

Meadow Residential | Hayes
Stage 2 Cost Plan - 103 Units (Incl. Basement)

October 2020



Financial Summary

Ref	Description	Residential (BTR)	Basement	Total	£ / ft2 GIFA	£ / Unit	Comments
		87,318 ft ² 103 Units	1,808 ft ²		89,126 ft ²	103 Units	
0	Demolition & Enabling	£284,995		£284,995	£3 / ft2	£2,767 / Unit	Refer to comments on build-up.
1	Substructure	£909,709	£311,650	£1,221,359	£14 / ft2	£11,858 / Unit	Refer to comments on build-up.
2	Shell & Core	£6,792,128	£162,152	£6,954,279	£78 / ft2	£67,517 / Unit	Refer to comments on build-up.
3	Finishes	£2,744,042	£0	£2,744,042	£31 / ft2	£26,641 / Unit	Refer to comments on build-up.
4	Fixtures, Furnishing & Equipment	£1,513,360	£0	£1,513,360	£17 / ft2	£14,693 / Unit	Refer to comments on build-up.
5	MEPH & lifts	£4,707,797	£5,000	£4,712,797	£53 / ft2	£45,755 / Unit	Refer to comments on build-up.
6	External Works	£853,250	£0	£853,250	£10 / ft2	£8,284 / Unit	Refer to comments on build-up.
Measured Works Total		£17,805,280	£478,802	£18,284,082	£205 / ft2	£177,515 / Unit	
7	Professional Fees			Excluded			Assumes in appraisal
8	Preliminaries / Logistics (14%)	£2,492,739	£67,032	£2,559,771	£29 / ft2	£24,852 / Unit	14% - Ok given nature of project
9	Overheads and Profit (5%)	£1,014,901	£27,292	£1,042,193	£12 / ft2	£10,118 / Unit	5% - Ok given nature of project
10	Design Dev. Contingency (3%)	£639,388	£17,194	£656,581	£7 / ft2	£6,375 / Unit	3% - Ok given nature of project
11	Construction Contingency (0%)			Excluded			Appraisal understood to include 2%
Construction Total (Excluding Inflation)		£21,952,308	£590,320	£22,542,627	£253 / ft2	£218,860 / Unit	Variance: £351,232

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12	Inflation Allowance (Excluded)	£0	£0	£0	£ / ft2	£ / Unit	
Construction Total		£21,952,308	£590,320	£22,542,627	£253 / ft2	£218,860 / Unit	£351,232

£ / ft2 NIA	£314	£326	£323
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£ / ft2 GIA	£251	£326	£253
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£ / ft2 GEA	£229	£297	£235
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