



CONSTRUCTION COST REVIEW
Supplemental Report



DIXON SEARLE PARTNERSHIP

Land at Burloes Cottages, Newmarket Road, Royston

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INTRODUCTION

ERMC provided a report, dated 02/10/2024, to Dixon Searle Partnership (DSP) on an independent review of an “Abnormals & Infrastructure Cost Plan” document produced by WT Partnership Limited (WTP) and submitted as part of a viability assessment for a proposed residential development at “Land at Burloes Cottages”, Newmarket Road, Royston, Hertfordshire.

This supplemental report provides a further review of a subsequent revised cost document provided by the developer’s agent, Fulkers Bailey Russell (FBR).

BACKGROUND

The previous report concluded:

“The gross construction cost of the abnormals and infrastructure work as submitted by the developer is Forty-Seven Million, Eight Hundred and Seventy-One Thousand, Seven Hundred and Eighty Pounds (£47,871,780).

Following our review, we consider a realistic gross construction cost for the work to be Forty-One Million, Eight Hundred and Seventy-One Thousand, One Hundred Pounds (£41,871,100).

We consider the overall construction costs submitted by the developer to be overstated by £6,000,680.

A substantial proportion of this reduction in cost (40%) is due to the adjustment of the risk allowance.”

Our opinion that the overall construction costs had been overstated was based on benchmarking analysis of the rates per square metre used by WT for the various construction types and a review of lump prices applied to various other items of work.

Following distribution of DSP’s review of the overall viability assessment, including our cost review, the developer submitted an updated cost document. (Appendix 1)

BUILD COSTS

The original build costs were derived from a Cost Plan provided by WTP. The scope of the cost plan was limited to the abnormals and infrastructure works including facilitating works, substructures, drainage, services, utility connections, external works, and Section 278 works.

Individual cost plans were provided for each section of work, split between Phase 1 and Phase 2 and then an overall total produced. The values were calculated using composite rates applied to bespoke quantities and/or lump sums against individual items. The totals of each element were carried forward to a general summary sheet that included allowances for “Main Contractor’s preliminaries”, “Main Contractor’s contribution to overheads”, and “Risk Allowance”.

WT’s gross construction cost totalled Forty-Seven Million, Eight Hundred and Seventy-One Thousand, Seven Hundred and Eighty Pounds (£47,871,780).

Following our review we considered the realistic gross construction cost for the work to be Forty-One Million, Eight Hundred and Seventy-One Thousand, One Hundred Pounds (£41,871,100).

FBR’s total amounts to Forty-Five Million, Six Hundred and Fifty-Nine Thousand, Two Hundred and Forty-One Pounds (£45,659,241).

COST REVIEW

FRB's cost document is in effect an evaluation of the adjustments we made to WT's original cost plan. Commentary on their adjustments is provided below. A copy of the evaluation document is attached at Appendix 3 with variations highlighted.

Facilitating Works

Our previous review identified an error in the square metre area used for the Phase 2, "General Site Clearance" item in "Section 0 – Facilitating Works". We adjusted the combined overall total to match that of the stated site area of 14.77 Ha (147,700m²); a reduction in area of 59,734m² and a reduction in the value of the 'General site clearance' item of approximately £136,500. FBR's document incorporates this adjustment.

We also adjusted the overall total cubic metres for the subsequent "Earthworks" items as those quantities seemed to bear a direct relation to the site clearance areas. FBR have provided commentary on these items and adjusted the quantities based on what appears to be quantities provided by Ingent Consulting Engineers. We have taken these at face value with the exception of the volume of the "Reduced level dig to formation levels (Cut)". FBR state the revised volume includes bulking factor. We would maintain excavation volumes should be 'volume in the ground'. We have reduced the quantity by 9,454m³ based on a bulking factor of 1.3. We have also reduced the "Remove excavated topsoil from site" by a similar amount.

Taking into account FBR's revised quantities and our adjustment the revised total for this section is £3,976,004. This is £569,104 higher than our adjusted figure but still £201,770 lower than WT's original total.

Services

This section included allowances for foul and surface water drainage including attenuation together with the infrastructure associated with utility supplies and connections. The rates used were considered reasonable but there were a number we considered required adjustment, both up and down. When adjusted the overall total for the "Services" was reduced by approximately £953,000.

