

APPENDIX 5

Cost Plan - RLB

REPORT

22 July 2026

COST REPORT NUMBER ONE

Park Road, Malmesbury

Cost Estimate

Lagan Homes

Prepared By

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COST REPORT NUMBER ONE

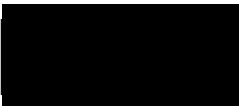
Park Road, Malmesbury
Cost Estimate



AUTHORISATION

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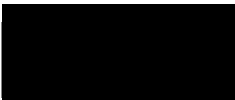
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Declan O'Driscoll

and authorised for issue by:

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Declan O'Driscoll

REVISION HISTORY

Date	Revision	Author	Authoriser	Remark
22/07/2026	00	DO	DO	

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COST REPORT NUMBER ONE

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1.0 EXECUTIVE SUMMARY

1.1 STATUS OF COSTS

The purpose of this report is to provide an order of cost estimate for the proposed residential development at Park Road, Malmesbury. The scheme comprises the construction of 40nr homes, plus associated strategic infrastructure.

This report is based upon the design information as detailed in section 3.3.

1.2 COST SUMMARY

Description	Cost £	Cost £ / Unit	Cost £ / Gross Acre
A. SECTION 106 CONTRIBUTIONS	Excluded	Excluded	Excluded
B. STRATEGIC OFF-SITE WORKS			
C. STRATEGIC ON-SITE WORKS			
D. ON-PLOT WORKS			
ESTIMATED TOTAL COST			

Please refer to Appendix A of this report for the estimate detail.

2.0 PROJECT INFORMATION

2.1 DESCRIPTION OF THE WORKS

The scheme comprises the construction of 40nr units plus associated strategic Infrastructure.

2.2 PROJECT TEAM

Developer	Lagan Homes
Cost Consultant	Rider Levett Bucknall

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3.0 BASIS OF REPORT

3.1 PURPOSE AND STATUS OF REPORT

The purpose of this report is to provide an order of cost estimate for the proposed development to support Lagan Homes as part of a viability exercise.

3.2 ESTIMATE BASE DATE

This report has been prepared using pricing levels as of Q2 2026 with no allowance made for inflation.

3.3 INFORMATION USED TO PREPARE REPORT

This report has been prepared using the following information:

- Site Layout Plan, dwg no. MALMW MCB ZZ ZZ DR A 0230, Rev. P7
- Section 278 Works Sheet 1, dwg no. 54520/70, Rev. P6
- Section 278 Works Sheet 2, dwg no. 54520/71, Rev. P7
- Section 278 Works Alignment Long Sections, dwg no. 54520/72, Rev. P3
- Section 278 Works Construction Details, dwg no. 54520/73, Rev. P7
- Section 278 Works Legal Plan, dwg no. 54520/78, Rev/ P3
- GTC Quotation, ref. West Midlands/34150032/504633, dated 06 March 2026
- Section 104 Works Drainage Layout, dwg no. 54520/50, Rev. P5
- Surface Water Long Sections Sheet 1 of 2, dwg no. 54520/51, Rev. P4
- Surface Water Long Sections Sheet 2 of 2, dwg no. 54520/52, Rev. P4
- Foul Water Long Sections, dwg no. 54520/53, Rev. P4
- Manhole Sections, dwg no. 54520/54, Rev. P4
- Section 38 Works Alignment Long Sections Sheet 1 of 2, dwg no. 54520/61, Rev. P3
- Section 38 Works Alignment Long Sections Sheet 2 of 2, dwg no. 54520/62, Rev. P3
- Section 38 Works Kerbs and Surfacing, dwg no. 54520/63, Rev. P7
- Section 38 Adoption Boundary, dwg no. 54520/65, Rev. P6
- Phase 1 Desk Study and Phase 2 Ground investigation, dated 22 November 2022, Rev. S2
- Detailed Landscape Design - Planting Plan POS Proposal, dwg no. edp7403_d006h, Rev. h
- Detailed Landscape Design - Planting Plan on Plot Proposal, dwg no. edp7403_d007i, Rev. i
- Tree Protection Plan, dwg no. edp7403_d009f, Rev. f
- Detailed Landscape Design - General Arrangement Plans, dwg no. edp7403_d010h, Rev. h
- Construction Ecological Management Plan , ref. edp7403_r010a, dated December 2025
- Detailed Topological Survey, dwg no. IR.LHMalmesbury.21_01

