

D NOBLE LTD											Investigation				
Site Area Gross 6.07 Acres Site Area Net 6.07 Acres Land Cost/Net Acre £161,450 per Net Acre Land Value per Unit £15,077 per unit Density/Net Acre 10.71 Units per Acre Square Footage 14,499 Sq.ft per Acre Av Sq Ft per Acre 1,354 Per Unit Contract Period 260 weeks Est' Completion Rate 0.3 per Week 13.0 per Year Interest Rate 0.0%							SITE VIABILITY DETAILS SITE NAME: Lady Anne Road, Batley DATE REVISED: 16/12/2022 REVISION _____ N° OF UNITS 65 N°								
HOUSE TYPES Name	Design	Spec Level	No.	FLOOR AREA	REV per Sq.Ft.	SELLING PRICE	GROSS SALES INCOME	SUMMARY	£	£ sq.ft	%	£ Per Plot	ABNORMALS/CONTRIBUTIONS	£	£ sq.ft
B3 T1 - No Garage	0	0	7	1,102	200.00	£220,400	£1,542,800	GROSS INCOME	£17,601,600	200.00	100.0%	270,794			
B3 T2 - No Garage	0	0	16	1,138	200.00	£227,600	£3,641,600	Selling Overheads	£440,040	5.00	2.5%	6,770	Steps and staggers to retaining plots	£71,000	£0.81
B3 T3 - No Garage	0	0	8	1,138	200.00	£227,600	£1,820,800	Discounts, Incentives	£0	0.00	0.0%	0	Ecological Net Gain	£135,000	£1.53
B4 T1 - Integral Garage	0	0	8	1,533	200.00	£306,600	£2,452,800						Travel Plan	£10,000	£0.11
B4 T2 - Integral Garage	0	0	6	1,592	200.00	£318,400	£1,910,400	SELLING COSTS SUB-TOTAL	£440,040	5	2.5%	6,770	Metro	£43,248	£0.49
B4 T3 - Integral Garage	0	0	10	1,569	200.00	£313,800	£3,138,000	Land Cost	£980,000	11.14	5.6%	15,077	Education	£71,848	£0.82
B4 T4 - No Garage	0	0	6	1,368	200.00	£273,600	£1,641,600	Legal Costs @ 2.25%	£5,000	0.06	0.0%	77	POS shortfall	£0	£0.00
B5 T1 - Integral Garage	0	0	2	1,792	200.00	£358,400	£716,800	Stamp Duty @ 5% of Land	£49,000	0.56	0.3%	754			£0.00
B5 T2 - Integral Garage	0	0	2	1,842	200.00	£368,400	£736,800	Introduction Fee @ 1%	£0	0.00	0.0%	0			£0.00
			0	0	0.00			Title Insurance		0.00	0.0%	0			£0.00
			0	0	0.00										£0.00
			0	0	0.00			LAND LEGAL COSTS SUB-TOTAL	£1,034,000	11.75	5.9%	15,908			£0.00
			0	0	0.00			External Development	£2,419,112	27.49	13.7%	37,217			£0.00
			0	0	0.00			Plot Development	£2,489,916	28.29	14.1%	38,306			£0.00
			0	0	0.00			Housebuild Superstructure	£6,329,051	71.91	36.0%	97,370			£0.00
			0	0	0.00			Abnormals	£331,096	3.76	1.9%	5,094			£0.00
			0	0	0.00			Development Fees	£826,146	9.39	4.7%	12,710			£0.00
			0	0	0.00			Housebuild Detached Garages	£0	0.00	0.0%	0			£0.00
			0	0	0.00			Site Overheads	£1,203,734	13.68	6.8%	18,519			£0.00
			0	0	0.00			STANDARD BUILD SUB-TOTAL	£13,599,055	154.52	77.3%	209,216			£0.00
			0	0	0.00			INC SPEC BUILD COSTS	£0	0.00	0.0%	0			£0.00
			0	0	0.00			TOTAL BUILD COSTS	£13,599,055	154.52	77.3%	209,216			£0.00
			0	0	0.00			TOTAL COSTS	£15,073,095	171.27	85.6%	231,894			£0.00
			0	0	0.00			SITE GROSS PROFIT	£2,528,505	28.73	14.4%	38,900			£0.00
			0	0	0.00								TOTAL ABNORMALS	£331,096	£3.76
			0	0	0.00								BASIC BUILD £ SQ.FT		£150.76
			0	0	0.00			EXCLUSIONS							
			0	0	0.00								REVISION DETAILS		
GROSS TOTAL			65	88,008	200.00		£17,601,600								
Average Selling Price per ft2 (Gross)									£	200.00					

SITE: Lady Anne Road, Batley

N° OF UNITS: 65

DATE: 21/12/2022

SQUARE FOOTAGE: 88,008

COST CODE	OPERATION / ELEMENT	BUDGET TOTALS	ABNORMAL COSTS	NOTES
	Demolitions & Site Clearance.	£103,064		
	Bulk Excavation / Filling.	£756,295		
	Foul and Surface water Sewer	£437,894		
	Roads.	£384,468		
	Off Site Sewer.	£5,400		
	Section 278 Works	£68,000		
	Public Footpaths.	£21,388		
	Remedials Reinstatments	£7,575		
	Final Surfacing.	£53,462		
	Parking Areas.			
	Street Lighting & Signs.	£33,120		
	Road Marking Etc.			
	Landscaping.	£108,250		
	Equipment.			
	Boundary Fences & Walls.	£0		
	Screen Fences & Walls.	£0		
	Retaining Walls.	£325,000		
	SUB TOTALS.	£2,303,916.32		
	CONTINGENCIES 5%	£115,195.82		
	FAG PACKET (delete YES if not required)			
	GRAND TOTAL.	£2,419,112.13		
	COST PER SQUARE FOOT.	£27.49		

