

Kilnahun SHD Part V Provision- Wexford County Council

Appendix 1 - Part V Schedule of Accommodation & Approximate Cost

Note: All figures are as of Q4 2021 without prejudice, provisional and are subject to change

Unit Type	No. bedrms	Plan type	NETT Internal Sq M	NETT Sq ft	Approx Cost per Sq Ft €	Approx Cost per unit €	Site development approx costs €	Plot Value €	Total Approx cost per unit €	Unit No's	Total Approx cost €
1.0 Phase 2 (Housing)											
House No. 20	3	Mid- Terrace	102.00	1098	€ 249.29	€ 273,700.00	€ 30,000.00	€ 9,000.00	€ 312,700.00	1	€ 312,700.00
House No. 21	3	Mid- Terrace	102.00	1098	€ 249.29	€ 273,700.00	€ 30,000.00	€ 9,000.00	€ 312,700.00	1	€ 312,700.00
2.0 Phase 1 (Duplex Block DHB (J))											
Type 23	1	Duplex	58.00	624	€ 389.87	€ 243,400.00	€ 30,000.00	€ 1,000.00	€ 274,400.00	1	€ 274,400.00
Type 24	1	Duplex	53.00	570	€ 400.53	€ 228,500.00	€ 30,000.00	€ 1,000.00	€ 259,500.00	1	€ 259,500.00
Type 24H	1	Duplex	53.00	570	€ 400.53	€ 228,500.00	€ 30,000.00	€ 1,000.00	€ 259,500.00	1	€ 259,500.00
Type 23H	1	Duplex	58.00	624	€ 389.87	€ 243,400.00	€ 30,000.00	€ 1,000.00	€ 274,400.00	1	€ 274,400.00
Type 21	3	Duplex	102.00	1098	€ 341.56	€ 375,000.00	€ 30,000.00	€ 1,000.00	€ 406,000.00	1	€ 406,000.00
Type 22	3	Duplex	107.00	1152	€ 338.62	€ 390,000.00	€ 30,000.00	€ 1,000.00	€ 421,000.00	1	€ 421,000.00
Type 22H	3	Duplex	107.00	1152	€ 338.62	€ 390,000.00	€ 30,000.00	€ 1,000.00	€ 421,000.00	1	€ 421,000.00
Type 21H	3	Duplex	102.00	1098	€ 341.56	€ 375,000.00	€ 30,000.00	€ 1,000.00	€ 406,000.00	1	€ 406,000.00
3.0 Phase 2 (Hybrid Duplex Block HYD)											
414	2	Duplex	77.00	829	€ 339.88	€ 281,700.00	€ 30,000.00	€ 1,000.00	€ 312,700.00	1	€ 312,700.00
415	3	Duplex	112.00	1206	€ 313.55	€ 378,000.00	€ 30,000.00	€ 1,000.00	€ 409,000.00	1	€ 409,000.00
416	2	Duplex	77.00	829	€ 339.88	€ 281,700.00	€ 30,000.00	€ 1,000.00	€ 312,700.00	1	€ 312,700.00
417	3	Duplex	112.00	1206	€ 313.55	€ 378,000.00	€ 30,000.00	€ 1,000.00	€ 409,000.00	1	€ 409,000.00
418	2	Duplex	77.00	829	€ 339.88	€ 281,700.00	€ 30,000.00	€ 1,000.00	€ 312,700.00	1	€ 312,700.00
419	3	Duplex	112.00	1206	€ 313.55	€ 378,000.00	€ 30,000.00	€ 1,000.00	€ 409,000.00	1	€ 409,000.00
420	2	Duplex	77.00	829	€ 339.88	€ 281,700.00	€ 30,000.00	€ 1,000.00	€ 312,700.00	1	€ 312,700.00
421	3	Duplex	112.00	1206	€ 313.55	€ 378,000.00	€ 30,000.00	€ 1,000.00	€ 409,000.00	1	€ 409,000.00
3.0 Phase 3 (Apartment Block LAB Block D)											
Type 11	1	Apartment	66.00	710	€ 447.20	€ 317,700.00	€ 30,000.00	€ 1,000.00	€ 348,700.00	1	€ 348,700.00
Type 12	1	Apartment	47.00	506	€ 480.13	€ 242,900.00	€ 30,000.00	€ 1,000.00	€ 273,900.00	1	€ 273,900.00
Type 13	2	Apartment	73.00	786	€ 439.32	€ 345,200.00	€ 30,000.00	€ 1,000.00	€ 376,200.00	1	€ 376,200.00
Type 14	2	Apartment	73.00	786	€ 439.32	€ 345,200.00	€ 30,000.00	€ 1,000.00	€ 376,200.00	1	€ 376,200.00
Type 15	2	Apartment	65.00	700	€ 448.36	€ 313,700.00	€ 30,000.00	€ 1,000.00	€ 344,700.00	1	€ 344,700.00
Type 16	1	Apartment	47.00	506	€ 480.13	€ 242,900.00	€ 30,000.00	€ 1,000.00	€ 273,900.00	1	€ 273,900.00
Type 17	1	Apartment	47.00	506	€ 480.13	€ 242,900.00	€ 30,000.00	€ 1,000.00	€ 273,900.00	1	€ 273,900.00
Type 18	2	Apartment	81.00	872	€ 432.06	€ 376,700.00	€ 30,000.00	€ 1,000.00	€ 407,700.00	1	€ 407,700.00
Type 19	2	Apartment	84.00	904	€ 429.68	€ 388,500.00	€ 30,000.00	€ 1,000.00	€ 419,500.00	1	€ 419,500.00
Type 12	1	Apartment	47.00	506	€ 480.13	€ 242,900.00	€ 30,000.00	€ 1,000.00	€ 273,900.00	1	€ 273,900.00
Type 13	2	Apartment	73.00	786	€ 439.32	€ 345,200.00	€ 30,000.00	€ 1,000.00	€ 376,200.00	1	€ 376,200.00

