

Viability Assessment (Update)

Land at Smithy Bridge Road, Littleborough, Rochdale
February 2024



RogerHannah

Contents

1.	Introduction	1
2.	Executive Summary	3
3.	Site Information.....	5
4.	Viability in Planning Guidance	8
5.	Methodology	11
6.	Gross Development Value	12
7.	Residual Appraisals	14
8.	Results & Sensitivity Analysis	20
9.	Conclusions	21
10.	Compliance.....	22

Appendices

1. Site layout Plan
2. Cost Plan
3. Market Research
4. Appraisal 1 – Policy Compliant Appraisal
5. Appraisal 2 – 100% Market Sale & S106

1. Introduction

1.1 Instructions

Roger Hannah has been instructed by Taylor Wimpey Ltd to provide a financial viability assessment in respect of the proposed residential development at Smithy Bridge Road, Littleborough, Rochdale.

A planning application is to be submitted, seeking approval for the development of 199 dwellings, comprising a mix of two, three, four and five-bed houses with associated infrastructure, including public open space and landscaping.

This report is an update to the previous viability assessment ('VA') prepared CBRE, dated August 2022. Following the submission of this report, the scheme layout has been revised as a result of feedback from the Council. Due to the length of time that has passed since the submission of the initial report, the scheme costs and GDV have also been updated to reflect current day values and costs.

Following the submission of the viability report in August 2022, the Council commissioned RPS to review the submitted VA and this was delivered in April 2023. The RPS report initially concluded that the scheme on a policy compliant basis was viable to contribute an affordable housing contribution of £5,299,350 (7.5% GDV) and would result in a surplus of £661,088 when assuming a fixed level of developers profit at 20% GDV (£14,131,600) and assuming a benchmark land value of £2,080,000.

The submitted VA was prepared by Steve Smith during his employment at CBRE, and following his relocation to Roger Hannah, Taylor Wimpey ('the Applicant') instructed Roger Hannah to respond to the Council's review on the Applicant's behalf. The main areas of dispute are as follows, with the difference in cost amount in comparison with the VA in brackets:

- Benchmark Land Value (-£2,315,000);
- Abnormal Works, External Works, Professional Fees, Abnormal Works, Infrastructure & Utilities, and Building Enhancements. (-£6,578,528)
- Biodiversity Net Gain (-£1,364,560).

Following this response from Roger Hannah, a meeting was held between the cost advisors from RPS and Arcadis (applicant costs advisors) on 26th October 2023, as RPS were suggesting that there was double counting of costs between the submitted Arcadis Cost Estimate and the adopted external works cost. In order to resolve this, within the current viability assessment, Arcadis have adjusted their methodology and have assessed all required infrastructure/abnormal costs along with roads and sewers costs, to leave only plot specific external works costs assessed under a 10% of base build cost allowance.

In respect of the matters previously raised as issues by RPS: the adopted benchmark land value is regarded as a minimum allowance for the release of a non-strategic site; the strategic infrastructure and roads & sewers costs, as adopted in line with advice from Arcadis are all in excess of base build and plot external works; and a current quote for the provision of off-site biodiversity net gain has been adopted herein, which we understand is acceptable to the Council.

This updated report has been prepared to support the planning application and considers the financial impact of the potential planning obligations. We understand that the report will be submitted to Rochdale Borough Council as part of the planning application for this development.

RICS Compliance

In accordance with the RICS Professional Standard, Financial viability in planning: conduct and reporting (2019), we can confirm the following:

- The persons involved in the preparation and review of this report are suitably qualified professionals that have extensive experience advising on viability matters across the region
- There are no conflicts of interest that affect our independent opinion being provided

- We have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information

We can also confirm that we have had reference to and followed the best practice recommendations in the RICS Professional Statement, Assessing viability in planning under the National Planning Policy Framework 2019 for England (2021).

I.2 Reporting

This report has been produced and reviewed by the following suitably qualified professionals.

Author:

A handwritten signature in black ink, appearing to read 'J Mistry'.

.....
Jessica Mistry MRICS
Senior Surveyor

Reviewer:

A handwritten signature in black ink, appearing to read 'S Smith'.

.....
Steve Smith MRICS
Director

I.3 Information Provided

We have been provided with and relied upon the following information:

- Proposed site layout plan (Appendix 1)
- Strategic Infrastructure and Roads & Sewers Cost Plan (Appendix 2)

2. Executive Summary

Financial Appraisal

Site	Land at Smithy Bridge Road, Littleborough, Rochdale.
Scheme	The application seeks approval for the development of 199 dwellings, comprising a mix of two, three, four and five-bed houses with associated infrastructure, including public open space and landscaping.
GDV	The total GDV for the scheme equates to £72,264,000, which we have adopted within appraisal. This equates to an average price of £305 per sq ft across the proposed house types.
Build Costs	For this assessment, we have had reference to our experience and current knowledge of base build costs, and BCIS benchmarking data. We have adopted an all-in base build cost of £126 per sq ft, inclusive of standard external works. Further details of the build cost adopted is set out in Section 7 of this report.
Site Enabling & Abnormal Costs	To bring forward the development, work has been undertaken by the Applicant's cost consultants - Arcadis to assess the level of strategic infrastructure and roads & sewers costs based on their expertise, site specific requirements and understanding of current cost allowances. A total cost of £20,985,896 has been included for strategic infrastructure and roads & sewers works inclusive of contingency at 5%. This includes a s106 biodiversity net gain contribution. A schedule of the above costs and cashflow timescales is provided at Appendix 2.
Developer's Profit	20% on GDV for Open Market units 8% on GDV for Affordable units
Other Costs	Other costs have been applied in respect of contingency, professional fees, finance, and marketing fees.
Benchmark Land Value	A benchmark land value of £4,400,000 has been adopted.

Appraisal Results		Appraisal 1 – Policy Compliant	Appraisal 2 – 100% Market Sale & S106 only
	Benchmark Land Value	£4,400,000	£4,400,000
	Residual Land Value	-£6,800,023	-£887,230
	Viability Concern	Yes	Yes
Conclusion	Given the conclusions from this appraisal, we are of the opinion that the planning policy requirements in respect of affordable housing should be relaxed on viability grounds for the proposed development. The viability assessment shows that no affordable housing contribution can be provided.		

3. Site Information

3.1 Location

The scheme is located to the west of Smithy Bridge Road, with Littleborough train station c.1 mile to the east and approximately 1.9 miles from the centre of Rochdale to the south west.

Rochdale is a town and the administrative centre of the Metropolitan Borough of Rochdale in Greater Manchester.

Included below is a map showing the site's location within the region.



Figure 1: Location Plan (Source – Google Maps)

3.2 The Site

The application site extends to approximately 14.23 ha (35.16 acres). It has a net developable area of approximately 8.89 ha (21.97 acres) and is currently used for agriculture and paddock. The site slopes down from north to south towards the River Roch, which borders the Southern edge of the site. The southern half of the site is reserved for flood alleviation requirements, as outlined under the Places for Everyone allocation, and it is also required for biodiversity net gain, public open space and sustainable drainage.

The red line boundary of the site in its entirety is illustrated on the plan at Figure 2 below.



Figure 2: Site Plan

3.3 Proposed Development

The application seeks approval for the development of 199 dwellings, comprising a mix of two, three, four and five-bed houses with associated infrastructure, including public open space and landscaping.

An accommodation schedule is set out below.

House Type	Dwelling Type	Beds	Storey	Sq ft	No. Units	Total Sqft
Beaford	Terrace	2	2	792	4	3,168
Beaford	Semi	2	2	792	2	1,584
Eynsford	Terrace	3	2	987	4	3,948
Eynsford	Semi	3	2	987	24	23,688
Tetford	Semi	3	2	1,037	4	4,148
Tetford	Detached	3	2	1,037	10	10,370
Aynesdale	Detached	3	2	1,073	24	25,752
Byrneham	Detached	3	2	1,144	13	14,872
Harrton	Terrace	3	2.5	1,154	4	4,616
Harrton	Semi	3	2.5	1,154	32	36,928
Coleford	Detached	4	2	1,268	34	43,112
Hubham	Detached	4	2	1,389	19	26,391
Rightford	Detached	4	2	1,392	13	18,096
Aireton	Detached	5	2.5	1,691	12	20,292
Total					199	236,965

Figure 3: Schedule of Accommodation

The development provides a total net sales area of 236,965 sq ft. The proposed development is illustrated on the plan below and is attached at Appendix I.



Figure 4: Proposed Development Layout

3.4 Planning Policy

In this section we set out the planning policy which is relevant in respect of viability.

The Rochdale Core Strategy was adopted in October 2016. It is the lead document in the Local Plan. The Unitary Development Plan (“UDP”) from the 1996 – 2016 Local Plan is still in place until the Allocations Development Plan is adopted.

3.4.1 Affordable Housing

Policy C4 of the Core Strategy sets out the affordable housing policy for Rochdale. The Council’s current affordable housing policy seeks a contribution of 7.5% of the development sales value of the overall scheme for all developments of 15 dwellings or more.

We have included this contribution in our policy compliant financial appraisal.

3.4.2 Community Infrastructure Levy

The Council have not formally adopted a CIL charging schedule. The development is therefore not liable for this charge.

3.4.3 Section 106 Contributions

We understand the following contributions have been requested by the LPA for proposed development:

- S106 Outdoor sports provision – £373,400
- S106 Education – £919,381

We have included the above contributions in our policy compliant appraisal of the scheme. The s106 payment profile is not yet agreed, and we have therefore spread the cost on a monthly basis across the construction period.

3.4.4 S106 Biodiversity Net Gain

In order to achieve 10% biodiversity net gain, the Applicant has obtained a quote for £1,215,163 for a S106 biodiversity net gain contribution to be provided off-site. For ease of programming this cost has been included in the strategic infrastructure and roads & sewers development costs which can be found at Appendix 2.

4. Viability in Planning Guidance

4.1 National Planning Policy Framework

Paragraph 58 of the National Planning Policy Framework (NPPF), which was last updated in September 2023, states the following:

“where up to date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”

The NPPF places emphasis on assessing viability at the plan-making stage, but also sets out that it may also be required at the decision-making stage. It refers to the methodology set out in the Planning Practice Guidance (PPG), which we consider below.

4.2 Planning Practice Guidance

The PPG in respect of viability, which was last updated in 2019, defines a viability assessment at Paragraph 010 as:

“A process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.”

The preferred method is to assess viability at the plan-making stage through the use of a typology approach. Paragraph 004 states:

“Plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of sites and current and proposed use or type of development . . . Average costs and values can then be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Plan makers may wish to consider different potential policy requirements and assess the viability impacts of these. Plan makers can then come to a view on what might be an appropriate benchmark land value and policy requirement for each typology.”

The guidance requires standardised inputs to be used when assessing viability in relation to Gross Development Value (GDV), costs (construction costs and planning policy related costs), developer’s return and Benchmark Land Value (BLV), each of which will be assessed within this report. The BLV is to be assessed as the Existing Use Value (EUV) plus a minimum premium for the landowner.

The PPG also states that viability may also need to be assessed at the application stage, with paragraph 007 stating:

“Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.”

Paragraph 008 goes on to say that:

“The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and viability evidence underpinning the plan is up to date, and sites circumstances

including any changes since the plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment.”

The PPG also sets out a clear need for strategic sites to be individually tested, with paragraph 005 stating:

“It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic policies of the plan. This could include, for example, large sites, sites that provide a significant proportion of planning supply, sites that enable or unlock other development sites or sites within priority regeneration areas.”

4.3 RICS Assessing viability in planning under the NPPF 2019

We have referred to the best practice recommendations within this RICS Professional Standard, dated 2021, which provides clarifications in relation to the PPG standardised input approach. It sets out the need to use residual appraisals to assess viability in planning, using the following diagram to demonstrate this:

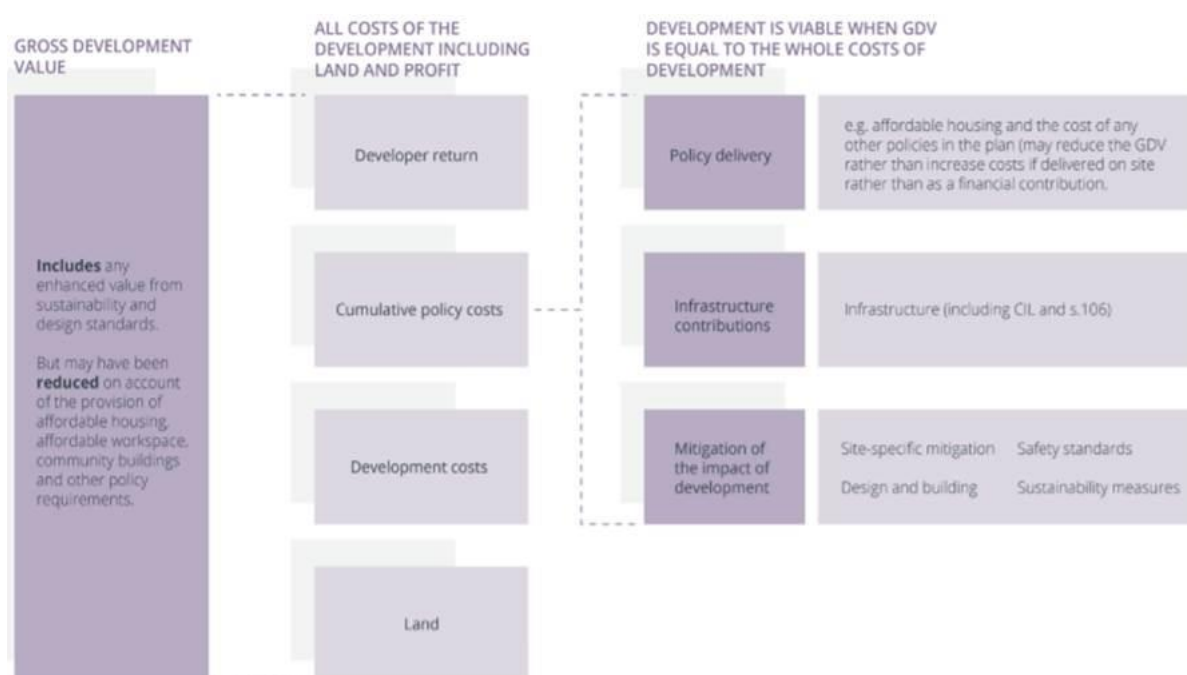


Figure 1: RICS Residual Valuation Framework (Source – RICS)

This Professional Standard is clear that the NPPF and PPG are the ‘authoritative requirement’, providing clarity on the application of this relevant guidance and the relevance to other RICS guidance, including the following:

- RICS Professional Standard, Financial viability in planning: conduct and reporting (2019)
- RICS Guidance Note, Valuation of development property (2019)
- RICS Guidance Note, Comparable evidence in real estate valuation (2019)
- RICS Professional Statement, RICS Valuation – Global Standards ‘Red Book’ (2020)

It also provides additional guidance on the Benchmark Land Value (BLV), which should be assessed through a five-stage process:

1. Assess the EUV – the Market Value of the property is in existing use, excluding hope value
2. Assess the Alternative Use Value (AUV) where appropriate
3. Assess the premium above EUV
4. Determine the residual value of the site, assuming policy compliance, to cross check against the EUV and assessment of the premium
5. Reference land transaction evidence to sense check the EUV and assessment of the premium

We can confirm that we have had reference to the contents of this guidance and followed the best practice recommendations set out within it.

4.4 RICS Financial viability in planning: conduct and reporting

This Professional Statement, dated 2019, sets out a number of mandatory requirements in Section 2 that apply when assessing viability in planning, which we summarise as follows:

- All inputs into an appraisal must be reasonably justified with as much good quality evidence as possible. Where a reviewer disagrees with a submitted assessment and/or elements in it, differences must be clearly set out with supporting and reasonable justification. Where possible, practitioners should always try to resolve differences of opinion.
- In respect of the benchmark land value RICS members must report the existing use value, premium, market evidence and all supporting considerations, assumptions and justifications adopted, as well as alternative use value (if appropriate).
- All viability assessment must include a sensitivity analysis
- A non-technical summary of the report should be provided, which includes key figures and conclusions, so that non-specialists can better understand them
- RICS members must advocate reasonable, transparent and appropriate engagement between the parties.

We can confirm that we have had regard to the mandatory reporting requirements within this Professional Statement.

5. Methodology

5.1 Site Specific Viability Assessment

In accordance with the scenarios set out in the PPG, we have undertaken a site-specific assessment of viability for the following reasons:

- The Local Plan is out of date
- Additional information is now available in respect of infrastructure or sites costs, compared to the assumptions adopted at the plan-making stage.

5.2 Adopted Methodology

As per the PPG and RICS guidance, we have adopted the residual method to assess site viability. This is based on the following calculation:

Gross Development Value – (Costs + Developer's Return) = Residual Value

We have also established the Benchmark Land Value (BLV) as appropriate for assessing viability. Should the residual value be below the BLV, which represents the minimum return a reasonable landowner can expect, the development is deemed to be unviable and changes to planning policy are likely to be required to ensure that the development is delivered. We have therefore also assessed what level of planning obligations can be delivered in order for the BLV to be achieved, therefore resulting in a viable development.

6. Gross Development Value

Method	The PPG states the following: <i>“Gross development value is an assessment of the value of development. For residential development this may be total sales and/or capitalised net rental income from developments . . . For viability assessment of a specific site or development, market evidence (rather than average figures) from the actual site or from existing developments can be used”</i> The RICS Guidance Note also defines this as follows: <i>“The aggregate market value of the proposed development, assessed on the special assumption that the development is complete on the date of valuation in the market conditions prevailing at that date.”</i> We have therefore assessed the GDV with reference to the comparable method of valuation.										
Local Sales Market Overview	The table below sets out the average sold price for the different property types in Rochdale in the last 12 months from Zoopla. <table border="1"> <thead> <tr> <th>Property Type</th><th>Average Sold Price</th></tr> </thead> <tbody> <tr> <td>Detached</td><td>£340,062</td></tr> <tr> <td>Semi</td><td>£188,665</td></tr> <tr> <td>Terrace</td><td>£136,053</td></tr> <tr> <td>Flats</td><td>£107,253</td></tr> </tbody> </table>	Property Type	Average Sold Price	Detached	£340,062	Semi	£188,665	Terrace	£136,053	Flats	£107,253
Property Type	Average Sold Price										
Detached	£340,062										
Semi	£188,665										
Terrace	£136,053										
Flats	£107,253										
Market Evidence	The market research we have undertaken is provided at Appendix 3. The Stubble Meadows by Russell Homes is regarded as the most appropriate comparable considering its scale at 102 homes, the quality of the Russell Homes product and close proximity, being c.700 metres to the northeast of the subject site. It is anticipated that the proposed scheme will be able to achieve similar values to Stubble Meadows. The current average asking price at this development is £277 per sq ft and £263 per sq ft after accounting for purchaser incentives at 5%, reflecting current market requirements. Eight of the ten currently available properties are 2.5 storey units, with lower asking prices than 2 storey units, in line with market expectations. The 2.5 storey average net asking price is £259 per sq ft compared with 2 storey at £283 per sq ft. The average achieved sales value at the Stubble Meadows development is £291 per sq ft, with all units being 2 storey. Smaller units of 759 – 811 sq ft generate an average value of £303 per sq ft whereas larger units of 1,066 sq ft are at £286 per sq ft. We would also note that there are larger units available at Chestnut Way, however this is a small cul-de-sac development that is not comparable to a national housebuilder product and is capable of generating higher values. Littleborough is also regarded as a market that sits separately from schemes closer to Rochdale centre.										
Proposed Open Market Sales Values	Following a detailed review of the local market, the following open market sales values have been adopted. This provides an average sales value of £305 per sq ft across the scheme which we consider is reasonable. Lower values have been applied across the 2.5 storey house types in the scheme in line with market expectations.										

