

Site A

8 December 2015

Residential development - Cost details - (Site area -16000 M2)

Non - Residential De	evelopment	s - See fo	llowing she	et	£0
OVERALL COST Cost per dwelling Cost per m2					£5,271,763 £109,828 £ 1,115 /m2
Less: Profit and Overho	ead reductior	1	6.00%		-£336,496
Fees Contingencies			7.00% 5.00%		£349,424 £267,060
TOTAL					£4,991,775
Preliminaries (Sales Ra	ite - 1/m)		226 weeks		£722,157
Site Specific works - se	e following s	heet			£0
Quality addition	Base quality				£0
Costs for levels (Inte Poor ground (None) Extra clearance (Sigr Flood risk (No risk) Contamination (No c Public Open space - Allowance for special	nificant demo ontamination 0m2 - 0% of) total area	nplexity)		£53,164 £0 £212,657 £0 £0 £0 £0 £26,582
Addition for Code for S Rainwater Harvesting External works within of External works out side Drainage (Incl Attenua Incoming Services (exc Abnormals	curtilages e curtilages tion)				£0 £0 £181,015 £304,296 £255,189 £186,075
1 bed flats 2 Bed flat Total cost	48 Nr	59 m2	£ 703 /m2 £ 683 /m2	£41,496 £48,520	£3,050,639
2 Bed Semi 3 Bed Semi 3 Bed Detached 4 Bed Semi 4 Bed + Detached	5 Nr 22 Nr 19 Nr 2 Nr	88 m2 88 m2 116 m2	£ 671 /m2 £ 649 /m2 £ 697 /m2 £ 637 /m2 £ 659 /m2	£39,601 £57,116 £61,307 £73,876 £96,216	
Dwellings 1 Bed semi 2 Bed terrace	No	59 m2	Rate £ 671 /m2 £ 624 /m2	Cost £33,560 £36,791	

Notes



Site A

8 December 2015

Site Specific works

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments



Site B

8 December 2015

Residential development - Cost details - (Site area -19000 M2)

Abnormals Costs for levels (Inter Poor ground (None) Extra clearance (None	-			£63,133 £0 £0
Flood risk (No risk) Contamination (No co)		£0 £0 £0
Public Open space - C Allowance for special			plexity)	£0 £31,566
Quality addition	Base quality			£0
Site Specific works - se	e following s	heet		£0
Preliminaries (Sales Rat	te - 1/m)		265 weeks	£846,769
TOTAL				£5,695,046
Fees			6.00%	£341,703
	ad reduction	1	5.00% 6.00%	£301,837 -£380,315
Contingencies			0.0070	2300,313
Less: Profit and Overhe				
Less: Profit and Overhe				£5,958,271 £104,531
Less: Profit and Overhe				£5,958,271 £104,531 £ 1,053 /m2

Notes



Site B

8 December 2015

Site Specific works

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments



Site C

8 December 2015

Residential development - Cost details - (Site area -28000 M2)

Non - Residential De	evelopment	s - See foll	owing shee	t	£0
OVERALL COST Cost per dwelling Cost per m2					£9,361,965 £111,452 £ 1,122 /m2
Less: Profit and Overhe	ead reduction		6.00%		-£597,572
Fees Contingencies			6.00% 5.00%		£536,902 £474,264
TOTAL					£8,948,371
Preliminaries (Sales Ra	te - 2/m)		200 weeks		£1,022,531
Site Specific works - se	e following sl	heet			£0
Quality addition	Base quality				£0
Poor ground (Piling (Extra clearance (Majo Flood risk (Medium ri Contamination (Medi Public Open space - (Allowance for special	8m deep)) or demolition) sk) um contamin 0m2 - 0% of	ation) total area	lexity)		£213,579 £465,187 £93,037 £21,656 £0 £46,519
Rainwater Harvesting External works within of External works out side Drainage (Incl Attenuat Incoming Services (incl Abnormals Costs for levels (Leve	e curtilages tion) Substation)				£0 £317,257 £532,519 £446,580 £405,631 £0
Addition for Code for S	ustainable Ho	omes 0			£0
2 Bed flat Totals	84 Nr		£ 683 /m2	£48,520	£5,383,875
4 Bed Semi 4 Bed + Detached 1 bed flats	34 Nr 4 Nr	146 m2	£ 637 /m2 £ 659 /m2 £ 703 /m2	£73,876 £96,216 £41,496	
3 Bed Semi 3 Bed Detached	38 Nr	88 m2 88 m2	£ 649 /m2 £ 697 /m2	£57,116 £61,307	
Dwellings 1 Bed semi 2 Bed terrace 2 Bed Semi	No 8 Nr	59 m2	Rate £ 671 /m2 £ 624 /m2 £ 671 /m2	Cost £33,560 £36,791 £39,601	

