

CD10.4

Land at North West Bicester, OX27 8BP

Planning Appeal by Firethorn Developments Limited

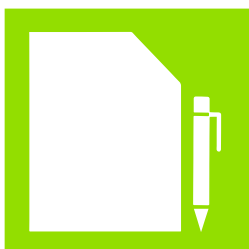
Joint Statement of Common Ground: Financial Viability in Planning
Between HLD (for The Authority) and Rapleys (for the Appellant).

28 April 2023

Rapleys' Ref: NF/20-00678

Appeal Reference: APP/C3105/W/23/3315849

Planning Application Reference Number: 21/01630/OUT



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1 AREAS AGREED BETWEEN THE PARTIES

Appraisal input	Agreed at	Comment
Development Mix and Floor Areas (for viability testing)	<p>Please see assumed area schedule for 30% Affordable Housing scheme attached at Annex 1 of this SoCG.</p> <p>Where 10% affordable housing is assumed, the parties have agreed to adjust the mix as set out in Annex 2 to inform the viability testing.</p>	<p>The parties have agreed that the residential development mix and the resulting residential floor areas, which are based upon the Illustrative Masterplan proposed by the Appellant's Architects Mosaic, is used as a basis for development viability testing at the outline scheme stage.</p> <p>The mix for viability testing is agreed between the parties on the basis that the Appellant will enter into a viability review mechanism in the Section 106 Agreement which will be in line with the principles set out in the Mayor of London's SPG 'Homes for Londoners' (August 2017) for viability tested route schemes.</p>
Sales Values	<p>As set out in Annex 3 to this Statement of Common Ground.</p> <p>The 100% private sale GDV of the 530 dwellings would be £197,200,000.</p>	Agreed input between the parties.
Social Rent values	35% of Market Values	Agreed input between the parties.
Affordable Rent values	55% of Market Values	Agreed input between the parties.
Shared Ownership Values	65% of Market Value	Agreed input between the parties.
Build Costs	<p>As set out in MGAC's Cost Plan 'Feasibility Cost Estimate No.3 Rev 0' dated April 2023 assesses a total cost for the Appellant's 'TZC' scheme (including contingency at 10%) of £122,042,000.</p> <p>Annex 4</p>	Agreed input between the parties; however please see below regarding the infrastructure and developer contingency.
Infrastructure Contingency	10%	This is an agreed allowance for contingency between each party's respective cost advisors Gardiner & Theobald (G&T) and RLF (the latter now being MGAC)).
Developer Contingency	5%	Agreed reduced allowance between Rapleys and HLD on the construction costs only.
HIF funding	£1	A nominal allowance of £1 is shown in the Argus Developer Appraisal model. The assumption between the parties is that the Appellant will not receive any HIF Funding.
Cashflow of construction costs	Pro-rated	It is agreed that the construction cost of the houses and the apartments are 'pro-rated' over the construction period on an equal, monthly basis in the development viability appraisal.

Professional fees	8%	Agreed between the parties (professional fees being applied to both construction costs and contingency on construction costs).
Phasing	One month for purchase	Agreed.
	6 month period for enabling works (also known as 'pre-construction' period).	Agreed.
	6 month construction period / lag before first sale	Agreed.
	93 month construction period assuming construction rate of approximately 4 private dwellings per month	Agreed.
	93 months sales period assuming sales rate of approximately 4 private dwellings per month.	Agreed.
Infrastructure Phasing	Initial £4,485,000 during the 6 months enabling period then the remaining infrastructure costs 'pro-rated' over the construction period.	Agreed.
Acquisition Costs	Stamp Duty Land Tax (SDLT) @ prevailing rate Agent Fee at 1% Legal Fee at 0.8%	Agreed.
Marketing / Sales Costs	3% of GDV for marketing, agency and legals for private sale dwellings only.	Agreed.
Sales Agent Fee (Affordable)	0%	Agreed.
Sales Legal Fee (Affordable)	0.35%	Agreed (applied to the affordable housing value only).
Finance assumptions	6.75% debit and 0% credit.	Agreed.
Developer's Return for Risk (Profit)	20% on Gross Development Value (GDV) for private dwellings and 6% for affordable dwellings.	Agreed.
Benchmark Land Value (BLV)	£8.85 million This is based upon HLD's BLV assessment of approximately £150,000 per gross acre and a gross site area of 59 acres.	Now agreed between the parties.

<p>Viability Methodology</p>	<p>The process undertaken by the Parties in respect of reaching agreement on the inputs to the Viability Appraisals was undertaken in accordance with:</p> <ol style="list-style-type: none"> 1. RICS Professional Statement: Financial Viability in Planning: Conduct and Reporting, 1st Edition May 2019 2. RICS Guidance Note: Assessing Viability in Planning under the National Planning Policy Framework 2019 for England, 1st Edition, March 2021 3. Standardised Inputs as set out by the Planning Practice Guidance (PPG) on Viability 	<p>Agreed</p>
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2 AREAS THAT REQUIRE FURTHER ENGAGEMENT

Appraisal input	Overview of Each Party's respective positions	Comment
<p>S106 Contributions</p>	<p>The Authority's assessment of the Section 106 Financial Contributions (as at Q2 2023 prices) is currently approximately £22.86 million.</p> <p>NB: The Appellants have not agreed to this level of contribution.</p>	<p>It is recognised between the parties that both Rapleys and HLD will need to ensure that their development viability appraisals reflect the latest position of the Section 106 contributions currently being discussed/negotiated between the Parties.</p> <p>Until such time as the parties reach agreement on any amendments to the Section 106 Financial Contributions both HLD and Rapleys will continue to adopt £22.86 million.</p> <p>It may be that the assumptions in each party's development viability appraisal need to be updated as negotiations between the Authority and the Appellant continue in advance of the Inquiry.</p>