DATE: 21/12/2022						
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	219
DEMOLITION & SITE CLEARANCE.						
	Removal of existing boundaries.	1	Sum	£10,000.00	£10,000	
	Locate and cap off mineshaft well.	0	Sum	£25,000.00	£0	
	Demolition \ Excavate \ break out of existing Roads, walls etc.	1	Sum	£10,000.00	£10,000	
	Asbestos removal	0	Sum	£5,000.00	£0	
	Cutting down \ felling of existing trees.	1	Sum	£30,000.00	£30,000	
	Tree protection fencing - Timber posts and ply hoarding	200	m	£45.00	£9,000	
	General site clearance.	1	Sum	£12,000.00	£12,000	
	Extra over excavation of oversite topsoil exceeding 150mm deep. Check on depth of topsoil in Site Investigation - increase rate if necessary	24,564	m²	£1.00	£24,564	
	Final site clearance on completion.	1	Sum	£7,500.00	£7,500	
	Allow for credit sum for sale of any excess topsoil or building		Sum		£0	
TOTAL					£103,064	
BULK EXCAVATION & FILL.						
The rates used in Plot foundations, drainage are for S&F Gwks therefore they would include for spoil off site, but not for any RL dig or bulk fill to make up levels.						
	Imported topsoil to garden / POS areas 2t / m³	6600	T	£18.00	£118,800	
Cut and fill works	Labour only RL excavation	30,000	Cm	£5.60	£168,000	
	Labour only Fill to make up levels	30,000	Cm	£5.60	£168,000	
	Import spoil fill		Cm	£15.00	£0	
	Cart surplus material off site.	10,000	Cm	£15.00	£150,000	
Cart surplus material off site.	Roads - additional cartaway may be required if made ground beneath.	2,674.44	Cm	£15.00	£40,117	
	Roads - additional cart away of made ground	1,366.20	Cm	£15.00	£20,493	
	Road Drainage 1m - 2m deep	0.00	Cm	£15.00	£0	
	Road Drainage 2m - 3m deep	2,484.00	Cm	£15.00	£37,260	
	Road Drainage 3m - 4m deep	0.00	Cm	£15.00	£0	
	Road Drainage 4m - 5m deep	0.00	Cm	£15.00	£0	
	Road Drainage 5m - 6m deep	0.00	Cm	£15.00	£0	
	House Founds	1,950.00	Cm	£15.00	£29,250	
	Plot Drainage / services / others	650.00	Cm	£15.00	£9,750	
Capping Layer Depth 1000mm	Labour only RL excavation	-	Cm	£5.60	£0	
	Labour only Fill to make up levels	-	Cm	£5.60	£0	
	Import spoil fill	-	Cm	£15.00	£0	
	Cart surplus material off site.	-	Cm	£15.00	£0	
	Imported material as ground stable	65	No	£150.00	£9,750	
	Others	325.00	Cm	£15.00	£4,875	
TOTAL					£756,295	

FOUL AND SURFACE WATER SEWER - ON SITE.

Construct Foul and Surface water sewers upto 1m - 2m deep	0.00	ML	£65.00	£0
Construct Foul and Surface water sewers upto 2m - 3m deep	552.00	ML	£120.00	£66,240
Construct Foul and Surface water sewers upto 3m - 4m deep	0.00	ML	£145.00	£0
Construct Foul and Surface water sewers upto 4m - 5m deep	0.00	ML	£350.00	£0
Construct Foul and Surface water sewers upto 5m - 6m deep	0.00	ML	£500.00	£0
Additional for storage pipes - check on depth				
E/O for 450mm dia pipe for Sewer Attenuation	0.00	ML	£250.00	£0
E/O for 750mm dia pipe for Sewer Attenuation	0.00	ML	£300.00	£0
E/O for 900mm dia pipe for Sewer Attenuation	0.00	ML	£350.00	£0
E/O for 1200mm dia pipe for Sewer Attenuation	0.00	ML	£375.00	£0
E/O for 1350mm dia pipe for Sewer Attenuation	0.00	ML	£425.00	£0
E/O for 1200mm x 2100mm Conc Box Culvert	0.00	ML	£1,300.00	£0
Hydrobrake Manhole	1.00	No	£3,000.00	£3,000
Construct Soakaways PCC Rings 1200 dia 1800 deep	0.00	No	£2,000.00	£0
Attenuation Tank	1.00	item	£300,000.00	£300,000
Foul Water Pumping station inclusive of compound / Hardstanding	0.00	item	£60,000.00	£0
Combined Private Pumping station	0.00	item	£15,000.00	£0
Allowance for breaking out rock in sewer trenches	0.00	M³	£45.00	£0
E/O Gullies inc tails and connect to sewer.	25.00	No	£410.00	£10,250
E/O Disconnecting MH Tails inc connection,excl disconnecting MH.	0	No	£350.00	£0
E/O Disconnecting MH Tails in to ex combined system.		No	£290.00	£0
E/O adoptable MH's av Depth 2.0 to 3.0 m deep.	0.00	No	£2,000.00	£0
E/O adoptable MH's av Depth 3.0 to 4.0 m deep.	14.00	No	£3,000.00	£42,000
E/O adoptable MH's av Depth 4.0 to 5.0 m deep.	0.00	No	£4,000.00	£0
E/O adoptable MH's av Depth 5.0 to 6.0 m deep.	0.00	No	£5,000.00	£0
Backfill sewer trenches with selected hardcore to soft spots.	596.16	CM	£25.00	£14,904
CCTV Survey & sewer jetting on completion	1.00	item	£1,500.00	£1,500

