

**APPENDIX 1**  
**WYG CONSTRUCTION COST REPORT**

DRAFT



Keppie Massie

**Sefton Council - Community  
Infrastructure Levy**

Report concerning estimated  
construction costs

28 August 2017



## Document Control

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## 1 Introduction

WYG have supported Keppie Massie with their work for Sefton Council in respect of development viability assessments for several types of development in order to test viability in the context of the Local Plan and set a basis for the future Community Infrastructure Levy being prepared by Sefton Council.

WYG originally prepared the construction cost assessments that were used in the Viability Testing to support the Local Plan for Sefton. The Local Plan Economic Viability Assessment (LPEVS) was published in December 2014 and findings of this were found to be sound by the Local Plan Inspector.

Some changes have occurred to costs and other parameters since that time, and these changes are detailed below.

## 2 Changes to the Costs Used in the LPEVS

The main changes made to the costs in the LPEVS reflect the following items and summaries of costs are included within Appendices 1 - 3

### 2.1 Updating of costs for the passage of time.

This has been achieved using the BCIS published Tender Price Indices. These have been taken from the dates of April 2014 to March 2017, the dates at which the costings were carried out. The indices relevant to these dates are 259 and 289 respectively. Copies of the relevant BCIS data are attached in Appendix 4.



## 2.2 Revisions to mixes and floor areas (houses only)

We have amended the accommodation mixes and floor areas as required. The dwelling sizes adopted for Bootle and Netherton differ from those adopted in the rest of the borough. The revised details are as follows:

REST OF BOROUGH

Archetype	Floor Area	Sch 1	Sch 2	Sch 3	Sch 4	Sch 5	Sch 6
1b Terraced House	58.06 m2		1 Nr	1 Nr	1 Nr	2 Nr	5 Nr
2b Terraced House	69.96 m2	2 Nr	3 Nr	5 Nr	6 Nr	16 Nr	31 Nr
3b Semi-detached House	91.04 m2	2 Nr	4 Nr	6 Nr	8 Nr	21 Nr	42 Nr
4b Detached House	125.42 m2	1 Nr	2 Nr	3 Nr	4 Nr	10 Nr	20 Nr
5b Detached House	157.93 m2				1 Nr	1 Nr	2 Nr

BOOTLE AND NETHERTON

Archetype	Floor Area	Sch 1	Sch 2	Sch 3	Sch 4	Sch 5	Sch 6
1b Terraced House	58.06 m2		1 Nr	1 Nr	1 Nr	2 Nr	5 Nr
2b Terraced House	69.96 m2	2 Nr	3 Nr	5 Nr	6 Nr	16 Nr	31 Nr
3b Semi-detached House	91.04 m2	2 Nr	4 Nr	6 Nr	8 Nr	21 Nr	42 Nr
4b Detached House	111.48 m2	1 Nr	2 Nr	3 Nr	4 Nr	10 Nr	20 Nr
5b Detached House	118.45 m2				1 Nr	1 Nr	2 Nr

## 2.3 Garages

We have now included the cost of garages to all schemes except those in Bootle and Netherton, on the following basis

- 3B Houses - Single integral garage; 14m2; to 50% of the number of this archetype
- 4B Houses - Single detached garage; 14m2; to all of this type
- 5B Houses - Double detached garage; 28m2; to all of this type

## 3 Methodology

The methodology, assumed specification etc. adopted has not changed since the preparation of the Local Plan and remains as detailed in the LPEVS report.



## 4 Additional cost items used in the assessment of viability of generic schemes:

### 4.1 Generally

The costs shown in the following items are applicable to generic schemes only. The schemes on specific sites take account of these costs by making an inclusion for highway and other costs which have been based on the specific requirements of each site.

In the case of the M4(2)A access costs these have been added to each scheme and are shown in the costs summaries.

### 4.2 Opening up costs – applicable to greenfield schemes only

Additions have been made within the viability assessments for opening up costs on the following basis.

Schemes of less than 20 dwellings	£0/dwg
Schemes of 20 – 49 dwellings	£2,750/dwg
Schemes of 50 – 99 dwellings	£4,000/dwg
Schemes of 100 dwellings	£5,000/dwg

### 4.3 Costs for access in accordance with Building Regulations M4 (2)A

Additions have been made within the viability assessments for Building Regulation access costs in accordance with Regulation M4(2)A on the following basis.

To 20% of all market houses	£1,050/dwg
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## **APPENDIX 1 –Costs of generic residential developments**





**SEFTON COUNCIL  
CIL- TYPICAL COSTS FOR RESIDENTIAL - HOUSES**

**BOOTLE AND NETHERTON**

**10 August 2017**

**Summary for density 35 dwellings per hectare (South AREA)**

	<b>GREEN FIELD SITE</b>					
	Total GFA	Total Cost	Av Cost per dwelling	Av cost per m2	Garages (no & Area)	
Scheme 1 5 dwellings	433 m2	£ 568,606	£ 113,721	£ 1,312	0 Nr	0 m2
Scheme 2 10 dwellings	855 m2	£ 1,046,614	£ 104,661	£ 1,224	0 Nr	0 m2
Scheme 3 15 dwellings	1289 m2	£ 1,491,730	£ 99,449	£ 1,158	0 Nr	0 m2
Scheme 4 20 dwellings	1771 m2	£ 1,940,776	£ 97,039	£ 1,096	0 Nr	0 m2
Scheme 5 50 dwellings	4381 m2	£ 4,834,694	£ 97,194	£ 1,109	0 Nr	0 m2
Scheme 6 100 dwellings	8749 m2	£ 9,606,275	£ 95,863	£ 1,096	0 Nr	0 m2

	<b>BROWN FIELD SITE</b>					
	Total GFA	Total Cost	Av Cost per dwelling	Av cost per m2	Garages (no & Area)	
Scheme 1 5 dwellings	433 m2	£ 598,054	£ 119,611	£ 1,380	0 Nr	0 m2
Scheme 2 10 dwellings	855 m2	£ 1,103,820	£ 110,382	£ 1,291	0 Nr	0 m2
Scheme 3 15 dwellings	1289 m2	£ 1,578,511	£ 105,234	£ 1,225	0 Nr	0 m2
Scheme 4 20 dwellings	1771 m2	£ 2,057,314	£ 102,866	£ 1,162	0 Nr	0 m2
Scheme 5 50 dwellings	4381 m2	£ 5,115,599	£ 102,812	£ 1,173	0 Nr	0 m2
Scheme 6 100 dwellings	8749 m2	£ 10,185,680	£ 101,657	£ 1,162	0 Nr	0 m2



**SEFTON COUNCIL**  
**CIL - TYPICAL COSTS FOR RESIDENTIAL - HOUSES**

**NORTH/ REST OF BOROUGH**

**10 August 2017**

**Summary for density 35 dwellings per hectare (NORTH AREA)**

<b>GREEN FIELD SITE</b>						
	Total GFA	Total Cost	Av Cost per dwelling	Av cost per m2	Garages (no & Area)	
Scheme 1 5 dwellings	447 m2	£ 595,135	£ 119,027	£ 1,330	2 Nr	28 m2
Scheme 2 10 dwellings	883 m2	£ 1,098,667	£ 109,867	£ 1,244	4 Nr	56 m2
Scheme 3 15 dwellings	1330 m2	£ 1,606,853	£ 107,124	£ 1,208	6 Nr	84 m2
Scheme 4 20 dwellings	1866 m2	£ 2,189,177	£ 109,459	£ 1,173	9 Nr	140 m2
Scheme 5 50 dwellings	4559 m2	£ 5,182,762	£ 103,655	£ 1,137	22 Nr	322 m2
Scheme 6 100 dwellings	9107 m2	£ 10,170,696	£ 101,707	£ 1,117	43 Nr	630 m2

