£ 428,814.00
Biodiversity Enhancements; extra over for green roof	1,429	m2	300.00	428,814.00
Services upgrades				£ 1,747,500.00
Uplift to achieve Part O, L and F:	233	nr	7,500.00	1,747,500.00
Basement car park				£ 1,345,104.00
Basement car park; assume 50% open-sided, 50% retaining walls; external services including ventilation, sprinklers, lighting and drainage gullies; EV chargers to 10% of spaces; car park finishes incl. line marking and fixtures.	1,681	m2	800.00	1,345,104.00
Tall Building				£ 17,770,666.67
Extra over cost for tall buildings	17,771	m2	1,000.00	17,770,666.67
Total				23,058,339.67

BHCC LPS Blocks - Hollingdean

Detailed Breakdown - External Works



	Quant	Unit	Rate (£)	Total (£)
External Works				1,774,422.03
Site Preparation Works				£ 77,907.15
Vegetation Clearance	2,414	m2	5.00	12,070.95
Grub up existing hard standing	3,292	m2	20.00	65,836.20
Roads Paths and Pavings				£ 710,887.00
Allowance for road	690	m2	400.00	276,080.00
Allowance for hard landscaping; site	713	m2	200.00	142,512.00
Allowance for hard landscaping; podium	808	m2	300.00	242,295.00
Allowance for ramps	1	item	20,000.00	20,000.00
Allowance for steps	1	item	30,000.00	30,000.00
Soft Landscapes, Planting and Irrigation Systems				£ 143,497.30
Allowance for soft landscaping; site	2,132	m2	30.00	63,963.30
Allowance for soft landscaping; podium	907	m2	50.00	45,334.00
Allowance for new trees	1	item	30,000.00	30,000.00
Allowance for protection to retained trees	140	m	30.00	4,200.00
Fencing, Railings and Walls				£ 124,688.00
Allowance for balustrade to podium; assume PPC steel	312	m	400.00	124,688.00
Allowance for retaining walls to level changes; assume not required		excl.		-
Site/Street Furniture and Equipment				£ 15,000.00
Allowance for street furniture	1	item	15,000.00	15,000.00
External Drainage				£ 632,848.73
Allowance for surface water drainage based on £/m2 rate for the roof area plus areas of hard landscaping	4,570	m2	30.00	137,105.40
Allowance for foul water drainage based on £/m2 GIA	19,830	m2	25.00	495,743.33
Allowance for drainage to basement car park - included in abnormals		incl		-
External Services				£ 69,593.85
Allowance for street lighting	6,919	m2	5.00	34,593.85
Allowance for connections; electricity	1	nr	20,000.00	20,000.00
Allowance for connections; water	1	nr	10,000.00	10,000.00
Allowance for connections; gas (assume not required)		N/A	-	-
Allowance for connections; telecoms	1	nr	5,000.00	5,000.00
Total			Total	1,774,422.03

Appendix C

Cost Summary and Detail – St James House



BHCC LPS Blocks - St James House

Cost Plan RIBA Stage 1 Revision -



Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area (combined)	8929 m2	96075 ft2
Construction Works Estimate	32,601,000	Total (A) - see details below
Contract Cost Estimate	35,861,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	39,447,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Building Works</u>				
1.1.1	St James House	20,090,000	8929 m2	2,250	209
	Sub-Total	20,090,000	8929 m2	2,250	209
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	20,090,000		2,250	209
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	20,090,000		2,250	209
1.2	<u>Abnormal Costs</u>				
1.2.1	Major Demolition Works	1,118,000		125	12
1.2.2	Design enhancements	483,000		54	5
1.2.3	Biodiversity Net Gain	485,000		54	5
1.2.4	Services upgrades	728,000		82	8
1.2.5	Basement car park	329,000		37	3
1.2.6	Tall Building	5,263,000		589	55
1.2.7	Substructure upgrades	446,000		50	5
1.2.8	S278 works	550,000		62	6
	Sub-Total	9,402,000		1,053	98
	Main Contractor's Preliminaries Estimate	1,410,000	based on 15.0%	158	15
	Sub-Total	10,812,000		1,211	113
	Main Contractor's Overheads & Profit	811,000	based on 7.5%	91	8
	Total	11,623,000		1,302	121
1.3	<u>External Works</u>				
1.3.1	Site Clearance	46,000		5	0
1.3.2	Roads, Paths and Pavings	247,000		28	3
1.3.3	Planting	57,000		6	1
1.3.4	Fencing, Railings and Walls	14,000		2	0
1.3.5	Site / Street Furniture and Equipment	15,000		2	0
1.3.6	External Drainage	289,000		32	3
1.3.7	External Services	50,000		6	1
	Sub-Total	718,000		80	7
	Main Contractor's Preliminaries Estimate	108,000	based on 15.0%	12	1
	Sub-Total	826,000		93	9
	Main Contractor's Overheads & Profit	62,000	based on 7.5%	7	1
	Total	888,000		99	9
Construction Works Estimate					
1.1	Building Works	20,090,000		2,250	209
1.2	Abnormal Costs	11,623,000		1,302	121
1.3	External Works	888,000		1,302	121
(A)	Construction Works Estimate (Total)	32,601,000		3,651	339

