



14

Outline costs

SECTION 14 - OUTLINE COSTS

Cost Estimates							
Timescale	Location	Item / Element	Quantity <i>(if applicable)</i>	Unit <i>(if applicable)</i>	Item Cost <i>(if applicable)</i>	Overall Cost	Potential Funding Source
							NWRDA = North West Regional Development Agency
							HLF = Heritage Lottery Fund
							ERDF = European Regional Development Fund
							CCC = Cumbria County Council
Short Term							
1 - 2 years							
	Canal head, Phase 1 - sites A and B.	<i>Tourism Business units / Light industry.</i>	3,656	m2	479.00	£ 1,751,224	NWRDA / Private.
	Canal head, Phase 1 - site B	<i>Heritage / Visitor Centre</i>	676	m2	1600.00	£ 1,081,600	NWRDA / HLF / Private.
	Canal head, Phase 1 - Site B	<i>Relocated Auction Rooms</i>	650	m2	850.00	£ 552,500	Private
	Canal head, Phase 1 - Site E	<i>Technology Business Park, two storey office facilities.</i>	1300	m2	6108.00	£ 7,940,400	ERDF / NWRDA / SLDC / Private.
	Canal head, Phase 1 - Site E	<i>Technology Business Park, single storey manufacturing facilities</i>	641	m2	2974.00	£ 1,906,334	ERDF / NWRDA / SLDC / Private.
	Schooners Wharfe site	<i>Housing development site (not inclusive of site value)</i>	22	n/a	85000.00	£ 1,870,000	Private
	Steel Street site	<i>Industrial development site, local re-locations, various buildings @25% site area built density.</i>	3990	m2	450.00	£ 1,795,500	Private / SLCD / NWRDA
	The 'Elms' site, North Lonsdale Road	<i>Redevelop as Industrial / Commercial business - mix 28% office / 72% manufacturing facilities @ 35% site area built occupancy</i>	3,500	m2	1,300/479	£ 3,797,500	NWRDA / ERDF / SLDC / Private
	Canal Head - Phase 1	<i>Exterior paving, artworks, planting, street furniture and signage at Sites A, B & E</i>	5900	m2	20.00	£ 118,000	NWRDA / Private / HLF / Technology Business Park
	Canalside Development including Schooner's Wharfe	<i>Tarmac pathways, street furniture, signage and planting</i>	n/a	n/a	n/a	£ 121,403	Private / Housing Association / HLF
	Canal Greenway - Phase 1	<i>Construction of Greenway along the Canal including tarmac path, planting, signage, drainage and street furniture - Phase 1</i>	n/a	n/a	n/a	£ 77,440	NWRDA / CCC / HLF
	Canal foot, Lock Keepers Cottage	<i>Renovation as interpretation centre associated with 'Hearts of Oak' Boat moored in lock.</i>	n/a	n/a	n/a	£ 125,000	HLF
	Canal foot, Viewing tower	<i>Construction of freestanding canopied structure at Canal Foot, excluding landscaping</i>	n/a	n/a	n/a	£ 35,000	HLF
	Car Parking at Canal Foot	<i>Construction of car park - tarmac, planting, street furniture, drainage and signage at Canal Foot, near the pier</i>	n/a	n/a	n/a	£ 42,000	SLDC / CCC
	GSK Screening	<i>Planting of Willow in Gabions within the canal to screen GSK</i>	n/a	n/a	n/a	£ 52,050	Private
	Public Open Space including 'Kennedy Street' area and 'Green Space' adj. Sliding rail bridge	<i>Planting of trees, shrubs grassed areas, paving and street furniture at areas near to Kennedy Street - Phase 2</i>	n/a	n/a	n/a	£ 56,773	SLDC / Housing Association
	Historic sliding rail bridge and footbridge	<i>Renovation of historic rail bridge and construction of new independent footbridge.</i>	n/a	n/a	n/a	£ 205,000	NWRDA / CCC / HLF

	Recreational Ground at 'Green Space' adj. Sliding rail bridge	<i>Recreational/Sports area, grass open space, seating, planting, signage, teenage shelter and street furniture</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	£ 215,998	SLDC / Housing Association / NWRDA
	Skateboard Park adjacent to Kennedy Street	<i>Phase I installation of a skateboard park in the public open space near the allotments</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	£ 62,540	SLDC / Housing Association / NWRDA
	Street Furniture along the canal and Canal Head	<i>Ancillary street furniture for the use along the canal environment</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	£ 56,500	CCC / SLDC
	Art works along the canal	<i>Artwork features within paving, as commissioned items or within signage</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	£ 60,000	Arts grant support
	Rame Farm.	<i>Tourism based business development - Equestrian, Holiday accommodation</i>	<i>8</i>	<i>Bedspaces</i>	<i>30,000.00</i>	£ 240,000.00	Private / NWRDA / ERDF
					TOTAL	£22,162,762.00	

