

Equality Impact Needs Assessment

The Diversity Promise - *Better for all*



1. Title of Policy/Service/Project	Development at 56 Herbert Avenue, Poole
2. Service Unit	Poole Housing Partnership (Development)
3. Lead Responsible Officer and Job Title	Trevor Roffe, Head of Asset Development
4. Members of the Assessment Team:	
5. Date assessment started:	20 th September 2021
6. Date assessment completed:	30 th September 2021

About the Project:

7. What type of project is this?	New build housing project
8. What are the aims/objectives of the policy/service/project? (please include here all expected outcomes)	<p>To provide additional sustainable temporary housing for the homeless. The project is located on a former community hub site (now demolished) and will provide 24 residential units and an office. The completed project will provide much needed additional temporary rented housing within the conurbation.</p> <p>The project will provide an increase in job opportunities within the construction sector during the construction phase.</p>

Appendices 2. Includes Equalities Impact Assessment, DIA 315 Report & VFM Statement.

9. Are there any associated services, policies or procedures? No

10. List the main people, or groups of people, that this policy/service/project is designed to benefit, and any other stakeholders involved?

This project will benefit singles/couples/families which are homeless.

11. Will this policy/service/impact on any other organisation, statutory, voluntary or community and their clients/service users?

No.

Consultation, Monitoring and Research

Where there is still insufficient information to properly assess the policy, appropriate and proportionate measures will be needed to fill the data gaps. Examples include one-off studies or surveys or holding informal consultation exercises to supplement the available statistical and qualitative data.

If there is insufficient time before the implementation of the policy to inform the EINA, specific action points will need to be clearly set out in the action plan. Steps must include monitoring arrangements which measure the actual impact and a date for a policy review.

Consultation:

12. What involvement/consultation has been done in relation to this (or a similar) policy/service/project and what are the results?

Consultation with the Housing Portfolio Holder on the strategic approach to new council owned affordable housing has been held: Ward Councillor and Portfolio Holder consultation on this individual scheme has been completed; and relevant council staff and have been briefed. Local residents had opportunity to comment during the planning application process.

Appendices 2. Includes Equalities Impact Assessment, DIA 315 Report & VFM Statement.

13. If you have not carried out any consultation, or if you need to carry out further consultation, who will you be consulting with and by what methods?

N/A

Monitoring and Research:

14. What data, research and other evidence or information is available which is relevant to this EINA?

The accommodation type and mix has been informed from housing register statistics including the number of applicants on the housing register and the average waiting time. The completed apartments will be let and managed on the same basis as our existing housing stock and all EINA's and other policies which apply to our existing stock will apply to these new units.

15. Is there any service user/employee monitoring data available and relevant to this policy/service/project? What does it show in relation to equality groups?

Annual CORE data and resident surveys.

Admission for new residents to the scheme will be by objective eligibility criteria, which will be operated and monitored by Housing Solutions, who undertake property allocations for the Council to ensure that the properties are let to those in housing need.

16. If there is a lack of information, what further information do you need to carry out the assessment and how are you going to gather this?

N/A

Appendices 2. Includes Equalities Impact Assessment, DIA 315 Report & VFM Statement.

Assessing the Impact

	Actual or potential positive benefit	Actual or potential negative outcome
17. Age	Admission for new residents to the scheme will be by objective eligibility criteria, which will be operated by Housing Solutions, who undertake property allocations for the Council to ensure that the properties are let to those in housing need.	The properties are designed for families, couples and single people. There will be no loss of existing provision for other client groups as a result of this project.
18. Disability	Three properties will be constructed to Building Control Approved Document Part M (access to and use of buildings).	The constrained nature of the site and the need for a high dwelling density to make the site viable prevents the Council building all the accommodation to achieve the Lifetime Homes standard or any alternative Part M category. However, three properties will achieve Part M (2) Category. The Council actively considers the provision of category 2 & 3 dwellings on other schemes in the conurbation. The Councils standing specification requires the architect to implement the requirements of Lifetime Homes where it is practical to do so.
19. Gender	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding gender have been identified but this factor will be considered and monitored along with any service user identified needs.
20. Gender reassignment	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding gender reassignment have been identified but this factor will be considered and monitored along with any service user identified needs.
21. Pregnancy and Maternity	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding pregnancy and maternity have been identified but this factor will be considered and monitored along with any service user identified needs.
22.	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding marriage and civil partnership have been identified but this factor will be considered

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	Actual or potential positive benefit	Actual or potential negative outcome
Marriage and Civil Partnership		and monitored along with any service user identified needs.
23. Race	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding race have been identified but this factor will be considered and monitored along with any service user identified needs.
24. Religion or Belief	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding religion or belief have been identified but this factor will be considered and monitored along with any service user identified needs.
25. Sexual Orientation	Properties will be eligible for all eligible applicants on the housing register	No issues regarding sexual orientation have been identified but this factor will be considered and monitored along with any service user identified needs.
26. Any other factor/ groups e.g. socio-economic status/carers etc	Properties will be eligible for all eligible applicants on the housing register.	No other issues have been identified but these factors will be considered / monitored along with any service users identified needs.
27. Human Rights	Will facilitate Article 11 of the International Covenant on Economic, Social and Cultural Rights - the right of everyone to an adequate standard of living for themselves and their family, including adequate food, clothing and housing.	No human rights issues have been identified but these factors will be considered / monitored along with any service users identified needs.

Stop - Any policy which shows actual or potential unlawful discrimination must be stopped, removed or changed.

Appendices 2. Includes Equalities Impact Assessment, DIA 315 Report & VFM Statement.

28. If impacts have been identified include in the action plan what will be done to reduce these impacts, this could include a range of options from making adjustments to the policy to stopping and removing the policy altogether. If no change is to be made, explain your decision:

The affordable rented temporary accommodation properties will be available to all eligible applicants on the housing register.

Appendices 2. Includes Equalities Impact Assessment, DIA 315 Report & VFM Statement.

Action Plan

Include:

- What has/will be done to reduce the negative impacts on groups as identified above.
- Detail of positive impacts and outcomes
- The arrangements for monitoring the actual impact of the policy/service/project










29. Issue identified	Action required to reduce impact	Timescale	Responsible officer	Which Business Plan does this action link to e.g. Service Equality Action Plan/Team Plan
<p>The properties are designed for families, couples, single people – a mix of 1 and 2 bed flats.</p>	<p>Limited amount of larger family accommodation on this site. This can be offset by the delivery of housing on other sites across the Conurbation.</p> <p>One and two bed flats can be more suitable for those occupying larger properties than they need. Subsequent downsizing will free up larger family homes.</p> <p>The identification of housing need for specific client groups within the neighbourhood will be monitored as part of the ongoing Housing Strategy process.</p>	<p>Ongoing</p>	<p>Affordable Housing & Resettlement Manager</p>	<p>Housing Strategy</p>

Appendices 2. Includes Equalities Impact Assessment, DIA 315 Report & VFM Statement.

