

Cost Assessment of Woolfox and St George's Barracks (Report Revision A)

2 August 2019

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
0	8 TH July 2019	Report	Paul Wilcock		Director
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scrutinised in detail by Homes England and their advisors and is now awaiting an offer from Homes England. This is set out in more detail in Section 3.

1. Introduction

- 1.1 We have been instructed by Rutland Council to prepare a Concise report advising the likely physical and social infrastructure requirements needed to support new settlement proposals at Woolfox (7,000 – 10,000 homes plus 29 ha employment land) and St George's Barracks (2215 homes and 14 ha employment land) in Rutland. For the purpose of this Report, we have taken the Woolfox scheme as 10,000 homes plus 29ha of employment to reflect the details provided.
- 1.2 This relates to experience from a range of similar size proposals in similar locations and the Rutland specific information already reported in the IDP 2018. In particular it should be noted that pupil ratios are different in Rutland and this affects the requirements for school places.
- 1.3 The report reviews the anticipated infrastructure requirement (based on Master Developer Work to provide serviced plots for development by others), indicative costings and phasing (where applicable) included in the masterplans and viability studies submitted as supporting evidence for both schemes. It also includes advice on how this compares to benchmarked schemes across the country, including whether the costings indicated are realistic and appropriate for use within the viability assessments.
- 1.4 It is noted that this work will be used initially to determine the viability and deliverability of proposals, and secondly through the Whole Plan Viability study to assess the viability of the Local Plans policies and proposals in accordance with paragraph 57 of the NPPF.
- 1.5 The level of detail we have prepared reflects the information provided regarding both schemes and we have had to make a number of assumptions regarding the scope and hence cost of the infrastructure. It also recognises that on St George Barracks this has been the subject of a HIF submission which has been

2. Cost Assumptions for Woolfox

- 2.1 Woolfox Garden Community is designed to create a sustainable development in a strong landscape framework. This development will comprise of a combination of new neighbourhoods providing new jobs, open space, education, community facilities as well as provision for employment which includes local infrastructure.
- 2.2 The following assumptions are based on the concept masterplan included in the Woolfox Garden Community Position Statement and Vision Document issued in April 2019.
- 2.3 The details provided by the promoter were unclear in respect of a calculation of the master developer cost. As such, we have made our own assessment of these for the site preparation, on and off site highways, on and off site utilities and landscaping. However, for the social infrastructure we have included the promoters costs which also include CIL / S106 on the basis as advised by Rutland Council that this would cover all the necessary requirements.
- 2.4 Therefore the overall total indicative infrastructure cost is £464,000,000 which is at an average of £46,400 per unit. This is split as £227,000,000 for Phase 1, which comprises 2,500 units, and £237,000,000 for Phase 2, which comprises the remaining 7,500 units. All prices are at July 2019 excluding inflation and VAT.
- 2.5 The detailed infrastructure costs are as follow:
- 2.6 **Enabling Works:** We have included general site clearance work for the entire site. As it is noted that the far east of the site is a brownfield with the nature of the former airfields, its runways and taxiways indicates that the soil condition and quality have been degraded and is now likely to be contaminated. Allowance for decontamination is also included for this part of the site.
- 2.7 **Strategic Earthworks:** As a general assumption, an allowance of cut and fill work has been applied to part of the total site area, An allowance of archaeology has been applied.
- 2.8 **Onsite Transport:** Woolfox site promoters have commissioned an 'Initial Transport Appraisal' through consultants RPS. This appraisal gives an overview of: potential access and accessibility; availability of public transport; measures to reduce travel by car and potential traffic impacts.
- 2.9 The transport cost assumptions are therefore based on the 'Initial Transport Appraisal' and Concept Masterplan measurements. The primary road is included at 19m width and further allowance has been made for secondary streets. Allowances are also included for pedestrian and cycle way works.
- 2.10 **Offsite Transport:** We have allowed for a grade separated all moves junction to the A1, a new at grade junction to Clipsham Road and improvement to the Woolfox Depot access from A1. These are all included in Phase 1. It is noted that the promoters provided a cost of £20,000,000 for the new A1 roundabout, but we have not used this as we consider that this cost is insufficient and have included our own assessment
- 2.11 **Onsite Utilities:** A 'Strategic utilities Infrastructure Assessment' has been carried out, which identifies some of the key infrastructure required to support the scheme including telecommunications and utilities. The report indicates that there may be a need to locally divert some electricity supply apparatus including a high voltage cable close to the new grade separated junction on the A1. A potential for local diversion or lowering of water mains associated with the grade separated junction on the A1.
- 2.12 We have allowed for all drainage and utilities distribution including surface water, foul water, electricity, potable water, gas, security and telecommunications along the primary road. We have also included pumping stations and local substations for the foul water and electricity. This is proportional to the benchmarking allowance.
- 2.13 **Offsite Utilities:** It is proposed by the promoters that a 'new public sewerage network' and an upgrade to the existing water treatment

