



*International  
Management &  
Construction Consultants*



CIL VIABILITY APPRAISAL  
CONSTRUCTION COST STUDY  
For  
CRAWLEY BOROUGH COUNCIL



*CIL Viability Appraisal*

*Order of Cost Study*

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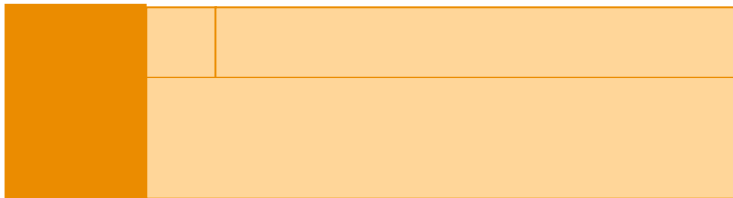
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# Executive Summary

1. The Project

This Cost Study provides an estimate of construction costs over a range of development categories, to support a whole plan and CIL Viability Appraisal

2. Allowances

The Estimate i(C)11a24.d426((C)11a241 0 0 1 132.TJ ET Q q BT /F3 9.4751 Tf 0 0 0 rg 0.921 1l 4 1 105.84 582.9



# Project Description

NCS have been appointed by Crawley Borough Council for the production of the Council's Community Infrastructure Levy Charging Schedule, through to adoption.

Gleeds are acting as part of the NCS team, to provide indicative construction costs, over the range of development categories, to inform the Appraisal.

The range of development categories are as agreed with NCS





## Exclusions

The Order of Cost Study excludes any allowances for the following:

Value Added Tax

Finance Charges

Unknown abnormal ground conditions including:

- Ground stabilisation/retention
- Dewatering
- Obstructions
- Contamination
- Bombs, explosives and the like
- Methane production

Removal of asbestos

Surveys and subsequent works required as a result including:

- Asbestos; traffic impact assessment; existing buildings
- Topographical; drainage/CCTV; archaeological
- Subtronic





Note:

- \* Offices, Cat A are based on speculative office development, of cost efficient design
  - \*\* Leisure D5 development is based on shell buildings (bowling alleys, cinemas and the like) and exclude tenant fit-out
- All non-residential categories re-costed as 'Breeam Excellent'

On-costs

Professional fees		
- Consultants (excluding legals)	7.25%	
- Surveys etc	<u>0.75%</u>	8%
Planning / Building Regs		
Statutory Fees		0.6%
NHBC / Premier warranty (applies only to Residential)		

Abnormal Site Development Costs, Crawley Borough Council

Budget Cost  
£/Hectare

Abnormal Costs, by their very nature, vary greatly between different sites.

Budget figures are given, for typical categories relevant to Crawley.

The Budgets are expressed as costs per hectare of development site.

Archaeology

10,000

Typically, Archaeology is addressed by a recording / monitoring brief by a specialist, to satisfy planning conditions.

Intrusive archaeological investigations are exceptional and not allowed for in the budget cost.

Site Specific Access Works

20,000

New road junction and S278 works; allowance for cycle path linking locally with existing

Major off-site highway works not allowed for.

Site Specific Biodiversity Mitigation / Ecology

Allow for LVIA and Ecology surveys and