

Sharon Lowin

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 11 August 2022 17:17
To: Archie Mackay-James
Cc: Hannah Leary; rb@reviewpartners.uk.com; Ian Tarbet; Nigel Simkin
Subject: 21/01630/OUT - Firethorn Trust site at NW Bicester - RLF Cost Plans - 530 unit scheme
Attachments: NW Bicester Masterplan - 530 Unit Scheme - Order of Cost No 2.pdf; Cost Plan Summary - 530 Unit Scheme - RLF v G&T Rev 8.pdf; NW Bicester Masterplan - 530 Unit Scheme - Order of Cost No 2 - FHS Cost Summary.pdf; NW Bicester Masterplan - 530 Unit VE Scheme - Order of Cost No 2.pdf; Cost Plan Summary - 530 Unit VE Scheme - RLF v G&T Rev 8.pdf; NW Bicester Masterplan - 530 Unit VE Scheme - Order of Cost No 2 - FHS Cost Summary.pdf

Archie,

Please see attached the cost plans from RLF relating to the 530 scheme – this is a direct comparison with the G&T Cost Plan and then a value engineered version – for information.

We talked about this at our meeting last week and I promised to send them. Can you circulate them to your team please.

I trust this is of assistance at this stage. I must stress that this is provided without prejudice.

Kind regards
Caroline

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My usual working hours are: Monday to Friday, 09:00am to 17:15pm.

Planning and Development services can be contacted as follows: Development Management - planning@cherwell-dc.gov.uk; Building Control - building.control@cherwell-dc.gov.uk; Planning Policy - planning.policy@cherwell-dc.gov.uk; Conservation - design.conservation@cherwell-dc.gov.uk. For the latest information on Planning and Development please visit www.cherwell.gov.uk

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**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings
530 Unit Scheme
Houses and Apartments - Build Cost Summary**



Ref.	Description	Total £	£/No	£/sq.ft
1	Base Build - Houses and Apartments			
	Houses and Apartments	58,326,862.00	110,050.68	122.93
	Garages and Car Ports	816,000.00		
	Allocated Parking - Permeable Paving to 'Farmstead' Locations	231,418.00	3,265.44	3.65
	Unallocated Parking - Permeable Paving to Visitor Parking	683,264.00		
	Sub-Total	60,057,544.00	113,316.12	126.58
2	Base Build - Houses and Apartments - Abnormal Costs			
	Additional foundation requirements to Flats Over Garages	128,000.00	241.51	0.27
	Permeable paved finishes to Housing Plots	374,071.00	705.79	0.79
	Lifts to Apartments (Lifetime Homes Standards)	272,400.00	513.96	0.57
	Passive Ventilation (5% of dwellings)	245,160.00	462.57	0.52
	Rainwater harvesting and greywater harvesting to Houses and Apartments	5,908,072.00	11,147.31	12.45
	Fruit tree variety to each private garden	101,923.00	192.31	0.21
	Sub-Total	7,029,626.00	13,263.45	14.82
3	Assumed Future Homes Standard 2025			
	Air Source Heat Pumps, Shower waste water heat recovery, Photovoltaic panels, enhancements to building envelope to achieve higher thermal efficiencies to houses	8,874,454.00	16,744.25	18.70
	Night storage heaters, Shower waste water heat recovery, Photovoltaic panels, enhancements to building envelope to achieve higher thermal efficiencies to apartments	916,626.00	1,729.48	1.93
	Sub-Total	9,791,080.00	18,473.74	20.64
	Total Excluding True Zero Carbon	76,878,250.00	145,053.30	162.03
4	Uplift to True Zero Carbon			
	Carbon offset contribution	543,600.00	1,025.66	1.15
	Total Including True Zero Carbon	77,421,850.00	146,078.96	163.17
	Note - All the above exclude 10% Contingency.			

Feasibility Cost Estimate No 2

NW Bicester Masterplan

530 Unit Scheme

Cherwell District Council

July 2022

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- 2 Construction Cost Summary
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- 4 Assumptions & Exclusions

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- B. Detailed Elemental Costs

Control Issue Sheet

Ver	Rev	Issue Date	Status	Prepared By	Checked By	Authorised By
1.0	-	22/02/2022	Feasibility Cost Estimate	Ian Tarbet	Stuart Cox	Christopher Barker
2.0	-	22/07/2022	Feasibility Cost Estimate	Ian Tarbet	Stuart Cox	Christopher Barker

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1. Executive Summary

Overview

Our estimate for the construction costs of the NW Bicester Masterplan Development totals £104,622,000.00 which is reflective of a £2,373.46 rate/m² as summarised in Section 2.

Costs are based on a GIFA of 44,080m². Costs are current day fixed price at 1st Quarter 2022 pricing levels. The costs include design and construction contingency of 10% but excludes inflation beyond Q1 2022, professional fees, VAT and other items listed in section 4.

2. Construction Cost Summary

Construction Cost (£):	104,622,000				
Gross Internal Floor Area:	44,080 m ²	Cost per m ² (£):	2,373.46		
	474,478 ft ²	Cost per ft ² (£):	220.50		
		Total (£)	£ / m2	£ / sq.ft	%
INFRASTRUCTURE					
Environmental & Ecological Works		701,000	15.90	1.48	0.67%
Demolition, Site Clearance & Land Formation		892,000	20.24	1.88	0.85%
Onsite Roads		5,913,000	134.14	12.46	5.65%
Offsite Infrastructure		101,000	2.29	0.21	0.10%
Utilities - Diversions		-	-	-	0.00%
Utilities- Reinforcements		1,190,000	27.00	2.51	1.14%
Utilities - Onsite Distribution		2,599,000	58.96	5.48	2.48%
Surface Water Drainage		935,000	21.21	1.97	0.89%
Foul Water Drainage		783,000	17.76	1.65	0.75%
Public Realm		2,393,000	54.29	5.04	2.29%
CONSTRUCTION - HOUSES & APARTMENTS					
Private & Affordable Housing		75,148,000	1,704.81	158.38	71.83%
Car Parking		1,731,000	39.27	3.65	1.65%
Sub Total - Building / Facilitating Works		92,386,000	2,095.87	194.71	88%
TOTAL RISK / CONTINGENCY ALLOWANCE		9,238,000			
Project Contingency	5.00	4,619,000	104.79	9.73	4.41%
Design Contingency	5.00	4,619,000	104.79	9.73	4.41%
Sub Total		101,624,000	2,305.44	214.18	97%
TOTAL INFLATION ALLOWANCE		2,998,000			
Q3 2021 to Q1 2022	2.95%	2,998,000	68.01	6.32	2.87%
Construction Cost (Exc VAT)		104,622,000	2,373.46	220.50	100%

The above costs are exclusive of project/design team fees, other development project costs, risk, inflation and VAT.

