

Report for Surrey Heath Borough Council

Local Plan Viability Assessment

Technical Appendices – March 2024

Three Dragons With QSetc



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Reviewed by	Lin Cousins
Quality	In preparing this report, the authors have followed national and professional
statement	standards, acted with objectivity, impartially, without interference and with
	reference to appropriate available sources of information. No performance-
	related or contingent fees have been agreed and there is no known conflict of
	interest in advising the client group.
Use of this report	This report is not a formal land valuation or scheme appraisal. It has been
	prepared using the Three Dragons toolkit and is based on borough level data
	supplied by Surrey Heath Borough Council, consultant team inputs and quoted
	published data sources. The toolkit provides a review of the development
	economics of illustrative schemes and the results depend on the data inputs
	provided. This analysis should not be used for individual scheme appraisal.
	No responsibility whatsoever is accepted to any third party who may seek to
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Appendix I National policy and guidance

National policy context

- i. **National framework** The National Planning Policy Framework (NPPF) recognises the importance of positive and aspirational planning but states that this should be done 'in a way that is aspirational but deliverable'¹.
- ii. The NPPF advises that cumulative effects of policy should not combine to render plans unviable:

'Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.'²

iii. The government has signalled its desire to simplify the planning process, including development contributions. The NPPF advises that:

'All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.' ³

iv. In terms of affordable homes the government has reiterated previous policy on affordable homes thresholds and a desire to increase affordable home products that can potentially lead to home ownership:

'Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount' ⁴

'Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.' ⁵

v. With regard to non-residential development, the NPPF states that local planning authorities should:

¹ DLUHC, 2023 NPPF Para 16

² DLUHC, 2023 NPPF Para 34

³ DLUHC, 2023 NPPF Para 58

⁴ DLUHC, 2023 NPPF Para 65

⁵ DLUHC, 2023 NPPF Para 66

'set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth...local policies for economic development and regeneration...seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment...be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.¹⁶

- vi. However, the NPPF does not state that all sites must be viable now in order to appear in the plan. Instead, the NPPF is concerned to ensure that the bulk of the development is not rendered unviable by unrealistic policy costs and that overall, Local Plan policies should not undermine the deliverability of the plan⁷. It is important to recognise that economic viability will be subject to economic and market variations over the local plan timescale. In a free market, where development is largely undertaken by the private sector, the local planning authority can seek to provide suitable sites to meet the needs of sustainable development. It is not within the local planning authority's control to ensure delivery actually takes place; this will depend on the willingness of a developer to invest and a landowner to release the land. So, in considering whether a site is deliverable now or developable in the future, we have taken account of the local context to help shape our viability assumptions.
- vii. Written Ministerial Statements Affordable Homes Update (24 May 2021) is specifically referenced in NPPF and sets out the Government's plans for the delivery of First Homes and the new model for Shared Ownership. First Homes criteria includes the requirement for a discount in perpetuity of at least 30% against market value to a maximum discounted price of £250,000 (£420,000 in Greater London). A minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. First Homes are an affordable home ownership product and count towards the NPPF requirement that 10% of all homes are affordable home ownership. First Homes are exempt from CIL.
- viii. Written Ministerial Statements Local Energy Efficiency Standards Update (13 December 2023) recognises that for a number of years, the plans of some local authorities have sought to go further than national standards for energy efficiency. The WMS states that the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations unless they have a well-reasoned and robustly costed rationale that ensures development remains viable and that any additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate calculated using a specified version of the Standard Assessment Procedure.
- ix. Planning Practice Guidance Planning Practice Guidance⁸ (PPG) provides further detail about how the NPPF should be applied. PPG contains general principles for understanding viability (also relevant to CIL viability testing). The approach taken reflects

⁶ DLUHC, 2023 NPPF, para 86

⁷ DLUHC, 2023 NPPF Para 34

⁸ DLUHC, Planning Practice Guidance

- the latest version of PPG. In order to understand viability, a realistic understanding of the costs and the value of development is required and direct engagement with development sector may be helpful⁹. Evidence should be proportionate to ensure plans are underpinned by a broad understanding of viability, with further detail for strategic sites that provide a significant proportion of planned supply¹⁰.
- x. All development costs should be taken into account, including within setting of benchmark land values, in particular para 014 within the PPG Viability section states that:

'Costs include:

- build costs based on appropriate data, for example that of the Building Cost
 Information Service
- abnormal costs, including those associated with treatment for contaminated sites
 or listed buildings, or costs associated with brownfield, phased or complex sites.
 These costs should be taken into account when defining benchmark land value
- site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value
- the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, biodiversity net gain (as required by Schedule 7A of the Town and Country Planning Act), and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value
- general finance costs including those incurred through loans
- professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value
- explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return.'
- xi. Land values¹¹ should be defined using a benchmark land value that is established on the basis of Existing Use Value plus a premium for the landowner. The premium should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The benchmark should reflect the implications of abnormal costs, site specific infrastructure and fees. It can be informed by market evidence including current costs and values but that this should be based on development that is