TOTAL £437,894**ROADS**

Standard formation roads to base inc log and kerb..	3036	m²	£65.00	£197,340
Potential capping layer to road areas say average 450mm thick	1366	m³	£40.00	£54,648
Allowance for breaking out rock in road areas	0.00	M³	£45.00	£0
Standard formation Parking areas to base inc log and kerb..	0	m²	£30.00	£0
Select hardcore fill to soft spots./ Underside of road formation	0.00	CM	£25.00	£0
Allow sum for laying of services during road construction rate to be doubled if contaminated land	2,208.00	ML	£60.00	£132,480

TOTAL £384,468

DATE: 21/12/2022						
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	319
	<u>OFF SITE SEWER.</u>					
	Form new M.H in Exist Road on line of ex sewer.	1	Sum	£3,000.00	£3,000	
	Construct off site foul water sewer complete.	16	Lm	£150.00	£2,400	
	Construct off site Foul water Rising main.	0	Lm	£150.00	£0	
	Permanent reinstatements to line of F.W. off site sewer	0	m²	£28.00	£0	
	Construct off site Surface water to headwalls.	0	Lm	£150.00	£0	
	Permanent reinstatements to line of S.W. off site sewer	0	m²	£28.00	£0	
	Concrete headwalls to outfall in ditch	0	No	£4,000.00	£0	
	Culverting to existing beck \ ditch.	0	Sum	£5,000.00	£0	
	Backfill sewer trench with selected hardcore fill to soft areas.	0.00	Sum	£25.00	£0	
	Proposed sewer requisition.		Sum		£0	
			TOTAL		£5,400	
	<u>SECTION 38/278 WORKS</u>					
	Section 37/38 Inspection Fees	1	item	£68,000.00	£68,000	
			TOTAL		£68,000	
	<u>PUBLIC FOOTPATHS TO BASE COURSE.</u>					
	Excavate to footpaths and cart away.	993	m²	£2.00	£1,986	
	Provide and lay 150mm sub-base.	993	m²	£7.50	£7,448	
	Provide and lay 40mm of dense bit mac base course.	993	m²	£6.50	£6,455	
	Provide and lay 150 x 50mm edgings. Inc service margins	550	ML	£10.00	£5,500	
	<u>PUBLIC FOOTPATHS TO PUBLIC OPEN SPACE.</u>					
	Excavate to footpaths and cart away.	0	m²	£2.00	£0	
	Provide and lay 150mm sub-base.	0	m²	£7.50	£0	
	Provide and lay 40mm of dense bit mac base course.	0	m²	£4.76	£0	
	Provide and lay 150 x 50mm edgings.		ML	£10.00	£0	
	Form steps to footpath.		No	£30.00	£0	
	Handrail to footpath.		Lm	£35.00	£0	
	<u>FOOTPATH IMPROVEMENTS.</u>					
	Item.	0	Sum	5000	£0	
			TOTAL		£21,388	

DATE: 21/12/2022						
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	419
	REMEDIALS - REINSTATEMENTS.					
	Allow for kerb replacements ex road.		ML	£17.00	£0	
	Allow for general kerb replacements to A1 access roads 75% of total.	0	ML	£17.00	£0	
	Ditto A4 access roads in bull nose.		ML	£17.00	£0	
	Ditto mews courts in key kerbs.	0	ML	£17.00	£0	
	Re-locate gullies on entrance site.	0	Sum	£300.00	£0	
	Adjust stop tap boxes.	65	N°	£20.00	£1,300	
	Gullies.	20	N°	£60.00	£1,200	
	Manholes.	18	N°	£95.00	£1,710	
	British Telecom boxes.	2	N°	£30.00	£60	
	Fire hydrants.	1	N°	£25.00	£25	
	Permanent reinstatements to line of S.W. off site sewer (Trench width x 25%).	5	m²	£28.00	£140	
	Ditto foul water sewer.	5	m²	£28.00	£140	
	Trench reinstatements to service margins on mews court areas.	0	m²	£30.00	£0	
	Maintenance adoption.	1	Sum	£3,000.00	£3,000	
	REMEDIALS - REINSTATEMENTS TO SPINE ROAD.					
	Allow for kerb replacements to main road.		ML	£17.00	£0	
	Allow for general kerb replacements to A1 access roads 75% of total.		ML	£17.00	£0	
	Ditto A4 access roads in bull nose.		ML	£17.00	£0	
	Ditto mews courts in key kerbs.		ML	£17.00	£0	
	Re-locate gullies on entrance site.		Sum	£350.00	£0	
	Adjust stop tap boxes.		N°	£20.00	£0	
	Gullies.		N°	£30.00	£0	
	Manholes.		N°	£50.00	£0	
	British Telecom boxes.		N°	£30.00	£0	
	Fire hydrants.		N°	£20.00	£0	
	Permanent reinstatements to line of S.W. off site sewer (Trench width x 25%).		m²	£28.00	£0	

DATE: 21/12/2022						
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	519
	REMEDIALS - REINSTATEMENTS TO SPINE ROAD CONTINUED.					
	Ditto foul water sewer.		m ²	£28.00	£0	
	Trench reinstatements to service margins on mews court areas.		m ²	£30.00	£0	
	Maintenance adoption.		Sum	£1,000.00	£0	
			TOTAL		£7,575	
	FINAL SURFACING.					
	30mm thick of H.R.A. wearing course inc tac coat.	3,036.00	m ²	£11.25	£34,155	
	35mm thick of H.R.A. wearing course inc tac coat.	0.00	m ²	£15.00	£0	
	Regulating say 50% D.B.M (18\T).	84.33	Tn	£100.00	£8,433	
	30m H.R.A. to A4 access roads.		m ²	£5.00	£0	
	Regulating to say 50%		Tn	£50.00	£0	
	600mm wide hard margin in block Paviers fixed to local authority specification inc. back edgings.		ML	£70.00	£0	
	65mm block Paviers on 50mm sand bed.		m ²	£35.00	£0	
	Ditto 80mm block Paviers.		m ²	£38.00	£0	
	15mm thick of dense bit macadam wearing course to footpath areas.	993	m ²	£6.50	£6,455	
	Construct tactile crossings to footpath	0	N°	£300.00	£0	
	Regulating say 50% (27\T).	18.39	Tn	£50.00	£919	
	Construct ramp crossings.	0	N°	£1,250.00	£0	
	Construct raised plateau speed tables	1	N°	£3,500.00	£3,500	
	Construct drive aprons.		N°	£250.00	£0	
	Bollards		N°	£180.00	£0	
	FINAL SURFACING TO SPINE ROAD.					
	25mm thick of 6mm dense bit mac wearing course inc tac coat.		m ²	£6.00	£0	
	Regulating say 50% D.B.M (18\T).		Tn	£45.00	£0	
	30m H.R.A. to A4 access roads.		m ²	£5.00	£0	
	Regulating to say 50%		Tn	£50.00	£0	
	600mm wide hard margin in block Paviers fixed to local authority specification inc. back edgings.		ML	£70.00	£0	
	65mm block paviers on 50mm sand bed.		m ²	£20.00	£0	
	Ditto 80mm block paviers.		m ²	£28.00	£0	