FBR have carried out a similar exercise and adjusted our rates, again both up and down. We consider the adjustments to be acceptable resulting in a revised total for this section of £9,833,513. This is £111,013 higher than our adjusted figure but still some £843,800 lower than WT's original total.

External Works

This section included allowances for estate roads, retaining / sleeper walls, cycle sheds, planting, play equipment, and ecology works. The rates used were considered reasonable with the exception of the rates used for tarmac paths and drives, which were considered too high and the overall total for "External Works" was reduced by approximately £680,000.

FBR concur with our rate adjustment.

Section 278 Works

This section included the highways work associated with forming the new site entrance on Newmarket Road and improving the existing Newmarket/Burloes Lane junction that provides the secondary emergency access. We originally omitted the cost of "Traffic light junction ..." for the estate entrance and a "Traffic light junction ..." for the Burloes Lane junction as Section 2.11 of the Design and Access Statement indicated the new access road and junction and the introduction of a signal-controlled crossing only; no traffic lights to this junction or the Burloes Lane junction. The values of these items were omitted.

FBR state that the highway authority is insisting that, “the traffic signals to the Site Entrance and Burloes Hall Access are to be to a full permanent specification, see David Owens email dated 06-Dec-24.” We have taken this at face value and added back the £341,000 originally omitted.

Other

The General Summary included allowances for “Main contractor's preliminaries” and “Main contractor's contribution to overheads” as percentage additions to net costs. The rates applied of 11% and 5% respectively were considered reasonable. The monetary values are amended due to the adjustments noted above.

A “Risk Allowance Estimate” was added based on a percentage addition to net costs of 10%. We considered this to be excessive and a rate of 5% to be more appropriate as a contingency for inclusion in a viability appraisal given the stage of design development.

FBR have reinstated the 10% addition, which we still consider to be excessive. We have reverted to 5%, which reduces the risk allowance by £2,097,479.

Considering the comments above our opinion of the updated construction cost is:

Facilitating	Works and Building Works	
0	Facilitating works	3,976,004
1	Substructure	2,953,100
5	Services	9,833,513
8	External works	17,692,500
8A	Section 278 Works	780,600
	<i>Sub-total: Facilitating Works and Building Works (A)</i>	<i>35,235,717</i>
9	Main contractor's preliminaries (B)	3,875,929
	<i>Sub-total: Facilitating Works and Building Works (including main contractors preliminaries) (C)</i>	<i>39,111,646</i>
10	Main contractor's contribution to overheads (D)	1,955,582
	Total: Building Works Estimate (E)	41,067,228
11	Project / design team fees (F)	0
12	Other development / project costs (G)	0
	Total: Project / Design Team Fees and Other Development / Project Costs Estimate (H)	0
	Base Cost Estimate (I)	41,067,228
13	Total: Risk Allowance Estimate (J)	2,053,361
	<i>Cost Limit (excluding inflation) (K)</i>	<i>43,120,590</i>
14	Total: Inflation Allowance (L)	
	<i>Cost Limit (excluding VAT assessment (M)</i>	<i>43,120,590</i>
15	VAT assessment	0

Based on our review of the rates and consequent adjustments we consider the total cost of the abnormals and infrastructure works submitted by the developer to be overstated by £ 2,538,651 .

REPORT SUMMARY

The gross construction cost of the abnormals and infrastructure work as originally submitted by the developer was Forty-Seven Million, Eight Hundred and Seventy-One Thousand, Seven Hundred and Eighty Pounds (£47,871,780).

The gross construction cost of the work as originally assessed by ERM C was Forty-One Million, Eight Hundred and Seventy-One Thousand, One Hundred Pounds (£41,871,100)

The gross construction cost of the work submitted by Fulkers Bailey Russell is Forty-Five Million, Six Hundred and Fifty-Nine Thousand, Two Hundred and Forty-One Pounds (£45,659,241).

Following our review of FBR's cost document we consider a realistic gross construction cost for the work to be Forty-Three Million, One Hundred and Twenty Thousand, Five Hundred and Ninety Pounds (£43,120,590)

We consider the revised construction costs submitted by FBR to be overstated by £2,538,651.

The majority of this reduction in cost (83%) is due to the adjustment of the risk allowance to 5% from 10%.

