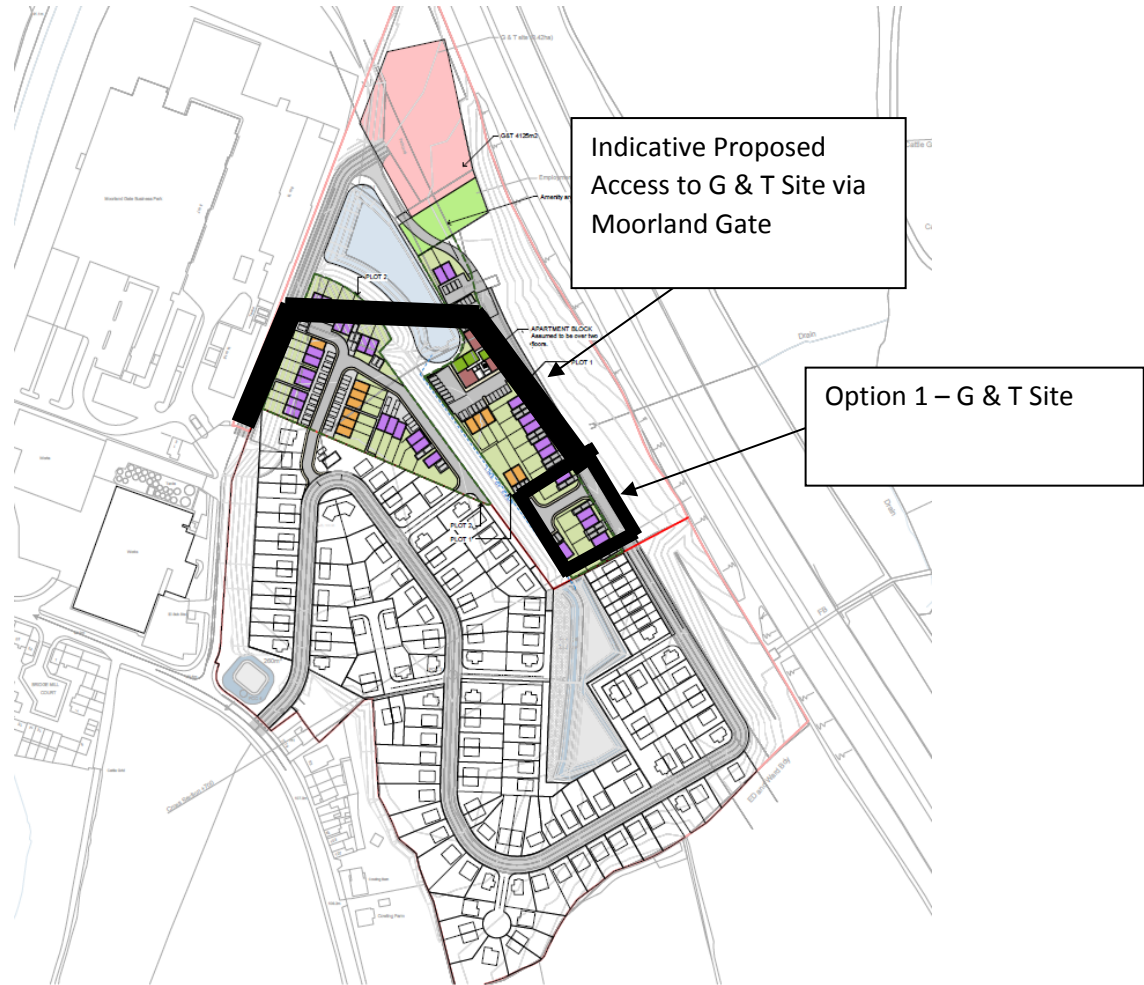


G & T Site Development Estimated Costs - Option 1



Activity	Unit	Quantity	Rate	Total	Assumptions
Contractors Preliminaries	wk	10	£ 5,500.00	£ 55,000.00	
Soil Strip	m2	6150	£ 1.20	£ 7,380.00	
Earthworks Cut	m3	4800	£ 2.20	£ 10,560.00	
Earthworks Fill - Site Won Material	m3	4800	£ 1.20	£ 5,760.00	Assumes that the cut from the G & T development will be suitable for re-use (subject to some processing)
Processing of Fill materials	m3	4800	£ 14.00	£ 67,200.00	
Earthworks Import	ton	1500	£ 15.00	£ 22,500.00	Assumes that the material cannot be won from the wider CBC site
Foul Drainage Connections	-	-	-	£ 75,000.00	Assumes connection can be made into combined sewer on Cowling Road
Service Connections	-	-	-	£ 150,000.00	Assumes substation is required
Acoustic Fencing	m	150	£ 34.50	£ 5,175.00	
Retaining Wall	-	-	-	£ 90,000.00	
G & T Site Fencing	m	1000	£ 25.00	£ 25,000.00	

G & T Surfacing and Access	m3	2496	£ 120.00	£ 299,520.00	Assumes 180 tar, over 300 mot
Professional Fees	%	5	5%	£ 40,654.75	
Planning and Design Fees	-	-	-	-	Assumed that these will be paid through the Homes England Revenue Funding obtained by the Linfoot Family
Contingency	%		5%	£ 39,937.49	
Finance	%		3%	£ 26,810.62	
Total				£ 920,497.85	