

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

As host and on behalf of the West Wales Regional Partnership Board all building plans, drawings, and cost information provided are the intellectual property of Carmarthenshire County Council and are protected under copyright law. They are supplied for the sole use of the recipient and must not be copied, reproduced, disclosed, or used for any purpose other than that agreed without prior written consent. The building plans and (cost estimates) provided are for general guidance only. Recipients are advised to carry out their own independent verification and seek professional advice before relying on the information provided.

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 cosisiting 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 Optimism 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 | | | | | | | | | | |
|----------------|---|---|--|-----------------------|---|-----------------------|---------------------|-----------------------|---|-----|
| Cost Centre | Cost Plan -Group / Element | % | Regional Uplift 17% | | | Regional Uplift 7.50% | | | Single Storey Building Carmarthenshire Cost | |
| | | | Single Storey Building Ceredigion Cost | | Single Storey Building Pembrokeshire Cost | | | | | |
| 1 | Facilitating Works / Site Clearance <i>Costs included in Main Contractors Preliminaries</i> | | £ - | £ - | £ - | £ - | £ - | £ - | £ - | £ - |
| 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 Finishes | | £ 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 <i>Prov Sum for building section of road (100m2)</i> | | £ 213,905.25 | £ 351,000.00 | £ 196,536.88 | £ 322,500.00 | £ 182,825.00 | £ 300,000.00 | | |
| | 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 <i>Consultant and design Fees Other development/project costs --- Building regs, planning fees</i> | 15.00% | £ 148,819.98 | £ 198,469.10 | £ 136,736.31 | £ 182,354.09 | £ 127,196.56 | £ 169,631.71 | | |
| | 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 | | £ 13.26 | £ 16.87 | £ 12.18 | £ 15.50 | £ 11.33 | £ 14.42 | | |
| 12.1 | Sanitaryware | | £ 111.41 | £ 115.45 | £ 102.37 | £ 106.07 | £ 95.22 | £ 98.67 | | |
| 12.2 | Internal Doors | | £ 40.67 | £ 65.08 | £ 37.37 | £ 59.79 | £ 34.76 | £ 55.62 | | |
| 12.3 | Electrics (incl lighting, emergency lighting, flush sockets, switches etc) | | £ - | £ - | £ - | £ - | | | | |
| 13 | Underfloor Heating extra over cost per m2 | | £ 48.20 | £ 84.36 | £ 44.29 | £ 77.51 | £ 41.20 | £ 72.10 | | |
| 13.1 | Dry System (Electric) | | £ 108.46 | £ 144.61 | £ 99.65 | £ 132.87 | £ 92.70 | £ 123.60 | | |
| 13.2 | Wet System | | £ 51.72 | £ 88.49 | £ 47.52 | £ 81.31 | £ 44.21 | £ 75.63 | | |
| 14 | Sprinklers cost per m2 | | £ 3,133.26 | £ 3,856.32 | £ 2,878.85 | £ 3,543.20 | £ 2,678.00 | £ 3,296.00 | | |
| 14.1 | Additional cost for tank and pump (Item) | | £ 19,281.60 | £ 26,512.20 | £ 17,716.00 | £ 24,359.50 | £ 16,480.00 | £ 22,660.00 | | |
| 15 | Lift -Full installation (Item) | | £ 138.59 | £ 212.27 | £ 127.33 | £ 195.03 | £ 118.45 | £ 181.42 | | |
| 16 | Parking Spaces cost per m2 | | £ 10,243.35 | £ 21,089.25 | £ 9,411.63 | £ 19,376.88 | £ 8,755.00 | £ 18,025.00 | | |
| 17 | Generator (inclusive of labour and storage unit) | | £ 5,663.97 | £ 9,238.30 | £ 5,204.08 | £ 8,488.18 | £ 4,841.00 | £ 7,895.98 | | |
| 18 | Electric Gates (average cost of gate and installation) | | £ 783.32 | £ 1,898.03 | £ 719.71 | £ 1,743.92 | £ 669.50 | £ 1,622.25 | | |
| 18.1 | Additional works associated with installation of electric gates such as groundworks, brick piers, intercom and electrical connections) | | £ 181.40 | £ 255.93 | £ 166.67 | £ 235.15 | £ 155.05 | £ 218.74 | | |
| 19 | 1800mm high anti-climb fencing incl. posts extra over rate | | £ 156.66 | £ 542.30 | £ 143.94 | £ 498.26 | £ 133.90 | £ 463.50 | | |
| 20 | Bow top/Ball top fencing ne 1200mm height cost per m | | £ 602.55 | £ 1,205.10 | £ 553.63 | £ 1,107.25 | £ 515.00 | £ 1,030.00 | | |
| 21 | 'Nurse call' wired system incl fobs (cost of supply and installation) | | £ 6.63 | £ 7.83 | £ 6.09 | £ 7.20 | £ 5.67 | £ 6.70 | | |
| 22 | CCTV extra over rate per m2 | | £ 42.52 | £ 50.94 | £ 39.06 | £ 46.80 | £ 36.34 | £ 43.54 | | |
| 23 | CCTV (Internal installation only) rate per m2 | | £ 123,824.03 | £ 184,380.30 | £ 113,769.94 | £ 169,409.25 | £ 105,832.50 | £ 157,590.00 | | |
| | Total Estimated Project Costs | | | | | | | | | |
| | Breakdown of Rate per m2 | | | | | | | | | |
| | 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 | | | | | | | | | | |
|------------------|--|-----|---|-----------------------|--|-----------------------|--|-----------------------|-------|--|
| Cost Centre | Cost Plan -Group / Element | % | Regional Uplift | | 17% | | Regional Uplift | | 7.50% | |
| | | | 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 Finishes | | £ 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 <i>Prov Sum for building section of road (100m2)</i> | | £ 213,905.25 | £ 361,530.00 | £ 196,536.88 | £ 332,175.00 | £ 182,825.00 | £ 309,000.00 | | |
| | 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 Other development/project costs --- Building regs, planning fees | 15% | £ 154,578.10 | £ 204,676.83 | £ 142,026.89 | £ 188,057.77 | £ 132,118.04 | £ 174,937.46 | | |
| | 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 | | |
| 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 | | |
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| 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 <i>inc. Loose Furniture, Play Area, Allotment, Green House, Soft landscaping & plant and Perimeter Fencing</i> | | £ 123,824.03 | £ 184,380.30 | £ 113,769.94 | £ 169,409.25 | £ 105,832.50 | £ 157,590.00 | | |
| | 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 | | |