

G & T Site Development Estimated Costs - Option 4



Contour Plan



Section A/A'

| Activity                            | Unit | Quantity | Rate       | Total               | Assumptions  |
|-------------------------------------|------|----------|------------|---------------------|--|
| Contractors Preliminaries           | wk   | 16       | £ 5,500.00 | £ 88,000.00         |  |
| Soil Strip                          | m2   | 6747     | £ 1.20     | £ 8,096.40          |  |
| Earthworks Cut                      | m3   | 10026    | £ 2.20     | £ 22,057.20         |  |
| Earthworks Fill - Site Won Material | m3   | 4297     | £ 1.20     | £ 5,156.40          | Assumes that the cut from the G & T development will be suitable for re-use (subject to some processing) |
| Processing of Fill materials        | m3   | 4297     | £ 14.00    | £ 60,158.00         |  |
| Earthworks Import                   | ton  | -        | £ 15.00    | £ -                 | Assumes that the material cannot be won from the wider CBC site  |
| Foul Drainage Connections           | -    | -        | -          | £ 45,000.00         | 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                      | -    | -        | -          | -                   |  |
| G & T Site Fencing                  | m    | 500      | £ 25.00    | £ 12,500.00         |  |
| G & T Surfacing and Access          | m3   | 3238.56  | £ 120.00   | £ 388,627.20        | Assumes 180 tar, over 300 mot  |
| Professional Fees                   | %    | 5        | 5%         | £ 39,238.51         |  |
| Planning and Design Fees            | -    | -        | -          | -                   | Assumed that these will be paid through the Homes England Revenue Funding obtained by the Linfoot Family |
| Contingency                         | %    |          | 5%         | £ 36,800.44         |  |
| Finance                             | %    |          | 3%         | £ 25,824.27         |  |
| <b>Total</b>                        |      |          |            | <b>£ 886,633.42</b> |  |