3. Area Schedule

Dwelling Type	No	GIA (m2)	GIA (sq.ft)
2 Bed Flat - Private	24	2,100	22,604
2 Bed Flat over Garage - Private	11	962	10,360
2 Bed House; Semi Detached - Private	93	5,096	54,857
3 Bed House; Terrace - Private	103	8,933	96,155
3 Bed House; Semi Detached - Private	46	4,058	43,680
4 Bed House; Semi Detached - Private	79	7,710	82,994
4 Bed House; Detached - Private	11	1,262	13,581
1 Bed Flat - Affordable	26	1,625	17,491
1 Bed Flat over Garage - Affordable	5	313	3,364
2 Bed Flat - Affordable	15	1,313	14,128
2 Bed House; Terrace - Affordable	38	2,939	31,638
2 Bed House; Semi Detached - Affordable	18	1,433	15,423
3 Bed House; Terrace - Affordable	25	2,325	25,026
3 Bed House; Semi Detached - Affordable	22	2,046	22,023
4 Bed House; Detached - Affordable	12	1,723	18,548
Bungalow - Affordable	2	242	2,606
TOTAL	530	44,080	474,478

4. Assumptions & Exclusions

Pricing Preamble

The Feasibility Cost Estimate has been prepared from the drawings and information provided by Gardiner & Theobald and referred to in Appendix A.

The Base date of the Feasibility Cost estimate is Q1 2022. No allowance for inflation has been included beyond Q1 2022.

The rates and prices used in this feasibility cost estimate have been obtained from a number of sources including market testing, historical information and analyses for works of a similar nature both from in house sources and that published by the Building Cost Information Service (BCIS).

The purpose of this Feasibility Cost Estimate is to identify the order of cost for the proposed development. The design has been produced to a Masterplan design stage. This Feasibility Cost Estimate has generally been prepared on the basis of the drawn information.

The Feasibility Cost Estimate is based on a single stage design and build form of contract, and assumes the works will be competitively tendered.

A 10% allowance has been included within the estimate for a general contingency. No further allowance has been included for any Employer held risk allowances. RLF would recommend that a risk register is established to identify that this allowance is sufficient.

Assumptions

The following assumptions have been made in the production of this feasibility cost estimate:

Estimated costs are construction costs using current prices as per the stated base date (Q1 2022). No allowance has been made for inflation beyond Q1 2022..

An allowance of 13.50% has been included for Contractor Preliminaries and Overheads & Profit.

A general contingency of 10% has been included.

The construction of the houses and apartment blocks assumes traditional construction techniques. Passivhaus standard is specifically excluded.

The base construction cost is as per benchmarking from projects of a similar size and nature, delivered to meet Minimum National Housing Standards. This Feasibility Cost Estimate then applies additional sustainable measures that aspire to the Local Authority's requirements.

4. Assumptions & Exclusions

Exclusions

The following exclusions have been made in the production of this Cost Plan:

- Site development costs.
- Land acquisitions costs and fees.
- Planning and Building Regulation fees and charges.
- Legal fees and funding costs.
- Ecology fees and charges over and above what is stated in this feasibility estimate.
- Archaeological fees and charges over and above what is stated in this feasibility estimate.
- Project insurances
- Professional and consultant fees.
- Survey costs.
- Unexploded ordinance survey costs.
- Agency fees.
- Party wall / rights of light costs and claims.
- Discovery of any protected species and any costs arising.
- Section 278 & 106 works and associated fees and charges.
- CIL contributions.
- Adoption fees.
- NHBC fees.
- Removal of any contaminated material, including asbestos.
- Obstructions in the ground.
- Abnormal ground conditions.
- Loose furniture, fittings and equipment
- Public art installations or contributions.
- Phasing of the works and temporary allowances.
- Mock ups, prototypes, offsite benchmarking.
- Costs resulting from Force Majeure events
- Abandonment / diversion of services beyond the boundary of the site
- Changes in cost and/or programme caused by epidemic or pandemic disease.
- Upgrades to existing services infrastructure.
- Works outside the site boundary unless specifically noted.
- Carbon reduction and sustainability measures, unless specifically noted.
- Inflation beyond Q1 2022.
- Statutory changes.
- Changes to current building regulations
- Working outside of normal working hours.
- Value Added Tax

APPENDIX A -
Basis of Estimate

A. Basis of Estimate

Information Used

Information pack issued by Gardiner & Theobald dated 24th November 2021.

Information pack issued by Gardiner & Theobald dated 30th November 2021.

APPENDIX B -
Detailed Elemental Costs

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Onsite Roads

Ref.	Description	Quantity	Units	Rate £	Total
	Onsite Roads				
	<u>New Access</u>				
	Creation of new bellmouths, junctions; enhanced finishes with raised table / traffic calming measures	4	No	20,000.00	80,000.00
	Preliminaries, Overheads and Profit	13.50	%	80,000.00	10,800.00
	Traffic Management	10.00	%	90,800.00	9,080.00
				Sub-total	99,880.00
	<u>Access Roads</u>				
	6m wide carriageway, 2m wide footpath both sides (including signage, lighting, street furniture, road markings, traffic calming etc)	1,241	m	1,170.00	1,451,970.00
	Extra over allowance for deeper foundations	62	m	-	-
	Extra-over for 3 way junctions to Minor Access Roads (enhanced, raised finishes)	4	No	20,000.00	80,000.00
	Extra over for 3 way junctions to Plot Roads (enhanced, raised finishes)	0	No	-	-
	Allowance for speed bumps /chicanes etc	5	No	10,000.00	50,000.00
	Bus Stops		Excluded		-
	7m wide shared space carriageway (including signage, lighting, road markings, traffic calming etc)	2,205	m	1,110.00	2,447,550.00
	Extra over for enhanced permeable finishes; block paving	2,205	m	133.00	293,265.00
	Extra over allowance for deeper foundations	110	m	-	-
	Hammerheads / turning circles to plot roads	0	No	-	-
	Parking Lay-bys to Plot Roads	44	No	2,125.00	93,500.00
	4m wide shared space carriageway (including signage, lighting, road markings, traffic calming etc)	808	m	735.00	593,880.00
	Extra over for enhanced permeable finishes; block paving	808	m	76.00	61,408.00
	Extra over allowance for deeper foundations	40	m	-	-
	Hammerheads / turning circles to plot roads	0	No	-	-
	Allowance for culverts running below minor access roads	20	m	2,500.00	50,000.00
	Preliminaries, Overheads and Profit	13.50	%	5,121,573.00	691,412.00
	Traffic Management	Excl.	%		
				Sub-total	5,812,985.00
	Carried to Summary			£	5,912,865.00