works are needed, albeit it is assumed that the costs for these will not be payable by the master developer but will be charged to the plot developer as connection charges. We have included reinforcement work for the electrical and gas networks.

- 2.14 **Landscaping:** The Woolfox Concept Masterplan identifies potential Play and Open Space, four areas for formal sports are identified. Two 'proposed destination play areas are identified', a potential 'Garden Village' will also be pursued. The new settlement area is well enclosed by existing vegetation, a number of existing mature blocks of broadleaved woodland. According to the landscape policy, a positive contribution is expected by the new developments, appropriate landscaping character is required for the settlements. We have included Informal leisure parkland, Community Park and urban farms in this site as shown in the Woolfox Concept Masterplan, those areas traverse the site and allow links for pedestrians cyclists and wildlife. The proposed formal sports area and play areas are deemed to be included in those areas.
- 2.15 **Social Infrastructure:** We have included the costs provided by the promoter covering the education, CIL and S106, as we have been advised by Rutland Council that this will cover all the necessary social infrastructure requirements.
- 2.15.1 **Education:** The promoters have provided details of a primary school allowance of £3,000,000 and a secondary school allowance of £9,000,000. As noted above, we have been advised that the promoters costs will cover all the necessary social infrastructure requirements and therefore we have not commented on this and included this as provided
- 2.15.2 **CIL:** The promoter has provided details for Phase 1 of £30,625,000 based on 306,250m² @ £100/m² and Phase 2 of £91,875,000 based on 918,750m² @ £100/m²
- 2.15.3 **S106:** The promoter has provided details for Phase 1 of £3,720,000 based on 1,488 units @ £2,500/unit and Phase 2 of £11,157,500 based on 4,463 units @ £2,500/unit
- 2.16 **Phasing & Temporary Works:** Phasing & Temporary Work is included at 1.5% of the total construction costs.
- 2.17 **Section 38 Costs (adoption of on-site roads from plot edge to plot edge)** – This is allowed as 20% of the total costs to cover adoption fees and commuted sums, assuming that all on-site roads are adopted
- 2.18 **Section 278 Costs (adoption of off-site roads)** - This is allowed as 20% of the total costs to cover adoption fees and commuted sums, assuming that all off-site roads are adopted, including bridges.
- 2.19 **Professional Fees and Survey Costs** – This has been split to include the following but excludes the preparation of the planning application:
- Enabling works (excluding Archaeology) 11%,
 - Transport, Movement & Access (including railworks) 9%
 - Utilities (including drainage) 9%,
 - Green infrastructure at 11%
 - Community infrastructure at 12%
- 2.20 **Design Development and Construction Contingency** - This is included as 10% of all costs. This is considered appropriate given the level of information available.
- 2.21 **Main Contractor Preliminaries and Overheads and Profit** - This is deemed to be included in the rates in the Cost Plan.
- 2.22 **Phasing & Cashflow:** We have made an assessment as to the split of costs between Phase 1 and Phase 2. It is noted that the cost for Phase 1 is proportional higher per unit than the cost for Phase 2 and the main reasons for this are the inclusion in Phase 1 for all the offsite highway works and offsite utilities reinforcement.

