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

| MDH Beech Road, Tiverton | | | MDH St Andrews House, | | | MDH Beech Road, Tiverton | | | MDH Holly/Sycamore Road, | | |
|----------------------------|---|-------------|----------------------------|---|----------------------------|----------------------------|---|----------------------------|----------------------------|---|----------------|
| CA124) | | Order Value | Cullompton (CA155) | | Order Value | (CA169) | | Order Value | Tiverton (CA170) | Item/supplier | Order Value |
| Outline specification | | | Outline specification | | | Outline specification | | | Outline specification | | |
| Build type | TRADITIONAL BUILD | | Build type | Zed Pods MMC MODULAR | | Build type | Zed Pods MMC MODULAR | | Build type | Zed Pods MMC MODULAR | |
| EPC rating | В | | 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 | |
| | | | | | | | | | | Yes (additional parking provision and | |
| Additional infrastructure | No | | Additional infrastructure | No | | Additional infrastructure | Yes (utility diversions required) | | Additional infrastructure | BNG) | |
| | | | | Yes (biodiversity uplift and glazing uplifts | | | , | | | Yes (additional higher spec safety fencing | e |
| Other | No | | Other | via planning conditions) | | Other | No | | Other | for adventure playground) | |
| | Project managed in-house, therefore excludes full project staff management costs. | | | | | | | | | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | |
| Notes | Excludes BC costs | | Notes | | | Notes | | | Notes | | |
| | Architects | £2,850.00 | | Planning consultant | £5,380.00 | | ZedPods | £2,067,879.28 | | ZedPods | £3,212,610. |
| 3 x 1 Bed Flats | Surveys | £720.00 | 3 X 1 Bed Flats | External legal | £850.00 | 4 X 1 Bed Flats | Demolition and ACM remove/disposal | £130,465.95 | 10 x 1 Bed Flats | Demolition and ACM remove/disposal | £212,483 |
| | Civil and structural consultancy | £3,850.00 | 3 X 2 Bed Flats | ZedPods | £27,540.38 | 4 X 2 Bed Flats | | | 3 x 2 Bed Houses | | |
| | 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. |
| | Average cost per 1 Bed Unit | £187.883.28 | Total openia | Average cost per 1 Bed Unit | £208,553.99 | Тотапорати | Average cost per 1 Bed Unit | £258,735.05 | | Average cost per 1 Bed Unit | £273,109. |
| | | | | 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. |
| | | | | | | | | | | | |
| Funding | g None | £0.00 | Eundir | ng BLRF | -£120.000.00 | Fund | ding BLRF | -£80,000.00 | Funding | DIDE | -£180,000. |
| runum | g None | 10.00 | Tunui | 1:4:1 Capital receipts | -£538,865.21 | Tunc | MMC CLA | -£336,000.00 | runung | MMC CLA | -£335,000. |
| | | | | 1.4.1 Capital receipts | -1330,003.21 | | HE AHP | -£753.904.00 | | HE AHP | -£1,287,026. |
| | TOTAL | £563.649.09 | | TOTA | L £688.297.82 | | | L £1,028,441.23 | | | AL £1.623.067. |
| | 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. |
| | Average NET COST per 1 Bed Unit | 1107,083.28 | | Average NET cost per 1 Bed Unit Average NET cost per 2 Bed Unit | £101,982.90 £127,449.71 | | Average NET cost per 1 Bed Unit Average NET cost per 2 Bed Unit | £138,084.29 | | Average NET cost per 1 Bed Unit | £170,474 |
| | Average NET cost all Units | £187,883.28 | | Average NET cost per 2 Bed Unit Average NET cost all Units | £114,716.30 | | Average NET cost per 2 Bed Unit Average NET cost all Units | £138,084.29 £128,555.15 | | Average NET cost per 2 Bed Unit Average NET cost all Units | £170,474. |
| | | | | | | | | | | | |
| | 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. |