Annex 1: Area Schedule & Mix for 30% AH Scheme



HLD Assumptions (Private)									
Dwelling Type	House/Flat	Storey	Bedrooms	No. of Units	Area (Sqft)	Market Value (MV)	Value (£ Per Sqft)	Total Sqft (Net)	Total GDV (£)
Flat	Flat	3	2	28	753	£ 290,000	£ 385.13	21,084	£ 8,120,000
Flat over Garage (FOG)	Flat	3	2	11	753	£ 300,000	£ 398.41	8,283	£ 3,300,000
FLATS				39			£ 388.87	29,367	£ 11,420,000
Semi-Detached	House	2		93	590	£ 340,000	£ 576.27	54,870	£ 31,620,000
Terraced	House	2	3	47	737	£ 360,000	£ 488.47	34,639	£ 16,920,000
Semi-Detached	House	2	3	10	958	£ 400,000	£ 417.54	9,580	£ 4,000,000
Wide-Front - Semi	House	2	3	36	947	£ 400,000	£ 422.39	34,092	£ 14,400,000
Terraced 2.5 Storey	House	2.5	3	44	1,068	£ 395,000	£ 369.85	46,992	£ 17,380,000
Terraced 3 Storey	House	3	3	12	1,210	£ 405,000	£ 334.71	14,520	£ 4,860,000
Semi-Detached	House	2	4	79	1,045	£ 425,000	£ 406.70	82,555	£ 33,575,000
Detached 2.5 Storey	House	2.5	4	11	1,235	£ 475,000	£ 384.62	13,585	£ 5,225,000
HOUSES				332			£ 440.05	290,833	£ 127,980,000
				371			£ 435.35	320,200	£ 139,400,000

Summary of Private Dwelling Mix	
Dwelling Type	% of Mix
Flat	8%
FOG	3%
2 bed house	25%
3 bed 2.5/3 Storey	15%
3 bed house	25%
4 bed 2.5 Storey	3%
4 bed house	21%
	100%

HLD Assumptions (Affordable Scenario 2) - 30% AH (70% AR / 30% SO)												
Dwelling Type	House/Flat	Storey	Bedrooms	No. of Units	Area (Sqft)	Market Value (MV)	Value (£ Per Sqft)	AH % of MV	AH Value (£) Per Dwelling	AH Value Per Sqft (£)	Total Sqft (Net)	Total GDV (£)
Flat	Flat	3	1	26	538	£ 215,000	£ 399.63	55%	£ 118,250.00	£ 219.80	13,988	£ 3,074,500
Flat over Garage (FOG)	Flat	3	1	5	538	£ 225,000	£ 418.22	55%	£ 123,750.00	£ 230.02	2,690	£ 618,750
Flat	Flat	3	2	11	753	£ 290,000	£ 385.13	55%	£ 159,500.00	£ 211.82	8,283	£ 1,754,500
A/R FLATS				42						£ 218.25	24,961	£ 5,447,750
Terraced	House	2	2	3	755	£ 345,000	£ 456.95	55%	£ 189,750.00	£ 251.32	2,265	£ 569,250
Terraced	House	2	2	12	856	£ 355,000	£ 414.72	55%	£ 195,250.00	£ 228.10	10,272	£ 2,343,000
Semi-Detached	House	2	2	8	856	£ 365,000	£ 426.40	55%	£ 200,750.00	£ 234.52	6,848	£ 1,606,000
Terraced	House	2	3	19	1,000	£ 415,000	£ 415.00	55%	£ 228,250.00	£ 228.25	19,000	£ 4,336,750
Semi-Detached	House	2	3	14	1,000	£ 425,000	£ 425.00	55%	£ 233,750.00	£ 233.75	14,000	£ 3,272,500
Detached	House	2	4	12	1,546	£ 600,000	£ 388.10	55%	£ 330,000.00	£ 213.45	18,552	£ 3,960,000
Bungalow	Bungalow	1	3	1	1,114	£ 475,000	£ 426.39	55%	£ 261,250.00	£ 234.52	1,114	£ 261,250
A/R HOUSES				69						£ 226.91	72,051	£ 16,348,750
Terraced	House	2	2	6	755	£ 345,000	£ 456.95	65%	£ 224,250.00	£ 297.02	4,530	£ 1,345,500
Terraced	House	2	2	17	856	£ 355,000	£ 414.72	65%	£ 230,750.00	£ 269.57	14,552	£ 3,922,750
Semi-Detached	House	2	2	10	856	£ 365,000	£ 426.40	65%	£ 237,250.00	£ 277.16	8,560	£ 2,372,500
Terraced	House	2	3	6	1,000	£ 415,000	£ 415.00	65%	£ 269,750.00	£ 269.75	6,000	£ 1,618,500
Semi-Detached	House	2	3	8	1,000	£ 425,000	£ 425.00	65%	£ 276,250.00	£ 276.25	8,000	£ 2,210,000
Bungalow	Bungalow	1	3	1	1,368	£ 525,000	£ 383.77	65%	£ 341,250.00	£ 249.45	1,368	£ 341,250
S/O HOUSES				48						£ 274.60	43,010	£ 11,810,500
				159						£ 240.01	140,022	£ 33,607,000

Summary of AH Mix (70% AR / 30 SO)	
Dwelling Type	% of Mix
Flat	23.27%
FOG	3.14%
2 bed house	35.22%
3 bed 2.5/3 Storey	0.00%
3 bed house	29.56%
4 bed 2.5 Storey	0.00%
4 bed house	7.55%
Bungalows	1.26%
	100%

Total Net Area of Dwellings 460,222

TOTAL GDV £ 173,007,000

Annex 2: Area Schedule & Mix for 10% AH Scheme



ANNEX 2

HLD GDV/Sales Value Assumptions - Land at North West Bicester, Home Farm - Updated to Reflect Q2 2023 Values - APPLICANT'S 530 SCHEME - APR 2023 (PLANNING APPEAL)
10% AH SENSITIVITY TEST