3. Cost Assumptions for St George's

- 3.1 The regeneration of St George's Barracks will result in a new 'Community for Life', a place where its residents live and work. It will be designed in accordance with the principles of a garden village and the regeneration will take a 'whole life, whole site' approach.
- 3.2 A range of house types will be covered with varying densities and tenures, gathered into mixed, identifiable and affordable neighbourhoods. A range of employment opportunities will also be included together with educational, community, retail and recreational uses will be distributed in locations. This will also be an easily accessible, walkable and permeable network of streets, paths and cycle ways which gives priority to pedestrians and cyclists and provides convenient routes for public transport with adequate space for parking. The design of the landscape, streets, paths and buildings will be considered as a whole and will draw their character from the typical landscape, settlements and buildings of Rutland.
- 3.3 The following assumptions are based on the Strategic Infrastructure Cost included in the Financial Review produced by BBP Regeneration in October 2018 and the analysis carried out by AECOM.
- 3.4 It's also noted that the scheme is the subject of a HIF bid which is well advanced. Therefore, as set out below and following discussions with Rutland Council, it was decided that we should generally use this information as it has been the subject of detailed scrutiny by Homes England as part of their evaluation process.
- 3.5 In this respect, we were advised through Rutland Council of the following from the promoters
- 3.6 "The HIF process includes a full examination of the business case and supporting evidence. This includes detailed analysis by MHCLG, Homes England and their specialist engaged consultants. The analysis covers the following:
- Infrastructure requirements
 - Impact of Development
 - Strategic Case
 - Option appraisal
 - Economic Case
 - Commercial Case
 - Financial Case including an assessment of viability
 - Deliverability
 - Risk and Risk management
 - Management Case
- 3.7 The business case prior to submission was co-designed with Homes England and their appointed specialist consultants. Following submission Homes England conducted a site visit and full day challenge session. This session and follow ups allowed the consultants to challenge and benchmark the project alongside industry standard metrics and using their experience of projects. The period during the bid assessment led to over 200 questions all answered on by the Project Team. The business case has also been through a Homes England moderation process where the project is assessed alongside other HIF business cases. This ensures consistency of approach and allows key metrics to be benchmarked.
- 3.8 Based on this process we now await an offer from Homes England and contract negotiations allowing consideration of the offer in due course by Council."
- 3.9 The costs provided by the promoter are £129,761,602 at October 2018 prices. We have then applied our own inflation allowance at 1.7% up to July 2019 prices to give a revised total of £131,967,550.
- 3.10 We have then reviewed this noting the comments above regarding the detailed analysis already carried out by Homes England and their advisors as part of the HIF bid. As such, we have included the same amount as the promoter for site preparation, utilities, transport, landscaping and social infrastructure costs. For the

miscellaneous costs, we have excluded the fees associated with delivering planning on the assumption that this is covered by the separate financial model analysis. We have also omitted the LSDP Site Holding & Security Costs and Northern Access Roads - |CPO / Land Acquisition / Capital Works, as again it is assumed that these are covered by the separate financial model analysis.