Affordable Housing Contribution	House Type	Dwelling Type	Beds	Storey	Sq ft	No. Units	Total Sqft	Market Value	£ psf	Total GDV
	Beaford	Terrace	2	2	792	4	3,168	£255,000	£320	£1,020,000
	Beaford	Semi	2	2	792	2	1,584	£260,000	£326	£520,000
	Eynsford	Terrace	3	2	987	4	3,948	£310,000	£313	£1,240,000
	Eynsford	Semi	3	2	987	24	23,688	£315,000	£318	£7,560,000
	Tetford	Semi	3	2	1,037	4	4,148	£320,000	£308	£1,280,000
	Tetford	Detached	3	2	1,037	10	10,370	£325,000	£313	£3,250,000
	Aynesdale	Detached	3	2	1,073	24	25,752	£330,000	£312	£7,920,000
	Byrneham	Detached	3	2	1,144	13	14,872	£355,000	£310	£4,615,000
	Harrton	Terrace	3	2.5	1,154	4	4,616	£330,000	£286	£1,320,000
Affordable Housing Contribution	Harrton	Semi	3	2.5	1,154	32	36,928	£335,000	£290	£10,720,000
	Coleford	Detached	4	2	1,268	34	43,112	£390,000	£308	£13,260,000
	Hubham	Detached	4	2	1,389	19	26,391	£430,000	£310	£8,170,000
	Rightford	Detached	4	2	1,392	13	18,096	£433,000	£309	£5,629,000
	Aireton	Detached	5	2.5	1,691	12	20,292	£480,000	£285	£5,760,000
	Total					199	236,965		£305	£72,264,000
	This results in a total GDV of £72,264,000 on an open market sale basis.									
	We have allowed for a sum equal to 7.5% of market sale GDV as a contribution towards affordable housing in the policy compliant appraisal. This equates to a total contribution of £5,419,800.									

7. Residual Appraisals

We have undertaken residual appraisals of the proposed development on the following bases:

- Appraisal 1: Policy Compliant scheme which assumes an affordable housing contribution at 7.5% of market sale GDV and S106 contributions.
- Appraisal 2: Applicant's proposal which assumes a 100% market, S106 contributions only and no affordable housing contribution.

The appraisal assumptions are detailed below:

Appraisal Inputs	
Scheme GDV	The total GDV for the scheme equates to £72,264,000, which we have adopted within appraisal. This equates to an average price of £305 per sq ft across the proposed house types.
Build Costs	For this assessment, we have had reference to our experience and current knowledge of base build costs, and BCIS benchmarking data. We have adopted an all-in base build cost of £126 per sq ft, inclusive of a reduced external works allowance at 10% on the basis that roads and sewers costs are included in the strategic infrastructure and roads & sewers as assessed by Arcadis. The rate utilised makes allowances for the following: • Basic superstructure costs • Nominal strip footing foundations • Plot development costs (including provision of utilities, driveways, formation of curtilage parking spaces and gardens, boundary treatments to properties) • The rate includes for builders' preliminary costs (site management, all welfare facilities, site office, construction utilities, etc.).
Site Enabling & Abnormal Costs	To bring forward the development, work has been undertaken by the Applicant's cost consultants - Arcadis to assess the level of strategic infrastructure and roads & sewers development costs based on their expertise and understanding of current cost allowances. A total cost of £20,985,896 has been included for strategic infrastructure and roads & sewers works inclusive of contingency at 5%. This also includes a s106 biodiversity net gain contribution. The Arcadis Strategic Infrastructure and Roads & Sewers Cost Plan, including development cashflow is provided at Appendix 2.
Contingency	In line with our professional view and judgement on risk, a contingency sum equating to 3% of the base cost has been allowed. The Arcadis Strategic Infrastructure and Roads & Sewers Cost Plan includes a contingency allowance of 5%, in line with market expectations, reflecting increased uncertainty in respect of non-standard costs.
Professional Fees	A provision equating to 6% of the build cost has been allowed as a minimum allowance to reflects the work that is required to deliver a scheme of the proposed size and nature.

Affordable Housing Contribution	We have allowed for a sum equal to 7.5% of market sale GDV as a contribution towards affordable housing in the policy compliant appraisal. This equates to a total contribution of £5,419,800.
Section 106 Costs	We understand the following contributions have been requested by the LPA for proposed development: • S106 Outdoor sports provision – £373,400 • S106 Education – £919,381 We have included the above contributions in our policy compliant appraisal of the scheme. The s106 payment profile is not yet agreed, and we have therefore spread the cost on a monthly basis across the construction period.
Biodiversity Net Gain	In order to achieve 10% biodiversity net gain, the Applicant has obtained a quote for £1,215,163 for a S106 biodiversity net gain contribution to provide off-site. For ease of programming this cost has been included in the strategic infrastructure and roads & sewers development costs which can be found at Appendix 2.
CIL	Non applicable
Finance Costs	We have assumed a debit rate of 8.5%. The Bank of England raised the base rate over three consecutive months from 1.25% in June 2022 to 1.75% in August 2022, 2.25% in September, 3% in October 2022, 3.5% in November, 4% in February 2023, 4.50% in March 2023, 5% in June 2023 and 5.25% in August 2023. Therefore, a minimum interest figure of 8.5% is appropriate.
Disposal Costs	For the sales of the market units in the scheme, we have assumed a marketing and sales cost of 3%. This provides a budget towards a show house, website, advertisement, and other marketing initiatives. We have also allowed for sales legal fees at £700 per unit. These are considered to be standard market assumptions. For the affordable units we have allowed for legal fees only.
Site Acquisition Costs	Stamp Duty at HMRC prevailing rates, 1% agent fee and £10,000 for legal fees.
Profit Margin	During recent years, profit for market sale residential development has typically ranged between 18-20% of Gross Development Value (GDV) as advocated in National Planning Guidance on Viability. The level of profit should be considered in the round of the assumptions made within an appraisal and should reflect the risk in bringing the development forward. Market conditions have changed markedly over the last 12-18 months, including increasing interest rates, increasing cost of living, reduced affordability, reduced sales rates, increased incentives and high levels of build cost inflation. Market forecasts are for sales values to stagnate or decline and for costs to continue to increase which is markedly different to market forecasts from the majority of 2022 where generally house price growth was matching build cost inflation, and the market was buoyant.

	We are currently, therefore, of the view that the margin should be 20% on market sale GDV as a minimum starting point, which is also the same minimum levels lenders would typically apply for a development loan to be considered acceptable.
Timescales	We have assumed the following timing assumptions: • Site purchase – 1 month • Pre-construction - 2 months to allow for planning permission and commencement on site. • Construction – 73 months • Sales – 66 months phased at 3 units per month (first sale 10-month into construction) Total – 83 months

Benchmark Land Value

7.1 Method

In any typical viability assessment, a benchmark land value is used to assess whether or not a scheme is viable. Paragraph 013 of the PPG states that:

“A benchmark land value should be established on the basis of the Existing Use Value (EUV), plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell the land for development while allowing a sufficient contribution to fully comply with policy requirement.”

This is often referred to as the EUV+ approach, which we have adopted in this case.

The EUV is defined in Paragraph 015 of the PPG as:

“the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types.”

It is clear that the EUV is the value of the land in its current use and we had reference to comparable market evidence as appropriate.

In respect of the minimum premium, paragraph 016 of the PPG states that:

“the premium (or the ‘plus’ in EUV+) is the second component of benchmark land value. It is the amount above the existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.”

The PPG goes on to state that:

“Benchmark land value should:

- *Be based upon existing use value*
- *Allow for a premium to landowners (including equity release from those building their own homes)*
- *Reflect the implications of abnormal costs, site-specific infrastructure costs; and professional site fees” (Paragraph 014)*

“To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements.” (Paragraph 013)

There are therefore a number of factors that need to be considered when assessing the Benchmark Land Value (BLV). There is a need to reflect abnormal costs and planning policy, but there is also a need to consider a reasonable minimum level of return in order to incentivise landowners to release their land for development. These factors can be at odds with each other and the PPG is clear that there is a need to “*strike a balance*”¹ between the interests of Local Councils, developers and landowners in order to ensure that land is released for development.

It should also be noted that the PPG is clear that the actual price paid is not relevant for the purpose of viability assessment.

The latest RICS Guidance Note relating to viability in planning, dated 2021, provides additional guidance on the approach to BLV, which should be assessed through a five-stage process:

¹ Planning Practice Guidance Viability: Paragraph: 010 Reference ID: 10-010-20180724

1. Assess the EUV – the Market Value of the property is in existing use, excluding hope value
2. Assess the Alternative Use Value (AUV) where appropriate
3. Assess the premium above EUV
4. Determine the residual value of the site, assuming policy compliance, to cross check against the EUV and assessment of the premium
5. Reference land transaction evidence to sense check the EUV and assessment of the premium

We have considered all the relevant guidance in our assessment of BLV.

7.2 Existing Use Value

As mentioned above, the application site extends to approximately 14.23 ha (35.16 acres). It has a net developable area of approximately 8.89 ha (21.97 acres) and is currently used for agriculture and paddock. The significant reduction from gross to net site area relates to the flood risk and topography.

Current uses of the site comprise c.25.16 acres of agricultural and c.10 acres paddock.

Based on our experience and knowledge of agricultural land sales in the region we consider it reasonable to adopt an agricultural existing use land value of £10,000 per gross acre resulting in an EUV of £251,600 for the 25.16 acres of land.

The adopted value is in line with the RICS and Royal Agricultural University Farmland Market Directory of Land Sales Summary January ~ June 2023 which sets out Weighted Sample Average Prices by Location and Size as follows, with agricultural land of less than 50 acres generating values of £10,294 in the Northwest.

Weighted Sample	Small <50 ac		Medium 50-200 ac		Large > 200 ac	
	£/ac	£/ha	£/ac	£/ha	£/ac	£/ha
East	10,435	25,785	10,435	25,785	19,263	47,599
East Midlands	10,207	25,221	13,134	32,454	10,028	24,779
North East	14,445	35,695	11,197	27,668		
North West	10,294	25,436	7,651	18,906	6,550	16,184
South East	18,443	45,574	18,924	46,760		
South West	9,241	22,835	9,430	23,301		
West Midlands	12,476	30,829	12,160	30,047		
Yorks & Humber			7,831	19,351		
England Overall	10,775	26,625	11,528	28,485	10,901	26,936
Wales	11,799	29,155	12,792	31,609	10,735	26,525
Scotland			6,112.82	15,105		
GB Overall	10,965	27,095	11,585	28,628	10,874	26,869

Figure 6: RICS and Royal Agricultural University Farmland Market Directory

Paddock Land is widely accepted to generate higher values than agricultural land at £20,000 per acre. This provides an existing use value of £200,000 for this part of the site (£20,000 x 10).

7.3 Minium Premium

The value of a site is a key consideration within a viability assessment. Fundamentally, a landowner will sell an asset which has development potential when they consider that the development potential of the site is being fairly reflected within the price being paid. Otherwise, the site will essentially remain in its existing use with no incentive for the landowner to bring the site forward for development. Should landowners view current planning requirements as too onerous, they have the ability to wait for a change in planning policy and to release land at the point at which a minimum level of acceptable return is reached in the future.

In our assessment of the minimum premium for the greenfield element of the site, we have considered the level of strategic infrastructure development costs required and applied a reduced minimum premium of £150,000 per net acre. This equates to £3,295,500 across the proposed development with a net area of 21.97 acres. This premium reflects the available evidence and relevant RICS guidance in respect of BLV.

There is an additional 13.19 acres of land that falls outside of the developable area that is required for public open space. Whilst this land cannot accommodate housing, it is still required for development purposes, and we would therefore expect a premium to be applied, albeit at a reduced level. We are therefore of the view that a rate of £50,000 per acre is appropriate across this proportion of the site, resulting in a total value of £659,500.

This results in a total minimum premium of £3,955,000 across the site.

7.4 Alternative Use Value

We have not considered any alternative uses of the site but reserve further commentary in this regard.

7.5 Policy Compliant Land Value

The appraisal attached at Appendix 3 is provided on the basis of policy compliant development. This generates a negative land value of **-£6,800,023**, which is insufficient to provide the landowner with an incentive to dispose of the site in comparison to the benchmark land value of the site.

7.6 Benchmark Land Value

Based on the above methodology, this results in a total Benchmark Land Value of £4,406,600, say £4,400,000 and circa. £125,000 per gross acre for the site as per the below.

Item	Assessment
Existing Use Value (Agricultural)	£251,600
Existing Use Value (Paddock)	£200,000
Minimum Premium	£3,955,000
Total	£4,406,600 Say £4,400,000

A BLV at £125,000 per gross acre is regarded as an absolute minimum allowance, with any lower not providing a land owner with an incentive to dispose of their site, in line with our understanding of option agreement pricing in respect of the largest strategic sites at a minimum of c.£100,000 per gross acre. The subject site is not of strategic character and an increase BLV allowance is required, albeit limited, due to the high level of infrastructure costs that are required to develop the site.

8. Results & Sensitivity Analysis

Appraisal 1: Policy Compliant (Appendix 4)	The viability test that has been used compares the residual land value generated by the development, against the BLV of the site. It clearly demonstrates that with a policy compliant level of affordable housing at 7.5% on value and S106 contributions, viability is an issue as the residual land value at -£6,800,023 is significantly below the benchmark land value of £4,400,000.
Appraisal 2: 100% Market Sale & S106 Only (Appendix 5)	The financial assessment undertaken shows that with 100% market sale, reduced S106 and no affordable housing contribution, the scheme generates an improved residual land value of -£887,230 however, this remains largely below the assessed benchmark land value of £4,400,000. The scheme is therefore considered marginal on this basis. Whilst viability remains an issue, we understand the applicant is taking a commercial view and is willing to progress with the scheme on this basis.
Sensitivity Analysis	The RICS Practice Statement requires that all FVAs and subsequent reviews must provide a sensitivity analysis of the results and an accompanying explanation and interpretation in respective calculations on viability, having regard to risks and an appropriate return(s). This is to: • allow both the Applicant and decision maker to consider how changes in inputs to a financial appraisal affect viability, and • understand the extent of these results, to arrive at an appropriate conclusion on viability of the application scheme. In this respect we have carried out a sensitivity analysis (see Appendix 4) to show the impact of fluctuations to build costs and sales values on the scheme's viability. We consider the most likely scenario based on forecast data is that sales values are likely to stagnate / decline whilst build cost inflation is set to increase. This results in a worse viability position.

9. Conclusions

We have summarised the appraisal results in comparison to the BLV in the table below:

	Appraisal 1 – Policy Compliant	Appraisal 2 – Proposed 100% Market Sale & S106 Only
Benchmark Land Value	£4,400,000	£4,400,000
Residual Land Value	-£6,800,023	-£887,230
Viability Concern	Yes	Yes

The appraisals contained within this report represent a robust assessment of the viability of a residential development on the subject site (see Appendix 4 & 5).

This report has been produced utilising a recognised appraisal software package. Due regard has been given to guidance published by the RICS, and the NPPF/NPPG.

Given the conclusions from this appraisal, we are therefore of the opinion that the planning policy requirements in respect of affordable housing should be relaxed on viability grounds for the proposed development. The viability assessment shows that no affordable housing contribution can be provided.

10. Compliance

Values can change over a short period of time and our findings should be considered valid for a limited time period. Our conclusions are based on the assumptions provided and information available at the time of the report. We have verified the information relied upon to the best of our ability and relied upon our experience of the property markets. Some information may be unavailable at the time of writing or is provided to us on a verbal or informal basis and the accuracy therefore cannot be guaranteed.

This report is provided for the stated purpose and only for the use of the party to whom it is addressed. It is confidential to the client(s) and may not be disclosed to any other third party without our prior written consent. In breach of this condition, no responsibility can be accepted to third parties for the comments or advice contained in this report.

Neither the whole nor any part of this report nor any reference thereto may be included in any document, circular or statement without our prior approval of the form and context in which it will appear.