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3.0 BASIS OF REPORT

3.3 INFORMATION USED TO PREPARE REPORT (CONT'D)

- Construction Plan, dwg no. MALMW MCB ZZ ZZ DR A 0240, Rev. S2
- Accommodation Schedule [Excel copy]

3.4 BASIS OF ESTIMATE (ASSUMPTIONS)

This report has been prepared using the following assumptions:

- A contingency/risk has been included at 5% for on-site works and off-site works
- Adoption remedials (replacement/repair of damaged surfacing/kerbs, works involved in two-stage road construction) has been included at 4%, where relevant
- Local authority fees at 8% included where relevant
- Inspection fees at 2.5% have been included for on-site foul and surface water drainage and off-site foul water drainage
- Allowances have been included for the removal of material off site.
- Further assumptions can be found in Appendix A

3.5 EXCLUSIONS

This report excludes the following from the cost estimate:

3.5.1 FINANCIAL EXCLUSIONS

- Local taxes (e.g. VAT)
- Land acquisition costs
- Land compensation costs
- Restrictive land covenants/ransoms/rights of light/oversailing
- Finance costs
- Inflation beyond Q2 2026
- Marketing signage
- Special contract conditions
- Fluctuations
- Contributions to adjacent land owners
- Commuted sums
- Section 106 contributions

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3.0 BASIS OF REPORT

3.5 EXCLUSIONS (CONT'D)

3.5.2 SCOPE EXCLUSIONS

- Landscaping other than that identified; including ongoing maintenance post construction phase
- EV charger points to dwellings
- Utilities diversions and disconnections other than those identified
- Flood defence works
- Permanent ecology works other than those identified
- Dealing with contaminated water courses
- Dealing with onerous geotechnical issues including but not limited to soft spots, invasive plant growth, archaeological works etc. except where identified in the cost estimate.
- Dealing with contaminated land except where identified in the cost estimate.
- Sculptures and art installations
- Increasing capacity to existing services
- Signalized pedestrian crossings
- Night working and the like
- Any measures on-site or off-site or credits to regarding Biodiversity Net Gain
- Meeting new building regulations (Part L and FHS)
- Further exclusions can be found in Appendix A

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Park Road, Malmesbury
Cost Estimate



4.0 STATEMENT OF COST

Description	Cost	Cost	Cost
	£	£ / Unit	£ / Gross Acre
A. PLANNING OBLIGATIONS			
A.1 SECTION 106 PAYMENTS	Excluded	Excluded	Excluded
A. PLANNING OBLIGATIONS	Excluded	Excluded	Excluded
B. STRATEGIC OFF-SITE WORKS			
B.1 ACCESS ROADS			
B.3 OFF-SITE FEATURES			
B. STRATEGIC OFF-SITE WORKS			
C. STRATEGIC ON-SITE WORKS			
C.1 DISTRIBUTION ROADS			
C.2 STRATEGIC LANDSCAPING			
C.3 SERVICES			
C.4 ENVIRONMENTAL WORKS			
C.5 TEMPORARY WORKS			
C. STRATEGIC ON-SITE WORKS			
D. ON-PLOT WORKS			
D.1 DWELLINGS			
D. ON-PLOT WORKS			
ESTIMATED TOTAL COST			

APPENDIX A:
COST ESTIMATE

SUMMARY

Ref	Description	%	Total Cost £
A	SECTION 106 OBLIGATIONS		
A.1	SECTION 106 PAYMENTS		Excluded
	A - SECTION 106 OBLIGATIONS		Excluded
B	STRATEGIC OFF-SITE WORKS		
B.1	ACCESS ROADS	10.2%	
B.2	OFF-SITE JUNCTIONS		
B.3	OFF-SITE FEATURES	7.9%	
	B - STRATEGIC OFF-SITE WORKS	18.1%	
C	STRATEGIC ON SITE WORKS		
C.1	PRIMARY & SECONDARY DISTRIBUTION ROADS	5.7%	
C.2	STRATEGIC LANDSCAPING	16.9%	
C.3	SERVICES	17.2%	
C.4	ENVIRONMENTAL WORKS	24.3%	
C.5	TEMPORARY WORKS		
	C - STRATEGIC ON SITE WORKS	64.1%	
D	ON PLOT WORKS		
D.1	DWELLINGS	17.8%	
	D - ON PLOT WORKS	17.8%	
ESTIMATED TOTAL COST			

