

G & T Site Development Estimated Costs - Option 2



Activity	Unit	Quantity	Rate	Total	Assumptions
Contractors Preliminaries	wk	10	£ 5,500.00	£ 55,000.00	
Soil Strip	m2	7000	£ 1.20	£ 8,400.00	
Earthworks Cut	m3	5200	£ 2.20	£ 11,440.00	
Earthworks Fill - Site Won Material	m3	5200	£ 1.20	£ 6,240.00	Assumes that the cut from the G & T development will be suitable for re-use (subject to some processing)
Processing of Fill materials	m3	5200	£ 14.00	£ 72,800.00	
Earthworks Import	ton	635	£ 15.00	£ 9,525.00	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	3360	£ 120.00	£ 403,200.00	Assumes 180 tar, over 300 mot
Professional Fees	%	5	5%	£ 45,589.00	
Planning and Design Fees	-	-	-	-	Assumed that these will be paid through the Homes England Revenue Fundign obtained by the Linfoot Family
Contingency	%		5%	£ 45,118.45	
Finance	%		3%	£ 30,074.62	
Total				£ 1,032,562.07	