Onsite Roads - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Utilities - Diversions

Ref.	Description	Quantity	Units	Rate £	Total
	Utilities - Diversions				
	<u>Diversions</u>				
	None Required				
	Carried to Summary			£	-

Utilities - Diversions - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Utilities - Reinforcements

Ref.	Description	Quantity	Units	Rate £	Total
	Utilities - Reinforcements				
	<u>Electricity: SSE</u>				
	Offsite connection works	1	No	713,572.94	713,572.94
	<u>Gas</u>				
	Not Applicable	1	Item	-	-
	<u>Potable Water: Thames Water</u>				
	New connections; road connection	2	No	7,370.00	14,740.00
	New connections; infrastructure charge	530	No	400.00	212,000.00
	Infrastructure discount	530	No	- 230.00	- 121,900.00
	<u>Foul Water: Thames Water</u>				
	Allowance for connection to existing sewer network	3	No	14,910.00	44,730.00
	New connections; infrastructure charge	530	No	365.00	193,450.00
	Infrastructure discount	530	No	- 15.00	- 7,950.00
	<u>Telecom: BT</u>				
	By Statutory Provider	1	Item	-	-
	Preliminaries, Overheads and Profit	13.50	%	1,048,642.94	141,566.80
	Carried to Summary			£	1,190,209.74

Utilities - Reinforcements - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Utilities - Onsite Distribution

Ref.	Description	Quantity	Units	Rate £	Total
	Utilities - Onsite Distribution				
	<u>Electricity</u>				
	Onsite distribution; HV & LV feed	3,446	Item	90.00	310,140.00
	Final connection cost	1	Item	12,703.00	12,703.00
	Onsite distribution (contestable cost)	530	No	1,000.00	530,000.00
	Allowance for substations		Included		-
	Allowance for concrete base and enclosure to above	1	Prov	100,000.00	100,000.00
	HV feed to access roads (trenching only)	1,241	m	20.00	24,820.00
	LV feed to plot roads (trenching only)	2,205	m	31.61	69,700.05
	Meter cabinets and 'hockey stick'		Included		-
	Smart 7kW car charger; to Houses	449	No	500.00	224,500.00
	Smart 7kW car charger; to Flats	81	No	1,250.00	101,250.00
	Smart 7kW charger; to Visitor parking and car club spaces	64	No	1,250.00	80,000.00
	<u>Water; New Mains</u>				
	150/180mm mains water - pipelaying charge	4,093	m	160.00	654,880.00
	Allowance for multi trenching and backfill (Water & Telecoms)	3,446	m	68.30	235,361.80
	Allowance for trench including 1 No duct (water only)	647	m	55.32	35,792.04
	<u>Water: Service Connections</u>				
	Single 25mm; from water main to House	449	No	340.00	152,660.00
	Trenching; excavation and backfilling	449	m	31.61	14,192.89
	2 port (maisonettes)	14	No	460.00	6,440.00
	6 port (1 capped) (flats)	3	No	1,230.00	3,690.00
	6 port (flats)	4	No	1,570.00	6,280.00
	Internal meters to flats and maisonettes	65	No	110.00	7,150.00
	Pipe laying charge	467	m	30.00	14,010.00
	Trenching; excavation and backfilling	467	m	31.61	14,761.87
	Pipe laying charge (50-63mm for port manifolds)	7	No	50.00	350.00
	Pro Rata adjustment for 530 units (current layout based on 474 units)	11.81%		-	-
	Carried Forward			£	2,598,681.65

Utilities - Onsite Distribution - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Utilities - Onsite Distribution

Ref.	Description	Quantity	Units	Rate £	Total
	Brought Forward			£	2,598,681.65
	Utilities Omsite Distribution (Continued)				
	<u>Telecomms</u>				
	Lay free issue ducts to access roads	1,241	m	-	-
	Lay free issue ducts to plot roads	2,205	m	-	-
					-
	Carried to Summary			£	2,598,681.65

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Foul Water Drainage

Ref.	Description	Quantity	Units	Rate £	Total
	Foul Water Drainage				
	<u>Lateral Drains</u>				
	Pipe laying charge; from property to sewer	2,764	m	90.00	248,760.00
	Trenching by developer; excavation and backfill	2,764	m	Incl.	-
	<u>Pipe Laying Charge</u>				
	225mm diameter pipe - to access roads	323	m	101.00	32,623.00
	Allowance for Inspection Chambers every 70m	6	No	1,750.00	10,500.00
	100mm / 150mm diameter pipe - minor roads	3,446	m	90.00	310,140.00
	Allowance for Inspection Chambers every 70m	50	No	1,750.00	87,500.00
	Trenching by Developer; excavation and backfill	3,446	m	Incl.	-
	Pro Rata adjustment for 530 units (current layout based on 474 units)	11.81%		-	-
	Preliminaries, Overheads and Profit	13.50	%	689,523.00	93,085.61
	Carried to Summary			£	782,608.61

Foul Water Drainage - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Public Realm

Ref.	Description	Quantity	Units	Rate £	Total
	Public Realm				
	<u>Hard Landscaping</u>				
	Pathways to public realm areas within woodland to wet drainage basin, to play area, site boundary circular leisure trail and other areas - Assumed self binding gravel with timbe edging, 1.5m wide	3,750	m2	60.00	225,000.00
	Chipped bark pathways to woodland	750	m2	35.00	26,250.00
	Timber edgings to above	6,000	m	10.00	60,000.00
	Allowance for timber benching and bins, wayfinding and interpretation boards etc	1	Prov	37,500.00	37,500.00
	Extra over for boardwalks	1	Prov	100,000.00	100,000.00
	Surface finishes to areas of play - wet pour rubber surfacing (50%), sand, chipped bark, turf with matting	6,696	m2	65.00	435,240.00
	<u>Soft Landscaping</u>				
	Redistribute topsoil from stock piles and laid to seed; 500mm depth	87,393	m2	7.50	655,447.50
	Extra over for woodland edge planting	9,000	m2	5.00	45,000.00
	Allowance for basic landscaping to dry drainage basin		Included Elsewhere		-
	Extra over allowance for wetland planting to wet basin	850	m2	30.00	25,500.00
	<u>Trees</u>				
	15-20cm girth; to plot roads and gardens	1	Prov	150,000.00	150,000.00
	Semi mature; 20cm+ girth to minor access roads	1	Prov	80,750.00	80,750.00
	<u>Other Features</u>				
	Jetty to wet drainage basin	1	Prov	7,500.00	7,500.00
	Children's Play Areas:				
	LAP (4No)	1	Prov	20,000.00	20,000.00
	LEA (3No)	1	Prov	75,000.00	75,000.00
	NEA (1No)	1	Prov	25,000.00	25,000.00
	Linear Play feature (6NO)	1	Prov	30,000.00	30,000.00
	Allowance for allotment / Community Gardens (8No)	1	Prov	60,000.00	60,000.00
	Benching and bins to public realm areas	1	Prov	10,000.00	10,000.00
	Allowance for cycle stands (265No)	265	No	150.00	39,750.00
	Preliminaries, Overheads and Profit	13.50	%	2,107,938	284,571.56
	Carried to Summary			£	2,392,509.06

