

POTENTIAL SCHEME/ESTIMATE SUMMARY

EST/ 14/5/26

NB: To be read in conjunction with accompanying notes

CLIENT:	PR Homes Ltd
SCHEME:	37 Albion Street, Southwick, Brighton
DATE:	14th May 2026
BASED ON:	CKA Architects Drawings 3471 01, 02, 03, 04, 05, 06, 07, 08, 09, 10
HOUSE TYPES:	Total net internal floor area = 2,808 m ²

The House Type part of this estimate is priced using BCIS Rates. BCIS Rates are inclusive of standard Sub-Structures and Preliminaries.

BCIS Rate Selected

Type Reference	Floor Nr	Area (m ²)	x	£/m ²	=	£/Unit	x	Nr. of Units	=	£
1B Flat	2,128.10	2,395	=	159,275	x	32	=	5,096,800		
			=	0	x		=	-		
			=	0	x		=	-		
			=	0	x		=	-		
			=	0	x		=	-		
			=	0	x		=	-		
			=	0	x		=	-		
			=	0	x		=	-		
Circulation	406.00	2,280	=	925,680	x	1	=	925,680		
Ground Floor	274.00	1,450	=	397,300	x	1	=	397,300		
Undercroft			=	125,000	x	1	=	125,000		

DWELLING EXTRA OVER COSTS

Architectural Enhancements to Dwellings:-

Enhanced RWG's/Roofs		Item	@		=	-
Balconies	32.00	Item	@	£2,500	=	80,000
Enhanced Fenestrations		Item	@		=	-
Porches		Item	@		=	-
Enhanced Facades (Brickwork & Render)		Item	@		=	-
Electric Vehicle Chargers	32.00	Item	@	£2,000	=	64,000

SERVICES:

(Connections & Infrastructure Costs)

Dwellings + 1Nr Landlord (Cmmnls)	33.00	Nr.	@	£7,500	=	247,500
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EXTERNAL WORKS:

(Typical - excluding Adoptable Works; flats count 2/3rds)

Dwellings:	21.00	Nr.	@	£25,000	=	525,000
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DRAINAGE:

(Typical - excluding Adoptable Works; flats count 2/3rds)

Dwellings:	21.00	Nr.	@	£5,000	=	105,000
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ADOPTABLE WORKS:

(Typical 5m wide road with two/one 2m wide footpaths, lighting and two 300mm diameter sewers with manholes)

Creation of Site Entrance	2.00	Item	@	£30,000	=	60,000
Length of Road	-	m	@	£1,450	=	-

NON ADOPTABLE PUBLIC WORKS

Private Circulation

two 300mm diameter sewers with manholes)

Length of Road	-	m	@	£1,250	=	-
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GARAGES & STORAGE

Timber Sheds	-	Item	@	£1,500	=	-
Single Garages	-	Item	@	£15,000	=	-
Car Port Spaces	-	Item	@	£7,500	=	-
Double Garages	-	Item	@	£25,000	=	-

ABNORMAL WORKS ALLOWANCES:

(See Accompanying Notes)

= 984,618

Sub-Total 8,610,897

CONTINGENCIES:

3.50% 301,381
8,912,278

TOTAL ESTIMATED COST AS AT NOW

Adjustment Factors

Start Date; Location; Size)	1.000	x	1.000	x	1.000	=	x 1
(No Adjustment as BCIS Rates Area Specific)					£		8,912,278

TOTAL ESTIMATED COST (EXCL FEES) FOR START:

£ 8,912,278

Cost/m ² :	3,173.78	Ave cost/dwelling:	278,508.70
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Add - For Design and Other Fees:

8.50 % 757,544

TOTAL ESTIMATED COST (INCL FEES) FOR START:

£ 9,669,822

Cost/m ² :	3,443.55	Ave cost/dwelling:	302,181.94
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PR Homes Ltd

SCHEME:

37 Albion Street, Southwick, Brighton

DATE:

14th May 2026

DISTRICT COUNCIL:

Brighton & Hove

SCHEME:

37 Albion Street, Southwick, Brighton

CONTRACT BASIS/DEVELOPER:

SCHEME/ESTIMATE BASED ON:

CKA Architects Drawings 3471 01, 02, 03, 04, 05, 06, 07, 08, 09, 10

SCHEME MIX:	House Type Name	House Type Reference	Floor Area (m ²)	Nr. of Dwellings
(See Above)				
			Dwellings	32

SITE AREA:

Hectares (approx.)

