## Annex J - Proof of cost justification

Savills has reviewed tendered and outturn costs associated with the SHDF Demonstrator, SHDF Wave 1 and SHDF 2.1 projects to provide a grounding on market trends. These are included in pages 1-3. The trends over the past three to four years show the volatility experienced in the market place, however through further market stress-testing the prices over the past 12 months appear to have stabilised. Therefore, to reflect current market conditions, the rates contained within the bid are purely based on the average contractor prices received and agreed with Savills as part of the recent SHDF Wave 2.1 projects. Only the internal wall insulation rate has been increased due to the change in specification and the need to provide a comfort frame system in order to meet Trustmark requirements and minimise tenant disruption. Page 4 shows the application of the agreed rates to the properties based on the survey data in order to produce cost estimates.

Measure Code	Main Component	Description	Unit Type	Contracto r 1 - Wave 2.1 Inc. On Costs	Contracto r 2 - Wave 2.1 Inc. On Costs	r 3 -	Average Wave 2.1 Inc. On Costs	Bid Rate	Notes					
S1	Scaffold access requirements	Full scaffold to front and back of houses / maisonettes	/m2	£25	£22	£24	£24	£24	As per average					
S2	Scaffold access requirements	Intermediate scaffold - for single measures - external walls, windows or single storey dwellings (low rise)	/m2	£25	£22	£24	£24	£24	As per average					
S4	Scaffold access requirements	Provide scaffold access associated with Solar PV / Solar Water Heating only (low rise 2-3 stories)	/m2	£25	£22	£24	£24	£24	As per average					
W1	External Wall Area - Type 1	Cavity fill - EPS Beads + Binder (Springvale EcoBead)	/m2	£28	£24	£26	£26	£26	As per average					
W6	External Wall Area - Type 1	External wall insulation (EWI)	/m2	£377	£244	£249	£290	£290	As per average					
W6T	External Wall Area - Type 1	External wall insulation (EWI)	/m2	£377	£244	£249	£290	£290	As per average					
W4	External Wall Area - Type 1	Internal wall insulation (IWI)	/m2	£133	£145	£188	£155	£290	Rate uplifted to reflect change in specification to comfort frame system in order to meet Trustmark requirements and minimise tenant disruption.					
W1A	External Wall Area - Type 1 ALT	Cavity fill - EPS Beads + Binder (Springvale EcoBead)	/m2	£28	£24	£26	£26	£26	As per average					
W6A	External Wall Area - Type 1 ALT	External wall insulation (EWI)	/m2	£377	£244	£249	£290	£290	As per average					
W6AT	External Wall Area - Type 1 ALT	External wall insulation (EWI)	/m2	£377	£244	£249	£290	£290	As per average					
W4A	External Wall Area - Type 1 ALT	Internal wall insulation (IWI)	/m2	£133	£145	£188	£155	£290	Rate uplifted to reflect change in specification to comfort frame system in order to meet Trustmark requirements and minimise tenant disruption.					
W1.2	External Wall Area - Type 2	Cavity fill - EPS Beads + Binder (Springvale EcoBead)	/m2	£28	£24	£26	£26	£26	As per average					
	External Wall Area - Type 2	External wall insulation (EWI)	/m2	£377	£244	£249	£290	£290	As per average					
W6.2T	External Wall Area - Type 2	External wall insulation (EWI)	/m2	£377	£244	£249	£290	£290	As per average					
W4.2	External Wall Area - Type 2	Internal wall insulation (IWI)	/m2	£133	£145	£188	£155	£290	Rate uplifted to reflect change in specification to comfort frame system in order to meet Trustmark requirements and minimise tenant disruption.					
W1.2A	External Wall Area - Type 2 ALT	Cavity fill - EPS Beads + Binder (Springvale EcoBead)	/m2	£28	£24	£26	£26	£26	As per average					
	External Wall Area - Type 2 ALT	External wall insulation (EWI)	/m2	£377	£244	£249	£290	£290	As per average					
W6.2AT	External Wall Area - Type 2 ALT	External wall insulation (EWI)	/m2	£377	£244	£249	£290		As per average					
W4.2A	External Wall Area - Type 2 ALT	Internal wall insulation (IWI)	/m2	£133	£145	£188	£155		Rate uplifted to reflect change in specification to comfort frame system in order to meet Trustmark requirements and minimise tenant disruption.					