Public Realm - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Houses and Apartments

Ref.	Description	Quantity	Units	Rate £	Total
	Houses and Apartments				
	<u>Private Housing</u>				
	2 bed flat	22,604	sq.ft	142.00	3,209,768.00
	2 bed flat over garage	10,360	sq.ft	142.00	1,471,120.00
	2 bed house, semi detached	54,857	sq.ft	118.00	6,473,126.00
	3 bed house, terraced	96,155	sq.ft	118.00	11,346,290.00
	3 bed house, semi detached	43,680	sq.ft	118.00	5,154,240.00
	4 bed house, semi detached	82,994	sq.ft	118.00	9,793,292.00
	4 bed house, detached	13,581	sq.ft	138.00	1,874,178.00
	<u>Affordable: Social & Shared Ownership</u>				
	1 bed flat	17,491	sq.ft	142.00	2,483,722.00
	1 bed flat over garage	3,364	sq.ft	142.00	477,688.00
	2 bed flat	14,128	sq.ft	142.00	2,006,176.00
	2 bed house, terraced	31,638	sq.ft	118.00	3,733,284.00
	2 bed house, semi detached	15,423	sq.ft	118.00	1,819,914.00
	3 bed house, terraced	25,026	sq.ft	118.00	2,953,068.00
	3 bed house, semi detached	22,023	sq.ft	118.00	2,598,714.00
	4 bed house, detached	18,548	sq.ft	138.00	2,559,624.00
	Bungalow	2,606	sq.ft	143.00	372,658.00
	Extra Over For Enhanced Foundations to Houses	1	Item	-	-
	Extra Over For Enhanced Foundations to Flats	1	Item	-	-
	Extra Over For Permeable finishes to Houses	1	Item	374,071.00	374,071.00
	Extra Over For Permeable finishes to Flats	1	Item	-	-
	Extra Over For Future Homes Standard to Houses	1	Item	8,874,454.00	8,874,454.00
	Extra Over For Future Homes Standard to Flats	1	Item	916,626.00	916,626.00
	Extra Over For Rain/Grey Water Harvesting to Houses	1	Item	5,172,592.25	5,172,592.25
	Extra Over For Rain/Grey Water Harvesting to Flats	1	Item	735,480.00	735,480.00
	Extra over for enhanced foundations to FOG	1	Item	128,000.00	128,000.00
	Extra over for Lifts to Apartments (Lifetime Homes)	1	Item	272,400.00	272,400.00
	Allowance for fruit tree variety to each private garden	449	No	227.00	101,923.00
	Allowance for passive venting to 5% of dwellings	27	No	9,080.00	245,160.00
	Carried to Summary			£	75,147,568.25

Houses and Apartments - 1

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**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings
530 Unit VE Scheme
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2	Base Build - Houses and Apartments -			
	Additional foundation requirements to Flats Over Garages	128,000.00	241.51	0.27
	Permeable paved finishes to Housing Plots	374,071.00	705.79	0.79
	Lifts to Apartments (Lifetime Homes Standards)	-	-	-
	Passive Ventilation (5% of dwellings)	-	-	-
	Rainwater harvesting and greywater harvesting to Houses and Apartments	-	-	-
	Fruit tree variety to each private garden	-	-	-
	Sub-Total	502,071.00	947.30	1.06
3	Assumed Future Homes Standard 2025			
	Air Source Heat Pumps, Shower waste water heat recovery, Photovoltaic panels, enhancements to building envelope to achieve higher thermal efficiencies to houses	8,874,454.00	16,744.25	18.70
	Night storage heaters, Shower waste water heat recovery, Photovoltaic panels, enhancements to building envelope to achieve higher thermal efficiencies to apartments	916,626.00	1,729.48	1.93
	Sub-Total	9,791,080.00	18,473.74	20.64
	Total Excluding True Zero Carbon	70,350,695.00	132,737.16	148.27
4	Uplift to True Zero Carbon			
	Carbon offset contribution	543,600.00	1,025.66	1.15
	Total Including True Zero Carbon	70,894,295.00	133,762.82	149.42
	Note - All the above exclude 10% Contingency.			

Feasibility Cost Estimate No 2

NW Bicester Masterplan

530 Unit VE Scheme

Cherwell District Council

July 2022

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- 2 Construction Cost Summary
- 3 Area Schedule
- 4 Assumptions & Exclusions

Appendices

- A. Basis of Estimate
- B. Detailed Elemental Costs

Control Issue Sheet

Ver	Rev	Issue Date	Status	Prepared By	Checked By	Authorised By
1.0	-	22/02/2022	Feasibility Cost Estimate	Ian Tarbet	Stuart Cox	Christopher Barker
2.0	-	22/07/2022	Feasibility Cost Estimate	Ian Tarbet	Stuart Cox	Christopher Barker

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1. Executive Summary

Overview

Our estimate for the construction costs of the NW Bicester Masterplan Development totals £97,230,000.00 which is reflective of a £2,205.76 rate/m² as summarised in Section 2.

Costs are based on a GIFA of 44,080m². Costs are current day fixed price at 1st Quarter 2022 pricing levels. The costs include design and construction contingency of 10% but excludes inflation beyond Q1 2022, professional fees, VAT and other items listed in section 4.

