

G & T Cost Update - Rev 2 Dated 20/5/22

Detailed Cost position (uninflated)

Element	Assumption
Environmental & Ecological Works	£701,000
Demolition, Site Clearance & Land Formation	£893,000
Onsite Roads	£6,635,000
Offsite Infrastructure	£195,000
Utilities - Diversions	-
Utilities- Reinforcements	£1,067,000
Utilities - Onsite Distribution	£3,937,000
Surface Water Drainage	£1,793,000
Foul Water Drainage	£1,577,000
Public Realm	£2,570,000
Housing	£77,038,205
Parking	£1,839,750
Total	£98,245,955
Gross Internal Area	474,483

Summary cost position (uninflated)

House Building Total	£78,877,955
House Building Rate Per Sq ft	£166.24
Infrastructure / Abnormals	£19,368,000
Total	£98,245,955

Inflation Calculation

Total build from cost plan	£102,159,939
Inflation from cost plan	£3,013,719
Inflation rate from cost plan	2.95%

Summary cost position (inflated)

House Building Total	£81,204,855
House Building Rate Per Sq ft	£171.14
Infrastructure / Abnormals	£19,939,356
Total	£101,144,211

Extra Carbon offset contribution

Extra carbon offset contribution to be absorbed in housing base build costs	£543,600
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Triple Glazing addition

Triple Point Glazing	£1,617,000
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Total Cost position

House Building + Extra Carbon + Triple Glazing	£83,365,455
House Building Rate Per Sq ft	£175.70
Infrastructure / Abnormals	£19,939,356
Total	£103,304,987

RLF Cost Plan No. 2

Detailed Cost position (uninflated)

Element	Assumption
Environmental & Ecological Works	£701,000
Demolition, Site Clearance & Land Formation	£892,000
Onsite Roads	£5,913,000
Offsite Infrastructure	£101,000
Utilities - Diversions	-
Utilities- Reinforcements	£1,190,000
Utilities - Onsite Distribution	£2,599,000
Surface Water Drainage	£935,000
Foul Water Drainage	£783,000
Public Realm	£2,393,000
Housing	£75,148,000
Parking	£1,731,000
Total	£92,386,000

Summary cost position (uninflated)

House Building	£76,879,000
House Building Rate Per Sq ft	£162.03
Infrastructure / Abnormals	£15,507,000
Total	£92,386,000

Inflation Calculation

Total build from cost plan	£101,624,000
Inflation from cost plan	£2,998,000.00
Inflation rate from cost plan	2.95%

Summary cost position (inflated)

House Building Total	£79,147,000
House Building Rate Per Sq ft	£166.81
Infrastructure / Abnormals	£15,964,471
Total	£95,111,471

Extra Carbon offset contribution

Extra carbon offset contribution to be absorbed in housing base build costs	£543,600
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Triple Glazing addition

Triple Point Glazing	£1,617,000
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Total Cost position

House Building + Extra Carbon	£81,307,600
House Building Rate Per Sq ft	£171.36
Infrastructure / Abnormals	£15,964,471
Total	£97,272,242

Mid Point Costs

Detailed Cost position (uninflated)

Element	Assumption
Environmental & Ecological Works	£701,000
Demolition, Site Clearance & Land Formation	£892,500
Onsite Roads	£6,274,000
Offsite Infrastructure	£148,000
Utilities - Diversions	-
Utilities- Reinforcements	£1,128,500
Utilities - Onsite Distribution	£3,268,000
Surface Water Drainage	£1,364,000
Foul Water Drainage	£1,180,000
Public Realm	£2,481,500
Housing	£76,093,103
Parking	£1,785,375
Total	£95,315,978

Summary cost position (uninflated)

House Building	£77,878,478
House Building Rate Per Sq ft	£164.13
Infrastructure / Abnormals	£17,437,500
Total	£95,315,978

Inflation Calculation

Inflation rate from cost plan	2.95%
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Summary cost position (inflated)

House Building Total	£80,175,963
House Building Rate Per Sq ft	£168.98
Infrastructure / Abnormals	£17,951,922
Total	£98,127,885

Extra Carbon offset contribution

Extra carbon offset contribution to be absorbed in housing base build costs	£543,600
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Triple Glazing addition

Triple Point Glazing	£1,617,000
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Total Cost position

House Building + Extra Carbon	£82,336,563
House Building Rate Per Sq ft	£173.53
Infrastructure / Abnormals	£17,951,922
Total	£100,288,659

Summary position

	G & T Costs	RLF Costs	Mid Point Cost position
House Building	£83,365,455	£81,307,600	£82,336,563
Infrastructure / Abnormals	£19,939,356	£15,964,471	£17,951,922
Total	£103,304,811	£97,272,071	£100,288,485
	£217.72	£205.01	£211.36