⁹ PPG Paragraph: 010 Reference ID: 10-010-20180724

¹⁰ PPG Paragraph: 005 Reference ID: 10-004-20180724

¹¹ PPG Paragraph: 013 Reference ID: 10-013-20190509 and 014 Reference ID: 10-014-20190509

- compliant with policies, where evidence is not available adjustments should be made to reflect policy compliance.
- xii. PPG states that developer return should be 15 - 20% of gross development value and that a lower figure may be more appropriate for affordable homes delivery¹².
- Community Infrastructure Levy (CIL) CIL is payable on development which creates net xiii. additional floor space, where the gross internal area of new build exceeds 100 square metres (this limit does not apply to new houses or flats) 13. Custom & self-build is exempt, along with affordable homes, charitable development, buildings into which people do not normally go and vacant buildings brought back into the same use14.
- CIL rates should be set so that they strike an appropriate balance between additional xiv. investment to support development and the potential effect on the viability of developments¹⁵.
- For the purposes of CIL, a charging authority should use an area-based approach, XV. involving a broad test of viability across their area. This should use appropriate available evidence, recognising that the available data is unlikely to be fully comprehensive. A sample of site types should be used, however more fine-grained sampling may be required where differential CIL rates are set. Rates should be reasonable and include a buffer, but there is no requirement for a proposed rate to exactly mirror the evidence¹⁶.
- Differential rates may be set in relation to geography, development type and/or scale. xvi. However undue complexity and disproportionate impact should be avoided. The charging authority should consider a zero CIL where plan policies require significant contributions towards homes or infrastructure through planning obligations¹⁷. In addition, higher rates should not be charged for minor developments without affordable housing¹⁸. The guidance for testing viability for plan-making and for setting CIL rates is closely aligned and so testing both together follows the same approach and can use common assumptions.
- xvii. Other guidance on viability testing for development - Guidance has been published to assist practitioners in undertaking viability studies for policy making purposes - "Viability Testing Local Plans - Advice for planning practitioners" 19 . The foreword to the Advice for planning practitioners includes support from DHCLG, the LGA, the HBF, PINS and POS. PINS and the POS²⁰ state that:

¹² PPG Paragraph: 018 Reference ID: 10-018-20190509

¹³ PPG Paragraph: 001 Reference ID: 25-001-20190901

¹⁴ PPG Paragraph: 005 Reference ID: 25-005-20201116

¹⁵ PPG Paragraph: 010 Reference ID: 25-010-20190901

¹⁶ PPG Paragraph: 020 Reference ID: 25-020-20190901

¹⁷ PPG Paragraph: 026 Reference ID: 25-026-20190901

¹⁸ PPG Paragraph: 024 Reference ID: 25-024-20240219

¹⁹ The guide was published in June 2012 and is the work of the Local Housing Delivery Group, chaired by Sir John Harman, which is a cross-industry group, supported by the Local Government Association and the Home Builders Federation ²⁰ Acronyms for the following organisations - Department of Communities and Local Government, LGA Environment and Housing Board, Home Builders Federation, Planning Inspectorate, Planning Officers Society

'The Planning Inspectorate and Planning Officers Society welcome this advice on viability testing of Local Plans. The use of this approach will help enable local authorities to meet their obligations under NPPF when their plan is examined'

xviii. The approach to viability testing adopted for this study follows the principles set out in the Advice. The Advice re-iterates that:

'The approach to assessing plan viability should recognise that it can only provide high level assurance'

xix. The Advice also comments on how viability testing should deal with potential future changes in market conditions and other costs and values and states that:

'The most straightforward way to assess plan policies for the first five years is to work on the basis of current costs and values'. (page 26)

xx. But that:

'The one exception to the use of current costs and current values should be recognition of significant national regulatory changes to be implemented........' (page 26)

Principles of viability testing

- xxi. The Advice for planning practitioners²¹ summarises viability as follows:
- xxii. 'An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.' (page 14)
- xxiii. Reflecting this definition of viability, and as specifically recommended by the Advice for planning practitioners, we have adopted a residual value approach to our analysis. Residual value is the value of the completed development (known as the Gross Development Value or GDV) less the costs of undertaking the development. The residual value is then available to pay for the land. The value of the scheme includes both the value of the market homes and affordable homes (and other non-residential values). Scheme costs include the costs of building the development, plus professional fees, scheme finance and a return to the developer. Scheme costs also include planning obligations (including affordable homes, direct s106 costs) and the greater the planning obligations, the less will be the residual value.
- xxiv. The residual value of a scheme is then compared with a benchmark land value. If the residual value is less than the benchmark value, then the scheme is less likely to be brought forward for development and is considered unviable for testing purposes. If the residual value exceeds the benchmark, then it can be considered viable in terms of policy testing.

