



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site A

8 December 2015

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

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	5 Nr	59 m2	£ 671 /m2	£39,601	
3 Bed Semi	22 Nr	88 m2	£ 649 /m2	£57,116	
3 Bed Detached		88 m2	£ 697 /m2	£61,307	
4 Bed Semi	19 Nr	116 m2	£ 637 /m2	£73,876	
4 Bed + Detached	2 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	
Total cost	48 Nr	4727 m2			£3,050,639
Addition for Code for Sustainable Homes	0				£0
Rainwater Harvesting					£0
External works within curtilages					£181,015
External works out side curtilages					£304,296
Drainage (Incl Attenuation)					£255,189
Incoming Services (excl Substation)					£186,075
Abnormals					
Costs for levels (Intermediate)					£53,164
Poor ground (None)					£0
Extra clearance (Significant demolition)					£212,657
Flood risk (No risk)					£0
Contamination (No contamination)					£0
Public Open space - 0m2 - 0% of total area					£0
Allowance for special site access (Minor complexity)					£26,582
Quality addition	Base quality				£0
Site Specific works - see following sheet					£0
Preliminaries (Sales Rate - 1/m)		226 weeks			£722,157
TOTAL					£4,991,775
Fees			7.00%		£349,424
Contingencies			5.00%		£267,060
Less: Profit and Overhead reduction			6.00%		-£336,496

OVERALL COST	£5,271,763
Cost per dwelling	£109,828
Cost per m2	£ 1,115 /m2
Non - Residential Developments - See following sheet	£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-Costs are at June 2015 levels and exclude inflation



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site A

8 December 2015

Site Specific works

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments

£0



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site B

8 December 2015

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

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	6 Nr	59 m2	£ 671 /m2	£39,601	
3 Bed Semi	25 Nr	88 m2	£ 649 /m2	£57,116	
3 Bed Detached		88 m2	£ 697 /m2	£61,307	
4 Bed Semi	23 Nr	116 m2	£ 637 /m2	£73,876	
4 Bed + Detached	3 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	
Total cost	57 Nr	5660 m2			£3,653,309
Addition for Code for Sustainable Homes 0					£0
Rainwater Harvesting					£0
External works within curtilages					£214,916
External works out side curtilages					£361,352
Drainage (Incl Attenuation)					£303,036
Incoming Services (excl Substation)					£220,964
Abnormals					
Costs for levels (Intermediate)					£63,133
Poor ground (None)					£0
Extra clearance (None)					£0
Flood risk (No risk)					£0
Contamination (No contamination)					£0
Public Open space - 0m2 - 0% of total area					£0
Allowance for special site access (Minor complexity)					£31,566
Quality addition	Base quality				£0
Site Specific works - see following sheet					£0
Preliminaries (Sales Rate - 1/m)		265 weeks			£846,769
TOTAL					£5,695,046
Fees			6.00%		£341,703
Contingencies			5.00%		£301,837
Less: Profit and Overhead reduction			6.00%		-£380,315

OVERALL COST	£5,958,271
Cost per dwelling	£104,531
Cost per m2	£ 1,053 /m2
Non - Residential Developments - See following sheet	£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-Costs are at June 2015 levels and exclude inflation



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site B

8 December 2015

Site Specific works

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments

£0



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site C

8 December 2015

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

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	8 Nr	59 m2	£ 671 /m2	£39,601
3 Bed Semi	38 Nr	88 m2	£ 649 /m2	£57,116
3 Bed Detached		88 m2	£ 697 /m2	£61,307
4 Bed Semi	34 Nr	116 m2	£ 637 /m2	£73,876
4 Bed + Detached	4 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	84 Nr	8344 m2		£5,383,875
Addition for Code for Sustainable Homes 0				£0
Rainwater Harvesting				£0
External works within curtilages				£317,257
External works out side curtilages				£532,519
Drainage (Incl Attenuation)				£446,580
Incoming Services (incl Substation)				£405,631
Abnormals				
Costs for levels (Level)				£0
Poor ground (Piling (8m deep))				£213,579
Extra clearance (Major demolition)				£465,187
Flood risk (Medium risk)				£93,037
Contamination (Medium contamination)				£21,656
Public Open space - 0m2 - 0% of total area				£0
Allowance for special site access (Minor complexity)				£46,519
Quality addition	Base quality			£0
Site Specific works - see following sheet				£0
Preliminaries (Sales Rate - 2/m)		200 weeks		£1,022,531
TOTAL				£8,948,371
Fees		6.00%		£536,902
Contingencies		5.00%		£474,264
Less: Profit and Overhead reduction		6.00%		-£597,572