- 3.11 Our assessment therefore of the overall total indicative infrastructure cost is £107,126,891 at July 2019 prices. This excludes VAT and inflation.
- 3.12 The detailed infrastructure costs are as follow:
- 3.13 **Enabling Works:** The Remediation and Demolition is included at £14,297,500, which is £4.95/m² for the entire site area (289.08ha). This is assumed to be reasonable given the site condition.
- 3.14 **Utilities:** The St George's promoters have commissioned a report by Daedalus Environmental Limited to understand infrastructure requirements. Some capacity improvements are required in relation to water supply. There is some available capacity at the Waste Water Treatment Works adjacent to the River Charter but capacity improvements will be required over 2,990 additional people. Current gas supplies would service approximately 20% of the potential capacity. In the context of electricity, a new primary 33kV service and primary substation is required on or adjacent to the site. The total utility cost included by CampbellReith is £18.9m, this covers allowance for electrical, gas, foul, water and telecommunication.
- 3.15 **Onsite / Offsite Transport:** St George's site promoters have commissioned a high level 'Transport Assessment' through consultants AECOM. This Transport Assessment gives an overview of the existing network (baseline review); accessibility; trip generation; traffic impact and mitigation measures. It also identifies that a Full Transport Assessment will be required.
- 3.16 The transport cost assumptions are provided by CampbellReith including Onsite highways infrastructure, offsite highway improvements, cycling footpath and bus services.
- 3.17 **Landscaping:** The St George's Masterplan identifies potential Play and Open Space. Two large and several smaller open spaces are identified for Play and open Space. A village green and open space / green gap are specifically identified. A 125ha Country Park is proposed to the south-east of the site. It is acknowledged that this is also in a mineral extraction zone and could be potentially unusable in the medium term. The landscaping allowance is included at £16,462,436 by Allen Dadswell Cost Estimate, this figure is assumed to be reasonable by comparing against AECOM cost estimating benchmarking.
- 3.18 **Social Infrastructure:** We have included the costs provided by the promoter covering the education and CIL, as we have been advised by Rutland Council that this will cover all the necessary social infrastructure requirements.
- 3.18.1 **Education:** The promoters have provided details of a primary school allowance of £6,987,500. As noted above, we have been advised that the promoters costs will cover all the necessary social infrastructure requirements and therefore we have not commented on this and included this as provided
- 3.18.2 **CIL:** The promoter has provided a cost of £16,300,000
- 3.19 **Section 38 Costs (adoption of on-site roads from plot edge to plot edge)** – This is allowed as the costs provided by the promoter.
- 3.20 **Section 278 Costs (adoption of off-site roads)** - This is allowed as the cost provided by the promoter.
- 3.21 **Professional Fees and Survey Costs** – This has been taken as provided by the promoter.
- 3.22 **SIC Developer Profit & Design Development and Construction Contingency** – The promoter has included 15% for developer profit, but we have excluded this on the assumption that this will be covered separately by the financial model.
- 3.23 **Main Contractor Preliminaries and Overheads and Profit** - This is assumed to be covered within the promoters' costs.

- 3.24 **LSDP Site Holding & Security Costs:** - This is excluded this on the assumption that this will be covered separately by the financial model.
- 3.25 **CPO:** Northern Access Roads – CPO / Land Acquisition / Capital Works - This is excluded this on the assumption that this will be covered separately by the financial model.

4. Exclusions

- The following have been excluded from the analysis of both sites in addition to those items specifically referred to above
- Financing costs and charges
- Inflation from July 2019 prices
- All on plot development costs including residential & employment and associated landscaping, roads, utilities etc., other than where specifically stated in the Cost Plan.
- Any works outside the boundary of the site, other than where specifically stated
- All costs / fees up to securing planning consent
- Legal fees, marketing costs etc.

5. Benchmarking

- 5.1 **Woolfox:** Our assessment of the current costs for the 10,000 units scheme is £46,400 / unit. It is noted though that Phase 1 is £90,800 / unit whereas Phase 2 is £31,600 / unit.
- 5.2 The typical range of costs for scheme of this nature is £40,000 / unit to £70,000 / unit and therefore it is considered that the total cost sits reasonably within this range albeit towards the lower end of this range. However, the Phase 1 cost is significantly above the range which is accounted for by the inclusion of the significant offsite highways and utility reinforcement.
- 5.3 **St Georges:** Our assessment of the current costs for the 2,215 unit scheme is £48,364 / unit.
- 5.4 As 5.2 above, the typical range of costs for scheme of this nature is £40,000 / unit to £70,000 / unit. It is considered this that the total cost sits reasonably within this range albeit towards the lower end of this range.