²¹ Local Housing Delivery Group, 2012, Viability Testing Local Plans - Advice for planning practitioners

- xxv. PPG paragraph 012 015 sets out that benchmark land values should be based on the current use value of a site plus an appropriate site premium in most cases. The principle of this approach is that a landowner should receive at least the value of the land in its 'pre-permission' use, which would normally be lost when bringing forward land for development. The benchmark land values used in this study are based on the principle of 'Existing Use Value Plus' which is considered further in other parts of this report.
- xxvi. Note the approach to Local Plan level viability (or CIL) assessment does not require all sites in the plan to be viable. The Harman Report says that a site typologies approach (i.e. assessing a range of example development sites likely to come forward) to understanding plan viability is sensible, a view echoed in CIL guidance. Viability '...is to provide high level assurance that the policies with the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan'.

Appendix II Notes from the stakeholder workshop

Surrey Heath BC Local Plan 2038: Viability Assessment – Stakeholder Workshop (online)

Workshop slides and notes of discussion

18 August 2022 – 10am

Those attending:

For Surrey Heath BC: Gavin Chinniah (GC), Kate Galloway (KG)

For Three Dragons: Lin Cousins (LC), Laura Easton (LE), Tom Marshall (TM), Dot Tyrtania (DT)

Participants:

Countryside Ltd
Savills (UK) Ltd
Rydon Homes
Mason Wood Group
Home Builders Federation
Surrey County Council

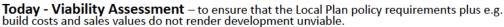
1. Introduction



- 1.1. GC welcomed participants and invited all participants to introduce themselves.
- 1.2. LC set out workshop rules and explained that the workshop would be run on the Chatham House rule i.e. a note of main points raised at the workshop would be made in the notes, but that they would not be attributed to any individual or organisation.
- 2. Update on the Local Plan

Surrey Heath Local Plan 2019 – 2038

- Consultation on a draft Local Plan (Regulation 18) in March May 2022
 - About 800 comments
- Further Regulation 18 Consultation until 19th September
 - Specifically covering additional proposed Gypsy, Traveller and Travelling Showpeople allocations
- Spatial Strategy
 - · Focus development in the west of the Borough
 - Key strategic sites in Camberley Town Centre at London Road Block (C. 550 dwellings) and Land East of Knoll Road (c.475 new dwellings)
 - · Strategic site at Mindenhurst



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- 2.1. GC updated participants on where the council is up to on the Local Plan, the response they have received from the recent consultation and plans for future consultations.
- 2.2. GC discussed the strategy of the council and where they were up to on key strategic sites. GC outlined that today's workshop was to ensure that the policy requirements of the Local Plan were viable and do not render developments unviable.

3. Key issues

Key Issues:

- · Delivery of key town centre regeneration sites
- Deliver Thames Basin Heaths Special Protection Area Mitigation
- · Climate Change adaptation and mitigation
- · Delivery of affordable housing
- · Securing high quality design
- Biodiversity net gain
- · Town centre parking standards
- · CIL and forthcoming Infrastructure Levy and transitional arrangements



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3.1. GC went through the key policy requirements and issues that needed to be thought about at the moment.

4. Next steps

Next Steps:

- Review consultation responses
- Further evidence Transport Assessment, review of Employment Evidence, Playing Pitch Strategy refresh
- Regulation 19 consultation January/February 2023
- Submission June 2023
- Adoption December 2023

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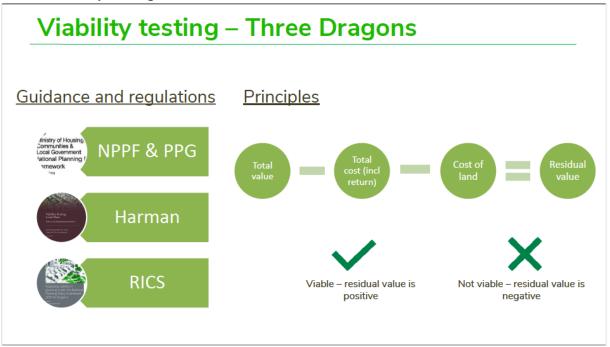


4.1. GC went through the next steps for the Local Plan, explaining that if all goes to plan it will be adopted in December next year.

Comments

 No comments or questions were raised in respect of the slides presented by SHBC.

5. Viability testing



5.1. LC covered the premise of viability testing, the guidance that is used, and the basic principles. LC explained that the proposed policies in the Local Plan are included in the costs and these shall be covered in the presentation.