ELEMENTAL DETAIL

Ref	Description	Qty	Unit	Rate £	Total Cost £
A	SECTION 106 OBLIGATIONS				
A.1	SECTION 106 PAYMENTS				
1	Planning contributions, commuted sums etc.		Note		Excluded
	A.1 - SECTION 106 PAYMENTS				Excluded
	A - SECTION 106 OBLIGATIONS				Excluded
B	STRATEGIC OFF-SITE WORKS				
B.1	ACCESS ROADS				
B.1.01	Access Roads				
1	Park Road; site access		Item		
	B.1.01 - Access Roads				
B.1.02	Preliminaries				
1	Site establishment, supervision and management at 20%		Item		
2	Traffic management		Item		
	B.1.02 - Preliminaries				
B.1.03	Contingency and Risk				
1	Contingency at 5%		Item		
	B.1.03 - Contingency and Risk				
B.1.04	Fees and Charges				
1	Local authority fees at 10%		Item		
2	Professional fees		Note		
	B.1.04 - Fees and Charges				
	B.1 - ACCESS ROADS				
B.2	OFF-SITE JUNCTIONS				
B.2.01	Highway Access				
1	None		Note		
	B.2.01 - Highway Access				
	B.2 - OFF-SITE JUNCTIONS				
B.3	OFF-SITE FEATURES				
B.3.01	Abnormal features				
1	Water; POC, included in MU allowance		Note		
2	Gas; POC, not required		Note		
3	Electricity; POC, included in MU allowance		Note		
4	Electricity; works under Section 58, provisional sum advised by GTC		Item		
5	Telecoms POC, included in MU allowance		Note		
6	Foul water pipework; 150mm dia, not exceeding 2.5m	45	m		
7	Foul water pipework; 150mm dia, not exceeding 2.5m, in existing carriageway, inc. reinstatement	75	m		
8	Foul water manhole; 1200mm dia, not exceeding 2.5m	2	No		

ELEMENTAL DETAIL

Ref	Description	Qty	Unit	Rate £	Total Cost £
9	Foul water connection		Item		
	B.3.01 - Abnormal features				
B.3.02	Preliminaries				
1	Site establishment, supervision and management at 20% (excludes GTC work)		Item		
2	Traffic management; provisional allowance		Item		
	B.3.02 - Preliminaries				
B.3.03	Contingency and Risk				
1	Contingency at 5%		Item		
	B.3.03 - Contingency and Risk				
B.3.04	Fees and Charges				
1	Professional fees		Note		
2	Section 104 costs (inspection fees) at 2.5%; foul and surface water drainage only		Item		
	B.3.04 - Fees and Charges				
	B.3 - OFF-SITE FEATURES				
	B - STRATEGIC OFF-SITE WORKS				
C	STRATEGIC ON SITE WORKS				
C.1	PRIMARY & SECONDARY DISTRIBUTION ROADS				
C.1.01	Roads and Footpaths				
1	Carriageway; type AR3A	827	m²		
2	Carriageway; type AR2B	229	m²		
3	Shared surface; assume brick pavers or similar	844	m²		
4	NetPave	21	m²		
5	Private driveways/car parking spaces		Note		
6	Extra over capping; based on average CBR of 2.5%	298	m³		
7	Extra over for traffic calming; forming ramp to raise table		Note		
8	Footpaths; flexible	310	m²		
9	Footpaths; flexible vehicle crossing	335	m²		
10	Footpaths; tactile paving	3	m²		
11	Kerbs; Type HB2 or similar	334	m		
12	Kerbs; Type EF or similar	356	m		
	C.1.01 - Roads and Footpaths				
C.1.02	Drainage				
1	Highway drainage; connections to sewers	85	m		
2	Highway drainage; gully pots	15	No		
	C.1.02 - Drainage				
C.1.03	Landscaping				
1	Verge landscaping	40	m²		