Appendix A Cost Estimates

App heading 2

Body text

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**WOOLFOX, RUTLAND
COST PLAN NO. 2**

02/08/2019

10,000 units

ALL AECOM ESTIMATED COST									
Ref	Description	Quantity	unit	Rate	Total	Sub Total	Phase 1	Phase 2	AECOM Assumptions
	Utilities					102,646,900	57,687,075	44,959,825	There are no details provided by the promoter so we have made our own assessment
	<u>On Site</u>								
	Drainage								
	Surface water main distribution - Main Streets	6,109	m	700	4,276,300		2,138,150	2,138,150	
	Surface water secondary street distribution	6,000	m	700	4,200,000		1,050,000	3,150,000	
	Surface water attenuation	1	item	10,000,000	10,000,000		2,500,000	7,500,000	
	Foul water main distribution - Main streets	6,109	m	700	4,276,300		2,138,150	2,138,150	
	Foul water secondary street distribution	6,000	m	700	4,200,000		1,050,000	3,150,000	
	Foul Water Pumping Stations	4	no	1,250,000	5,000,000		1,250,000	3,750,000	
	Electricity								
	Main Distribution - Main streets	6,109	m	500	3,054,500		1,527,250	1,527,250	
	Main distribution along secondary street	6,000	m	500	3,000,000		750,000	2,250,000	
	Local substation	10	no	500,000	5,000,000			5,000,000	
	Potable Water								
	Water - Main street distribution	6,109	m	700	4,276,300		2,138,150	2,138,150	
	Water - secondary street distribution	6,000	m	700	4,200,000		1,050,000	3,150,000	
	Gas								
	Main Distribution - Main Streets	6,109	m	500	3,054,500		1,527,250	1,527,250	
	Main distribution along secondary streets	6,000	m	500	3,000,000		763,625	2,236,375	
	Security								
	Main Distribution - To Main Streets only	6,109	m	500	3,054,500		1,527,250	1,527,250	

**WOOLFOX, RUTLAND
COST PLAN NO. 2**

02/08/2019

10,000 units

ALL AECOM ESTIMATED COST									
Ref	Description	Quantity	unit	Rate	Total	Sub Total	Phase 1	Phase 2	AECOM Assumptions
	Telecommunication								
	Main Distribution - Main streets	6,109	m	500	3,054,500		1,527,250	1,527,250	
	Main distribution along secondary streets	6,000	m	500	3,000,000		750,000	2,250,000	
	<u>Off Site</u>								
	Drainage								
	Surface Water - Assume limited to connections to existing watercourses	1		1,000,000	1,000,000		1,000,000	0	
	Foul Water - Assume that the off site costs are covered by the Water Company and cahrged to the plot Developers as connection charges				0		0	0	
	Electricity - No details therefore allowance madae	1		15,000,000	15,000,000		15,000,000	0	
	Potable Water - No details and assumed that the off site costs are covered by the Water Company and charged to the plot Developers as connection charges				0		0	0	
	Gas - No details and assume that this is required	1	no	5,000,000	5,000,000		5,000,000	0	
	Telecommunications - Assume all costs covered by the tele-communications companies				0		0	0	
	Diversions								
	Surface Water Drainage - Diversions for A1 Junction, Access for Woolfox Depot and new Junction to Clipsham Road	1	no	3,000,000	3,000,000		3,000,000	0	