APPENDIX 1 – FULKERS BAILEY RUSSELL REVIEW DOCUMENT

Vistry
Burloes Cottage, Royston
Abnormals and Infrastructure Cost Plan

Date: 12-Dec-24

		WT				ERMC		FBR Review Dec-24		
		Phase 1 Total Cost £	Phase 2 Total Cost £	Site Wide Infrastructu re Total Cost £	Overall Total Cost £	Overall Total Cost £	Difference between WT and ERMC £	Overall Total Cost £	Difference from WT assessment	Difference from ERMC £
0	Facilitating works	1,469,800	3,086,500		4,556,300	3,406,900	-1,149,400	4,354,530	-201,770	947,630
1	Substructure	725,300	2,227,800		2,953,100	2,953,200	100	2,953,100	0	-100
2	Superstructure									
3	Internal finishes									
4	Fittings, furnishings and equipment									
5	Services	6,120,900	4,556,400		10,677,300	9,722,500	-954,800	9,833,513	-843,787	111,013
6	Prefabricated buildings and building units									
7	Work to existing buildings									
8	External works	8,400,100	9,972,600		18,372,700	17,692,500	-680,200	17,692,500	-680,200	0
8A	Section 278 Works			780,600	780,600	439,600	-341,000	780,600	0	341,000
	Sub-total: Facilitating Works and Building Works (A)	16,716,100	19,843,300	780,600	37,340,000	34,214,700	-3,125,300	35,614,244	-1,725,756	1,399,544
9	Main contractor's preliminaries (B)	1,838,800	2,182,800	85,900	4,107,400	3,763,600	-343,800	3,917,567	-189,833	153,967
	Sub-total: Facilitating Works and Building Works (including main contractors preliminaries) (C)	18,554,900	22,026,100	866,500	41,447,400	37,978,300	-3,469,100	39,531,810	-1,915,590	1,553,510
10	Main contractor's contribution to overheads (D)	927,800	1,101,400	43,400	2,072,400	1,898,900		1,976,591	-95,809	77,691
	Total: Building Works Estimate (E)	19,482,700	23,127,500	909,900	43,519,800	39,877,200	-3,642,600	41,508,401	-2,011,399	1,631,201
11	Project/design team fees (F)									
12	Other development/project costs (G)									

	Total: Project / Design Team Fees and Other Development/Project Costs Estimate									
	Base Cost Estimate (I)	19,482,700	23,127,500	909,900	43,519,800	39,877,200	-3,642,600	41,508,401	-2,011,399	1,631,201
13	Total: Risk Allowance Estimate (J)	1,948,270	2,312,750	90,990	4,351,980	1,993,900	-2,358,080	4,150,840	-201,140	2,156,940
	Cost Limit (excluding inflation) (K)	21,430,970	25,440,250	1,000,890	47,871,780	41,871,100	-6,000,680	45,659,241	-2,212,539	3,788,141
14	Total: Inflation Allowance (L)									
	Cost Limit (excluding VAT assessment (M)	21,430,970	25,440,250	1,000,890	47,871,780	41,871,100	-6,000,680	45,659,241	-2,212,539	3,788,141
15	VAT assessment									

APPENDIX 2 – ERM C REVIEW SUMMARY

Facilitating Works and Building Works		FBR	ERM C	Difference
0	Facilitating works	£4,354,530	£3,976,004	-378,526
1	Substructure	£2,953,100	£2,953,100	
5	Services	£9,833,513	£9,833,513	
8	External works	£17,692,500	£17,692,500	
8A	Section 278 Works	£780,600	£780,600	
	<i>Sub-total: Facilitating Works and Building Works (A)</i>	£35,614,244	£35,235,717	-378,526
9	Main contractor's preliminaries (B)	£3,917,567	£3,875,929	-41,638
	<i>Sub-total: Facilitating Works and Building Works (including main contractors preliminaries) (C)</i>	£39,531,810	£39,111,646	-420,164
10	Main contractor's contribution to overheads (D)	£1,976,591	£1,955,582	-21,009
	Total: Building Works Estimate (E)	£41,508,401	£41,067,228	-441,173
11	Project / design team fees (F)		0	
12	Other development / project costs (G)		0	
	Total: Project / Design Team Fees and Other Development / Project Costs Estimate (H)		0	
	Base Cost Estimate (I)	£41,508,401	£41,067,228	-441,173
13	Total: Risk Allowance Estimate (J)	£4,150,840	£2,053,361	-2,097,479
	Cost Limit (excluding inflation) (K)	£45,659,241	£43,120,590	-2,538,651
14	Total: Inflation Allowance (L)			0
	Cost Limit (excluding VAT assessment (M)	£45,659,241	£43,120,590	-2,538,651
15	VAT assessment		0	