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Medium Term							
3 - 5 years							
	Canal Head - Phase 2, Site D	Redevelopment of Abattoir site - relocated agricultural suppliers to Auction Mart	865	m2	479.00	£ 414,335	Private / NWRDA / SLDC.
	Canal Head - Phase 2, Site D	Redevelopment of Abattoir site - construction of footbridge crossing canal, associated path to canalside.	n/a	n/a	n/a	£ 180,000	NWRDA / SLDC.
	Canal Head - Phase 2, Site C	Canal-side Hotel, three storey	2,445	m2	1150.00	£ 2,811,750	Private
	Canal Head - Phase 2, Site C	Function room, single storey	325	m2	1200.00	£ 390,000	Private
	Canal Head - Phase 2, Site C	Leisure facility, two storey	450	m2	1220.00	£ 549,000	Private
	Canal Head - Phase 2, Site C	Canal-side Restaurant	688	m2	1220.00	£ 839,360	Private
	Canal Head - Phase 2, Site C	Canal-side Café / Bar	606	m2	1220.00	£ 739,320	Private
	Acrastyle site	Housing development, site area= 1.37 ha, housing density @30 dwellings per ha =40units, average 90sq.m per unit	90x40	m2	925.00	£ 3,330,000	Private
	Kennedy Street site	Relocation 'Rathbones' training centre to existing buildings	n/a	n/a	n/a	£ 30,000	SLDC / Private
	Kennedy Street site	Social housing (supported living)- independent living, single floor dwellings.	6x65	m2	800.00	£ 312,000	SLDC / CCC / Housing Association
	Kennedy Street site	Eco Housing development, 10nr 3/4 bed units @ 90sq.m per unit	900	m2	900.00	£ 810,000	Private / Housing association.
	Canal Head - Phase 2						
	Canalside Development including Acrastyle	Roads, car parking, exterior paving, planting street furniture and signage at Sites C, D & E	33598	m2	20	£ 671,955	NWRDA / SLDC / Private
	Canal Greenway - Phase 2	Tarmac pathways, street furniture, signage and planting, boardwalks and piers	n/a	n/a	n/a	£ 121,403	Private / Housing Association / HLF
	Car Parking at field near GSK	Construction of Greenway along the Canal including tarmac path, planting, signage, drainage and street furniture - Phase 2	n/a	n/a	n/a	£ 77,440	NWRDA / CCC / HLF
	Rame Farm Screening / Footpath	Construction of car park - tarmac, planting, street furniture, drainage and signage at field opposite GSK near Canal Foot	n/a	n/a	n/a	£ 138,730	Private / SLDC
	Art works - fountains within the canal	Planting trees and hedgerows to screen the views from the proposed footpath to Rame Farm and footpath construction	n/a	n/a	n/a	£ 41,000	CCC / Woodland Grant
		Water fountains within the canal	n/a	n/a	n/a	£ 65,000	Arts grant / NWRDA / SLDC / Private
					TOTAL	£11,521,293.00	

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Long Term							
6 - 8 years							
	Industrial area, Canalside, North Lonsdale Road.	<i>Long term mixed social housing development site, area 1.15ha @ 30 units per ha = 34 units @85sq.m each</i>	34x85	m2	900.00	£ 2,601,000	Private / Housing association / CCC
	Public Open Space	<i>Planting of trees, shrubs grassed areas, paving and street furniture at areas near to Kennedy Street - Phase 2</i>	n/a	n/a	n/a	£ 56,773	SLDC / Housing Association / NWRDA
	Skateboard Park	<i>Phase 2 installation of a skateboard park in the public open space near the allotments</i>	n/a	n/a	n/a	£ 62,540	SLDC / Housing Association / NWRDA
					TOTAL	£ 2,720,313.00	
Exclusions;	Note all budget costings subject to the following exclusions;	A. Estimated budget costs as 2nd Quarter 2005, and must be multiplied by appropriate industry indices to suit programme					
		B. All estimates DO NOT include VAT					
		C. All estimates based upon 'normal' ground conditions / availability of services.					
		D. All estimates DO NOT include additional costs for consultants fees, planning and building regulation fees.					
		E. Estimated costs EXCLUDE additional cost of potential land contamination issues (which are known to be likely and will require remediation)					
	All building costs inclusive for associated infrastructure.	F. All costs must be regarded as advice for general guidance, and must be re-estimated at time particular elements progress					
		G. Do Not include land purchase costs					