This is an interim report for a DIA that has been requested but yet to be completed.

If there is a RAG (coloured circle) that has not had its dependent field selected yet, it will appear as a white circle.

Impact Summary

Climate Change & Energy	Green - Only positive impacts identified	
Communities & Culture	Amber - Minor negative impacts identified / unknown impacts	
Waste & Resource Use	Amber - Minor negative impacts identified / unknown impacts	
Economy	Amber - Minor negative impacts identified / unknown impacts	
Health & Wellbeing	Amber - Minor negative impacts identified / unknown impacts	
Learning & Skills	Amber - Minor negative impacts identified / unknown impacts	
Natural Environment	Yes	
Sustainable Procurement	Amber - Minor negative impacts identified / unknown impacts	
Transport & Accessibility	Amber - Minor negative impacts identified / unknown impacts	

Appendices 2. Includes Equalities Impact Assessment, DIA 315 Report & VFM Statement.

Answers provided indicate that the score for the carbon footprint of the proposal is:

Which is a rating of: **Low**



Appendices 2. Includes Equalities Impact Assessment, DIA 315 Report & VFM Statement.

Proposal ID: 315

Proposal Title: [Herbert Avenue - Construction of Temporary Accommodation - Update of DIA 235](#)

Type of Proposal: [Procurement](#)

Brief description:

[Construct 2 blocks of apartments on an empty brownfield site comprising 24 apartments and an office & laundry. There will be a range of 1, 2 & 3 bedroom apartments including apartments that are wheelchair accessible. The aim of the project is to construct environmentally efficient buildings that are cost effective for residents to run.](#)

Proposer's Name: David Hood

Proposer's Directorate: [Environment & Community](#)

Proposer's Service Unit: [Housing](#)

Estimated cost (£): [Between £25K and OJEU threshold](#)

If known, the cost amount (£): [£2,923,137.36](#)

Ward(s) Affected (if applicable):

[Alderney & Bourne Valley](#)

Sustainable Development Goals (SDGs) supported by the proposal:

[3. Good Health and Well Being](#) [6. Clean Water and Sanitation](#) [7. Affordable and Clean Energy](#) [9. Industry, Innovation and Infrastructure](#) [11. Sustainable Cities and Communities](#)

Appendices 2. Includes Equalities Impact Assessment, DIA 315 Report & VFM Statement.

Climate Change & Energy

Is the proposal likely to have any impacts (positive or negative) on addressing the causes and effects of climate change? [Yes](#)

If the answer was No, then the explanation is below (in this case there are no answers to subsequent questions in this section):

- 1) Has the proposal accounted for the potential impacts of climate change, e.g. flooding, storms or heatwaves? [Yes](#)
- 2) Does it assist reducing CO2 and other Green House Gas (GHG) emissions? E.g. reduction in energy or transport use, or waste produced. [Yes](#)
- 3) Will it increase energy efficiency (e.g. increased efficiency standards / better design / improved construction technologies / choice of materials) and/or reduce energy consumption? [Yes](#)
- 4) Will it increase the amount of energy obtained from renewable and low carbon sources? [Yes](#)

How was the overall impact of the proposal on its ability to positively address the cause and effects of climate change rated?

Green - Only positive impacts identified



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The construction the the buildings will be designed to acheive a minimum of Low Passive House standards We are proposing the use of air source heat pumps and solar PV however, as a design and build contract the suscessful contractor will be able to offer alternative solutions. The buildings will also be designed on a fabric first approach. Following planning approval there is a requirement of 20% renewables on the project. The preferred bidder had proposed the use of air source heatpumpd to provide hot water. The development will be constructed to Low PassivHaus standards, however there is an option for low PassivHaus certification at extra cost.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Appendices 2. Includes Equalities Impact Assessment, DIA 315 Report & VFM Statement.

Communities & Culture

Is the proposal likely to impact (positively or negatively) on the development of safe, vibrant, inclusive and engaged communities? [Don't Know](#)

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it help maintain and expand vibrant voluntary and community organisations?
[Not Relevant](#)
- 2) Will it promote a safe community environment? [Yes](#)
- 3) Will it promote and develop cultural activities? [Don't know even though may be relevant](#)

How would the overall impact of the proposal on the development of safe, vibrant, inclusive and engaged communities be rated?

**Amber - Minor negative
impacts identified /
unknown impacts**



Reasoning for the answer (details of impacts including evidence and knowledge gaps):

[This development of to provide temporary accomodation for homeless people and there families. The developmnet will provide a safe and secure environment for these people to live while there needs are being assessed and permanent accomodation is being sourced.](#)

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

[There is no real community as residents of the site will have a maximum stay around 6 months.](#)

Appendices 2. Includes Equalities Impact Assessment, DIA 315 Report & VFM Statement.

Waste & Resource Use

Is the proposal likely to have any impacts (positive or negative) on waste resource use or production and consumption? [Yes](#)

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it prevent waste or promote the reduction, re-use, recycling or recovery of materials? [Yes](#)
- 2) Will it use sustainable production methods or reduce the need for resources?
[Yes](#)
- 3) Will it manage the extraction and use of raw materials in ways that minimise depletion and cause no serious environmental damage?
[Don't know even though may be relevant](#)
- 4) Will it help to reduce the amount of water abstracted and / or used?
[Don't know even though may be relevant](#)

How would the overall impact of the proposal on the sustainable production and consumption of natural resources be rated?

**Amber - Minor negative
impacts identified /
unknown impacts**



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

[The successful contractor will be require to produce a site waste management plan with the aim of 75% of waste to be recycled and the waste management is to be managed by the BRE Smartwaste software.](#)

Details of proposed mitigation/remedial action and monitoring
(inc. timescales, responsible officers, related business plans etc):

[As above](#)

Appendices 2. Includes Equalities Impact Assessment, DIA 315 Report & VFM Statement.

Economy

Is the proposal likely to impact (positively or negatively) on the area's ability to support, maintain and grow a sustainable, diverse and thriving economy? [Yes](#)

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will the proposal encourage local business creation and / or growth?
[Don't know even though may be relevant](#)
- 2) Will the proposal enable local jobs to be created or retained?
[Partially](#)
- 3) Will the proposal promote sustainable business practices?
[Don't know even though may be relevant](#)

How would the overall impact of the proposal on it's potential to support and maintain a sustainable, diverse and thriving economy be rated?