Type 14	2	Apartment	73.00	786	€ 439.32	€ 345,200.00	€ 30,000.00	€ 1,000.00	€ 376,200.00	1	€ 376,200.00
Type 15	2	Apartment	65.00	700	€ 448.36	€ 313,700.00	€ 30,000.00	€ 1,000.00	€ 344,700.00	1	€ 344,700.00
Type 16	1	Apartment	47.00	506	€ 480.13	€ 242,900.00	€ 30,000.00	€ 1,000.00	€ 273,900.00	1	€ 273,900.00
Type 17	1	Apartment	47.00	506	€ 480.13	€ 242,900.00	€ 30,000.00	€ 1,000.00	€ 273,900.00	1	€ 273,900.00
Type 18	2	Apartment	81.00	872	€ 432.06	€ 376,700.00	€ 30,000.00	€ 1,000.00	€ 407,700.00	1	€ 407,700.00
Type 19	2	Apartment	84.00	904	€ 429.68	€ 388,500.00	€ 30,000.00	€ 1,000.00	€ 419,500.00	1	€ 419,500.00
Type 12	1	Apartment	47.00	506	€ 480.13	€ 242,900.00	€ 30,000.00	€ 1,000.00	€ 273,900.00	1	€ 273,900.00
Type 13	2	Apartment	73.00	786	€ 439.32	€ 345,200.00	€ 30,000.00	€ 1,000.00	€ 376,200.00	1	€ 376,200.00
Type 14	2	Apartment	73.00	786	€ 439.32	€ 345,200.00	€ 30,000.00	€ 1,000.00	€ 376,200.00	1	€ 376,200.00
Type 15	2	Apartment	65.00	700	€ 448.36	€ 313,700.00	€ 30,000.00	€ 1,000.00	€ 344,700.00	1	€ 344,700.00
Type 16	1	Apartment	47.00	506	€ 480.13	€ 242,900.00	€ 30,000.00	€ 1,000.00	€ 273,900.00	1	€ 273,900.00
Type 17	1	Apartment	47.00	506	€ 480.13	€ 242,900.00	€ 30,000.00	€ 1,000.00	€ 273,900.00	1	€ 273,900.00
Type 18	2	Apartment	81.00	872	€ 432.06	€ 376,700.00	€ 30,000.00	€ 1,000.00	€ 407,700.00	1	€ 407,700.00
Total										42	€ 14,401,200.00

NOTES:

Total Figures are INCLUSIVE of VAT

All Cost per Sq Ft are calculated on the NETT areas (e.g. communal areas attributable to apartments are not factored into the unit area)

Plot values estimated on existing use value basis

EXCLUSIONS

Inflation from Q4 2021

Unknown and unforeseen ground conditions e.g. contamination etc.

