

MDH Beech Road, Tiverton (CA124)			MDH St Andrews House, Cullompton (CA155)			MDH Beech Road, Tiverton (CA169)			MDH Holly/Sycamore Road, Tiverton (CA170)		
Outline specification		Order Value	Outline specification		Order Value	Outline specification		Order Value	Outline specification		Order Value
Build type	TRADITIONAL BUILD		Build type	Zed Pods MMC MODULAR		Build type	Zed Pods MMC MODULAR		Build type	Zed Pods MMC MODULAR	
EPC rating	B		EPC rating	A+		EPC rating	A+		EPC rating	A+	
Op Net-Zero carbon	No		Op Net-Zero carbon	Yes		Op Net-Zero carbon	Yes		Op Net-Zero carbon	Yes	
Demolition and ACM removal	No		Demolition and ACM removal	Yes		Demolition and ACM removal	Yes		Demolition and ACM removal	Yes	
Additional infrastructure	No		Additional infrastructure	No		Additional infrastructure	Yes (utility diversions required)		Additional infrastructure	Yes (additional parking provision and BNG)	
Other	No		Other	Yes (biodiversity uplift and glazing uplifts via planning conditions)		Other	No		Other	Yes (additional higher spec safety fencing for adventure playground)	
Notes	Project managed in-house, therefore excludes full project staff management costs. Excludes BC costs		Notes			Notes			Notes		
3 x 1 Bed Flats	Architects	£2,850.00	3 x 1 Bed Flats	Planning consultant	£5,380.00	4 x 1 Bed Flats	ZedPods	£2,067,879.28	10 x 1 Bed Flats	ZedPods	£3,212,610.70
	Surveys	£720.00	3 x 2 Bed Flats	External legal	£850.00	4 x 2 Bed Flats	Demolition and ACM remove/disposal	£130,465.95	3 x 2 Bed Houses	Demolition and ACM remove/disposal	£212,483.06
	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	Total Spend		£2,198,345.23	Total Spend		£3,425,093.76
	Average cost per 1 Bed Unit	£187,883.28		Average cost per 1 Bed Unit	£208,553.99		Average cost per 1 Bed Unit	£258,735.05		Average cost per 1 Bed Unit	£273,109.17
				Average cost per 2 Bed Unit	£240,500.35		Average cost per 2 Bed Unit	£290,851.25		Average cost per 2 Bed Unit	£347,001.02
Funding	None	£0.00	Funding	BLRF	-£120,000.00	Funding	BLRF	-£80,000.00	Funding	BLRF	-£180,000.00
				1:4:1 Capital receipts	-£538,865.21		MMC CLA	-£336,000.00		MMC CLA	-£335,000.00
							HE AHP	-£753,904.00		HE AHP	-£1,287,026.00
	TOTAL	£563,649.09		TOTAL	£688,297.82		TOTAL	£1,028,441.23		TOTAL	£1,623,067.76
	Average NET cost per 1 Bed Unit	£187,883.28		Average NET cost per 1 Bed Unit	£101,982.90		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	£127,449.71		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	£187,883.28		Average NET cost all Units	£114,716.30		Average NET cost all Units	£128,555.15		Average NET cost all Units	£135,255.65
	NET cost per m2	£4,697.08		NET cost per m2	£2,305.08		NET cost per m2	£2,142.59		NET cost per m2	£2,215.67

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