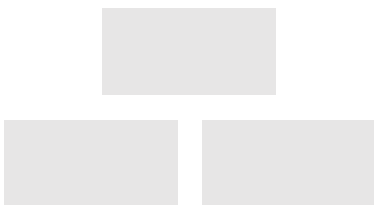
HLD Assumptions (ORIGINAL Private/MARKET Element)										
Dwelling Type	House/Flat	Storey	Bedrooms	No. of Units	Area (Sqft)	Market Value (MV)	Value (£ Per Sqft)	Total Sqft	Total GDV (£)	
Flat	Flat		2	24	753	£ 290,000	£ 385.13	18,072	£	6,960,000
Flat over Garage (FOG)	Flat		3	2	11	£ 753	£ 398.41	8,283	£	3,300,000
FLATS				35			£ 389.30	26,355	£	10,260,000
Semi-Detached	House		2	2	93	£ 340,000	£ 576.27	54,870	£	31,620,000
Terraced	House		2	3	47	£ 737	£ 488.47	34,639	£	16,920,000
Semi-Detached	House		2	3	10	£ 958	£ 417.54	9,580	£	4,000,000
Wide-Front - Semi	House		2	3	36	£ 947	£ 422.39	34,092	£	14,400,000
Terraced 2.5 Storey	House		2.5	3	44	£ 1,068	£ 369.85	46,992	£	17,380,000
Terraced 3 Storey	House		3	3	12	£ 1,210	£ 405,000	334.71	£ 14,520	£ 4,860,000
Semi-Detached	House		2	4	79	£ 1,045	£ 425,000	406.70	£ 82,555	£ 33,575,000
Detached 2.5 Storey	House		2.5	4	11	£ 1,235	£ 475,000	384.62	£ 13,585	£ 5,225,000
HOUSES				332			£ 440.05	290,833	£	127,980,000
				367			£ 435.83	317,188	£	138,240,000

HLD Assumptions (Affordable Scenario 2) - 10% AH (70% AR / 30% SO)													
Dwelling Type	House/Flat	Storey	Bedrooms	No. of Units	Area (Sqft)	Market Value (MV)	Value (£ Per Sqft)	AH % of MV	AH Value (£) Per Dwelling	AH Value Per Sqft (£)	Total Sqft	Total GDV (£)	
A/R	Flat	Flat	3	1	9	£ 538	£ 215,000	55%	£ 118,250.00	£ 219.80	4,842	£ 1,064,250	
	Flat over Garage (FOG)	Flat	3	1	2	£ 538	£ 225,000	55%	£ 123,750.00	£ 230.02	1,076	£ 247,500	
	Flat	Flat	3	2	3	£ 753	£ 290,000	55%	£ 159,500.00	£ 211.82	2,259	£ 478,500	
	A/R FLATS				14				£ 218.94	£ 8,177	£ 1,790,250		
	Terraced	House	2	2	1	£ 755	£ 345,000	55%	£ 189,750.00	£ 251.32	755	£ 189,750	
	Terraced	House	2	2	4	£ 856	£ 355,000	55%	£ 195,250.00	£ 228.10	3,424	£ 781,000	
	Semi-Detached	House	2	2	3	£ 856	£ 365,000	55%	£ 200,750.00	£ 234.52	2,568	£ 602,250	
	Terraced	House	2	3	6	£ 1,000	£ 415,000	55%	£ 228,250.00	£ 228.25	6,000	£ 1,369,500	
	Semi-Detached	House	2	3	5	£ 1,000	£ 425,000	55%	£ 233,750.00	£ 233.75	5,000	£ 1,168,750	
	Detached	House	2	4	4	£ 1,546	£ 600,000	55%	£ 330,000.00	£ 213.45	6,184	£ 1,320,000	
	Bungalow	Bungalow	1	3	-	£ 1,114	£ 475,000	55%	£ 261,250.00	£ 234.52	-	£ -	
	A/R HOUSES				23				£ 226.95	£ 23,931	£ 5,431,250		
	S/O	Terraced	House	2	2	2	£ 755	£ 345,000	65%	£ 224,250.00	£ 297.02	1,510	£ 448,500
		Terraced	House	2	2	6	£ 856	£ 355,000	65%	£ 230,750.00	£ 269.57	5,136	£ 1,384,500
Semi-Detached		House	2	2	3	£ 856	£ 365,000	65%	£ 237,250.00	£ 277.16	2,568	£ 711,750	
Terraced		House	2	3	2	£ 1,000	£ 415,000	65%	£ 269,750.00	£ 269.75	2,000	£ 539,500	
Semi-Detached		House	2	3	3	£ 1,000	£ 425,000	65%	£ 276,250.00	£ 276.25	3,000	£ 828,750	
Bungalow		Bungalow	1	3	-	£ 1,368	£ 525,000	65%	£ 341,250.00	£ 249.45	-	£ -	
S/O HOUSES					16				£ 275.29	£ 14,214	£ 3,913,000		
				53				£ 240.37	£ 46,322	£ 11,134,500			

HLD Assumptions (Affordable UNITS SWITCHED TO MARKET HOUSING)											
Dwelling Type	House/Flat	Storey	Bedrooms	No. of Units	Area (Sqft)	Market Value (MV)	Value (£ Per Sqft)	Total Sq ft	Total GDV (£)		
A/R - SWITCHED TO MARKET	Flat	Flat	3	1	17	£ 538	£ 215,000	9,146	£	3,655,000	
	Flat over Garage (FOG)	Flat	3	1	3	£ 538	£ 225,000	418.22	£	675,000	
	Flat	Flat	3	2	12	£ 753	£ 290,000	385.13	£	3,480,000	
	A/R (NOW MARKET) FLATS				32			£ 394.52	£ 19,796	£ 7,810,000	
	Terraced	House	2	2	3	£ 755	£ 345,000	£ 456.95	2,265	£ 1,035,000	
	Terraced	House	2	2	8	£ 856	£ 355,000	£ 414.72	6,848	£ 2,840,000	
	Semi-Detached	House	2	2	5	£ 856	£ 365,000	£ 426.40	4,280	£ 1,825,000	
	Terraced	House	2	3	13	£ 1,000	£ 415,000	£ 415.00	13,000	£ 5,395,000	
	Semi-Detached	House	2	3	9	£ 1,000	£ 425,000	£ 425.00	9,000	£ 3,825,000	
	Detached	House	2	4	8	£ 1,546	£ 600,000	£ 388.10	12,368	£ 4,800,000	
	Bungalow	Bungalow	1	3	1	£ 1,114	£ 475,000	£ 426.39	1,114	£ 475,000	
	A/R HOUSES (NOW MARKET)				47			£ 413.20	£ 48,875	£ 20,195,000	
	S/O - SWITCHED TO MARKET	Terraced	House	2	2	3	£ 755	£ 345,000	£ 456.95	2,265	£ 1,035,000
		Terraced	House	2	2	11	£ 856	£ 355,000	£ 414.72	9,416	£ 3,905,000
Semi-Detached		House	2	2	7	£ 856	£ 365,000	£ 426.40	5,992	£ 2,555,000	
Terraced		House	2	3	4	£ 1,000	£ 415,000	£ 415.00	4,000	£ 1,660,000	
Semi-Detached		House	2	3	5	£ 1,000	£ 425,000	£ 425.00	5,000	£ 2,125,000	
Bungalow		Bungalow	1	3	1	£ 1,368	£ 525,000	£ 383.77	1,368	£ 525,000	
S/O HOUSES (NOW MARKET)				31			£ 420.99	£ 28,041	£ 11,805,000		
				110			£ 411.63	£ 96,712	£ 39,810,000		

