JONATHAN KETTERIDGE ASSOCIATES

PROPOSED RESIDENTIAL DEVELOPMENT

NEW HEY ROAD, HUDDERSFIELD
7 UNIT RESIDENTIAL SCHEME
ESTIMATED COST OF EXTERNAL WORKS (ONLY)

FOR

LIDL GREAT BRITAIN LTD

Sep-21

PROPOSED RESIDENTIAL DEVELOPMENT, NEW HEY ROAD, HUDDERSFIELD
7 UNIT RESIDENTIAL SCHEME

SUMMARY

Based on HTC Architects and Beam Consulting Drawings Scheduled in the Notes and Exclusions Hereto

			£
A	**EXTERNAL WORKS**		
	Site preparation	22,000	
	Hard standings	85,000	
	Kerbs and edgings	7,000	
	Boundary treatments and retaining structures	20,000	
	External lighting	10,000	
	Drainage (including the diversion of culvert)	173,000	
	External Services (including builder's works)	45,000	
	Landscaping	45,000	407,000
B	**SECTION 278 WORKS (AND THE LIKE)**		
	Relocate pedestrian island, form tactile paving crossing, form a crossing of the footway by conversion into carriageway and form access road	38,000	38,000
	Sub- Total		445,000
C	**Main Contractor's Preliminaries**		55,000
	SUBTOTAL EXCLUDING CONTINGENCIES AND PROFESSIONAL FEES		500,000
D	**Contingencies**		50,000
	ESTIMATED CURRENT PRICE EXTERNAL WORKS CONSTRUCTION COST (EXCLUDING FEES) 3Q21		**£ 550,000**
	Notes and Exclusions		
	See Attached		

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SITE PREPARATION

					£
A	**SITE PREPARATION**				
	Excatavting to reduce levels	1230	cubm	3	3690
	Removing surplus from site	1230	cubm	14.8	18204
	SITE PREPARATION TO SUMMARY				**£ 22,000**

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HARD STANDINGS

					£
A	**HARD STANDINGS**				
	Tarmac/block paviour access road; hardcore sub-base	670	sqm	94	62980
	Tarmac footpath on hardcore sub-base	105	sqm	63	6615
	Precast concrete paving on hardcore sub-base	150	sqm	35	5250
	Tarmac parking bays; hardcore sub-base	190	sqm	70	13300
	HARD STANDINGS TO SUMMARY				**£ 85,000**

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KERBS AND EDGINGS

					£
A	**KERBS AND EDGINGS**				
	Concrete kerbs and channels; foundations	105	m	48	5040
	Concrete edgings; concrete foundations	80	m	35	2800
	KERBS AND EDGINGS TO SUMMARY				**£ 7,000**

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BOUNDARY TREATMENTS AND RETAINING STRUCTURES

					£
A	**BOUNDARY TREATMENTS AND RETAINING STRUCTURES**				
	Site boundary fence	250	m	48	12,000
	Garden fences	148	m	35	5,180
	Garden gates				2,500
	BOUNDARY TREATMENTS AND RETAINING STRUCTURES TO SUMMARY				**£ 20,000**

NOTES AND EXCLUSIONS

Notes:

Costings are based upon HTC drawings FSK432A and Beam Consulting drawing 540A

Costings are prepared without the benefit of detailed mechanical and electrical engineering input or detailed site investigations and it is recommended that the costs are reviewed with the benefit of these prior to the finalisation of the development appraisal.

Exclusions:

Professional fees and VAT thereon

Value Added Tax

Abnormal services provision or diversion costs

Costs associated with the presence of contaminated material, except where identified herein

Costs associated with the presence of invasive species

Costs associated with ecological issues, including, but not restricted to bats, water voles and newts

Demolition works, including the presence of asbestos

Abnormal substructures costs

Costs associated with the superstructures themselves