

**Proposal for Compliance with Part V (Housing Supply)
(urban Regeneration and Housing act 2015 & Affordable Housung
Act 2021)**

PART V SOCIAL HOUSING PROPOSAL

We propose to provide 10% of the proposed units on site

Proposed Development Consists of 455 units (circa 44,900 m2 net area)

10% equals a requirement of 45 dwelling units (circa 4, 490 m2)

Proposal is for 47 units (circa 4,728 m2)

Unit cost make-up and numbers proposed as set out hereunder

A House Type K;

4 bed two storey semi detached house

Gross floor Area per unit:- 130 m2

Six number of this dwelling unit proposed

Site Numbers:- 450; 451; 452; 453; 454; & 455

COST MAKE - UP	Area m2	Rate /m2	Unit Amnt	No of units	Totals
Substructures	130	€150.00	€19,500.00		
Superstructures	130	€1,500.00	€195,000.00		
External Works	130	€150.00	€19,500.00		
Site Development Works	130	€290.00	€37,700.00		
Special Development Costs	130	€165.00	€21,450.00		
Project Indirect Costs	130	€475.00	€61,750.00		
Profit on Construction costs	130	€240.00	€31,200.00		
Professional Fees and Expenses	130	€240.00	€31,200.00		
Finance	130	€150.00	€19,500.00		
Site including Holding Costs			€30,000.00		
Sub Total			€466,800.00		
V A T at 13.5%			€63,018.00		
Total Unit Costs			€529,818.00	6	€3,178,908.00