APPENDICES

Appendix I – Site Layout Plan

Smithy Bridge Lane, Rochdale Layout Schedule										
	House Type	Dwelling Type	Square Footage	No. Units	No Storeys	Total Sqft	Mix %	Terraced	Semi-Detached	Detached
OPEN MARKET										
2 BED TERRACED HOUSES	4	LEAFORD (EMA22 - 2B3P)	792	4	2	3168	2.0	4		
		LEAFORD (EMA22 - 2B3P)	792	2	2	1584	1.0		2	
2 BED SEMI-DETACHED HOUSES	2	LEAFORD (EMA22 - 2B3P)	792	2	2	1584	1.0			2
3 BED TERRACED HOUSES	8	EYNSFORD (EMA33 - 3B4P)	987	4	2	3948	4.6	8		
		HARTON (EMB31 - 3B5P)	1154	4	2.5	4616	5.5	4		
3 BED SEMI-DETACHED HOUSES	60	EYNSFORD (EMA33 - 3B4P)	987	24	2	23688	30.0			60
		TETFORD (EMA35 - 3B5P)	1037	4	2	4148	5.2		4	
		HARTON (EMB31 - 3B5P)	1154	32	2.5	36928	46.3			32
3 BED DETACHED HOUSES	47	TETFORD (EMA35 - 3B5P)	1037	10	2	10370	13.2			10
		WYNEBDALE (EMG31 - 3B5P)	1073	24	2	25752	32.6			24
		BURNESHAM (EMG31 - 3B5P)	1144	13	2	14872	18.8			13
4 BED DETACHED HOUSES	68	COLFORD (EMA43 - 4B5/6P)	1268	34	2	43212	55.0			34
		HUBHAM (EMG43 - 4B7P)	1389	19	2	26391	33.4			19
		WRIGHTFORD (EMA46 - 4B7P)	1392	13	2	18096	22.8			13
5 BED DETACHED HOUSES	12	AIRETON (EMB51 - 5B7P)	1691	12	2.5	20292	25.7			12
TOTAL				189		236965	30.0	12	62	125
GRAND TOTAL				189		236965	30.0	6	12	63
NET DEVELOPABLE AREA*			6.26 Ha 15.48 Acres				% Total	6	12	63
COVERAGE			13038 sqft/acre							
DENSITY			32 DPH							



KEY

Site boundary 14.13ha

EXISTING

- Trees/vegetation
- Trees/vegetation to be removed or cut back
- 8m offset from the River Roch. Existing landscape to be retained
- Wet area (Refer to Ecological Assessment) to be retained
- Drainage within POS (Refer to Drainage Proposals)
- Public Right of Way

PROPOSED

- Mown paths
- Wildflower meadow grass such as Emorsgate EMI Basic General Purpose Meadow Mixture or similar and approved. (To be overseeded in southern POS area)
- Wetland meadow grass such as Emorsgate EM8 meadow Mixture for Wetlands or similar and approved. (To be overseeded in southern POS area)
- Public open space grass
- Bulb planting
- Ornamental shrub planting
- Native shrub mix
- Marginal planting to SUDs basin
- Rear gardens: Grass seed
- Front gardens: Turf
- Trees
- Specimen shrubs
- Ornamental hedgerow
- Native hedgerow
- Hard surfaced footpath
- Ornamental Gravel
- Pedestrian link
- Indicative location of seating within POS
- Indicative location of active zone (20m from properties)
- Underground Drainage feature (Refer to Drainage Proposals by others)

Link Road

Street

Lane

Private Drive

Cycleway

Footpath

Proposed Dwellings

Sub Station

Gas Governor

PEGASUS GROUP

Taylor Wimpey

1:1000 @ A1

0 10m 20m 30m 40m 50m

SMITHY BRIDGE LANE, ROCSDALE

Appendix 2 – Strategic Infrastructure and Roads & Sewers Development Costs

ARCADIS REF	ITEM NO.	DESCRIPTION	Sub-total	Contingency %	CONTINGENCY VALUE (£)	TOTAL Incl CONTINGENCY (£)	2024 0 0	2025 36 36	2026 36 72	2027 36 108	2028 36 144	2029 36 180	2030 19 199	COMMENTS
		DIRECT WORKS												
100		ENABLING WORKS												
100.1		Demolition	£ -	5.0	£ -	£ -								
100.2		Remediation	£ 377,179	5.0	£ 18,859	£ 396,038	£ 396,038							
100.3		Contamination	£ -	5.0	£ -	£ -								
100.4		Archaeology	£ 100,000	5.0	£ 5,000	£ 105,000	£ 105,000							
100.5		Ecology	£ 127,572	5.0	£ 6,379	£ 133,951	£ 133,951							
100.6		Temporary Works	£ 6,974	5.0	£ 349	£ 7,323	£ 7,323							
100.7		Site Wide Earthworks	£ 1,735,426	5.0	£ 86,771	£ 1,822,197	£ 1,822,197							
100.8		Site Clearance	£ 115,149	5.0	£ 5,757	£ 120,906	£ 120,906							
100.9		Structures/Strategic Retaining Walls	£ -	5.0	£ -	£ -								
		Sub-Total	£ 2,462,300		£ 123,115	£ 2,585,415	£ 2,585,415	£ -	£ -	£ -	£ -	£ -	£ -	
200		SECTION 278 HIGHWAYS												
200.1		Section 278 Works at Junction With Smithy Bridge Road	£ 361,733	5.0	£ 18,087	£ 379,820	£ 379,820							
200.2		Relocation of Southbound Bus Stop on Smithy Bridge Road	£ 12,058	5.0	£ 603	£ 12,661	£ 12,661							
200.3		Ditto Including Shelter on Northbound	£ 18,087	5.0	£ 904	£ 18,991	£ 18,991							
200.4		Relocation of Bus Stops on A58 - Provisional - No Details	£ 18,087	5.0	£ 904	£ 18,991	£ 18,991							
200.5		S278 L.A Design/ Supervision Fees	£ 40,996	5.0	£ 2,050	£ 43,046	£ 43,046							
		Sub-Total	£ 450,960		£ 22,548	£ 473,508	£ 473,508	£ -	£ -	£ -	£ -	£ -	£ -	
300		ON-SITE HIGHWAYS												
300.1		Extra Over Link Road	£ -	5.0	£ -	£ -								
300.2		Link Road Extension	£ 1,727,817	5.0	£ 86,391	£ 1,814,208	£ 453,552		£ 453,552		£ 453,552		£ 453,552	
300.3		Secondary Highways	£ 1,772,609	5.0	£ 88,630	£ 1,861,239	£ 465,310		£ 465,310		£ 465,310		£ 465,310	
		Sub-Total	£ 3,500,426		£ 175,021	£ 3,675,447	£ 918,862	£ -	£ 918,862	£ -	£ 918,862	£ -	£ 918,862	
400		ON-SITE PEDESTRIAN/CYCLE ROUTES (AWAY FROM SPINE ROADS)												
400.1		Formal Footpaths	£ 150,537	5.0	£ 7,527	£ 158,064		£ 79,032			£ 79,032			
400.2		Informal footpaths	£ -	5.0	£ -	£ -								
400.3		Cycleway	£ -	5.0	£ -	£ -								
		Sub-Total	£ 150,537		£ 7,527	£ 158,064	£ -	£ 79,032	£ -	£ -	£ 79,032	£ -	£ -	
500		STRATEGIC SURFACE WATER DRAINAGE												
500.1		Link Road Surface Water Drainage	£ 398,218	5.0	£ 19,911	£ 418,129	£ 104,532		£ 104,532		£ 104,532		£ 104,532	
500.2		Secondary Road Surface Water Drainage	£ 762,784	5.0	£ 38,139	£ 800,923	£ 200,231		£ 200,231		£ 200,231		£ 200,231	
500.3		POS Strategic Drainage and Attenuation	£ 1,711,554	5.0	£ 85,578	£ 1,797,132	£ 449,283		£ 449,283		£ 449,283		£ 449,283	
500.4		Surface Water Pumping Station		5.0	£ -	£ -								
500.5		Combined Sewer Diversion	£ 192,149	5.0	£ 9,607	£ 201,756	£ 201,756							
		Sub-Total	£ 3,064,705		£ 153,235	£ 3,217,940	£ 955,802	£ -	£ 754,046	£ -	£ 754,046	£ -	£ 754,046	
600		FOUL WATER DRAINAGE												
600.1		Link Road Foul Water Drainage	£ 16,659	5.0	£ 833	£ 17,492	£ 4,373		£ 4,373		£ 4,373		£ 4,373	
600.2		Secondary Foul Water Drainage	£ 321,574	5.0	£ 16,079	£ 337,653	£ 84,413		£ 84,413		£ 84,413		£ 84,413	
600.3		Shared Surface Foul Water Drainage		5.0	£ -	£ -								
600.4		Offsite Drainage		5.0	£ -	£ -								
600.5		FW Drainage - Offsite Connection	£ 11,250	5.0	£ 563	£ 11,813	£ 11,813							
		Sub-Total	£ 349,483		£ 17,475	£ 366,958	£ 100,599	£ -	£ 88,786	£ -	£ 88,786	£ -	£ 88,786	
700		UTILITIES												
700.1		Link Road Utilities (Builders Work)	£ 156,616	5.0	£ 7,831	£ 164,447	£ 41,112		£ 41,112		£ 41,112		£ 41,112	
700.2		Link Road Utilities (Payments to Stats)	£ 256,304	5.0	£ 12,815	£ 269,119	£ 67,280		£ 67,280		£ 67,280		£ 67,280	
700.3		Secondary Highways Utilities (Builders Work)	£ 353,716	5.0	£ 17,686	£ 371,402	£ 92,851		£ 92,851		£ 92,851		£ 92,851	
700.4		Secondary Highways Utilities (Payments to Stats)	£ 706,313	5.0	£ 35,316	£ 741,629	£ 185,407		£ 185,407		£ 185,407		£ 185,407	
700.5		Utilities - New Supplies (Offsite Reinforcements)	£ 239,307	5.0	£ 11,965	£ 251,272	£ 251,272							
700.6		Utilities - Diversions & Disconnections	£ 88,587	5.0	£ 4,429	£ 93,016	£ 93,016							
		Sub-Total	£ 1,800,843		£ 90,042	£ 1,890,885	£ 730,937	£ -	£ 386,649	£ -	£ 386,649	£ -	£ 386,649	
800		ECOLOGICAL MITIGATION WORKS												BNG Included in 3200
		Sub-Total	£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
900		LANDSCAPE & NATURE CONSERVATION												
900.1		Perimeter Landscaping		5.0	£ -	£ -								
900.2		POS	£ 390,167	5.0	£ 19,508	£ 409,675		£ 204,838		£ 204,838				
900.3		Allotments	£ -	5.0	£ -	£ -								
900.4		Noise Bund/Fencing	£ -	5.0	£ -	£ -								
900.5		Sculptures/Public Art	£ -	5.0	£ -	£ -								
900.6		Play & Sports Facilities	£ 94,500	5.0	£ 4,725	£ 99,225		£ 99,225						
		Sub-Total	£ 484,667		£ 24,233	£ 508,900	£ -	£ 304,063	£ -	£ 204,838	£ -	£ -	£ -	

ARCADIS REF	ITEM NO.	DESCRIPTION	Sub-total	Contingency %	CONTINGENCY VALUE (£)	TOTAL Incl CONTINGENCY (£)	2024 0 0	2025 36 36	2026 36 72	2027 36 108	2028 36 144	2029 36 180	2030 19 199	COMMENTS
1200		RENEWABLE ENERGY												
		Sub-Total	£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
		SUB-TOTAL DIRECT WORKS	£ 12,263,921		£ 613,196	£ 12,877,117	£ 5,765,123	£ 383,095	£ 2,148,343	£ 204,838	£ 2,227,375	£ -	£ 2,148,343	
		SECTION 106 & COMMUNITY INFRASTRUCTURE LEVY												
2000		SECTION 106												
2000.1		S106 Contribution	£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
		Sub-Total	£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
		SUB-TOTAL S106	£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
2100		COMMUNITY INFRASTRUCTURE LEVY												
2000.1		Community Infrastructure Levy			£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
		Sub-Total	£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
		SUB-TOTAL COMMUNITY INFRASTRUCTURE LEVY	£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
		GENERAL OVERHEADS & PRELIMINARIES												
3100		SITE PRELIMINARIES												
3100.1		Site Road Sweeping & Wheel Wash	£ -	5.0	£ -	£ -								
3100.2		Remedials to Highways (Prior to adoption)	£ 147,600	5.0	£ 7,380	£ 154,980							£ 154,980	
3100.3		Allowance for dewatering trenches due to high water table		5.0	£ -	£ -								
		Sub-Total	£ 147,600		£ 7,380	£ 154,980	£ -	£ -	£ -	£ -	£ -	£ -	£ 154,980	
3200		FINANCE / LEGALS												
3200.1		Legal Costs - S278, S38, S104, easements	£ 50,000	5.0	£ 2,500	£ 52,500	£ 52,500							
3200.2		Legal Cost - Consultant Appointments	£ -	5.0	£ -	£ -								
3200.3		Biodiversity Net Gain; fees/land purchase	£ 613,000	0.0	£ -	£ 613,000	£ 613,000							
3200.4		Manco; Establishment, legals, and maintenance	£ 602,163	0.0	£ -	£ 602,163	£ 92,133	£ 70,030				£ 440,000		
		Sub-Total	£ 1,265,163		£ 2,500	£ 1,267,663	£ 757,633	£ 70,030	£ -	£ -	£ -	£ 440,000	£ -	
		SUB-TOTAL GENERAL OVERHEADS & PRELIMIARIES	£ 1,412,763		£ 9,880	£ 1,422,643	£ 757,633	£ 70,030	£ -	£ -	£ -	£ 440,000	£ 154,980	
		PROFESSIONAL/LOCAL AUTHORITY FEES												
4100		STRATEGIC PLANNING AND MASTERPLAN												
4100.1		Planning Fees @ 0.75% of Construction Costs	£ -	5.0	£ -	£ -								
4100.2		Pre-application fees for highways	£ -	5.0	£ -	£ -								
		Sub-Total	£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
4200		SITE INVESTIGATIONS												
4200.1		Topographical Survey	£ -	5.0	£ -	£ -								
4200.2		Geotechnical Survey	£ -	5.0	£ -	£ -								
4200.3		Archaeology	£ -	5.0	£ -	£ -								
4200.4		Noise & Dust Surveys	£ -	5.0	£ -	£ -								
4200.5		UXO Surveys	£ 5,243	5.0	£ 262	£ 5,505	£ 5,505							
4200.6		Arboriculture/Hedgerow Surveys		5.0	£ -	£ -								
4200.7		Ground Investigations	£ -	5.0	£ -	£ -								
		Sub-Total	£ 5,243		£ 262	£ 5,505	£ 5,505	£ -	£ -	£ -	£ -	£ -	£ -	
4300		ENGINEERING DESIGN												
4300.1		Engineering Design Fees for On-Site Works	£ 226,341	5.0	£ 11,317	£ 237,658	£ 105,595	£ 1,581	£ 42,967	£ -	£ 44,548	£ -	£ 42,967	
4300.2		Engineering Design Fees for Section 278 Works	£ 9,019	5.0	£ 451	£ 9,470	£ 9,470							
		Sub-Total	£ 235,360		£ 11,768	£ 247,128	£ 115,065	£ 1,581	£ 42,967	£ -	£ 44,548	£ -	£ 42,967	
4400		LANDSCAPE DESIGN												
4400.1		Landscape Design Fees for Open Spaces and Play Areas	£ 9,693	5.0	£ 485	£ 10,178	£ -	£ 6,081	£ -	£ 4,097	£ -	£ -	£ -	
4400.2		Attendance on Arboriculture Surveys/Procurement	£ -	5.0	£ -	£ -								
		Sub-Total	£ 9,693		£ 485	£ 10,178	£ -	£ 6,081	£ -	£ 4,097	£ -	£ -	£ -	
4500		ECOLOGY												
		Sub-Total	£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
4600		SITE SUPERVISION												
4600.1		Infrastructure Site Supervision & Administration for Construction Works	£ 245,053	5.0	£ 12,253	£ 257,306	£ 115,066	£ 7,662	£ 42,967	£ 4,097	£ 44,548	£ -	£ 42,967	
4600.2		CDM Management	£ 61,263	5.0	£ 3,063	£ 64,326	£ 28,767	£ 1,915	£ 10,742	£ 1,024	£ 11,137	£ -	£ 10,742	
		Sub-Total	£ 306,316		£ 15,316	£ 321,632	£ 143,833	£ 9,577	£ 53,709	£ 5,121	£ 55,684	£ -	£ 53,709	
4700		PROJECT MANAGEMENT												
4700.1		Project Management Fees for Construction Works	£ 147,032	5.0	£ 7,352	£ 154,384	£ 69,040	£ 4,597	£ 25,780	£ 2,458	£ 26,729	£ -	£ 25,780	

ARCADIS REF	ITEM NO.	DESCRIPTION	Sub-total	Contingency %	CONTINGENCY VALUE (£)	TOTAL Incl CONTINGENCY (£)	2024 0 0	2025 36 36	2026 36 72	2027 36 108	2028 36 144	2029 36 180	2030 19 199	COMMENTS
		Sub-Total	£ 147,032		£ 7,352	£ 154,384	£ 69,040	£ 4,597	£ 25,780	£ 2,458	£ 26,729	£ -	£ 25,780	
4800		COST MANAGEMENT												
4800.1		Quantity Surveyor Fees for Construction Works	£ 147,032	5.0	£ 7,352	£ 154,384	£ 69,040	£ 4,597	£ 25,780	£ 2,458	£ 26,729	£ -	£ 25,780	
		Sub-Total	£ 147,032		£ 7,352	£ 154,384	£ 69,040	£ 4,597	£ 25,780	£ 2,458	£ 26,729	£ -	£ 25,780	
4900		LOCAL AUTHORITY FEES												
4900.1		Local Authority Fees	£ 512,194	5.0	£ 25,610	£ 537,804	£ 76,829	£ 76,829	£ 76,829	£ 76,829	£ 76,829	£ 76,829	£ 76,829	
4900.2		Section 38 Commuted Sums	£ 175,021	5.0	£ 8,751	£ 183,772							£ 183,772	
4900.3		Section 278 Commuted Sums	£ 23,675	5.0	£ 1,184	£ 24,859		£ 24,859						
4900.4		Section 104 Commuted Sums	£ -	5.0	£ -	£ -								
4900.5		Management Company Set-up Costs	£ 50,000	5.0	£ 2,500	£ 52,500				£ 52,500				
		Sub-Total	£ 760,890		£ 38,045	£ 798,935	£ 76,829	£ 101,688	£ 76,829	£ 129,329	£ 76,829	£ 76,829	£ 260,601	
		SUB-TOTAL (PROFESSIONAL/LOCAL AUTHORITY FEES)	£ 1,611,566		£ 80,580	£ 1,692,146	£ 479,313	£ 128,122	£ 225,065	£ 143,463	£ 230,518	£ 76,829	£ 408,837	
		GRAND TOTAL	£ 15,288,250		£ 703,656	£ 15,991,906	£ 7,002,069	£ 581,246	£ 2,373,408	£ 348,300	£ 2,457,893	£ 516,829	£ 2,712,160	
6000		PLOT RELATED ITEMS												
6000.1		Foundations	£ 555,103	5.0	£ 27,755	£ 582,858	£ 83,265	£ 83,265	£ 83,265	£ 83,265	£ 83,265	£ 83,265	£ 83,265	
6000.2		Drainage Abnormals	£ -	5.0	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
6000.3		Private Drives	£ 554,862	5.0	£ 27,743	£ 582,605	£ 83,229	£ 83,229	£ 83,229	£ 83,229	£ 83,229	£ 83,229	£ 83,229	
6000.4		Boundary Treatments	£ 2,299,622	5.0	£ 114,981	£ 2,414,603	£ 344,943	£ 344,943	£ 344,943	£ 344,943	£ 344,943	£ 344,943	£ 344,943	
6000.5		Dwelling Enhancements	£ 371,493	5.0	£ 18,575	£ 390,068	£ 55,724	£ 55,724	£ 55,724	£ 55,724	£ 55,724	£ 55,724	£ 55,724	
6000.6		Part L&F	£ 845,750	5.0	£ 42,288	£ 888,038	£ 126,863	£ 126,863	£ 126,863	£ 126,863	£ 126,863	£ 126,863	£ 126,863	
6000.7		Post 2025 Future Homes Standards	£ -	5.0	£ -	£ -		£ -	£ -	£ -	£ -	£ -	£ -	
6000.8		Land Drainage	£ 129,350	5.0	£ 6,468	£ 135,818	£ 19,403	£ 19,403	£ 19,403	£ 19,403	£ 19,403	£ 19,403	£ 19,403	£650 per plot
		Sub-Total	£ 4,756,181		£ 237,810	£ 4,993,991	£ 713,427	£ 713,427	£ 713,427	£ 713,427	£ 713,427	£ 713,427	£ 713,427	
		GRAND TOTAL INCLUDING SERIES 6000	£ 20,044,430		£ 941,466	£ 20,985,896	£ 7,715,497	£ 1,294,673	£ 3,086,835	£ 1,061,728	£ 3,171,321	£ 1,230,256	£ 3,425,587	