Measure Code	Main Component	Description		Contracto r 1 - Wave 2.1 Inc. On Costs	Contracto r 2 - Wave 2.1 Inc. On Costs	Contracto r 3 - Wave 2.1 Inc. On Costs	Average Wave 2.1 Inc. On Costs	Bid Rate	Notes							
W1.3	External Wall Area - Type 3	Cavity fill - EPS Beads + Binder (Springvale EcoBead)	/m2	£28	£24	£26	£26	£26	As per average							
	External Wall Area - Type 3	External wall insulation (EWI)	/m2	£377	£244	£249	£290	£290	As per average							
W6.3T	External Wall Area - Type 3	External wall insulation (EWI)	/m2	£377	£244	£249	£290	£290 As per average								
W4.3	External Wall Area - Type 3	Internal wall insulation (IWI)	/m2	£133	£145	£188	£155	£290	Rate uplifted to reflect change in specification to comfort frame system in order to meet Trustmark requirements and minimise tenant disruption.							
W1.3A	External Wall Area - Type 3 ALT	Cavity fill - EPS Beads + Binder (Springvale EcoBead)	/m2	£28	£24	£26	£26	£26	As per average							
W6.3A	External Wall Area - Type 3 ALT	External wall insulation (EWI)	/m2	£377	£244	£249	£290	£290	As per average							
W6.3AT	External Wall Area - Type 3 ALT	External wall insulation (EWI)	/m2	£377	£244	£249	£290	£290	As per average							
W4.3A	External Wall Area - Type 3 ALT	Internal wall insulation (IWI)	/m2	£133	£145	£188	£155	£290	Rate uplifted to reflect change in specification to comfort frame system in order to meet Trustmark requirements and minimise tenant disruption.							
R1	Roof Area	Top up insulation to 400mm mineral fibre (between/over joists in loft).	m2/ 100mm thickness					£23	As per average							
R4	Roof Area	150 mm PU between rafters (and re-line)	/m2	£172	£176	£180	£176	£176	As per average							
R7	Roof Area	200 mm PU on flat roof and refinish	/m2	£307	£287	£339	£311	£311	As per average							
R10	Roof Area	Boarded loft space (3 sq.m)	/item	£234	£185	£181	£200	£200	As per average							
R1.2	Roof Area Type 2	Top up insulation to 400mm mineral fibre (between/over joists in loft).	m2/ 100mm thickness	£30	£24	£16	£23	£23	As per average							
R1.3	Roof Area Type 3	Top up insulation to 400mm mineral fibre (between/over joists in loft).	m2/ 100mm thickness	£30	£24	£16	£23	£23	As per average							
R4.2	Roof Area Type 2	150 mm PU between rafters (and re-line)	/m2	£172	£176	£180	£176	£176	As per average							
	Roof Area Type 3	150 mm PU between rafters (and re-line)	/m2	£172	£176	£180	£176	£176	As per average							
	Roof Area Type 2	200 mm PU on flat roof and refinish	/m2	£307	£287	£339	£311	£311	As per average							
	Roof Area Type 3	200 mm PU on flat roof and refinish	/m2	£307	£287	£339	£311	£311	As per average							
	Floor Area Type 1	100 mm PU beneath exposed floor (and re-line)	/m2	£211	£249	£197	£219	£219	As per average							
		Q.BOT or insulation between joists	/m2	£175	£156	£175	£169	£169	As per average							
	Floor Area Type 2 Floor Area Type 2	100 mm PU beneath exposed floor (and re-line) Q.BOT or insulation between joists	/m2 /m2	£211 £175	£249 £156	£197 £175	£219 £169	£219 £169	As per average							
-	Floor Area Type 3	100 mm PU beneath exposed floor (and re-line)	/m2 /m2	£175 £211	£156 £249	£175 £197	£109 £219	£169 £219	As per average As per average							
	Floor Area Type 3	Q.BOT or insulation between joists	/m2	£175	£156	£175	£169	£169	As per average							
	Exposed Upper Floor- Building Part 1	Exposed upper floor: Insulation beneath exposed floor (and re-line)	/m2	£175	£156	£175	£169	£169	As per average							
x2	Exposed Upper Floor- Building Part 2	Exposed upper floor: Insulation beneath exposed floor (and re-line)	/m2	£175	£156	£175	£175 <b>£169</b> £169 As per ave		As per average							