DENSITY:

Dwellings per hectare

ESTIMATED COST:	Design and Build Cost	£	9,669,800
	Land	£	Excluded
	Total Scheme Cost	£	9,669,800
	Assessed/Actual Design Fees & On-Costs Within Design & Build Cost	£	757,500
	Works Cost	£	8,912,300

FORECAST START DATE:

TBA

FOOTNOTES:

1 All properties assumed to be no more than two storey in height.

2 Foul Sewer and all Mains Services assumed to be located immediate adjacent the site.

3 Assumed specification to be as a large scale housebuilding finish throughout the development.

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ACCOMPANYING NOTES:

"Standard Notes"

1. Price levels are those considered to be obtainable through competitive tendering or comparable negotiation.

2. Except where specifically identified, under the section headed "Abnormal Works Allowances", it is assumed that ground conditions are suitable for traditional strip foundations and that mains water, electricity, gas and drainage is available without undue difficulty. Also no allowance is made for the treatment of any ground contamination unless shown as included in "Abnormal Works Allowances".

3. Demolitions, where known to be required, are included on an assessed basis only, unless stated otherwise in the section headed "Abnormal Works Allowances". Asbestos removal, where known to be required, is included on the same basis.

4. The estimate allows for prices to be fixed throughout the period of construction subject to a start on site not later than the Forecast Start Date stated.

5. It should be noted that design and other fees are included within the total estimated cost only where specifically shown.

6. VAT is excluded from the estimated costs but, in accordance with current legislation, this will (with the exception of relatively minor works of landscaping and some fixtures and finishings) be at zero rate for new build works.

"Scheme Specific Notes" (where appropriate)

Not Applicable.

"Abnormal & Additional Works Allowances" are included as follows:-

	£
* Drainage SUDS/Attenuation	100,000
* Off Site Drainage Connections	30,000
* Site Clearance (Demolitions & Asbestos Strip Out)	125,000
* Cut & Fill Earthworks (No Allowance)	
* Bin Presentation Area/Store	15,000
* Archaeological Investigations (No Allowance)	
* Unexploded Ordinance (No Allowance)	
* Enhanced Foundations	150,000

* Enhanced Boundary Treatments (Fencing/Railings)	50,000
* Electric Gates (x2)	60,000
* Contamination Remediation	150,000
* Passenger Lift (Assume Included Within BCIS Rate due to Height of Building)	
* Timber Frame Construction (Assume Enhanced Costs Balance off Against Quicker Build Programme)	
* Floor Coverings (No Allowance)	
* Works to Adjacent Properties (No Allowance)	
* Radon Gas Presence	40,000
* Utility Infrastructure Upgrades (Currently Being Investigated)	
* Utility Infrastructure Diversions (Currently Being Investigated)	
* Working Around Existing Infrastructure (Being Investigated, Network Rail Presence Acknowledged)	50,000
* Network Rail Permissions	50,000
* Enhanced Ventilation (Acoustic Vents)	15,000
* Sprinklers (Assume Included Within BCIS Rate)	
* Cycle Storage	10,000
* Parking Courts (Included in External Works)	
* Enhanced Noise Mitigation (Acoustic Windows)	35,000
* Off Site Works	50,000
* Enhanced Landscaping (No Allowance)	
* Enhanced Ecological Works & Bio Diversity (No Allowance)	
* Specific Flood Mitigation Measures (No Allowance)	
* Tree Protection Measures (No Allowance)	
* Pumped Drainage (No Allowance)	
* Solar Panels (No Allowance)	
* Roof Top Gardens/Green Roofs (No Allowance)	
* Play Equipment (No Allowance)	
* Retaining Walls (No Allowance)	
* Building Saftey Levy @ £ 19.45 m2	54,618
* Bio Diversity Net Gain (No Allowance)	
* Girams (No Allowance)	
* Allowance for Future Homes Standard /Upgrade to part L (No Allowance)	

984,618

SCHEME SPECIFIC GENERAL NOTES:-

Total Floor Areas
2128.10
0.00
0.00
0.00
0.00
0.00
0.00
0.00
0.00
406.00
274.00
0.00

EXTERNAL WORKS NOTE
Standard external works includes e.g.
paths, paved drying area, rotary dryer,
parking space, privacy panel & chain link
fencing, gates, etc.

SUFFOLK HERITAGE HOUSING ASSOCIATION LIMITED
GREAT EASTERN HOUSING GROUP LIMITED
PEDDARS WAY HOUSING ASSOCIATION LIMITED
BROADLAND HOUSING ASSOCIATION LIMITED
ANGLIA HOUSING GROUP
THE GUINNESS TRUST

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