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
A	Demolition					-
B	Remediation					377,179.00
C	Contamination					-
D	Archaeology					100,000.00
E	Ecology					127,572.00
F	Temporary Works					6,974.00
G	Site Wide Earthworks					1,735,426.00
H	Site Clearance					115,149.00
I	Structures and Retaining Walls					-
TOTAL					£	2,462,300.00

Demolition

Arcadis Ref 100.1

[illegible]

[illegible]

Contamination

Arcadis Ref 100.3

[illegible]

Ref	Work Item Description		Quantity	Unit	Rate £	Total £

[illegible]

Temporary Works

Arcadis Ref 100.6

[illegible]

To summary

6,974.00

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
	Cut/Fill Earthworks				
A	Allowance for site preparation including stripping minor vegetation	14.23	ha	2,097.00	29,840.31
B	Topsoil strip		m³	3.49	Measured Elsewhere
C	Excavation of sub soil to reduce/raise levels across the site; to all areas; to formation level.	55,923	m³	2.10	117,438.30
D	Transport subsoil to fill areas and topsoil to POS areas (to mitigate surplus); not exceeding 250m	55,923	m³	2.68	149,873.64
E	Fill of sub soil to reduce/raise levels across the site; to all areas; to finish level.	38,898	m³	1.89	73,517.22
F	Transport to stockpiles; not exceeding 250m	0	m³	2.56	-
G	Placing of surplus subsoil to community forest areas; Average 350mm	0	m³	1.80	-
H	Importing Class 1 material to make up sub-soil levels	0	m³	26.00	-
I	Allowance for double handling of excavated materials as necessary. (25% of all materials)	0	m³	4.57	-
J	Fill with material generated on site		m³	1.80	-
K	Extra; Excavation of soft spots; fill and compact with suitable material; say 10%		m³	35.00	-
L	Extra; Breaking out rock and hard materials; say 2%		m³	50.00	-
M	Extra; Excavating and disposing offsite of contaminated materials	0	m³	-	Elsewhere
N	Topsoil; replacement of topsoil following earthworks	0	m³	-	-
O	Disposal of topsoil; unusable within the highway & POS areas	13,815	m³	38.00	524,981
P	Provisional Item		item	500,000	-
		Carried forward			895,650.87

Site Wide Earthworks

Arcadis Ref 100.7

[illegible]

Site Clearance

Arcadis Ref 100.8

[illegible]

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
A	Below ground sheet piling with concrete capping		0	m	2,000.00	-
						</

To summary -

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
	Link Road				
	SITE CLEARANCE				
A	General site clearance	0.49	ha	-	Elsewhere
	SURFACE TREATMENT				
B	Excavation ne 1.5m deep	4075	m³	5.13	20,902.70
C	Excavated material disposed off site	4075	m³	5.22	21,269.41
D	Completion of formation/sub formation	7514	m²	1.05	7,889.70
E	Excavation of soft spots; fill and compact with suitable material (allowed 5%)	204	m³	33.02	6,736.08
F	Allowance for local earthworks	0	sum	25,000.00	-
	Embankment				
G	Import of Fill	6999	m3	50.11	350,698.29
	Road Construction				
H	Compaction of fill	4075	m³	0.76	3,096.70
I	Capping 6F2	1928	m³	50.11	96,610.83
J	Type 1 Sub-Base	826	m³	76.54	63,243.09
K	Tarmac road comprising surface course; 40mm mm thick HRA; binder course; 60 mm thick AC20; base course; 190 mm thick	4871	m²	91.01	443,309.71
L	Raised Table/ Dutch Crossing	88	m²	40.89	3,598.32
M	Granite setts	0	m²	172.00	-
N	Extra: string course edging.	0	m	10.00	-
O	Conservation kerbs; straight, curved; complete with bed and surround	0	m	47.93	-
P	PCC kerbs; straight, curved; flush	1275	m	53.37	68,046.75
Q	Channels	0	m	30.00	-
	Carried forward				1,085,401.58

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
		Brought forward			1,085,401.58
A	Parking Bays	0	m²	126.46	-
B	Parking Bays; PCC kerbs; straight, curved; flush (K4,5)	0	m	32.00	-
	<u>Crossovers</u>				
C	Crossover comprising surface course; 40 mm thick HRA; binder course; 60 mm thick AC20; base course; 130 mm thick	0	m²	91.01	-
	<u>Footway / Cycleway</u>				
D	Footway comprising 20mm AC6, 50mm thick AC20 binder course on 200mm thick Type 1 sub base (DBM)	2643	m²	52.00	137,436.00
E	Edging; straight, curved; complete with bed	1923	m	22.00	42,306.00
F	Tactile paving	18	m²	125.82	2,264.76
	STREET LIGHTING				-
G	Lighting columns 6m high; every 25m	26	nr	1,834.88	47,706.88
H	Connections include draw pit and duct	26	nr	560.46	14,571.96
	TRAFFIC SIGNS ETC AND MARKINGS				
I	Traffic signs; non lit (1nr per 100m)	9	nr	314.55	2,689.40
J	White lining to carriageway	1	item	1,572.75	1,572.75
	FORMAL LANDSCAPING				
K	Street trees planted within verge or swales; pit - assume Acer x freemanii 'Autumn Blaze', SM, 20-25cm (RB), 500-550cm high, 3x, min 2.4m clear stem or similar	4	nr	2,097.00	8,388.00
L	Topsoil & seed to verge areas	233	m²	5.24	1,220.92
M	Shrub planting to verge areas	0	m²	20.00	-
N	12 months maintenance	12.50	%	9,608.92	1,201.12
		Carried forward			1,344,759.37

[illegible]

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
	Secondary Highways				
	SITE CLEARANCE				
A	General site clearance	0.70	ha	-	Elsewhere
	SURFACE TREATMENT				
B	Excavation ne 1.5m deep	6057	m³	5.13	31,070.87
C	Excavated material disposed off site	6057	m³	5.22	31,615.97
D	Completion of formation/sub formation	11618	m²	1.05	12,198.90
E	Excavation of soft spots; fill and compact with suitable material (allowed 5%)	303	m³	33.02	10,005.06
F	Allowance for local earthworks		sum	25,000.00	-
	<u>Road Construction</u>				
G	Compaction of fill	6057	m³	0.76	4,603.09
H	Capping 6F2	2839	m³	50.11	142,254.77
I	Type 1 Sub-Base	1217	m³	76.54	93,122.39
J	Tarmac road comprising surface course; 40mm mm thick HRA; binder course; 60 mm thick AC20; base course; 190 mm thick	6952	m²	91.01	632,701.52
K	Raised Table	121	m²	40.89	4,947.69
L	Granite setts assumed 5%; in carriageway; 80mm thick, sharp sand 30mm thick, mortar and concrete binder; base course, 200mm thick AC32	21	m²	172.00	3,612.00
M	Extra: string course edging.	0	m	10.00	-
N	Conservation kerbs; straight, curved; complete with bed and surround	0	m	47.93	-
O	PCC kerbs; straight, curved; flush	2318	m	53.37	123,711.66
P	Channels	0	m	30.00	-
	Carried forward				1,089,843.92

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
		Brought forward			1,089,843.92
A	Parking Bays	0	m²	126.46	-
B	Parking Bays; PCC kerbs; straight, curved; flush	0	m	32.00	-
	<u>Crossovers</u>				
C	Crossover comprising surface course; 40 mm thick HRA; binder course; 60 mm thick AC20; base course: 130 mm thick	0	m²	91.01	-
	<u>Footway / Cycleway</u>				
D	Footway comprising 20mm AC6, 50mm thick AC20 binder course on 200mm thick Type 1 sub base (DBM)	4666	m²	52.00	242,632.00
E	Edging; straight, curved; complete with bed	2270	m	22.00	49,940.00
F	Tactile paving assumed 5%	233	m²	125.82	29,353.81
	STREET LIGHTING				
G	Lighting columns 6m high; every 25m	46	nr	1,834.88	84,404.48
H	Connections include draw pit and duct	46	nr	560.46	25,781.16
	TRAFFIC SIGNS ETC AND MARKINGS				
I	Traffic signs; non lit (1nr per 100m)	12	nr	314.55	3,639.34
J	White lining to carriageway	1	item	1,572.75	1,572.75
	FORMAL LANDSCAPING				
K	Street trees planted within verge or swales; pit - assume Acer x freemanii 'Autumn Blaze'. SM. 20-25cm (RB). 500-550cm high. 3x. min 2.4m clear stem or similar	0	nr	2,097.00	-
L	Topsoil & seed to verge areas	0	m²	5.24	-
M	Shrub planting to verge areas	0	m²	20.00	-
N	12 months maintenance	12.50	%	-	-
		Carried forward			1,527,167.46

Secondary Highways

Arcadis Ref 300.3

[illegible]

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
A	Formal Footpath - 2m wide (Arcadis Ref 400 1)		1	item	150,537.00	150,537.00
TOTAL					£	150,537.00
			To Summary			150,537.00

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
A	General site clearance		0.207	ha		Elsewhere
	SURFACE TREATMENT					
B	Excavation not exceeding 1.5m deep		279	m³	5.13	1,431.27
C	Dispose on site; cart, tip and compact; haul not exceeding 500m		279	m³	5.03	1,403.37
D	Completion of formation		1033	m²	1.05	1,084.65
E	Timber Edgings		0	m	10.49	-
F	Concrete Edgings		1068	m	20.79	22,203.72
G	Footway comprising 20mm AC6, 50mm thick AC20 binder course on 200mm thick Type 1 sub base (DBM)		1033	m²	52.00	53,716.00
H	Hoggin Footpath		0	m²	26.21	-
I	Lighting columns 6m high		21	nr	1,834.88	38,532.48
J	Cabling, connections etc		21	nr	560.46	11,769.66
K	Benches		0	nr	1,500.00	Incl POS
L	Litter bins		0	nr	350.00	Incl POS
M	Topsoil & seed to edges		0	m²	5.00	Elsewhere
N	Steps, gates, handrails and other DDA requirements		1	item	2,621.25	2,621.25
O	Sign posts; say 1nr per 500m		1	nr	524.25	524.25
P	Timber foot / cycle bridges (complete)		0	item	10,000.00	-
Q	Timber viewing plateaux's		0	nr	50,000.00	-
R	Information Boards		1	nr	524.25	524.25
S	Bollards		0	nr	400.00	-
T	Concrete 1.2m box culvert for ditch		0	m	870.45	-
U	Headwalls		0	nr	6,000.00	-
			Carried forward			133,810.90

[illegible]

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
	Link Road SW Drainage				
	Highway Drainage				
A	225mm diameter pipework; class S bed and surround; Average depth not exceeding... 1500mm deep		m	144.03	-
B	2500mm deep	91	m	118.43	10,777.13
C	3500mm deep		m		-
D	4500mm deep		m		-
E	300mm diameter pipework; class S bed and surround; Average depth not exceeding... 1500mm deep		m		-
F	2500mm deep	0	m		-
G	3500mm deep	0	m		-
H	4500mm deep		m		-
I	375mm diameter pipework; class S bed and surround; Average depth not exceeding... 1500mm deep		m		-
J	2500mm deep	59	m	331.66	19,567.94
K	3500mm deep		m		-
L	4500mm deep		m		-
M	450mm diameter pipework; class S bed and surround; Average depth not exceeding... 1500mm deep		m		-
N	2500mm deep	39	m	204.13	7,961.07
O	3500mm deep	50	m	439.98	21,999.00
P	4500mm deep		m		-
Q	1200mm diameter pipework; class S bed and surround; Average depth not exceeding... 1500mm deep		m		-
R	2500mm deep		m		-
S	3500mm deep	63	m	862.71	54,350.73
T	4500mm deep	47	m	876.55	41,197.85
U	5500mm deep	65	m	876.55	56,975.75
		Carried forward			212,829.47

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
			Brought forward			212,829.47
A	Manholes; 1200mm diameter; Depth not exceeding...			nr		-
	1500mm deep			nr		-
B	2500mm deep		2	nr	2,492.70	4,985.40
	Manholes; 1500mm diameter; Depth not exceeding...					-
C	1500mm deep			nr		-
D	2500mm deep		3	nr	3,384.50	10,153.50
E	3500mm deep		1	nr	4,374.34	4,374.34
F	4500mm deep		1	nr	6,158.57	6,158.57
	Manholes; 1800mm diameter; Depth not exceeding...					-
G	1500mm deep		1	nr	3,017.60	3,017.60
H	2500mm deep		0	nr		-
I	3500mm deep		0	nr		-
J	4500mm deep			nr		-
	Manholes; 2700mm diameter; Depth not exceeding...					-
J	4500mm deep		2	nr	12,067.55	24,135.10
L	5500mm deep					-
	Manholes; 2400mm diameter; Depth not exceeding...					-
M	1500mm deep			nr		-
N	2500mm deep			nr		-
O	3500mm deep		2	nr	8,308.53	16,617.06
P	4500mm deep		1	nr	10,056.30	10,056.30
Q	5500mm deep		2	nr	11,804.05	23,608.10
	<u>Lateral Connections</u>					
R	Lateral SW Connections		62	m	238.33	14,776.46
S	Lateral SW Manholes		7	nr	3,322.78	23,259.46
	<u>EO Allowance</u>					
T	Allowance for Additional Hard Dig			item	25,000.00	-
	Sub-Total					353,971.36
U	Minor items (eg surveys, trial holes, etc)			%		-
	Sub-Total					353,971.36
V	Preliminaries - main contractor		12.50	%		44,246.42
	TOTAL				£	398,218.00

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
	Highway Drainage				
A	150mm diameter pipework; class S bed and surround; Average depth not exceeding... 2500mm deep	49.00	m	115.56	5,662.44
B	225mm diameter pipework; class S bed and surround; Average depth not exceeding... 1500mm deep	33	m	87.17	2,876.61
C	2500mm deep	251	m	118.43	29,725.93
D	3500mm deep	187	m	309.18	57,816.66
E	4500mm deep	26	m	415.88	10,812.88
F	300mm diameter pipework; class S bed and surround; Average depth not exceeding... 1500mm deep	0	m		-
G	2500mm deep	56	m	143.30	8,024.80
H	3500mm deep	0	m		-
I	4500mm deep	0	m		-
J	375mm diameter pipework; class S bed and surround; Average depth not exceeding... 1500mm deep	0	m		-
K	2500mm deep	34	m	331.66	11,276.44
L	3500mm deep	117	m	414.58	48,505.86
M	4500mm deep	53	m	497.50	26,367.50
N	1200mm diameter pipework; class S bed and surround; Average depth not exceeding... 1500mm deep	0	m		-
O	2500mm deep	0	m		-
P	3500mm deep	0	m		-
Q	4500mm deep	164	m	876.55	143,754.20
R	5500mm	33	m	1,051.86	34,711.38
S	Manholes; 1200mm diameter; Depth not exceeding... 1500mm deep	0	nr		-
T	2500mm deep	8	nr	2,492.70	19,941.60
U	3500mm deep	3	nr	3,812.48	11,437.44
V	Manholes; 1500mm diameter; Depth not exceeding... 1500mm deep	0	nr		-
W	2500mm deep	2	nr	3,384.50	6,769.00
X	3500mm deep	4	nr	4,374.34	17,497.36
Y	4500mm deep	0	nr		-
Z	Manholes; 1350mm diameter; Depth not exceeding... 1500mm deep	1	nr	2,027.31	2,027.31
AA	2500mm deep	2	nr	2,967.01	5,934.02
AB	3500mm deep		nr		-
AC	4500mm deep		nr		-
Carried forward					443,141.43

Secondary Surface Water Drainage

Arcadis Ref 600.2

[illegible]

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
A	Storm Drainage POS					296,715.00
B	Attenuation & SUD's					1,299,405.00
C	Foul Drainage POS					115,434.00
TOTAL				£		1,711,554.00
		To Final Summary				1,711,554.00

Page 29 of 70

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
	Attenuation Ponds				
A	Excavation	5,267	m³	2.99	15,746.84
B	Disposal of material to on site stockpile	5,267	m³	5.22	27,491.13
C	Place fill	0	m³	0.90	-
D	Topsoil strip	1,404	m³	3.66	5,140.10
E	Disposal of material to on site stockpile	1,404	m³	2.68	3,763.79
F	Rubber liner	1,756	m²	18.50	32,476.75
G	Placement of topsoil	1,404	m³	4.73	6,642.81
H	Headwall and grille for pipe; n.e 300mm Dia		nr	3,500.00	-
I	Headwall and grille for pipe; n.e 675mm Dia	4	nr	7,500.00	30,000.00
J	Flow control chamber inclusive of hydrobrake	3	nr	10,000.00	30,000.00
K	Basin mix - Aquatic / margin planting	3,511	m²	5.24	18,397.64
L	Reed beds / aquatic planting	1	nr	1,048.50	1,048.50
M	Petrol interceptor		nr	15,727.50	-
N	Water feature; including pump, electric feed etc	0	no	25,000.00	-
O	12 months maintenance to SUDS landscaping	12.50	%	19,446.14	2,430.77
P	Knee rail fencing to ponds and basins	343	m	36.70	12,588.10
Q	Improvement to watercourse		sum	20,000.00	-
R	Grasscrete Track around Basins Perimeter	0	m	-	-
S	Low-flow Channel	0	m	4.56	-
T	Silting basin	0	no	2,000.00	-
		Carried forward			185,726.43

[illegible]

[illegible]