DATE: 21/12/2022						
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	619
	<u>FINAL SURFACING TO SPINE ROAD CONTINUED.</u>					
	15mm thick of dense bit macadam wearing course to footpath areas.		m²	£4.65	£0	
	Regulating say 50% (27\T).		Tn	£40.00	£0	
	Construct ramp crossings.		N°	£450.00	£0	
	Construct drive aprons.		m²	£21.00	£0	
TOTAL					£53,462	
	<u>STREET LIGHTING & SIGNS.</u>					
	Street Nameplates	2	N°	£300.00	£600	
	Road Markings	1	N°	£1,500.00	£1,500	
	Bollard Lighting to Carpark areas incl cable	0	N°	£350.00	£0	
	Supply and fix 5m high columns and tops.	20	N°	£1,100.00	£22,000	
	Commissioning of street light columns.	20	N°	£100.00	£2,000	
	Cable network	552	ml	£10.00	£5,520	
	Control pillars.	1	N°	£1,500.00	£1,500	
TOTAL					£33,120	
	<u>LANDSCAPING.</u>					
	Tree planting inc 1N° stake and 2N° ties per tree.	65	N°	£350.00	£22,750	
	12ft Conifers to boundary of railway £120 each at 1m centres		N°	£120.00	£0	
	Shrub planting (3N° to 1m²).	250	N°	£8.00	£2,000	
	Hedge planting (3N° to 1m).	500	N°	£2.50	£1,250	
	<u>LANDSCAPING TO PUBLIC OPEN SPACE.</u>					
	Tree planting inc 1N° stake and 2N° ties per tree.	20	N°	£350.00	£7,000	
	Shrub planting (3N° to 1m²).	800	N°	£8.00	£6,400	
	Hedge planting (3N° to 1m).		N°	£2.50	£0	
	Topsoil to open space areas	1000	m²	£2.30	£2,300	
	Grass seed to play area \ public open space.	1000	m²	£0.75	£750	
	Play equipment	1	Sum	£40,000.00	£40,000	
	Maintenance, 12 visits per year.	24	N°	£450.00	£10,800	
	Commuted sum for adoption	1	Sum	£15,000.00	£15,000	
TOTAL					£108,250	

DATE: 21/12/2022						
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	79
	BOUNDARY FENCING & WALLS.					
	1.8m high boundary wall and fence.		ML	£300.00	£0	
	1.80m high brick wall		ML	£250.00	£0	
	2.0m high boundary acoustic fencing.		ML	£100.00	£0	
	1.8m high metal railings.		ML	£110.00	£0	
	1.8m high boundary fencing.		ML	£42.00	£0	
	1.5m high boundary wall in brick.		ML	£90.00	£0	
	1.5m high boundary wall in stone.		ML	£150.00	£0	
	1.5m high boundary fencing.		ML	£19.00	£0	
	750mm high brick wall.		ML	£65.00	£0	
	750mm high brick wall with railings.		ML	£120.00	£0	
	Stock proof fencing		ML	£15.00	£0	
	Badger Fencing		ML	£15.00	£0	
	Make good to existing boundary walls.		Sum	£4,000.00	£0	
			TOTAL		£0	
	SCREEN FENCING & WALLS.					
	1.8m high screen fence.		ML	£29.50	£0	
	1.8m high brick wall and fencing.	0	ML	£200.00	£0	
	1.8m high stone wall and fencing.		ML	£190.00	£0	
	1.8m high brick wall.		ML	£200.00	£0	
	1.8m high stone wall.		ML	£250.00	£0	
	1.5m high screen fence.		ML	£19.00	£0	
	1.5m high brick wall and fencing.		ML	£92.00	£0	
	1.5m high stone wall and fencing.		ML	£142.00	£0	
	1.5m high brick wall.		ML	£110.00	£0	
	1.5m high stone wall.		ML	£167.00	£0	
	750mm high brick wall.		ML	£65.00	£0	
	750mm high stone wall.		ML	£92.00	£0	
	Two post and rail fence to perimeter of play area \ public open space.		ML	£19.00	£0	
	Wrought iron gates.		N°	£40.00	£0	
	Double Electric gates to Entrance		N°	£15,000.00	£0	
	Timber gates.		N°	£90.00	£0	
	Entrance / Exit to public open space.		Sum	£2,000.00	£0	
			TOTAL		£0	