ELEMENTAL DETAIL

Ref	Description	Qty	Unit	Rate £	Total Cost £
2	Street trees; including tree pit	Note			Excluded
	C.1.03 - Landscaping				
C.1.04 Services					
1	Streetlighting; assume 6m high	6	No		
	C.1.04 - Services				
C.1.05 Sundries					
1	Signage; no details, allowance only, assume 1 per 50m	6	No		
	C.1.05 - Sundries				
C.1.06 Deductions for standard costs					
1	Deduction for standard highway, to 100% frontage	175	m		
2	Deduction for standard highway, to 50% frontage	120	m		
	C.1.06 - Deductions for standard costs				
C.1.07 Preliminaries					
1	Site establishment, supervision and management at 10%	Item			
	C.1.07 - Preliminaries				
C.1.08 Contingency and Risk					
1	Contingency at 5%	Item			
2	Specific provisions: adoption remedial work at 4%	Item			
	C.1.08 - Contingency and Risk				
C.1.09 Fees and Charges					
1	Professional fees	Note			
2	Local authority at 8%	Item			
	C.1.09 - Fees and Charges				
	C.1 - PRIMARY & SECONDARY DISTRIBUTION ROADS				
C.2 STRATEGIC LANDSCAPING					
C.2.01 Strategic Open Space					
1	Allowance for removal of existing (full and partial) trees/ tree groups and vegetation	Item			
2	Existing vegetation/grassland; to be retained	Note			
3	Existing vegetation/grassland; to be enhanced	18,700	m²		
4	Meadow grass; assume seeding	975	m²		
5	Amenity grass land; seeding	465	m²		
6	Shrub planting	1,280	m²		
7	Hedgerow	68	m		
8	Public open space trees	56	No		
	C.2.01 - Strategic Open Space				
C.2.02 Recreational Routes					
1	NetPave (emergency access route)	1,625	m²		

ELEMENTAL DETAIL

Ref	Description	Qty	Unit	Rate £	Total Cost £
2	Footpaths to public spaces; none		Note		Excluded
3	Mown paths		Note		Elsewhere
	C.2.02 - Recreational Routes				
C.2.03 Sundries					
1	LEAP/LAP/NEAP		Note		
2	Knee high fencing to ponds		Note		
3	Closed board fencing; 1.8m	196	m		
4	Closed board fencing; 0.5m	28	m		
5	Maintenance of POS; 12 months		Item		
6	Kissing gate/emergency gate		Item		
7	Litter/dog bin	2	No		
8	Bench	3	No		
	C.2.03 - Sundries				
C.2.04 Preliminaries					
1	Site establishment, supervision and management at 10%		Item		
	C.2.04 - Preliminaries				
C.2.05 Contingency and Risk					
1	Contingency at 5%		Item		
	C.2.05 - Contingency and Risk				
C.2.06 Fees and Charges					
1	Professional fees		Note		
	C.2.06 - Fees and Charges				
	C.2 - STRATEGIC LANDSCAPING				
C.3 SERVICES					
C.3.01 Gas					
1	Gas; not required		Note		
	C.3.01 - Gas				
C.3.02 Electricity					
1	Substation; civil works only		Note		
2	Diversions; not required		Note		
3	Excavation and backfill	295	m		
	C.3.02 - Electricity				
C.3.03 Water					
1	Water; infrastructure/sewerage charges		Note		
2	Diversions; not required		Note		
3	Reinforcement of existing network, as per GTC quotation		Item		
4	Excavation and backfill	295	m		
	C.3.03 - Water				

ELEMENTAL DETAIL

Ref	Description	Qty	Unit	Rate £	Total Cost £
C.3.04 Telecommunications					
1	Excavation and backfill	295	m		
2	Diversions; not required		Note		
C.3.04 - Telecommunications					
C.3.05 Multi Utilities					
1	Multi utilities; MU quote provided, assume only 20% included here (80% captured in plot externals), water capacity increase elsewhere		Item		
C.3.05 - Multi Utilities					
C.3.06 Surface Water Drainage					
1	Breakout existing pipework and the like; assume none		Note		
2	Storm drain runs; 225mm diameter, depth not exceeding 2.5m	82	m		
3	Storm drain runs; 300mm diameter, depth not exceeding 2.5m	120	m		
4	Storm drain runs; 375mm diameter, depth not exceeding 2.5m	17	m		
5	Storm drain runs; 525mm diameter, depth not exceeding 2.5m	93	m		
6	Storm drain manholes; 1200mm diameter; depth not exceeding 2.5m	9	No		
7	Allowance for extra deep storm drainage; not required		Note		
8	Storm drain runs; 225mm diameter, depth not exceeding 2.5m (standard)	295	m		
9	Storm drain manholes; 1200mm diameter; depth not exceeding 2.5m (standard)	6	No		
10	Hydrobrake; allowance	2	No		
11	Headwalls assume PCC or similar	5	No		
12	Forming attenuation ponds; allowance, material to remain on-site	2,000	m ²		
13	Allowance for works to existing water course		Item		
C.3.06 - Surface Water Drainage					
C.3.07 Foul Water Drainage					
1	Foul drain runs 150mm diameter, depth to invert not exceeding 2.5m	105	m		
2	Foul manholes; 1200mm diameter depth to invert not exceeding 2.5m	7	No		
3	Allowance for extra deep foul drainage		Item		
4	Foul drain runs; 150mm diameter, depth to invert not exceeding 2.5m (standard)	105	m		
5	Foul manholes ave. 1200mm diameter; depth to invert not exceeding 2.5m (standard)	7	No		
6	Foul rising main		Note		
7	Foul Pumping station; not required		Note		
C.3.07 - Foul Water Drainage					
C.3.10 Preliminaries					
1	Site establishment, supervision and management at 10%		Item		
C.3.10 - Preliminaries					