Summary for Appraisal		
	Sq ft	Total GDV
Private Residential Houses	367,749	159,980,000
Private Residential Flats	46,151	18,070,000
Shared Ownership Houses	14,214	3,913,000
Affordable Rent Houses	23,931	5,431,250
Affordable Rent Flats	8,177	1,790,250
TOTAL:	460,222	189,184,500

Annex 3: Agreed Sales Values



ANNEX 3 - Sales Pricing Schedule (Per Dwelling Type) - NW Bicester - Q2 2023

For Statement of Common Ground on Viability

28.04.2023

Private Dwellings

Dwelling Type	House/Flat	Storey	Bedrooms	Area (Sqft)	Agreed Sales Value at Q2 2023	Q2 2023 £psf	
Flat	Flat	3	2	753	£290,000.00	£385.13	AGREED
Flat over Garage (FOG)	Flat	3	2	753	£300,000.00	£398.41	AGREED
Semi-Detached	House	2	2	590	£340,000.00	£576.27	AGREED
Terraced	House	2	3	737	£360,000.00	£488.47	AGREED
Semi-Detached	House	2	3	958	£400,000.00	£417.54	AGREED
Wide-Front - Semi	House	2	3	947	£400,000.00	£422.39	AGREED
Terraced 2.5 Storey	House	2.5	3	1,068	£395,000.00	£369.85	AGREED
Terraced 3 Storey	House	3	3	1,210	£405,000.00	£334.71	AGREED
Semi-Detached	House	2	4	1,045	£425,000.00	£406.70	AGREED
Detached 2.5 Storey	House	2.5	4	1,235	£475,000.00	£384.62	AGREED

Affordable (pricing based on private sale values)

Dwelling Type	House/Flat	Storey	Bedrooms	Area (Sqft)	Agreed Sales Value at Q2 2023	Q2 2023 £psf	
Flat	Flat	3	1	538	£215,000.00	£399.63	AGREED
Flat over Garage (FOG)	Flat	3	1	538	£225,000.00	£418.22	AGREED
Flat	Flat	3	2	753	£290,000.00	£385.13	AGREED
Terraced	House	2	2	755	£345,000.00	£456.95	AGREED
Terraced	House	2	2	856	£355,000.00	£414.72	AGREED
Semi-Detached	House	2	2	856	£365,000.00	£426.40	AGREED
Terraced	House	2	3	1,000	£415,000.00	£415.00	AGREED
Semi-Detached	House	2	3	1,000	£425,000.00	£425.00	AGREED
Detached	House	2	4	1,546	£600,000.00	£388.10	AGREED
Bungalow	Bungalow	1	3	1,114	£475,000.00	£426.39	AGREED
Bungalow	Bungalow	1	3	1,368	£525,000.00	£383.77	AGREED

Annex 4: Agreed Cost Plan



MGAC

Feasibility Cost Estimate No.3 Rev 0

**NW Bicester Masterplan
530 Unit Scheme**

Cherwell District Council

April 2023
BM29302

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Appendices

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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
2.0	1	31/10/2022	Feasibility Cost Estimate	Ian Tarbet	Stuart Cox	Christopher Barker
3.0	-	21/04/2023	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 £122,042,000.00 which is reflective of a £2,768.65 rate/m2 as summarised in Section 2.

Costs are based on a GIFA of 44,080m2. Costs are current day fixed price at Q2 2023 pricing levels. The costs include design and construction contingency of 10% but excludes inflation beyond Q2 2023, professional fees, VAT and other items listed in section 4.

2. Construction Cost Summary

Construction Cost (£):	122,042,000				
Gross Internal Floor Area:	44,080 m ²	Cost per m ² (£):	2,768.65		
	474,478 ft ²	Cost per ft ² (£):	257.21		
		Total (£)	£ / m2	£ / sq.ft	%
INFRASTRUCTURE					
Environmental & Ecological Works		765,000	17.35	1.61	0.63%
Demolition, Site Clearance & Land Formation		1,221,000	27.70	2.57	1.00%
Onsite Roads		8,261,000	187.41	17.41	6.77%
Offsite Infrastructure		133,000	3.02	0.28	0.11%
Utilities - Diversions		-	-	-	0.00%
Utilities- Reinforcements		1,610,000	36.52	3.39	1.32%
Utilities - Onsite Distribution		2,714,000	61.57	5.72	2.22%
Surface Water Drainage		1,311,000	29.74	2.76	1.07%
Foul Water Drainage		1,182,000	26.81	2.49	0.97%
Public Realm		2,718,000	61.66	5.73	2.23%
CONSTRUCTION - HOUSES & APARTMENTS					
Private & Affordable Housing		88,709,000	2,012.45	186.96	72.69%
Car Parking and Garages		2,324,000	52.72	4.90	1.90%
Sub Total - Building / Facilitating Works		110,948,000	2,516.97	233.83	91%
TOTAL RISK / CONTINGENCY ALLOWANCE					
		11,094,000			
Project Contingency	5.00	5,547,000	125.84	11.69	4.55%
Design Contingency	5.00	5,547,000	125.84	11.69	4.55%
Sub Total		122,042,000	2,768.65	257.21	100%
TOTAL INFLATION ALLOWANCE					
		-			
Included		-	-	-	0.00%
Construction Cost (Exc VAT)		122,042,000	2,768.65	257.21	100%

Note: For reconciliation purposes with the Gardiner & Theobald Cost Plan 'TZC - Cost Update 1Q 2023' dated 22nd February 2023, the above figure has been re-based to Q1 2023 in the total sum of £121,083,000.00

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 Q2 2023. No allowance for inflation has been included beyond Q2 2023.