<b>BROWN FIELD SITE</b>						
	Total GFA	Total Cost	Av Cost per dwelling	Av cost per m2	Garages (no & Area)	
Scheme 1 5 dwellings	447 m2	£ 625,288	£ 125,058	£ 1,398	2 Nr	28 m2
Scheme 2 10 dwellings	883 m2	£ 1,157,256	£ 115,726	£ 1,311	4 Nr	56 m2
Scheme 3 15 dwellings	1330 m2	£ 1,695,668	£ 113,045	£ 1,275	6 Nr	84 m2
Scheme 4 20 dwellings	1866 m2	£ 2,310,281	£ 115,514	£ 1,238	9 Nr	140 m2
Scheme 5 50 dwellings	4559 m2	£ 5,471,998	£ 109,440	£ 1,200	22 Nr	322 m2
Scheme 6 100 dwellings	9107 m2	£ 10,766,439	£ 107,664	£ 1,182	43 Nr	630 m2



## **Assumptions**

### **Floor areas and accommodation as follows**

		<b>SOUTH</b>	<b>NORTH</b>
1B	2 bedspaces	<b>58 m2</b>	<b>58 m2</b>
2B	3 bedspaces	<b>70 m2</b>	<b>70 m2</b>
3B	5 bedspaces	<b>91 m2</b>	<b>91 m2</b>
4B	7 bedspaces	<b>111 m2</b>	<b>125 m2</b>
5B	9 bedspaces	<b>118 m2</b>	<b>158 m2</b>

### **Site areas derived from densities required**

**Fees - variable depending on project size**

**Contingencies - 5% throughout**

**Increased quality standards not included**

**VAT excluded from all costs**

**Contractor's profit excluded**

**No allowance for Code for Sustainable Homes compliance**

**No abnormal costs on greenfield sites**



## **APPENDIX 2 –Costs of generic flats**



## SEFTON COUNCIL

### CIL - TYPICAL COSTS FOR RESIDENTIAL - FLATS

16/08/2017

#### Scheme of 10 units on two floors; infill site off existing roads off; no lift

1b flat	3 Nr	55.74 m2	167.22 m2
2b flat	7 Nr	69.68 m2	487.76 m2
Average GFA/ unit =			65.50 m2
Addition for common areas			11.00 m2
Average GFA /flat			76.50 m2

#### Costs for average single flat

Substructures	76.50 m2	£ 86 /m2	£6,563
Superstructures	76.50 m2	£ 778 /m2	£59,532
Total		£ 864 /m2	£66,094

#### External works

Entrance roads	0 m2		
Footpath to entrance road	0 m2		
Road crossing	1 Nr	£3,064	£3,064
Car parking; tarmacadam; 1 space / flat	21 m2	£ 61.28 /m2	£1,275
Kerbs, lighting and drainage to above	21 m2	£ 23.29 /m2	£484
Paving, paths etc; assumed at 12 m2 /	12 m2	£ 39.22 /m2	£471
Grassed area	10 m2	£ 9.80 /m2	£98
Bin stores	1 Nr	£306	£306
Allowance for fences, railings and gates	1 Nr	£613	£613
Site clearance	83 m2	£ 4.29 /m2	£358
Drainage including attenuation	1 Nr	£2,941	£2,941
Incoming services	1 Nr	£4,596	£4,596
Preliminaries (cost per unit per week)	30 weeks	£460	£13,787

#### Total Costs of single average flat

Fees	7.50%	£7,057
Contingencies	5.00%	£5,057

#### TOTAL FOR SINGLE AVERAGE #FLAT

Less Contractor's profit and overheads included	-7.00%	-£7,434
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#### TOTAL COSTS FOR SINGLE AVERAGE FLAT

£98,767

#### SCHEME COST FOR 10 No FLATS

£987,667

#### Cost/m2

£1,291.10

Site area	1049 m2
Average area per flat	150 m2



**SEFTON COUNCIL  
CIL - TYPICAL COSTS FOR RESIDENTIAL - FLATS**

Scheme of 50 units on three floors including lift; off existing road (no access road included)

16/08/2017

	<b>1B</b>	<b>10 Nr</b>	<b>2B</b>	<b>30 Nr</b>	<b>3B</b>	<b>10 Nr</b>	<b>TOTALS</b>			
GFA/ unit =	55.74 m2		69.68 m2		85.93 m2					
Addition for common areas (inc lift)	10.00 m2		12.00 m2		15.00 m2					
<b>Total GFA for each type</b>	<b>65.74 m2</b>		<b>81.68 m2</b>		<b>100.93 m2</b>		4117 m2			
<u>Costs for single flat</u>										
Substructures	66.00 m2	£ 63.32 /m2	£4,179	82.00 m2	£ 63.32 /m2	£5,192	101.00 m2	£ 63.32 /m2	£6,395	£261,508
Superstructures	66.00 m2	£ 759.83 /m2	£50,149	82.00 m2	£ 759.83 /m2	£62,306	101.00 m2	£ 759.83 /m2	£76,743	£3,138,097
Lift	66.00 m2	£ 11.03 /m2	£728	82.00 m2	£ 11.03 /m2	£904	101.00 m2	£ 11.03 /m2	£1,114	£45,553
<b>Total</b>		<b>£ 834.18 /m2</b>	<b>£55,056</b>		<b>£ 834.18 /m2</b>	<b>£68,403</b>		<b>£ 834.18 /m2</b>	<b>£84,252</b>	<b>£3,445,158</b>
External works										
Entrance road	15 m2	£ 67.40 /m2	£1,011	15 m2	£ 67.40 /m2	£1,011	15 m2	£ 67.40 /m2	£1,011	£50,553
Footpath to entrance road	12 m2	£ 42.89 /m2	£515	12 m2	£ 42.89 /m2	£515	12 m2	£ 42.89 /m2	£515	£25,736
Road crossing		£3,063.83	£0		£3,063.83	£0		£3,063.83	£0	£0
Car parking; tarmacadam; 1 space / flat + 60% circulation	21 m2	£ 61.28 /m2	£1,275	21 m2	£ 61.28 /m2	£1,275	21 m2	£ 61.28 /m2	£1,275	£63,728
Kerbs, lighting and drainage to above	21 m2	£ 23.29 /m2	£484	21 m2	£ 23.29 /m2	£484	21 m2	£ 23.29 /m2	£484	£24,217
Paving, paths etc; assumed at 12 m2 / flat	12 m2	£ 39.22 /m2	£471	12 m2	£ 39.22 /m2	£471	12 m2	£ 39.22 /m2	£471	£23,530
Grassed area	10 m2	£ 9.80 /m2	£98	10 m2	£ 9.80 /m2	£98	10 m2	£ 9.80 /m2	£98	£4,902
Bin stores	1 Nr	£306.38	£306	1 Nr	£306.38	£306	1 Nr	£306.38	£306	£15,319
Allowance for fences, railings and gates	1 Nr	£612.77	£613	1 Nr	£612.77	£613	1 Nr	£612.77	£613	£30,638
Site clearance	118 m2	£ 4.29 /m2	£505	118 m2	£ 4.29 /m2	£505	118 m2	£ 4.29 /m2	£505	£25,244
Drainage including attenuation	1 Nr	£2,941.28	£2,941	1 Nr	£2,941.28	£2,941	1 Nr	£2,941.28	£2,941	£147,064
Incoming services	1 Nr	£4,595.74	£4,596	1 Nr	£4,595.74	£4,596	1 Nr	£4,595.74	£4,596	£229,787
Preliminaries (cost per unit per week)	60 weeks	£183.83	£11,030	60 weeks	£183.83	£11,030	60 weeks	£183.83	£11,030	£551,489
<b>Total Costs of single flat carried forward</b>		<b>£68,763.50</b>	<b>£78,900</b>		<b>£80,395.66</b>	<b>£92,247</b>		<b>£94,208.85</b>	<b>£108,096</b>	<b>£4,637,366</b>
Fees		7.00%	£5,523		7.00%	£6,457		7.00%	£7,567	£324,616
Contingencies		5.00%	£4,221		5.00%	£4,935		5.00%	£5,783	£248,099
<b>TOTAL FOR SINGLE FLAT</b>			<b>£88,644</b>			<b>£103,639</b>			<b>£121,446</b>	<b>£5,210,081</b>
Less Contractor's profit and overheads included		7.00%	£6,205		7.00%	£7,255		7.00%	£8,501	£364,706
<b>TOTAL COSTS FOR SINGLE FLAT</b>			<b>£94,849</b>			<b>£110,894</b>			<b>£129,947</b>	
<b>SCHEME COST FOR 50 No FLATS</b>			<b>£948,492</b>			<b>£3,326,821</b>			<b>£1,299,473</b>	<b>£5,574,787</b>
<b>Cost/ m2</b>			<b>£ 1,443 /m2</b>			<b>£ 1,358 /m2</b>			<b>£ 1,287 /m2</b>	<b>£ 1,354 /m2</b>
<b>Site area</b>			<b>5992 m2</b>							
<b>Average area per flat</b>			<b>120 m2</b>							