Notes



Site C

8 December 2015

Site Specific works

Total of site specific works

Non-residential Developments

Total of non-residential developments

£0



Site D

8 December 2015

Residential development - Cost details - (Site area -21000 M2)

Non - Residential D	evelopment	s - See foll	owing sheet		£0
OVERALL COST Cost per dwelling Cost per m2					£6,724,429 £106,737 £ 1,082 /m2
Less: Profit and Overh	ead reduction		6.00%		-£422,836
Fees Contingencies			6.00% 5.00%		£379,906 £335,584
TOTAL					£6,431,774
Preliminaries (Sales Ra	ate - 2.5/m)		127 weeks		£650,356
Site Specific works - se	ee following s	heet			£100,000
Quality addition	Base quality				£0
Contamination (No c Public Open space - Allowance for specia	0m2 - 0% of	total area	np0lexity)		£0 £0 £104,667
Costs for levels (Inte Poor ground (None) Extra clearance (Sign Flood risk (No risk)		ition)			£69,778 £0 £279,112 £0
Drainage (Incl Attenua Incoming Services (ex Abnormals)			£334,935 £244,223
External works within External works out sid	e curtilages				£237,303 £399,389
Addition for Code for S Rainwater Harvesting	Sustainable Ho	omes 0			£0 £0
Totals	63 Nr	6215 m2			£4,012,011
1 bed flats 2 Bed flat			£ 703 /m2 £ 683 /m2	£41,496 £48,520	
4 Bed + Detached	23 Nr 3 Nr		£ 659 /m2	£96,216	
3 Bed Detached 4 Bed Semi	25 Nr		£ 697 /m2 £ 637 /m2	£61,307 £73,876	
2 Bed Semi 3 Bed Semi	7 Nr 28 Nr		£ 671 /m2 £ 649 /m2	£39,601 £57,116	
2 Bed terrace	7 Ми		£ 624 /m2	£36,791	
1 Bed semi		50 m2	£ 671 /m2	£33,560	

Notes



£100,000

ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site D

8 December 2015

Site Specific works

Additional allowance for extended site access

Total of site specific works

Non-residential Developments

Total of non-residential developments

£0

£100,000



Site E

8 December 2015

Residential development - Cost details - (Site area -16000 M2)