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 'raw data' has been adjusted to take into consideration changes in base date, regional pricing variations and economies of scale in regard to build quantity.

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. MGAC 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 (Q2 2023). No allowance has been made for inflation beyond Q2 2023.

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

A general contingency of 10% has been included.

The base construction cost is as per benchmarking from projects of a similar size and nature, delivered to meet Minimum National Housing Standards. The True Zero Carbon and Sustainable measures included for within this Feasibility Cost Estimate include 'All electric' space heating and hot water (Air Source Heat Pumps/Storage Heaters), PV panels to roofs, shower waste heat recovery, fabric enhancements to achieve higher levels of air tightness, triple glazing, fruit trees to private gardens, passive venting at 5%, grey and rainwater harvesting, lifts to Apartment blocks.

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 Q2 2023.
- Statutory changes.
- Changes to current building regulations
- Working outside of normal working hours.
- Zero Carbon Strategy Contribution in the total sum of £655,153.00 (as advised by CDC).
- Value Added Tax

APPENDIX A - Basis of Estimate

A. Basis of Estimate

Information Used

Drawing No. / Document Ref.	Rev.	Drawing / Document title
<u>Barton Wilmore</u>		
31036/A5/EIA Scoping	-	Environmental Impact Assessment Scoping Report
<u>FLAC</u>		
CC40-1025-August 2020	-	Tree Survey - Preliminary Recommendations For Fire Retention
<u>Gardiner & Theobald</u>		
Email dated 13th May 2021 (16:24)		
Email dated 1st July 2021 (14:56)		
<u>Hydrock</u>		
C13603-GEO-TN002	1	Summary of Ground Conditions Following Supplementary Works
<u>LDA design</u>		
-	-	Landscape & Green Infrastructure Report
<u>Mosaic</u>		
1192/001	C	Location Plan
1192/001	E	Location Plan
1192/002	H	Considerations
1192/003A	D	Parameters Plan: Finished Ground Levels
1192/003AB	F	Parameters Plan: Multi Functional Green Space
1192/003C	F	Parameters Plan: Maximum Building Heights & Footprint
1192/003D	E	Parameters Plan: Access & Movement
SK001	C	Illustrative Framework
SK001A	C	SUDS overlay
SK005	-	Illustrative Masterplan - Viability
SK005	-	Illustrative Masterplan (No Labels) - Viability
<u>SSE</u>		
ESN008/1		Quotation for Incoming Mains Electricity
ESN088/001-2021	-	Electricity Supplies Proposals Drawing
<u>Stantec</u>		
49656-210126	2	Technology appraisal for Zero Carbon Homes
49656/2001/001	A	Existing Services Layout
49656/2000	-	Utilities Appraisal Report
Cost Estimate for New Potable Water & Foul Drainage Infrastructure dated 14th May 2021		
Potable Water Efficiency Statement Note No.1 dated April 2021		

A. Basis of Estimate

Drawing No. / Document Ref. Rev. Drawing / Document title

Thames Water

49656/2001/SK001 A Proposed Waste Water Strategy
 Pre Planning Enquiry Letter dated 26th March 2021
 Clean Water Capacity report dated 4th September 2020
 Clean water Capacity Letter dated 4th September 2020
 Charging Arrangements for New Connection Services 1st April 2021 to March 2022
 Charging Arrangements for New Connection Services 1st April 2023 to March 2024

Vectos

VD21527 1 Cut and Fill Assessment Report
 - Flood Risk Assessment - Surface Water Drainage Strategy
 205550-FE-01 P01 Climate Change Flood Map
 205550-PDL-01 P03 Preliminary Surface Water Drainage Layout

Ventive

20-901-1-2.0721 - Installations Overview
 O & M Manual for Windhive Passive Ventilation System
 Windhive Data Sheet

Velocity Transport Planning

4600-1100-T-004 B Proposed Pedestrian Crossing
 4600-1100-T-006 A Proposed Construction Access Plan
 4600-1100-T-007 A Proposed Construction Access

Supplementary Information

Archaeology Cost Allowance Note
 Oxfordshire County Council Bicester ECO Town (App 1) Mitigation drawing
 Cotswold Archaeology email dated 20th April 2021 (12:56)
 Figure 55: Archaeology Zones drawing
 Aspect Ecology email dated 19th April 2021 (10:04)
 B4100 - Signal Crossing Photograph

APPENDIX B - Detailed Elemental Costs

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

MGAC

Demolition, Site Clearance and Land Formation

Ref.	Description	Quantity	Units	Rate £	Total
	Demolition, Site Clearance and Land Formation				
	<u>Site Clearance</u>				
	Allowance for site clearance		None advised		-
	Extra over for safe removal of asbestos		Excluded		-
	Allowance for remediation of contaminated land		None advised		-
	Allowance for ground gas monitoring		Not required		-
	Removal of topsoil (300mm thick) and disposal to stockpiles, on site	51,454	m2	7.51	386,419.54
	<u>Allowance for earthworks to create a level development platform as per Vectos Report 03.09.21</u>				
	Take from stockpile and redistribute across site to raise levels	30,682	m3	10.36	317,865.52
	Transfer of site won material within Site A	29,710	m3	5.92	175,883.20
	Transfer of site won material from Site B to Site A	9,347	m3	5.92	55,334.24
	Spreading, profiling, compacting and grading remaining subsoil	8,675	m3	10.36	89,873.00
	Allowance for earthworks testing, sampling etc	1	Prov	50,000.00	50,000.00
	<u>Preliminaries, Overheads and Profit</u>				
	Allowance for Preliminaries, Overheads and Profit	13.50	%	1,075,376	145,175.69
	Carried to Summary			£	1,220,551.19