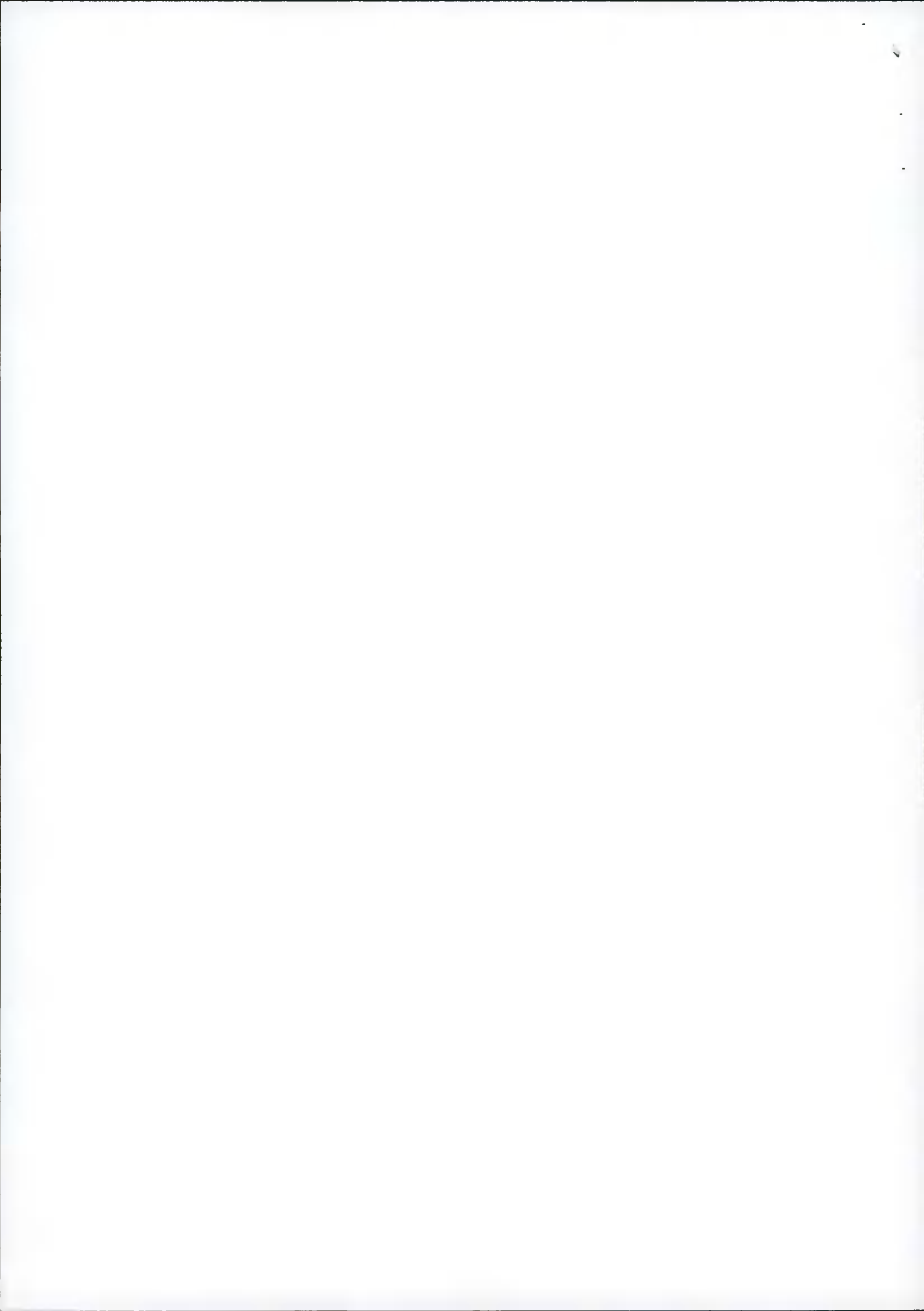
B House Type B

3 bed two storey mid terrace house

Gross floor Area per unit:- 111 m2

Four number of this dwelling unit proposed

COST MAKE - UP	Area m2	Rate /m2	Unit Amnt	No of units	Totals
Substructures	111	€150.00	€16,650.00		
Superstructures	111	€1,500.00	€166,500.00		
External Works	111	€150.00	€16,650.00		
Site Development Works	111	€290.00	€32,190.00		
Special Development Costs	111	€165.00	€18,315.00		
Project Indirect Costs	111	€480.00	€53,280.00		
Profit on Construction costs	111	€240.00	€26,640.00		
Professional Fees and Expenses	111	€240.00	€26,640.00		
Finance	111	€150.00	€16,650.00		



Site including Holding Costs	€30,000.00		
Sub Total	€403,515.00		
V A T at 13.5%	€54,474.53		
Total Unit Costs	€457,989.53	4	€1,831,958.10

B House Type D;

3 bed two storey mid terrace house
Gross floor Area per unit:- 101 m2
Four number of this dwelling unit proposed

COST MAKE - UP	Area m2	Rate /m2	Unit Amnt	No of units	Totals
Substructures	101	€160.00	€16,160.00		
Superstructures	101	€1,650.00	€166,650.00		
External Works	101	€150.00	€15,150.00		
Site Development Works	101	€290.00	€29,290.00		
Special Development Costs	101	€165.00	€16,665.00		
Project Indirect Costs	101	€490.00	€49,490.00		
Profit on Construction costs	101	€250.00	€25,250.00		
Professional Fees and Expenses	101	€240.00	€24,240.00		
Finance	101	€150.00	€15,150.00		
Site including Holding Costs			€30,000.00		
Sub Total			€388,045.00		
V A T at 13.5%			€52,386.08		
Total Unit Costs			€440,431.08	4	€1,761,724.30

C House Type E;

2 bed two storey mid terrace house
Gross floor Area per unit:- 90 m2
Nine number of this dwelling unit proposed

COST MAKE - UP	Area m2	Rate /m2	Unit Amnt	No of units	Totals
Substructures	90	€150.00	€13,500.00		
Superstructures	90	€1,650.00	€148,500.00		
External Works	90	€150.00	€13,500.00		
Site Development Works	90	€290.00	€26,100.00		
Special Development Costs	90	€165.00	€14,850.00		
Project Indirect Costs	90	€480.00	€43,200.00		
Profit on Construction costs	90	€240.00	€21,600.00		
Professional Fees and Expenses	90	€240.00	€21,600.00		
Finance	90	€150.00	€13,500.00		
Site including Holding Costs			€30,000.00		
Sub Total			€346,350.00		
V A T at 13.5%			€46,757.25		
Total Unit Costs			€393,107.25	9	€3,537,965.25

D Apartments One Bed Located in Blocks K & L;

1 bed Apartment
Gross floor Area per unit including circulation:- 75 m2
Ten number of this dwelling unit proposed



COST MAKE - UP	Area m2	Rate /m2	Unit Amnt	No of units	Totals
Substructures	75	€85.00	€6,375.00		
Superstructures	75	€2,050.00	€153,750.00		
External Works	75	€125.00	€9,375.00		
Site Development Works	75	€310.00	€23,250.00		
Special Development Costs	75	€165.00	€12,375.00		
Project Indirect Costs	75	€490.00	€36,750.00		
Profit on Construction costs	75	€250.00	€18,750.00		
Professional Fees and Expenses	75	€290.00	€21,750.00		
Finance	75	€210.00	€15,750.00		
Site including Holding Costs			€25,000.00		
Sub Total			€323,125.00		
V A T at 13.5%			€43,621.88		
Total Unit Costs			€366,746.88	10	€3,667,468.75