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
	Combined Sewer Diversion					
	Highway Drainage					
	600mm diameter pipework; class S bed and surround; Average depth not exceeding...					
	A	2500mm deep	199.00	m	315.05	62,694.95
	B	3500mm deep	136	m	413.44	56,227.84
	Manholes; 2100mm diameter; Depth not exceeding...					
	C	1500mm deep		nr		-
	D	2500mm deep	7	nr	5,716.30	40,014.10
	E	3500mm deep		nr		
	F	4500mm deep	1	nr	11,862.04	11,862.04
	Sub-Total					170,798.93
	G	Minor items (eg surveys, trial holes, etc)		%		-
	Sub-Total					170,798.93
H	Preliminaries - main contractor		12.5	%		21,349.87
	TOTAL				£	192,149.00

[illegible]

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
		Brought forward				14,808.00
	<u>Lateral Connections</u>					
A	Lateral FW Connections		0	m	164.29	-
B	Lateral FW Manholes		0	nr	3,169.08	-
C	150mm diameter clay pipe; with class S1 bed and surround in trenches n.e. -1.5m			m	-	-
D	Manhole Type 2, Precast Concrete Chamber Rings to standard construction ; 1200mm diameter ; average depth N/E 1.5 metres Deep D400 covers			nr	-	-
	Sub-Total					14,808.00
E	Minor items (eg surveys, trial holes, etc)			%		-
	Sub-Total					14,808.00
F	Preliminaries - main contractor		12.5	%		1,851.00
	TOTAL				£	16,659.00

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
	Secondary FW Drainage					
	Highway Drainage					
A	150mm diameter pipework; class S bed and surround; Average depth not exceeding...					
B	1500mm deep		63	m	60.43	3,807.09
C	2500mm deep		267	m	115.56	30,854.52
D	3500mm deep		350	m	184.47	64,564.50
E	4500mm deep			m		-
F	5500mm deep			m		-
G	225mm diameter pipework; class S bed and surround; Average depth not exceeding...					
H	1500mm deep			m		-
I	2500mm deep			m		-
J	3500mm deep			m		-
K	4500mm deep			m		-
L	Manholes; 1200mm diameter; Depth not exceeding...					
M	1500mm deep		0	nr		-
N	2500mm deep		10	nr	2,492.70	24,927.00
O	3500mm deep		5	nr	3,812.48	19,062.40
P	Manholes; 1350mm diameter; Depth not exceeding...					
Q	2500mm deep		1	nr	2,967.01	2,967.01
R	Manholes; 1500mm diameter; Depth not exceeding...					
S	3500mm deep		1	nr	4,374.34	4,374.34
T	4500mm deep		1	nr	6,158.57	6,158.57
			Carried forward			156,715.43

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
		Brought forward			156,715.43
	Lateral Connections				
A	Lateral FW Connections	188	m	164.29	30,886.52
B	Lateral FW Manholes	31	nr	3,169.08	98,241.48
C	150mm diameter clay pipe; with class S1 bed and surround in trenches n.e. -1.5m		m	60.43	-
D	Manhole Type 2, Precast Concrete Chamber Rings to standard construction ; 1200mm diameter ; average depth N/E 1.5 metres Deep D400 covers		nr	-	-
	Sub-Total				285,843.43
E	Minor items (eg surveys, trial holes, etc)		%		-
	Sub-Total				285,843.43
F	Preliminaries - main contractor	12.5	%		35,730.43
	TOTAL			£	321,574.00

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
A	Pumping station			item	250,000.00	-
B	Rising main; 180mm dia.			m	120.00	-
C	Rising main; 180mm dia. (offsite)			m	120.00	-
D	Off site FW reinstatement			m2	92.65	-
E	Thrust Boaring			sum	25,000.00	-
F	Connection into Existing Service		1	sum	10,000.00	10,000.00
G	Traffic Management			sum	25,000.00	-
Sub-Total						10,000.00
H	Minor items (eg surveys, trial holes, etc)			%		-
Sub-Total						10,000.00
I	Preliminaries - main contractor		12.50	%		1,250.00
TOTAL					£	11,250.00
To Summary						11,250.00

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
	ONSITE BUILDERS WORKS					
	Telecom					
A	600mm deep trench, 90mm 4 way BT cable and duct in footway, backfill with type 1 sub-base; builders work only		655	m	25.00	16,375.00
B	BT Chambers (cover, frames and ancillaries free issue)		7	nr	1,048.50	7,339.50
	Gas					
C	Low pressure; 900mm deep trench; sand surround; backfilling with Type 1; builders work		655	m	25.00	16,375.00
	Electricity					
D	HV; sand surround; backfilling with Type 1; builders work		655	m	25.00	16,375.00
E	LV; sand surround; backfilling with Type 1; builders work		655	m	25.00	16,375.00
F	Sub station base and brick building surround only		1	nr	50,000.00	50,000.00
G	Car charging points			nr	950.00	-
	Water					
H	Water; sand surround ; backfilling with Type 1; builders work		655	m	25.00	16,375.00
I	Fire hydrants			no	150.00	-
	Road Duct Crossings					
J	8 Way duct crossings for Gas / BT / Electric / Water (allowance at 20m centres)			m	104.00	-
	Sub-Total					139,214.50
K	Minor items (eg surveys, trial holes, etc)			%		-
	Sub-Total					139,214.50
L	Preliminaries - main contractor		12.50	%		17,401.81
	TOTAL				£	156,616.31

To Summary156,616.31

Utilities - Link Road Extension

Arcadis Ref 700.1

[illegible]

Ref	Work Item Description	Quantity	Unit	Rate	£	Total £
	ONSITE BUILDERS WORKS					
	Telecom					
A	600mm deep trench, 90mm 4 way BT cable and duct in footway, backfill with type 1 sub-base; builders work only	2314	m	25.00		57,850.00
B	BT Chambers (cover, frames and ancillaries free issue)	24	nr	1,048.50		25,164.00
	Gas					
C	Low pressure; 900mm deep trench; sand surround; backfilling with Type 1; builders work	2314	m	25.00		57,850.00
	Electricity					
D	HV; sand surround; backfilling with Type 1; builders work	2314	m	25.00		57,850.00
E	LV; sand surround; backfilling with Type 1; builders work	2314	m	25.00		57,850.00
F	Sub station base and brick building surround only		nr	50,000.00		
	Water					
G	Water; sand surround ; backfilling with Type 1; builders work	2314	m	25.00		57,850.00
	Road Duct Crossings					
H	8 Way duct crossings for Gas / BT / Electric / Water (allowance at 100m centres)		m	104.00		-
	Sub-Total					314,414.00
I	Minor items (eg surveys, trial holes, etc)		%			-
	Sub-Total					314,414.00
J	Preliminaries - main contractor	12.50	%			39,301.75
	TOTAL				£	353,715.75
		To Summary				353,716.00

[illegible]

To Summary

706,313.00

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
A	Gas Point of Connection		1	sum	6,884.96	6,884.96
B	Water Point of Connection		1	sum	229.50	229.50
C	Gas Heating – 6,600V High Voltage cable on Smithy Bridge Road		1	sum	27,095.71	27,095.71
D	Gas Heating Point of Connection		1	sum	1,147.49	1,147.49
E	Electric Heating – 6,600V high Voltage cable on New Road		1	sum	19,103.91	19,103.91
F	Electricity; Electric Heating Point of Connection		1	sum	179,008.85	179,008.85
G	Supervision		2.50	%		-
H	Preliminaries - main contractor			%		-
		Sub-Total				233,470.42
		Sub-Total				239,307.18
		TOTAL			£	239,307.18
			To Summary			239,307.00

Ref	Work Item Description		Quantity	Unit	Rate £	Total £

To Summary88,587.00

[illegible]

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
	<u>Site Preparation</u>				
A	Relocation of nesting birds and reptiles		item	-	Elsewhere
B	Clearance/Maintenance for removing/managing scrub vegetation		ha	-	Elsewhere
C	Topsoil strip; across new path construction; disposal onsite		m³	-	Elsewhere
D	Minor earthworks; remodelling localised areas; 150mm across new road and path construction; neutral cut/fill		m³	2.00	-
E	Topsoil; Ripper tooth existing; 300mm deep		m²	2.00	-
F	Root barrier to base and perimeter of soft landscaping areas		item	-	Excluded
	<u>Hard Landscaping</u>				
G	75mm Gravel footpath surfacing on 200mm Type 1 sub-base		m²	25.00	Elsewhere
	<u>Soft Landscaping</u>				
H	Ornamental Shrub planting; 800-1000mm; planted on a 1m grid; say 10%; preparation; grading; herbicide; fertiliser; mulching; Plant species: Crataegus	829	m²	5.24	4,342.07
I	Native Shrub Planting	527	m²	5.24	2,759.02
J	Bulb Planting	295	m²	5.24	1,544.49
K	Native Hedgerow Planting	396	m	20.97	8,304.96
L	Ornamental Hedgerow Planting	647	m	20.97	13,558.15
M	POS Grass seeding; 35g/m²; informal areas; preparation; herbicide; grading; final cultivation; seeding	9,970	m²	1.83	18,245.87
N	Wetland Meadow grass	9,947	m²	1.83	18,203.49
O	Wildflower meadow grass	20,827	m²	1.83	38,113.56
		Carried forward			105,071.61

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
		Brought forward			105,071.61
A	Proposed Tree	169	nr	157.28	26,580.32
B	Natural and Semi Natural Greenspace for Amenities and Recreation and Outdoor Sports facilities		m²	7.50	-
C	Allotments		ha	200,000.00	-
	<u>Soft Landscaping (Continued)</u>				
D	Temporary protective fencing		m	35.00	Elsewhere
E	Maintenance/upgrading existing planting		item	10,000.00	-
F	Existing hedgerow; coppicing	1	item	5,242.50	5,242.50
G	Existing aquatic planting; clearance, protection and retention	5,248	m²	5.24	27,500.10
H	Existing landscaping to be retained	6,180	m²	5.24	32,381.52
I	POS Maintenance 5 years; Shrub and tree planting; weeding; pruning; minor remedial works and stone picking.	42,395	m²	2.62	111,074.06
	<u>Play Equipment & Facilities</u>				
	All play equipment measured elsewhere.				
J	LAP		item		Elsewhere
K	LEAP	1	item		Elsewhere
L	NEAP		item		Elsewhere
M	MUGA; basic finish; unlit		item		Elsewhere
N	Capping materials beneath Play Equipment finishes; 300mm thick		m²		Included
O	Fencing required to play equipment		m		Included
P	Miscellaneous Builders Work in connection with Play Areas.		item		Excluded
		Carried forward			307,850.11

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
		Brought forward			307,850.11
	<u>Main Services/Utilities</u>				
A	No works are envisaged for gas, water, HV, LV and telecoms				
	<u>Street Furniture</u>				
B	Timber benches	5	nr	1,572.75	7,863.75
C	Litter bins	5	nr	524.25	2,621.25
D	Dog bins	3	nr	366.98	917.45
E	Bollards; Metal		nr	400.00	Excluded
F	Bollards; Timber	5	nr	157.28	786.40
G	Low level information signs on poles to footpaths	5	nr	524.25	2,621.25
H	Finger post signage	1	item	2,621.25	2,621.25
I	Fencing; timber post and rail (allowance)	576	m	31.46	18,125.87
J	Fencing; boundary edge; existing properties		m	60.00	-
K	Gates	2	nr	1,048.50	2,097.00
L	Cycle hoops	5	nr	262.13	1,310.65
M	Life belts (water course areas only)		nr	2,000.00	-
N	Brick walls; 1.8m high		m	355.60	Excluded
O	Timber footpath across minor water course		m	350.00	-
P	Miscellaneous street furniture		m²	1.00	-
Q	Landscaping enhancement to existing area		m²	10.00	-
R	Noise Attenuation Bund		m²		Excluded
S	Landscape Buffer (up to 8m wide)		m²	10.00	-
T	Noise Attenuation Bund Toe Drain		m	-	-
		Carried forward			346,814.98

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
			Brought forward			346,814.98
A	Minor items (e.g. surveys, trial holes etc.)	Sub-Total		%		-
		Sub-Total				346,814.98
B	Preliminaries - main contractor		12.50	%		43,351.87
	TOTAL				£	390,167.00
To Summary						390,167.00

Play Equipment & Facilities

Arcadis Ref 900.6

[illegible]

Play Areas Commuted Sums	
1	1
2	3
3	6
4	10
5	15
6	21
7	28
8	36
9	45
10	55
11	66
12	78
13	91
14	105
15	120
16	136
17	153
18	171
19	190
20	210
21	231
22	253
23	276
24	300
25	325
26	351
27	378
28	406
29	435
30	465
31	496
32	528
33	561
34	595
35	630
36	666
37	703
38	741
39	780
40	820
41	861
42	903
43	946
44	990
45	1035
46	1081
47	1128
48	1176
49	1225
50	1275
51	1326
52	1378
53	1431
54	1485
55	1540
56	1596
57	1653
58	1711
59	1770
60	1830
61	1891
62	1953
63	2016
64	2080
65	2145
66	2211
67	2278
68	2346
69	2415
70	2485
71	2556
72	2628
73	2701
74	2775
75	2850
76	2926
77	3003
78	3081
79	3160
80	3240
81	3321
82	3403
83	3486
84	3570
85	3655
86	3741
87	3828
88	3916
89	4005
90	4095
91	4186
92	4278
93	4371
94	4465
95	4560
96	4656
97	4753
98	4851
99	4950
100	5050

Arcadis Ref 900.7

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
A	Play Areas LAP's 20 Years maintenance		20%	%		POS and Play Maintenance Sum - assumed to be Management Company
B	Equipment replacement; say 50% of initial capital expenditure over 20 year period.		50%	%		
C	LEAP's 20 Years maintenance		0%	%	90,000.00	
D	Equipment replacement; say 50% of initial capital expenditure over 20 year period.			%	90,000.00	
E	NEAP's 20 Years maintenance		0%	%	-	
F	Equipment replacement; say 50% of initial capital expenditure over 20 year period.		0%	%	-	
G	Sub-Total					
H	Minor items (e.g. surveys, trial holes, etc)			%		
	Sub-Total					-
I	Preliminaries - main contractor			%		-
J	TOTAL				£	-

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
	Excluded					
	TOTAL				£	-
			To Final Summary			-

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
A	Site Road Sweeping & Wheel wash (Ref No. 3100.1)				-
B	Remedials to Highways (Ref No. 3100.2)				147,600.00
To Final Summary					147,600.00

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
	SITE ROAD SWEEPING & WHEELWASH					Arcadis Ref 3100.1
A	Road sweeper for primary infrastructure highways after construction and prior to adoption (based on 200 occupations per year + 12 months)			mths	1,700.00	-
B	Wheel wash facility (during construction)			mths	769.00	-
C	Wheel wash facility (after construction)		0	mths	769.00	Developers
	Sub-Total					-
D	Minor items (e.g. surveys, trial holes etc.)			%		-
	Sub-Total					-
E	Preliminaries - main contractor		12.50	%		-
	TOTAL				£	-

To Summary

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
	REMEDIAL WORKS TO HIGHWAYS					Arcadis Ref 3100.2
	<u>Works Prior to Adoption</u>					
A	Replacement of damaged kerbs prior to adoption; say 20%		719	m	52.43	37,676.20
B	Raising manhole/gullies prior to final finish for adoption		220	nr	150.00	33,000.00
C	Raising utility covers prior to final finish for adoption		31	nr	150.00	4,650.00
D	Tack coat, regulating and miscellaneous repairs prior to adoption		236	m²	24.89	5,874.04
	<u>Maintenance Between Construction & Adoption</u>					
E	CCTV and jetting of drainage		0	m	4.60	-
F	Weed killing, litter picking, winter road salting, minor repairs and alterations to highways for Health & Safety reasons.			item	10,000.00	-
G	Erecting & maintaining construction signage			item	10,000.00	-
H	Provision for the removal of fly tipping		0	item	5,000.00	-
I	Allowance for other temporary requirements such as creating bunds along side new highways to prevent access/damage			item	10,000.00	-
	<u>Other</u>					
J	Silt Management		1	item	50,000.00	50,000.00
	Sub-Total					131,200.24
K	Minor items (e.g. surveys, trial holes etc.)			%		-
	Sub-Total					131,200.24
L	Preliminaries - main contractor		12.50	%		16,400.03
	TOTAL				£	147,600.27
To Summary						147,600.00

[illegible]

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
A	Planning Fees (Ref.4100.1)	0.00	%	12,252,671	-
B	Pre-applications fees for highways (Ref.4100.2)		item	2,621	-
C	Topographical Surveys (Ref.4200.1)	0	item	-	-
D	Geotechnical Surveys (Ref.4200.2)	0	item	-	-
E	Archaeology (Ref.4200.3) - See 100.4		item		
F	Noise/Dust Surveys (Ref.4200.4)	0	item	-	-
G	UXO investigations & attendance (Ref.4200.5)	0	item	-	-
H	Environmental Clerk of Works		item	20,970	-
I	Phase 2 Site Investigations (Ref.4200.7)		item	5,243	-
J	Engineering Design Fees (Ref.4300.1)	2.00	%	11,317,044	226,340.89
K	Engineering Design Fees - S278 Works (Ref.4300.2)	2.00	%	450,960	9,019.20
L	Landscaping Design Fees (Ref 4400.1)	2.00	%	484,667	9,693.34
M	Landscaping Designer attendance on surveys (Ref.4400.2)		item	10,000	-
N	Infrastructure Site Supervision & Administration Fees (Ref. 4600.1)	2.00	%	12,252,671	245,053.43
O	CDM Management Fees (Ref.4600.2)	0.50	%	12,252,671	61,263.36
P	Project Management Fees (Ref.4700.1)	1.20	%	12,252,671	147,032.06
Q	Cost Management Fees (Ref.4800.1)	1.20	%	12,252,671	147,032.06
R	Master Planning Architect Fees				Excluded
	Sub-Total				845,434.34
S	Minor items (eq surveys, trial holes, etc)	0	%		-
	Sub-Total				845,434.34
T	Preliminaries - main contractor	0	%		-
	TOTAL			£	845,434.34
			To Summary		845,434.00

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
A	S38 highway adoption fees; excludes secondary roads		8.00	%	3,500,426	280,034.11
B	S278 highway adoption fees			%	450,960	-
C	S38 local authority supervision fees		0	%	3,500,426	-
D	S104 adopting authority supervisions costs		2.50	%	3,402,938	85,073.45
E	S38/278 pre-design check fees with local authority			item	5,243	-
F	Traffic Regulation Orders			nr	15,000	-
G	S38/278/104 Bonding costs		2.00	%	7,354,324	147,086.48
H	S106 Bonding costs - to mid point of phase		0.75	%	-	-
I	Public Open Space adoption fees		0.00	%	484,667	-
J	Outline Planning Application					
K	Reserve Matters Application					
	NOTE: Adoption fees includes for full and half highways.					
	Sub-Total					512,194.04
L	Minor items (eg surveys, trial holes, etc)		0	%		-
	Sub-Total					512,194.04
M	Preliminaries - main contractor		0	%		-
	TOTAL				£	512,194.04
			To Summary			512,194.00

Commutated Sums

[illegible]

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
A	Section 38 Commuted Sums (20 years)				
	Assumed 20 year maintenance period				
	S38 Commuted sums	5	%	3,500,426.34	175,021.32
TOTAL				£	175,021.32

To Summary 175,021.00

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
A	Section 278 Commuted Sums (20 years)					
	Assumed 20 year maintenance period					
	S278 Commuted sums		5	%	473,507.86	23,675.39
TOTAL					£	23,675.39
To Summary						23,675.00

S104 Maintenance until adoption

Arcadis Ref 4900.4

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
	Section 104 Maintenance until adoption					
A	Foul Pumping station		0	nr		
B	Servicing - P/A		0	item	900.00	-
C	Breakdowns - 3 P/A		0	item	500.00	-
D	Cleaning and Desludge - 2 P/A		0	item	500.00	-
E	Cleaning and Breakdown - 3 P/A		0	item	750.00	-
F	Electric - Per Quarter		0	item	650.00	-
G	BT - Per Quarter		0	item	250.00	-
	Sub total					-
H	Assume 4 years until adoption					-
TOTAL					£	-
			To Summary			-

Plot Related Items

Arcadis Ref 6000.