**WOOLFOX, RUTLAND
COST PLAN NO. 2**

02/08/2019

10,000 units

ALL AECOM ESTIMATED COST									
Ref	Description	Quantity	unit	Rate	Total	Sub Total	Phase 1	Phase 2	AECOM Assumptions
	Foul Water Drainage - Diversions for new junction to Clipsham Road	1	no	1,000,000	1,000,000		1,000,000	0	
	Electrical - Diversions for A1 Junction and access for Woolfox Depot	1	no	5,000,000	5,000,000		5,000,000	0	
	Potable Water - Main diversions for A1 Junction	1	no	2,000,000	2,000,000		2,000,000	0	
	Gas - None required				0		0	0	
	Telecommunications - Diversions for A1 Junction, Access for Woolfox Depot and New access to Clipsham Road	1	no	3,000,000	3,000,000		3,000,000	0	
	Fuel Pipeline - The extent of the diversions within the site are unknown, but allowance made of £1m	1	no	1,000,000	1,000,000		1,000,000	0	
	Landscaping					21,205,379	5,301,345	15,904,034	There are no details provided by the promoter so we have made our own assessment
	Informal Leisure Parkland	364,483	m2	8	2,915,864		728,966	2,186,898	
	Green Space / Community Park	605,280	m2	20	12,105,600		3,026,400	9,079,200	
	Urban Farm / Allotments	412,261	m2	15	6,183,915		1,545,979	4,637,936	
	Social Infrastructure					149,377,500	40,345,000	109,032,500	
	Education								
	Primary School Allowance	1	Nr	3,000,000	3,000,000		1,500,000	1,500,000	This is all as provided by the promoter. We have notionally split this 50/50 between the Phases
	Secondary School Allowance	1	Nr	9,000,000	9,000,000		4,500,000	4,500,000	This is all as provided by the promoter. We have notionally split this 50/50 between the Phases

**WOOLFOX, RUTLAND
COST PLAN NO. 2**

02/08/2019

10,000 units

ALL AECOM ESTIMATED COST									
Ref	Description	Quantity	unit	Rate	Total	Sub Total	Phase 1	Phase 2	AECOM Assumptions
	Community Infrastructure Levy (CIL) / S106								
	CIL	1,225,000	m2	100	122,500,000		30,625,000	91,875,000	This is all as provided by the promoter including the split between the phases. It therefore covers all the 10,000 units.
	S106	5,951	unit	2,500	14,877,500		3,720,000	11,157,500	This is all as provided by the promoter. This therefore assumes that the calculation only applies to 5,951 out of the scheme total of 10,000 units
	Total Construction Cost					389,679,144	180,685,852	208,993,292	
	Miscellaneous					74,673,673			There are no details provided by the promoter so we have made our own assessment
	Phasing & Temporary Works	240,301,644	sum	0.015	3,604,525		2,105,113	1,499,412	
	Adoption fees & Commuted sums for highways	100,304,365	sum	0.2	20,060,873		14,538,237	5,522,637	
	Professional fees		sum						
	Enabling work	16,145,000	sum	0.11	1,775,950		512,738	1,263,213	
	Transport	100,304,365	sum	0.09	9,027,393		6,542,206	2,485,186	
	Utilities	102,646,900	sum	0.09	9,238,221		5,191,837	4,046,384	
	Landscaping	21,205,379	sum	0.11	2,332,592		583,148	1,749,444	
	Social - NIL as assumed all covered by promoters costs above								
	Design Development Construction Contingency	286,341,197	sum	0.10	28,634,120		16,981,413	11,652,707	This is applied to all except the Social Infrastructure above as it assumed that this is already covered in the costs provided by the promoter.
	Total					464,352,817	227,140,543	237,212,274	
	Rounding					-352,817	-140,543	-212,274	
	OVERALL TOTAL					464,000,000	227,000,000	237,000,000	