- E Apartments three Bed Located in Blocks K & L;**
3 bed Apartment
Gross floor Area per unit :- 110 m2
Fourteen number of this dwelling unit proposed

COST MAKE - UP	Area m2	Rate /m2	Unit Amnt	No of units	Totals
Substructures	110	€80.00	€8,800.00		
Superstructures	110	€1,900.00	€209,000.00		
External Works	110	€115.00	€12,650.00		
Site Development Works	110	€280.00	€30,800.00		
Special Development Costs	110	€165.00	€18,150.00		
Project Indirect Costs	110	€480.00	€52,800.00		
Profit on Construction costs	110	€240.00	€26,400.00		
Professional Fees and Expenses	110	€280.00	€30,800.00		
Finance	110	€190.00	€20,900.00		
Site including Holding Costs			€25,000.00		
Sub Total		€3,730.00	€435,300.00		
V A T at 13.5%			€58,765.50		
Total Unit Costs			€494,065.50	14	€6,916,917.00

TOTAL FOR 47 DWELLING UNITS	€20,894,941.40
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Average Unit Cost:- €444,573.00



**Proposal for Compliance with Part V (Housing Supply)
(urban Regeneration and Housing act 2015 & Affordable Housing
Act 2021)**

PART V AFFORDABLE HOUSING PROPOSAL (PROVISIONAL)

We propose to provide 10% of the proposed units on site

Proposed Development Consists of 455 units (circa 44,900 m2 net area)

10% equals a requirement of 45 dwelling units (circa 4,490 m2)

Proposal is for 45 units (circa 4,333 m2)

Unit cost make-up and numbers proposed as set out hereunder

A Hous Type I;

3 bed two storey semi detached house

Gross floor Area per unit:- 113 m2

Thirteen number of this dwelling unit proposed

COST MAKE - UP	Area m2	Rate /m2	Unit Amnt	No of units	Totals
Substructures	113	€150.00	€16,950.00		
Superstructures	113	€1,500.00	€169,500.00		
External Works	113	€150.00	€16,950.00		
Site Development Works	113	€290.00	€32,770.00		
Special Development Costs	113	€165.00	€18,645.00		
Project Indirect Costs	113	€480.00	€54,240.00		
Profit on Construction costs	113	€240.00	€27,120.00		
Professional Fees and Expenses	113	€240.00	€27,120.00		
Finance	113	€150.00	€16,950.00		
Site including Holding Costs			€30,000.00		
Sub Total			€410,245.00		
V A T at 13.5%			€55,383.08		
Total Unit Costs			€465,628.08	12	€5,587,536.90

B House Type D;

3 bed two storey mid terrace house

Gross floor Area per unit:- 101 m2

Five number of this dwelling unit proposed

COST MAKE - UP	Area m2	Rate /m2	Unit Amnt	No of units	Totals
Substructures	101	€160.00	€16,160.00		
Superstructures	101	€1,650.00	€166,650.00		
External Works	101	€150.00	€15,150.00		
Site Development Works	101	€290.00	€29,290.00		
Special Development Costs	101	€165.00	€16,665.00		
Project Indirect Costs	101	€490.00	€49,490.00		
Profit on Construction costs	101	€250.00	€25,250.00		
Professional Fees and Expenses	101	€240.00	€24,240.00		



Finance	101	€150.00	€15,150.00		
Site including Holding Costs			€30,000.00		
Sub Total			€388,045.00		
V A T at 13.5%			€52,386.08		
Total Unit Costs			€440,431.08	3	€1,321,293.23

C House Type E;

2 bed two storey mid terrace house
Gross floor Area per unit:- 90 m2
Eight number of this dwelling unit proposed