[illegible]

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
	Standard foundations are assumed as 600mm wide and 900mm deep.					
	Abnormal Foundations - Plots					
A	Extra over for deeper foundations; 600mm		91	nr	1,871.57	170,312.87
B	Extra over for deeper foundations; 1000mm		17	nr	3,743.15	63,633.55
C	Extra over for deeper foundations; 1350mm		5	nr	5,053.25	25,266.25
D	Extra over for deeper foundations; 1600mm		0	nr	5,989.03	-
E	Extra over for deeper foundations; 1850mm		2	nr	6,924.82	13,849.64
F	Extra over for deeper foundations; 2000mm		1	nr	7,486.29	7,486.29
G	Piled foundations; including piling mat and ring beams		16	nr	9,500.00	152,000.00
	Abnormal Foundations - Garages					
H	Extra over for deeper foundations; 600mm		14	nr	1,155.97	16,183.58
I	Extra over for deeper foundations; 1000mm		2	nr	2,311.94	4,623.88
J	Extra over for deeper foundations; 1350mm		4	nr	3,121.12	12,484.48
K	Extra over for deeper foundations; 1600mm		0	nr	3,699.11	-
L	Extra over for deeper foundations; 1850mm		1	nr	4,277.09	4,277.09
M	Extra over for deeper foundations; 2000mm		0	nr	4,623.89	-
N	Extra over for deeper foundations; 3000mm		1	nr	6,935.83	6,935.83
O	Piled foundations; including piling mat and ring beams		3	nr	3,500.00	10,500.00
P	Extra over for reinforcement			nr	400.00	-
	Others					
Q	Suspended floor slabs			nr	2,150.00	-
R	Radon protection			nr	4.50	-
S	Dewatering allowance for High water table			nr	750.00	-
T	Heave Protection		8	nr	733.95	5,871.60
		Sub-Total				493,425.06
U	Minor items (e.g. surveys, trial holes, etc)		0	%		-
		Sub-Total				493,425.06
V	Preliminaries - main contractor		12.5	%		61,678.13
	TOTAL				£	555,103.19

Drainage abnormalities

Arcadis Ref 6000.2

[illegible]

Ref	Work Item Description		Quantity	Unit	Rate £	Total £
	<u>Shared Private Drives</u>					
	SURFACE TREATMENT					
A	Excavation ne 1.5m deep		1764	m³	5.13	9,049.32
B	Excavated material disposed on site		1764	m³	5.22	9,208.08
C	Completion of formation/sub formation		1764	m²	1.05	1,852.20
	<u>Road Construction</u>					-
D	Compaction of fill		1764	m³	0.76	1,340.64
E	Capping		882	m³	50.11	44,197.02
F	Type 1 Sub-Base		378	m³	76.54	28,932.12
G	Tarmac road comprising surface course; 40mm mm thick HRA; binder course; 60 mm thick AC20; base course; 190 mm thick		2520	m²	91.01	229,345.20
H	EO Block Paving; in carriageway; 80mm thick, sharp sand 30mm thick; base course, 90mm thick AC20;		2520	m²	26.21	66,049.20
I	PCC kerbs; straight, curved; flush		948	m	53.37	50,594.76
	SW Drainage					
J	225mm diameter pipework; class S bed and surround; Average depth not exceeding... 2500mm deep		474	m	118.43	Inc elsewhere
K	Manholes; 1200mm diameter; Depth not exceeding... 1500mm deep		14	nr	2,493.24	Inc elsewhere
	FW Drainage					
L	150mm diameter pipework; class S bed and surround; Average depth not exceeding... 2500mm deep		474	m	115.56	Inc elsewhere
M	Manholes; 1200mm diameter; Depth not exceeding... 1500mm deep		14	nr	2,493.24	Inc elsewhere
			Carried forward			440,568.54

[illegible]

To Summary

554,862.42

Boundary Treatments

Arcadis Ref 6000.4

[illegible]

Ref	Work Item Description	Quantity	Unit	Rate £	Total £
A	Car Charging points	199	unit	1,127.14	224,300.86
B	Allowance for enhancements	0	unit	1,000.00	-
C	Cladding; assumed half height front elevation only		unit	1,000.00	-
D	Tile Hanging; assumed half height front elevation only		unit	1,000.00	-
E	Allowance for Bricks		unit	1,000.00	-
	Paths to Plots				
	Excavation and filling				
F	Level and compact formation		m2	1.00	-
G	100mm bed of stone		m2	5.48	-
	Precast Concrete Pavings				
H	Buff riven slabs on 50mm sand beds		m2	44.88	-
I	EO for forming steps - 900mm wide		nr	102.00	-
J	Cotswold gravel in 150mm wide margin to house path		m2	25.00	-
	Other				
K	Threshold Drain fronts		nr	51.41	-
L	Shed Bases		nr	331.50	-
	House Gardens (front and back)				
M	Remove general builders rubbish prior to top soiling		m2	1.07	-
		Carried forward			224,300.86

			Brought forward			224,300.86
A	Spread and level av 300mm thick site-won top soil		m2	4.45	-	
	Landscaping					
B	Preparation/Seeding to gardens		m2	5.00	-	
C	Street trees planted within verge or swales; 500-550cm high, 3x, min 2.4m clear stem or similar; inc topsoil, mulching, irrigation, root barrier etc.		nr	750.00	-	
D	Hedgerow		m	20.00	-	
	Dryers					
E	FIX ONLY ROTARY DRYERS		no	40.80	-	
	Cycle Sheds					
F	Cycle storage/ stands; including base	174	no	750.00	130,500.00	
	Other					
G	Re-cycling bins	199	no	83.88	16,692.12	
TOTAL				£	371,492.98	

Appendix 3 – Market Research

Market Research

Average Price & Volume of Sales

Source: Land Registry

2023	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
OL15 8	£317,142	7	£211,952	21	£136,050	10	£91,000	2	£205,337	40
Total	£317,142	7	£211,952	21	£136,050	10	£91,000	2	£205,337	40

2022	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
OL15 8	£361,275	37	£222,160	40	£161,239	27	£176,100	5	£252,179	109
Total	£361,275	37	£222,160	40	£161,239	27	£176,100	5	£252,179	109

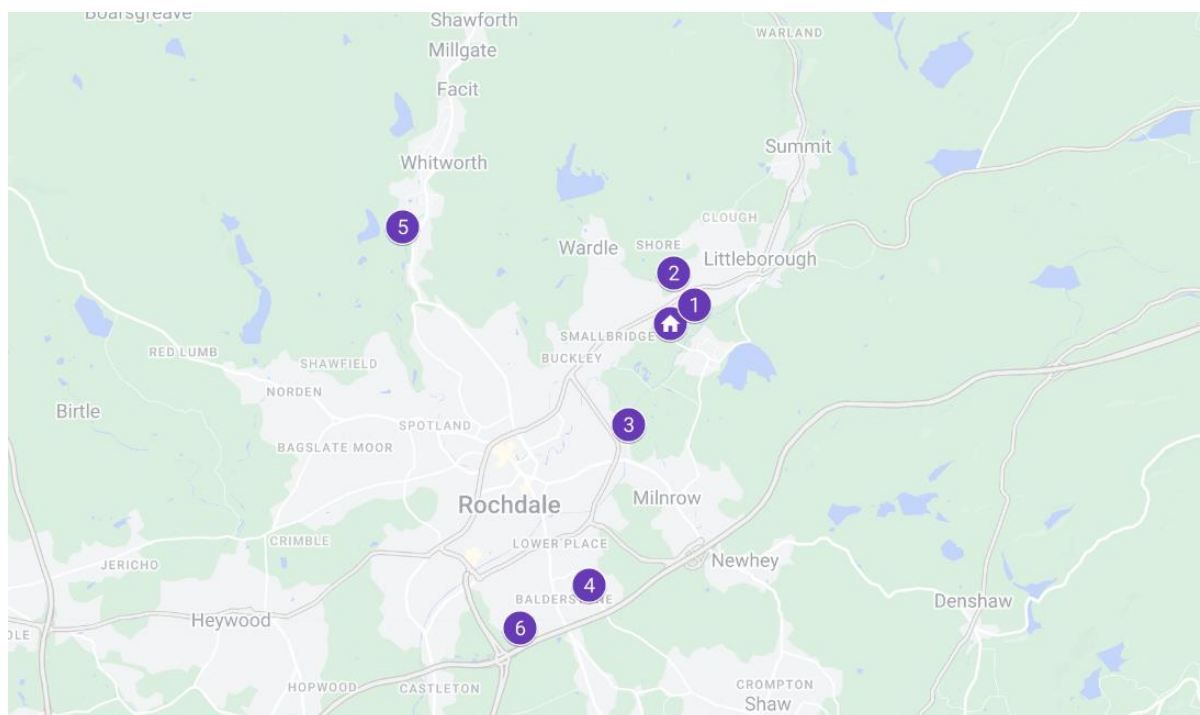
2021	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
OL15 8	£317,043	50	£205,189	41	£147,288	50	£134,624	4	£221,847	145
Total	£317,043	50	£205,189	41	£147,288	50	£134,624	4	£221,847	145

2020	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
OL15 8	£330,853	17	£173,436	32	£144,456	25	£154,833	6	£196,436	80
Total	£330,853	17	£173,436	32	£144,456	25	£154,833	6	£196,436	80

2019	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
OL15 8	£278,893	14	£165,641	28	£126,165	36	£129,100	5	£165,420	83
Total	£278,893	14	£165,641	28	£126,165	36	£129,100	5	£165,420	83

2018	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
OL15 8	£251,020	20	£154,445	31	£122,864	48	£105,071	7	£155,105	106
Total	£251,020	20	£154,445	31	£122,864	48	£105,071	7	£155,105	106

New Build Availability



New Build Available Overview

Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	Stubley Meadows	Russel Homes	OL15 8DP	102	2, 3, 4	Terraced, Semi and Detached	16%
2	Chestnut Way	Badih El-Hage	OL15 8LW	9	5	Detached	0%
3	The Cottons	Bullock	OL16 3AW	14	4,5	Semi and Detached	0%
4	Spring Fold	Saxon	OL16 4PR	54	2, 3, 4	Terraced, Semi and Detached	0%
5	Spring Mill	Gleeson	OL12 8UL	119	2, 3, 4	Terraced, Semi and Detached	0%
6	Hill Top Park	Gleeson	OL11 2SB	259	2, 3, 4	Terraced, Semi and Detached	20%

1. Russell Homes - Stubble Meadows, New Road, Littleborough OL15 8PJ

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Cromwell	Detached	4	1133	2	£339,995	£300	£322,995	£285
Cromwell	Detached	4	1133	2	£333,995	£295	£317,295	£280
Bower	Semi	4	1306	2.5	£339,995	£260	£322,995	£247
Bower	Semi	4	1306	2.5	£339,995	£260	£322,995	£247
Bower	Semi	4	1306	2.5	£339,995	£260	£322,995	£247
Bower	Semi	4	1306	2.5	£339,995	£260	£322,995	£247
Turner	Detached	4	1417	2.5	£405,995	£287	£385,695	£272
Turner	Detached	4	1417	2.5	£399,995	£282	£379,995	£268
Turner	Detached	4	1417	2.5	£399,995	£282	£379,995	£268
Turner	Detached	4	1417	2.5	£399,995	£282	£379,995	£268
£277							£263	

2. Badih El-Hage - Chestnut Way, Littleborough OL15 8LW

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Type 10G	Detached	5	2260	2	£675,000	£299	£641,250	£284
Type 10G	Detached	5	2260	2	£650,000	£288	£617,500	£273
£293							£278	

3. Bullock - The Cottons, Dobfield Road, Milnrow OL16 3AW

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Plot 5	Detached	4	1575	2	£450,000	£286	£427,500	£271
Plot 7	Detached	4	1575	2	£450,000	£286	£427,500	£271
Plot 6	Detached	4	1575	2	£450,000	£286	£427,500	£271
Plot 2	Detached	4	1575	2	£450,000	£286	£427,500	£271
Plot 1	Detached	5	1885	2	£550,000	£292	£522,500	£277
Plot 3	Detached	5	1885	2	£550,000	£292	£522,500	£277
Plot 4	Detached	5	1885	2	£550,000	£292	£522,500	£277
Plot 8	Detached	5	2260	2	£650,000	£288	£617,500	£273
£288							£274	

4. Saxon - Spring Fold, Broad Lane, Burnedge OL16 4PR

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Type A	Detached	4	1359	2	£435,000	£320	£413,250	£304
Type B	Detached	4	1597	2	£425,000	£266	£403,750	£253
Type B	Detached	4	1597	2	£415,000	£260	£394,250	£247
£280							£266	

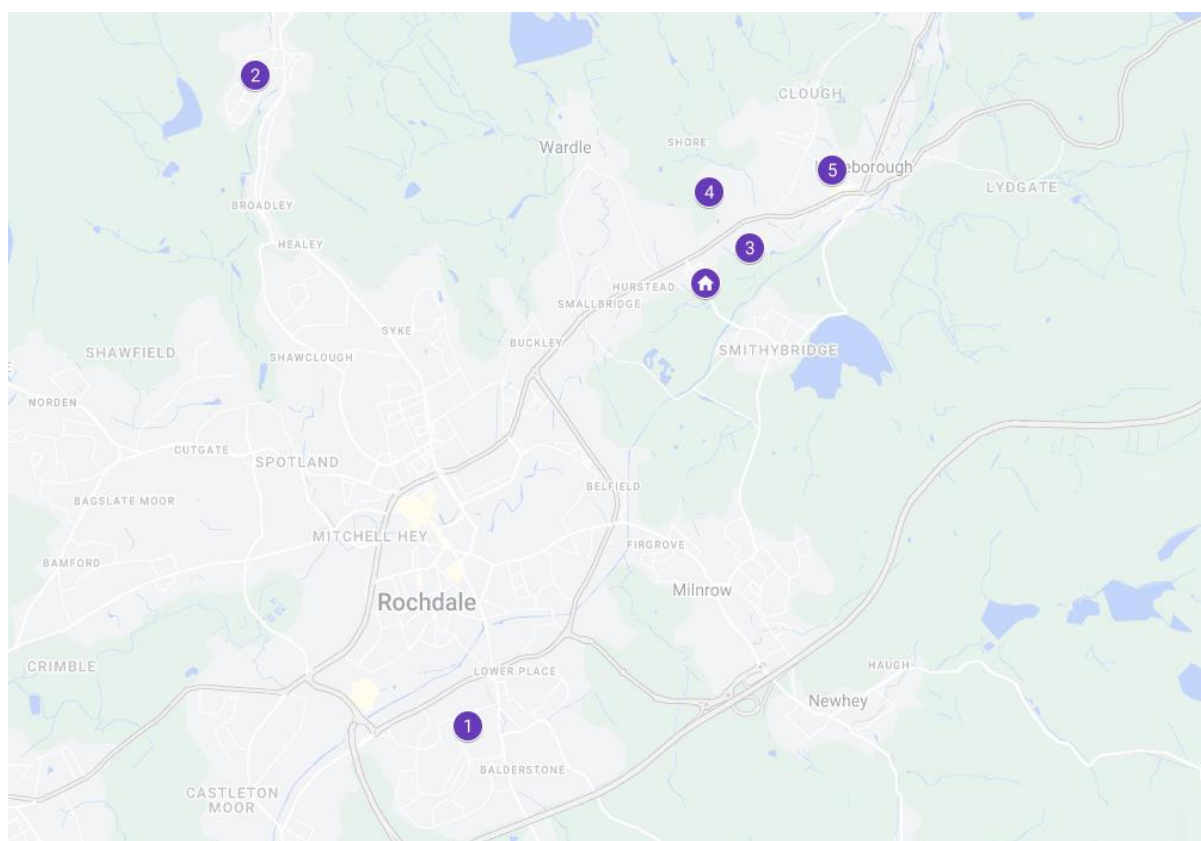
5. Gleeson Homes - Spring Mill, Eastgate, Whitworth OL12 8UL

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Cork	Semi	2	651	2	£189,995	£292	£180,495	£277
Cork	Semi	2	651	2	£189,995	£292	£180,495	£277
Kerry	Semi	2	671	2	£189,995	£283	£180,495	£269
Kerry	Semi	2	671	2	£189,995	£283	£180,495	£269
Kerry	Semi	2	671	2	£189,995	£283	£180,495	£269
Mayfield	Semi	2	671	2	£184,995	£276	£175,745	£262
Mayfield	Semi	2	671	2	£184,995	£276	£175,745	£262
Mayfield	Semi	2	671	2	£189,995	£283	£180,495	£269
Liburn	Semi	3	759	2	£214,995	£283	£204,245	£269
Tyrone	Semi	3	759	2	£222,995	£294	£211,845	£279
Tyrone	Semi	3	759	2	£224,995	£296	£213,745	£282
Kilkenny	Detached	3	772	2	£239,995	£311	£227,995	£295
Kilkenny	Detached	3	772	2	£242,995	£315	£230,845	£299
Fergus	Semi	3	788	2	£244,995	£311	£232,745	£295
Fergus	Semi	3	788	2	£244,995	£311	£232,745	£295
Fergus	Semi	3	788	2	£244,995	£311	£232,745	£295
Fergus	Semi	3	788	2	£244,995	£311	£232,745	£295
Fergus	Semi	3	788	2	£246,995	£313	£234,645	£298
Kildare	Detached	3	807	2	£269,995	£335	£256,495	£318
Kildare	Detached	3	807	2	£269,995	£335	£256,495	£318
Renmore	Detached	3	811	2	£274,995	£339	£261,245	£322
£303							£288	