ELEMENTAL DETAIL

Ref	Description	Qty	Unit	Rate £	Total Cost £
C.3.11 Contingency and Risk					
1	Contingency at 5%		Item		
	C.3.11 - Contingency and Risk				
C.3.12 Fees and Charges					
1	Section 104 costs (adoption legal fees)		Note		
2	Fees - services consultancy (gas, water, electricity)		Note		
3	Section 104 costs (inspection fees) at 2.5%; foul and surface water drainage only		Item		
	C.3.12 - Fees and Charges				
	C.3 - SERVICES				
C.4 ENVIRONMENTAL WORKS					
C.4.01 Ecological Works					
1	Ecological mitigation measures; provisional allowance		Item		
2	BNG enhancement/credits		Note		
	C.4.01 - Ecological Works				
C.4.02 Enabling Works					
1	Archaeological investigation		Note		
2	Site clearance; general inc. vegetation removal	6	ha		
3	Dealing with existing invasive plant growth; not required		Note		
4	Top soil; strip	3,854	m³		
5	Top soil; placing top soil	264	m³		
6	Top soil; removal off-site		Item		
7	General earthworks; provisional allowance		Item		
8	Ground gas venting; not required		Note		
9	General earthworks; removal off-site		Item		
10	Dealing with contaminated ground; not required		Note		
11	Dealing with groundwater across the site; provisional allowance		Note		
	C.4.02 - Enabling Works				
C.4.03 Preliminaries					
1	Site establishment, supervision and management at 10%		Item		
	C.4.03 - Preliminaries				
C.4.04 Contingency and Risk					
1	Contingency at 5%		Item		
2	Specific risk provisions		Note		
	C.4.04 - Contingency and Risk				

ELEMENTAL DETAIL

Ref	Description	Qty	Unit	Rate £	Total Cost £
C.4.05 Fees and Charges					
1	Professional Fees		Note		Excluded
	C.4.05 - Fees and Charges				
	C.4 - ENVIRONMENTAL WORKS				
C.5 TEMPORARY WORKS					
C.5.01 Temporary Works					
1	Temporary works		Note		
	C.5.01 - Temporary Works				
	C.5 - TEMPORARY WORKS				
	C - STRATEGIC ON SITE WORKS				
D ON PLOT WORKS					
D.1 DWELLINGS					
D.1.01 Abnormals					
1	Gas protection works; CS2 protection, not required		Note		
2	Retaining walls	142	m		
3	Extra over for suspended floors to all plots; provisional allowance	40	No		
4	Abnormal foundations; extra over for deep trench foundations, provisional allowance		Item		
5	Abnormal foundations; extra over for piling to plots	5	No		
6	EO for permeable paving		Note		
7	Heave protection; not required		Note		
8	Steel knee rail; 0.5m high	126	m		
9	Boundary wall; 1.8m, recon stone	52	m		
10	EVCP		Note		
11	Acoustic fencing; not required		Note		
12	Noise mitigation; not required		Note		
13	Meeting new building regulations (Part L and FHS)		Note		
	D.1.01 - Abnormals				
D.1.02 Preliminaries					
1	Site establishment, supervision and management at 10%		Item		
	D.1.02 - Preliminaries				
D.1.03 Contingency and Risk					
1	Contingency at 5%		Item		
	D.1.03 - Contingency and Risk				

Ref	Description	Qty	Unit	Rate £	Total Cost £
D.1.04 Fees and Charges					
1	Professional fees			Note	Excluded
	D.1.04 - Fees and Charges				
	D.1 - DWELLINGS				
	D - ON PLOT WORKS				
ESTIMATED NET COST					