## **APPENDIX 3 –Costs specific sites**



**MN2.3 Balmoral drive, Churchtown**  
**NORTH**

Site area **6.00 ha**  
PoS % **25.0%**  
Net Dev area **45044 m2**  
PoS Area **11253 m2**  
Sales rate **4 per month**  
No of dwellings **158 Nr (35.1dph)**

**22 August 2017**

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	8 Nr	58 m2	465 m2
2 bed	31.00%	49 Nr	70 m2	3428 m2
3 bed	42.00%	66 Nr	91 m2	6009 m2
4 bed	20.00%	32 Nr	125 m2	4013 m2
5 bed	2.00%	3 Nr	158 m2	474 m2
		158 Nr		14388 m2

Subs and Superstructures		£9,819,519	£62,148.85
External Works within curtilage costs		£1,094,918	£6,929.86
Road and footpath works beyond curtilage		£812,797	£5,144.29
Drainage costs		£730,941	£4,626.21
Inc Services costs		£581,430	£3,679.94
Public Open Space		£162,684	£1,029.64
Play area		£57,098	£361.38
Preliminaries for 49 months		£902,286	£5,710.67
<b>SUBTOTAL</b>		<b>£14,161,673</b>	<b>£89,631</b>
Abnormals		£1,677,079	£10,614.42
Fees	5.00%	£791,384	£5,008.76
Contingencies	5.00%	£830,954	£5,259.20
<b>Total</b>		<b>£17,461,090</b>	<b>£110,513</b>

**Abnormals**

Substations	1 Nr	£60,000	£60,000
Accessible/Adaptable dwellings	22 Nr	£941	£20,703
Allowance for Section 278 works			
Piling	8162 m2	£ 75.00 /m2	£612,128
Demolitions and removal of hard surfaces (av rate across the site)	45011 m2	£ 18.00 /m2	£810,198
<b>Total of abnormals (2Q 2014)</b>			<b>£1,503,028</b>
Uplift to 2 quarter 2017		11.58%	£174,051
<b>Total of abnormals (2Q 2017)</b>			<b>£1,677,079</b>





## MN2.21 Land at Elmcroft Lane, Hightown

### NORTH

Site area	<b>6.50 ha</b>
PoS %	<b>25.0%</b>
Net Dev area	<b>34500 m2</b>
PoS Area	<b>30500 m2</b>
Sales rate	<b>3 per month</b>
No of dwellings	<b>120 Nr (34.8dph)</b>

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	6 Nr	58 m2	348 m2
2 bed	31.00%	37 Nr	70 m2	2588 m2
3 bed	42.00%	50 Nr	91 m2	4552 m2
4 bed	20.00%	24 Nr	125 m2	3010 m2
5 bed	2.00%	<del>3 Nr</del>	158 m2	474 m2
		120 Nr		10973 m2

Subs and Superstructures		£7,444,287	£62,035.73
External Works within curtilage costs		£841,132	£7,009.43
Road and footpath works beyond curtilage		£619,783	£5,164.85
Drainage costs		£555,145	£4,626.21
Inc Services costs		£441,593	£3,679.94
Public Open Space		£440,935	£3,674.46
Play area		£57,098	£475.82
Preliminaries for 49 months		£857,172	£7,143.10
<b>SUBTOTAL</b>		<b>£11,257,145</b>	<b>£93,810</b>
Abnormals		£351,089	£2,925.75
Fees	5.00%	£579,859	£4,832.15
Contingencies	5.00%	£608,851	£5,073.76
<b>Total</b>		<b>£12,796,945</b>	<b>£106,641</b>

### Abnormals

Accessible/Adaptable dwellings	22 Nr	£941	£20,703
Access improvements and widening Sandy Lane			£75,000
Ditch stabilisation improvements alongside railway track	330 m	£ 65 /m	£21,450
Allowance for diversion of on site drain			£50,000
Site clearance; removal of trees	13000 m2	£ 5.00 /m2	£65,000
Allowance for working adjacent to railway	330 m	£ 250 /m	£82,500
<b>Total of abnormals (2Q 2014)</b>			<b>£314,653</b>
Uplift to 2 quarter 2017		11.58%	£36,437
<b>Total of abnormals (2Q 2017)</b>			<b>£351,089</b>



## MN2.5 Crowland Street, Churchtown - Option 4 all residential

### NORTH

Site area	<b>25.80 ha</b>
PoS %	<b>33.0%</b>
Net Dev area	<b>193500 m2</b>
PoS Area	<b>63855 m2</b>
Sales rate	<b>5 per month</b>
No of dwellings	<b>678 Nr (35.0dph)</b>

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	34 Nr	58 m2	1974 m2
2 bed	31.00%	210 Nr	70 m2	14691 m2
3 bed	42.00%	<b>284 Nr</b>	91 m2	25857 m2
4 bed	20.00%	136 Nr	125 m2	17057 m2
5 bed	2.00%	14 Nr	158 m2	2211 m2
		678 Nr		61789 m2

Subs and Superstructures		£40,661,762	£59,973.10
External Works within curtilage costs		£4,564,298	£6,732.00
Road and footpath works beyond curtilage		£3,383,840	£4,990.91
Drainage costs		£3,041,522	£4,486.02
Inc Services costs		£2,419,392	£3,568.43
Public Open Space		£895,171	£1,320.31
Play area		£57,098	£84.22
Preliminaries for 145 months		£3,106,944	£4,582.51
<b>SUBTOTAL</b>		<b>£58,130,028</b>	<b>£85,738</b>
Abnormals		£9,143,155	£13,485.48
Fees	3.00%	£2,017,822	£2,976.14
Contingencies	5.00%	£3,463,927	£5,109.04
<b>Total</b>		<b>£72,754,932</b>	<b>£107,308</b>

### Abnormals

Primary substation		£1,200,000
Secondary Substations	2 Nr	£50,000
Piling	678 Nr	£4,000
Car parking - additional 225mm capping layer	15864 m2	£ 25.00 /m2
Roads - additional 500mm capping	30024 m2	£ 35.00 /m2
Section 278 works		£500,000
Dynamic compaction/ground improvement	107991 m2	£20
Minor demolitions		£75,000
<b>Total of abnormals (2Q 2014)</b>		<b>£8,194,260</b>
Uplift to 2 quarter 2017	11.58%	£948,895
<b>Total of abnormals (2Q 2017)</b>		<b>£9,143,155</b>



## MN2.2 Land at Bankfield lane, Churchtown

### NORTH

Site area	<b>9.00 ha</b>
PoS %	<b>25.0%</b>
Net Dev area	<b>85000 m2</b>
PoS Area	<b>21250 m2</b>
Sales rate	<b>5 per month</b>
No of dwellings	<b>300 Nr (35.3dph)</b>