6. Gleeson Homes - Hill Top Park, Hill Top Drive, Rochdale OL1 2SB

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)	Net Asking Price	Net Asking Price (ft ²)
Tyrone	Semi	3	759	2	£232,995	£307	£221,345	£292
Tyrone	Semi	3	759	2	£233,995	£308	£222,295	£293
Kilkenny	Detached	3	772	2	£249,995	£324	£237,495	£308
Kilkenny	Detached	3	772	2	£259,995	£337	£246,995	£320
Wicklow	Semi	3	772	2	£232,995	£302	£221,345	£287
Fergus	Semi	3	788	2	£249,995	£317	£237,495	£301
£316							£300	

New Build Sold



New Build Sold Overview

Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	Balderstone	Gleesons	OL11 2WE	143	2, 3, 4	Semi and Detached	14%
2	Spring Mill	Gleesons	OL12 8US	119	2, 3, 4	Semi and Detached	0%
3	Stubble Meadows	Russel Homes	OL15 8DP	102	2, 3, 4	Terraced, Semi and Detached	16%
4	Middle Starring	Roche BS	OL15 8FH	7	3	Terrace and Detached	0%
5	Hare Hill Mill	Wiggett	OL15 9HD	37	1, 2, 3, 4	Apartments, Terraced and Semi	11%

I. Gleeson - Balderstones OLI I 2WE

Address	House Name	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
61j, Queen Victoria Street OLI I 2HF	Kerry	Semi Detached	2	671	2	£194,995	£291	Nov-21
70, Beaconsfield Road OLI I 2WE	Kerry	Semi Detached	2	671	2	£137,995	£206	Oct-21
72, Beaconsfield Road OLI I 2WE	Kerry	Semi Detached	2	671	2	£137,995	£206	Oct-21
7, Salisbury Drive OLI I 2WF	Kerry	Semi Detached	2	671	2	£139,995	£209	Dec-21
3, Rosebery Close OLI I 2WG	Kerry	Semi Detached	2	671	2	£138,995	£207	Dec-21
61i, Queen Victoria Street OLI I 2HF	Tyrone	Detached	3	759	2	£219,995	£290	Nov-21
39, Beaconsfield Road OLI I 2WE	Tyrone	Semi Detached	3	759	2	£189,995	£250	Apr-22
64, Beaconsfield Road OLI I 2WE	Tyrone	Semi Detached	3	759	2	£192,995	£254	Feb-22
74, Beaconsfield Road OLI I 2WE	Tyrone	Semi Detached	3	759	2	£167,995	£221	Feb-22
11, Salisbury Drive OLI I 2WF	Tyrone	Detached	3	759	2	£189,995	£250	Dec-21
5, Salisbury Drive OLI I 2WF	Tyrone	Semi Detached	3	759	2	£179,775	£237	Dec-21
3, Salisbury Drive OLI I 2WF	Tyrone	Detached	3	759	2	£179,995	£237	Oct-21
4, Salisbury Drive OLI I 2WF	Tyrone	Semi Detached	3	759	2	£193,995	£256	Oct-21
59j, Queen Victoria Street OLI I 2HF	Tyrone	Semi Detached	3	764	2	£140,000	£183	Nov-21
43, Beaconsfield Road OLI I 2WE	Liffey	Detached	3	788	2	£213,995	£272	Apr-22
80, Beaconsfield Road OLI I 2WE	Liffey	Detached	3	788	2	£185,995	£236	Jan-22
8, Salisbury Drive OLI I 2WF	Liffey	Detached	3	788	2	£184,995	£235	Aug-21
12, Salisbury Drive OLI I 2WF	Liffey	Semi Detached	3	788	2	£174,995	£222	Aug-21
7, Rosebery Close OLI I 2WG	Liffey	Detached	3	788	2	£203,995	£259	Jul-21
61h, Queen Victoria Street OLI I 2HF	Renmore	Detached	3	811	2	£249,995	£308	Oct-21
41, Beaconsfield Road OLI I 2WE	Renmore	Semi Detached	3	811	2	£202,995	£250	Apr-22
82, Beaconsfield Road OLI I 2WE	Renmore	Detached	3	811	2	£204,995	£253	Feb-22
76, Beaconsfield Road OLI I 2WE	Renmore	Semi Detached	3	811	2	£179,995	£222	Feb-22
66, Beaconsfield Road OLI I 2WE	Renmore	Semi Detached	3	811	2	£199,995	£247	Oct-21
9, Salisbury Drive OLI I 2WF	Renmore	Detached	3	811	2	£211,995	£261	Dec-21
17, Salisbury Drive OLI I 2WF	Renmore	Detached	3	811	2	£211,995	£261	Dec-21
13, Salisbury Drive OLI I 2WF	Renmore	Detached	3	811	2	£197,995	£244	Dec-21
1, Salisbury Drive OLI I 2WF	Renmore	Detached	3	811	2	£199,995	£247	Oct-21
2, Salisbury Drive OLI I 2WF	Renmore	Semi Detached	3	811	2	£179,995	£222	Sep-21
14, Salisbury Drive OLI I 2WF	Renmore	Detached	3	811	2	£211,995	£261	Aug-21
10, Salisbury Drive OLI I 2WF	Renmore	Detached	3	811	2	£186,995	£231	Aug-21
5, Rosebery Close OLI I 2WG	Renmore	Detached	3	811	2	£209,995	£259	Jun-21
9, Rosebery Close OLI I 2WG	Renmore	Semi Detached	3	811	2	£172,995	£213	Jun-21
78, Beaconsfield Road OLI I 2WE	Cavan	Detached	4	1048	2	£219,995	£210	Dec-21
84, Beaconsfield Road OLI I 2WE	Cavan	Detached	4	1048	2	£219,995	£210	Dec-21
6, Salisbury Drive OLI I 2WF	Cavan	Detached	4	1048	2	£246,995	£236	Dec-21
£240								

2. Gleasons - Spring Mill OLI2 8US

Address	House Name	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
8, Spring Mill Avenue OLI2 8US	Kerry	Semi Detached	2	671	2	£123,995	£185	May-22
6, Spring Mill Avenue OLI2 8US	Cork	Semi Detached	2	684	2	£135,995	£199	May-22
10, Spring Mill Avenue OLI2 8US	Cork	Semi Detached	2	684	2	£123,995	£181	Apr-22
2, Spring Mill Avenue OLI2 8US	Wexford	Detached	3	811	2	£181,995	£224	Dec-21
£199								

3. Russell Homes, Stubby Meadows OL15 8DP

Address	House Name	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
12, Quaker Drive OL15 8BY	311	Semi Detached	3	759	2	£239,995	£316	Dec-22
11, Quaker Drive OL15 8BY	311	Semi Detached	3	759	2	£235,995	£311	Nov-22
27, Dearnley Avenue OL15 8BF	314	Detached	3	811	2	£259,995	£321	Feb-22
32, Dearnley Avenue OL15 8BF	314	Detached	3	811	2	£254,995	£314	Dec-21
28, Dearnley Avenue OL15 8BF	314	Detached	3	811	2	£254,995	£314	Nov-21
11, Dearnley Avenue OL15 8BF	314	Detached	3	811	2	£245,995	£303	Aug-21
5, Dearnley Avenue OL15 8BF	314	Detached	3	811	2	£245,995	£303	Jun-21
3, Dearnley Avenue OL15 8BF	314	Detached	3	811	2	£245,995	£303	Jun-21
2, Quaker Drive OL15 8BY	313	Semi Detached	3	811	2	£219,995	£271	Oct-22
3, Quaker Drive OL15 8BY	313	Semi Detached	3	811	2	£245,995	£303	Sep-22
1, Quaker Drive OL15 8BY	313	Semi Detached	3	811	2	£245,995	£303	Aug-22
4, Quaker Drive OL15 8BY	313	Semi Detached	3	811	2	£235,995	£291	Mar-22
7, Jonas Moore Close OL15 8DP	313	Semi Detached	3	811	2	£235,995	£291	Jun-22
29, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£299,995	£281	Jun-22
21, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£305,995	£287	Mar-22
34, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£325,995	£306	Feb-22
44, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£264,995	£249	Feb-22
42, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£305,995	£287	Feb-22
40, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£304,995	£286	Jan-22
30, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£304,995	£286	Dec-21
26, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£299,995	£281	Nov-21
24, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£264,995	£249	Nov-21
22, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£264,995	£249	Nov-21
15, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£304,995	£286	Aug-21
13, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£299,995	£281	Aug-21
7, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£299,995	£281	Jun-21
9, Dearnley Avenue OL15 8BF	401	Detached	4	1066	2	£299,995	£281	Jun-21
13, Quaker Drive OL15 8BY	401	Detached	4	1066	2	£339,995	£319	Feb-23
6, Quaker Drive OL15 8BY	401	Detached	4	1066	2	£309,995	£291	Apr-22
8, Jonas Moore Close OL15 8DP	401	Detached	4	1066	2	£319,995	£300	May-22
6, Jonas Moore Close OL15 8DP	401	Detached	4	1066	2	£324,995	£305	Apr-22
2, Jonas Moore Close OL15 8DP	401	Detached	4	1066	2	£319,995	£300	Apr-22
4, Jonas Moore Close OL15 8DP	401	Detached	4	1066	2	£324,995	£305	Apr-22
							£291	

4. Roche BS - Middle Starring OL15 8FH

Address	House Name	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
14, James Hill Close OL15 8FF	Plot 14	Semi Detached	3	775	2	£239,995	£310	May-23
2, James Hill Close OL15 8FF	Plot 2	Detached	3	1012	2	£309,995	£306	Nov-22
							£308	

5. Wiggett - Hare Hill Mill OL15 9HD

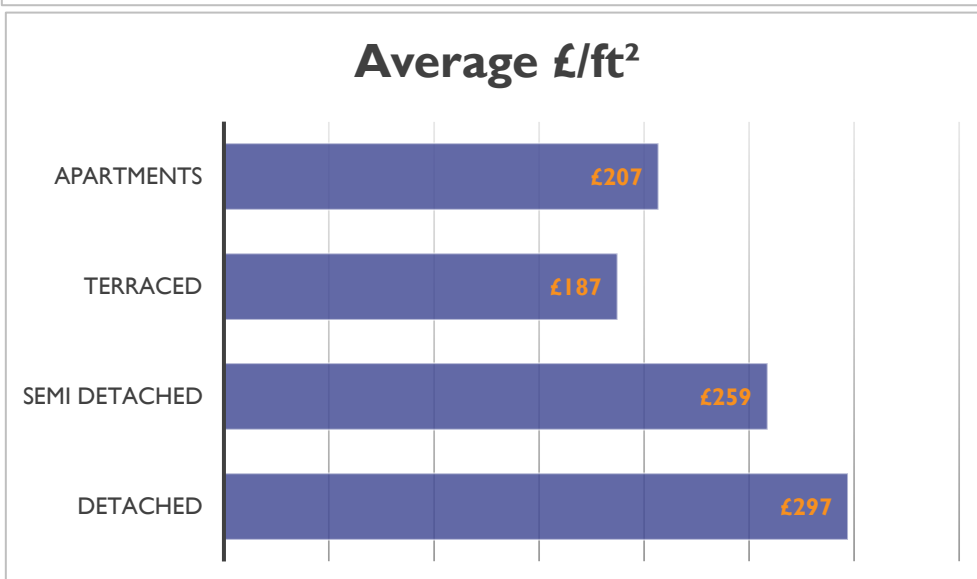
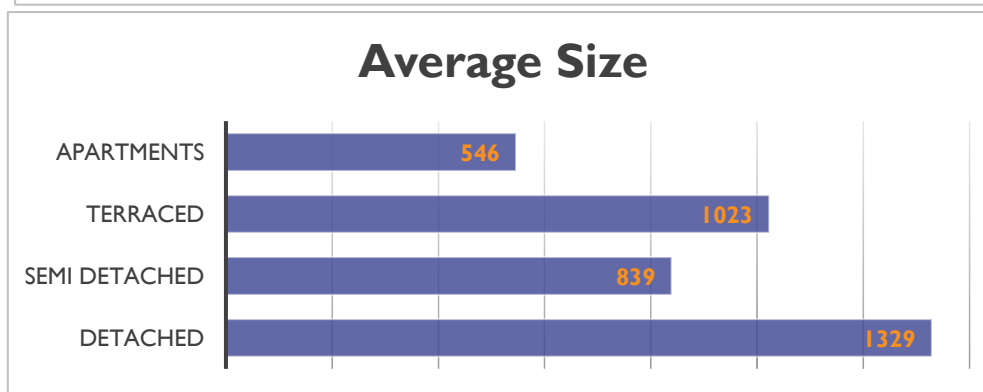
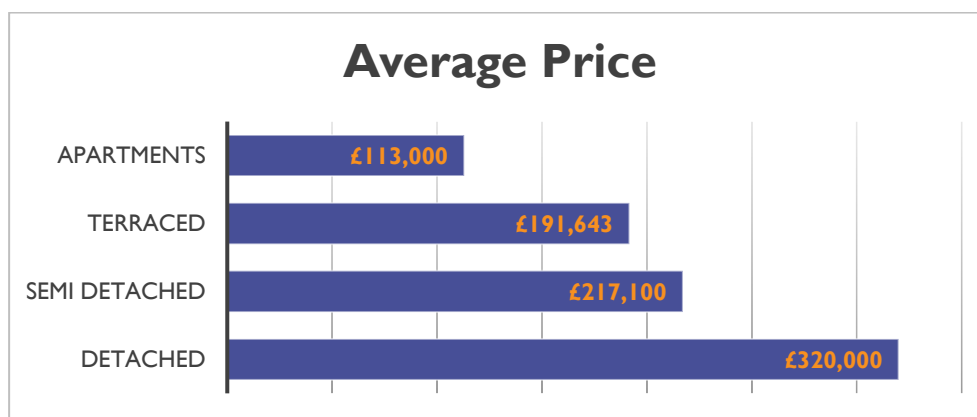
Address	House Name	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
16, Dividend Drive OL15 9HD	Mill Park Apartment	Flat	2	518	1	£124,995	£241	Jan-22
14, Dividend Drive OL15 9HD	Mill Park Apartment	Flat	2	518	1	£119,995	£232	Jan-22
20, Dividend Drive OL15 9HD	Mill Park Apartment	Flat	2	518	1	£129,995	£251	Dec-21
18, Dividend Drive OL15 9HD	Mill Park Apartment	Flat	2	518	1	£124,995	£241	Dec-21
2, Dividend Drive OL15 9HD	Mill Park Apartment	Flat	2	518	1	£124,996	£241	Sep-21
4, Dividend Drive OL15 9HD	Mill Park Apartment	Flat	2	518	1	£124,997	£241	Sep-21
12, Dividend Drive OL15 9HD	The Newall	Terraced	2	806	2	£160,000	£199	Aug-21
10, Dividend Drive OL15 9HD	The Newall	Terraced	2	806	2	£160,000	£199	Jul-21
6, Dividend Drive OL15 9HD	The Newall	Terraced	2	806	2	£160,000	£199	Jul-21
22, Dividend Drive OL15 9HD	The Engine House	Detached	4	1356	3	£299,995	£221	Jul-21
							£222	

Second Hand Sales

Search criteria: within 1 miles of postcode OL15 8RF. Sales Completed within past 12 months.

Source: HM Land Registry

Type	Average Price	Average Size	Average £/ft ²
Detached	£320,000	1329	£297
Semi Detached	£217,100	839	£259
Terraced	£191,643	1023	£187
Apartments	£113,000	546	£207
Average	£210,436	934	£238



Detached

Address	Date Sold	Sold Price	Beds	Size ft ²	£/ft ²
125, Starring Way, Littleborough OL15 8RE	Oct-23	£320,000		1119	£286
143, Wardle Road, Rochdale OL12 9JA	Sep-23	£590,000		2325	£254
12, Bateman Avenue, Rochdale OL12 9ST	Aug-23	£400,000	4	1410	£284
9, Spring Mill Walk, Rochdale OL16 2PF	Jul-23	£170,000	3	753	£226
102, Oakhurst Close, Wardle, Rochdale OL12 9EJ	Jul-23	£260,000		872	£298
18, Dale View, Littleborough OL15 0BP	Jul-23	£367,500		1399	£263
10, Joseph Lister Drive, Rochdale OL12 9PT	May-23	£252,000	3	958	£263
51, Wordsworth Crescent, Littleborough OL15 0RB	May-23	£370,000		1615	£229
18, Lime Grove, Littleborough OL15 8RP	Apr-23	£275,000	3	840	£328
28, South View Terrace, Rochdale OL16 2SW	Apr-23	£210,000	3	829	£253
49, Tarnside Close, Rochdale OL16 2QD	Mar-23	£312,500		1012	£309
1, Elmore Wood, Littleborough OL15 8RJ	Mar-23	£425,000	4	1163	£366
64, Stubley Mill Road, Littleborough OL15 8SE	Mar-23	£325,000	3	1012	£321
13, Quaker Drive, Littleborough OL15 8BY	Feb-23	£339,995		1119	£304
The Farmhouse, Hollingworth Road, Littleborough OL	Feb-23	£1,350,000		3692	£366
10, Fellside Gardens, Littleborough OL15 9LX	Jan-23	£350,000		1141	£307
Average		£320,000		1329	£297

Semi Detached

Address	Date Sold	Sold Price	Beds	Size ft ²	£/ft ²
24, Wordsworth Crescent, Littleborough OL15 0RB	Sep-23	£255,000	3	818	£312
48, Chichester Close, Littleborough OL15 8QL	Aug-23	£230,000	3	926	£248
16, Lodge Bank Road, Littleborough OL15 8QS	Aug-23	£295,000	4	1292	£228
10, Oliver Close, Littleborough OL15 8NH	May-23	£190,000	3	592	£321
20, Lightburn Avenue, Littleborough OL15 8QB	May-23	£165,000	4	786	£210
14, James Street, Littleborough OL15 8LT	May-23	£175,000	3	592	£296
14, James Hill Close, Littleborough OL15 8FF	May-23	£239,995		775	£310
38, Chichester Close, Littleborough OL15 8QL	Apr-23	£216,500	3	721	£300
43, Thimble Close, Rochdale OL12 9QP	Apr-23	£177,000	3	743	£238
10, Lodge Bank Road, Littleborough OL15 8QS	Apr-23	£220,000	3	850	£259
7, Mayflower Gardens, Wardle, Rochdale OL12 9DF	Mar-23	£180,000		732	£246
16, Fairfax Drive, Littleborough OL15 8RA	Mar-23	£212,000	3	872	£243
4, Wuerdle Place, Rochdale OL16 2SS	Feb-23	£180,000	3	969	£186
8, Farm Walk, Littleborough OL15 8LJ	Feb-23	£290,000	3	1119	£259
56, Abbey Drive, Littleborough OL15 0NA	Feb-23	£231,000	3	797	£290
Average		£217,100		839	£259