**Amber - Minor negative
impacts identified /
unknown impacts**



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

[The Preferred Bidder will be using a mix of directly employed and agency local labour for the project. Once complete some of the labour may be redeployed onto another project.](#)

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

[The Preferred Bidder is bases in Poole and has is own direct labour. Additional labour sourced via an agency will be required duringing the contract along with specialest trades.](#)

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Health & Wellbeing

Is the proposal likely to impact (positively or negatively) on the creation of a inclusive and healthy social and physical environmental for all?

Don't Know

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will the proposal contribute to improving the health and wellbeing of residents or staff?

Yes

- 2) Will the proposal contribute to reducing inequalities?

Don't know even though may be relevant

- 3) Will the proposal contribute to a healthier and more sustainable physical environment for residents or staff?

Yes

How would the overall impact of the proposal on the creation of a fair and healthy social and physical environmental for all be rated?

**Amber - Minor negative
impacts identified /
unknown impacts**



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The new accomodation will have an impact for those residents who have been living on the steet or sharing accomodation. It will give them a clean and warm home and there own personal space.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

The deveopment is for a section of the population that has found itself in a homeless situation and the accomodation/development is only for those residents and the staff that maintain the site.

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Learning & Skills

Is the proposal likely to impact (positively or negatively) on a culture of ongoing engagement and excellence in learning and skills? [Don't Know](#)

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it provide and/or improve opportunities for formal learning?
Don't know even though may be relevant
- 2) Will it provide and/or improve community learning and development?
[Don't know even though may be relevant](#)
- 3) Will it provide and/or improve opportunities for apprenticeships and other skill based learning?
[Don't know even though may be relevant](#)

How would the overall impact of the proposal on the encouragement of learning and skills be rated?

Green - Only positive impacts identified



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

[The may be oportunites for the preferred bidder to provide apprenticeships and to provide some educational information to the local schools.](#)

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

[The amount of learning and skills that a preferred bidder will be able to provide will depend on the overall project programme and the number of different trades and their willingness to invest outside of thier contract.](#)

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Natural Environment

Is the proposal likely to impact (positively or negatively) on the protection or enhancement of local biodiversity or the access to and quality of natural environments?

Yes

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it help protect and improve biodiversity i.e. habitats or species (including designated and non-designated)? Partially
- 2) Will it improve access to and connectivity of local green spaces whilst protecting and enhancing them? No
- 3) Will it help protect and enhance the landscape quality and character?
Partially
- 4) Will it help to protect and enhance the quality of the area's air, water and land?
Don't know even though may be relevant

How would the overall impact of your proposal on the protection and enhancement of natural environments be rated?

Amber - Minor negative
impacts identified /
unknown impacts



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The site has an active badger set and this has already had works undertaken to protect their environment. The sections of woodland to the south and west of the site will remain untouched.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

The site has an active badger set and this has already had works undertaken to protect their environment. The sections of woodland to the south and west of the site will remain untouched.

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Sustainable Procurement

Does your proposal involve the procurement of goods, services or works? [Yes](#)

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

Has or is it intended that the Strategic Procurement team be consulted?

[Yes - already underway](#)

If the Strategic Procurement team was not consulted, then the explanation for this is:

1) Do the Government Buying Standards (GBS) apply to goods and/or services that are planned to be bought?

[Yes](#)

2) Has sustainable resource use (e.g. energy & water consumption, waste streams, minerals use) been considered for whole life-cycle of the product/service/work?

[Don't know even though may be relevant](#)

3) Has the issue of carbon reduction (e.g. energy sources, transport issues) and adaptation (e.g. resilience against extreme weather events) been considered in the supply chain?

[Don't know even though may be relevant](#)

4) Is the product/service fairly traded i.e. ensures good working conditions, social benefits e.g. Fairtrade or similar standards?

[Proc_Fairtrade](#)

5) Has the lotting strategy been optimised to improve prospects for local suppliers and SMEs?

[Not Relevant](#)

6) If aspects of the requirement are unsustainable then is continued improvement factored into your contract with KPIs, and will this be monitored?

[Don't know even though may be relevant](#)

How is the overall impact of your proposal on procurement which supports sustainable resource use, environmental protection and progressive labour standards been rated?

Amber - Minor negative
impacts identified /
unknown impacts



Appendices 2. Includes Equalities Impact Assessment, DIA 315 Report & VFM Statement.

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

[A procurement exercise has now taken place with this DIA replacing DIA 235 prepared prior to the tender process.](#)

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

The preferred bidder is proposing to construct the development to a minimum of Low PassiveHaus and to include the use of air source heat pumps to make up the 20% renewable planning condition requirement

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Transport & Accessibility

Is the proposal likely to have any impacts (positive or negative) on the provision of sustainable, accessible, affordable and safe transport services - improving links to jobs, schools, health and other services? [Yes](#)

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it support and encourage the provision of sustainable and accessible modes of transport (including walking, cycling, bus, trains and low emission vehicles)?
Yes
- 2) Will it reduce the distances needed to travel to access work, leisure and other services? [Partially](#)
- 3) Will it encourage affordable and safe transport options?
[Partially](#)

How would the overall impact of your proposal on the provision of sustainable, accessible, affordable and safe transport services be rated?

**Amber - Minor negative
impacts identified /
unknown impacts**



The reasoning for the answer (details of impacts including evidence and knowledge gaps):

[The development will require the materials and staff to be transported to the site for the construction process. any impact on the surrounding area will be limited to operations at either end of the day and deliveries to site.](#)

Details of proposed mitigation and monitoring (inc. timescales, responsible officers, related business plans etc):

[Delivery times can be scheduled to take place outside of peak times.](#)

REPORT

Nov-2021

BENCHMARK REPORT
Herbert Avenue, Poole
for
Poole Housing Partnership

Prepared By

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BENCHMARK REPORT

Herbert Avenue, Poole
Poole Housing Partnership

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AUTHORISATION

This report has been prepared by:

Signature



Daniel Partridge MRICS

and authorised for issue by:

Signature



Richard Quarry MRICS

BENCHMARK REPORT

Herbert Avenue, Poole
Poole Housing Partnership



1.0 EXECUTIVE SUMMARY

The costs stated in this report are based on the tender sum submitted by AJC Homes, as adjusted and agreed during the tender evaluation.

This report has been produced to show the value for money being achieved by the Temporary Housing project at Herbert Avenue, Poole, based on the adjusted AJC Homes tender.

RLB have compared the Herbert Avenue adjusted tender sum from AJC Homes against the cost of other schemes of similar size and nature to establish where Herbert Avenue sits within the wider market in respect of construction costs.