**AECOM COST REVIEW - ST GEORGE'S SITE
RUTLAND CITY COUNCIL**

02/08/2019

COST COMPARISON			
ITEM	PROMOTERS ESTIMATED COST	AECOM ESTIMATED COST	AECOM ASSUMPTIONS
Site Preparation Work			
Remediation & Demolition	£14,297,500	£14,297,500.00	Assumed to be reasonable
Utilities			
Electrical Infrastructure	£12,516,754	£12,516,754	Assumed to be reasonable
Gas Infrastructure	£3,549,439	£3,549,439	Assumed to be reasonable
Foul Infrastructure	£1,612,500	£1,612,500	Assumed to be reasonable
Water Supply	£937,755	£937,755	Assumed to be reasonable
Data & Telecoms	£268,750	£268,750	Assumed to be reasonable
SUDS	£2,286,356	£2,286,356	Assumed to be reasonable
Transport			
Bus Services	£4,000,000	£4,000,000	Assumed to be reasonable
Onsite Primary Infrastructure Roads (inc design, P&R, adoption)	£19,401,756	£19,401,756	Assumed to be reasonable
Offsite Highways Improvements	£3,950,000	£3,950,000	Assumed to be reasonable
Cycling & Footpaths	£850,000	£850,000	Assumed to be reasonable
Landscaping			
Landscaping including pitches and play areas	£16,462,436	£16,462,436	Assumed to be reasonable
Social Infrastructure			We were advised that all costs should be as advised by the promoter, on the assumption that this will be sufficient including CIL to provide the required social infrastructure
Education			
Early Year Places (FTE)			

**AECOM COST REVIEW - ST GEORGE'S SITE
RUTLAND CITY COUNCIL**

02/08/2019

COST COMPARISON			
ITEM	PROMOTERS ESTIMATED COST	AECOM ESTIMATED COST	AECOM ASSUMPTIONS
Primary School 3 Form Entries	£6,987,500	£6,987,500	
Secondary School 8 Form Entries			
Sixth Form / College Pupils			
Healthcare			
Primary Care Centre Floorspace (sq.m)			
Dental Surgery Floorspace (sq.m)			
Hospital & Mental Healthcare Beds			
Nursing Home Beds			
Residential Care Beds			
Extra Care Beds			
Community and Civic			
Community Space (sq.m)			
Library Space (sq.m)			
Art & Cultural Space (sq.m)			
Police Station			
Fire Station			
Indoor Sports			
Swimming pools			
Sports halls			
Transport and Travel			
Bus subsidies			
Travel Plan			
Community Infrastructure Levy (CIL) / S106	£16,300,000	£16,300,000	
Miscellaneous			
Design and S38 / S278 Fees	£828,750	£828,750	10% of on/off site highway
Commuted Sums	£1,086,680	£1,086,680	10% of on/off site highway

**AECOM COST REVIEW - ST GEORGE'S SITE
RUTLAND CITY COUNCIL**

02/08/2019

COST COMPARISON			
ITEM	PROMOTERS ESTIMATED COST	AECOM ESTIMATED COST	AECOM ASSUMPTIONS
Fees associated with delivering Planning	£2,000,000	£0	Excluded as assumed covered in the Financial Model
Professional fees			
Site Preparation Work			Assumed covered above
Utilities			Assumed covered above
Transport			Assumed covered above
Landscaping			Assumed covered above
Social Infrastructure			Assumed covered above
Design development and construction contingency			Assumed covered above
Sub-total	£107,336,176	£105,336,176	
LSDP Site Holding & Security Costs	£2,500,000	£0	This has been excluded as assumed covered by the Financial Model
Northern Access Roads – CPO / Land Acquisition / Capital Works	£3,000,000	£0	This has been excluded as assumed covered by the Financial Model
SIC Developer Profit	£16,925,426	£0	This has been excluded as assumed covered by the Financial Model
TOTAL	£129,761,602	£105,336,176	
Inflation from October 2018 to July 2019	£2,205,947	£1,790,715	1.7% inflation applied
TOTAL	£131,967,550	£107,126,891	

