

GOLDTHORPE PHASE 2 HCA VIAB COST BREAKDOWN

Build Cost

Build cost has been set at £72.50/ sq ft, and should be considered to include all standard house build and preliminary costs, as is the standard for the HCA template.

This figure is based on a reduction from the generally accepted BCIS industry standard levels to reflect Gleeson's position within the market.

External Works & Infrastructure Costs:

Site preparation/demolition:

Includes all costs associated with the following:

- Site strip £8,925
- **Total** **£8,925**

Roads and Sewers:

Includes all costs associated with the following:

- Highway construction £232,514
- Foul/surface water sewers £124,800
- Attenuation £120,300
- Sewer Connect & Form Access £6,000
- Extra Private Drives (15 @ £700) £10,500
- Extra/over cost for block paving (1,716sqm @ £15.35) £26,340
- **Total** **£520,454**

Services

Includes all costs associated with the following:

- Plot connections £152,500
- BT Boxes & Survey Fees £1,500
- **Total** **£154,000**

POS

Includes all costs associated with:

- Laying out of on-site POS/buffer zone £30,000
- **Total** **£30,000**

Site Abnormals

Abnormal Foundations

Includes all costs associated with the following:

- | | |
|-----------------------------|-----------------|
| • Short piles (30 No.) | £96,000 |
| • Trench Fill (25 No.) | £40,500 |
| • Basic gas membrane to all | £9,150 |
| • E/o muckshift | £9,150 |
| • Total | £154,800 |

Beam and Block

Includes all costs associated with the following:

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|-----------------------------------|----------------|
| • Beam & Block floor to all plots | £76,250 |
| • Total | £76,250 |

Dealing with slopes

Includes all costs associated with the following:

- | | |
|---|----------------|
| • Steps in semi-detached blocks (under build) | £36,000 |
| • Cut and fill | £30,000 |
| • Total | £66,000 |

Grouting

Includes all costs associated with the following:

- | | |
|-------------------------------------|-----------------|
| • Grouting to northern part of site | £191,000 |
| • Total | £191,000 |

Capping mine shaft

Includes all costs associated with the following:

- | | |
|-----------------------------|----------------|
| • Capping on-site mineshaft | £25,000 |
| • Total | £25,000 |

Conclusion

The viability test generates a 'deficit' of **-£347,785**, thereby indicating that there is no 'pot' available for planning gain, and that provision of planning gain for this development would therefore be unviable.

As no costs have been built into the test to account for Code for Sustainable Homes, or renewable energy provision, the test further proves that these items are also unviable for the development.