G & T Cost Update - Rev 2 Dated 14/09/22

Detailed Cost position (uninflated)

Element	Assumption
Environmental & Ecological Works	£701,000
Demolition, Site Clearance & Land Formation	£893,000
Onsite Roads	£6,635,000
Offsite Infrastructure	£195,000
Utilities - Diversions	-
Utilities- Reinforcements	£1,067,000
Utilities - Onsite Distribution	£3,937,000
Surface Water Drainage	£1,793,000
Foul Water Drainage	£1,577,000
Public Realm	£2,570,000
Housing	£71,664,922
Parking	£1,839,750
Total	£92,872,672
Gross Internal Area	474,483

Summary cost position (uninflated)

House Building Total	£73,504,672
House Building Rate Per Sq ft	£154.92
Infrastructure / Abnormals	£19,368,000
Total	£92,872,672

Inflation Calculation

Total build from cost plan	£102,159,939
Inflation from cost plan	£3,013,719
Inflation rate from cost plan	2.95%

Summary cost position (inflated)

House Building Total	£75,673,060
House Building Rate Per Sq ft	£159.49
Infrastructure / Abnormals	£19,939,356
Total	£95,612,417

Extra Carbon offset contribution

Extra carbon offset contribution to be absorbed in housing base build costs	£543,600
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Triple Glazing addition

Triple Point Glazing	£1,617,000
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Total Cost position

House Building + Extra Carbon + Triple Glazing	£77,833,660
House Building Rate Per Sq ft	£164.04
Infrastructure / Abnormals	£19,939,356
Total	£97,773,181

RLF Cost Plan No. 2

Detailed Cost position (uninflated)

Element	Assumption
Environmental & Ecological Works	£701,000
Demolition, Site Clearance & Land Formation	£892,000
Onsite Roads	£5,913,000
Offsite Infrastructure	£101,000
Utilities - Diversions	-
Utilities- Reinforcements	£1,190,000
Utilities - Onsite Distribution	£2,599,000
Surface Water Drainage	£935,000
Foul Water Drainage	£783,000
Public Realm	£2,393,000
Housing	£68,620,000
Parking	£1,731,000
Total	£85,858,000

Summary cost position (uninflated)

House Building	£70,351,000
House Building Rate Per Sq ft	£148.27
Infrastructure / Abnormals	£15,507,000
Total	£85,858,000

Inflation Calculation

Total build from cost plan	£101,624,000
Inflation from cost plan	£2,998,000.00
Inflation rate from cost plan	2.95%

Summary cost position (inflated)

House Building Total	£72,426,418
House Building Rate Per Sq ft	£152.64
Infrastructure / Abnormals	£15,964,471
Total	£88,390,889

Extra Carbon offset contribution

Extra carbon offset contribution to be absorbed in housing base build costs	£543,600
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Triple Glazing addition

Triple Point Glazing	£1,617,000
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Total Cost position

House Building + Extra Carbon	£74,587,018
House Building Rate Per Sq ft	£157.20
Infrastructure / Abnormals	£15,964,471
Total	£90,551,646

Mid Point Costs

Detailed Cost position (uninflated)

Element	Assumption
Environmental & Ecological Works	£701,000
Demolition, Site Clearance & Land Formation	£892,500
Onsite Roads	£6,274,000
Offsite Infrastructure	£148,000
Utilities - Diversions	-
Utilities- Reinforcements	£1,128,500
Utilities - Onsite Distribution	£3,268,000
Surface Water Drainage	£1,364,000
Foul Water Drainage	£1,180,000
Public Realm	£2,481,500
Housing	£70,142,461
Parking	£1,785,375
Total	£89,365,336

Summary cost position (uninflated)

House Building	£71,927,836
House Building Rate Per Sq ft	£151.59
Infrastructure / Abnormals	£17,437,500
Total	£89,365,336

Inflation Calculation

Inflation rate from cost plan	2.95%
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Summary cost position (inflated)

House Building Total	£74,049,772
House Building Rate Per Sq ft	£156.06
Infrastructure / Abnormals	£17,951,922
Total	£92,001,694

Extra Carbon offset contribution

Extra carbon offset contribution to be absorbed in housing base build costs	£543,600
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Triple Glazing addition

Triple Point Glazing	£1,617,000
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Total Cost position

House Building + Extra Carbon	£76,210,372
House Building Rate Per Sq ft	£160.62
Infrastructure / Abnormals	£17,951,922
Total	£94,162,455

Summary position

	G & T Costs	RLF Costs	Mid Point Cost position
House Building	£77,833,660	£74,587,018	£76,210,372
Infrastructure / Abnormals	£19,939,356	£15,964,471	£17,951,922
Total	£97,773,017	£90,551,489	£94,162,294