Works beyond the boundaries of site

Costs associated with Covid-19 compliance measures on construction sites, or its impact on future Construction Tender Market

Impact of Brexit and Covid on the Construction Market

Changes in legislation / building regulations

Kilnahun SHD Affordable Provision- Wexford County Council

Appendix 1 - Affordable Approximate Cost

Note: All figures are as of Q4 2021 without prejudice, provisional and are subject to change

Unit Type	No. bedrms	Plan type	NETT Internal Sq M	NETT Sq ft	Approx Cost per Sq Ft €	Approx Cost per unit €	Site development approx costs €	Plot Value €	Total Approx cost per unit €	Unit No's	Total Approx cost €
1.0 Housing Urban Block 4											
House No. 92	3	End - Terrace	106.00	1141	€ 257.85	€ 294,200.00	€ 30,000.00	€ 9,000.00	€ 333,200.00	1	€ 333,200.00
House No. 93	3	Mid - Terrace	106.00	1141	€ 252.15	€ 287,700.00	€ 30,000.00	€ 9,000.00	€ 326,700.00	1	€ 326,700.00
House No. 94	3	Mid - Terrace	102.00	1098	€ 259.67	€ 285,100.00	€ 30,000.00	€ 9,000.00	€ 324,100.00	1	€ 324,100.00
House No. 95	3	Mid - Terrace	102.00	1098	€ 259.67	€ 285,100.00	€ 30,000.00	€ 9,000.00	€ 324,100.00	1	€ 324,100.00
House No. 96	3	Mid - Terrace	106.00	1141	€ 252.15	€ 287,700.00	€ 30,000.00	€ 9,000.00	€ 326,700.00	1	€ 326,700.00
House No. 97	3	End - Terrace	106.00	1141	€ 257.85	€ 294,200.00	€ 30,000.00	€ 9,000.00	€ 333,200.00	1	€ 333,200.00
2.0 Housing Block 2											
House No. 11	3	End - Terrace	106.00	1141	€ 257.85	€ 294,200.00	€ 30,000.00	€ 9,000.00	€ 333,200.00	1	€ 333,200.00
House No. 12	3	Mid - Terrace	106.00	1141	€ 252.15	€ 287,700.00	€ 30,000.00	€ 9,000.00	€ 326,700.00	1	€ 326,700.00
House No. 13	3	Mid - Terrace	102.00	1098	€ 259.67	€ 285,100.00	€ 30,000.00	€ 9,000.00	€ 324,100.00	1	€ 324,100.00
House No. 14	3	Mid - Terrace	102.00	1098	€ 259.67	€ 285,100.00	€ 30,000.00	€ 9,000.00	€ 324,100.00	1	€ 324,100.00
House No. 15	3	Mid - Terrace	102.00	1098	€ 259.67	€ 285,100.00	€ 30,000.00	€ 9,000.00	€ 324,100.00	1	€ 324,100.00
House No. 16	3	Mid - Terrace	106.00	1141	€ 252.15	€ 287,700.00	€ 30,000.00	€ 9,000.00	€ 326,700.00	1	€ 326,700.00
House No. 17	3	End - Terrace	106.00	1141	€ 257.85	€ 294,200.00	€ 30,000.00	€ 9,000.00	€ 333,200.00	1	€ 333,200.00
House No. 18	3	End - Terrace	106.00	1141	€ 257.85	€ 294,200.00	€ 30,000.00	€ 9,000.00	€ 333,200.00	1	€ 333,200.00
House No. 19	3	Mid - Terrace	106.00	1141	€ 252.15	€ 287,700.00	€ 30,000.00	€ 9,000.00	€ 326,700.00	1	€ 326,700.00
House No. 22	3	Mid - Terrace	102.00	1098	€ 259.67	€ 285,100.00	€ 30,000.00	€ 9,000.00	€ 324,100.00	1	€ 324,100.00
House No. 23	3	Mid - Terrace	106.00	1141	€ 252.15	€ 287,700.00	€ 30,000.00	€ 9,000.00	€ 326,700.00	1	€ 326,700.00
House No. 24	3	End - Terrace	106.00	1141	€ 257.85	€ 294,200.00	€ 30,000.00	€ 9,000.00	€ 333,200.00	1	€ 333,200.00
3.0 Phase 3 (Apartment Block LAB C)											
Type 11	1	Apartment	66.00	710	€ 457.20	€ 324,800.00	€ 30,000.00	€ 1,000.00	€ 355,800.00	1	€ 355,800.00
Type 12	1	Apartment	47.00	506	€ 490.21	€ 248,000.00	€ 30,000.00	€ 1,000.00	€ 279,000.00	1	€ 279,000.00
Type 13	2	Apartment	73.00	786	€ 449.37	€ 353,100.00	€ 30,000.00	€ 1,000.00	€ 384,100.00	1	€ 384,100.00
Type 14	2	Apartment	73.00	786	€ 449.37	€ 353,100.00	€ 30,000.00	€ 1,000.00	€ 384,100.00	1	€ 384,100.00
Type 15	2	Apartment	65.00	700	€ 458.08	€ 320,500.00	€ 30,000.00	€ 1,000.00	€ 351,500.00	1	€ 351,500.00
Type 16	1	Apartment	47.00	506	€ 490.21	€ 248,000.00	€ 30,000.00	€ 1,000.00	€ 279,000.00	1	€ 279,000.00
Type 17	1	Apartment	47.00	506	€ 490.21	€ 248,000.00	€ 30,000.00	€ 1,000.00	€ 279,000.00	1	€ 279,000.00
Type 18	2	Apartment	81.00	872	€ 442.03	€ 385,400.00	€ 30,000.00	€ 1,000.00	€ 416,400.00	1	€ 416,400.00
Type 19	2	Apartment	84.00	904	€ 439.74	€ 397,600.00	€ 30,000.00	€ 1,000.00	€ 428,600.00	1	€ 428,600.00
Type 12	1	Apartment	47.00	506	€ 490.21	€ 248,000.00	€ 30,000.00	€ 1,000.00	€ 279,000.00	1	€ 279,000.00
Type 13	2	Apartment	73.00	786	€ 449.37	€ 353,100.00	€ 30,000.00	€ 1,000.00	€ 384,100.00	1	€ 384,100.00