		- Soo foll	owing sheet		£0
OVERALL COST Cost per dwelling Cost per m2					£5,139,779 £107,079 £ 1,087 /m2
Contingencies Less: Profit and Overho	ead reduction		5.00% 6.00%		£260,374 -£328,071
Fees			7.00%		£340,676
TOTAL					£4,866,800
Preliminaries (Sales Ra	ite - 2.5/m)		101 weeks		£517,436
Site Specific works - se	e following s	heet			£0
Quality addition	Base quality				£0
Costs for levels (Inte Poor ground (None) Extra clearance (Sigr Flood risk (Intermedi Contamination (No co Public Open space - (Allowance for special	nificant demol iate risk) ontamination 0m2 - 0% of) total area	np0lexity)		£53,164 £0 £212,657 £26,582 £0 £0 £79,746
Addition for Code for S Rainwater Harvesting External works within of External works out side Drainage (Incl Attenua Incoming Services (exc Abnormals	curtilages e curtilages tion)				£0 £0 £181,015 £304,296 £255,189 £186,075
Totals	48 Nr	4727 m2	2 000 / 1112	210/020	£3,050,639
4 Bed + Detached 1 bed flats 2 Bed flat	2 Nr	59 m2	£ 659 /m2 £ 703 /m2 £ 683 /m2	£96,216 £41,496 £48,520	
3 Bed Detached 4 Bed Semi	19 Nr	116 m2	£ 697 /m2 £ 637 /m2	£61,307 £73,876	
2 Bed terrace 2 Bed Semi 3 Bed Semi	5 Nr 22 Nr	59 m2 59 m2	£ 624 /m2 £ 671 /m2 £ 649 /m2	£36,791 £39,601 £57,116	
Dwellings 1 Bed semi	No	GFA 50 m2	Rate £ 671 /m2	Cost £33,560	

Notes



Site E

8 December 2015

Site Specific works

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments



Site F

8 December 2015

Residential development - Cost details - (Site area -50000 M2)

Dwellings 1 Bed semi	No	GFA 50 m2	Rate £ 671 /m2	Cost £33,560	
2 Bed terrace			£ 624 /m2	£36,791	
2 Bed Semi	10 Nr		£ 671 /m2	£39,601	
3 Bed Semi	45 Nr	88 m2	£ 649 /m2	£57,116	
3 Bed Detached		88 m2	£ 697 /m2	£61,307	
4 Bed Semi	40 Nr		£ 637 /m2	£73,876	
4 Bed + Detached	5 Nr		£ 659 /m2	£96,216	
1 bed flats			£ 703 /m2	£41,496	
2 Bed flat	100 N		£ 683 /m2	£48,520	cc 402 2c2
Totals	100 Nr	9920 m2			£6,402,363
Addition for Code for		omes 0			£0
Rainwater Harvesting					£0
External works within	-				£440,224
External works out sid	-				£776,428
Drainage (Incl Attenu	,				£531,643
Incoming Services (in Abnormals	icl Substation)				£467,656
Costs for levels (Me	edium steep slo	opes)			£166,138
Poor ground (None)	•				£0
Extra clearance (Sla		molition)			£166,138
Flood risk (Minor al	•				£27,690
Contamination (No		•			£0
Public Open space -					£0
Allowance for speci	di sile decess (Internetiat	e complexity)		£110,759
Quality addition	Base quality				£0
Site Specific works - s	see following s	heet			£375,000
Preliminaries (Sales R	ate - 2.5/m)		191 weeks		£1,222,781
TOTAL					£10,686,820
Fees			6.00%		£618,709
Contingencies			5.00%		£546,526
Less: Profit and Over	head reduction	I	6.00%		-£688,623
OVERALL COST					£11,163,433
Cost per dwelling					£111,634
Cost per m2					£ 1,125 /m2
Non - Residential I	Development	s - See foll	owing sheet		£0

Notes



Site F

8 December 2015

Site Specific works

Work to areas not being developed

25000 m2 £ 15 /m2

£375,000

Total of site specific works

£375,000

Non-residential Developments

Total of non-residential developments



Site G

8 December 2015

Residential development - Cost details - (Site area - 26000 M2)