1.1 SUMMARY OF TENDER SUM

	£	Cost / GIA £	Cost / NIA £
Dwelling Costs	1,598,287	1,156	1,246
External Works	370,415	268	289
Build Costs (Excl. On Costs)	1,968,702	1,424	1,534
Contractor Preliminaries (incl. design fees)	580,131	420	452
Contractor Overhead & Profits	301,614	218	235
Project Risk	72,690	53	57
Total Build Cost	2,923,137	2,115	2,278

The costing of this project is at 3Q2021.

This tender sum relates to build / construction cost only and excludes other development costs such as finance, sales and marketing.

1.2 PROGRAMME

Works will commence on site **1st Quarter 2022**, with a programme of 59 weeks.

1.3 KEY ISSUES / CONSIDERATIONS

This tender sum is based on the costs submitted and evaluated during the tender process, and is the proposed contract sum for the project.

Tenders were received within 3Q21, so all benchmarking costs referred to have been rebased to this quarter using the BCIS TPI indices. It should be noted however that the BCIS indices are somewhat reactive to the market conditions which are currently unusually volatile. It is the opinion of RLB that real cost inflation is currently higher than the BCIS forecasts.

BENCHMARK REPORT

Herbert Avenue, Poole
Poole Housing Partnership



1.0 EXECUTIVE SUMMARY

1.4 RLB IN-HOUSE COST BENCHMARKING DATA

Project benchmark comparisons have been made based upon Rider Levett Bucknall's database of costs together with external cost data from relevant projects.

Examples of other residential housing projects have been used, adjusted to the Poole Area and rebased to 3Q2021 using the BCIS TPI indices.

RLB apartment benchmark data based on total project cost per m2 (rebased): **£2,098/m2**.

1.5 BCIS COST BENCHMARKING DATA

Project benchmark comparisons have been made based upon the BCIS cost database, deemed by Rider Levett Bucknall as sufficiently similar in size and nature to the Herbert Avenue scheme.

Examples of other residential housing projects have been used, adjusted to the Poole area and rebased to 3Q2021. All the projects listed are new build.

BCIS apartment benchmark data based on total project cost per m2 (rebased): **£2,112/m2**.

1.6 SUMMARY & RECOMMENDATIONS

The Herbert Avenue adjusted tender sum received from AJC Homes represents a cost per m2 of **£2,115/m2**, which is marginally (within 1%) higher than both the RLB in-house and published BCIS cost data.

Whilst this is the case, it should be noted that the current market conditions are unusually volatile due to implications from Brexit and Covid-19. The BCIS inflation forecast data used to rebase all of the cost benchmark data is therefore required to be viewed with some scepticism. For example the currently BCIS forecast for 4Q2021 is greater than 3% higher than that of 3Q2021 where these costs are based.

Furthermore, the Tender sum includes a 3% sum to account for material price increases being experienced in the current market, effectively projecting the tender sum into future cost beyond 3Q2021.

It is therefore the opinion of RLB that the tender submission received by AJC Homes for the Herbert Avenue project, whilst robust, represents good value for money in the current market.

BENCHMARK REPORT

Herbert Avenue, Poole
Poole Housing Partnership

2.0 BENCHMARKING SUMMARY

HOUSING AND APARTMENT BENCHMARKING

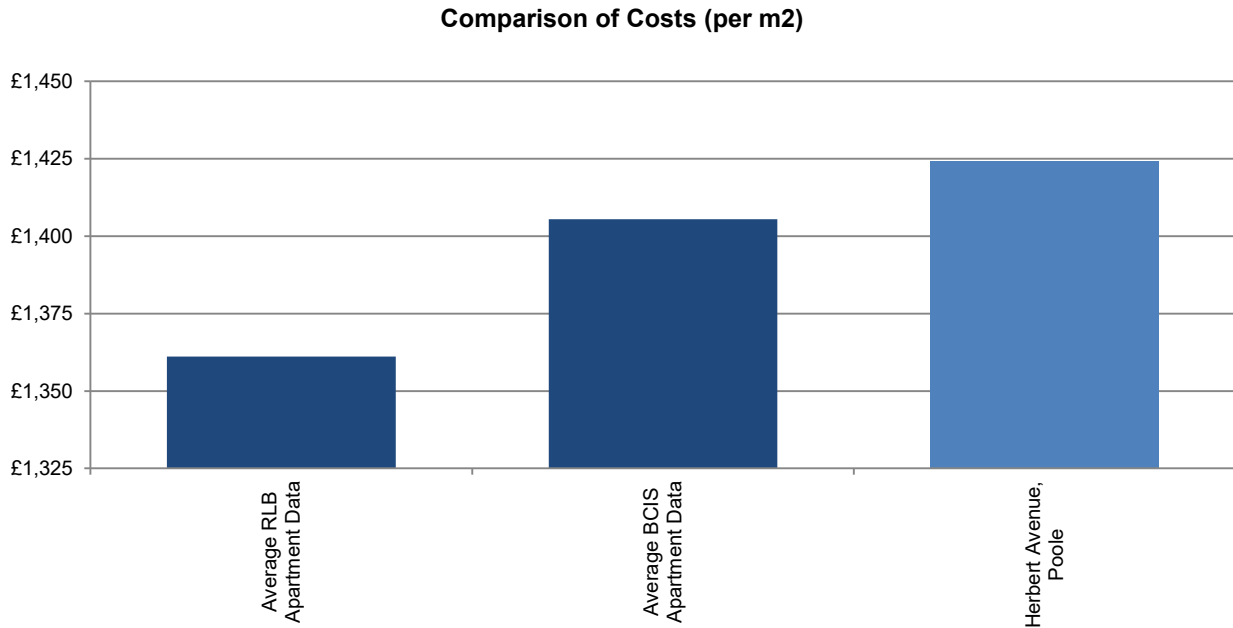
Project benchmark comparisons have been made based upon Rider Levett Bucknall's database of costs together with external cost data from relevant projects.

Project details for comparison

Examples of other residential housing projects have been used, adjusted to the Poole Area and rebased to 3Q2021. All the projects listed are new build.

