



Regional New Build Children's Accommodation Blueprint Cost Report

Cost Estimate

Published:	Oct-25
Author(s):	SH
Checked By:	KR
Revision:	4.2
Reference:	0834-001
Status:	Concept

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Introduction

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The intent of this Cost Estimate is to provide a magnitude of capital cost for the scheme to all stakeholders and enable the assessment of the scheme's affordability.

The Estimate reflects the details of drawings/specifications provided and is currently at feasibility stage

The project comprises of the outline design and estimated development costs for the construction of a new dwelling for the purpose of accommodating the needs of a childrens care home

The current project estimate for the Design Proposal are within the 'Estimate' page

Basis of Cost Estimate

This cost is based on RIBA stage 2 concept only. As the design develops the cost will become more certain

Construction costs are based on a selection of CCC Housing projects (current and prospective) and SPONS 2025.

Pricing information for individual elements and BCIS costs information and indices for similar projects

Inflation is **NOT** included within this estimate

Risk Allowances are **NOT** included within this estimate

Any changes to timescales / programme will need to be reflected in the costs

Assumptions

Works can be carried out in normal working hours and with no abnormal restrictions, although this is to be confirmed as the scheme develops.

Construction work based on rate per m2 at this stage. The rate has been adjusted to reflect requirements for additional items, namely extra over rate per m2

NZC allowance has been included in Carmarthenshire rates and consequently carried over into the respective counties' rates

All design undertaken to and inclusive of RIBA Stage 4, whether that be conducted through procured professional services or in house design teams within each Local Authority. Therefore, no design fees allocated to the contractor

Design fees and other development costs assumed at this stage

No real detail to External Elements costs which are based on past and present projects

Facilitating works are included in preliminary costs (site set up, scaffold, heras fencing etc)

Play Area allotment and landscaping are based on high level indicative costs from a recent Primary School Education Scheme in Carmarthenshire

Allotment-Min option includes for 9 raised beds, Max Option includes for Poly Tunnel as per Primary School cost in Carmarthenshire

Loose Furniture/White Goods provisional sum range only at this stage

Highways Works include provisional allowance for 3 parking spaces and and paving to front of property

Generator cost is based on online research for large dwellings (5+Bedroom house, 20,000W)

Underfloor heating rate has been researched online

Electric gates items have been researched online and the average costs comprises of different types (swing, sliding and bi-fold doors all aluminium; residential electric gate and electric wooden gate)

Rate for additional items/works related to installation of electric gates have been averaged out consisting of intercom, brick pillars,groundworks and any electrical connections

Infrared door system is estimated as a wired system provided by an externally commissioned provider e.g.Care Com

All optional extras are subject to further percentage increase i.e prelims, design and direct fee

Information provided by Pembrokeshire CC Professional Construction Services Team suggested a 7.5% uplift on Pembrokeshire based schemes is required to be identified and applied to the rates applicable to Carmarthenshire County Council

Information provided by Ceredigion CC Professional Construction Services Team suggested a 17% uplift on Ceredigion based schemes is required to be identified and applied to the rates applicable to Carmarthenshire County Council

A provisional inflation increase of 3% has been allowed between March 2025 when the estimate was originally prepared and current date (October 2025) as per BCIS Database. Please note the percentage is a forecast at this stage.

Exclusions

Value Added Tax and administrative costs in connection

Off site Infrastructure Improvements to increase capacity

Identification, excavation and subsequent disposal of contaminated material offsite

Local Authority commuted sums

Works resulting from further surveys, service investigations and geotechnical works

Changes to Statutory Regulations e.g. revised Building Regulations and changes to Planning Regulations

No allowance has been made for the effects of adverse weather conditions

No inflation included at this stage due to unknown timelines

No risk/contingency added at this stage due to the early stage of concept feasibility

No Optimisim Bias percentage allowed at this stage of the estimate, which should be applied at a later stage by the respective counties