DATE: 21/12/2022						
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	819
	RETAINING WALLS.					
	Timbacrib Retaining wall upto 4.50m high	0	ML	£500.00	£0	
	Additional foundation, bulk earthworks & disposal to above	0	item	£5,000.00	£0	
	215mm brick retaining walls up to 0.9m high.		ML	£200.00	£0	
	215mm brick retaining walls up to 1.2m high.	1300	ML	£250.00	£325,000	
	Stone retaining walls with breeze to rear up to 1.2m high.		ML	£300.00	£0	
	Ditto brick up to 1.5m high.		ML	£275.00	£0	
	Ditto stone up to 1.5m high.	0	ML	£350.00	£0	
	Ditto brick up to 2.0m high.	0	ML	£400.00	£0	
	Ditto stone up to 2.0m high.	0	ML	£500.00	£0	
	Ditto stone over 2.0m high.	0	ML	£600.00	£0	
TOTAL					£325,000	

SITE: Lady Anne Road, Batley

N° OF UNITS: 65

DATE: 21/12/2022

SQUARE FOOTAGE: 88,008

COST CODE	OPERATION / ELEMENT	BUDGET TOTALS	ABNORMAL COSTS	NOTES
	Land Survey & Investigation.	£40,300		
	Design Consultants.	£413,214		
	Planning Application.	£65,525		
	Building reg's Planning Fees.			
	N.H.B.C Fees.	£65,000		
	Local Authority Fees.	£212,107		
	Local Authority Agreement Fees.			
	Commuted Sums.			
	Local Authority Reimbursements.			
	Capital Contributions	£30,000		
	SUB TOTALS.	£826,146.49		
	CONTINGENCIES 0%	£0.00		
	FAG PACKET (delete YES if not required)			
	GRAND TOTAL.	£826,146.49		
	COST PER SQUARE FOOT.	£9.39		

DATE: 21/12/2022						
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	819
	LAND SURVEY & INVESTIGATION.					
	For carrying out land survey.					
	Small site 1 - 10 units		Sum	£800.00	£0	
	Medium site 10 - 30 units		Sum	£1,200.00	£0	
	Large site 30+ units	1	Sum	£1,600.00	£1,600	
	For carrying out site investigation.					
	Small site 1 - 10 units		Sum	£5,000.00	£0	
	Medium site 10 - 30 units		Sum	£7,500.00	£0	
	Large site 30+ units	1	Sum	£10,000.00	£10,000	
	For carrying out Arboricultural report	1	Sum	£1,500.00	£1,500	
	For carrying out Asbestos survey - Type 3 cost depending on size of job	0	Sum	£2,000.00	£0	
	CCTV Survey existing sewers - If using old connections	1	Sum	£1,200.00	£1,200	
	Bat Survey		Sum	£1,000.00	£0	
	Setting out fees	65	Plot	£400.00	£26,000	
	Existing services disconnections					
	House - £750 each for Gas, Electric, Water	0	N°	£750.00	£0	
	Commercial - £1,500 each for Gas, Electric, Water	0	N°	£1,500.00	£0	
			TOTAL		£40,300	
	DESIGN CONSULTANTS.					
	Standard Consultant fees					
	Architects Fees					
	Planning drawings		Sqft / htype	£1.00	£0	
	Planning Layout - delete as applicable					
	Under 20 units	0	sum	£5,000.00	£0	
	20 - 50 units	65	N°	£250.00	£16,250	
	Working drawings - delete as applicable					
	Standard Housetypes		Sqft / htype	£1.25	£0	
	Bespoke Housetypes	88,008	Sqft / htype	£1.75	£154,014	
	Civil Engineers.					
	Small sites below 15 units		Sum	£4,000.00	£0	
	Sites above 15 units Houses only	65	Plot	£275.00	£17,875	
	Apartment blocks per stairwell		Stairwell	£300.00	£0	
	Structural Engineers					
	Superstructure - additional for larger plots	65	Housetype	£750.00	£48,750	
	Substructure	65	Housetype	£300.00	£19,500	
	Landscape Architect					
	Small site 1 - 10 units		Sum	£750.00	£0	
	Medium site 10 - 30 units		Sum	£1,000.00	£0	
	Large site 30+ units - Additional work carried out to date already several times	1	Sum	£8,500.00	£8,500	
	Planning Consultant					
	Small site 1 - 10 units		Sum	£5,000.00	£0	
	Medium site 10 - 30 units		Sum	£7,500.00	£0	
	Large site 30+ units	1	Sum	£10,000.00	£10,000	
	Highways Consultant					
	Small site 1 - 10 units		Sum	£2,500.00	£0	
	Medium site 10 - 30 units		Sum	£3,500.00	£0	
	Large site 30+ units	1	Sum	£5,000.00	£5,000	
	Drainage Engineer					
	Small site 1 - 10 units		Sum	£5,000.00	£0	
	Medium site 10 - 30 units		Sum	£7,500.00	£0	
	Large site 30+ units	1	Sum	£22,000.00	£22,000	
	SAP Calculations	65	Plot	£75.00	£4,875	
	Robust details - Part E	65	Plot	£50.00	£3,250	
	Air testing - if one housetype test more	65	housetype	£700.00	£45,500	
	Flood Risk Assessment - Costs already significantly high	1	Sum	£18,000.00	£18,000	
	Sound Report	1	Sum	£3,000.00	£3,000	

Site specific Consultant Fees

Remediation Consultant - 4 Plots per visit
Remediation Test results

External Viability Report

Topo Survey

Transport Statement, Assesment & Travel Plan

Ecology Survey - Inc for Water Voles

PLANNING APPLICATION.

Planning fees to a maximum of £50,000 based on
1st 50 plots
Above 50 plots

Building regulations (65 Units).

N.H.B.C. INSPECTION FEES.

Premier Fees (65 Units).