6. National guidance

Role of the evidence base in national guidance

- NPPF (para 58) All viability assessments, including any undertaken at the planmaking stage, should reflect the recommended approach in national planning guidance
- National Planning Practice Guidance for viability updated in September 2019
- Now gives more guidance on how costs should be defined (para 12)
- Land value based on EUV + a premium
- It is clear that items such as abnormal infrastructure or those associated with meeting policy should be accounted for in the land value
- Price paid for land cannot be used to justify non-compliance with policy

6.1. LC explained the most important points from the NPPG for viability and how these are have clarified the process.

Comments

 No comments or questions were raised in respect of the principles of viability testing nor the guidance and regulations surrounding it.

7. Levelling Up and Regeneration Bill

Levelling Up and Regeneration Bill

CIL – current position

- Introduced in 2014
- Residential E and W charging zones (with/without SANG)
- A1-A5 (two zones), retail warehouse, supermarkets

<u>Infrastructure Levy</u>

- · Awaiting further guidance
- Charges to relate to gross development value
- Role of levy to be extended but s106 to remain for certain items – relationship to affordable housing delivery is to be clarified
- 7.1. LC covered the current position with CIL.
- 7.2. LC discussed what is currently understood about the details of the Infrastructure Levy.

Comments

• No comments or questions were raised in respect of the CIL / Infrastructure Levy.

8. Residential typologies

Residential typologies - local plan, recent completions, SHLAA

	Dws	Туре	BF/GF
Res 1	3	Low density, small housing scheme – 30 dph	BF/GF
Res 2	9 & 12	Low density, larger houses – 40 dph	BF/GF
Res 3	9 & 12	Flatted scheme - 70 dph - one and two bed flats	BF/GF
Res 4	25	Urban – flatted – 70 dph – one and two bed flats	BF
Res 5	50	Mix of housing types - 40 dph	BF/GF
Res 6	50	Lower density – mixed housing – 30 dph	BF/GF
Res 7	75	Central – urban – mix flats and townhouses - c 70 dph	BF
Res 8	100	Larger greenfield development	GF
Res 9	550	Camberley town centre – high density – tall buildings (+BtR?)	BF
Res 10	475	Camberley town centre – high density but more mixed (+ BtR?)	BF
Res 11	50	Extra care scheme – 100 dph	BF/GF
Res 12	60	Sheltered scheme – 100 dph	BF/GF
		Self build and custom housebuilding – 5% schemes 20 + dws	

8.1. LE went through each of the residential typologies. This is a selection of strategic sites and generic case studies which shall be tested.

Comments

- It was commented that older person's / retirement housing is something that is often missing, so it was good to see that included.
- It was raised that it could be useful to look at a greenfield development larger than 100 units outside of Camberley town centre. LE indicated a reason for not including these originally was an understanding that many of the sites that fitted this profile already have planning permission, however, Three Dragons agreed to reconsider this after the meeting.
- There was nothing else raised regarding any omissions from the list of sites and case studies suggested.

9. Dwelling mix

Residential testing – dwelling mix

Table 7 - Indicative Mix of Housing by Size and Tenure in Surrey Heath

	I-bed	2-bed	3-bed	4+-bed
Market	5-10%	20-25%	40-45%	25-30%
Affordable Intermediate Housing	10-15%	45-50%	30-35%	5-10%
Affordable Housing (rented)	30-35%	25-35%	25-35%	5-10%

- · Do these mixes look realistic? Not necessarily what the market is delivering
- POLICY H5: Range and Mix of Housing reflects the housing need, set out in the Housing Need Assessment (2020)
- Policy H7 requires affordable units to be delivered as a mix of social rent / affordable rent / shared ownership (or similar) / First Homes – split as 42.1875 / 14.0625 / 18.75 / 25
- 9.1. LE set out the mix of housing by site and tenure in the plan for Surrey Heath. It was questioned whether this was what was being delivered on the ground. LE said that it seemed to represent generally the recently delivered developments, although less so in town centres where there were more 1 / 2 beds due to flats.
- 9.2. LE explained the split between the types of affordable housing required to be delivered in the plan.

Comments

• No comments or questions were raised in respect of the dwelling mix. It was stated that if anybody had any thoughts on the balance between bedroom sizes later when the slides are circulated, that would be helpful.