Type 14	2	Apartment	73.00	786	€ 449.37	€ 353,100.00	€ 30,000.00	€ 1,000.00	€ 384,100.00	1	€ 384,100.00
Type 15	2	Apartment	65.00	700	€ 458.08	€ 320,500.00	€ 30,000.00	€ 1,000.00	€ 351,500.00	1	€ 351,500.00
Type 16	1	Apartment	47.00	506	€ 490.21	€ 248,000.00	€ 30,000.00	€ 1,000.00	€ 279,000.00	1	€ 279,000.00
Type 17	1	Apartment	47.00	506	€ 490.21	€ 248,000.00	€ 30,000.00	€ 1,000.00	€ 279,000.00	1	€ 279,000.00
Type 18	2	Apartment	81.00	872	€ 442.03	€ 385,400.00	€ 30,000.00	€ 1,000.00	€ 416,400.00	1	€ 416,400.00
Type 19	2	Apartment	84.00	904	€ 439.74	€ 397,600.00	€ 30,000.00	€ 1,000.00	€ 428,600.00	1	€ 428,600.00
Type 12	1	Apartment	47.00	506	€ 490.21	€ 248,000.00	€ 30,000.00	€ 1,000.00	€ 279,000.00	1	€ 279,000.00
Type 13	2	Apartment	73.00	786	€ 449.37	€ 353,100.00	€ 30,000.00	€ 1,000.00	€ 384,100.00	1	€ 384,100.00
Type 14	2	Apartment	73.00	786	€ 449.37	€ 353,100.00	€ 30,000.00	€ 1,000.00	€ 384,100.00	1	€ 384,100.00
Type 15	2	Apartment	65.00	700	€ 458.08	€ 320,500.00	€ 30,000.00	€ 1,000.00	€ 351,500.00	1	€ 351,500.00
Type 16	1	Apartment	47.00	506	€ 490.21	€ 248,000.00	€ 30,000.00	€ 1,000.00	€ 279,000.00	1	€ 279,000.00
Type 17	1	Apartment	47.00	506	€ 490.21	€ 248,000.00	€ 30,000.00	€ 1,000.00	€ 279,000.00	1	€ 279,000.00
Type 18	2	Apartment	81.00	872	€ 442.03	€ 385,400.00	€ 30,000.00	€ 1,000.00	€ 416,400.00	1	€ 416,400.00
									Total	42	€ 14,236,300.00

NOTES:

Total Figures are INCLUSIVE of VAT

All Cost per Sq Ft are calculated on the NETT areas (e.g. communal areas attributable to apartments are not factored into the unit area)

Plot values estimated on existing use value basis

Costs Subject to change upon further guidance on affordable housing within new developments

EXCLUSIONS

Inflation from Q4 2021

Unknown and unforeseen ground conditions e.g. contamination etc.

Works beyond the boundaries of site

Costs associated with Covid-19 compliance measures on construction sites, or its impact on future Construction Tender Market

Impact of Brexit and Covid on the Construction Market

Changes in legislation / building regulations