Dwellings 1 Bed semi	No	GFA 50 m2	Rate £ 671 /m2	Cost £33,560	
2 Bed terrace			£ 624 /m2	£36,791	
2 Bed Semi	8 Nr		£ 671 /m2	£39,601	
3 Bed Semi	35 Nr		£ 649 /m2	£57,116	
3 Bed Detached			£ 697 /m2	£61,307	
4 Bed Semi	31 Nr		£ 637 /m2	£73,876	
4 Bed + Detached	4 Nr		£ 659 /m2	£96,216	
1 bed flats			£ 703 /m2	£41,496	
2 Bed flat	70 N.		£ 683 /m2	£48,520	64,000,000
Totals	78 Nr	7732 m2			£4,990,898
Addition for Code for S	Sustainable Ho	omes 0			£0
Rainwater Harvesting					£0
External works within	•				£295,492
External works out sid	-				£497,641
Drainage (Incl Attenua					£419,998
Incoming Services (inc Abnormals	cl Substation)				£386,248
Costs for levels (Inte	eremediate)				£86,392
Poor ground (None)					£0
Extra clearance (Sla	bs + some de	molition)			£86,392
Flood risk (Severe p	roblems)				£215,980
Contamination (Med		•			£20,216
Public Open space -					£0
Allowance for specia	al site access (Substantial	complexity)		£172,784
Quality addition	Base quality				£0
Site Specific works - s	ee following sl	heet			£0
Preliminaries (Sales Ra	ate - 2.5/m)		155 weeks		£990,171
TOTAL					£8,162,212
Fees			6.00%		£489,733
Contingencies			5.00%		£432,597
Less: Profit and Overh	nead reduction		6.00%		-£545,073
OVERALL COST					£8,539,469
Cost per dwelling					£108,095
Cost per m2					£ 1,104 /m2
Non - Residential D	evelopment	s - See foll	owing shee	t	£0

Notes



Site G

8 December 2015

Site Specific works

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments



Site H

8 December 2015

Residential development - Cost details - (Site area - 20000 M2)

			owing sheet		£0
OVERALL COST Cost per dwelling Cost per m2					£6,349,104 £105,818 £ 1,067 /m2
Contingencies Less: Profit and Overho	ead reduction		5.00% 6.00%		£304,117 £321,636 -£405,262
Fees			6.00%		£364,117
TOTAL					£6,068,613
Preliminaries (Sales Ra	ite - 1/m)		278 weeks		£888,307
Site Specific works - se	e following sl	neet			£0
Quality addition	Base quality				£0
Extra clearance (Slat Flood risk (No risk) Contamination (Light Public Open space - Allowance for special	t contmainatic 0m2 - 0% of t	n) total area	e complexity)		£66,455 £0 £7,725 £0 £66,455
Abnormals Costs for levels (Sligh Poor ground (None)	ht slopes)				£39,873 £0
Drainage (Incl Attenua Incoming Services (exc	,				£318,986 £232,594
External works out side	e curtilages				£380,370
Addition for Code for S Rainwater Harvesting External works within o		mes 0			£0 £0 £226,429
Totals	60 Nr	5952 m2			£3,841,418
1 bed flats 2 Bed flat			£ 703 /m2 £ 683 /m2	£41,496 £48,520	
4 Bed Semi 4 Bed + Detached	24 Nr 3 Nr	146 m2	£ 637 /m2 £ 659 /m2	£73,876 £96,216	
3 Bed Detached		88 m2	£ 697 /m2	£61,307	
2 Bed Semi 3 Bed Semi	6 Nr 27 Nr		£ 671 /m2 £ 649 /m2	£39,601 £57,116	
1 Bed semi 2 Bed terrace		59 m2	£ 671 /m2 £ 624 /m2	£33,560 £36,791	
1 Rod com		E0 m2	(671 /m)	C22 E60	

Notes



Site H

8 December 2015

Site Specific works

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments



Site I

8 June 2015

Residential development - Cost details - (Site area - 27000 M2)