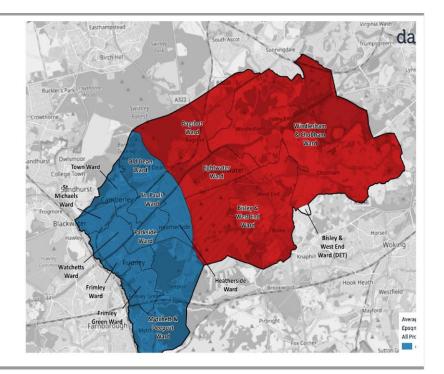
10. House Price Areas

House Price Areas

Using Land Registry data (with EPC for sizes) 2 breaks in data: Matches CIL zones

Eastern area average -£5,750 sqm (£534 sqft) – houses £4,700 sqm (437 sqft) – flats

Western area average -£4,900 sqm (£455 sqft) – houses £4,100 sqm (381 sqft) - flats



10.1. LE illustrated the two house price areas that have become apparent in Surrey Heath with regard to a notable difference in values. It was noted that this split was mostly in line with the geographic split currently used in the CIL policy, although the Deepcut development is not separated out.

Comments

 No comments or questions were raised in respect of the suggested house price areas.

11. New build market values and dwelling types

New build market values - dwelling types

		1 b	ed		2 bed				
	Flat		Но	use	Fla	it	Ter	race	
sqm		50		58		61		79	
Eastern	£	235,000	£	333,500	£	286,700	£	454,250	
Western	£	205,000	£	284,200	£	250,100	£	387,100	

	Older persons based on resale 3-bed semi							
	1 b			2 b	ed			
She	eltered	Ext	Extra care		eltered	Extra care		
	50		65		75		80	
£	354,000	£	472,000	£	472,000	£	590,000	
£	312,000	£	416,000	£	416,000	£	520,000	

	3 bed								4 b	ed		5 be	ed
	Flat	Terr	ace	Ser	ni /Town	Def	tached	Ser	mi / Town	De	tached	Deta	ached
sqm	86		84		100		110		120		140		160
Eastern	£ 404,200	£	483,000	£	575,000	£	632,500	£	690,000	£	805,000	£	920,000
Western	£ 352,600	£	411,600	£	490,000	£	539,000	£	588,000	£	686,000	£	784,000

11.1. LE explained that the dwellings sizes and values have been derived from market evidence and asked for a discussion on whether these reflect what participants see in the market.

Comments

- It was agreed by a few participants that these were the unit sizes that are being delivered on sites, except for very large one-off developments of single properties or 2/3 properties.
- There was less certainty about the size of 5 bed properties, which participants had less involvement with apart from as one-offs.
- It was agreed that these ranges of values look to be in line with the market. It
 was pointed out that prices have been pushed even higher recently in some
 cases.

12. Affordable housing values

Affordable Housing Values

- <u>Rented</u> based on capitalised net rent
- Further consultation with RPs



Affordable home ownership

- Shared ownership @ 35% share to purchase = £120k - £140k + rent (2bed)
- First Homes @ 70% share = £357k (max market value)
- First Homes @ 60% share = £417k (max market value)
- Very limited supply in the market today???— Rightmove — just the one property - 1-bed flat @ £290K (c50 sqm)
- 12.1. LE discussed the principles of ascertaining affordable housing values.
- 12.2. LE pointed out that the Shared Ownership % share was potentially too high for Surrey Heath and asked whether anybody had any opinions on this.
- 12.3. LE covered what was available at the moment that could be considered affordable or available for as a First Home (the recent government affordable home ownership tenure, of which PPG requires 25% of affordable housing delivery through s106 to deliver).
- 12.4. It was pointed out that Three Dragons are aware that there are no Registered Providers (RP's) in this workshop, and that they will be consulted separately outside of the workshop..

Comments

First Homes were discussed by the workshop, with some commentators
noting that First Homes were relatively new and that development industry
are still getting to know how they work in practice. It was agreed that the
usefulness / popularity of First Homes was area and site dependent, and
developer dependent. A point was raised that some RPs are probably against
them as they can take away affordable housing stock from them, as First
Homes are a market product delivered and sold by developers.

13. Affordable housing transfer values

Affordable Housing Transfer Values

		Capital	Shared	Shared
	Capital	value for	ownership -	ownership -
	value for	affordable	Value Area	Value Area
Summary	social rent	rent	Western	Eastern
1 bedroom flat	£100,000	£133,000	£149,000	£172,000
2 bedroom flat	£133,000	£178,000	£219,000	£258,000
2 bedroom terrace	£133,000	£184,000	£252,000	£297,000
3 bedroom terrace	£177,000	£242,000	£304,000	£357,000
4 bedroom terrace	£245,000	£333,000	£351,000	£413,000

13.1. LE set out the proposed affordable housing transfer values for each different property type. These are based on a capitalised net rent methodology and a 35% share for hared ownership – they are subject to change following any future discussion with RPs.

Comments

 No comments or questions were raised in respect of the suggested affordable housing transfer values.

