LOWFIELD RD, BOLTON ON DEARNE PHASE 3
HCA VIAB COST BREAKDOWN

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Build Cost

Build cost has been set at £77.50/ 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 our position within the market.

External Works & Infrastructure Costs:

Site preparation/demolition:

Includes all costs associated with the following:

- Site strip £13,889
- **Total** **£13,889**

Roads and Sewers:

Includes all costs associated with the following:

- Highway construction £364,730
- Foul/surface water sewers £184,000
- Attenuation £187,200
- Sewer Connect & Form Access £6,000
- Extra Private Drives £22,400
- **Total** **£764,330**

Services

Includes all costs associated with the following:

- Plot connections £242,500
- BT Boxes & Survey Fees £1,500
- **Total** **£244,000**

POS

Includes all costs associated with:

- Laying out of on-site POS £10,000
- **Total** **£10,000**

Site Abnormals

Abnormal Foundations

Includes all costs associated with the following:

- Deep strip (50 No.) £25,000
- E/o muckshift £14,550
- **Total** **£39,550**

Beam and Block

Includes all costs associated with the following:

- Beam & Block floor to all plots £121,250
- **Total** **£121,250**

Service Abnormals

Includes all costs associated with the following:

- Substation £75,000
- Foul pumping station £90,000
- Offsite SW sewer £35,000
- Service diversion £21,000
- **Total** **£221,000**

Statutory Payments

Public Realm

Includes all costs associated with the following:

- Offsite POS commuted sum £162,345
- **Total** **£162,345**

Highways

Includes all costs associated with the following:

- Contribution to bridge works £210,000
- **Total** **£210,000**

Conclusion

The viability test generates a 'deficit' of **-£179,098** thereby indicating that there is no 'pot' available for further planning gain.

Furthermore no costs have been allowed for either Code for Sustainable Homes or renewable energy provision, and therefore these items are also indicated to be unviable.