APPENDIX 3 – ERM C REVIEW

Vistry
Burloes Cottage, Royston
Abnormals and Infrastructure Cost Plan

Date: 12-Dec-24

		WT				ERM		FBR Review Dec-24			Comments
						Difference		Difference			
		Phase 1 Total	Phase 2 Total	Wide Infrastruc	Overall Total	Overall Total	Difference	Overall Total	from WT	Difference	
		Cost £	Cost £	Total Cost £	Cost £	Cost £	WT and ERM £	Cost £	assessment	from ERM £	
0	Facilitating works	1,469,800	3,086,500		4,556,300	3,406,900	-1,149,400	3,976,004	-580,296	569,104	Site area reduced to reflect remeasure, but cut and fill quantities remain as Cut and Fill analysis 18.08.23
1	Substructure	725,300	2,227,800		2,953,100	2,953,200	100	2,953,100	0	-100	
2	Superstructure										
3	Internal finishes										
4	Fittings, furnishings and equipment										
5	Services	6,120,900	4,556,400		10,677,300	9,722,500	-954,800	9,833,513	-843,787	111,013	Revised assessment based on Vistry cost data for drainage and substation
6	Prefabricated buildings and building units										
7	Work to existing buildings										
8	External works	8,400,100	9,972,600		18,372,700	17,692,500	-680,200	17,692,500	-680,200	0	Tarmac rate differences
8A	Section 278 Works			780,600	780,600	439,600	-341,000	780,600	0	341,000	The highway authority have insisted that the traffic signals to the Site Entrance and Burloes Hall Access are to be to a full permanent specification, see David Owens email dated 06-Dec-24
	Sub-total: Facilitating Works and Building Works (A)	16,716,100	19,843,300	780,600	37,340,000	34,214,700	-3,125,300	35,235,717	-2,104,283	1,021,017	
9	Main contractor's preliminaries (B)	1,838,800	2,182,800	85,900	4,107,400	3,763,600	-343,800	3,875,929	-231,471	112,329	11%; agreed percentage of measured works
	Sub-total: Facilitating Works and Building Works (including main contractors preliminaries) (C)	18,554,900	22,026,100	866,500	41,447,400	37,978,300	-3,469,100	39,111,646	-2,335,754	1,133,346	
10	Main contractor's contribution to overheads (D)	927,800	1,101,400	43,400	2,072,400	1,898,900		1,955,582	-116,818	56,682	5%; agreed percentage of measured works and prelims
	Total: Building Works Estimate (E)	19,482,700	23,127,500	909,900	43,519,800	39,877,200	-3,642,600	41,067,228	-2,452,572	1,190,028	
11	Project/design team fees (F)										
12	Other development/project costs (G)										
	Total: Project / Design Team Fees and Other Development/Project Costs Estimate										
	Base Cost Estimate (I)	19,482,700	23,127,500	909,900	43,519,800	39,877,200	-3,642,600	41,067,228	-2,452,572	1,190,028	
13	Total: Risk Allowance Estimate (J)	1,948,270	2,312,750	90,990	4,351,980	1,993,900	-2,358,080	2,053,361	-2,298,619	59,461	5% in lieu of 10%
	Cost Limit (excluding inflation) (K)	21,430,970	25,440,250	1,000,890	47,871,780	41,871,100	-6,000,680	43,120,590	-4,751,190	1,249,490	
14	Total: Inflation Allowance (L)										
	Cost Limit (excluding VAT assessment) (M)	21,430,970	25,440,250	1,000,890	47,871,780	41,871,100	-6,000,680	43,120,590	-4,751,190	1,249,490	FBR total is 3,788,141 higher than ERM's review total but £2,212,539 less than WT's original total.
15	VAT assessment										



Vistry
Burloes Cottage, Royston
Abnormals and Infrastructure Cost Plan
Facilitating Works