COST MAKE - UP	Area m2	Rate /m2	Unit Amnt	No of units	Totals
Substructures	90	€150.00	€13,500.00		
Superstructures	90	€1,650.00	€148,500.00		
External Works	90	€150.00	€13,500.00		
Site Development Works	90	€290.00	€26,100.00		
Special Development Costs	90	€165.00	€14,850.00		
Project Indirect Costs	90	€480.00	€43,200.00		
Profit on Construction costs	90	€240.00	€21,600.00		
Professional Fees and Expenses	90	€240.00	€21,600.00		
Finance	90	€150.00	€13,500.00		
Site including Holding Costs			€30,000.00		
Sub Total			€346,350.00		
V A T at 13.5%			€46,757.25		
Total Unit Costs			€393,107.25	5	€1,965,536.25

D House Type J2;

2 bed two storey mid terrace house
Gross floor Area per unit:- 90 m2
One number of this dwelling unit proposed

COST MAKE - UP	Area m2	Rate /m2	Unit Amnt	No of units	Totals
Substructures	92	€150.00	€13,800.00		
Superstructures	92	€1,650.00	€151,800.00		
External Works	92	€150.00	€13,800.00		
Site Development Works	92	€290.00	€26,680.00		
Special Development Costs	92	€165.00	€15,180.00		
Project Indirect Costs	92	€480.00	€44,160.00		
Profit on Construction costs	92	€240.00	€22,080.00		
Professional Fees and Expenses	92	€240.00	€22,080.00		
Finance	92	€150.00	€13,800.00		
Site including Holding Costs			€30,000.00		
Sub Total			€353,380.00		
V A T at 13.5%			€47,706.30		
Total Unit Costs			€401,086.30	2	€802,172.60

E Apartments One Bed Located in Blocks J;



1 bed Apartment

Gross floor Area per unit including circulation:- 55 m2

Two number of this dwelling unit proposed

COST MAKE - UP	Area m2	Rate /m2	Unit Amnt	No of units	Totals
Substructures	75	€85.00	€6,375.00		
Superstructures	75	€2,050.00	€153,750.00		
External Works	75	€125.00	€9,375.00		
Site Development Works	75	€310.00	€23,250.00		
Special Development Costs	75	€165.00	€12,375.00		
Project Indirect Costs	75	€490.00	€36,750.00		
Profit on Construction costs	75	€250.00	€18,750.00		
Professional Fees and Expenses	75	€290.00	€21,750.00		
Finance	75	€210.00	€15,750.00		
Site including Holding Costs			€25,000.00		
Sub Total			€323,125.00		
V A T at 13.5%			€43,621.88		
Total Unit Costs			€366,746.88	2	€733,493.75

Apartments One Bed Located in Blocks A, B &C;

1 bed Apartment

Gross floor Area per unit including circulation:-55 m2

Twelve number of this dwelling unit proposed

COST MAKE - UP	Area m2	Rate /m2	Unit Amnt	No of units	Totals
Substructures	75	€85.00	€6,375.00		
Superstructures	75	€2,050.00	€153,750.00		
External Works	75	€125.00	€9,375.00		
Site Development Works	75	€310.00	€23,250.00		
Special Development Costs	75	€165.00	€12,375.00		
Project Indirect Costs	75	€490.00	€36,750.00		
Profit on Construction costs	75	€250.00	€18,750.00		
Professional Fees and Expenses	75	€290.00	€21,750.00		
Finance	75	€210.00	€15,750.00		
Site including Holding Costs			€25,000.00		
Sub Total			€323,125.00		
V A T at 13.5%			€43,621.88		
Total Unit Costs			€366,746.88	12	€4,400,962.50

F Apartments three Bed Located in Blocks J;

3 bed Apartment

Gross floor Area per unit :- 110 m2

Four number of this dwelling unit proposed

COST MAKE - UP	Area m2	Rate /m2	Unit Amnt	No of units	Totals
Substructures	110	€80.00	€8,800.00		
Superstructures	110	€1,900.00	€209,000.00		



External Works	110	€115.00	€12,650.00		
Site Development Works	110	€280.00	€30,800.00		
Special Development Costs	110	€165.00	€18,150.00		
Project Indirect Costs	110	€480.00	€52,800.00		
Profit on Construction costs	110	€240.00	€26,400.00		
Professional Fees and Expenses	110	€280.00	€30,800.00		
Finance	110	€190.00	€20,900.00		
Site including Holding Costs			€25,000.00		
Sub Total			€435,300.00		
V A T at 13.5%			€58,765.50		
Total Unit Costs			€494,065.50	9	€4,446,589.50

TOTAL FOR 45 DWELLING UNITS	€19,257,584.73
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Average Unit Cost:- €427,946.00