OVERALL COST	£9,361,965
Cost per dwelling	£111,452
Cost per m2	£ 1,122 /m2
Non - Residential Developments - See following sheet	£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-Costs are at June 2015 levels and exclude inflation



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site C

8 December 2015

Site Specific works

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments

£0



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site D

8 December 2015

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

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	7 Nr	59 m2	£ 671 /m2	£39,601
3 Bed Semi	28 Nr	88 m2	£ 649 /m2	£57,116
3 Bed Detached		88 m2	£ 697 /m2	£61,307
4 Bed Semi	25 Nr	116 m2	£ 637 /m2	£73,876
4 Bed + Detached	3 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	63 Nr	6215 m2		£4,012,011
Addition for Code for Sustainable Homes 0				£0
Rainwater Harvesting				£0
External works within curtilages				£237,303
External works out side curtilages				£399,389
Drainage (Incl Attenuation)				£334,935
Incoming Services (excl Substation)				£244,223
Abnormals				
Costs for levels (Intermediate)				£69,778
Poor ground (None)				£0
Extra clearance (Significant demolition)				£279,112
Flood risk (No risk)				£0
Contamination (No contamination)				£0
Public Open space - 0m2 - 0% of total area				£0
Allowance for special site access (Medium complexity)				£104,667
Quality addition	Base quality			£0
Site Specific works - see following sheet				£100,000
Preliminaries (Sales Rate - 2.5/m)		127 weeks		£650,356
TOTAL				£6,431,774
Fees		6.00%		£379,906
Contingencies		5.00%		£335,584
Less: Profit and Overhead reduction		6.00%		-£422,836

OVERALL COST	£6,724,429
Cost per dwelling	£106,737
Cost per m2	£ 1,082 /m2
Non - Residential Developments - See following sheet	£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-Costs are at June 2015 levels and exclude inflation



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site D

8 December 2015

Site Specific works

Additional allowance for extended site access	£100,000
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Total of site specific works	£100,000
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Non-residential Developments

Total of non-residential developments	£0
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ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site E

8 December 2015

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

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	5 Nr	59 m2	£ 671 /m2	£39,601
3 Bed Semi	22 Nr	88 m2	£ 649 /m2	£57,116
3 Bed Detached		88 m2	£ 697 /m2	£61,307
4 Bed Semi	19 Nr	116 m2	£ 637 /m2	£73,876
4 Bed + Detached	2 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	48 Nr	4727 m2		£3,050,639
Addition for Code for Sustainable Homes 0				£0
Rainwater Harvesting				£0
External works within curtilages				£181,015
External works out side curtilages				£304,296
Drainage (Incl Attenuation)				£255,189
Incoming Services (excl Substation)				£186,075
Abnormals				
Costs for levels (Intermediate)				£53,164
Poor ground (None)				£0
Extra clearance (Significant demolition)				£212,657
Flood risk (Intermediate risk)				£26,582
Contamination (No contamination)				£0
Public Open space - 0m2 - 0% of total area				£0
Allowance for special site access (Medium complexity)				£79,746
Quality addition	Base quality			£0
Site Specific works - see following sheet				£0
Preliminaries (Sales Rate - 2.5/m)		101 weeks		£517,436
TOTAL				£4,866,800
Fees		7.00%		£340,676
Contingencies		5.00%		£260,374
Less: Profit and Overhead reduction		6.00%		-£328,071

OVERALL COST	£5,139,779
Cost per dwelling	£107,079
Cost per m2	£ 1,087 /m2
Non - Residential Developments - See following sheet	£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-Costs are at June 2015 levels and exclude inflation



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site E

8 December 2015

Site Specific works

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments

£0



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site F

8 December 2015

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

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	10 Nr	59 m2	£ 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	116 m2	£ 637 /m2	£73,876
4 Bed + Detached	5 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	100 Nr	9920 m2		£6,402,363
Addition for Code for Sustainable Homes 0				£0
Rainwater Harvesting				£0
External works within curtilages				£440,224
External works out side curtilages				£776,428
Drainage (Incl Attenuation)				£531,643
Incoming Services (incl Substation)				£467,656
Abnormals				
Costs for levels (Medium steep slopes)				£166,138
Poor ground (None)				£0
Extra clearance (Slabs + some demolition)				£166,138
Flood risk (Minor allowance)				£27,690
Contamination (No contamination)				£0
Public Open space - 0m2 - 0% of total area				£0
Allowance for special site access (Intermediate complexity)				£110,759
Quality addition	Base quality			£0
Site Specific works - see following sheet				£375,000
Preliminaries (Sales Rate - 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 Overhead reduction		6.00%		-£688,623