Demolition / Site Clearance / Land Formation - 1

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

MGAC

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	21,900.00	87,600.00
	Preliminaries, Overheads and Profit	13.50	%	87,600.00	11,826.00
	Traffic Management	10.00	%	99,426.00	9,942.60
				Sub-total	109,368.60
	<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	2,100.00	2,606,100.00
	Extra over allowance for deeper foundations	62	m	-	-
	Extra-over for 3 way junctions to Minor Access Roads (enhanced, raised finishes)	4	No	21,900.00	87,600.00
	Extra over for 3 way junctions to Plot Roads (enhanced, raised finishes)	0	No	-	-
	Allowance for speed bumps /chicanes etc	5	No	10,900.00	54,500.00
	Bus Stops		Excluded		-
	7m wide shared space carriageway (including signage, lighting, road markings, traffic calming etc)	2,205	m	1,400.00	3,087,000.00
	Extra over for enhanced permeable finishes; block paving	2,205	m	154.00	339,570.00
	Extra over allowance for deeper foundations	110	m	-	-
	Hammerheads / turning circles to plot roads	0	No	-	-
	Parking Lay-bys to Plot Roads	44	No	2,430.00	106,920.00
	4m wide shared space carriageway (including signage, lighting, road markings, traffic calming etc)	808	m	960.00	775,680.00
	Extra over for enhanced permeable finishes; block paving	808	m	88.00	71,104.00
	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	2,700.00	54,000.00
	Preliminaries, Overheads and Profit	13.50	%	7,182,474.00	969,634.00
	Traffic Management	Excl.	%		
				Sub-total	8,152,108.00
	Carried to Summary			£	8,261,476.60
Onsite Roads - 1					

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

MGAC

Utilities - Reinforcements

Ref.	Description	Quantity	Units	Rate £	Total
	Utilities - Reinforcements				
	<u>Electricity: SSE</u>				
	Offsite connection works	1	No	781,050.00	781,050.00
	<u>Gas</u>				
	Not Applicable	1	Item	-	-
	<u>Potable Water: Thames Water</u>				
	New connections; road connection (Priced in accordance with Thames Water Charging Arrangements for new connection services - 1 April 2023 to 31 March 2024; Page 9)	2	No	15,740.00	31,480.00
	New connections; Infrastructure Charges (Priced in accordance with Thames Water Charging Arrangements for new connection services - 1 April 2023 to 31 March 2024; Table 11.5)	530	No	660.00	349,800.00
	Infrastructure discount	530	No	-	-
	<u>Foul Water: Thames Water</u>				
	Allowance for connection to existing sewer network (Priced in accordance with Thames Water Charging Arrangements for new connection services - 1 April 2023 to 31 March 2024; Table 7.7.1)	3	No	18,210.00	54,630.00
	New connections; infrastructure charge (Priced in accordance with Thames Water Charging Arrangements for new connection services - 1 April 2023 to 31 March 2024; Table 11.5)	530	No	380.00	201,400.00
	Infrastructure discount	530	No	-	-
	<u>Telecom: BT</u>				
	By Statutory Provider	1	Item	-	-
	Preliminaries, Overheads and Profit	13.50	%	1,418,360.00	191,478.60
	Carried to Summary			£	1,609,838.60

Utilities - Reinforcements - 1

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

MGAC

Utilities - Onsite Distribution

Ref.	Description	Quantity	Units	Rate £	Total
	Utilities - Onsite Distribution				
	<u>Electricity</u>				
	Onsite distribution; HV & LV feed	3,446	m	116.00	399,736.00
	Final connection cost	1	Item	13,900.00	13,900.00
	Onsite distribution (contestable cost)	530	No	1,090.00	577,700.00
	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	33.00	40,953.00
	LV feed to plot roads (trenching only)	2,205	m	33.00	72,765.00
	Meter cabinets and 'hockey stick'		Included		-
	Smart 7kW car charger; to Houses	449	No	550.00	246,950.00
	Smart 7kW car charger; to Flats	81	No	1,370.00	110,970.00
	Smart 7kW charger; to Visitor parking and car club spaces	64	No	1,370.00	87,680.00
	<u>Water; New Mains</u>				
	150/180mm mains water - pipelaying charge (Priced in accordance with Thames Water Charging Arrangements for new connection services - 1 April 2023 to 31 March 2024; Page 9)	4,093	m	100.00	409,300.00
	Allowance for multi trenching and backfill (Water & Telecoms)	0	m		-
	Allowance for trench including 1 No duct (water only)	4,093	m	54.00	221,022.00
	<u>Water: Service Connections</u>				
	Single 25mm; from water main to House (Priced in accordance with Thames Water Charging Arrangements for new connection services - 1 April 2023 to 31 March 2024; Page 9)	449	No	410.00	184,090.00
	Trenching; excavation and backfilling	449	m	54.00	24,246.00
	2 port (maisonettes)	14	No	500.00	7,000.00
	6 port (1 capped) (flats)	3	No	1,350.00	4,050.00
	6 port (flats)	4	No	1,720.00	6,880.00
	Internal meters to flats and maisonettes	65	No	120.00	7,800.00
	Pipe laying charge	467	m	33.00	15,411.00
	Trenching; excavation and backfilling	467	m	54.00	25,218.00
	Pipe laying charge (50-63mm for port manifolds)	7	No	55.00	385.00
	Pro Rata adjustment for 530 units (current layout based on 474 units)	11.81%		-	-
	Carried Forward			£	2,556,056.00

