

	Element cost (£)	Cost/resi unit (£)	% total cost		Element cost (£)	Cost/resi unit (£)	% total cost
<b>ON-SITE WORKS</b>							
<b>Demolition, site clearance, enabling works</b> General demolition and site clearance – nature of site makes these limited with decontamination and archaeological investigations; assuming these are low risk	1,500,000	500	0.36	<b>Drainage</b> New foul water connection; approx 5km to existing sewerage treatment works, but assuming sufficient capacity exists at those works; new outfalls to existing water courses for surface water drainage	3,000,000	1,000	0.73
<b>Strategic earthworks</b> Cut and fill across site, assuming a balance within each phase, thereby avoiding need for disposal/importation of material	1,650,000	550	0.40	<b>Utilities</b> New primary electrical substation and connection to site, new potable water supply from existing reservoir, new connection to existing comms network	12,000,000	4,000	2.92
<b>Highways</b> Primary road and secondary road network, assuming provision of parcel/ plots for disposal of 50-100 units	4,500,000	1,500	1.09	<b>Landscaping and pedestrian/ cycle network</b> Provision of offsite mitigation measures for landscaping and pedestrian/cycle network	1,200,000	400	0.29
<b>Drainage</b> Foul and surface water network with connections for foul to existing sewerage treatment works offsite and for surface to existing watercourses offsite; limited diversions of existing drainage	4,500,000	1,500	1.09	<b>SECTION 106 / COMMUNITY FACILITIES</b>			
<b>Utilities</b> Electrical, potable water and comms network; assumes delivery by multi-utility service company (Musco) with benefits of reduced capital cost; provision of common services trench for utilities by main contractor and other builders' work; limited diversions of existing utilities	3,000,000	1,000	0.73	<b>Education</b> Early years primary school provision, and contribution to secondary school and post-16 education	15,000,000	5,000	3.65
<b>Landscaping</b> Formal and informal open space, woodland and allotments	4,050,000	1,350	0.99	<b>Healthcare</b> Allowance for primary care facility	3,000,000	1,000	0.73
<b>Noise attenuation</b> Provision of bunding/screening to mitigate impact of major highways in the locality	1,000,000	333	0.24	<b>Community and civic</b> Multi-use community centre; contributions for police, fire and ambulance stations	2,000,000	700	0.49
<b>Waste management</b> Provision of recycling areas on site, assuming no requirement for new civic amenity facility to be built	450,000	150	0.11	<b>Indoor sports</b> Provisions and/or contribution for sports hall, swimming pool and related facilities	2,000,000	700	0.49
<b>OFFSITE WORKS</b>				<b>Travel allowances</b> Bus subsidies and travel planning measures	1,000,000	300	0.24
<b>Highways</b> Assumes new main access point to the site from adjacent A road, requiring a new junction; allowance for other highways works comprising new junctions and widened/ enhanced existing junctions; assumes no new railway works required	12,000,000	4,000	2.92	<b>MAIN CONTRACTOR COSTS</b>			
				<b>Phasing and temporary works</b> Provision of temporary hoardings, highways, drainage and utilities connections and landscaping in relation to nature of the works and phasing requirements	2,000,000	670	0.49
				<b>Preliminaries</b> Management, accommodation, health and welfare facilities, insurances, bonds etc at 15% on all works	11,100,000	3,700	2.70
				<b>Overheads and profit</b> Overheads and profit at 5% on all works	4,200,000	1,400	1.02
				<b>ADOPTION FEES, ESTATE MANAGEMENT AND PROFESSIONAL FEES</b>			
				<b>Adoption fees for on-site highway works</b> Covers all works from plot edge to plot edge that are adopted	1,850,000	600	0.45

	Element cost (£)	Cost/resi unit (£)	% total cost		Element cost (£)	Cost/resi unit (£)	% total cost
<b>Adoption fees for offsite highway works</b>				<b>Total excl residential unit build costs</b>	<b>119,740,000</b>	<b>39,953</b>	<b>29.13</b>
Covers all offsite highways works	4,930,000	1,600	1.20				
<b>Estate management</b>				<b>Residential unit build costs</b>			
Assumes landscaping will not be adopted but will be responsibility of master developer/site promoter to maintain and manage	5,100,000	1,700	1.24	Traditionally built houses; (one-bed 10%, two-bed 50%, three-bed 25% and four-bed 15%); incl fees, main contractor on-costs, OH&P and contingency	276,300,000	92,000	67.22
<b>Professional fees and survey costs</b>				<b>Carbon net zero measures</b>			
Design and project management team covering planning application stage and design procurement and delivery stages	9,810,000	3,300	2.39	Allowance for PV panels combined with air-source heat pumps incl. fees, main contractor on-costs, OH&P and contingency	15,000,000	5,000	3.65
<b>DESIGN DEVELOPMENT AND CONSTRUCTION CONTINGENCY</b>				<b>TOTAL INCL. RESI UNIT BUILD COSTS AND CARBON NET ZERO MEASURES</b>	<b>411,040,000</b>	<b>137,000</b>	<b>100.00</b>
<b>Design development and construction contingency</b>							
Based on 5% for design and 5% for construction works	8,900,000	3,000	2.17				