OVERALL COST Cost per dwelling Cost per m2					£8,592,017 £106,074 £ 1,071 /m2
Contingencies Less: Profit and Overhe	ad reduction		5.00% 6.00%		£435,259 -£548,427
Fees			6.00%		£492,746
TOTAL					£8,212,438
Preliminaries (Sales Rat	æ - 1.5/m)		252 weeks		£1,030,697
Site Specific works - see	e following sl	heet			£0
Quality addition	Base quality				£0
Costs for levels (Inter Poor ground (None) Extra clearance (None Flood risk (No risk) Contamination (No co Public Open space - O Allowance for special	e) ontamination) 0m2 - 0% of	total area	lexity)		£89,715 £0 £0 £0 £0 £0 £269,144
Addition for Code for Su Rainwater Harvesting External works within c External works out side Drainage (Incl Attenuat Incoming Services (incl Abnormals	urtilages curtilages ion) Substation)				£0 £0 £305,743 £513,500 £430,631 £394,001
Totals	81 Nr	8024 m2			£5,179,006
4 Bed + Detached 1 bed flats 2 Bed flat	4 Nr	59 m2 71 m2	£ 659 /m2 £ 703 /m2 £ 683 /m2	£96,216 £41,496 £48,520	
3 Bed Detached 4 Bed Semi	32 Nr	88 m2 116 m2	£ 697 /m2 £ 637 /m2	£61,307 £73,876	
2 Bed terrace 2 Bed Semi 3 Bed Semi	8 Nr 37 Nr	59 m2 59 m2	£ 671 /m2 £ 624 /m2 £ 671 /m2 £ 649 /m2	£33,560 £36,791 £39,601 £57,116	
1 Bed semi					

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other offsite costs, removal of asbestos



Site I

Costs are at June 2015 levels and exclude inflation

Total of site specific works

Non-residential Developments

Total of non-residential developments



£0



Site J

8 December 2015

Residential development - Cost details - (Site area - 26000 M2)

Non - Residential De	evelopments	s - See foll	owing sheet		£0
OVERALL COST Cost per dwelling Cost per m2					£8,475,933 £105,949 £ 1,068 /m2
Fees Contingencies Less: Profit and Overho	ead reduction		6.00% 5.00% 6.00%		£478,920 £423,046 -£533,038
TOTAL			C 000/		£8,107,005
Preliminaries (Sales Ra	ite - 1.5/m)		249 weeks		£1,018,882
Site Specific works - se	e following st	neet			£125,000
Quality addition	Base quality				£0
Costs for levels (Med Poor ground (None) Extra clearance (Non Flood risk (No risk) Contamination (No c Public Open space - Allowance for special	ne) ontamination) 0m2 - 0% of t	total area	e complexity)		£132,911 £0 £0 £0 £0 £0 £0 £88,607
Addition for Code for S Rainwater Harvesting External works within o External works out side Drainage (Incl Attenua Incoming Services (inc Abnormals	curtilages e curtilages tion) I Substation)				£0 £0 £298,671 £500,781 £425,314 £390,125
4 Bed Semi 4 Bed + Detached 1 bed flats 2 Bed flat Totals	31 Nr 5 Nr 80 Nr	146 m2 59 m2	£ 637 /m2 £ 659 /m2 £ 703 /m2 £ 683 /m2	£73,876 £96,216 £41,496 £48,520	£5,126,715
Dwellings 1 Bed semi 2 Bed terrace 2 Bed Semi 3 Bed Semi 3 Bed Detached 4 Bed Semi	No 9 Nr 35 Nr	59 m2 59 m2 88 m2 88 m2	Rate £ 671 /m2 £ 624 /m2 £ 671 /m2 £ 649 /m2 £ 697 /m2	Cost £33,560 £36,791 £39,601 £57,116 £61,307	

Notes



£125,000

ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site J

8 December 2015

Site Specific works

Allowance for landscape mitigation

Total of site specific works

Non-residential Developments

Total of non-residential developments

£0

£125,000

8 December 20



Site K

8 December 2015

Residential development - Cost details - (Site area -18000 M2)