OVERALL COST	£11,163,433
Cost per dwelling	£111,634
Cost per m2	£ 1,125 /m2
Non - Residential Developments - See following sheet	£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-Costs are at June 2015 levels and exclude inflation



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site F

8 December 2015

Site Specific works

Work to areas not being developed	25000 m2 £ 15 /m2	£375,000
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Total of site specific works

£375,000

Non-residential Developments

Total of non-residential developments

£0



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site G

8 December 2015

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

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	8 Nr	59 m2	£ 671 /m2	£39,601	
3 Bed Semi	35 Nr	88 m2	£ 649 /m2	£57,116	
3 Bed Detached		88 m2	£ 697 /m2	£61,307	
4 Bed Semi	31 Nr	116 m2	£ 637 /m2	£73,876	
4 Bed + Detached	4 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	78 Nr	7732 m2			£4,990,898
Addition for Code for Sustainable Homes	0				£0
Rainwater Harvesting					£0
External works within curtilages					£295,492
External works out side curtilages					£497,641
Drainage (Incl Attenuation)					£419,998
Incoming Services (incl Substation)					£386,248
Abnormals					
Costs for levels (Intermediate)					£86,392
Poor ground (None)					£0
Extra clearance (Slabs + some demolition)					£86,392
Flood risk (Severe problems)					£215,980
Contamination (Medium contamination)					£20,216
Public Open space - 0m2 - 0% of total area					£0
Allowance for special site access (Substantial complexity)					£172,784
Quality addition	Base quality				£0
Site Specific works - see following sheet					£0
Preliminaries (Sales Rate - 2.5/m)		155 weeks			£990,171
TOTAL					£8,162,212
Fees			6.00%		£489,733
Contingencies			5.00%		£432,597
Less: Profit and Overhead reduction			6.00%		-£545,073

OVERALL COST	£8,539,469
Cost per dwelling	£108,095
Cost per m2	£ 1,104 /m2
Non - Residential Developments - See following sheet	£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-Costs are at June 2015 levels and exclude inflation



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site G

8 December 2015

Site Specific works

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments

£0



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site H

8 December 2015

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

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	6 Nr	59 m2	£ 671 /m2	£39,601	
3 Bed Semi	27 Nr	88 m2	£ 649 /m2	£57,116	
3 Bed Detached		88 m2	£ 697 /m2	£61,307	
4 Bed Semi	24 Nr	116 m2	£ 637 /m2	£73,876	
4 Bed + Detached	3 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	60 Nr	5952 m2			£3,841,418
Addition for Code for Sustainable Homes 0					£0
Rainwater Harvesting					£0
External works within curtilages					£226,429
External works out side curtilages					£380,370
Drainage (Incl Attenuation)					£318,986
Incoming Services (excl Substation)					£232,594
Abnormals					
Costs for levels (Slight slopes)					£39,873
Poor ground (None)					£0
Extra clearance (Slabs + some demolition)					£66,455
Flood risk (No risk)					£0
Contamination (Light contmaination)					£7,725
Public Open space - 0m2 - 0% of total area					£0
Allowance for special site access (Intermediate complexity)					£66,455
Quality addition	Base quality				£0
Site Specific works - see following sheet					£0
Preliminaries (Sales Rate - 1/m)		278 weeks			£888,307
TOTAL					£6,068,613
Fees			6.00%		£364,117
Contingencies			5.00%		£321,636
Less: Profit and Overhead reduction			6.00%		-£405,262

OVERALL COST	£6,349,104
Cost per dwelling	£105,818
Cost per m2	£ 1,067 /m2
Non - Residential Developments - See following sheet	£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-Costs are at June 2015 levels and exclude inflation



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site H

8 December 2015

Site Specific works

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments

£0



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site I

8 June 2015

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

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	8 Nr	59 m2	£ 671 /m2	£39,601
3 Bed Semi	37 Nr	88 m2	£ 649 /m2	£57,116
3 Bed Detached		88 m2	£ 697 /m2	£61,307
4 Bed Semi	32 Nr	116 m2	£ 637 /m2	£73,876
4 Bed + Detached	4 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	81 Nr	8024 m2		£5,179,006
Addition for Code for Sustainable Homes 0				£0
Rainwater Harvesting				£0
External works within curtilages				£305,743
External works out side curtilages				£513,500
Drainage (Incl Attenuation)				£430,631
Incoming Services (incl Substation)				£394,001
Abnormals				
Costs for levels (Intermediate)				£89,715
Poor ground (None)				£0
Extra clearance (None)				£0
Flood risk (No risk)				£0
Contamination (No contamination)				£0
Public Open space - 0m2 - 0% of total area				£0
Allowance for special site access (Major complexity)				£269,144
Quality addition	Base quality			£0
Site Specific works - see following sheet				£0
Preliminaries (Sales Rate - 1.5/m)		252 weeks		£1,030,697
TOTAL				£8,212,438
Fees		6.00%		£492,746
Contingencies		5.00%		£435,259
Less: Profit and Overhead reduction		6.00%		-£548,427