2.1 BUILD COST BENCHMARKING SUMMARY

Comparison of Project Costs / m2 GIA



Project	£ Cost / m ²
Average RLB Apartment Data	1,361
Average BCIS Apartment Data	1,406
Herbert Avenue, Poole	1,424

BENCHMARK REPORT

Herbert Avenue, Poole
Poole Housing Partnership

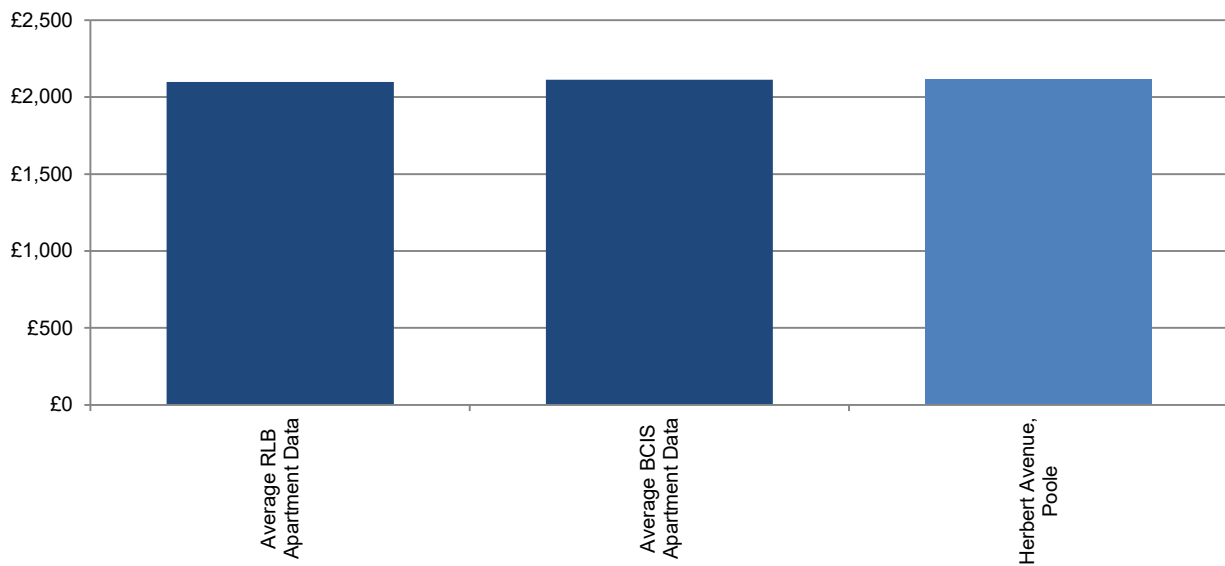
2.0 BENCHMARKING SUMMARY

HOUSING AND APARTMENT BENCHMARKING

2.2 PROJECT COST BENCHMARKING SUMMARY

Comparison of Project Costs / m2 GIA

Comparison of Costs (per m2)



To understand the true benchmark position of the data, consideration of project specific factors affecting the cost/m² e.g. Abnormals, needs to be undertaken.

Project	£ Cost / m ²
Average RLB Apartment Data	2,098
Average BCIS Apartment Data	2,112
Herbert Avenue, Poole	2,115

BENCHMARK REPORT

Herbert Avenue, Poole
Poole Housing Partnership

3.0 RLB APARTMENT BENCHMARK SUMMARY

RLB APARTMENT BENCHMARKING

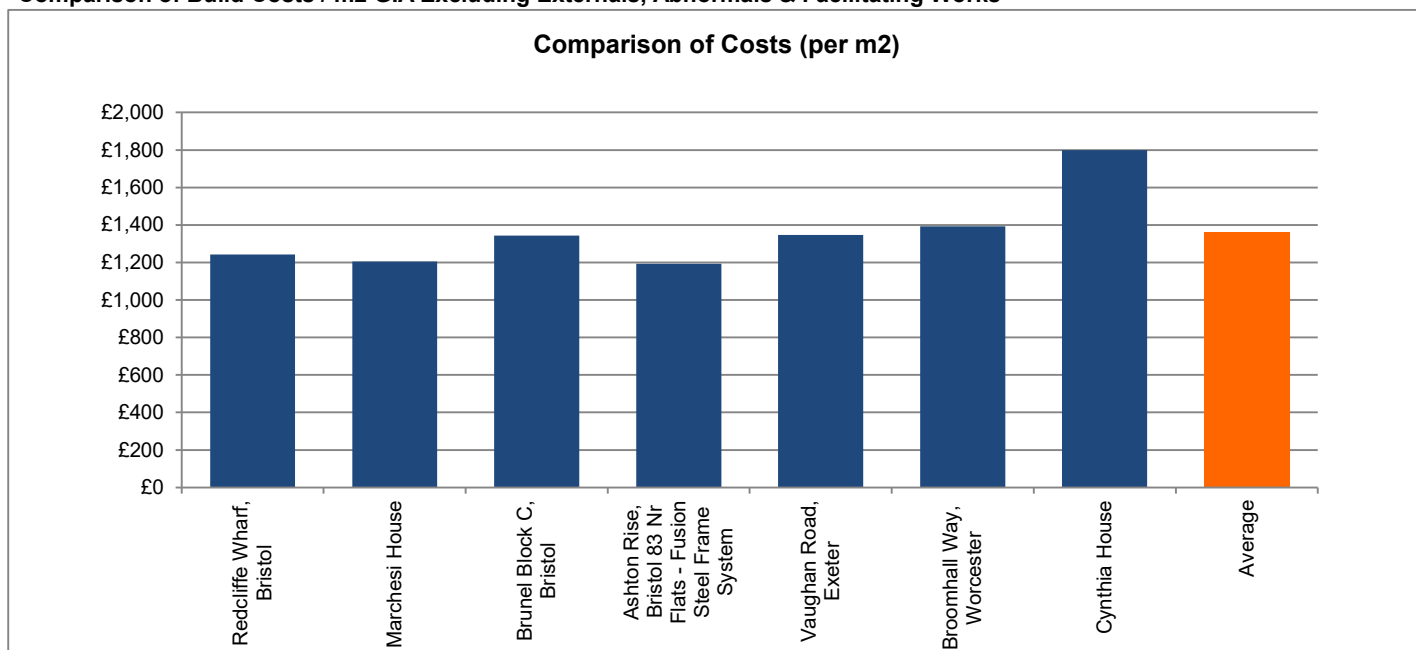
Project benchmark comparisons have been made based upon Rider Levett Bucknall's database of costs together with external cost data from relevant projects.

Project details for comparison

Examples of other residential housing projects have been used, adjusted to the Bristol area and rebased to 3Q2021. All the projects listed are new build.

3.1 BUILD COST BENCHMARKING

Comparison of Build Costs / m2 GIA Excluding Externals, Abnormals & Facilitating Works



Review and interpretation of findings to generate normalised assessment

To understand the true benchmark position of the data, consideration of project specific factors affecting the cost/m² e.g. Abnormals, needs to be undertaken.