0	Visit	£300.00	£0
0	Tests	£300.00	£0
1	Sum	£6,000.00	£6,000
1	Sum	£2,700.00	£2,700
1	Sum	£16,000.00	£16,000
1	Sum	£12,000.00	£12,000
TOTAL			£413,214
50	N°	£700.00	£35,000
15	N°	£85.00	£1,275
65	N°	£450.00	£29,250
TOTAL			£65,525
65	N°	£1,000.00	£65,000
TOTAL			£65,000

SITE: Lady Anne Road, Batley

N° OF UNITS: 65

DATE: 21/12/2022

SQUARE FOOTAGE: 88,008

COST CODE	OPERATION / ELEMENT	BUILD TOTALS	ABNORMAL COSTS	TOTAL
	Standard Foundations.	£1,144,498	£0	£1,144,498
	Plot Drainage.	£175,500	£0	£175,500
	Service Trenches.	£32,500	£0	£32,500
	Footpaths.	£130,000	£0	£130,000
	Tarmac Drives / Aprons.	£260,000	£0	£260,000
	Plot Clearance.	£29,250	£0	£29,250
	Gardens.	£130,000	£0	£130,000
	Plot Fencing.	£177,100	£0	£177,100
	Water Connection Charge.	£110,500	£0	£110,500
	Electrical Connection Charge.	£104,000	£0	£104,000
	Gas Connection Charge.	£78,000	£0	£78,000
	SUB TOTALS.	£2,371,348	£0	£1,226,850
				£2,371,348
	CONTINGENCIES 5%	£118,567	£0	£118,567
	GRAND TOTAL.	£2,489,916	£0	£2,489,916
	COST PER SQUARE FOOT.	£28	£0	£28

DATE: 21/12/2022						
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	2/4
STANDARD FOUNDATIONS.						
Check - Rates relate to Supply & Fix 2/3 storey Plots - adjust sq ftge for Apts Large sites £6.00/sqft Sales Floor area, £10/sqft Grd Floor area Small sites 5 - 10 units £10.00/sq ft sales floor area Medium sites 10 - 20 units £7.00/sq ft sales floor area						
	Excavate and Concrete foundation.	88,008	SqFt	£1.75	£154,014.00	
	Standard B.w.k to D.P.C	88,008	SqFt	£2.35	£206,818.80	
	Form reinforced conc slab	88,008	SqFt	£4.20	£369,633.60	
	EO for piled foundations £6 / sq ft if £7 / sq ft std		SqFt	£6.00	£0.00	
	EO for Raft Foundations £4 per sq ft if standard is £6 add extra stone if req	88,008	SqFt	£4.00	£352,032.00	
	Abnormal Foundations in Blockwork	650	M²	£40.00	£26,000.00	
	Abnormal founds (Lean Mix) - Additional excavation and mass fill	300	M3	£120.00	£36,000.00	
	EO for Radon / Gas membrane		Plot	£500.00	£0.00	
TOTAL					£1,144,498.40	
PLOT DRAINAGE.						
	Drainage complete	65	N°	£2,500.00	£162,500.00	
	ABNORMAL COSTS :-	65	ITEM	£200.00	£13,000.00	
TOTAL					£175,500.00	
SERVICE TRENCHES.						
	Excavate service trenches	65	N°	£500.00	£32,500.00	
	ABNORMAL COSTS :- Additional costs for water services to be copper lined on contaminated sites		N°	£300.00	£0.00	
TOTAL					£32,500.00	
FOOTPATHS & GRAVEL AOUND HOUSE.						
	PCC Flags to house paths & drives	65	N°	£1,200.00	£78,000.00	
	Form steps.	65	N°	£300.00	£19,500.00	
	ABNORMAL COSTS :- Split Levels	65	ITEM	£500.00	£32,500.00	
TOTAL					£130,000.00	

DATE: 21/12/2022						
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	314
	<u>TARMAC DRIVES.</u>					
	E.O. Tarmac drives	65	N°	£4,000.00	£260,000.00	
	ABNORMAL COSTS :-		ITEM	£0.00	£0.00	
TOTAL					£260,000.00	
	<u>PLOT CLEARANCE.</u>					
	Clear all rubbish	65	N°	£450.00	£29,250.00	
	ABNORMAL COSTS :-		ITEM	£50.00	£0.00	
TOTAL					£29,250.00	
	<u>GARDENS.</u>					
	level,grade, topsoil and turf.	65	N°	£1,500.00	£97,500.00	
	ABNORMAL COSTS :-	65	ITEM	£500.00	£32,500.00	
	Split Levels					
TOTAL					£130,000.00	
	<u>PLOT FENCING.</u>					
	Demarcation Post & 1 rail		m	£8.40	£0.00	
	Demarcation Post & 1 rail set in concrete		m	£10.85	£0.00	
	Post & 2 rail fence		m	£14.90	£0.00	
	2 rail fencing		N°	100.00	£0.00	
	1.8m high screen fence.	3250	ML	50.00	£162,500.00	
	Timber gates.	65	N°	£120.00	£7,800	
	Provide Bat Boxes	1	ITEM	£6,800.00	£6,800	
	ABNORMAL COSTS :-		ITEM	£0.00	£0.00	
TOTAL					£177,100.00	

DATE: 21/12/2022						
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	44
	<u>WATER CONNECTIONS.</u>					
	Water connections.	65	NO	£1,700.00	£110,500.00	
	Landlords connections (1 N° per Communal Area)	0	NO	£1,100.00	£0.00	
	ABNORMAL COSTS :-		ITEM	£0.00	£0.00	
TOTAL					£110,500.00	
	<u>ELECTRIC CONNECTIONS.</u>					
	Electric. connections.	65	N°	£1,600.00	£104,000.00	
	Landlords connections (1 N° per Communal Area)	0	N°	£1,000.00	£0.00	
	ABNORMAL COSTS :-		ITEM	£0.00	£0.00	
TOTAL					£104,000.00	
	<u>GAS CONNECTIONS.</u>					
	Gas connections.	65	N°	£1,200.00	£78,000.00	
	ABNORMAL COSTS :-		ITEM	£0.00	£0.00	
TOTAL					£78,000.00	

SITE OVERHEADS COST TO COMPLETE FOR :-
N° OF WEEKS TO COMPLETE :