14. Benchmark land values

Benchmark land value

Туре	Existing use value ha	Premium	Value per gross ha with premium
Small	£25k (agriculture)	X16	£0.4m
greenfield	£340k (paddock)	+ 20%	
Large	£25k	X10	£0.25m
greenfield			
Brownfield	£1.9m	+ 20%	£2.2m
SANG	£25k	+ 20%	£30k

- PPG 2019 Benchmark land value should:
- be based upon <u>existing use</u> value
- allow for a premium to landowners
- reflect the implications of abnormal costs; site-specific infrastructure costs; Plan policies and professional site fees
- Land value for smaller urban sites increased since last study?
- 14.1. The approach to benchmark land values was set out by LE and the values being assumed, based on existing use values, for different site types were presented.

Comments

- The premium for large greenfield sites was discussed. The point was made that at X10 it depends on the market and availability of land, and with limited greenfield land coming to the market in Surrey Heath, this will increase the expectation from landowners regarding the value they feel they could achieve, and there is a risk that land will not come forward if the value is too low. It was reported that premiums of X15 to X20 have been seen in other areas.
- It was suggested by Three Dragons that they do some sensitivity analysis to test some alternatives, to see if it makes a material difference.
- There were no other comments or questions from participants on the benchmark land values, but it was agreed that participants would discuss the slide with wider teams and come back with any further comments.

15. Build costs

Build costs

Typology	BCIS figure – 5year, Estate General, rebased Aug 2022	Base build costs £/sqm	Plot and site infrastructure costs % of base build cost	PLUS • Garages for all 4/5 bed detached c£7,700
2 to 5 units	Estate housing mean +5%	£1,671	15%	• Flats – non saleable space
6 to 9 units	Estate housing mean	£1,591	15%	• 1-2 storey - 10%
10 to 50 units	Estate housing mean 95%	£1,511	15%	• 3-5 storeys – 15%
51 to 100 units	Estate housing mean 92%	£1,464	15%	• 6+ storeys – 20%
101 to 250 units	Estate housing mean 89%	£1,416	20%	,
250 units+	Lower Quartile	£1,368	25%	Older persons – non saleable -
Flats (will source addt info for taller buildings)	Flats 1-2 storey mean Flats 3-5 storey mean Flats 6+ storeys mean	£1,836 £1,850 £1,995???	15%	30% – 40% PLUS
Sheltered housing	Supported 3-storey	£2,863	15%	
	nths to first completion, then 40 sale on completion of scheme) pa		Sensitivity testing +/_ value and/or costs

- 15.1. LE covered the build costs that would be assumed. It was explained that economies of scale was being assumed and the lower quartile BCIS costs would be used for 250+ unit developments, and smaller schemes would be based on a % of the mean BCIS costs, as shown in the slide.
- 15.2. LE pointed out that more research was needed with regards to build costs for flat blocks over 6 stories. It was emphasised that any information or comments on this from participants would be gratefully received.

Comments

• No comments or questions were raised in respect of the build costs.

16. Other costs

		Other costs
Professional fees	6 – 10%	of build costs (100+ @ 6%)
Finance	6%	of total development costs
Marketing fees	3%	of market GDV
	6%	Specialist older persons
Developer return	17.5%	of market GDV
	10%	First Homes and Build to Rent
Contractor return	6%	of affordable GDV
Part M(4) 2	£1,400	Per unit
s106/278	£1,000	per dwelling
	Additional as per	Will be additional items on larger schemes, esp Camberley, for
	typology	education, transport, other infrastructure
SANG	£112.50 sqm	CIL exempt dwellings – SANG
SAMM	1ha per 1,000 pop	Sites over 100 dwellings – SANG
	£465 - £1,229	Per unit 1-5 beds – SAMM
Environmental factors	i) £1,130	i) Per unit G/F - Bio-diversity net gain - 20%
in addition to BCIS	ii) £247	ii) Per unit B/F - Bio-diversity net gain - 20%
	iii) £35 / 45 sqm	iii) Sqm flats / houses – Building Regs Part L (31% reduction)

16.1. LE set out the other costs that would be included in the viability assessment.

Comments

- It was pointed out that the 20% Bio-diversity net gain being put forward in the plan is above the 10% being tested by Government in their impact assessment. Further, that the higher that this requirement is set, the likelihood is that the council would be delivering more in credit. It was also pointed out that it could be difficult to deliver 20% on certain sites, and it was questioned how that could be accounted for in the £1,130 being assumed, especially as there was no evidence for 20%. It was agreed that this was a policy choice for SHBC, and that it may be difficult for Three Dragons to model it. Because of the uncertainty around this element, Three Dragons agreed that there should be suitable headroom in the residual value to allow for flexibility in case the costs on the ground are higher.
- The issue of Future Homes was discussed, and whether Three Dragons should model this now, given that it is planned for 2025 but considering the lack of detail at this stage. It was stated by participants that it would be helpful to model Future Homes and test for the anticipated higher costs going forward. It was reported that sustainability is now being thought about at a much earlier stage in the build process, rather than it being an afterthought, so it was important to consider these factors in the costs looking ahead. Consequently a 'fabric first approach' was considered by participants to represent probably the best path towards Future Homes. It was agreed that as the plan will go beyond 2025, that the higher costs that will be needed to deliver Future Homes standards should be modelled in some way, perhaps in the sensitivity.