OVERALL COST	£8,592,017
Cost per dwelling	£106,074
Cost per m2	£ 1,071 /m2
Non - Residential Developments - See following sheet	£0

Notes

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



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site I

8 June 2015

Costs are at June 2015 levels and exclude inflation

Total of site specific works	£0

Non-residential Developments	
Total of non-residential developments	£0



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site J

8 December 2015

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

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	9 Nr	59 m2	£ 671 /m2	£39,601
3 Bed Semi	35 Nr	88 m2	£ 649 /m2	£57,116
3 Bed Detached		88 m2	£ 697 /m2	£61,307
4 Bed Semi	31 Nr	116 m2	£ 637 /m2	£73,876
4 Bed + Detached	5 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	80 Nr	7937 m2		£5,126,715
Addition for Code for Sustainable Homes 0				£0
Rainwater Harvesting				£0
External works within curtilages				£298,671
External works out side curtilages				£500,781
Drainage (Incl Attenuation)				£425,314
Incoming Services (incl Substation)				£390,125
Abnormals				
Costs for levels (Medium steep slopes)				£132,911
Poor ground (None)				£0
Extra clearance (None)				£0
Flood risk (No risk)				£0
Contamination (No contamination)				£0
Public Open space - 0m2 - 0% of total area				£0
Allowance for special site access (Intermediate complexity)				£88,607
Quality addition	Base quality			£0
Site Specific works - see following sheet				£125,000
Preliminaries (Sales Rate - 1.5/m)		249 weeks		£1,018,882
TOTAL				£8,107,005
Fees		6.00%		£478,920
Contingencies		5.00%		£423,046
Less: Profit and Overhead reduction		6.00%		-£533,038

OVERALL COST	£8,475,933
Cost per dwelling	£105,949
Cost per m2	£ 1,068 /m2
Non - Residential Developments - See following sheet	£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-Costs are at June 2015 levels and exclude inflation



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site J

8 December 2015

Site Specific works	
Allowance for landscape mitigation	£125,000
Total of site specific works	£125,000

Non-residential Developments	
Total of non-residential developments	£0



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site K

8 December 2015

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

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	5 Nr	59 m2	£ 671 /m2	£39,601
3 Bed Semi	24 Nr	88 m2	£ 649 /m2	£57,116
3 Bed Detached		88 m2	£ 697 /m2	£61,307
4 Bed Semi	22 Nr	116 m2	£ 637 /m2	£73,876
4 Bed + Detached	3 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	54 Nr	5397 m2		£3,482,716
Addition for Code for Sustainable Homes 0				£0
Rainwater Harvesting				£0
External works within curtilages				£204,042
External works out side curtilages				£342,333
Drainage (Incl Attenuation)				£287,087
Incoming Services (excl Substation)				£209,334
Abnormals				
Costs for levels (Intermediate)				£59,810
Poor ground (None)				£0
Extra clearance (Slabs + some demolition)				£59,810
Flood risk (Minor allowance)				£14,952
Contamination (No contamination)				£0
Public Open space - 0m2 - 0% of total area				£0
Allowance for special site access (Intermediate complexity)				£59,810
Quality addition	Base quality			£0
Site Specific works - see following sheet				£100,000
Preliminaries (Sales Rate - 1/m)		252 weeks		£805,232
TOTAL				£5,625,127
Fees		6.00%		£331,508
Contingencies		5.00%		£292,832
Less: Profit and Overhead reduction		6.00%		-£368,968

OVERALL COST	£5,880,498
Cost per dwelling	£108,898
Cost per m2	£ 1,090 /m2
Non - Residential Developments - See following sheet	£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-Costs are at June 2015 levels and exclude inflation



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site K

8 December 2015

Site Specific works

Allowance for Section 278 works (HGV mitigation)

£100,000

Total of site specific works

£100,000

Non-residential Developments

Total of non-residential developments

£0



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site L

8 December 2015

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

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		£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	Base quality			£0
Site Specific works - see following sheet				£0
Preliminaries (Sales Rate - 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
Non - Residential Developments - See following sheet	£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-Costs are at June 2015 levels and exclude inflation



ROSSENDALE - FUTURE DEVELOPMENT APPRAISAL - CONSTRUCTION COSTS

Site L

8 December 2015

Site Specific works

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments

£0