x3	Exposed Upper Floor- Building Part 3	Exposed upper floor: Insulation beneath exposed floor (and re-line)	/m2	£175	£156	£175	£169	£169	As per average							

Measure Code	Main Component	Description	Unit Type	r 1 - Wave 2.1 Inc. On Costs	Contracto r 2 - Wave 2.1 Inc. On Costs	r 3 - Wave 2.1 Inc. On Costs	Average Wave 2.1 Inc. On Costs	Bid Rate	Notes			
	Window Area	New windows - PVCu frames (Whole unit U=1.2)	/m2	£587	£578	£537	£567	£567	As per average			
G5.2	Window Area Type 2	New windows - PVCu frames (Whole unit U=1.2)	/m2	£587	£578	£537	£567	£567	As per average			
G13	Number of external doors	New proprietary insulated external door and frame (U=1.0) to outside	/each	£1,890	£1,602	£1,225	£1,572	£1,572	As per average			
G14	Number of semi-exposed doors	New proprietary insulated door and frame (U=1.0) to corridor - flats	/each	£1,890	£1,602	£1,224	£1,572	£1,572	As per average			
D2	Draught-stripping measures	Proprietary insulated loft hatch	/each	£417	£221	£412	£350	£350	As per average			
D3	Draught-stripping measures	Close a chimney (including ventilation)	/each	£632	£645	£622	£633	£633	As per average			
D4	Draught-stripping measures	Take out secondary heating	/dwelling	£656	£737	£776	£723	£723	As per average			
D6	Draught-stripping measures	Air tightness measures: Air test and remedials	/dwelling	£461	£530	£508	£500	£500	As per average			
V7	No. MEV	Install centralised MEV	/each	£3,234	£3,341	£3,218	£3,264	£3,264	As per average			
V8	No. MEV	Install decentralised MEV fan(s)	/dwelling	£791	£808	£802	£800	£800	As per average			
V1	IEV	Install IEV	/dwelling	£535	£478	£488	£500	£500	As per average			
H8AW	Heating system measures	Air Source Heat Pump: Air - Water, MSC	/each	£12,461	£12,027	£11,581	£12,023	£12,023	As per average			
H11	Heating system measures	Ground Source Heat Pump: Air - Water, MSC	/each	£17,605	£19,731	£16,733	£18,023	£18,023	As per average			
H15	Heating controls measures	New CH+DHW programmer (two zones)	/each	£297	£289	£266	£284	£284	As per average			
H16	Heating controls measures	Add thermostatic radiator valves (TRVs)	/each	£96	£99	£96	£97	£97	As per average			
H18	Heating controls measures	Programmable Wireless Room Thermostat (Honeywell)	/each	£146	£152	£158	£152	£152	As per average			
H23	Heating controls measures	Large Radiators (lower flow temperature)	/each	£491	£512	£504	£502	£502	As per average			
HW5	Hot water system measures	Dual immersion cylinder (210 l, 80 mm insuln.), heat pump compatible	/each	£901	£822	£1,007	£910	£910	As per average			
LA1	Lights and Appliances	Low Energy Light Bulb(s)	/each	£22	£18	£26	£22	£22	As per average			
PV1	Photovoltaics	Photovoltaics (including inverter)	/each	£6,828	£6,879	£7,012	£6,906	£6,906	As per average			
HW8	Hot water system measures	Solar water heating system - inc flat plate collector, excludes cylinder	/each	£4,437	£4,604	£4,514	£4,518	£4,518	As per average			

savills	Main Component	fold access irrements fold access irrements a 1 vall Area - a 1	rmal Wall Area - e 1 rmal Wall Area - e 1 ALT	e 2 2	f Area	f Area F Area	f Area Type 2 f Area Type 3	f Area Type 2	f Area Type 2 f Area Type 3	ssed Upper r- Building Part dow Area	dow Area Type	nber of external rs	lght-stripping Isures Lght-stripping Isures	rovement isures	ught-stripping Isures Lght-stripping Isures	ught-stripping isures	MEV	c Heating	c Heating	ting system Isures	ting system Isures ting controls Isures	ting controls isures	water system Isures water custem	water system	ts and liances tovoltaics m in Roof Stud	n in Roof Gable I Part 2 m in Roof Stud I Part 2 m in Roof Gable I Part 2	m in roof - All nents - Part 2