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	15 Nr	58 m2	871 m2
2 bed	31.00%	93 Nr	70 m2	6506 m2
3 bed	42.00%	126 Nr	91 m2	11472 m2
4 bed	20.00%	60 Nr	125 m2	7525 m2
5 bed	2.00%	6 Nr	158 m2	948 m2
		300 Nr		27321 m2

Subs and Superstructures		£18,362,967	£61,209.89
External Works within curtilage costs		£1,515,219	£5,050.73
Road and footpath works beyond curtilage		£2,007,097	£6,690.32
Drainage costs		£1,366,834	£4,556.11
Inc Services costs		£1,087,255	£3,624.18
Public Open Space		£302,554	£1,008.51
Play area		£57,098	£190.33
Preliminaries for 69 months		£1,376,447	£4,588.16
<b>SUBTOTAL</b>		<b>£26,075,471</b>	<b>£86,918</b>
Abnormals		£3,432,977	£11,443.26
Fees	5.00%	£1,472,581	£4,908.60
Contingencies	5.00%	£1,546,211	£5,154.04
<b>Total</b>		<b>£32,527,240</b>	<b>£108,424</b>

### Abnormals

Piling	23356 m2	£ 75.00 /m2	£1,751,672
Accessible/Adaptable dwellings	42 Nr	£941	£39,523
Adoption of Blundell Lane	290 m	£ 950 /m	£275,500
Dynamic compaction	85000 m2	£ 10.00 /m2	£850,000
Allowance for work to wild life habitat			£100,000
Substations	1 Nr	£60,000	£60,000
<b>Total of abnormals (2Q 2014)</b>			<b>£3,076,696</b>
Uplift to 2 quarter 2017		11.58%	£356,281
<b>Total of abnormals (2Q 2017)</b>			<b>£3,432,977</b>



## MN2.4 Land at Moss Lane, Churchtown South

### NORTH

Site area	<b>18.30 ha</b>
PoS %	<b>25.0%</b>
Net Dev area	<b>128500 m2</b>
PoS Area	<b>32125 m2</b>
Sales rate	<b>5 per month</b>
No of dwellings	<b>450 Nr (35.0dph)</b>

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	23 Nr	58 m2	1335 m2
2 bed	31.00%	140 Nr	70 m2	9794 m2
3 bed	42.00%	<b>188 Nr</b>	91 m2	17116 m2
4 bed	20.00%	90 Nr	125 m2	11288 m2
5 bed	2.00%	9 Nr	158 m2	1421 m2
		450 Nr		40955 m2

Subs and Superstructures		£27,375,212	£60,833.80
External Works within curtilage costs		£3,019,273	£6,709.49
Road and footpath works beyond curtilage		£2,281,647	£5,070.33
Drainage costs		£2,050,251	£4,556.11
Inc Services costs		£1,630,882	£3,624.18
Public Open Space		£457,391	£1,016.42
Play area		£57,098	£126.89
Preliminaries for 99 months		£2,064,670	£4,588.16
<b>SUBTOTAL</b>		<b>£38,936,424</b>	<b>£86,525</b>
Abnormals		£5,037,105	£11,193.57
Fees	4.00%	£1,758,471	£3,907.71
Contingencies	5.00%	£2,286,012	£5,080.03
<b>Total</b>		<b>£48,018,011</b>	<b>£106,707</b>

### Abnormals

Piling	25676 m2	£ 75.00 /m2	£1,925,684
Accessible/Adaptable dwellings	63 Nr	£941	£59,285
Section 278 works			£500,000
Dynamic compaction	128500 m2	£ 10.00 /m2	£1,285,000
Substations	3 Nr	£60,000	£180,000
Uplift to 4 quarter 2016		Item	£25,000
Flood risk mitigation	450 Nr	£1,000	£450,000
Habitat creation	4250 m2	£ 7.50 /m2	£31,875
Costs of 15m line of trees to Moss Lane frontage	5750 m2	£ 10.00 /m2	£57,500
<b>Total of abnormals (2Q 2014)</b>			<b>£4,514,344</b>
Uplift to 2 quarter 2017		11.58%	£522,761
<b>Total of abnormals (2Q 2017)</b>			<b>£5,037,105</b>



## MN2.8 Former Ainsdale Hope School, Ainsdale

NORTH

Site area **4.60 ha**

PoS % **25.0%**

Net Dev area **34000 m2**

PoS Area **10000 m2**

Sales rate **4 per month**

No of dwellings **120 Nr (35.3dph)**

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	6 Nr	58 m2	348 m2
2 bed	31.00%	37 Nr	70 m2	2588 m2
3 bed	42.00%	50 Nr	91 m2	4552 m2
4 bed	20.00%	24 Nr	125 m2	3010 m2
5 bed	2.00%	<del>3 Nr</del>	158 m2	474 m2
		120 Nr		10973 m2

Subs and Superstructures		£7,444,287	£62,035.73
External Works within curtilage costs		£835,736	£6,964.47
Road and footpath works beyond curtilage		£615,275	£5,127.29
Drainage costs		£555,145	£4,626.21
Inc Services costs		£441,593	£3,679.94
Public Open Space		£144,569	£1,204.74
Play area		£57,098	£475.82
Preliminaries for 39 months		£682,239	£5,685.32
<b>SUBTOTAL</b>		<b>£10,775,942</b>	<b>£89,800</b>
Abnormals		£596,361	£4,969.68
Fees	5.00%	£568,062	£4,733.85
Contingencies	5.00%	£596,465	£4,970.54
<b>Total</b>		<b>£12,536,830</b>	<b>£104,474</b>

### Abnormals

Accessible/Adaptable dwellings	17 Nr	£941	£15,997
Demolition of school			£150,000
Gas protection measures	6225 m2	£ 11.00 /m2	£68,472
Section 278 works			£50,000
Allowance for work to wild life buffer	10000 m2	£ 15.00 /m2	£150,000
Substations	2 Nr	£50,000	£100,000
<b>Total of abnormals (2Q 2014)</b>			<b>£534,470</b>
Uplift to 2 quarter 2017		11.58%	£61,892
<b>Total of abnormals (2Q 2017)</b>			<b>£596,361</b>



## Bentham's Way/ Broome Road, Southport NORTH

22 August 2017

Site area	<b>6.80 ha</b>	
PoS %	<b>25.0%</b>	
Net Dev area	<b>49800 m2</b>	
PoS Area	<b>12450 m2</b>	
Sales rate	<b>4 per month</b>	
No of dwellings	<b>174 Nr</b>	<b>(34.9dph)</b>

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	9 Nr	58 m2	523 m2
2 bed	31.00%	54 Nr	70 m2	3778 m2
3 bed	42.00%	73 Nr	91 m2	6646 m2
4 bed	20.00%	35 Nr	125 m2	4390 m2
5 bed	2.00%	3 Nr	158 m2	474 m2
		174 Nr	502 m2	15810 m2

Subs and Superstructures		£10,731,581	£61,675.75
External Works within curtilage costs		£1,203,089	£6,914.30
Road and footpath works beyond curtilage		£896,929	£5,154.77
Drainage costs		£804,960	£4,626.21
Inc Services costs		£640,309	£3,679.94
Public Open Space		£179,988	£1,034.42
Play area		£57,098	£328.15
Preliminaries for 53 months		£975,942	£5,608.86
<b>SUBTOTAL</b>		<b>£15,489,898</b>	<b>£89,022</b>
Abnormals		£2,046,720	£11,762.76
Fees	5.00%	£876,278	£5,036.08
Contingencies	5.00%	£920,092	£5,287.88
<b>Total</b>		<b>£19,332,987</b>	<b>£111,109</b>

