

LUNDWOOD HCA VIAB COST BREAKDOWN

Build Cost

The build cost used on all our viabilities is £70/sq ft as confirmed as acceptable in the recent appeal decision at Bolton on Dearne, this figure includes 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 level of £77/sq ft, to reflect our position within the market.

External Works & Infrastructure Costs:

Site preparation/demolition:

Includes all costs associated with the following:

- Site strip £15,225
- **Total** **£15,225**

Roads and Sewers:

Includes all costs associated with the following:

- Highway construction £401,606
- Foul/surface water sewers £191,200
- Attenuation £205,200
- Sewer Connect & Form Access £6,000
- **Total** **£804,006**

This equates to 117.5k per dev acre (6.84 dev acres) – below the Bolton on Dearne (BOD) figure (more efficient road design on this site)

Services

Includes all costs associated with the following:

- Plot connections £242,500
- Substation £75,000
- BT Boxes & survey fees £1,500
- **Total** **£319,000 (46.6k per dev acre)**

POS

Includes all costs with the following:

- Laying out POS £10,000
- Laying out/equipping play area £20,000
- **Total** **£30,000**

Cut and Fill

Includes all costs associated with the following:

- Cut & Fill £20,000
- **Total** **£20,000**

Steps and Staggers

Includes all costs associated with the following:

- Steps and staggers £38,400
- **Total** **£38,400**

Site Abnormals

Decontamination

Includes all costs associated with the following:

- Gas membrane to all plots (97 No.) £14,550
- **Total** **£14,550**

Abnormal Foundations

Includes all costs associated with the following:

- Deep strip (30 plots) £24,000
- Short piles (3 plots) £9,600
- Muck Shift £29,100
- **Total** **£62,700**

Beam & Block

Includes all costs associated with the following:

- Beam & Block flooring £72,750
- **Total** **£72,750**

Conclusion

The viability test generates a 'deficit' of **-£398,484**, thereby indicating that there is no 'pot' available for additional planning gain.

As no costs have been built into the test to account for Code for Sustainable Homes Level 3, or renewable energy provision, the test further proves that these items are also unviable for the development.