2. Construction Cost Summary

Construction Cost (£):	97,230,000				
Gross Internal Floor Area:	44,080 m ²	Cost per m ² (£):	2,205.76		
	474,478 ft ²	Cost per ft ² (£):	204.92		
		Total (£)	£ / m2	£ / sq.ft	%
INFRASTRUCTURE					
Environmental & Ecological Works		701,000	15.90	1.48	0.72%
Demolition, Site Clearance & Land Formation		892,000	20.24	1.88	0.92%
Onsite Roads		5,913,000	134.14	12.46	6.08%
Offsite Infrastructure		101,000	2.29	0.21	0.10%
Utilities - Diversions		-	-	-	0.00%
Utilities- Reinforcements		1,190,000	27.00	2.51	1.22%
Utilities - Onsite Distribution		2,599,000	58.96	5.48	2.67%
Surface Water Drainage		935,000	21.21	1.97	0.96%
Foul Water Drainage		783,000	17.76	1.65	0.81%
Public Realm		2,393,000	54.29	5.04	2.46%
CONSTRUCTION - HOUSES & APARTMENTS					
Private & Affordable Housing		68,620,000	1,556.72	144.62	70.57%
Car Parking		1,731,000	39.27	3.65	1.78%
Sub Total - Building / Facilitating Works		85,858,000	1,947.78	180.95	88%
TOTAL RISK / CONTINGENCY ALLOWANCE		8,586,000			
Project Contingency	5.00	4,293,000	97.39	9.05	4.42%
Design Contingency	5.00	4,293,000	97.39	9.05	4.42%
Sub Total		94,444,000	2,142.56	199.05	97%
TOTAL INFLATION ALLOWANCE		2,786,000			
Q3 2021 to Q1 2022	2.95%	2,786,000	63.20	5.87	2.87%
Construction Cost (Exc VAT)		97,230,000	2,205.76	204.92	100%

The above costs are exclusive of project/design team fees, other development project costs, risk, inflation and VAT.

3. Area Schedule

Dwelling Type	No	GIA (m2)	GIA (sq.ft)
2 Bed Flat - Private	24	2,100	22,604
2 Bed Flat over Garage - Private	11	962	10,360
2 Bed House; Semi Detached - Private	93	5,096	54,857
3 Bed House; Terrace - Private	103	8,933	96,155
3 Bed House; Semi Detached - Private	46	4,058	43,680
4 Bed House; Semi Detached - Private	79	7,710	82,994
4 Bed House; Detached - Private	11	1,262	13,581
1 Bed Flat - Affordable	26	1,625	17,491
1 Bed Flat over Garage - Affordable	5	313	3,364
2 Bed Flat - Affordable	15	1,313	14,128
2 Bed House; Terrace - Affordable	38	2,939	31,638
2 Bed House; Semi Detached - Affordable	18	1,433	15,423
3 Bed House; Terrace - Affordable	25	2,325	25,026
3 Bed House; Semi Detached - Affordable	22	2,046	22,023
4 Bed House; Detached - Affordable	12	1,723	18,548
Bungalow - Affordable	2	242	2,606
TOTAL	530	44,080	474,478

4. Assumptions & Exclusions

Pricing Preamble

The Feasibility Cost Estimate has been prepared from the drawings and information provided by Gardiner & Theobald and referred to in Appendix A.

The Base date of the Feasibility Cost estimate is Q1 2022. No allowance for inflation has been included beyond Q1 2022.

The rates and prices used in this feasibility cost estimate have been obtained from a number of sources including market testing, historical information and analyses for works of a similar nature both from in house sources and that published by the Building Cost Information Service (BCIS).

The purpose of this Feasibility Cost Estimate is to identify the order of cost for the proposed development. The design has been produced to a Masterplan design stage. This Feasibility Cost Estimate has generally been prepared on the basis of the drawn information.

The Feasibility Cost Estimate is based on a single stage design and build form of contract, and assumes the works will be competitively tendered.

A 10% allowance has been included within the estimate for a general contingency. No further allowance has been included for any Employer held risk allowances. RLF would recommend that a risk register is established to identify that this allowance is sufficient.

Assumptions

The following assumptions have been made in the production of this feasibility cost estimate:

Estimated costs are construction costs using current prices as per the stated base date (Q1 2022). No allowance has been made for inflation beyond Q1 2022..

An allowance of 13.50% has been included for Contractor Preliminaries and Overheads & Profit.

A general contingency of 10% has been included.

The construction of the houses and apartment blocks assumes traditional construction techniques. Passivhaus standard is specifically excluded.

The base construction cost is as per benchmarking from projects of a similar size and nature, delivered to meet Minimum National Housing Standards. This Feasibility Cost Estimate then applies additional sustainable measures that aspire to the Local Authority's requirements.

4. Assumptions & Exclusions

Exclusions

The following exclusions have been made in the production of this Cost Plan:

- Site development costs.
- Land acquisitions costs and fees.
- Planning and Building Regulation fees and charges.
- Legal fees and funding costs.
- Ecology fees and charges over and above what is stated in this feasibility estimate.
- Archaeological fees and charges over and above what is stated in this feasibility estimate.
- Project insurances
- Professional and consultant fees.
- Survey costs.
- Unexploded ordinance survey costs.
- Agency fees.
- Party wall / rights of light costs and claims.
- Discovery of any protected species and any costs arising.
- Section 278 & 106 works and associated fees and charges.
- CIL contributions.
- Adoption fees.
- NHBC fees.
- Removal of any contaminated material, including asbestos.
- Obstructions in the ground.
- Abnormal ground conditions.
- Loose furniture, fittings and equipment
- Public art installations or contributions.
- Phasing of the works and temporary allowances.
- Mock ups, prototypes, offsite benchmarking.
- Costs resulting from Force Majeure events
- Abandonment / diversion of services beyond the boundary of the site
- Changes in cost and/or programme caused by epidemic or pandemic disease.
- Upgrades to existing services infrastructure.
- Works outside the site boundary unless specifically noted.
- Carbon reduction and sustainability measures, unless specifically noted.
- Inflation beyond Q1 2022.
- Statutory changes.
- Changes to current building regulations
- Working outside of normal working hours.
- Value Added Tax

APPENDIX A -
Basis of Estimate

A. Basis of Estimate

Information Used

Information pack issued by Gardiner & Theobald dated 24th November 2021.

Information pack issued by Gardiner & Theobald dated 30th November 2021.