Utilities - Onsite Distribution - 1

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

MGAC

Utilities - Onsite Distribution

Ref.	Description	Quantity	Units	Rate £	Total
	Brought Forward			£	2,556,056.00
	Utilities Onsite Distribution (Continued)				
	<u>Telecomms</u>				
	Allowance for trench including 2 No ducts to access roads	1,241	m	35.00	43,435.00
	Allowance for trench including 2 No ducts to plot roads	2,205	m	35.00	77,175.00
	BT joint chambers; assumed 75m centres	47	No	800.00	37,600.00
	Carried to Summary			£	2,714,266.00
Utilities - Onsite Distribution - 2					

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

MGAC

Surface Water Drainage

Ref.	Description	Quantity	Units	Rate £	Total
	Surface Water Drainage				
	<u>Indicative Allowances</u>				
	Clearance and maintenance of existing water courses	1	item	27,400.00	27,400.00
	<u>SUDS / Attenuation</u>				
	Creation of detention ponds; 7,200m ²	6,300	m ³	11.00	69,300.00
	Creation of swales; totalling 1015m in length	888	m ³	11.00	9,768.00
	Landscaping to basins and swales; graded, compacted, gravel layer and laid to seed	10,710	m ²	8.00	85,680.00
	Allowance for outfalls and piping to basins	9	No	5,020.00	45,180.00
	Extra over allowance for permeable paving to car parking areas		Included Elsewhere		-
	Piped collection from basins to local watercourses	3	No	5,470.00	16,410.00
	Allowance for petrol interceptors / treatment plants upstream from primary basin	3	No	2,740.00	8,220.00
	Piped collection along Access Roads; 450mm diameter, 3.00m deep	1,241	m	259.00	321,419.00
	Piped collection along Plot Roads, 225mm diameter, 2.00m deep	2,205	m	145.00	319,725.00
	Manholes and inspection chambers; 1200mm diameter, 2.00m deep	28	No	2,440.00	68,320.00
	Manholes and inspection chambers; 1500mm diameter, 3.00m deep	50	No	4,170.00	208,500.00
	Preliminaries, Overheads and Profit	13.50	%	971,422.00	131,141.97
	Carried to Summary			£	1,311,063.97
Surface Water Drainage - 1					

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

MGAC

Foul Water Drainage

Ref.	Description	Quantity	Units	Rate £	Total
	Foul Water Drainage				
	<u>Lateral Drains</u>				
	Pipe laying charge; from property to sewer, average 150mm diameter, 1.50m deep	2,764	m	132.00	364,848.00
	Trenching by developer; excavation and backfill	2,764	m	Incl.	-
	<u>Pipe Laying Charge</u>				
	150mm diameter pipe, 1.50m deep - to access roads	1,564	m	132.00	206,448.00
	Allowance for Inspection Chambers every 70m; 1350mm diameter, 1.50m deep	36	No	2,290.00	82,440.00
	150mm diameter pipe - plot roads, 1.50m deep	2,205	m	132.00	291,060.00
	Allowance for Inspection Chambers every 70m; 1200mm diameter, 1.50m deep	50	No	1,940.00	97,000.00
	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	%	1,041,796.00	140,642.46
	Carried to Summary			£	1,182,438.46
Foul Water Drainage - 1					

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

MGAC

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, 1.5m wide	3,750	m2	59.00	221,250.00
	Chipped bark pathways to woodland	750	m2	38.00	28,500.00
	Timber edgings to above	6,000	m	9.00	54,000.00
	Allowance for timber benching and bins, wayfinding and interpretation boards etc	1	Prov	36,200.00	36,200.00
	Extra over for boardwalks	1	Prov	109,500.00	109,500.00
	Surface finishes to areas of play - wet pour rubber surfacing (50%), sand, chipped bark, turf with matting	6,696	m2	71.00	475,416.00
	<u>Soft Landscaping</u>				
	Redistribute topsoil from stock piles and laid to seed; 500mm depth	87,393	m2	10.36	905,391.48
	Extra over for woodland edge planting	9,000	m2	5.50	49,500.00
	Allowance for basic landscaping to dry drainage basin		Included Elsewhere		-
	Extra over allowance for wetland planting to wet basin	850	m2	33.00	28,050.00
	<u>Trees</u>				
	15-20cm girth; to plot roads and gardens	300	No	340.00	102,000.00
	Semi mature; 20cm+ girth to minor access roads	1	Prov	88,400.00	88,400.00
	<u>Other Features</u>				
	Jetty to wet drainage basin	1	Prov	8,200.00	8,200.00
	Children's Play Areas:				
	LAP (4No)	1	Prov	21,900.00	21,900.00
	LEA (3No)	1	Prov	82,100.00	82,100.00
	NEA (1No)	1	Prov	27,400.00	27,400.00
	Linear Play feature (6NO)	1	Prov	32,800.00	32,800.00
	Allowance for allotment / Community Gardens (8No)	1	Prov	65,700.00	65,700.00
	Benching and bins to public realm areas	1	Prov	10,900.00	10,900.00
	Allowance for cycle stands (265No)	265	No	180.00	47,700.00
	Preliminaries, Overheads and Profit	13.50	%	2,394,907	323,312.51
	Carried to Summary			£	2,718,219.99