Date: 12-Dec-24

	WT				ERMC					FBR Review Dec-24					Comments
	Quantity	Unit	Rate £	Overall Total Cost £	Quantity	Unit	Rate	Overall Total Cost £	Difference £	Quantity	Unit	Rate	Overall Total Cost £	Difference £	
4 General site clearance	207,832	m2	2.27	471,778	147,700	m2	2.27	335,279	-136,499	147,930	m2	2.27	335,801	522	Reduced quantities; FRB remeasure 147,930m2, so we could agree with the reduction
5 Reduced level dig to formation levels (Cut)	41,025	m3	2.27	93,126	29,155	m3	2.27	66,182	-26,944	46,966	m3	2.27	92,999	26,811	Reduced quantities; Ingent total cut volume is 40,966m3, which includes bulking factor
5 Reduced level dig to formation levels (Cut)										31,512	m3	2.27	71,532	5,350	Total cut volume should ignore bulking factor. Rate is for volume in ground. (assumed bulking factor of 1.3)
6 Imported fill from offsite, including level and compacting (Fill)	14,282	m3	62.51	892,770	10,164	m3	62.51	635,352	-257,418	9,035	m3	62.51	564,778	-70,574	Reduced quantities; Ingent total post topsoil removal build up is 9,035m3, From Ingent report; topsoil 42,462m3+ topsoil relaid to landscape and gardens 20,629m3 plus total arisings from drainage etc 18,276m3.
7 Fill to formation levels from on site spoil heaps	52,506	m3	9.09	477,284	37,356	m3	9.09	339,566	-137,718	81,367	m3	9.09	739,626	400,060	Ingent topsoil spoil (Muck away) 31,658m3
8 Remove excavated inactive material from site	31,658	m3	37.77	1,195,727	25,145	m3	37.77	949,727	-246,000	31,658	m3	37.77	1,195,723	245,996	
9 Remove excavated topsoil from site	31,658	m3	37.77	1,195,727	22,531	m3	37.77	850,996	-344,731	31,658	m3	37.77	1,195,729	944,727	
										22,204	m3	37.77	838,657	-12,339	Volume reduced to match adjustment above
				4,326,413				3,177,101	-1,149,312				4,124,649	947,542	
Sundries								-88	-88				3,746,117	569,016	
Balance of Facilitating Works				229,887				229,887	0				229,887	0	
To Summary				4,556,300				3,406,900	-1,149,400				4,354,590	947,690	FBR total is £947,630 higher than ERMC's review total but £201,770 less than WT's original total.
													3,976,004	569,104	

Vistry
Burloes Cottage, Royston
Abnormals and Infrastructure Cost Plan
External Services

