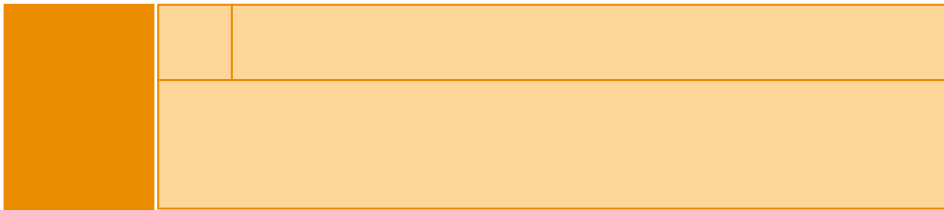


ABNORMAL SITE DEVELOPMENT COSTS

CONSTRUCTION COST STUDY

For

NEWARK & SHERWOOD DISTRICT COUNCIL



Order of Cost Study

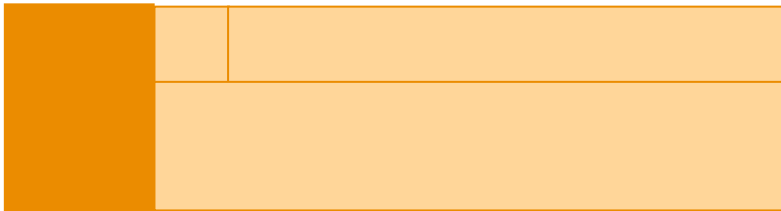
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Executive Summary

1. The Project

This Cost Study provides an estimate of construction costs over a range of Abnormal Site Development Costs.

2. Allowances

The Estimate includes on-cost allowances for the following:

- Consultants
- B. Regulations and Planning fees
- NHBC / Zurich Insurance where applicable

3. Basis of Estimate

The basis of the Estimate is in Section 2 of this report.

4. Detailed Construction Cost Study

The detailed Cost Study is given in Section 3 of this report.

5. Risk Allowance

A Risk Allowance of 5% of construction cost is recommended

1.0 Project Description

Newark & Sherwood District Council are undertaking a General Viability Appraisal for Development and require indicative Abnormal Development Costs, excluded from general construction costs to inform the Appraisal.

2.0 Basis of Cost Study

Base Date

Rates for Construction Costs in the Estimate have been priced at a Base Date of 3 Quarter 2012. Allowances must be made for inflation beyond this date dependant on the mid-point date of construction.

Procurement

The costs included in this Estimate assume that procurement is to be achieved on a single stage competitive tender basis, from a selected list of Contractors.

Scope of Development Types

The development type the Budget Estimate is based on has been taken as residential development.

Basis of Costs

The following benchmarking data was used in the preparation of the estimate:

1. Analysis of construction costs over a range of projects within the Gleeds Research and Development Data Base.

All construction costs have been adjusted for Location Factor (Newark – 0.94, updated 27 July 2012) and All-in TPI for 3rd Quarter 2012 (BCIS index – 217, updated 17 September 2012).

Assumptions/Clarifications

The following assumptions/clarifications have been made during the preparation of this Estimate:

- The categories of Abnormal Costs are taken as typically occurring and are not exhaustive.
- Assumptions for each category are stated with the Budget Estimate.
- All budget costs relate to a cost per hectare of development site.

Exclusions

The Order of Cost Study excludes any allowances for the following:

- Value Added Tax
- Finance Charges
- Removal of asbestos

3.0 Abnormal Site Development Budget Estimate

	Budget Cost £/Hectare
Abnormal Costs, by their very nature, vary greatly between different sites	
Budget figures are given, for typical categories of Abnormal Costs	
The Budgets are expressed as costs per hectare of development site	
Archaeology	10,000
Typically, Archaeology is addressed by a recording / monitoring brief by a specialist, to satisfy planning conditions	
Intrusive archaeological investigations are exceptional and not allowed for in the Budget cost	
Flood Defence Works	25,000
Generally involves raising floor levels above flood level, on relevant sites	
Budget £2,000 per unit x 35 units/Hect, apply to 1 in 3 sites	
Vehicle Access Works	20,000
New road junction and S278 works	
Major off-site highway works not allowed for	
Land Contamination	25,000
Heavily Contaminated land is not considered, as remediation costs will be reflected in the land sales values	
Allow for remediation / removal from site of isolated areas of spoil with elevated levels of contamination	
Ground Stability	
Allow raft foundations to dwellings, on 25% of sites	
Budget £2,000 per unit x 35 units x 25% of sites	20,000
Sewer Works	20,000
The majority of sites connect into existing sewers within adjacent public highway	
Allow for off-site adopted sewer connection with highway	
Other Abnormals	
Allow risk for other non-defined Abnormals (Environmental, Ecology, etc)	10,000