### Abnormals

Gas protection measures	9026 m2	£ 11.00 /m2	£99,284
Piling	9026 m2	£ 75.00 /m2	£676,938
Accessible/Adaptable dwellings	24 Nr	£941	£22,585
New access road	150 m	£ 950 /m	£142,500
Improvement to pedestrian and cycleway provision			£75,000
Signal controlled junction			£100,000
Dynamic compaction	49800 m2	£ 10.00 /m2	£498,000
Uplift to 4 quarter 2016			
Allowance for flood water storage (ponds/swales) Scope unknown			£50,000
Allowance for habitat creation - scope unknown			£40,000
Substations	2 Nr	£50,000	£100,000
Removal of knotweed			£30,000
<b>Total of abnormals (2Q 2014)</b>			<b>£1,834,307</b>
Uplift to 2 quarter 2017		11.58%	£212,413
<b>Total of abnormals (2Q 2017)</b>			<b>£2,046,720</b>

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## MN2.11 Land South of Moor Lane, Ainsdale

### NORTH

Site area	<b>3.20 ha</b>
PoS %	<b>25.0%</b>
Net Dev area	<b>19650 m2</b>
PoS Area	<b>4913 m2</b>
Sales rate	<b>3.5 per month</b>
No of dwellings	<b>69 Nr (35.1dph)</b>

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	3 Nr	58 m2	174 m2
2 bed	31.00%	21 Nr	70 m2	1469 m2
3 bed	42.00%	29 Nr	91 m2	2640 m2
4 bed	20.00%	14 Nr	125 m2	1756 m2
5 bed	2.00%	<del>2 Nr</del>	158 m2	316 m2
		69 Nr		6355 m2

Subs and Superstructures		£4,352,751	£63,083.34
External Works within curtilage costs		£531,023	£7,695.98
Road and footpath works beyond curtilage		£358,255	£5,192.11
Drainage costs		£322,433	£4,672.94
Inc Services costs		£256,481	£3,717.11
Public Open Space		£71,737	£1,039.67
Play area		£57,098	£827.51
Preliminaries for 29 months		£458,490	£6,644.78
<b>SUBTOTAL</b>		<b>£6,408,268</b>	<b>£92,873</b>
Abnormals		£800,517	£11,601.70
Fees	6.00%	£431,891	£6,259.29
Contingencies	5.00%	£381,504	£5,529.04
<b>Total</b>		<b>£8,022,180</b>	<b>£116,263</b>

### Abnormals

Piling	3586 m2	£ 75.00 /m2	£268,928
Accessible/Adaptable dwellings	10 Nr	£941	£9,410
Section 278 works			£100,000
Footpath to Moor Lane	400 m	£ 125 /m	£50,000
Substations	1 Nr	£50,000	£50,000
Dynamic compaction	19650 m2	£ 10.00 /m2	£196,500
Assessment of impact on SPA			£15,000
Allowance for flood resilience (20%)	14 Nr	£2,000	£27,600
<b>Total of abnormals (2Q 2014)</b>			<b>£717,438</b>
Uplift to 2 quarter 2017		11.58%	£83,079
<b>Total of abnormals (2Q 2017)</b>			<b>£800,517</b>



## MN2.12 Land north of Brackenway, Formby

### NORTH

Site area	<b>13.70 ha</b>
PoS %	<b>25.0%</b>
Net Dev area	<b>82000 m2</b>
PoS Area	<b>20500 m2</b>
Sales rate	<b>5 per month</b>
No of dwellings	<b>286 Nr (34.9dph)</b>

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	14 Nr	58 m2	813 m2
2 bed	31.00%	89 Nr	70 m2	6226 m2
3 bed	42.00%	120 Nr	91 m2	10925 m2
4 bed	20.00%	57 Nr	125 m2	7149 m2
5 bed	2.00%	6 Nr	158 m2	948 m2
		286 Nr		26061 m2

Subs and Superstructures	£17,419,010	£60,905.63
External Works within curtilage costs	£1,863,807	£6,516.81
Road and footpath works beyond curtilage	£1,589,076	£5,556.21
Drainage costs	£1,303,049	£4,556.11
Inc Services costs	£1,036,516	£3,624.18
Public Open Space	£291,876	£1,020.55
Play area	£57,098	£199.64
Preliminaries for 66 months	£1,316,601	£4,603.50
<b>SUBTOTAL</b>	<b>£24,877,034</b>	<b>£86,983</b>
Abnormals	£1,628,668	£5,694.64
Fees	4.00% £1,059,758	£3,705.45
Contingencies	5.00% £1,377,685	£4,817.08
<b>Total</b>	<b>£28,943,144</b>	<b>£101,200</b>

### Abnormals

Accessible/Adaptable dwellings	40 Nr	£941	£37,641
Section 278 works to Deansgate and Paradise Lanes			£250,000
Flood precautions (zone 2)	286 Nr	£2,500	£715,000
Allowance for work for Wild Life			£150,000
Substations	1 Nr	£60,000	£60,000
Upgrade of bridleway adjacent to site	550 m	£ 40.00 /m	£22,000
Allowance for signal controlled junction			£125,000
Allowance for connection to cycle and footpath network			£100,000
<b>Total of abnormals (2Q 2014)</b>			<b>£1,459,641</b>
Uplift to 2 quarter 2017		11.58%	£169,026
<b>Total of abnormals (2Q 2017)</b>			<b>£1,628,668</b>





## MN2.17 Land at Liverpool Road, Formby

### NORTH

Site area	<b>14.20 ha</b>
PoS %	<b>25.0%</b>
Net Dev area	<b>91500 m2</b>
PoS Area	<b>22875 m2</b>
Sales rate	<b>5 per month</b>
No of dwellings	<b>319 Nr (34.9dph)</b>

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	16 Nr	58 m2	929 m2
2 bed	31.00%	99 Nr	70 m2	6926 m2
3 bed	42.00%	134 Nr	91 m2	12200 m2
4 bed	20.00%	64 Nr	125 m2	8027 m2
5 bed	2.00%	6 Nr	158 m2	948 m2
		319 Nr		29029 m2

Subs and Superstructures		£19,404,279	£60,828.46
External Works within curtilage costs		£2,179,732	£6,833.02
Road and footpath works beyond curtilage		£1,621,173	£5,082.05
Drainage costs		£1,453,400	£4,556.11
Inc Services costs		£1,156,114	£3,624.18
Public Open Space		£325,691	£1,020.97
Play area		£57,098	£178.99
Preliminaries for 73 months		£1,456,241	£4,565.02
<b>SUBTOTAL</b>		<b>£27,653,729</b>	<b>£86,689</b>
Abnormals		£2,269,087	£7,113.12
Fees	4.00%	£1,196,442	£3,750.60
Contingencies	5.00%	£1,555,375	£4,875.78
<b>Total</b>		<b>£32,674,633</b>	<b>£102,428</b>

### Abnormals

Piling	16550 m2	£ 75.00 /m2	£1,241,250
Accessible/Adaptable dwellings	45 Nr	£941	£42,346
Section 278 works			£450,000
Substations	2 Nr	£50,000	£100,000
LEAP			£100,000
Allowance for flood resilience	319 Nr	£1,500	£100,000
<b>Total of abnormals (2Q 2014)</b>			<b>£2,033,596</b>
Uplift to 2 quarter 2017		11.58%	£235,490
<b>Total of abnormals (2Q 2017)</b>			<b>£2,269,087</b>



**MN2.20 Land at Andrews Close, Formby**

**NORTH**

Site area **3.30 ha**  
 PoS % **25.0%**  
 Net Dev area **24756 m2**  
 PoS Area **6189 m2**  
 Sales rate **4 per month**  
 No of dwellings **87 Nr (35.1dph)**

**22 August 2017**

	Mix Data		GFA / unit	Total GFA
1 bed	5.00%	4 Nr	58 m2	232 m2
2 bed	31.00%	27 Nr	70 m2	1889 m2
3 bed	42.00%	37 Nr	91 m2	3369 m2
4 bed	20.00%	17 Nr	125 m2	2132 m2
5 bed	2.00%	2 Nr	158 m2	316 m2
		87 Nr		7938 m2