APPENDIX B -
Detailed Elemental Costs

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Onsite Roads

Ref.	Description	Quantity	Units	Rate £	Total
	Onsite Roads				
	<u>New Access</u>				
	Creation of new bellmouths, junctions; enhanced finishes with raised table / traffic calming measures	4	No	20,000.00	80,000.00
	Preliminaries, Overheads and Profit	13.50	%	80,000.00	10,800.00
	Traffic Management	10.00	%	90,800.00	9,080.00
				Sub-total	99,880.00
	<u>Access Roads</u>				
	6m wide carriageway, 2m wide footpath both sides (including signage, lighting, street furniture, road markings, traffic calming etc)	1,241	m	1,170.00	1,451,970.00
	Extra over allowance for deeper foundations	62	m	-	-
	Extra-over for 3 way junctions to Minor Access Roads (enhanced, raised finishes)	4	No	20,000.00	80,000.00
	Extra over for 3 way junctions to Plot Roads (enhanced, raised finishes)	0	No	-	-
	Allowance for speed bumps /chicanes etc	5	No	10,000.00	50,000.00
	Bus Stops		Excluded		-
	7m wide shared space carriageway (including signage, lighting, road markings, traffic calming etc)	2,205	m	1,110.00	2,447,550.00
	Extra over for enhanced permeable finishes; block paving	2,205	m	133.00	293,265.00
	Extra over allowance for deeper foundations	110	m	-	-
	Hammerheads / turning circles to plot roads	0	No	-	-
	Parking Lay-bys to Plot Roads	44	No	2,125.00	93,500.00
	4m wide shared space carriageway (including signage, lighting, road markings, traffic calming etc)	808	m	735.00	593,880.00
	Extra over for enhanced permeable finishes; block paving	808	m	76.00	61,408.00
	Extra over allowance for deeper foundations	40	m	-	-
	Hammerheads / turning circles to plot roads	0	No	-	-
	Allowance for culverts running below minor access roads	20	m	2,500.00	50,000.00
	Preliminaries, Overheads and Profit	13.50	%	5,121,573.00	691,412.00
	Traffic Management	Excl.	%		
				Sub-total	5,812,985.00
	Carried to Summary			£	5,912,865.00

Onsite Roads - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Utilities - Diversions

Ref.	Description	Quantity	Units	Rate £	Total
	Utilities - Diversions				
	<u>Diversions</u>				
	None Required				
	Carried to Summary			£	-

Utilities - Diversions - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Utilities - Reinforcements

Ref.	Description	Quantity	Units	Rate £	Total
	Utilities - Reinforcements				
	<u>Electricity: SSE</u>				
	Offsite connection works	1	No	713,572.94	713,572.94
	<u>Gas</u>				
	Not Applicable	1	Item	-	-
	<u>Potable Water: Thames Water</u>				
	New connections; road connection	2	No	7,370.00	14,740.00
	New connections; infrastructure charge	530	No	400.00	212,000.00
	Infrastructure discount	530	No	- 230.00	- 121,900.00
	<u>Foul Water: Thames Water</u>				
	Allowance for connection to existing sewer network	3	No	14,910.00	44,730.00
	New connections; infrastructure charge	530	No	365.00	193,450.00
	Infrastructure discount	530	No	- 15.00	- 7,950.00
	<u>Telecom: BT</u>				
	By Statutory Provider	1	Item	-	-
	Preliminaries, Overheads and Profit	13.50	%	1,048,642.94	141,566.80
	Carried to Summary			£	1,190,209.74

Utilities - Reinforcements - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Utilities - Onsite Distribution

Ref.	Description	Quantity	Units	Rate £	Total
	Utilities - Onsite Distribution				
	<u>Electricity</u>				
	Onsite distribution; HV & LV feed	3,446	Item	90.00	310,140.00
	Final connection cost	1	Item	12,703.00	12,703.00
	Onsite distribution (contestable cost)	530	No	1,000.00	530,000.00
	Allowance for substations		Included		-
	Allowance for concrete base and enclosure to above	1	Prov	100,000.00	100,000.00
	HV feed to access roads (trenching only)	1,241	m	20.00	24,820.00
	LV feed to plot roads (trenching only)	2,205	m	31.61	69,700.05
	Meter cabinets and 'hockey stick'		Included		-
	Smart 7kW car charger; to Houses	449	No	500.00	224,500.00
	Smart 7kW car charger; to Flats	81	No	1,250.00	101,250.00
	Smart 7kW charger; to Visitor parking and car club spaces	64	No	1,250.00	80,000.00
	<u>Water; New Mains</u>				
	150/180mm mains water - pipelaying charge	4,093	m	160.00	654,880.00
	Allowance for multi trenching and backfill (Water & Telecoms)	3,446	m	68.30	235,361.80
	Allowance for trench including 1 No duct (water only)	647	m	55.32	35,792.04
	<u>Water: Service Connections</u>				
	Single 25mm; from water main to House	449	No	340.00	152,660.00
	Trenching; excavation and backfilling	449	m	31.61	14,192.89
	2 port (maisonettes)	14	No	460.00	6,440.00
	6 port (1 capped) (flats)	3	No	1,230.00	3,690.00
	6 port (flats)	4	No	1,570.00	6,280.00
	Internal meters to flats and maisonettes	65	No	110.00	7,150.00
	Pipe laying charge	467	m	30.00	14,010.00
	Trenching; excavation and backfilling	467	m	31.61	14,761.87
	Pipe laying charge (50-63mm for port manifolds)	7	No	50.00	350.00
	Pro Rata adjustment for 530 units (current layout based on 474 units)	11.81%		-	-
	Carried Forward			£	2,598,681.65

Utilities - Onsite Distribution - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Utilities - Onsite Distribution

Ref.	Description	Quantity	Units	Rate £	Total
	Brought Forward			£	2,598,681.65
	Utilities Omsite Distribution (Continued)				
	<u>Telecomms</u>				
	Lay free issue ducts to access roads	1,241	m	-	-
	Lay free issue ducts to plot roads	2,205	m	-	-
					-
	Carried to Summary			£	2,598,681.65

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Foul Water Drainage

Ref.	Description	Quantity	Units	Rate £	Total
	Foul Water Drainage				
	<u>Lateral Drains</u>				
	Pipe laying charge; from property to sewer	2,764	m	90.00	248,760.00
	Trenching by developer; excavation and backfill	2,764	m	Incl.	-
	<u>Pipe Laying Charge</u>				
	225mm diameter pipe - to access roads	323	m	101.00	32,623.00
	Allowance for Inspection Chambers every 70m	6	No	1,750.00	10,500.00
	100mm / 150mm diameter pipe - minor roads	3,446	m	90.00	310,140.00
	Allowance for Inspection Chambers every 70m	50	No	1,750.00	87,500.00
	Trenching by Developer; excavation and backfill	3,446	m	Incl.	-
	Pro Rata adjustment for 530 units (current layout based on 474 units)	11.81%		-	-
	Preliminaries, Overheads and Profit	13.50	%	689,523.00	93,085.61
	Carried to Summary			£	782,608.61

Foul Water Drainage - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Public Realm