No service runs allowance to property due to unknown location

No allowances for any abnormal ground or structure conditions

Drawings Used to prepare Cost Estimate

0834-CCC-DR-A-001-Proposed Site Plan

0834-CCC-DR-A-101-Proposed Single Storey Design

0834-CCC-DR-A-102-Proposed 2-Storey Design

0834-CCC-DR-A-103-Proposed 2-Storey Elevations

OPTION1									
	Regional Uplift 17%			Regional Uplift 7.50%					
Cost Centre	Cost Plan -Group / Element	%	Single Storey Building Ceredigion Cost		Single Storey Building Pembrokeshire Cost		Single Storey Building Carmarthenshire Cost		
1	Facilitating Works / Site Clearance		£ -	£ -	£ -	£ -	£ -	£ -	
	Costs included in Main Contractors Preliminaries								
2	Substructure		£ 61,997.64	£ 102,005.39	£ 56,963.64	£ 93,722.90	£ 52,989.43	£ 87,184.10	
3	Superstructure		£ 335,088.61	£ 349,040.30	£ 307,880.56	£ 320,699.42	£ 286,400.52	£ 298,325.04	
4	Internal Finishings		£ 81,809.00	£ 85,823.06	£ 75,166.39	£ 78,854.52	£ 69,922.22	£ 73,353.04	
5	Fittings and Furnishings		£ 22,310.18	£ 34,256.60	£ 20,498.67	£ 31,475.08	£ 19,068.53	£ 29,279.14	
6	Services (Internal)		£ 91,173.92	£ 153,150.84	£ 83,770.91	£ 140,715.51	£ 77,926.43	£ 130,898.15	
7	Highway works		£ 213,905.25	£ 351,000.00	£ 196,536.88	£ 322,500.00	£ 182,825.00	£ 300,000.00	
	Prov Sum for building section of road (100m2)								
	SUBTOTAL: FACILITATING AND BUILDING WORKS		£ 806,284.60	£ 1,075,276.19	£ 740,817.05	£ 987,967.44	£ 689,132.14	£ 919,039.48	
8	Main Contractors Preliminaries	15%	£ 120,942.69	£ 161,291.43	£ 111,122.56	£ 148,195.12	£ 103,369.82	£ 137,855.92	
9	Contractors Design cost & Fees	0%	£ -	£ -	£ -	£ -	£ -	£ -	
	SUBTOTAL: FACILITATING AND BUILDING WORKS (including main contractor's preliminaries, Cost and Fees)		£ 927,227.29	£ 1,236,567.62	£ 851,939.60	£ 1,136,162.56	£ 792,501.96	£ 1,056,895.40	
10	Main Contractors Direct Fee	7.00%	£ 64,905.91	£ 86,559.73	£ 59,635.77	£ 79,531.38	£ 55,475.14	£ 73,982.68	
	TOTAL: BUILDING WORKS COST ESTIMATE (Estimated Contract Sum)		£ 992,133.20	£ 1,323,127.35	£ 911,575.38	£ 1,215,693.94	£ 847,977.09	£ 1,130,878.08	
11	Projected Costs to Project Completion								
	Consultant and design Fees	15.00%	£ 148,819.98	£ 198,469.10	£ 136,736.31	£ 182,354.09	£ 127,196.56	£ 169,631.71	
	Other development/project costs --- Building regs, planning fees		£ 11,700.00	£ 11,700.00	£ 10,750.000	£ 10,750.000	£ 10,000.00	£ 10,000.00	
	TOTAL: PROJECT/DESIGN TEAM COSTS & OTHER DEVELOPMENT/PROJECT COSTS		£ 160,519.98	£ 210,169.10	£ 147,486.31	£ 193,104.09	£ 137,196.56	£ 179,631.71	
	BASE COST ESTIMATE		£ 1,152,653.18	£ 1,533,296.46	£ 1,059,061.68	£ 1,408,798.03	£ 985,173.66	£ 1,310,509.79	
	OPTIONAL ITEMS								