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	1,630,000	based on 5.0%	183	17
5.2	Construction Risks Estimate	1,630,000	based on 5.0%	183	17
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	35,861,000		4,016	373
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	35,861,000		4,016	373
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	3,586,000	based on 10.0%	402	37
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	39,447,000		4,418	411
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	39,447,000		4,418	411
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	39,447,000		4,418	411

BHCC LPS Blocks - St James House
Detailed Breakdown - Building Works



	Quant	Unit	Rate (£)	Total (£)
Building Works				20,090,100.00
Building Works				£ 20,090,100.00
St James House	8,929	m2	2,250.00	20,090,100.00
			Total	20,090,100.00

BHCC LPS Blocks - St James House

Detailed Breakdown - Abnormals



	Quant	Unit	Rate (£)	Total (£)
Abnormals				9,400,883.33
Major Demolition Works				£ 1,117,920.00
Demolition of existing buildings (St James House)	13,152	m2	85.00	1,117,920.00
Design enhancements				£ 482,885.00
Swales and SUDs	1	item	50,000.00	50,000.00
Roof Terraces	64	m2	500.00	32,025.00
External Walkways	802	m2	500.00	400,860.00
Biodiversity Net Gain				£ 484,665.00
Biodiversity Enhancements; extra over for green roof	1,616	m2	300.00	484,665.00
Services upgrades				£ 727,500.00
Uplift to achieve Part O, L and F:	97	nr	7,500.00	727,500.00
Basement car park				£ 328,800.00
Upgrades to retained basement car park; external services including ventilation, sprinklers, lighting and drainage gullies; EV chargers to 10% of spaces; car park finishes incl. line marking and fixtures.	822	m2	400.00	328,800.00
Tall Building				£ 5,262,666.67
Extra over cost for tall buildings	5,263	m2	1,000.00	5,262,666.67
Substructure upgrades				£ 446,446.67
Substructure upgrades in retained basement car park	8,929	m2	50.00	446,446.67
S278 works				£ 550,000.00
S278 works; traffic calming measures and connections to Ardingly Court. Homezone and landscape enhancements to Ardingly Street; possible one way system.	1	item	550,000.00	550,000.00
Total				9,400,883.33