Ref.	Description	Quantity	Units	Rate £	Total
	Public Realm				
	<u>Hard Landscaping</u>				
	Pathways to public realm areas within woodland to wet drainage basin, to play area, site boundary circular leisure trail and other areas - Assumed self binding gravel with timbe edging, 1.5m wide	3,750	m2	60.00	225,000.00
	Chipped bark pathways to woodland	750	m2	35.00	26,250.00
	Timber edgings to above	6,000	m	10.00	60,000.00
	Allowance for timber benching and bins, wayfinding and interpretation boards etc	1	Prov	37,500.00	37,500.00
	Extra over for boardwalks	1	Prov	100,000.00	100,000.00
	Surface finishes to areas of play - wet pour rubber surfacing (50%), sand, chipped bark, turf with matting	6,696	m2	65.00	435,240.00
	<u>Soft Landscaping</u>				
	Redistribute topsoil from stock piles and laid to seed; 500mm depth	87,393	m2	7.50	655,447.50
	Extra over for woodland edge planting	9,000	m2	5.00	45,000.00
	Allowance for basic landscaping to dry drainage basin		Included Elsewhere		-
	Extra over allowance for wetland planting to wet basin	850	m2	30.00	25,500.00
	<u>Trees</u>				
	15-20cm girth; to plot roads and gardens	1	Prov	150,000.00	150,000.00
	Semi mature; 20cm+ girth to minor access roads	1	Prov	80,750.00	80,750.00
	<u>Other Features</u>				
	Jetty to wet drainage basin	1	Prov	7,500.00	7,500.00
	Children's Play Areas:				
	LAP (4No)	1	Prov	20,000.00	20,000.00
	LEA (3No)	1	Prov	75,000.00	75,000.00
	NEA (1No)	1	Prov	25,000.00	25,000.00
	Linear Play feature (6NO)	1	Prov	30,000.00	30,000.00
	Allowance for allotment / Community Gardens (8No)	1	Prov	60,000.00	60,000.00
	Benching and bins to public realm areas	1	Prov	10,000.00	10,000.00
	Allowance for cycle stands (265No)	265	No	150.00	39,750.00
	Preliminaries, Overheads and Profit	13.50	%	2,107,938	284,571.56
	Carried to Summary			£	2,392,509.06

Public Realm - 1

**NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings**



Houses and Apartments

Ref.	Description	Quantity	Units	Rate £	Total
	Houses and Apartments				
	<u>Private Housing</u>				
	2 bed flat	22,604	sq.ft	142.00	3,209,768.00
	2 bed flat over garage	10,360	sq.ft	142.00	1,471,120.00
	2 bed house, semi detached	54,857	sq.ft	118.00	6,473,126.00
	3 bed house, terraced	96,155	sq.ft	118.00	11,346,290.00
	3 bed house, semi detached	43,680	sq.ft	118.00	5,154,240.00
	4 bed house, semi detached	82,994	sq.ft	118.00	9,793,292.00
	4 bed house, detached	13,581	sq.ft	138.00	1,874,178.00
	<u>Affordable: Social & Shared Ownership</u>				
	1 bed flat	17,491	sq.ft	142.00	2,483,722.00
	1 bed flat over garage	3,364	sq.ft	142.00	477,688.00
	2 bed flat	14,128	sq.ft	142.00	2,006,176.00
	2 bed house, terraced	31,638	sq.ft	118.00	3,733,284.00
	2 bed house, semi detached	15,423	sq.ft	118.00	1,819,914.00
	3 bed house, terraced	25,026	sq.ft	118.00	2,953,068.00
	3 bed house, semi detached	22,023	sq.ft	118.00	2,598,714.00
	4 bed house, detached	18,548	sq.ft	138.00	2,559,624.00
	Bungalow	2,606	sq.ft	143.00	372,658.00
	Extra Over For Enhanced Foundations to Houses	1	Item	-	-
	Extra Over For Enhanced Foundations to Flats	1	Item	-	-
	Extra Over For Permeable finishes to Houses	1	Item	374,071.00	374,071.00
	Extra Over For Permeable finishes to Flats	1	Item	-	-
	Extra Over For Future Homes Standard to Houses	1	Item	8,874,454.00	8,874,454.00
	Extra Over For Future Homes Standard to Flats	1	Item	916,626.00	916,626.00
	Extra Over For Rain/Grey Water Harvesting to Houses	0	Item	5,172,592.25	-
	Extra Over For Rain/Grey Water Harvesting to Flats	0	Item	735,480.00	-
	Extra over for enhanced foundations to FOG	1	Item	128,000.00	128,000.00
	Extra over for Lifts to Apartments (Lifetime Homes)	0	Item	272,400.00	-
	Allowance for fruit tree variety to each private garden	0	No	227.00	-
	Allowance for passive venting to 5% of dwellings	0	No	9,080.00	-
	Carried to Summary			£	68,620,013.00

Houses and Apartments - 1

RLF Birmingham
7th Floor
1 Newhall Street
Birmingham
B3 3NH
T: 0121 456 1474
M: 07884 442886
E: ian.tarbet@rlf.co.uk

