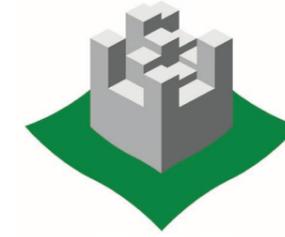




COLUMBARIUM

HIGHER CEMETERY, EXETER
COSTING REPORT

291_Higher Cemetery, Exeter_Costing Report _15NOV19
Issue 02_12MAY21



Exeter
City Council





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Illustrated visual



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1.00 INTRODUCTION

Site: Higher Cemetery, St Marks Avenue, Exeter EX1 2PX

Cremation burials are on the increase. We understand that in the 1960's, 34% of all burials in the UK were cremations. In 2019, the number has risen to 78%. according to the National Funeral Directors Association.

In Exeter, approximately 1000 people pass away each year and there is a dramatic shortfall in traditional burial space, with current burial space expecting to run out within 6 years.

In recent years, scientific innovations and shifting outlooks on burials have bred a change in the ways we plan for the burials of our loved ones. The diversification of the funeral industry stems from the environmental impact of traditional burial and the rise of cremation. Casket burial can take a huge environmental toll, burying tons of wood, metal, and concrete in the ground, not to mention the toxic formaldehyde in embalming fluids.

This has prompted an increase in eco-friendly burial options, where minimal resources are used. Driven by these environmental concerns, escalating burial costs and due to the shortfall in traditional burial locations; viable alternatives to traditional casket burial include sustainable cremation and ash interment within a columbarium.

While cremation is not without its environmental impact; off grid lighting, renewable technologies, responsible use of materials, and efficient use of space offer this an increasingly popular alternative to burials.

We believe that the 2 designs presented within our submission offer a balance of a high-quality and peaceful environment which is cost effective. The designs allow for the additional phasing as demand for future cremation space increases.

We present initial costings Section **2.00 INITIAL COSTINGS.**

We actively encourage the collaborative contribution of local stone masons, florists, landscapers and other interested parties to work together in delivering one of our options.

We hope that the proposals contained within our submission will be the start of a successful and deliverable project for Exeter City Council.



Illustrated visual



Illustrated visual

S117 - COLUMBARIUM



Indicative Construction Costs

		Option 1			
Benches	20	m2	£ 150.00	£	3,000.00
Foundation for walls	76	m	£ 120.00	£	9,100.00
Concrete / Stone Plinth	76	m	£ 120.00	£	9,100.00
Straight walls, brick both sides	55	m	£ 576.00	£	31,700.00
Allowance for flower rings		item		£	3,000.00
Curved wall, brick both sides	21	m	£ 672.00	£	14,100.00
Glulam posts	105	m	£ 250.00	£	26,300.00
Curved beam - glulam	21	m	£ 375.00	£	7,900.00
Straight beam - glulam	14	m	£ 245.00	£	3,400.00
Paving to overall area	241	m2	£ 80.00	£	19,300.00
Footpaths	46	m2	£ 65.00	£	3,000.00
Green areas	45	m2	£ 15.00	£	700.00
Screen wall - low level with benching	8	m	£ 240.00	£	1,900.00
Trellis over, fixing to posts	240	m	£ 48.00	£	11,500.00
Corten - Metal signage	12	m	£ 400.00	£	4,800.00
Niches	303	No	£ 275.00	£	83,300.00
Burial / Stone cover panel	606	No	£ 50.00	£	30,300.00
Lighting - General	241	m2	£ 65.00	£	15,700.00
Planting / hedges		item		£	5,000.00
Features (large pebbles etc)		item		£	5,000.00
Signage				£	10,000.00
					£ 298,100.00
Preliminaries	12%			£	35,800.00
					£ 333,900.00
Contingencies	10%			£	33,400.00
					£ 367,300.00
TOTAL ESTIMATED CONSTRUCTION COSTS					£ 367,300.00

Exclusions:

1. VAT
2. Professional Fees
3. Planning and Statutory Costs

2.00 INITIAL COSTINGS

Please see the Indicative Construction Cost breakdown opposite.

The costings have been produced by Quantity Surveyors from QSPM consultants.

www.qspmconsultants.com



2.01 ESTIMATED COST AND RETURN ON INVESTMENT

- Number of Niches (two burials each)	303 Niches
- Number of burials spaces:	606 burial plots
- Estimated income from each burial / Ash interment within niche =	£1000* per burial
- Cost of Construction approximately =	£367,300
- Construction cost per burial plot: £367,300 / 606 burials =	£606.11 cost per burial
- Return on investment per burial: £1000* - £606.11 =	£393.89 profit per burial
- Total Income from burials: 606 burials x £1000* =	£606,000 total income
- Total return on investment: £606,000 - £367,300 =	£238,700 total profit

2.02 APPROXIMATE RETURN ON INVESTMENT OVER TIME

- Years of supply:	606 burial plots / 50* burials /year =	12.1 years of supply
- Income per year:	£1000 x 50no. per year =	£50,000 per year
- Years until investment returned	£367,300 / £50,000 =	7.3 years

* Assumed / approximated figure following discussions with Exeter City Council.

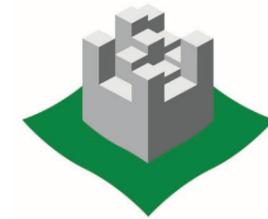


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4.00 VALUE ENGINEERING OPTIONS

While indicative costings are given within this report, these are representative of a high end design finish. Cost saving options are available and include:

- Value Engineering: A thoughtful revision of the design to reduce overall costs.
- Density: Add more niches per linear meter of wall
- Materials: A change of material specification
- Construction Techniques: Include low-labour construction techniques to reduce total costs.
- Expansion of scheme: Adding more burial walls to achieve a greater return in investment per burial.
- Lighting : A review of the lighting requirements.

In addition, a competitive tender process would ensure the best price to procure the scheme.

5.00 NEXT STAGES

Rud Sawers Architects anticipate continued dialogue and scheme development with Exeter City Council and Local Funeral Directors to refine the brief and the design of the Columbarium for Higher Cemetery.

This can include collaboration with Exeter University over the incorporation of the Solar Bricks elements, and working with local artists to commission focal point sculptures.

Additional stages may include:

- Meeting with Exeter City Planning Authority for pre-application discussions.
- Coordination with a design team to prepare and submit the relevant planning application.
- Coordination with a design team through detail design, tender and construction stages.
- Coordination with additional cemeteries within Exeter (and further afield) to identify future columbarium sites, to ensure a sustainable supply of burial space for Exeter's future.

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Illustrated visual



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