Project	£ Cost / m ²	Locations	Date
Redcliffe Wharf, Bristol	1,244	Bristol	1Q2018
Marchesi House	1,205	Weymouth	1Q2021
Brunel Block C, Bristol	1,343	Bristol	2Q2017
Ashton Rise, Bristol 83 Nr Flats - Fusion Steel Frame System	1,194	Bristol	1Q2019
Vaughan Road, Exeter	1,349	Exeter	1Q2017
Broomhall Way, Worcester	1,394	Worcester	2Q2021
Cynthia House	1,801	Poole	3Q2020
Average	1,361		

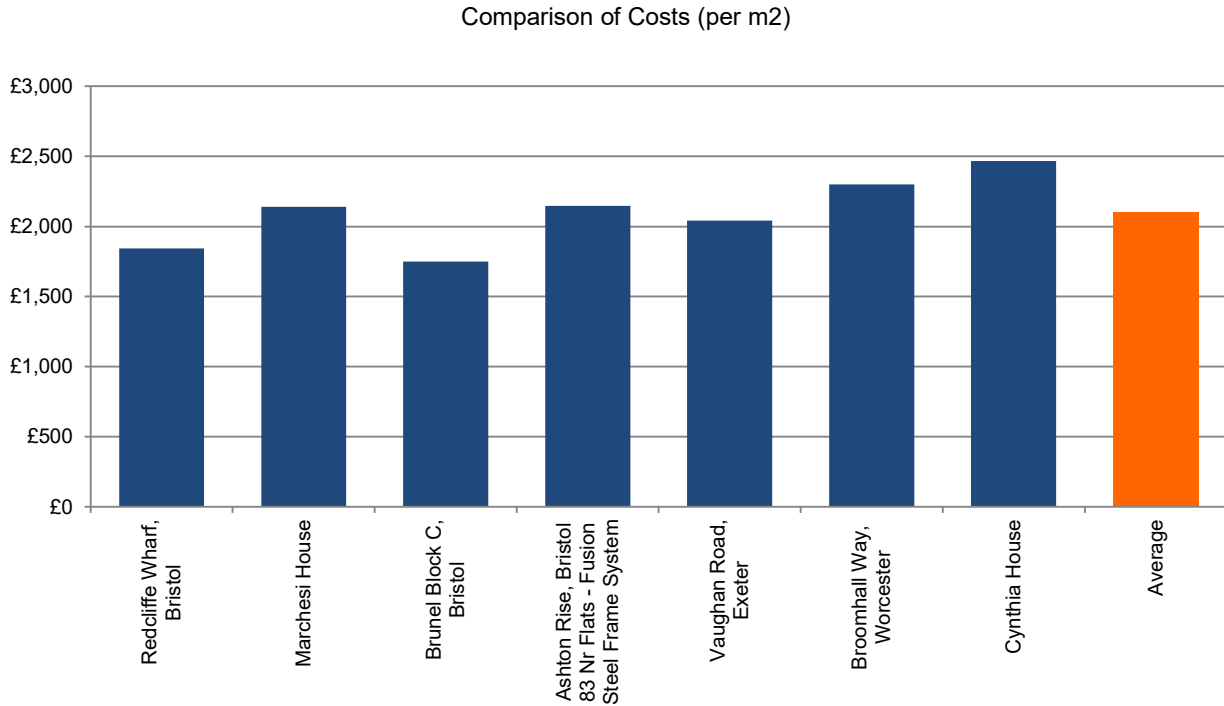
BENCHMARK REPORT

Herbert Avenue, Poole
Poole Housing Partnership

3.0 RLB APARTMENT BENCHMARK SUMMARY

3.2 PROJECT COST BENCHMARKING

Comparison of Project Costs / m2 GIA



Review and interpretation of findings to generate normalised assessment

To understand the true benchmark position of the data, consideration of project specific factors affecting the cost/m² e.g. Abnormals, needs to be undertaken.

Project	£ Cost / m ²	Locations	Date
Redcliffe Wharf, Bristol	1,843	Bristol	1Q2018
Marchesi House	2,139	Weymouth	1Q2021
Brunel Block C, Bristol	1,748	Bristol	2Q2017
Ashton Rise, Bristol 83 Nr Flats - Fusion Steel Frame System	2,147	Bristol	1Q2019
Vaughan Road, Exeter	2,041	Exeter	1Q2017
Broomhall Way, Worcester	2,299	Worcester	2Q2021
Cynthia House	2,465	Poole	3Q2020
Average	2,098		