Public Realm - 1

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

MGAC

Houses and Apartments

Ref.	Description	Quantity	Units	Rate £	Total
	Houses and Apartments				
	<u>Private Housing</u>				
	2 bed flat	22,604	sq.ft	162.00	3,661,848.00
	2 bed flat over garage	10,360	sq.ft	162.00	1,678,320.00
	2 bed house, semi detached	54,857	sq.ft	145.00	7,954,265.00
	3 bed house, terraced	96,155	sq.ft	145.00	13,942,475.00
	3 bed house, semi detached	43,680	sq.ft	145.00	6,333,600.00
	4 bed house, semi detached	82,994	sq.ft	145.00	12,034,130.00
	4 bed house, detached	13,581	sq.ft	145.00	1,969,245.00
	<u>Affordable: Social & Shared Ownership</u>				
	1 bed flat	17,491	sq.ft	162.00	2,833,542.00
	1 bed flat over garage	3,364	sq.ft	162.00	544,968.00
	2 bed flat	14,128	sq.ft	162.00	2,288,736.00
	2 bed house, terraced	31,638	sq.ft	145.00	4,587,510.00
	2 bed house, semi detached	15,423	sq.ft	145.00	2,236,335.00
	3 bed house, terraced	25,026	sq.ft	145.00	3,628,770.00
	3 bed house, semi detached	22,023	sq.ft	145.00	3,193,335.00
	4 bed house, detached	18,548	sq.ft	145.00	2,689,460.00
	Bungalow	2,606	sq.ft	162.00	422,172.00
	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	580,961.00	580,961.00
	Extra Over For Permeable finishes to Flats	1	Item	-	-
	Extra Over For Future Homes Standard to Houses	1	Item	9,805,060.00	9,805,060.00
	Extra Over For Future Homes Standard to Flats	1	Item	1,001,342.00	1,001,342.00
	Extra Over For Rain/Grey Water Harvesting to Houses	1	Item	5,661,919.00	5,661,919.00
	Extra Over For Rain/Grey Water Harvesting to Flats	1	Item	805,056.00	805,056.00
	Extra over for enhanced foundations to FOG	1	Item	159,023.00	159,023.00
	Extra over for Lifts to Apartments (Lifetime Homes)	1	Item	298,169.00	298,169.00
	Allowance for fruit tree variety to each private garden	449	No	291.00	130,659.00
	Allowance for passive venting to 5% of dwellings	27	No	9,940.00	268,380.00
	Carried to Summary			£	88,709,280.00
Houses and Apartments - 1					

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

MGAC

Car Parking

Ref.	Description	Quantity	Units	Rate £	Total
	Car Parking and Garages				
	<u>Garages</u>				
	Allowance for garages to 4 bed houses	102	No	12,100.00	1,234,200.00
	Allowance for car ports to 2 bed houses	0	No	6,050.00	-
	<u>Allocated Parking</u>				
	Hardstanding for 'Modern Farmstead' locations - Permeable Paving	1,474	m2	187.00	275,638.00
	Surface parking to flats			Included above	-
	On Plot parking to houses			Included in On Plot £/sq.ft	-
	<u>Unallocated Parking</u>				
	Visitor parking for houses and flats (based upon 257 nr spaces / 17.00m2 per space) - Permeable Paving	4,352	m2	187.00	813,824.00
	Carried to Summary			£	2,323,662.00
Car Parking - 1					

APPENDIX C - House Build Abnormal Costs

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

MGAC

House Build Abnormal Costs

Ref.	Description	Quantity	Units	Rate £	Total
	Permeable Finishes to Houses				
	Permeable pavings to private driveway (449 No.)	8,980	m2	157.00	1,409,860.00
	Deduct for standard pavings	8,980	m2	-100.00	-898,000.00
	Preliminaries, Overheads and Profit	13.50	%		69,101.00
	Total Permeable Finishes to Houses				580,961.00
	Future Homes 2025 Standards' to Houses				
	Space heating (ASHP) to Semi Detached Properties	424	No	6,244.00	2,647,456.00
	Space heating (ASHP) to Detached Properties	25	No	6,361.00	159,025.00
	Shower waste heat recovery	449	No	1,313.52	589,770.00
	PV array	449	No	3,466.60	1,556,503.00
	Envelope and Ventilation Enhancements	449	No	8,209.50	3,686,066.00
	Preliminaries, Overheads and Profit	13.50	%		1,166,240.00
	Total 'Future Homes 2025 Standards' to Houses				9,805,060.00
	Future Homes 2025 Standards' to Flats				
	Shower waste heat recovery - 1 bed flats	31	No	600.00	18,600.00
	Shower waste heat recovery - 2 bed flats	50	No	1,313.52	65,676.00
	PV array	81	No	1,641.90	132,994.00
	Envelope and Ventilation Enhancements	81	No	8,209.50	664,970.00
	Preliminaries, Overheads and Profit	13.50	%		119,102.00
	Total 'Future Homes 2025 Standards' to Flats				1,001,342.00
	Rain/Grey Water Harvesting to Houses				
	Rainwater harvesting system	449	No	4,378.40	1,965,902.00
	Extra over for water butt	449	No	164.19	73,721.00
	Greywater harvesting system	449	No	6,567.60	2,948,852.00
	Preliminaries, Overheads and Profit	13.50	%		673,444.00
	Total Rain/Grey Water Harvesting to Houses				5,661,919.00
House Build Abnormal Costs - 1					

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

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House Build Abnormal Costs

Ref.	Description	Quantity	Units	Rate £	Total
	Rain/Grey Water Harvesting to Flats				
	Rainwater harvesting system	81	No	2,189.20	177,325.00
	Extra over for water butt	0	No	164.19	-
	Greywater harvesting system	81	No	6,567.60	531,975.00
	Preliminaries, Overheads and Profit	13.50	%		95,756.00
	Total Rain/Grey Water Harvesting to Flats				805,056.00
	Enhanced Foundations to Flat Over Garage (FOG)				
	Extra over garage foundation for FOG foundation	16	No	8,756.80	140,109.00
	Preliminaries, Overheads and Profit	13.50	%		18,914.00
	Total Enhanced Foundations to Flat Over Garage (FOG)				159,023.00
	Lifts to Apartments				
	Passenger Lifts; 2No. Stops	8	No	32,838.00	262,704.00
	Preliminaries, Overheads and Profit	13.50	%		35,465.00
	Total Lifts to Apartments				298,169.00
	Fruit Trees to Private Gardens				
	Fruit tree	449	No	256.39	115,119.00
	Preliminaries, Overheads and Profit	13.50	%		15,540.00
	Total Fruit Trees to Private Gardens				130,659.00
	Passive Ventilation				
	Allow for passive ventilation to 5% of dwellings	27	No	8,758.00	236,466.00
	Preliminaries, Overheads and Profit	13.50	%		31,914.00
	Total Passive Ventilation				268,380.00

House Build Abnormal Costs - 2

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