Property Level Measures and Cost - Uttlesford Results Summary	Description II satisfy the first of the sector of the sect	ermediate scaffiold - for single savares- external walls, card indows or single storey dwellings req- wrise), wrisel, scaffold access associated scaffold access associated th Solar V/V / Solar Water ating only (low rise 2.3 stories) req- ring only (low rise 2.3 stories) rethy fill - EFS Beads + Binder Exter pringuale (coBead)	Etrani wali insulation (EWI) Etra Tipo Vity fill - Efo Beads + Binder Etra Anngvale EcoBead)	vity fill - EFS Beads + Binder Exter pringvale EcoBead) - Type Exter sisting cavity fill - remedial works Type ternal wall insulation (EWI) - Exter ternal wall insulation (EWI)	 p up insulation to 400mm neral fibre (between/over joists Roo loft).	0 mm PU between rafters (and Roo line) 0 mm PU on flat roof and Roo finish arded loft space (3 sq.m) Roo	p up insulation to 400mm neral fibre (between/over joists Roo loft). p up insulation to 400mm meral fibre (between/over joists Roo loft).	0 mm PU between rafters (and Roo-	0 mm PU on flat roof and Roo inish 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	posed upper floor: Insulation Expo neath exposed floor (and re- Floo e) 2 windows - PVCu frames Win	fhole unit U=1.2) w windows - PVCu frames Win fhole unit U=1.2)	w proprietary insulated Num ternal door and frame (U=1.0) doo outside	sic Draught proofing Drau mea	imp eate loft access mea	se a chimney (including Drau ntilation) mea ke out secondary heating Dra	r tightness measures: Air test Drau d remedials	Aall centralised MEV No.	tall IEV	ld cylinder stat Basi	: Source Heat Pump: Air - Water, Hea SC	ound Source Heat Pump: Air - Hea ater, MSC w CH+DHW programmer (two Hea nes)	ge Radiators (lower flow Hea	al immersion cylinder (160 l, 80 Hot misuln.), heat pump meatible al immersion cylinder (210 l, 80 Hot	n insuln.), heat pump not mea meatible	w Energy Light Bulls(s) Ligh App otoontaics (including inverter) Pho grade to stud wall element of Roo Y Area 1 (EWI treatment) Wal	grade to Gable wall element of Roo A Area 1 (EW) treatment) Mai grade to stud wall element of Roo A Area 1 (W) treatment) A Area 1 (W) treatment) Mai	om in roof to all elements Roo Here no extended data - Part 2 elem
	Unit Type /m2 Rate £24.00 Measure	/112 /112	/112 /112 /1	<u> 市2</u> /m2 /m2 /m2 £26.00 £26.00 £290	<u> </u>	n         n         n         n         n           f176.00         £311.00         £200.00	<u><u><u></u><u></u><u><u></u><u><u></u><u></u><u><u></u><u></u><u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u></u></u>	,		<u>값 홈 트</u> 2 : /m2 /m2 f169.00 f56				-		·분 훈 /dwelling 91 £500.00		은 /dwelling /dwelling £500.00 £51.64	문 /dwelling £94.92			ලි මි /each 00 £502.19	금 변 향 금 /each /each £780.00 £	,		<u>유별 유별 유별</u> /m2 /m2 /m2 <u>£219.34</u> <u>£219.34</u> <u>£219.3</u>	<u>2 5</u> /m2 .34 £290.00
ClientUPRN AddressLine1 Postcode Fabric Spend Heating S	Total £82,676 Spend Total	6 £14,645 £230,000 £143,866 S2 S4 W1	6 £255,161 £645 W6 W1A	£8,878         £599         £41,3           W1.2         W1.2r         W6.2	870 £383,329 R1	£0 £0 £56,600 R4 R7 R10	£11,076         £20           R1.2         R1.3	0 £4,988 R4.2	£60,738 £5,850 R7.2 R7.3	£7,995 £384 x2 G5	4,926 £5,801 5 G5.2	£135,223 G13	£5,250 £99,050 x5 D2	£1,000 x6	£21,515 £31,0 D3 D4		£39,168 £24,811 V7 V8	£120,500 £1,033 V1 x10	£190 <b>x11</b>	£2,801,359 H8AW	£0 £66,1 H11 H15			105,560 IW5		£412         £1,492         £43           RIR 2 GW         RIR 2 SW         RIR 2 GW           EWI Area         IWI Area 1         IWI Area	