| (CA183 tendered, contract | | | MDH Crofts Estate, Sandford | | | MDH Shapland Place, Tiverton | | | | | |
|------------------------------|--|-------------|------------------------------|------------------------------------|---------------|------------------------------|--|---------------|------------------------------------|---|-------------|
| ending) | | Order Value | (CA164) | | Order Value | (CA154) | Supplier | Order Value | Bristol City Council New Kingsland | Item/supplier | Order Value |
| Outline specification | | Order value | Outline specification | | Order value | Outline specification | Зиррнет | Order value | Outline specification | пенту заррнег | Order value |
| Build type | TRADITIONAL BUILD | | Build type | Zed Pods MMC MODULAR | | Build type | Zed Pods MMC MODULAR | | Build type | TRADITIONAL BUILD | |
| PC rating | B | | EPC rating | A+ | | EPC rating | A+ | | EPC rating | B | |
| Op Net-Zero carbon | No | | Op Net-Zero carbon | Yes | | Op Net-Zero carbon | Yes | | Op Net-Zero carbon | No | |
| Demolition and ACM removal | Yes/limited | | Demolition and ACM removal | Yes | | | | | Demolition and ACM removal | | |
| Demolition and Acivi removal | resyllmited | | Demolition and ACIVI removal | res | | Demolition and ACM removal | Yes (wider SUDs, flood attenuation, | | Demolition and ACIVI removal | Yes | |
| Additional infrastructure | No | | Additional infrastructure | No | | Additional infrastructure | additional parking, EV) | | Additional infrastructure | Unknown | |
| | | | | | | | Yes, planters and mature planting, revised | | | | |
| Other | No | | Other | No | | Other | balcony screens | | Other | Unknown | |
| lotes | | | Notes | | | Notes | | | Notes | | |
| | Planning consultant | £10,271.00 | | Demolition and ACM remove/disposal | £53,400.00 | | ZedPods | £2,030,233.22 | | | |
| X 2 Bed Houses | Planning consultant | £950.00 | 5 x 1 Bed Flats | ZedPods | £1,440,305.48 | 4 x 1 Bed Flats | Demolition and ACM remove/disposal | £82,228.81 | 7 x 1 Bed Flats | Total scheme cost | £4,951,63 |
| | Planning consultant | £2,500.00 | | | | 3 x 2 Bed Flats | | | 4 x 2 Bed Houses | | |
| | Planning consultant | £2,495.00 | | | | 1 x 3 Bed Flats | | | 6 x 3 Bed Houses | | |
| | 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 | | | | | | | | | |
| | | £396,000.00 | | | | | | | | | |
| | Average bid before tender scoring/award | E396,000.00 | | | | | | | | | |
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| | | | | | | | | | | | |
| Total Spend | | £444,854.18 | | | £1,493,705.48 | | | £2,112,462.03 | | | £4,951,63 |
| | Average cost per 2 Bed Unit | £222,427.09 | | Average cost per 1 Bed Unit | £298,741.09 | | Average cost per all Units | £264,057.75 | | Average cost all units (no breakdown data | £309,47 |
| | | | | | | | | | | available) | |
| | | | | | | | | | | | |
| | None | £0.00 | Funding | BLRF2 | -£100,000.00 | Funding | BLRF2 | -£160,000.00 | Funding | HE AHP | -£1,600,00 |
| | | | | HE AHP | -£506,305.00 | | HE AHP | -£692,000.00 | | | |
| | | | | | | | | | | | |
| | | £444,854.18 | | | £887,400.48 | | | £1,260,462.03 | | | £3,351 |
| | Average NET cost per 2 Bed Unit | £222,427.09 | | Average NET cost per Unit | £147,900.08 | | | | | | ., |
| | Average NET cost all Units | £222,427.09 | | Average NET cost all Units | £147,900.08 | | Average NET cost all Units | £157,557.76 | | Average NET cost all Units | £209,47 |
| | NET cost per m2 | £3,110.87 | | NET cost per m2 | £3,321.36 | | NET cost per m2 | £2,874.49 | | Est. NET cost per m2 | £3,72 |

| Eastleigh Borough Council | | | 9No. North Som, Bristol & Gloucs | | |
|----------------------------|---|----------------|----------------------------------|---|---------------|
| Former PO, Portsmouth | Supplier | Order Value | MMC Modular | Item/supplier | Order Value |
| Outline specification | | | Outline specification | | |
| Build type | Other MMC MODULAR | | Build type | Other MMC MODULAR | |
| EPC rating | В | | EPC rating | В | |
| Op Net-Zero carbon | No | | Op Net-Zero carbon | No | |
| Demolition and ACM removal | Yes | | Demolition and ACM removal | Mix | |
| Additional infrastructure | Unknown | | Additional infrastructure | Mix | |
| Other | | | Other | | |
| Notes | | | Notes | Average m2 build cost for 9no. schemes. Excludes feasibility, design and all planning costs, unknown specification beyond EPC B | |
| | | | Total number of units and total | | |
| 10 x 1 Bed flats | Total scheme cost | £2,836,211.00 | costs unknown | | n/a |
| TO X I Bed flats | Total scheme cost | 12,830,211.00 | costs unknown | | пуа |
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| | | £2,836,211.00 | | | |
| | Average cost all units (no breakdown data | £283,621.10 | | | |
| | available) | | | | |
| | | | | | |
| Funding | HE AHP | -£1,050,000.00 | Funding | Unknown | |
| | | | | | |
| | | | | | |
| | | £2,701,153.33 | | | |
| | | | | | |
| | Average NET cost all Units | £207,115.33 | | Average NET cost all Units | not available |
| | Est. NET cost per m2 | £4,501.92 | | Average NET cost per m2 | £2,387.65 |