- The figures for meeting the new Part L and O of the building regs and also for EV charging seem 'spot on'.
- There were no other comments or questions on the other costs laid out, apart from a participant commenting that the figures looked to be correct.

17. Non-residential types

Non-residential	 What we are test 	ting
Ref	GEA (SQM)	Site Area (Hectares)
Office – Town Centre	2,000	0.06
Office - Out of Centre	1,500	0.19
Industry/ warehouse (small)	1,600	0.4
Industry/ warehouse (large)	5,000	1.25
Retail - Town Centre	200	0.01
Retail - Out of Centre	900	0.23
Convenience retail	300	0.03
Supermarket retail	1,100	0.31
Hotel	2,800	0.23
Care Homes	3,000	0.25

- 17.1. TM set out the types of non-residential property that would be tested in the viability assessment.
- 17.2. TM noted that there weren't any participants in attendance who had any specific interest in non-residential property, but asked that they share the information with colleagues or others who may be interested or have a local knowledge on it.

18. Non-residential values

Non-residential - Values

Ref	Rent (£p sqm)	Yield
Office – Town Centre	£215	7.50%
Office - Out of Centre	£200	8.50%
Industry/ warehouse (small)	£120	6.25%
Industry/ warehouse (large)	£95	6.25%
Retail - Town Centre	£180	6.75%
Retail - Out of Centre	£215	6.50%
Convenience retail	£230	5.75%
Supermarket retail	£190	4.25%
Hotel	£100,000 per room	5.50%
Care Homes	£120,000 per room	7.00%

- 18.1. TM presented the values being suggested for non-residential property.
- 18.2. TM clarified that these rents were mostly from Estates Gazette and that more research would be done, but that this was the starting point being worked from.
- 18.3. TM explained that the office, industrial and retail town centre figures were based on quite local data, whereas the others were from an extended county or region wide search.

19. Non-residential costs

Non-residential - Costs

	Build cost £ psqm* Q3 2022
Office – Town Centre	£2,500
Office - Out of Centre	£2,528
Industry/ warehouse (small)	£1,061
Industry/ warehouse (large)	£946
Retail - Town Centre	£2,028
Retail - Out of Centre	£1,354
Convenience retail	£2,010
Supermarket retail	£2,002
Hotel	£2,014
Care Homes	£2,326
* Plus 10% for external/plo	ot costs

	Other costs
Professional fees	8% construction costs
Sales/letting costs	3% GDV
Finance	6%
Return	15% GDV
Purchaser costs	6.8%
Agent/legal costs	1.75% land value
Voids	Varies – 1m to 6m

19.1. TM laid out the costs being assumed for non-residential property. With the build costs coming from BCIS using Countywide data (Surrey) given the small data sample in Surrey Heath. Similar to residential costs, the figures shown in the slide reflect the mean

Comments

 No comments or questions were raised in respect of the non-residential property slides

20. Next steps

NEXT STEPS

- Workshop notes/slides to be circulated another opportunity for your input
- Follow up interviews with RPs
- Follow up interviews with other stakeholders where appropriate
- Testing undertaken
- Discussion / presentation of findings to SHBC
- SHBC to review policy approaches depending on outcomes of testing
- Produce report based on findings of testing
- And thank you for participating
- 20.1. LC covered the next steps that would be taken and thanked participants on their engagement in the workshop.

21. Contact details

Contacts

<u>Lin.cousins@three-dragons.co.uk</u> <u>laura.easton@three-dragons.co.uk</u>



21.1. These are the email contact details for LC and LE, where any further comments or questions should be directed and would be gratefully received. Participants were encouraged to send further information and any background evidence.