208

CODE	DESCRIPTION	N° OF WEEKS	RATE	TOTAL	CODE
	SUPERVISION.	208	£1,753.00	£364,624.00	
	SITE MANAGERS CARS.	208	£173.00	£35,984.00	
	TELEPHONES.	208	£0.00	£0.00	
	HEAT & LIGHT.	208	£140.00	£14,820.00	
	RATES.	208	£10.00	£2,080.00	
	INSURANCE PREMIUMS.	208	£0.00	£0.00	
	INS LOSS \ EXCESS.	208	£0.00	£0.00	
	SMALL TOOLS & CLOTH.	208	£50.00	£10,400.00	
	SECURITY.	208	£2,000.00	£209,000.00	
	WELFARE.	208	£40.00	£8,320.00	
	SAFETY INS & FIRST AID.	208	£100.00	£20,800.00	
	MAINS SERVICE REPAIRS.	208	£0.00	£0.00	
	C.I.T.B. LEVY.	208	£200.00	£41,600.00	
	SITE SUNDRY EXPENSES.	208	£5.00	£1,040.00	
	SITE CABIN & COMP.	208	£12,010.00	£14,080.00	
	ROAD CLEANING.	208	£129.00	£26,832.00	
	NON PRODUCTIVE.	208	£980.43	£203,929.65	
	OVERTIME PREMIUM.	208	£0.00	£0.00	
	TRAVELLING TIME.	208	£100.00	£20,800.00	
	FARES & EXPENCES.	208	£0.00	£0.00	
	STAT HOLS & SICK PAY.	208	£0.00	£0.00	
	LORRY HIRE.	208	£0.00	£0.00	
	GENERAL PLANT HIRE.	208	£1,360.60	£142,064.00	
	PLANT REPAIRS.	208	£200.00	£41,600.00	
	FUEL & OIL.	208	£220.00	£45,760.00	
	DEP - SITE ASSETS.	208	£0.00	£0.00	
	APPRENTICE COSTS.	208	£0.00	£0.00	
	CONTINGENCY.	208			
	TOTAL			£1,203,733.65	

SITE OVERHEAD VIABILITY

SITE :
START DATE :
ESTIMATED COMPLETION :
CONSTRUCTION PERIOD :
WEEKS TO DATE :
WEEKS TO COMPLETE : 208

GRAND TOTAL £1,203,734

CODE	DESCRIPTION	N° OF WKS TO COMPLETE	RATE	SUB TOTAL	TOTAL
	<u>SUPERVISION.</u>				
	Site manager	208 WKS	£1,153.00	£239,824.00	
	Assistant Site manager	208 WKS	£600.00	£124,800.00	
	Contract Manager	69 WKS	£0.00	£0.00	
	Site Clerk	208 WKS		£0.00	
	Site Manager Bonus Accrual	208 WKS	£0.00	£0.00	
	Contract Manager Bonus Accrual	208 WKS	£0.00	£0.00	
	TOTAL		£1,753.00		£364,624.00
	<u>SITE MANAGERS CARS.</u>				
	Site Agent Car Costs	208 WKS	£173.00	£35,984.00	
	Insurance	208 WKS	£0.00	£0.00	
	Contract Manager Car Costs	69 WKS		£0.00	
	Insurance	208 WKS	£0.00	£0.00	
	TOTAL		£173.00		£35,984.00
	<u>SITE TELEPHONES / MOBILES</u>				
	Hire & Calls.	208 WKS		£0.00	
	TOTAL		£0.00		£0.00
	<u>HEAT & LIGHT.</u>				
	Heating & Lighting In Site Office, Canteen.	208 WKS	£40.00	£8,320.00	
	Completed plot energy bills	65 Plots	£100.00	£6,500.00	
	TOTAL		£140.00		£14,820.00
	<u>RATES.</u>				
	Not Applicable.	208 WKS	£10.00	£2,080.00	
	TOTAL		£10.00		£2,080.00

CODE	DESCRIPTION	N° OF WKS TO COMPLETE	RATE	SUB TOTAL	TOTAL
	<u>INSURANCE PREMIUMS.</u> Insurance Premiums For Site - Costs put through Head Office Insurance.	208 WKS	£0.00	£0.00	
	TOTAL		£0.00		£0.00
	<u>INSURANCE LOSSES \ EXCESS.</u> Allowance	208 WKS		£0.00	
	TOTAL		£0.00		£0.00
	<u>SMALL TOOLS & CLOTHING.</u> Small Tool Allowance.	208 WKS	£50.00	£10,400.00	
	TOTAL		£50.00		£10,400.00
	<u>SECURITY.</u> CCTV Set up Hire Security Company. Mon - Frid 7.5hours = 37.5 hours Sat - Sun 16 hours = 48hours Rate £9 / hour	1 SUM 208 WKS 208 WKS	£1,000.00 £150.00 £850.00	£1,000.00 £31,200.00 £176,800.00	
	TOTAL		£2,000.00		£209,000.00
	<u>WELFARE.</u> Site Consumables.	208 WKS	£40.00	£8,320.00	
	TOTAL		£40.00		£8,320.00
	<u>SAFETY INSPECTION & FIRST AID.</u> Safety Consultants.	208 WKS	£100.00	£20,800.00	
	TOTAL		£100.00		£20,800.00
	<u>MAINS SERVICE REPAIRS.</u> Sum.	N°		£0.00	
	TOTAL		£0.00		£0.00
	<u>C.I.T.B. LEVY.</u> C.I.T.B. Contributions.	208 N°	£200.00	£41,600.00	
	TOTAL		£200.00		£41,600.00
	<u>SITE SUNDRY EXPENSES.</u> Sundry Items.	208 WKS	£5.00	£1,040.00	
	TOTAL		£5.00		£1,040.00