BENCHMARK REPORT

Herbert Avenue, Poole
Poole Housing Partnership

4.0 RLB APARTMENT BENCHMARK ELEMENTAL DATA

	Redcliffe Wharf, Bristol		Marchesi House (Apartments Only)		Brunel Block C, Bristol		Ashton Rise, Bristol 83 Nr Flats - Fusion Steel Frame System		Vaughan Road, Exeter		Broomhall Way, Worcester (Apartments Only)		Cynthia House (Apartments Only)		Average
	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£/m2
GIFA	4,712 m ²		674 m ²		2,175 m ²		4,728 m ²		1,840 m ²		2,828 m ²		778 m ²		2,534 m ²
SUBSTRUCTURE															
Substructure / Basement	£1,073,655	£228	£73,466	£109	£270,938	£125	£757,387	£160	£113,132	£61	£301,601	£106.63	£85,998	£111	£129
SUPERSTRUCTURE															
Frame / Structural Alterations	£1,018,067	£216	£0	£0	£763,288	£351	£908,385	£192	£12,292	£7	£121,625	£43	£331,779	£426	£176
Upper Floors	Included	Included	£46,506	£69	£90,003	£41	£167,263	£35	£178,620	£97	£0	£0	£68,255	£88	£55
Roof	£353,174	£75	£55,268	£82	£134,013	£62	£228,869	£48	£205,172	£112	£484,704	£171	£29,354	£38	£84
Stairs	£88,874	£19	£12,132	£18	£53,965	£25	£41,827	£9	£60,868	£33	£71,925	£25	£3,844	£5	£19
External Walls	£750,121	£159	£210,962	£313	£328,274	£151	£613,662	£130	£163,960	£89	£932,060	£330	£117,880	£152	£189
External Doors and Windows	£506,991	£108	£47,854	£71	£208,060	£96	£215,960	£46	£109,731	£60	£98,001	£35	£66,577	£86	£71
Internal Walls	£297,486	£63	£30,330	£45	£147,858	£68	£0	£0	£198,649	£108	£316,463	£112	£148,696	£191	£84
Internal Doors	£140,113	£30	£12,806	£19	£104,686	£48	£96,944	£21	£28,116	£15	£72,147	£26	£31,989	£41	£28
FINISHES															
Wall Finishes	£258,337	£55	£42,462	£63	£79,354	£36	£691,964	£146	£198,716	£108	£203,866	£72	£14,358	£18	£71
Floor Finishes	£32,603	£7	£14,154	£21	£174,283	£80	£137,365	£29	£117,975	£64	£91,260	£32	£27,849	£36	£38
Ceiling Finishes	£124,177	£26	£34,374	£51	£78,163	£36	£156,671	£33	£43,067	£23	£52,301	£18	£9,576	£12	£29
FITTINGS AND FURNISHINGS															
Fittings and Furnishings	£190,425	£40	£37,744	£56	£250,915	£115	£311,150	£66	£76,211	£41	£102,245	£36	£53,445	£69	£61
SERVICES															
Sanitary Installations	£71,547	£15	£12,806	Included	Included	Included	£60,341	£13	£39,037	£21	Included	Included	£20,400	Included	£16
Services Equipment	Included	Included	£7,414	Included	Included	Included	Included	Included	Included	Included	Included	Included	£0	Included	
Disposal Installations	Included	Included	£10,784	Included	Included	Included	Included	Included	Included	Included	Included	Included	£17,901	Included	
Water Installations	Included	Included	£14,154	£21	Included	Included	£530,370	£112	Included	Included	Included	Included	£32,880	£42	£58
Heat Source	Included	Included	£35,048	Included	Included	Included	Included	Included	Included	Included	Included	Included	£98,726	Included	
Space Heating and Air Conditioning	Included	Included	£0	Included	Included	Included	Included	Included	£363,612	£198	£599,839	£212	£19,608	Included	£205
Ventilating Systems	Included	Included	£0	Included	Included	Included	Included	Included	Included	Included	Included	Included	£50,220	Included	
Electrical Installations	£893,748	£190	£45,832	£68	Included	Included	£332,473	£70	£165,514	£90	£213,573	£76	£52,834	£68	£94
Fuel Installations	Included	Included	£0	Included	Included	Included	Included	Included	Included	Included	Included	Included	£0	Included	
Lift and Conveyor Installations	Excluded	Excluded	£0	£0	Excluded	Excluded	£213,164	£45	Excluded	Excluded	Excluded	Excluded	£42,900	£55	£33
Fire and Lighting Protection	Included	Included	£0	Included	Included	Included	£90,397	£19	Included	Included	Included	Included	£23,645	Included	£19
Communication and Security Installations	Included	Included	£0	Included	Included	Included	£39,360	£8	Included	Included	Included	Included	£0	Included	£8
Special Installations	Included	Included	£0	Included	£24,268	£11	Included	Included	Included	Included	Included	Included	£15,000	Included	£11
Builders Work	Included	Included	£3,370	Included	£13,512	£6	£27,058	£6	£85,808	£47	Included	Included	£0	Included	£20
Building Sub-Total	£5,799,317	£1,231	£747,466	£1,109	£2,721,579	£1,251	£5,620,609	£1,189	£2,160,480	£1,174	£3,661,608	£1,295	£1,363,715	£1,753	£1,286

BENCHMARK REPORT

Herbert Avenue, Poole
Poole Housing Partnership



4.0 RLB APARTMENT BENCHMARK ELEMENTAL DATA

	Redcliffe Wharf, Bristol		Marchesi House (Apartments Only)		Brunel Block C, Bristol		Ashton Rise, Bristol 83 Nr Flats - Fusion Steel Frame System		Vaughan Road, Exeter		Broomhall Way, Worcester (Apartments Only)		Cynthia House (Apartments Only)		Average
	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£	£/m2	£/m2
GIFA	4,712 m ²		674 m ²		2,175 m ²		4,728 m ²		1,840 m ²		2,828 m ²		778 m ²		2,534 m ²
Facilitating Works	Included	Included	£35,327	£52	Included	Included	Included	Included	Included	Included	£221,014	£78	£41,566	£53	£61
Site Works	£991,054	£210	£154,660	£229	£115,581	£53	£1,167,248	£247	£221,369	£120	£607,605	£215	£82,551	£106	£169
Drainage	£200,272	£43	£28,260	£42	£57,419	£26	£446,214	£94	£85,991	£47	£346,031	£122	£42,808	£55	£61
External Services	£273,345	£58	£2,810	£4	£24,610	£11	£458,681	£97	£163,205	£89	£89,520	£32	£26,598	£34	£46
Minor Building Works	Included	Included	£0	£0	Included	Included	Included	Included	£15,333	£8	Included	Included	£987	£1	£3
Demolition and Works Outside the Site	Included	Included	Included	Included	Included	Included	Included	Included	£31,196	£17	Included	Included	Included	Included	£17
Preliminaries	£1,151,754	£244	£358,827	£532	£420,499	£193	£1,414,543	£299	£592,367	£322	£1,115,226	£394	£308,995	£397	£340
Contingencies	£178,309	£38	Included	Included	Included	Included	£369,704	£78	Included	Included	Included	Included	Included	Included	£58
Total (less Design Fees)	£8,594,052	£1,824	£1,327,351	£1,969	£3,339,688	£1,535	£9,477,000	£2,004	£3,269,941	£1,777	£6,041,005	£2,136	£1,867,222	£2,400	£1,949
Design Fees	Included	Included	Included	Included	£204,082	£94	£652,913	Included	Included	Included	Included	Included	Included	Included	£94
Total	£8,594,052	£1,824	£1,327,351	£1,969	£3,543,770	£1,629	£10,129,914	£2,004	£3,269,941	£1,777	£6,041,005	£2,136	£1,867,222	£2,400	£1,963
Abnormal Costs			£0	£0	£0	£0	£624,354	£133	£0	£0	£0	£0	£0	£0	£22
Total	£8,594,052	£1,824	£1,327,351	£1,969	£3,543,770	£1,629	£10,754,268	£2,137	£3,269,941	£1,777	£6,041,005	£2,136	£1,867,222	£2,400	£1,982

Build Cost Only		£1,231		£1,109		£1,251		£1,189		£1,174		£1,295		£1,753	£1,286
Date Adjustment		£49		£37		£130		£29		£148		£31		£48	£68
Date Adjusted Build Cost		£1,280		£1,146		£1,382		£1,218		£1,322		£1,326		£1,801	£1,353
Location Adjustment		-£36		£58		-£39		-£23		£26		£68		£0	£8
Location & Date Adjusted Build Cost		£1,244		£1,205		£1,343		£1,194		£1,349		£1,394		£1,801	£1,361

Total Contract Sum		£1,824		£1,969		£1,629		£2,137		£1,777		£2,136		£2,400	£1,982
Date Adjustment		£73		£66		£170		£52		£224		£52		£65	£100
Date Adjusted Contract Sum		£1,897		£2,035		£1,799		£2,189		£2,001		£2,187		£2,465	£2,082
Location Adjustment		-£54		£104		-£51		-£42		£40		£112		£0	£16
Location & Date Adjusted Build Cost		£1,843		£2,139		£1,748		£2,147		£2,041		£2,299		£2,465	£2,098

BENCHMARK REPORT

Herbert Avenue, Poole
Poole Housing Partnership

5.0 BCIS APARTMENT BENCHMARK SUMMARY

BCIS APARTMENT BENCHMARKING

Project benchmark comparisons have been made based upon the BCIS cost database, deemed by Rider Levett Bucknall as sufficiently similar in size and nature to the Herbert Avenue scheme.

