

Stage	Comment	Estimated cost per building to building developer
Gateway 1	Estimate 3 hours per building to provide a Fire Statement	£250
	Estimate 3 hours per building for review/comment of Fire Statement by fire safety professionals	£100
	Government is currently exploring "early advice" process which will include meetings with the Building Safety Regulator over 2 days	£1,000
Gateway 2	<p>There are two possible approaches:</p> <ol style="list-style-type: none"> 1. Option 1 – all information about the build would need to be provided at the start; 2. Option 2 – staged approach (developer submits high level plans before construction begins with additional detail submitted in stages) 	<ol style="list-style-type: none"> 1. Estimate of 33.5 days at a cost of £16,000 (plus additional 2 days for regulator checking); 2. Estimate of 29 days at a cost of £14,000 (plus additional 2 days for regulator checking).
	Critical safety management changes will need to be notified to the Building Safety Regulator before further work can begin on site. Estimated that this will require an additional 115 days (plus an additional 19 to 32 days for regulator checking).	£25,000
	Risk of delay – could result in higher financing costs as well as loss of rent	£150 per flat/per week (approximately £10,000 per week of delay per building) (<i>not included in Government's summary of estimated costs</i>)
	If a hard stop is imposed there is an illustrative delay of 10 weeks	£103,000 (in addition to above gateway costs) (<i>not included in Government's summary of estimated costs</i>)

	A staged approach means reduced risk of delay, but risks still may exist – illustrative delay of 4 weeks	£41,000 (<i>not included in Government's summary of estimated costs</i>)
Gateway 3	Estimate that it will require an average of 48 days to prepare the required information for gateway 3 (plus an additional 16 days for regulator checking)	£25,000
Other responsibilities during construction	Additional costs that it assumed the client, consultant, Principal Designer and Principal Contractor are likely to incur	£16,000 to £24,000
Dutyholder responsibilities in occupation		£2,000 to £3,000
Cost of the Building Safety Manager	<p>The cost of the Building Safety Manager is already costed within the other costs set out throughout the costs/benefit document, but it is estimated that the cost to the Accountable Person of hiring a Building Safety Manager will be around £40 an hour. The analysis considers two different approaches:</p> <ol style="list-style-type: none"> 1. The BSM is responsible for all dutyholder, safety case and resident engagement requirements; 2. Safety case will be carried out by fire and structural consultants and the remaining responsibilities stay with the BSM. <p>In practice, the second scenario is considered to be more likely as it is unlikely that the BSM will have the technical expertise to undertake the whole safety case.</p>	<ol style="list-style-type: none"> 1. Estimate £8,500 to £14,000 per annum. Based on assumptions from the individual tasks that the BSM is expected to carry out, estimated that the BSM in this scenario could manage five to eight buildings. 2. Estimate £6,600 to £10,400 per annum, plus £2,200 to £8,100 per annum for the safety case to be undertaken by fire and structural consultants. Given the limited involvement that the BSM will have in the safety case, estimated that the BSM in this scenario could manage seven to eleven buildings. <p><i>Already costed within other figures for the individual stages.</i></p>
	Additional cost in both scenarios to account for competency checks on the BSM by the Accountable Person.	£1,500

BIM	For new buildings, where firms don't currently meet the required standards it is anticipated that they will face additional costs for digitalising the required information (including completing a COBie file)	£24,000 to £38,000
	Costs for dutyholders on all new builds to complete a COBie file	£4,000 to £8,000
	For existing buildings where there are no plans or inaccurate plans, it is estimated that dutyholders will commission a 2D CAD plan and evaluation drawing (there are other options, such as a 3D CAD plan) but this is the least costly option	£10,000 to £19,000
	In occupation – keeping BIM information up to date	£300 to £500
	Major refurbishments – where firm is not yet meeting the required standard	£10,000 to £16,000
	Key dataset – one off creation cost	£600 to £1,200
	Key dataset – maintaining information	£200 to £300
	Resident engagement	One off cost for dutyholder (preparation and sharing of information with residents, including printing/publishing materials) and establishing a Resident Engagement Scheme
Major refurbishments		Recurring annual cost increase for period of refurbishment to £2,000
Establishing escalation process for building safety issues		£1,000
Recurring cost for dealing with issues raised through escalation process		£1,000 (expected to decrease as time goes by)