Date: 12-Dec-24

	WT				ERMC					FBR Review Dec-24 based on Vistry Buck Rates					Comments
	Quantity	Unit	Rate £	Overall Total Cost £	Quantity	Unit	Rate	Overall Total Cost £	Difference £	Quantity	Unit	Rate £	Overall Total Cost £	Difference £	
Surface Water Drainage															
1200mm PC Manhole; Type B															
19 ave depth 1.50m	48	No	1,275	61,200	48	No	2,000	96,000	34,800	48	No	2,792	134,016	38,016	
20 ave depth 2.25m	2	No	1,875	3,750	2	No	3,000	6,000	2,250	2	No	3,414	6,828	828	
21 ave depth 3.00m	2	No	4,000	8,000	2	No	4,000	8,000	0	2	No	3,414	6,828	-1,172	
1350mm PC Manhole; Type C															
22 ave depth 1.75m	28	No	1,733	48,510	28	No	3,500	98,000	49,490	28	No	3,865	108,220	10,220	
Drain runs															
150mm diameter sewer															
28 ave depth 1.50m	177	m	200	35,344	177	m	120	21,240	-14,104	177	m	97	17,112	-4,128	
225mm diameter sewer															
29 ave depth 1.50m	478	m	420	200,554	478	m	190	90,820	-109,734	478	m	136	65,185	-25,635	
30 ave depth 1.75m	30	m	420	12,596	30	m	200	6,000	-6,596	30	m	215	6,442	442	
31 ave depth 2.25m	45	m	420	19,034	45	m	220	9,900	-9,134	45	m	238	10,725	825	
300mm diameter sewer															
32 ave depth 1.50m	176	m	710	124,712	176	m	285	50,160	-74,552	176	m	202	35,587	-14,573	
33 ave depth 1.75m	44	m	710	31,055	44	m	295	12,980	-18,075	44	m	212	9,337	-3,643	
34 ave depth 2.00m	10	m	710	7,093	10	m	300	3,000	-4,093	10	m	236	2,358	-642	
35 ave depth 2.50m	36	m	710	25,908	36	m	320	11,520	-14,388	36	m	263	9,461	-2,059	
36 ave depth 2.75m	76	m	710	53,655	76	m	330	25,080	-28,575	76	m	288	21,874	-3,206	
37 ave depth 3.75m	9	m	710	6,631	9	m	365	3,285	-3,346	9	m	317	2,851	-434	
375mm diameter sewer															
38 ave depth 1.25m	20	m	852	16,946	20	m	360	7,200	-9,746	20	m	312	6,240	-960	
39 ave depth 1.75m	310	m	852	264,367	310	m	370	114,700	-149,667	310	m	322	99,820	-14,880	
450mm diameter sewer															
40 ave depth 1.25m	40	m	1,022	40,978	40	m	460	18,400	-22,578	40	m	455	18,217	-183	
41 ave depth 1.75m	177	m	1,022	180,852	177	m	480	84,960	-95,892	177	m	455	80,609	-4,351	
42 ave depth 3.50m	48	m	1,022	49,433	48	m	500	24,000	-25,433	48	m	455	21,860	-2,140	
43 Allowance for road gullies, gully connections, laterals, SUDS &	1	Item		219,834	1	Item		216,634	-3,200	1	Item		219,834	3,200	
Foul Water															
1200mm PC Manhole; Type B															
44 ave depth 1.75m	76	No	1,450	110,200	76	No	2,250	171,000	60,800	76	No	2,792	212,192	41,192	
45 ave depth 2.00m	4	No	1,625	6,500	4	No	2,750	11,000	4,500	4	No	2,792	11,168	168	
46 ave depth 2.25m	2	No	1,875	3,750	2	No	3,000	6,000	2,250	2	No	3,414	6,828	828	
47 ave depth 2.50m	3	No	2,050	6,150	3	No	3,175	9,525	3,375	3	No	3,414	10,242	717	
48 ave depth 2.75m	2	No	2,225	4,450	2	No	3,350	6,700	2,250	2	No	3,414	6,828	128	
49 ave depth 3.00m	1	No	2,400	2,400	1	No	4,000	4,000	1,600	1	No	3,414	3,414	-586	
50 ave depth 3.25m	1	No	2,575	2,575	1	No	4,175	4,175	1,600	1	No	3,414	3,414	-761	
51 ave depth 4.25m	1	No	3,275	3,275	1	No	4,875	4,875	1,600	1	No	5,266	5,266	391	
52 ave depth 4.50m	1	No	3,450	3,450	1	No	5,050	5,050	1,600	1	No	5,266	5,266	216	
150mm diameter sewer															
53 ave depth 1.75m	1,444	m	200	288,852	1,444	m	120	173,280	-115,572	1,444	m	127	183,532	10,252	
54 ave depth 2.00m	269	m	200	53,854	269	m	127	34,163	-19,691	269	m	146	39,309	5,146	
55 ave depth 2.25m	109	m	200	21,856	109	m	136	14,824	-7,032	109	m	200	21,772	6,948	
56 ave depth 2.50m	71	m	200	14,164	71	m	146	10,366	-3,798	71	m	223	15,858	5,492	
57 ave depth 2.75m	26	m	200	5,266	26	m	151	3,926	-1,340	26	m	247	6,502	2,576	
58 ave depth 3.00m	24	m	200	4,720	24	m	158	3,792	-928	24	m	271	6,386	2,594	
59 ave depth 3.25m	49	m	240	11,866	49	m	165	8,085	-3,781	49	m	294	14,545	6,460	
60 ave depth 4.25m	12	m	288	3,370	12	m	185	2,220	-1,150	12	m	482	5,645	3,425	
225mm diameter sewer															
61 ave depth 3.00m	17	m	420	7,039	17	m	235	3,995	-3,044	17	m	278	4,727	732	
62 ave depth 4.00m	29	m	504	14,404	29	m	260	7,540	-6,864	29	m	404	11,705	4,165	
Off-site FW Connection															
1200mm PC Manhole; Type B															
66 ave depth 3.75m	1	No	4,000	4,000	1	No	4,500	4,500	500	1	No	5,266	5,266	766	
67 ave depth 4.50m	1	No	4,500	4,500	1	No	5,000	5,000	500	1	No	5,888	5,888	888	
225mm diameter sewer in existing Road															
68 ave depth 3.00m	79	m	420	33,180	79	m	240	18,960	-14,220	79	m	288	22,755	3,795	
69 ave depth 3.25m	83	m	448	37,184	83	m	245	20,335	-16,849	83	m	312	25,867	5,532	
70 ave depth 3.50m	71	m	490	34,790	71	m	250	17,750	-17,040	71	m	335	23,803	6,053	
71 ave depth 4.00m	50	m	504	25,200	50	m	265	13,250	-11,950	50	m	414	20,681	7,431	
Electric									0					0	