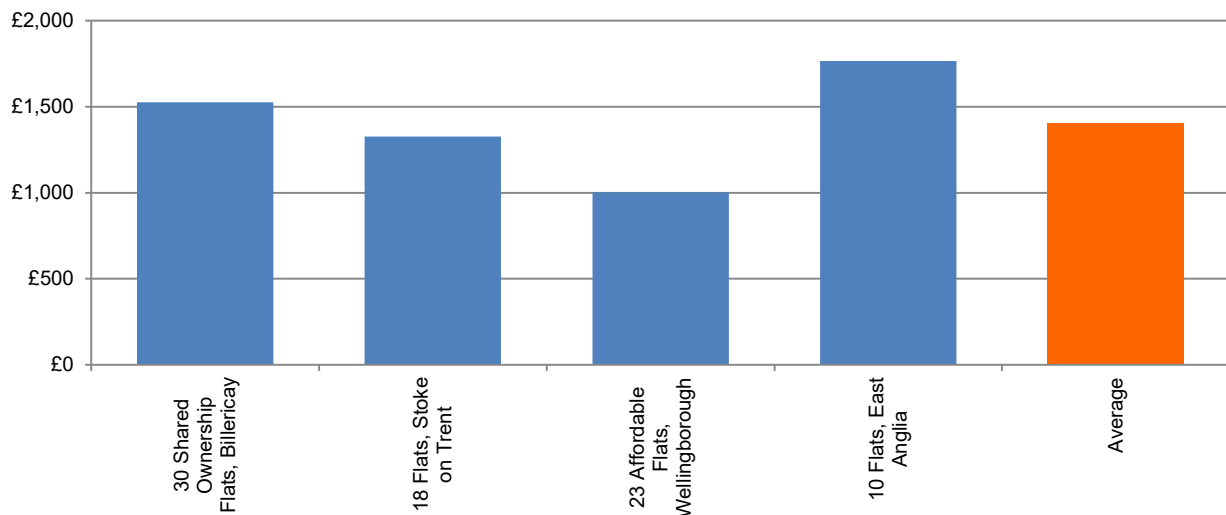
Project details for comparison

Examples of other residential housing projects have been used, adjusted to the Poole area and rebased to 3Q2021. All the projects listed are new build.

5.1 BCIS BUILD COST BENCHMARKING

Comparison of Build Costs / m2 GIA Excluding Abnormals & Facilitating Works

Comparison of Costs (per m2)



Review and interpretation of findings to generate normalised assessment

To understand the true benchmark position of the data, consideration of project specific factors affecting the cost/m² e.g. Abnormals, needs to be undertaken.

Project	£ Cost / m ²	Locations	Date
30 Shared Ownership Flats, Billericay	£ 1,526	Essex	1Q2020
18 Flats, Stoke on Trent	£ 1,327	Staffordshire	1Q2019
23 Affordable Flats, Wellingborough	£ 1,003	Northamptonshire	3Q2017
10 Flats, East Anglia	£ 1,766	East Anglia	1Q2019
Average	£ 1,406		

BENCHMARK REPORT

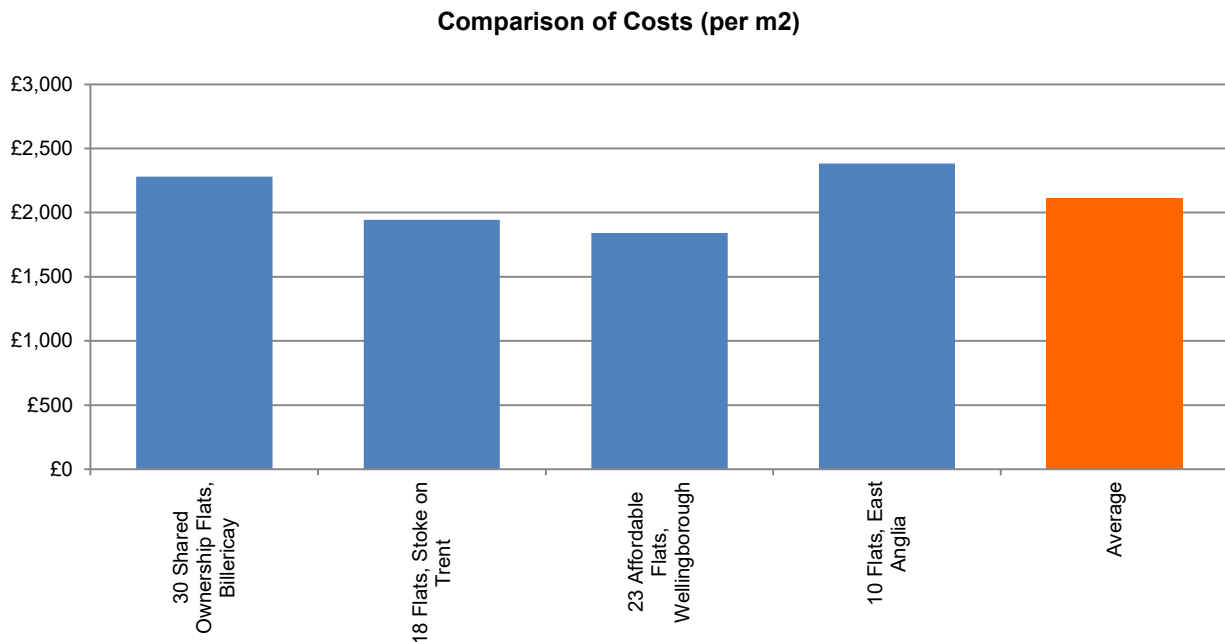
Herbert Avenue, Poole
Poole Housing Partnership

5.0 BCIS APARTMENT BENCHMARK SUMMARY

BCIS APARTMENT BENCHMARKING

5.2 BCIS PROJECT COST BENCHMARKING

Comparison of Project Costs / m2 GIA



Review and interpretation of findings to generate normalised assessment

To understand the true benchmark position of the data, consideration of project specific factors affecting the cost/m² e.g. Abnormals, needs to be undertaken.

Project	£ Cost / m ²	Locations	Date
30 Shared Ownership Flats, Billericay	2,280	Essex	1Q2020
18 Flats, Stoke on Trent	1,943	Staffordshire	1Q2019
23 Affordable Flats, Wellingborough	1,842	Northamptonshire	3Q2017
10 Flats, East Anglia	2,382	East Anglia	1Q2019
Average	2,112		

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