Non - Residential D	evelopment	s - See foll	owing sheet	:	£0
OVERALL COST Cost per dwelling Cost per m2					£5,880,498 £108,898 £ 1,090 /m2
Fees Contingencies Less: Profit and Overh	lead reduction	I	6.00% 5.00% 6.00%		£331,508 £292,832 -£368,968
TOTAL					£5,625,127
Preliminaries (Sales Ra	ate - 1/m)		252 weeks		£805,232
Site Specific works - s	ee following s	heet			£100,000
Quality addition	Base quality				£0
External works within External works out sid Drainage (Incl Attenua Incoming Services (ex Abnormals Costs for levels (Inte Poor ground (None) Extra clearance (Sla Flood risk (Minor alle Contamination (No o Public Open space - Allowance for specia	le curtilages ation) cl Substation eremediate) bs + some de owance) contamination 0m2 - 0% of	molition)) total area	e complexity)		£0 £204,042 £342,333 £287,087 £209,334 £59,810 £59,810 £14,952 £0 £0 £59,810
Addition for Code for S Rainwater Harvesting	Sustainable Ho	omes 0			£0 £0
1 bed flats 2 Bed flat Totals	54 Nr		£ 703 /m2 £ 683 /m2	£41,496 £48,520	£3,482,716
3 Bed Detached 4 Bed Semi 4 Bed + Detached	22 Nr 3 Nr	116 m2	£ 697 /m2 £ 637 /m2 £ 659 /m2	£61,307 £73,876 £96,216	
1 Bed semi 2 Bed terrace 2 Bed Semi 3 Bed Semi	5 Nr 24 Nr	50 m2 59 m2 59 m2	£ 671 /m2 £ 624 /m2 £ 671 /m2 £ 649 /m2	£33,560 £36,791 £39,601 £57,116	
Dwellings	No	GFA	Rate	Cost	

Notes

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£100,000

ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site K

8 December 2015

Site Specific works

Allowance for Section 278 works (HGV mitigation)

Total of site specific works

Non-residential Developments

Total of non-residential developments

£0

£100,000



Site L

8 December 2015

Dwellings	No	GFA	Rate	Cost
1 Bed semi		50 m2	£ 671 /m2	£33,560
2 Bed terrace		59 m2	£ 624 /m2	£36,791
2 Bed Semi	15 Nr	59 m2	£ 671 /m2	£39,601
3 Bed Semi	67 Nr	88 m2	£ 649 /m2	£57,116
3 Bed Detached		88 m2	£ 697 /m2	£61,307
4 Bed Semi	60 Nr	116 m2	£ 637 /m2	£73,876
4 Bed + Detached	8 Nr	146 m2	£ 659 /m2	£96,216
1 bed flats		59 m2	£ 703 /m2	£41,496
2 Bed flat		71 m2	£ 683 /m2	£48,520
Totals	150 Nr	14909 m2		

Residential development - Cost details - (Site area -50000 M2)

Totals	150 Nr 14909 n	n2 2 003 /112 n2	270,320	£9,623,094
Addition for Code for Sustainable Homes 0				£0
Rainwater Harvesting				£0
External works within curtilages				£566,073
External works out side curtilages				£950,926
Drainage (Incl Attenuation)				£797,464
Incoming Services (incl Substation)				£661,484
Abnormals				
Costs for levels (Slight slopes)				£99,683
Poor ground (None)				0£
Extra clearance (Slabs + some demolition)				£166,138
Flood risk (Minor allowance)				£41,535
Contamination (No contamination)				£0
Public Open space - 0m2 - 0% of total area				£0
Allowance for special site access (Intermediate complexity)				£166,138
Quality addition E	Base quality			£0
Site Specific works - see following sheet				£0
Preliminaries (Sales Rate	e - 2.5/m)	278 weeks		£1,776,614
TOTAL				£14,849,150

Fees	6.00%	£890,949
Contingencies	5.00%	£787,005
Less: Profit and Overhead reduction	6.00%	-£991,626

OVERALL COST £15,535,477 Cost per dwelling £103,570 Cost per m2 £ 1,042 /m2 £0

Non - Residential Developments - See following sheet

Notes



Site L

8 December 2015

Site Specific works

Total of site specific works

Non-residential Developments

Total of non-residential developments

£0