

Annex B: Benchmarking Zed Pods MMC modular v other MMC modular v traditional build (unit and m2 costs)

MDH Beech Road, Tiverton (CA124)			Order Value		
Outline specification					
Build type	TRADITIONAL BUILD				
EPC rating	B				
Op Net-Zero carbon	No				
Demolition and ACM removal	No				
Additional infrastructure	No				
Other	No				
Notes	Project managed in-house, therefore excludes full project staff management costs. Excludes BC costs				
3 x 1 Bed Flats	Architects	£2,850.00			
	Surveys	£720.00			
	Civil and structural consultancy	£3,850.00			
	Civil and structural consultancy	£1,020.00			
	Construction consultancy	£3,800.00			
	JTT Contracting	£915.00			
	Construction consultancy	£2,000.00			
	Construction consultancy	£132.00			
	Civils	£7,559.00			
	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			
	Average cost per 1 Bed Unit	£187,883.28			
Funding	None	£0.00			
	TOTAL	£563,649.09			
	Average NET cost per 1 Bed Unit	£187,883.28			
	Average NET cost all Units	£187,883.28			
	NET cost per m2	£4,697.08			

MDH St Andrews House, Cullompton (CA155)			Order Value		
Outline specification					
Build type	Zed Pods MMC MODULAR				
EPC rating	A+				
Op Net-Zero carbon	Yes				
Demolition and ACM removal	Yes				
Additional infrastructure	No				
Other	Yes (biodiversity uplift and glazing uplifts via planning conditions)				
Notes					
	Planning consultant	£5,380.00			
3 X 1 Bed Flats	External legal	£850.00			
3 X 2 Bed Flats	ZedPods	£27,540.38			
	ZedPods	£73,571.12			
	ZedPods	£38,268.05			
	ZedPods	£436,731.95			
	ZedPods	£312,354.99			
	ZedPods	£324,457.44			
	Demolition and ACM remove/disposal	£128,009.10			
Total Spend		£1,347,163.03			
	Average cost per 1 Bed Unit	£208,553.99			
	Average cost per 2 Bed Unit	£240,500.35			
Funding	BLRF	-£120,000.00			
	1:4:1 Capital receipts	-£538,865.21			
	TOTAL	£688,297.82			
	Average NET cost per 1 Bed Unit	£101,982.90			
	Average NET cost per 2 Bed Unit	£127,449.71			
	Average NET cost all Units	£114,716.30			
	NET cost per m2	£2,305.08			

MDH Beech Road, Tiverton (CA169)			Order Value		
Outline specification					
Build type	Zed Pods MMC MODULAR				
EPC rating	A+				
Op Net-Zero carbon	Yes				
Demolition and ACM removal	Yes				
Additional infrastructure	Yes (utility diversions required)				
Other	No				
Notes					
	ZedPods	£2,067,879.28			
4 X 1 Bed Flats	Demolition and ACM remove/disposal	£130,465.95			
4 X 2 Bed Flats					
Total Spend		£2,198,345.23			
	Average cost per 1 Bed Unit	£258,735.05			
	Average cost per 2 Bed Unit	£290,851.25			
Funding	BLRF	-£80,000.00			
	MMC CLA	-£336,000.00			
	HE AHP	-£753,904.00			
	TOTAL	£1,028,441.23			
	Average NET cost per 1 Bed Unit	£119,026.02			
	Average NET cost per 2 Bed Unit	£138,084.29			
	Average NET cost all Units	£128,555.15			
	NET cost per m2	£2,142.59			

MDH Holly/Sycamore Road, Tiverton (CA170)			Item/supplier			Order Value		
Outline specification								
Build type	Zed Pods MMC MODULAR							
EPC rating	A+							
Op Net-Zero carbon	Yes							
Demolition and ACM removal	Yes							
Additional infrastructure	Yes (additional parking provision and BNG)							
Other	Yes (additional higher spec safety fencing for adventure playground)							
Notes								
	ZedPods	£3,212,610.70						
10 x 1 Bed Flats	Demolition and ACM remove/disposal	£212,483.06						
3 x 2 Bed Houses								
Total Spend		£3,425,093.76						
	Average cost per 1 Bed Unit	£273,109.17						
	Average cost per 2 Bed Unit	£347,001.02						
Funding	BLRF	-£180,000.00						
	MMC CLA	-£335,000.00						
	HE AHP	-£1,287,026.00						
	TOTAL	£1,623,067.76						
	Average NET cost per 1 Bed Unit	£128,211.87						
	Average NET cost per 2 Bed Unit	£170,474.53						
	Average NET cost all Units	£135,255.65						
	NET cost per m2	£2,215.92						

MDH Honiton Rd Culmpton (CA183 tendered, contract pending)		
Outline specification		Order Value
Build type	TRADITIONAL BUILD	
EPC rating	B	
Op Net-Zero carbon	No	
Demolition and ACM removal	Yes/limited	
Additional infrastructure	No	
Other Notes	No	
Planning consultant		£10,271.00
Planning consultant		£950.00
Planning consultant		£2,500.00
Planning consultant		£2,495.00
Planning consultant		£1,700.00
Planning consultant		£80.00
External legal		£1,750.00
Direct Oncosts for procurement and contract mgt		£9,654.33
Demolition and ACM remove/disposal		£19,453.85
Average bid before tender scoring/award		£396,000.00
Total Spend		£444,854.18
Average cost per 2 Bed Unit		£222,427.09
Funding	None	£0.00
Average NET cost per 2 Bed Unit		£222,427.09
Average NET cost all Units		£222,427.09
NET cost per m2		£3,110.87

MDH Crofts Estate, Sandford (CA164)		
Outline specification		Order Value
Build type	Zed Pods MMC MODULAR	
EPC rating	A+	
Op Net-Zero carbon	Yes	
Demolition and ACM removal	Yes	
Additional infrastructure	No	
Other Notes	No	
Demolition and ACM remove/disposal		£53,400.00
ZedPods		£1,440,305.48
5 x 1 Bed Flats		
BLRF2		-£100,000.00
HE AHP		-£506,305.00
Average NET cost per Unit		£147,900.08
Average NET cost all Units		£147,900.08
NET cost per m2		£3,321.36

MDH Shapland Place, Tiverton (CA154)		
Supplier		Order Value
Build type	Zed Pods MMC MODULAR	
EPC rating	A+	
Op Net-Zero carbon	Yes	
Demolition and ACM removal	Yes	
Additional infrastructure	Yes (wider SUDs, flood attenuation, additional parking, EV)	
Other Notes	Yes, planters and mature planting, revised balcony screens	
ZedPods		£2,030,233.22
Demolition and ACM remove/disposal		£82,228.81
4 x 1 Bed Flats		
3 x 2 Bed Flats		
1 x 3 Bed Flats		
BLRF2		-£160,000.00
HE AHP		-£692,000.00
Average NET cost all Units		£157,557.76
NET cost per m2		£2,874.49

Bristol City Council New Kingsland		
Item/supplier		Order Value
Build type	TRADITIONAL BUILD	
EPC rating	B	
Op Net-Zero carbon	No	
Demolition and ACM removal	Yes	
Additional infrastructure	Unknown	
Other Notes	Unknown	
Total scheme cost		£4,951,635.00
Average cost all units (no breakdown data available)		£309,477.19
HE AHP		-£1,600,000.00
Average NET cost all Units		£209,477.19
Est. NET cost per m2		£3,724.04

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