Vistry
Burloes Cottage, Royston
Abnormals and Infrastructure Cost Plan
External Services

Date: 12-Dec-24

		WT				ERMC					FBR Review Dec-24 based on Vistry Buck Rates					Comments
		Quantity	Unit	Rate £	Overall Total Cost £	Quantity	Unit	Rate	Overall Total Cost £	Difference £	Quantity	Unit	Rate £	Overall Total Cost £	Difference £	
123	Provision of all onsite HV mains, incl 300mm LV Waveform cable (1	363	m	173	55,273	363	m	173	62,824	7,551	363	m	173	62,824	0	See separate build up for the Substation
127	Allowance for foundations/plinth and construction of new substation enclosure inc doors	1	Item		170,494	1	Item	25,000	25,000	-145,494	1	Item	44,535	44,535	19,535	
131	Supply of hockey sticks and meter boxes	325	No	568	184,702	325	No	200	65,000	-119,702	325	No	200	65,000	0	
Communications										0					0	
153	Excavation and on site duct laying by CPPLC Groundworker inc ma	1,000	m	170	170,494	1,000	m	120	120,000	-50,494	1,000	m	120	120,000	0	
Sundries									-1,404	-1,404						
Balance of External Services					2,698,411				1,743,611	-954,800				1,854,624	111,013	FBR total is £111,013 higher than ERMC's review total but £843,787 less than WT's original total.
					7,978,889				7,978,889	0				7,978,889	0	
Total of External Services to Summary					10,677,300				9,722,500	-954,800				9,833,513	111,013	



Vistry

Burloes Cottage, Royston

Abnormals and Infrastructure Cost Plan

External Works

Date: 12-Dec-24

	WT					ERMC					FBR Review Dec-24					Comments
	Quantity	Unit	Rate	Overall Total		Quantity	Unit	Rate	Overall Total		Quantity	Unit	Rate	Overall Total		
Estate Roads																
10 Tarmac footpaths	7,148	m2	175	1,250,925		7,148	m2	150	1,072,221	-178,704	7,148	m2	150	1,072,221	0	Rates adjusted in line with ERMC
11 Tarmac Crossovers	2,159	m2	193	415,634		2,159	m2	170	367,030	-48,604	2,159	m2	170	367,030	0	Rates adjusted in line with ERMC
14 Tarmac Drives	13,505	m2	200	2,701,062		13,505	m2	175	2,363,375	-337,687	13,505	m2	175	2,363,375	0	Rates adjusted in line with ERMC
15 Shared Tarmac Drives	4,597	m2	200	919,402		4,597	m2	175	804,475	-114,927	4,597	m2	175	804,475	0	Rates adjusted in line with ERMC
Sundries									278	278				278	0	
				5,287,023					4,606,823	-680,200				4,606,823	0	
Balance of External Works				13,085,677					13,085,677	0				13,085,677	0	
To Summary				18,372,700					17,692,500	-680,200				17,692,500	0	FBR total matches ERMC's review total which is £680,200 lower than WT's original total.



Vistry
Burloes Cottage, Royston
Abnormals and Infrastructure Cost Plan
Section 278 Works

Date: 12-Dec-24

		WT				ERMC					FBR Review Dec-24					Comments
		Quantity	Unit	Rate £	Overall Total Cost £	Quantity	Unit	Rate	Overall Total Cost £	Difference £	Quantity	Unit	Rate £	Overall Total Cost £	Difference £	
23	Traffic light junction and associated road works	1	Item	175	170,494	1	Item			-170,494	1	Item	175	170,494	170,494	The highway authority have insisted that the traffic signals to the Site Entrance and Burloes Hall Access are to be to a full permanent specification, see David Owens email dated 06-Dec-24
38	Traffic light junction and associated road works	1	Item	200	170,494	1	Item			-170,494	1	Item	200	170,494	170,494	
	Sundries								-12	-12				439,612	12	FBR total is £341,000 higher than ERM review total and matches WT's original total.
	Balance of S278 Works				439,612				439,612					439,612		
	To Summary				780,600				439,600	-341,000				780,600	341,000	