ARKEQUI009         9 Quicksie Hill         CB11 4HE         £12,488           ASHDCAR002         2 Carters Croft         CB10 2HS         £13,292           ASHDCAR004         4 Carters Croft         CB10 2HS         £3,513         £11	f0 f12,488 f0 f13,292 5,598 f19,111	f1,000 f1,960			£1,072 £1,371 £1,963	£200 £200 £200				£7,	,213 £0	£1,572	£350 £350 £350			£500 £500 £500	£800	£500 £52 £500		£12,023	£25	34 £2,511	£780		£6,906		
ASHDCAR007         7 Carters Croft         CB10 2HS         £12,545           ASHDCAR009         9 Carters Croft         CB10 2HS         £10,316         £11	f0 f12,545 5,598 f25,914 5,598 f26,773	£1,000 £1,038 £1,000 £1,000	8		£1,656 £859 £1,718	£200 £200 £200							£350 £350 £350 £350 £350			£500 £500 £500		£500 £500 £500		£12,023 £12,023	£28	34 £2,511 84 £2,511	£780		£44 £6,906 £6,906 £6,906		
ASHDCAR019         19 Carters Croft         CB10 2HS         £11,827         £11           ASHDGUI002         2 Guildhall Way         CB10 2HH         £25,410         £11	5,598 £27,425 6,732 £42,142 £2,355 6,230 £32,662	£1,000 £456	5 		£1,307 £1,307	£200 £200 £200			£4,945	£9,	,213 £0	£3,145	£350 £350 £350		£633	£500 £500		£500 £500		£12,023 £12,023 £12,023 £12,023	£28	4         £2,511           34         £2,511           34         £3,515           34         £3,013	£780	£910 £910	£22 £6,906 £6,906		
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AYTHCOL001 1 Collins Villas CM6 1PF £50,064 £16	5,096 £26,103 6,230 £66,294 £2,075 6,230 £69,295 £2,349		£17,645 £20,039	£3,4 £4,4		£200 £200 £200	£442		£1,866		,090 £415 ,159 £657	£3,145 £3,145	£350 £350 £350			£500 £500 £500	£3,264	£500		£12,023 £12,023 £12,023	£28	84         £2,009           84         £3,013           84         £3,013		£910 £910	£22     £6,906       £22     £6,906       £22     £6,906		
AYTHCOL004 4 Collins Villas CM6 1PF £59,264 £16	5,598 £67,836 £2,369 6,230 £75,495 £2,833 5,598 £27,571		£21,761 £26,743	£3,4 £4,5		£200 £200						£3,145 £3,145	£350 £350 £350 £350				£3,264 £3,264	£500		£12,023 £12,023 £12,023	£28	34         £2,511           34         £3,013           34         £2,511		£910	£44         £6,906           £22         £6,906           £66         £6,906		
AYTHKEE002 2 Keers Green Villas CM6 1PG £48,997 £16	5,598 £27,557 6,230 £65,227 £2,101 6,230 £29,502	1 £1,000 £1,017	£16,964	£4,3	£1,419 04 £1,262 £1,072	£200 £200 £200	£209		£1,344	£9,	,436 £311	£3,145	£350 £350 £350		£633 £72		£3,264	£500 £500		£12,023 £12,023 £12,023	£28	84 £2,511 84 £3,013 84 £3,013		£910 £910	£66 £6,906 £44 £6,906 £44 £6,906		
AYTHROU003         3 Round Bush Villas         CM6 1PT         £13,433         £10           BARNNEW002         2 New House Villas         CM6 3PS         £13,170           BARNNEW003         3 New House Villas         CM6 3PS         £13,148         £10	6,230 £29,663 £0 £13,170 6,732 £29,880	£1,000           £1,000           £1,000           £1,000           £1,774           £1,000           £1,774		£372 £372	£968 £1,128 £1,128	£200 £200 £200			£2,264				£350 £350 £350		£72	23 £500 £500 £500		£500 £500 £500		£12,023		34 £3,013		£910 £910	£22 £6,906 £44 £6,906.38 £22 £6,906		
BARNNEW004         4 New House Villas         CM6 3PS         £11,049         £10           BROXBRI004         4 Brick End Villas         CM6 2BH         £12,659         £10	6,230 £27,279 6,230 £28,889 6,230 £42,897 £2,446	£1,000 £1,000		£545	£1,132 £956 £1,563	£200 £200 £200	£372			£10,	.756 £0	£3,145	£350 £350		£633 £72	£500		£500 £500		£12,023 £12,023 £12,023	£28	64 £3,013 64 £3,013 64 £3,013		£910 £910 £910	£88 £6,906 £6,906 £6,906		
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