BHCC LPS Blocks - St James House

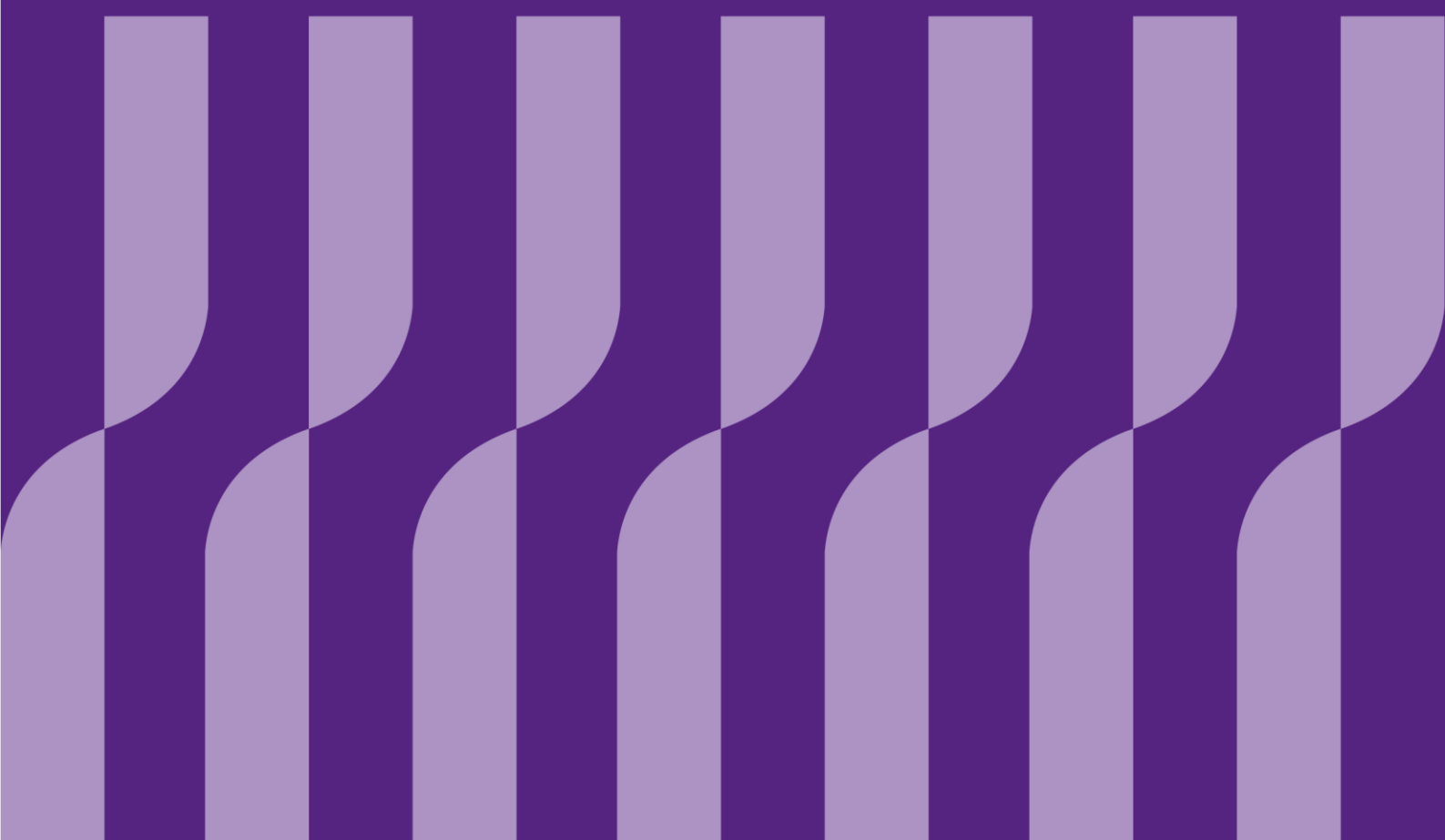
Detailed Breakdown - External Works



	Quant	Unit	Rate (£)	Total (£)
External Works				716,738.88
Site Preparation Works				£ 45,900.00
Vegetation clearance		n/a		-
Grub up hardstanding	2,295	m2	20.00	45,900.00
Roads Paths and Pavings				£ 246,688.00
Allowance for hard landscaping	833	m2	200.00	166,688.00
Allowance for feature ramp to courtyard; including walls to side, handrails and balustrade	1	item	50,000.00	50,000.00
Allowance for steps	1	item	20,000.00	20,000.00
Allowance for grassed steps	1	item	10,000.00	10,000.00
Soft Landscapes, Planting and Irrigation Systems				£ 56,846.30
Allowance for soft landscaping	728	m2	30.00	21,846.30
Allowance for new trees	1	item	35,000.00	35,000.00
Fencing, Railings and Walls				£ 13,839.00
Allowance for retaining walls to level changes; assume not required		excl.		
Allowance for planters	92	m2	150.00	13,839.00
Site/Street Furniture and Equipment				£ 15,000.00
Allowance for street furniture	1	item	15,000.00	15,000.00
External Drainage				£ 288,884.93
Allowance for surface water drainage based on £/m2 rate for the roof area plus areas of hard landscaping	2,189	m2	30.00	65,661.60
Allowance for foul water drainage based on £/m2 GIA	8,929	m2	25.00	223,223.33
Allowance for drainage to basement car park - included in abnormals		incl.		-
External Services				£ 49,580.65
Allowance for street lighting	2,916	m2	5.00	14,580.65
Allowance for connections; electricity	1	nr	20,000.00	20,000.00
Allowance for connections; water	1	nr	10,000.00	10,000.00
Allowance for connections; gas (assume not required)		N/A	-	-
Allowance for connections; telecoms	1	nr	5,000.00	5,000.00
Total			Total	716,738.88