Subs and Superstructures		£5,441,855	£62,550.06
External Works within curtilage costs		£609,881	£7,010.13
Road and footpath works beyond curtilage		£451,651	£5,191.39
Drainage costs		£406,546	£4,672.94
Inc Services costs		£323,389	£3,717.11
Public Open Space		£90,378	£1,038.82
Play area		£57,098	£656.30
Preliminaries for 31 months		£518,940	£5,964.83
<b>SUBTOTAL</b>		<b>£7,899,737</b>	<b>£90,802</b>
Abnormals		£62,811	£721.97
Fees	6.00%	£477,117	£5,484.10
Contingencies	5.00%	£421,453	£4,844.29
<b>Total</b>		<b>£8,861,118</b>	<b>£101,852</b>

**Abnormals**

Accessible/Adaptable dwellings	12 Nr	£941	£11,292
Demolition of single house			£10,000
Access road over house plot			£20,000
Assessment of impact on SPA			£15,000
<b>Total of abnormals (2Q 2014)</b>			<b>£56,292</b>
Uplift to 2 quarter 2017		11.58%	£6,519
<b>Total of abnormals (2Q 2017)</b>			<b>£62,811</b>



**MN2.47**                      **Land East of Maghull**  
**NORTH**  
 Site area                      **85.80 ha** (Residential only)  
 PoS %                              **25.0%**  
 Net Dev area                      **385000 m2**  
 PoS Area                              **96250 m2**  
 Sales rate                              **5 per month**  
 No of dwellings                      **1350 Nr** (35.1dph)

**22 August 2017**

Mix Data		GFA / unit	Total GFA	
1 bed	5.00%	68 Nr	58 m2	3948 m2
2 bed	31.00%	419 Nr	70 m2	29311 m2
3 bed	42.00%	<b>566 Nr</b>	91 m2	51531 m2
4 bed	20.00%	270 Nr	125 m2	33863 m2
5 bed	2.00%	27 Nr	158 m2	4264 m2
		1350 Nr		122918 m2

Subs and Superstructures		£80,474,886	£59,611.03
External Works within curtilage costs		£9,023,240	£6,683.88
Road and footpath works beyond curtilage		£6,700,332	£4,963.21
Drainage costs		£6,024,585	£4,462.66
Inc Services costs		£4,792,283	£3,549.84
Public Open Space		£1,342,283	£994.28
Play area		£57,098	£42.30
Preliminaries for 279 months		£6,442,640	£4,772.33
<b>SUBTOTAL</b>		<b>£114,857,348</b>	<b>£85,080</b>
Abnormals		£16,820,369	£12,459.53
Fees	2.75%	£3,620,788	£2,682.07
Contingencies	5.00%	£6,764,291	£5,010.59
<b>Total</b>		<b>£142,062,796</b>	<b>£105,232</b>
Other development functions		£14,582,870	
<b>Overall Total</b>		<b>£156,645,666</b>	

### Abnormals

Demolitions			£200,000
Accessible/Adaptable dwellings	196 Nr	£941	£184,442
Piling	70635 m2	£ 75.00 /m2	£5,297,625
Motorway junction	20%	£5,500,000	£1,100,000
Railway Station	Cost excluded		£0
Allowance for new service supplies to site			£3,000,000
Substations	6 Nr	£60,000	£360,000
Costs of sports facility (2 pitches of 7500m2 only)	15000 m2	£ 17.50 /m2	£262,500
Additional costs of Main Park (extra over POS costs, pitches and play areas)		Item	£1,000,000
Proviison of new 6.5 ha park		Item	£3,670,150
<b>Total of abnormals (2Q 2014)</b>			<b>£15,074,717</b>
Uplift to 2 quarter 2017		11.58%	£1,745,652
<b>Total of abnormals (2Q 2017)</b>			<b>£16,820,369</b>



## MN2.47

## Land East of Maghull

### NORTH

Site area	<b>85.80 ha</b> (Residential only)
PoS %	<b>25.0%</b>
Net Dev area	<b>385000 m2</b>
PoS Area	<b>96250 m2</b>
Sales rate	<b>5 per month</b>
No of dwellings	<b>1350 Nr (35.1dph)</b>

22 August 2017

### Other uses

Extracare developments

50 flats (in 2 schemes) - at 100m2 gross/flat

Priced as standalone developments

(inc fees etc)	5000 m2	£ 1,300 /m2	£6,500,000
Industrial	50000 m2	£ 0 /m2	£0
Offices (2 floor)	19000 m2	£ 0 /m2	£0
Local Centre	1000 m2	£ 1,250 /m2	£1,250,000
External works to above	1500 m2	£ 50 /m2	£75,000
External areas to Industrial and offices (no works costed)	130000 m2	£ 0 /m2	£0
Infrastructure to above (spine road inc drainage and service ducts)	1000 m	£ 2,000 /m	£2,000,000
Abnormals to above	1000 m2	£ 90 /m2	£90,000
Public open space (extra)	93000 m2	£ 25 /m2	£2,325,000
Fees		9.00%	£516,600
Contingencies		5.00%	£312,830
<b>Total of other uses (2Q 2014)</b>			<b>£13,069,430</b>
Uplift to 2 quarter 2017		11.58%	£1,513,440
<b>Total of abnormals (2Q 2017)</b>			<b>£14,582,870</b>



## MN2.34 Wango Lane, Aintree

### SOUTH

Site area	<b>1.80 ha</b>
PoS %	<b>10.0%</b>
Net Dev area	<b>7180 m2</b>
PoS Area	<b>718 m2</b>
Sales rate	<b>2.5 per month</b>
No of dwellings	<b>25 Nr (34.8dph)</b>

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	1 Nr	58 m2	58 m2
2 bed	31.00%	8 Nr	70 m2	560 m2
3 bed	42.00%	<b>10 Nr</b>	91 m2	910 m2
4 bed	20.00%	5 Nr	111 m2	557 m2
5 bed	2.00%	1 Nr	118 m2	118 m2
		25 Nr		2204 m2

Subs and Superstructures		£1,534,423	£61,376.92
External Works within curtilage costs		£120,560	£4,822.38
Road and footpath works beyond curtilage		£132,698	£5,307.93
Drainage costs		£118,576	£4,743.03
Inc Services costs		£94,322	£3,772.87
Public Open Space		£0	£0.00
Play area		£0	£0.00
Preliminaries for 19 months		£260,058	£10,402.33
<b>SUBTOTAL</b>		<b>£2,260,636</b>	<b>£90,425</b>
Abnormals		£33,474	£1,338.96
Fees	6.50%	£149,809	£5,992.36
Contingencies	5.00%	£122,728	£4,909.12
<b>Total</b>		<b>£2,566,647</b>	<b>£102,666</b>
Other development functions		£0	
<b>Overall total</b>		<b>£2,566,647</b>	

### Abnormals

Access improvements		£10,000
Formation of bus stop on Wango Lane		£20,000
<b>Total of abnormals (2Q 2014)</b>		<b>£30,000</b>
Uplift to 2 quarter 2017	11.58%	£3,474
<b>Total of abnormals (2Q 2017)</b>		<b>£33,474</b>



## MN2.42 Former St Wilfrids School, Bootle

### SOUTH

Site area	<b>6.20 ha</b>
PoS %	<b>25.0%</b>
Net Dev area	<b>45700 m2</b>
PoS Area	<b>11425 m2</b>
Sales rate	<b>4 per month</b>
No of dwellings	<b>160 Nr (35.0dph)</b>

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	8 Nr	58 m2	465 m2
2 bed	31.00%	50 Nr	70 m2	3498 m2
3 bed	42.00%	67 Nr	91 m2	6100 m2
4 bed	20.00%	32 Nr	111 m2	3567 m2
5 bed	2.00%	3 Nr	118 m2	355 m2
		160 Nr		13985 m2