CODE	DESCRIPTION	N° OF WKS TO COMPLETE	RATE	SUB TOTAL	TOTAL
	<u>SITE CABIN & COMPOUND.</u> Set up. Maintenance. Dismantle on completion.	1 ITEM 208 WKS 1 ITEM	£10,000.00 £10.00 £2,000.00	£10,000.00 £2,080.00 £2,000.00	
	TOTAL		£12,010.00		£14,080.00
	<u>ROAD CLEANING.</u> Weekly Road Cleaning £129 per visit	208 WKS	£129.00	£26,832.00	
	TOTAL		£129.00		£26,832.00
	<u>NON PRODUCTIVE LABOUR.</u> Site Labourer(s).39hrs per week Groundworker. Scaffolder. Forklift Driver. Forklift Driver. Ganger.	208 WKS 208 WKS 208 WKS 208 WKS 208 WKS 208 WKS	£390.00 £560.43 £30.00 £0.00	£81,120.00 £0.00 £0.00 £116,569.65 £6,240.00 £0.00	
	TOTAL		£980.43		£203,929.65
	<u>OVERTIME PREMIUM.</u> All Trades.	208 WKS		£0.00	
	TOTAL		£0.00		£0.00
	<u>TRAVELLING TIME.</u> All Trades.	208 WKS	£100.00	£20,800.00	
	TOTAL		£100.00		£20,800.00
	<u>FARES & EXPENCES.</u> All Trades.	208 WKS		£0.00	
	TOTAL		£0.00		£0.00
	<u>STATUTORY HOLIDAY & SICK PAY.</u> All Trades.	208 WKS		£0.00	
	TOTAL		£0.00		£0.00
	<u>LORRY HIRE.</u> Hire of Wagons.	208 WKS		£0.00	
	TOTAL		£0.00		£0.00

CODE	DESCRIPTION	N° OF WKS TO COMPLETE	RATE	SUB TOTAL	TOTAL
	<u>GENERAL PLANT HIRE.</u>				
	Site Cabin & Canteen	208 WKS		£0.00	
	Forklift Truck.	156 WKS	£285.00	£44,460.00	
	Skips Av 2 per Week	208 WKS	£220.00	£45,760.00	
	Miniskips - allowance for 2 N° x £12 each per week	208 WKS	£24.00	£4,992.00	
	Mixer(s) Say 3No @ £15.00	208 WKS		£0.00	
	Portaloo	208 WKS	£45.00	£9,360.00	
	J C B Extentions	208 WKS		£0.00	
	Container 3No at £12 per week	208 WKS	£36.00	£7,488.00	
	Drying room	208 WKS	£40.00	£8,320.00	
	Generator & Light	36.4 WKS	£60.00	£2,184.00	
	Safety Deck system - Apartments Square ftge of topfloor only	sq ft	£0.25	£0.00	
	- Houses Total Square ftge	sq ft	£0.35	£0.00	
	Crane hire	30 visit	£650.00	£19,500.00	
	TOTAL		£1,360.60		£142,064.00
	<u>PLANT REPAIRS.</u>				
	Repairs.	208 WKS	£200.00	£41,600.00	
	TOTAL		£200.00		£41,600.00
	<u>FUEL & OIL.</u>				
	Fuel & Oil For Machinery.	208 WKS	£220.00	£45,760.00	
	TOTAL		£220.00		£45,760.00
	<u>DEPRECIATION - SITE ASSETS.</u>				
	Depreciation of Site Assets.	208 WKS	£0.00	£0.00	
	TOTAL		£0.00		£0.00
	<u>APPRENTICE COSTS.</u>				
		104 WKS		£0.00	
	TOTAL		£0.00		£0.00

BUILD UP OF ESTIMATE OF HOUSEBUILD COSTS**SQUARE FOOTAGE OF SITE****88,008**

	<u>PLOTS</u>	<u>RATE</u>	<u>TOTAL</u>	<u>£ / SQ FT</u>
<u>BASIC BUILD COSTS</u>				
LOW SPEC			58.00	
MEDIUM			63.00	
HIGH			68.00	
APTS - LOW SPEC				
APTS - MED SPEC				
APTS - HIGH SPEC				
<u>EXTRA ITEMS</u>				
<u>HOUSES</u>				
NATURAL STONE	65	£ 4,000	£ 260,000	2.95
NATURAL SLATE		£ 2,000	£ -	0.00
<u>APARTMENTS</u>				
NATURAL STONE		£ 4,000	£ -	0.00
NATURAL SLATE		£ 1,500	£ -	0.00
<u>GARAGES - NATURAL STONE</u>				
SINGLE		£ 500	£ -	0.00
DOUBLE		£ 1,500	£ -	0.00
<u>GARAGES - NATURAL SLATE</u>				
SINGLE		£ 250	£ -	0.00
DOUBLE		£ 500	£ -	0.00
PARAPETS & CORBELS		£ 1,000	£ -	0.00
<u>ACOUSTIC GLAZING</u>				
LARGE PLOTS		£ 1,000	£ -	0.00
SMALL PLOTS		£ 500	£ -	0.00
TOUGHENED GLAZING		£ 1,000	£ -	0.00
<u>TIMBER WINDOWS</u>				
HOUSES		£ 4,000	£ -	0.00
APARTMENTS		£ 3,000	£ -	0.00
E/O FOR BI-FOLDING DOORS		£ 1,150	£ -	0.00
E/O for cast mullions/jambs		£ 300	£ -	0.00
NATURAL STONE HEADS CILLS MULLIONS		£ 1,000	£ -	0.00
<u>EVCP</u>				
Electric Vehical Charging points	65	£ 725	£ 47,125	0.54
<u>EO APTS COSTS</u>				
FULL LEADED DORMERS		£ 650	£ -	0.00
LEAD TO DORMER CHEEKS ONLY		£ 250	£ -	0.00
LIFTS		£ 40,000	£ -	0.00
				<u>3.49</u>