

MDH Beech Road, Tiverton (CA124)			MDH St Andrews House, Cullompton (CA155)		
		Order Value			Order Value
Outline specification			Outline specification		
Build type	TRADITIONAL BUILD		Build type	Zed Pods MMC MODULAR	
EPC rating	B		EPC rating	A+	
Op Net-Zero carbon	No		Op Net-Zero carbon	Yes	
Demolition and ACM removal	No		Demolition and ACM removal	Yes	
Additional infrastructure		No	Additional infrastructure		No
Other		No	Other		Yes (biodiversity uplift and glazing uplifts via planning conditions)
Notes			Notes		
Project managed in-house, therefore excludes full project staff management costs. Excludes BC costs					
Architects		£2,850.00	Planning consultant		£5,380.00
Surveys		£720.00	External legal		£850.00
Civil and structural consultancy		£3,850.00	ZedPods		£27,540.38
Civil and structural consultancy		£1,020.00	ZedPods		£73,571.12
Construction consultancy		£3,800.00	ZedPods		£38,268.05
JTT Contracting		£915.00	ZedPods		£436,731.95
Construction consultancy		£2,000.00	ZedPods		£312,354.99
Construction consultancy		£132.00	ZedPods		£324,457.44
Civils		£7,559.00	Demolition and ACM remove/disposal		£128,009.10
South West Water		£1,940.00			
South West Water Business		£1,940.00			
Property agency		£600.00			
Engineering consultancy		£32,846.21			
Construction contractor		£472,589.09			
South West Water Ltd		£1,940.00			
Engineering consultancy		£11,874.23			
Engineering consultancy		£7,298.56			
Engineering consultancy		£6,625.00			
Architects		£3,150.00			
Total Spend		£563,649.09	Total Spend		£1,347,163.03
Average cost per 1 Bed Unit		£187,883.28	Average cost per 1 Bed Unit		£208,553.99
Average cost per 2 Bed Unit			Average cost per 2 Bed Unit		£240,500.35
Funding		None	Funding		BLRF
		£0.00			1:4:1 Capital receipts
					-£120,000.00
					-£538,865.21
TOTAL		£563,649.09	TOTAL		£688,297.82
Average NET cost per 1 Bed Unit		£187,883.28	Average NET cost per 1 Bed Unit		£101,982.90
Average NET cost per 2 Bed Unit			Average NET cost per 2 Bed Unit		£127,449.71
Average NET cost all Units		£187,883.28	Average NET cost all Units		£114,716.30
NET cost per m2		£4,697.08	NET cost per m2		£2,305.08

MDH Beech Road, Tiverton (CA169)			MDH Holly/Sycamore Road, Tiverton (CA170)			
		Order Value			Item/supplier	Order Value
Outline specification			Outline specification			
Build type	Zed Pods MMC MODULAR		Build type	Zed Pods MMC MODULAR		
EPC rating	A+		EPC rating	A+		
Op Net-Zero carbon	Yes		Op Net-Zero carbon	Yes		
Demolition and ACM removal	Yes		Demolition and ACM removal	Yes		
Additional infrastructure		Yes (utility diversions required)	Additional infrastructure		Yes (additional parking provision and BNG)	
Other		No	Other		Yes (additional higher spec safety fencing for adventure playground)	
Notes			Notes			
ZedPods		£2,067,879.28	ZedPods			£3,212,610.70
Demolition and ACM remove/disposal		£130,465.95	Demolition and ACM remove/disposal			£212,483.06
4 X 1 Bed Flats			10 x 1 Bed Flats			
4 X 2 Bed Flats			3 x 2 Bed Houses			
Average cost per 1 Bed Unit		£258,735.05	Average cost per 1 Bed Unit			£273,109.17
Average cost per 2 Bed Unit		£290,851.25	Average cost per 2 Bed Unit			£347,001.02
Funding		BLRF	Funding		BLRF	-£180,000.00
		MMC CLA			MMC CLA	-£335,000.00
		HE AHP			HE AHP	-£1,287,026.00
TOTAL		£1,028,441.23	TOTAL		£1,623,067.76	
Average NET cost per 1 Bed Unit		£119,026.02	Average NET cost per 1 Bed Unit			£128,211.87
Average NET cost per 2 Bed Unit		£138,084.29	Average NET cost per 2 Bed Unit			£170,474.53
Average NET cost all Units		£128,555.15	Average NET cost all Units			£135,255.65
NET cost per m2		£2,142.59	NET cost per m2			£2,215.67

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