Appendix D

Cost Summary and Detail - Whitehawk



Base Date of Cost Plan	27-May-2025	
Gross Internal Floor Area (combined)	17664 m2	190065 ft2
Construction Works Estimate	61,816,000	Total (A) - see details below
Contract Cost Estimate	67,998,000	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	74,798,000	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Construction Works				
1.1	<u>Building Works</u>				
1.1.1	Buildings 1-7	39,744,000	17664 m2	2,250	209
	Sub-Total	39,744,000	17664 m2	2,250	209
	Main Contractor's Preliminaries Estimate	-	inc. above	0	0
	Sub-Total	39,744,000		2,250	209
	Main Contractor's Overheads & Profit	-	inc. above	0	0
	Total	39,744,000		2,250	209
1.2	<u>Abnormal Costs</u>				
1.2.1	Major Demolition Works	2,758,000		156	14
1.2.2	Site Preparation Works	100,000		6	1
1.2.3	Piling	1,401,000		79	7
1.2.4	Design enhancements	1,538,000		87	8
1.2.5	Biodiversity Net Gain	2,883,000		163	15
1.2.6	Services upgrades	5,483,000		310	29
	Sub-Total	14,163,000		802	75
	Main Contractor's Preliminaries Estimate	2,124,000	based on 15.0%	120	11
	Sub-Total	16,287,000		922	86
	Main Contractor's Overheads & Profit	1,222,000	based on 7.5%	69	6
	Total	17,509,000		991	92
1.3	<u>External Works</u>				
1.3.1	Site Clearance	241,000		14	1
1.3.2	Roads, Paths and Pavings	1,986,000		112	10
1.3.3	Planting	309,000		17	2
1.3.4	Fencing, Railings and Walls	-		0	0
1.3.5	Site / Street Furniture and Equipment	50,000		3	0
1.3.6	External Drainage	839,000		47	4
1.3.7	External Services	266,000		15	1
	Sub-Total	3,691,000		209	19
	Main Contractor's Preliminaries Estimate	554,000	based on 15.0%	31	3
	Sub-Total	4,245,000		240	22
	Main Contractor's Overheads & Profit	318,000	based on 7.5%	18	2
	Total	4,563,000		258	24
Construction Works Estimate					
1.1	Building Works	39,744,000		2,250	209
1.2	Abnormal Costs	17,509,000		991	92
1.3	External Works	4,563,000		991	92
(A)	Construction Works Estimate (Total)	61,816,000		3,500	325

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	3,091,000	based on 5.0%	175	16
5.2	Construction Risks Estimate	3,091,000	based on 5.0%	175	16
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	67,998,000		3,850	358
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included in 7.1	0	0
6.2	Professional / Design Fees	-	Included in 7.1	0	0
6.3	Surveys / Reports	-	Included in 7.1	0	0
(B)	Contract Cost Estimate (Total)	67,998,000		3,850	358
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	6,800,000	based on 10.0%	385	36
7.2	Other Fees / Surveys	-	Included in 7.1	0	0
	Sub-Total	74,798,000		4,234	394
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	74,798,000		4,234	394
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	74,798,000		4,234	394

BHCC LPS Blocks - Whitehawk
Detailed Breakdown - Building Works



	Quant	Unit	Rate (£)	Total (£)
Building Works				39,744,000.00
Building Works				£ 39,744,000.00
Buildings 1-7	17,664	m2	2,250.00	39,744,000.00
			Total	39,744,000.00