Terraced

Address	Date Sold	Sold Price	Beds	Size ft ²	£/ft ²
110, Featherstall Road, Littleborough OL15 8NY	Aug-23	£160,000	3	904	£177
Brown Lodge Farm, Brown Lodge Street, Littleborough OL15 0EP	Aug-23	£450,000		2605	£173
89, New Road, Littleborough OL15 8PL	Aug-23	£161,500	3	721	£224
14, Mount Avenue, Rochdale OL12 9QE	Jul-23	£115,000	2	710	£162
92, Smithy Bridge Road, Littleborough OL15 0BQ	Jul-23	£200,000	3	893	£224
78, Smithy Bridge Road, Littleborough OL15 0BQ	Jul-23	£146,000	3	732	£199
21, Charnley Fold, Rochdale OL12 9DX	Jul-23	£255,000	3	990	£258
6, Walmsley Avenue, Littleborough OL15 0DZ	May-23	£173,000	3	958	£181
5, Mount Avenue, Rochdale OL12 9QE	Apr-23	£202,500		915	£221
45, Little Clegg Road, Littleborough OL15 0EA	Apr-23	£171,500	3	861	£199
13, Frances Street, Rochdale OL16 2SA	Apr-23	£128,500	3	936	£137
2, The Refectory, Oakhurst Drive, Rochdale OL12 9ET	Apr-23	£250,000		1507	£166
14, Little Clegg Road, Littleborough OL15 0EA	Mar-23	£162,000	3	969	£167
140, New Road, Littleborough OL15 8NL	Feb-23	£108,000	1	614	£176
Average		£191,643		1023	£187

Apartments

Address	Date Sold	Sold Price	Beds	Size ft ²	£/ft ²
Flat 7, Halliday Court, Stubley Mill Road, Littleborough OL15 8RF	Aug-23	£91,000	1	506	£180
25a, Lakebank, Littleborough OL15 0DQ	Aug-23	£155,000	1	560	£277
22, Birch View, Rochdale OL12 9PZ	Aug-23	£89,000	2	474	£188
Apartment 6, Wesley Court, 46, Smithy Bridge Road, Littleborough OL	Jun-23	£117,000	2	646	£181
Average		£113,000		546	£207

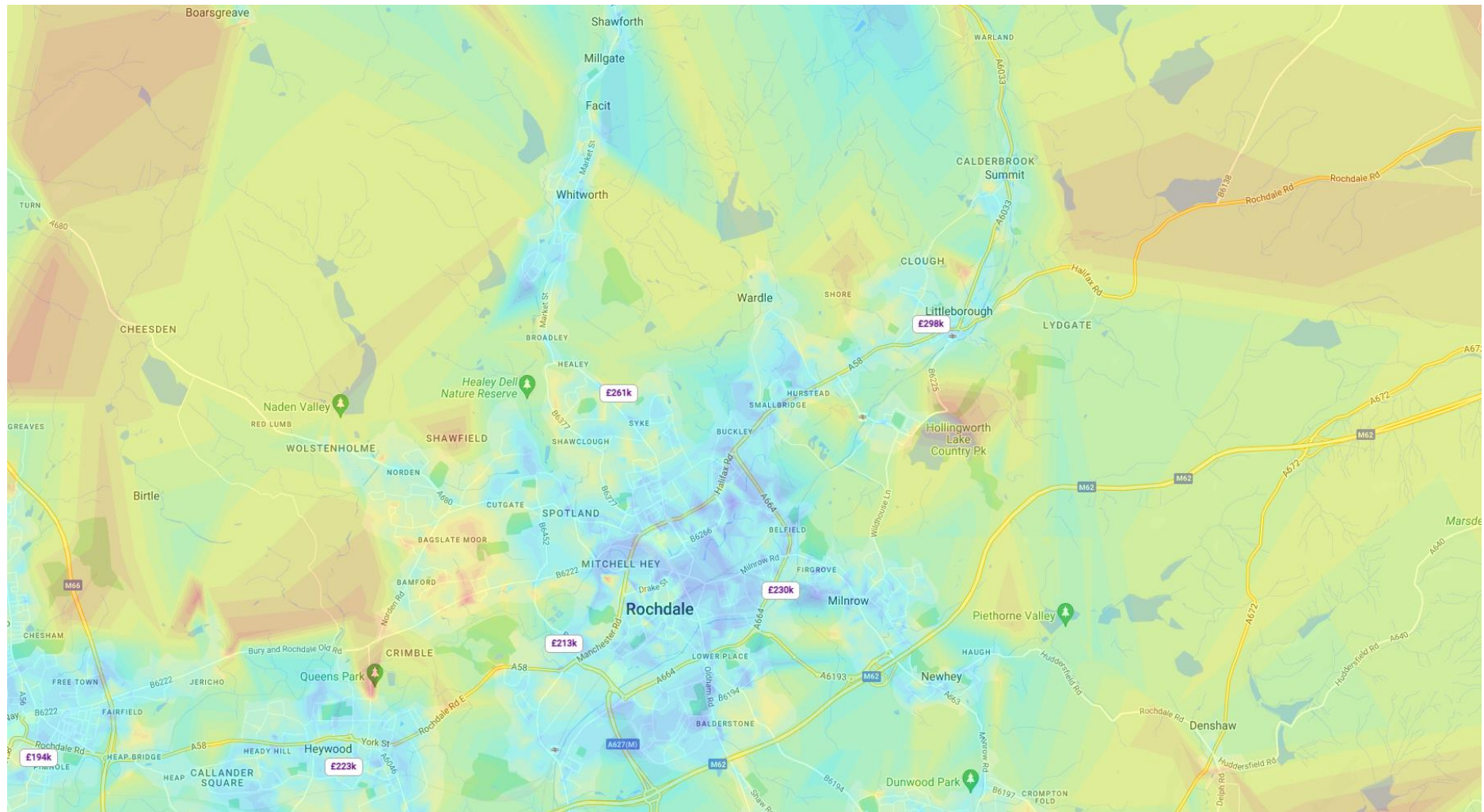
Second Hand Available

Search criteria: Houses for sale within 0.5 mile of postcode OL15 8RF

Source: www.rightmove.co.uk

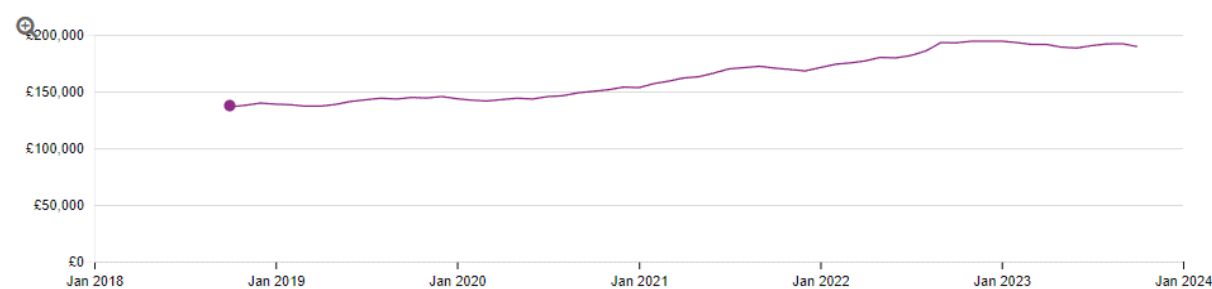
Address	Type	Bedrooms	Price
Little Clegg Road, Littleborough OL15 0EF	Semi	4	£750,000
Inglenook, Springfield Lane, Hurstead, OL16 2RS	Detached	6	£590,000
Stubley Mill Road, Littleborough, OL15	Detached	4	£500,000
The Turner, Stubley Meadows, Dearnley Avenue Littleborough	Detached	4	£424,995
Joseph Lister Drive, Wardle, OL12	Detached	4	£420,000
The Kenyon Stubley Meadows, Littleborough	Detached	4	£409,995
St. Andrews Close Dearnley OL15 8PG	Detached	4	£399,950
Wuerdle Farm Way, Rochdale, OL16	Detached	4	£390,000
Brooklyn Avenue, Rochdale, OL16	Semi	4	£385,000
Bents Farm Close, Littleborough, OL15 8LD	Detached	4	£370,000
Oakley Way, Rochdale, OL12 9DY	Detached	4	£329,950
New Road, Littleborough OL15 8LX	Terraced	3	£325,000
Guardian Close, Rochdale, OL12	Detached	3	£300,000
Greenfield Lane Hurstead OL16 2QX	Terraced	2	£299,950
Whittaker Drive, Smithy Bridge OL15 8QR	Terraced	5	£290,000
George Street, Hurstead, Rochdale, OL16	Terraced	4	£280,000
New Road, Littleborough, OL15	Semi	3	£270,000
Wordsworth Crescent, Littleborough, OL15 0RB	Semi	3	£269,950
Union Road, Wardle, Rochdale OL12 9QA	Semi	3	£250,000
Old Hall Mews, Union Road, Wardle, Rochdale OL12 9FG	Detached	3	£245,000
George Street, Hurstead, OL16 2RR	Terraced	4	£243,000
6 Stopford Avenue, Littleborough	Semi	3	£237,500
Edward Street, Wardle, OL12 9NR	Semi	3	£235,000
Stopford Avenue Littleborough OL15 8QH	Semi	3	£219,995
Fairfax Drive, Smithy Bridge, OL15 8RA	Semi	3	£200,000
Halifax Road, Smallbridge, OL12	Terraced	2	£200,000
Cecil Street, Littleborough, OL15	Semi	3	£190,000
Bower Avenue, Wardle, OL12	Semi	2	£170,000
Halifax Road, Rochdale OL16 2RZ	Terraced	3	£169,950
Halifax Road, Rochdale, OL12	Semi	3	£160,000
Greengate Close, Rochdale	Terraced	3	£150,000
Smithy Bridge Road, Smithy Bridge, OL15 0BQ	Terraced	2	£149,950
Greengate Close, Hurstead, Rochdale OL12	Terraced	2	£129,950
Birch Road, Rochdale	Terraced	2	£124,950
Cecil Street, Littleborough, OL15	Terraced	2	£115,000
New Road, Littleborough, OL15 8LX	Terraced	1	£95,000

Property Price Heat Map

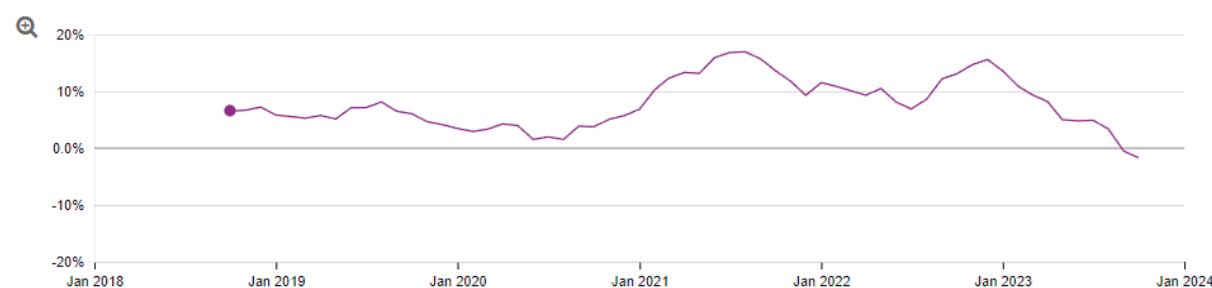


Average price by type of property in Rochdale

Source: HM Land Registry



Percentage change (yearly) in Rochdale



Price Trends – OLI 5 8RF

Market Characteristics	Rochdale	National
Market Size Indicator: no. of transactions	13,727	4,771,237
Market Size Indicator: total no. of properties	96,270	26,576,810
Market liquidity Indicator: transactions / properties	14.26%	17.95%
Market Growth Indicator: new homes built	1,000	430,860
Market Growth Indicator: new builds / transactions	7.28%	9.03%

Growth Rate	Rochdale	National
5 year house price growth	6.50%	4.50%
Last 12 months house price growth	-1.70%	16.00%

Average House Prices

Source: HM Land Registry

Postcode Area – OL15 8RF

Property Type	Oct-18	Oct-23	Change
Detached	£290,234	£307,500	6%
Semi	£194,833	£295,000	51%
Terraced	£119,287	£120,500	1%
Flat	£130,000	£365,000	181%
All	£199,389	£237,083	19%

Appendix 4 – Policy Compliant Appraisal

2401 Smithy Bridge, Littleborough v2_PC

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
OMS	199	236,965	304.96	363,136	72,264,000

NET REALISATION

72,264,000

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(6,800,023)
	(6,800,023)

CONSTRUCTION COSTS

Construction

	ft²	Build Rate ft²	Cost	
OMS	236,965	126.00	29,857,590	29,857,590
Contingency		3.00%	895,728	895,728

Other Construction Costs

S106 Outdoor Sports provision	373,400	
S106 Education	919,381	
Enabling works	2,585,415	
S278 Highways	473,508	
On-site Highways	3,675,447	
On-site pedestrian/cycle routes	158,064	
Strategic surface water drainage	3,217,940	
Foul water drainage	366,958	
Utilities	1,890,885	
Landscape & Nature Conservation	508,900	
Site Prelims	154,980	
Finance / legals / S106 BNG	1,267,663	
Site investigation	5,505	
Landscape design	10,178	
Site supervision	321,632	
Project management	154,384	
Cost management	154,384	
LPA Fees	798,935	
Plot Related Items	4,993,991	
Engineering design	247,128	
7.5% AH contribution	5,419,800	
	27,698,478	

PROFESSIONAL FEES

Professional Fees	6.00%	1,791,455	1,791,455
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MARKETING & LETTING

Sales & Marketing	3.00%	2,167,920	2,167,920
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DISPOSAL FEES

Sales Legal Fee	199 un	700.00 /un	139,300	139,300
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TOTAL COSTS BEFORE FINANCE

55,750,448

FINANCE

Debit Rate 8.500%, Credit Rate 0.000% (Nominal)	
Construction	2,060,752
Total Finance Cost	2,060,752

2401 Smithy Bridge, Littleborough v2_PC

TOTAL COSTS	57,811,200
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PROFIT	14,452,800
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Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR% (without Interest)	N/A
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Profit Erosion (finance rate 8.500)	2 yrs 8 mths
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2401 Smithy Bridge, Littleborough v2_PC

Table of Gross Development Value and Land Cost

Construction: Rate /ft ²					
Sales: Rate /ft ²	-5.000%	-2.500%	0.000%	+2.500%	+5.000%
	119.70 /ft ²	122.85 /ft ²	126.00 /ft ²	129.15 /ft ²	132.30 /ft ²
-5.000%	£68,650,800	£68,650,800	£68,650,800	£68,650,800	£68,650,800
289.71 /ft ²	£8,083,746	£9,018,392	£9,969,807	£10,936,222	£11,915,789
-2.500%	£70,457,400	£70,457,400	£70,457,400	£70,457,400	£70,457,400
297.33 /ft ²	£6,526,830	£7,436,975	£8,358,511	£9,293,766	£10,245,590
0.000%	£72,264,000	£72,264,000	£72,264,000	£72,264,000	£72,264,000
304.96 /ft ²	£5,004,052	£5,899,169	£6,800,023	£7,711,195	£8,633,351
+2.500%	£74,070,600	£74,070,600	£74,070,600	£74,070,600	£74,070,600
312.58 /ft ²	£3,498,324	£4,384,997	£5,275,974	£6,171,962	£7,073,564
+5.000%	£75,877,200	£75,877,200	£75,877,200	£75,877,200	£75,877,200
320.20 /ft ²	£2,006,194	£2,885,928	£3,769,264	£4,656,437	£5,548,131

Sensitivity Analysis : Assumptions for Calculation

Construction: Rate /ft²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
OMS	1	£126.00	2.00 Up & Down

Sales: Rate /ft²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
OMS	1	£304.96	2.00 Up & Down

Appendix 5 – 100% Market Sale & S106 Appraisal

APPRAISAL SUMMARY**ARGUS SOFTWARE****2401 Smithy Bridge, Littleborough v2_MS&S106****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
OMS	199	236,965	304.96	363,136	72,264,000

NET REALISATION**72,264,000****OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)	(887,230)	(887,230)
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CONSTRUCTION COSTS**Construction**

	ft²	Build Rate ft²	Cost	
OMS	236,965	126.00	29,857,590	29,857,590
Contingency		3.00%	895,728	895,728

Other Construction Costs

S106 Outdoor Sports provision	373,400
S106 Education	919,381
Enabling works	2,585,415
S278 Highways	473,508
On-site Highways	3,675,447
On-site pedestrian/cycle routes	158,064
Strategic surface water drainage	3,217,940
Foul water drainage	366,958
Utilities	1,890,885
Landscape & Nature Conservation	508,900
Site Prelims	154,980
Finance / legals / S106 BNG	1,267,663
Site investigation	5,505
Landscape design	10,178
Site supervision	321,632
Project management	154,384
Cost management	154,384
LPA Fees	798,935
Plot Related Items	4,993,991
Engineering design	247,128
	22,278,678

PROFESSIONAL FEES

Professional Fees	6.00%	1,791,455	1,791,455
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MARKETING & LETTING

Sales & Marketing	3.00%	2,167,920	2,167,920
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DISPOSAL FEES

Sales Legal Fee	199 un	700.00 /un	139,300	139,300
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TOTAL COSTS BEFORE FINANCE**56,243,441****FINANCE**

Debit Rate 8.500%, Credit Rate 0.000% (Nominal)	
Construction	1,567,759
Total Finance Cost	1,567,759

APPRAISAL SUMMARY**ARGUS SOFTWARE****2401 Smithy Bridge, Littleborough v2_MS&S106****TOTAL COSTS****57,811,200****PROFIT****14,452,800****Performance Measures**

Profit on Cost% 25.00%

Profit on GDV% 20.00%

Profit on NDV% 20.00%

IRR% (without Interest) 41.13%

Profit Erosion (finance rate 8.500) 2 yrs 8 mths



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