12	Anti-Ligature extra over cost per m2								
12.1	Sanitaryware		£ 13.26	£ 16.87	£ 12.18	£ 15.50	£ 11.33	£ 14.42	
12.2	Internal Doors		£ 111.41	£ 115.45	£ 102.37	£ 106.07	£ 95.22	£ 98.67	
12.3	Electrics (incl lighting, emergency lighting, flush sockets, switches etc		£ 40.67	£ 65.08	£ 37.37	£ 59.79	£ 34.76	£ 55.62	
13	Underfloor Heating extra over cost per m2		£ -	£ -	£ -	£ -			
13.1	Dry System (Electric)		£ 48.20	£ 84.36	£ 44.29	£ 77.51	£ 41.20	£ 72.10	
13.2	Wet System		£ 108.46	£ 144.61	£ 99.65	£ 132.87	£ 92.70	£ 123.60	
14	Sprinklers cost per m2		£ 51.72	£ 88.49	£ 47.52	£ 81.31	£ 44.21	£ 75.63	
14.1	Additional cost for tank and pump (Item)		£ 3,133.26	£ 3,856.32	£ 2,878.85	£ 3,543.20	£ 2,678.00	£ 3,296.00	
15	Lift -Full installation (Item)		£ 19,281.60	£ 26,512.20	£ 17,716.00	£ 24,359.50	£ 16,480.00	£ 22,660.00	
16	Parking Spaces cost per m2		£ 138.59	£ 212.27	£ 127.33	£ 195.03	£ 118.45	£ 181.42	
17	Generator (inclusive of labour and storage unit)		£ 10,243.35	£ 21,089.25	£ 9,411.63	£ 19,376.88	£ 8,755.00	£ 18,025.00	
18	Electric Gates (average cost of gate and installation)		£ 5,663.97	£ 9,238.30	£ 5,204.08	£ 8,488.18	£ 4,841.00	£ 7,895.98	
18.1	Additional works associated with installation of electric gates such as groundworks, brick piers, intercom and electrical connections)		£ 783.32	£ 1,898.03	£ 719.71	£ 1,743.92	£ 669.50	£ 1,622.25	
19	1800mm high anti-climb fencing incl. posts extra over rate		£ 181.40	£ 255.93	£ 166.67	£ 235.15	£ 155.05	£ 218.74	
20	Bow top/Ball top fencing ne 1200mm height cost per m		£ 156.66	£ 542.30	£ 143.94	£ 498.26	£ 133.90	£ 463.50	
21	'Nurse call' wired system incl fobs (cost of supply and installation)		£ 602.55	£ 1,205.10	£ 553.63	£ 1,107.25	£ 515.00	£ 1,030.00	
22	CCTV extra over rate per m2		£ 6.63	£ 7.83	£ 6.09	£ 7.20	£ 5.67	£ 6.70	
23	CCTV (Internal installation only) rate per m2		£ 42.52	£ 50.94	£ 39.06	£ 46.80	£ 36.34	£ 43.54	
24	Provisional Allowances		£ 123,824.03	£ 184,380.30	£ 113,769.94	£ 169,409.25	£ 105,832.50	£ 157,590.00	
	inc. Loose Furniture, Play Area, Allotment, Green House, Soft landscaping & plant and Perimeter Fencing								
	Total Estimated Project Costs								
	Breakdown of Rate per m2								
	GIFA 246m2								
Cost Centre 1-3	Facilitating and Building works Sub and Superstructure)		£ 1,614.17	£ 1,833.52	£ 1,483.11	£ 1,684.64	£ 1,379.63	£ 1,567.11	
Cost Centre 1-6	Facilitating and Building works (excl. Highways)		£ 2,408.05	£ 2,944.21	£ 2,212.52	£ 2,705.15	£ 2,058.16	£ 2,516.42	
Cost Centre 1-11	Total Building Works including contractor's preliminary costs and direct fee percentage		£ 4,685.58	£ 6,232.91	£ 4,305.13	£ 5,726.82	£ 4,004.77	£ 5,327.28	