Subs and Superstructures		£9,507,072	£59,419.20
External Works within curtilage costs		£747,733	£4,673.33
Road and footpath works beyond curtilage		£826,178	£5,163.61
Drainage costs		£740,193	£4,626.21
Inc Services costs		£588,790	£3,679.94
Public Open Space		£165,170	£1,032.31
Play area		£57,098	£356.87
Preliminaries for 49 months		£902,286	£5,639.29
<b>SUBTOTAL</b>		<b>£13,534,521</b>	<b>£84,591</b>
Abnormals		£830,660	£5,191.63
Fees	5.00%	£717,706	£4,485.66
Contingencies	5.00%	£753,591	£4,709.95
<b>Total</b>		<b>£15,836,479</b>	<b>£98,978</b>

### Abnormals

Accessible/Adaptable dwellings	22 Nr	£941	£20,703
Allowance for removal of school foundations			£50,000
Pedestrian and cycle route; 3m wide; length assumed	150 m	£ 225 /m	£33,750
Substations	1 Nr	£60,000	£60,000
Junction to Hawthorn Road			£100,000
Remediation	160 Nr	£3,000	£480,000
<b>Total of abnormals (2Q 2014)</b>			<b>£744,453</b>
Uplift to 2 quarter 2017		11.58%	£86,208
<b>Total of abnormals (2Q 2017)</b>			<b>£830,660</b>



## MN2.29 Kenyons Lane, Lydiate

### SOUTH

Site area	<b>10.10 ha</b>
PoS %	<b>25.0%</b>
Net Dev area	<b>75750 m2</b>
PoS Area	<b>25250 m2</b>
Sales rate	<b>5 per month</b>
No of dwellings	<b>295 Nr (38.9dph)</b>

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	15 Nr	58 m2	871 m2
2 bed	31.00%	91 Nr	70 m2	6366 m2
3 bed	42.00%	124 Nr	91 m2	11289 m2
4 bed	20.00%	59 Nr	125 m2	7400 m2
5 bed	2.00%	6 Nr	158 m2	948 m2
		295 Nr		26874 m2

Subs and Superstructures		£17,961,722	£60,887.19
External Works within curtilage costs		£1,925,371	£6,526.68
Road and footpath works beyond curtilage		£1,418,398	£4,808.13
Drainage costs		£1,344,054	£4,556.11
Inc Services costs		£1,069,134	£3,624.18
Public Open Space		£359,506	£1,218.66
Play area		£57,098	£193.55
Preliminaries for 68 months		£1,356,498	£4,598.30
<b>SUBTOTAL</b>		<b>£25,491,781</b>	<b>£86,413</b>
Abnormals		£534,660	£1,812.41
Fees	4.00%	£1,040,587	£3,527.41
Contingencies	5.00%	£1,352,763	£4,585.64
<b>Total</b>		<b>£28,419,792</b>	<b>£96,338</b>
Other development functions		£0	
<b>Overall total</b>		<b>£28,419,792</b>	

### Abnormals

Substations	2 Nr	£50,000	£100,000
Accessible/Adaptable dwellings	31 Nr	£941	£29,172
Demolitions of Mortons Dairies			£200,000
Allowance for section 278 works; £300,000 split with Lamshear Lane)			£150,000
<b>Total of abnormals (2Q 2014)</b>			<b>£479,172</b>
Uplift to 2 quarter 2017		11.58%	£55,488
<b>Total of abnormals (2Q 2017)</b>			<b>£534,660</b>

### Other uses

Extracare development; 30 flats at 100m2/flat gross			Excluded
Priced as stand-alone development inc fees etc			
<b>Total of other uses (2Q 2014)</b>			<b>£0</b>
Uplift to 2 quarter 2017		11.58%	£0
<b>Total of abnormals (2Q 2017)</b>			<b>£0</b>



## MN2.13 Land east of Waddicar Lane, Melling

### SOUTH

Site area	<b>6.00 ha</b>
PoS %	<b>25.0%</b>
Net Dev area	<b>51000 m2</b>
PoS Area	<b>12750 m2</b>
Sales rate	<b>4 per month</b>
No of dwellings	<b>178 Nr (34.9dph)</b>

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	9 Nr	58 m2	523 m2
2 bed	31.00%	55 Nr	70 m2	3848 m2
3 bed	42.00%	75 Nr	91 m2	6828 m2
4 bed	20.00%	36 Nr	125 m2	4515 m2
5 bed	2.00%	4 Nr	158 m2	632 m2
		179 Nr		16345 m2

Subs and Superstructures		£11,090,264	£62,304.86
External Works within curtilage costs		£1,353,405	£7,603.40
Road and footpath works beyond curtilage		£999,728	£5,616.45
Drainage costs		£828,091	£4,652.20
Inc Services costs		£658,709	£3,700.61
Public Open Space		£184,325	£1,035.54
Play area		£57,098	£320.78
Preliminaries for 54 months		£994,356	£5,586.27
<b>SUBTOTAL</b>		<b>£16,165,977</b>	<b>£90,820</b>
Abnormals		£315,800	£1,764.25
Fees	5.00%	£814,206	£4,574.19
Contingencies	5.00%	£854,916	£4,802.90
<b>Total</b>		<b>£18,150,899</b>	<b>£101,961</b>

### Abnormals

Accessible/Adaptable dwellings	25 Nr	£941	£23,526
Substations	1 Nr	£60,000	£60,000
Access Road to B5192	210 m	£ 950 /m	£199,500
<b>Total of abnormals (2Q 2014)</b>			<b>£283,026</b>
Uplift to 2 quarter 2017		11.58%	£32,774
<b>Total of abnormals (2Q 2017)</b>			<b>£315,800</b>





## MN2.25 Land west of Holgate, Thornton

### SOUTH

Site area	<b>8.40 ha</b>
PoS %	<b>25.0%</b>
Net Dev area	<b>63000 m2</b>
PoS Area	<b>15750 m2</b>
Sales rate	<b>4 per month</b>
No of dwellings	<b>221 Nr (35.1dph)</b>

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	11 Nr	58 m2	639 m2
2 bed	31.00%	69 Nr	70 m2	4827 m2
3 bed	42.00%	93 Nr	91 m2	8467 m2
4 bed	20.00%	44 Nr	125 m2	5518 m2
5 bed	2.00%	4 Nr	158 m2	632 m2
		221 Nr		20083 m2

Subs and Superstructures		£13,633,228	£61,688.81
External Works within curtilage costs		£1,525,277	£6,901.71
Road and footpath works beyond curtilage		£1,136,950	£5,144.57
Drainage costs		£1,022,392	£4,626.21
Inc Services costs		£813,266	£3,679.94
Public Open Space		£227,696	£1,030.30
Play area		£57,098	£258.36
Preliminaries for 64 months		£1,237,421	£5,599.19
<b>SUBTOTAL</b>		<b>£19,653,329</b>	<b>£88,929</b>
Abnormals		£435,633	£1,971.19
Fees	5.00%	£1,003,895	£4,542.51
Contingencies	5.00%	£1,054,090	£4,769.64
<b>Total</b>		<b>£22,146,946</b>	<b>£100,212</b>

### Abnormals

Accessible/Adaptable dwellings	31 Nr	£941	£29,172
Upgrade Holgate	150 m	£950	£142,500
Junction to Green Lane including traffic lights			£125,000
Substations	1 Nr	£60,000	£60,000
Pedestrian and cycle route; 3m wide; length assumed	150 m	£ 225 /m	£33,750
<b>Total of abnormals (2Q 2014)</b>			<b>£390,422</b>
Uplift to 2 quarter 2017		11.58%	£45,211
<b>Total of abnormals (2Q 2017)</b>			<b>£435,633</b>



## MN2.26 Land at Lydiate lane, Thornton

SOUTH

Site area **10.20 ha**  
 PoS % **25.0%**  
 Net Dev area **75000 m2**  
 PoS Area **18750 m2**  
 Sales rate **4 per month**  
 No of dwellings **265 Nr (35.3dph)**

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	13 Nr	58 m2	755 m2
2 bed	31.00%	82 Nr	70 m2	5736 m2
3 bed	42.00%	111 Nr	91 m2	10106 m2
4 bed	20.00%	53 Nr	125 m2	6647 m2
5 bed	2.00%	5 Nr	158 m2	790 m2
		264 Nr		24034 m2