BHCC LPS Blocks - Whitehawk

Detailed Breakdown - Abnormals



	Quant	Unit	Rate (£)	Total (£)
Abnormals				14,162,133.00
Major Demolition Works				£ 2,758,250.00
Demolition of existing buildings (Kingsfisher Court, Falcon Court, Kestrel Court, Heron Court and Swallow Court)	32,450	m2	85.00	2,758,250.00
Design enhancements				£ 100,000.00
Swales and SUDs	1	item	100,000.00	100,000.00
Roof Terraces		excl.		
Biodiversity Net Gain				£ 1,401,363.00
Biodiversity Enhancements; extra over for green roof	4,671	m2	300.00	1,401,363.00
Services upgrades				£ 1,537,500.00
Uplift to achieve Part O, L and F:	205	nr	7,500.00	1,537,500.00
Basement car park				£ 2,882,520.00
Basement car park; assume 50% open-sided, 50% retaining walls; external services including ventilation, sprinklers, lighting and drainage gullies; EV chargers to 10% of spaces; car park finishes incl. line marking and fixtures.	3,603	m2	800.00	2,882,520.00
Tall Building				£ 5,482,500.00
Extra over cost for tall buildings (Block 4, 5 and 6 only)	7,310	m2	750.00	5,482,500.00
			Total	14,162,133.00

BHCC LPS Blocks - Whitehawk

Detailed Breakdown - External Works



	Quant	Unit	Rate (£)	Total (£)
External Works				3,690,697.65
Site Preparation Works				£ 240,948.30
Vegetation clearance	6,905	m2	5.00	34,523.90
Grub up existing hard standing	10,321	m2	20.00	206,424.40
Roads Paths and Pavings				£ 1,986,094.00
Allowance for road	3,396	m2	400.00	1,358,596.00
Allowance for hard landscaping	2,987	m2	200.00	597,498.00
Allowance for ramps	1	item	10,000.00	10,000.00
Allowance for steps	1	item	20,000.00	20,000.00
Soft Landscapes, Planting and Irrigation Systems				£ 308,654.50
Allowance for soft landscaping;	6,141	m2	30.00	184,228.50
Allowance for soft landscaping; above underground car park	789	m2	50.00	39,426.00
Allowance for new trees	1	item	85,000.00	85,000.00
Allowance for protection to retained trees		n/a		-
Fencing, Railings and Walls				£ -
Allowance for retaining walls to level changes; assume not required		excl.		-
Site/Street Furniture and Equipment				£ 50,000.00
Allowance for street furniture	1	item	50,000.00	50,000.00
External Drainage				£ 839,103.00
Allowance for surface water drainage based on £/m2 rate for the roof area plus areas of hard landscaping	13,250	m2	30.00	397,503.00
Allowance for foul water drainage based on £/m2 GIA	17,664	m2	25.00	441,600.00
Allowance for drainage to basement car park - included in abnormals		incl		-
External Services				£ 265,897.85
Allowance for street lighting	20,180	m2	5.00	100,897.85
Allowance for connections; electricity	1	nr	150,000.00	150,000.00
Allowance for connections; water	1	nr	10,000.00	10,000.00
Allowance for connections; gas (assume not required)		N/A	-	-
Allowance for connections; telecoms	1	nr	5,000.00	5,000.00
Total				3,690,697.65

Appendix E

BCIS Data



£/M2 STUDY

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

Last updated: 17-May-2025 07:44

Rebased to Brighton and Hove (110; sample 34)

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		
New build								
816. Flats (apartments)								
Generally (15)	2,033	1,055	1,673	1,903	2,304	6,893	748	
1-2 storey (15)	1,943	1,166	1,624	1,825	2,230	3,843	157	
3-5 storey (15)	2,002	1,055	1,664	1,892	2,261	4,173	501	
6 storey or above (15)	2,375	1,454	1,887	2,254	2,583	6,893	88	

Where concepts become reality

Canterbury

The Old Bakehouse,
18A Ivy Lane,
Canterbury,
CT1 1TU

01227 471186

Brighton

Nile house,
Nile Street,
Brighton,
BN1 1HW

01273 963733

Leeds

7 Park Row,
Leeds
LS1 5HD

01135 263753

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