

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.						
<u>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.</u>						
	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.		m ²	£4.65	£0	
	Regulating say 50% (27\T).		Tn	£40.00	£0	
	Construct ramp crossings.		N°	£450.00	£0	
	Construct drive aprons.		m ²	£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 1m ²).	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 1m ²).	800	N°	£8.00	£6,400	
	Hedge planting (3N° to 1m).		N°	£2.50	£0	
	Topsoil to open space areas	1000	m ²	£2.30	£2,300	
	Grass seed to play area \ public open space.	1000	m ²	£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

DATE: 21/12/2022						
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL	919
	<u>LOCAL AUTHORITY FEES.</u>					
	Section 104 Sewer inspection Fees 2.5% of costs	1	Sum	£11,082.35	£11,082	
	Section 38.(Av =7.5% of Road costs to adoptable standards inc fpaths/ st lighting final surfacing etc.) 9% if in Kirklees	1	Sum	£37,501.00	£37,501	
	Section 278 Fees 7.5% of costs	0	Sum	£5,100.00	£0	
	Section 106 Fees	8,176	m2	£20.00	£163,524	
	Off site provision for Affordable housing	0	Sum	£13,000.00	£0	
	Section 185 Fees	0	Sum	£5,000.00	£0	
				TOTAL	£212,107	
	<u>CAPITAL CONTRIBUTIONS.</u>					
	Water.	1	Sum	£10,000.00	£10,000	
	Electric.	1	Sum	£10,000.00	£10,000	
	Gas.	1	Sum	£10,000.00	£10,000	
	G.P.O.		Sum		£0	
	Cable diversions for Off site sewer.		Sum		£0	
	British Telecom.		Sum		£0	
				TOTAL	£30,000	

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 	£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>