Subs and Superstructures		£16,065,130	£60,623.13
External Works within curtilage costs		£1,981,988	£7,479.20
External works beyond curtilage		£1,472,559	£5,556.83
Drainage costs		£1,202,814	£4,538.92
Inc Services costs		£956,784	£3,610.51
Public Open Space		£266,960	£1,007.40
Play area		£57,098	£215.47
Preliminaries for 75 months		£1,496,138	£5,645.80
<b>SUBTOTAL</b>		<b>£23,499,471</b>	<b>£88,677</b>
Abnormals		£433,564	£1,642.29
Fees	5.00%	£1,148,637	£4,334.48
Contingencies	5.00%	£1,206,069	£4,551.20
<b>Total</b>		<b>£26,287,741</b>	<b>£99,205</b>

### Abnormals

Accessible/Adaptable dwellings	37 Nr	£941	£34,818
New crossroads (shared with - Tanhouse Farm/Runnells Lane)			£75,000
Separate junction to Lydiate Lane			£50,000
Substations	2 Nr	£60,000	£120,000
Pedestrian and cycle route; 3m wide; length assumed	150 m	£ 225 /m	£33,750
Other 278 works (shared with Runnells Lane)			£75,000
<b>Total of abnormals (2Q 2014)</b>			<b>£388,568</b>
Uplift to 2 quarter 2017		11.58%	£44,996
<b>Total of abnormals (2Q 2017)</b>			<b>£433,564</b>



## MN2.27 Land south of Runnells Lane, Thornton

SOUTH

Site area **5.30 ha**  
 PoS % **25.0%**  
 Net Dev area **39000 m2**  
 PoS Area **9750 m2**  
 Sales rate **4 per month**  
 No of dwellings **137 Nr (35.1dph)**

22 August 2017

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	7 Nr	58 m2	406 m2
2 bed	31.00%	42 Nr	70 m2	2938 m2
3 bed	42.00%	58 Nr	91 m2	5281 m2
4 bed	20.00%	27 Nr	125 m2	3386 m2
5 bed	2.00%	3 Nr	158 m2	474 m2
		137 Nr		12485 m2

Subs and Superstructures		£8,473,394	£61,849.59
External Works within curtilage costs		£949,883	£6,933.45
Road and footpath works beyond curtilage		£704,221	£5,140.30
Drainage costs		£633,791	£4,626.21
Inc Services costs		£504,152	£3,679.94
Public Open Space		£140,955	£1,028.87
Play area		£57,098	£416.78
Preliminaries for 43 months		£752,212	£5,490.60
<b>SUBTOTAL</b>		<b>£12,215,704</b>	<b>£89,166</b>
Abnormals		£291,926	£2,130.85
Fees	5.00%	£624,828	£4,560.79
Contingencies	5.00%	£656,070	£4,788.83
<b>Total</b>		<b>£13,788,529</b>	<b>£100,646</b>

### Abnormals

Accessible/Adaptable dwellings	19 Nr	£941	£17,880
New crossroads (shared with land at Lydiate Lane)			£75,000
Substations	1 Nr	£60,000	£60,000
Pedestrian and cycle route; 3m wide; length assumed	150 m	£ 225 /m	£33,750
Other 278 works (shared with Lydiate Lane)			£75,000
<b>Total of abnormals (2Q 2014)</b>			<b>£261,630</b>
Uplift to 2 quarter 2017		11.58%	£30,297
<b>Total of abnormals (2Q 2017)</b>			<b>£291,926</b>



**MN2.32**                      **Wadacre Farm, Melling**  
 SOUTH  
 Site area                      **5.50 ha**  
 PoS %                          **25.0%**  
 Net Dev area                **38500 m2**  
 PoS Area                      **9625 m2**  
 Sales rate                    **4 per month**  
 No of dwellings            **135 Nr (35.1dph)**

**22 August 2017**

Mix Data			GFA / unit	Total GFA
1 bed	5.00%	7 Nr	58 m2	406 m2
2 bed	31.00%	42 Nr	70 m2	2938 m2
3 bed	42.00%	<b>56 Nr</b>	91 m2	5098 m2
4 bed	20.00%	27 Nr	125 m2	3386 m2
5 bed	2.00%	3 Nr	158 m2	474 m2
		135 Nr		12303 m2

Subs and Superstructures		£8,349,019	£61,844.58
External Works within curtilage costs		£940,074	£6,963.51
Road and footpath works beyond curtilage		£694,489	£5,144.36
Drainage costs		£624,538	£4,626.21
Inc Services costs		£496,792	£3,679.94
Public Open Space		£139,148	£1,030.72
Play area		£57,098	£422.95
Preliminaries for 43 months		£752,212	£5,571.94
<b>SUBTOTAL</b>		<b>£12,053,370</b>	<b>£89,284</b>
Abnormals		£349,111	£2,586.01
Fees	5.00%	£619,571	£4,589.41
Contingencies	5.00%	£650,549	£4,818.88
<b>Total</b>		<b>£13,672,601</b>	<b>£101,279</b>

### Abnormals

Accessible/Adaptable dwellings	19 Nr	£941	£17,880
Substations	1 Nr	£60,000	£60,000
Junction improvements			£100,000
Reconstruction of Chapel Lane	100 m	£ 950 /m	£95,000
Uplift to 4 quarter 2016			£40,000
<b>Total of abnormals (2Q 2014)</b>			<b>£312,880</b>
Uplift to 2 quarter 2017		11.58%	£36,231
<b>Total of abnormals (2Q 2017)</b>			<b>£349,111</b>



## APPENDIX 4 – BCIS Indices



BCIS All-in TPI #101

Base date: 1985 mean = 100 | Updated: 04-Aug-2017 | #101

Date	Index	Sample	Percentage change		
			On year	On quarter	On month
1Q 2014	247	37	5.6%	3.3%	
2Q 2014	259	39	9.7%	4.9%	
3Q 2014	257	32	10.8%	-0.8%	
4Q 2014	259	31	8.4%	0.8%	
1Q 2015	270	31	9.3%	4.2%	
2Q 2015	283	20	9.3%	4.8%	
3Q 2015	269	28	4.7%	-4.9%	
4Q 2015	268	Forecast 19	3.5%	-0.4%	
1Q 2016	276	23	2.2%	3.0%	
2Q 2016	283	24	0.0%	2.5%	
3Q 2016	281	22	4.5%	-0.7%	
4Q 2016	282	Forecast 12	5.2%	0.4%	
1Q 2017	287	Forecast 11	4.0%	1.8%	
2Q 2017	289	Forecast	2.1%	0.7%	
3Q 2017	291	Forecast	3.6%	0.7%	
4Q 2017	288	Forecast	2.1%	-1.0%	
1Q 2018	285	Forecast	-0.7%	-1.0%	
2Q 2018	285	Forecast	-1.4%	0.0%	
3Q 2018	284	Forecast	-2.4%	-0.4%	
4Q 2018	285	Forecast	-1.0%	0.4%	
1Q 2019	285	Forecast	0.0%	0.0%	
2Q 2019	287	Forecast	0.7%	0.7%	
3Q 2019	292	Forecast	2.8%	1.7%	
4Q 2019	297	Forecast	4.2%	1.7%	
1Q 2020	301	Forecast	5.6%	1.3%	
2Q 2020	304	Forecast	5.9%	1.0%	
3Q 2020	311	Forecast	6.5%	2.3%	
4Q 2020	316	Forecast	6.4%	1.6%	
1Q 2021	322	Forecast	7.0%	1.9%	
2Q 2021	325	Forecast	6.9%	0.9%	
3Q 2021	331	Forecast	6.4%	1.8%	
4Q 2021	336	Forecast	6.3%	1.5%	
1Q 2022	342	Forecast	6.2%	1.8%	