OPTION2								
			Regional Uplift 17%		Regional Uplift 7.50%			
Cost Centre	Cost Plan -Group / Element	%	Two- Storey Building Ceredigion Cost		Two- Storey Building Pembrokeshire Cost		Two- Storey Building Carmarthenshire Cost	
1	Facilitating Works / Site Clearance		£ -	£ -	£ -	£ -	£ -	£ -
2	Substructure		£ 64,517.87	£ 94,878.67	£ 59,279.24	£ 87,174.84	£ 55,143.48	£ 81,092.88
3	Superstructure		£ 348,710.10	£ 363,228.93	£ 320,396.03	£ 333,735.98	£ 298,042.82	£ 310,452.08
4	Internal Finishings		£ 85,134.57	£ 92,070.68	£ 78,221.93	£ 84,594.86	£ 72,764.59	£ 78,692.89
5	Fittings and Furnishings		£ 30,333.29	£ 37,823.97	£ 27,870.33	£ 34,752.79	£ 25,925.89	£ 32,328.18
6	Services (Internal)		£ 94,880.17	£ 159,376.48	£ 87,176.23	£ 146,435.66	£ 81,094.17	£ 136,219.22
7	Highway works		£ 213,905.25	£ 361,530.00	£ 196,536.88	£ 332,175.00	£ 182,825.00	£ 309,000.00
	Prov Sum for building section of road (100m2)							
	SUBTOTAL: FACILITATING AND BUILDING WORKS		£ 837,481.26	£ 1,108,908.73	£ 769,480.64	£ 1,018,869.13	£ 715,795.95	£ 947,785.24
8	Main Contractors Preliminaries	15%	£ 125,622.19	£ 166,336.31	£ 115,422.10	£ 152,830.37	£ 107,369.39	£ 142,167.79
9	Contractors Design cost & Fees	0%	£ -	£ -	£ -	£ -	£ -	£ -
	SUBTOTAL: FACILITATING AND BUILDING WORKS (including main contractor's preliminaries, Cost and Fees)		£ 963,103.45	£ 1,275,245.04	£ 884,902.74	£ 1,171,699.50	£ 823,165.34	£ 1,089,953.03
10	Main Contractors Direct Fee	7%	£ 67,417.24	£ 89,267.15	£ 61,943.19	£ 82,018.97	£ 57,621.57	£ 76,296.71
	TOTAL: BUILDING WORKS COST ESTIMATE (Estimated Contract Sum)		£ 1,030,520.69	£ 1,364,512.19	£ 946,845.93	£ 1,253,718.47	£ 880,786.91	£ 1,166,249.74
11	Projected Costs to Project Completion							
	Consultant and design Fees	15%	£ 154,578.10	£ 204,676.83	£ 142,026.89	£ 188,057.77	£ 132,118.04	£ 174,937.46
	Other development/project costs --- Building regs, planning fees		£ 11,700.00	£ 11,700.00	£ 10,750.00	£ 10,750.00	£ 10,000.00	£ 10,000.00
	TOTAL: PROJECT/DESIGN TEAM COSTS & OTHER DEVELOPMENT/PROJECT COSTS		£ 166,278.10	£ 216,376.83	£ 152,776.89	£ 198,807.77	£ 142,118.04	£ 184,937.46
	BASE COST ESTIMATE		£ 1,196,798.79	£ 1,580,889.02	£ 1,099,622.82	£ 1,452,526.24	£ 1,022,904.95	£ 1,351,187.20
	OPTIONAL ITEMS							
12	Anti-Ligature extra over cost per m2							
12.1	Sanitaryware		£ 13.26	£ 16.87	£ 12.18	£ 15.50	£ 11.33	£ 14.42
12.2	Internal Doors		£ 111.41	£ 115.45	£ 102.37	£ 106.07	£ 95.22	£ 98.67
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23	CCTV (Internal installation only) rate per m2		£ 42.52	£ 50.94	£ 39.06	£ 46.80	£ 36.34	£ 43.54
24	Provisional Allowances		£ 123,824.03	£ 184,380.30	£ 113,769.94	£ 169,409.25	£ 105,832.50	£ 157,590.00
	inc. Loose Furniture, Play Area, Allotment, Green House, Soft landscaping & plant and Perimeter Fencing							
	Total Estimated Project Costs							
	Breakdown of Rate per m2							GIFA 256m2
Cost Centre 1-3	Facilitating and Building works Sub and Superstructure)		£ 1,614.17	£ 1,789.48	£ 1,483.11	£ 1,644.18	£ 1,379.63	£ 1,529.47
Cost Centre 1-6	Facilitating and Building works (excl. Highways)		£ 2,435.84	£ 2,919.45	£ 2,238.06	£ 2,682.40	£ 2,081.92	£ 2,495.25
Cost Centre 1-11	Total Building Works including contractor's preliminary costs and direct fee percentage		£ 4,675.00	£ 6,175.35	£ 4,295.40	£ 5,673.93	£ 3,995.72	£ 5,278.07