RLF Cost Plan No.1 - 530 Unit Scheme

RLF Cost Plan No.2 - 530 Unit Scheme

Description	RLF	G&T Rev 4	G&T Rev 5	G&T Rev 6	Difference (£) G&T Rev 6 - RLF		Difference (%)	RLF Cost Plan No.2 - 530 Unit Scheme		
					G&T Rev 8 - 530 Unit Option	G&T Rev 8 - 530 Unit Option - 20/05/22		Difference (£) G&T Rev 8 - RLF		
Environmental & Ecological Works	701,000.00	743,000.00	701,000.00	701,000.00	-	0.00	701,000.00	701,000.00	0.00	
Demolition, Site Clearance & Land Formation	892,000.00	777,000.00	893,000.00	893,000.00	1,000.00	0.11	892,000.00	893,000.00	1,000.00	
Onsite Roads	5,913,000.00	6,905,000.00	6,758,000.00	6,635,000.00	722,000.00	10.88	5,913,000.00	6,635,000.00	722,000.00	
Offsite Infrastructure	101,000.00	195,000.00	195,000.00	195,000.00	94,000.00	48.21	101,000.00	195,000.00	94,000.00	
Utilities - Diversions	-	-	-	-	-	0.00	-	-	0.00	
Utilities- Reinforcements	1,190,000.00	1,067,000.00	1,067,000.00	1,067,000.00	-123,000.00	-11.53	1,190,000.00	1,067,000.00	-123,000.00	
Utilities - Onsite Distribution	2,680,000.00	4,410,000.00	4,264,000.00	4,029,000.00	1,349,000.00	33.48	2,599,000.00	3,937,000.00	1,338,000.00	
Surface Water Drainage	935,000.00	1,677,000.00	1,677,000.00	1,752,000.00	817,000.00	46.63	935,000.00	1,793,000.00	858,000.00	
Foul Water Drainage	783,000.00	4,179,000.00	4,179,000.00	1,694,000.00	911,000.00	53.78	783,000.00	1,577,000.00	794,000.00	
Public Realm	2,338,000.00	1,935,000.00	2,535,000.00	2,504,000.00	166,000.00	6.63	2,393,000.00	2,570,000.00	177,000.00	
Housing	76,526,000.00	80,985,423.00	80,985,423.00	78,298,134.00	1,772,134.00	2.26	75,148,000.00	77,038,205.00	1,890,205.00	
Parking	3,644,000.00	3,988,700.00	3,988,700.00	3,947,450.00	303,450.00	7.69	1,731,000.00	1,839,750.00	108,750.00	
	95,703,000.00	106,862,123.00	107,243,123.00	101,715,584.00	6,012,584.00	5.91	92,386,000.00	98,245,955.00	5,859,955.00	
Construction Contingency	10%	9,570,000.00	10,686,212.30	10,724,312.30	10,171,558.40	601,558.40	5.91	9,238,000.00	9,824,595.50	586,595.50
	105,273,000.00	117,548,335.30	117,967,435.30	111,887,142.40	6,614,142.40	5.91	101,624,000.00	108,070,550.50	6,446,550.50	
Rounding	0.00	-335.30	-435.30	0.60	0.60		0.00	-0.50	-0.50	
	105,273,000.00	117,548,000.00	117,967,000.00	111,887,143.00	6,614,143.00	5.91	101,624,000.00	108,070,550.00	6,446,550.00	
Inflation allowance to Q1 2022	3,411,000.00			2,654,431.00	-756,569.00	-28.50	2,998,000.00	3,188,081.00	190,081.00	
	108,684,000.00			114,541,574.00	5,857,574.00	5.11	104,622,000.00	111,258,631.00	6,636,631.00	
Rounding	0.00			426.00	426.00	100.00	0.00	369.00	369.00	
	108,684,000.00			114,542,000.00	5,858,000.00	5.11	104,622,000.00	111,259,000.00	6,637,000.00	

Summary of Differences:

House Build plus future homes etc	1,772,134.00	1,890,205.00
Utilities and Drainage	2,954,000.00	2,867,000.00
Roads and Parking, Public Realm	1,191,450.00	1,007,750.00
Environmental & Site Clearance	1,000.00	1,000.00
S278 Works	94,000.00	94,000.00
Contingency	601,558.40	586,595.50
Rounding	426.60	368.50
Inflation allowance to Q1 2022	-756,569.00	190,081.00
TOTAL	5,858,000.00	6,637,000.00

RLF Cost Plan No.1 - 530 Unit Scheme

RLF Cost Plan No.2 - 530 Unit VE Scheme

Description	RLF Cost Plan No.1 - 530 Unit Scheme						RLF Cost Plan No.2 - 530 Unit VE Scheme			
	RLF	G&T Rev 4	G&T Rev 5	G&T Rev 6	Difference (£) G&T Rev 6 - RLF	Difference (%)	RLF Cost Plan No.2 - 530 Unit VE Option	G&T Rev 8 - 530 Unit Option - 20/05/22	Difference (£) G&T Rev 8 - RLF	
Environmental & Ecological Works	701,000.00	743,000.00	701,000.00	701,000.00	-	0.00	701,000.00	701,000.00	0.00	
Demolition, Site Clearance & Land Formation	892,000.00	777,000.00	893,000.00	893,000.00	1,000.00	0.11	892,000.00	893,000.00	1,000.00	
Onsite Roads	5,913,000.00	6,905,000.00	6,758,000.00	6,635,000.00	722,000.00	10.88	5,913,000.00	6,635,000.00	722,000.00	
Offsite Infrastructure	101,000.00	195,000.00	195,000.00	195,000.00	94,000.00	48.21	101,000.00	195,000.00	94,000.00	
Utilities - Diversions	-	-	-	-	-	0.00	-	-	0.00	
Utilities- Reinforcements	1,190,000.00	1,067,000.00	1,067,000.00	1,067,000.00	-123,000.00	-11.53	1,190,000.00	1,067,000.00	-123,000.00	
Utilities - Onsite Distribution	2,680,000.00	4,410,000.00	4,264,000.00	4,029,000.00	1,349,000.00	33.48	2,599,000.00	3,937,000.00	1,338,000.00	
Surface Water Drainage	935,000.00	1,677,000.00	1,677,000.00	1,752,000.00	817,000.00	46.63	935,000.00	1,793,000.00	858,000.00	
Foul Water Drainage	783,000.00	4,179,000.00	4,179,000.00	1,694,000.00	911,000.00	53.78	783,000.00	1,577,000.00	794,000.00	
Public Realm	2,338,000.00	1,935,000.00	2,535,000.00	2,504,000.00	166,000.00	6.63	2,393,000.00	2,570,000.00	177,000.00	
Housing	76,526,000.00	80,985,423.00	80,985,423.00	78,298,134.00	1,772,134.00	2.26	68,620,000.00	77,038,205.00	8,418,205.00	
Parking	3,644,000.00	3,988,700.00	3,988,700.00	3,947,450.00	303,450.00	7.69	1,731,000.00	1,839,750.00	108,750.00	
	95,703,000.00	106,862,123.00	107,243,123.00	101,715,584.00	6,012,584.00	5.91	85,858,000.00	98,245,955.00	12,387,955.00	
Construction Contingency	10%	9,570,000.00	10,686,212.30	10,724,312.30	10,171,558.40	601,558.40	5.91	8,586,000.00	9,824,595.50	1,238,595.50
		105,273,000.00	117,548,335.30	117,967,435.30	111,887,142.40	6,614,142.40	5.91	94,444,000.00	108,070,550.50	13,626,550.50
Rounding	0.00	-335.30	-435.30	0.60	0.60		0.00	-0.50	-0.50	
	105,273,000.00	117,548,000.00	117,967,000.00	111,887,143.00	6,614,143.00	5.91	94,444,000.00	108,070,550.00	13,626,550.00	
Inflation allowance to Q1 2022	3,411,000.00			2,654,431.00	-756,569.00	-28.50	2,786,000.00	3,188,081.00	402,081.00	
	108,684,000.00			114,541,574.00	5,857,574.00	5.11	97,230,000.00	111,258,631.00	14,028,631.00	
Rounding	0.00			426.00	426.00	100.00	0.00	369.00	369.00	
	108,684,000.00			114,542,000.00	5,858,000.00	5.11	97,230,000.00	111,259,000.00	14,029,000.00	

Summary of Differences:

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Rounding	426.60	368.50
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TOTAL	5,858,000.00	14,029,000.00