Appendix III – Sample house price data

2022 sample house price

Price	Date	HPI date	Index at	Index at	HPI Adjusted	Post code	Туре	floorspace	_sqm	Wards
Paid			Latest	the	Sales Value			sqm		
			Month	month of						
				the trans						
115000	04/03/2022	2022-03	116.3	115.88	£115,417	GU15 2HE	Flat	53	£2,177.68	Town Ward
137500	12/01/2022	2022-01	116.3	116.49	£137,276	GU15 2NF	Flat	62	£2,214.12	Watchetts Ward
105000	04/02/2022	2022-02	116.3	116.31	£104,991	GU19 5AJ	Flat	47	£2,233.85	Bagshot Ward
120000	09/03/2022	2022-03	116.3	115.88	£120,435	GU18 5XQ	Flat	51	£2,361.47	Lightwater
										Ward
435000	18/02/2022	2022-02	133.9	133.42	£436,565	GU15 1LH	Detached	187	£2,334.57	St. Pauls Ward
137500	15/02/2022	2022-02	116.3	116.31	£137,488	GU18 5UE	Flat	56	£2,455.15	Lightwater
										Ward
367000	28/03/2022	2022-03	116.3	115.88	£368,330	GU15 1AB	Flat	143	£2,575.74	Parkside Ward
180000	24/03/2022	2022-03	116.3	115.88	£180,652	GU18 5RP	Flat	69	£2,618.15	Lightwater Ward
254000	07/02/2022	2022-02	116.3	116.31	£253,978	GU15 2PP	Flat	90	£2,821.98	Watchetts
										Ward
390000	08/03/2022	2022-03	128.7	127.17	£394,692	GU15 4LU	Terrace	132	£2,990.09	Town Ward
155000	28/02/2022	2022-02	116.3	116.31	£154,987	GU15 3PN	Flat	51	£3,038.95	St. Michaels
										Ward
120000	01/02/2022	2022-02	116.3	116.31	£119,990	GU15 2PS	Flat	39	£3,076.66	Watchetts
										Ward
200000	05/01/2022	2022-01	116.3	116.49	£199,674	GU15 3GL	Flat	65	£3,071.90	St. Michaels
			1							Ward
215000	21/01/2022	2022-01	116.3	116.49	£214,649	GU15 2ET	Flat	67	£3,203.72	Town Ward
735000	23/02/2022	2022-02	133.9	133.42	£737,644	GU15 4LD	Detached	230	£3,207.15	Town Ward

Price Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
179000	21/03/2022	2022-03	116.3	115.88	£179,649	GU15 2UZ	Flat	55	£3,266.34	Watchetts Ward
245000	07/01/2022	2022-01	116.3	116.49	£244,600	GU15 2HU	Flat	75	£3,261.34	Town Ward
247500	30/03/2022	2022-03	116.3	115.88	£248,397	GU15 2HU	Flat	75	£3,311.96	Town Ward
380000	25/02/2022	2022-02	128.7	127.64	£383,156	GU16 7JR	Terrace	116	£3,303.07	Frimley Ward
600000	18/02/2022	2022-02	134.7	132.61	£609,456	GU15 1AG	Semi	182	£3,348.66	Heatherside Ward
232500	28/04/2022	2022-04	116.3	116.1	£232,901	GU15 4BH	Flat	69	£3,375.37	Old Dean Ward
260000	18/02/2022	2022-02	116.3	116.31	£259,978	GU15 2HQ	Flat	76	£3,420.76	Town Ward
206000	02/02/2022	2022-02	116.3	116.31	£205,982	GU15 3QQ	Flat	60	£3,433.04	St. Michaels Ward
220000	11/02/2022	2022-02	116.3	116.31	£219,981	GU15 2HQ	Flat	64	£3,437.20	Town Ward
407500	18/02/2022	2022-02	128.7	127.64	£410,884	GU16 6EW	Terrace	119	£3,452.81	Mytchett & Deepcut Ward
330000	28/01/2022	2022-01	128.7	127.91	£332,038	GU16 6ER	Terrace	96	£3,458.73	Mytchett & Deepcut Ward
182000	09/02/2022	2022-02	116.3	116.31	£181,984	GU15 2SJ	Flat	52	£3,499.70	Watchetts Ward
280000	18/03/2022	2022-03	116.3	115.88	£281,015	GU15 2EG	Flat	79	£3,557.15	Town Ward
520000	18/03/2022	2022-03	133.9	133.38	£522,027	GU24 9AL	Detached	147	£3,551.21	Bisley & West End Ward
253500	10/02/2022	2022-02	116.3	116.31	£253,478	GU16 6AU	Flat	71	£3,570.12	Mytchett & Deepcut Ward
795000	13/05/2022	2022-05	133.9	135.7	£784,455	GU16 6JG	Detached	214	£3,665.68	Mytchett & Deepcut Ward
242000	10/01/2022	2022-01	116.3	116.49	£241,605	GU15 3UG	Flat	67	£3,606.05	Old Dean Ward

Price Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
1010000	23/02/2022	2022-02	133.9	133.42	£1,013,634	GU15 2PE	Detached	277	£3,659.33	Watchetts Ward
185000	14/03/2022	2022-03	116.3	115.88	£185,671	GU15 2UA	Flat	50	£3,713.41	Frimley Ward
205000	24/03/2022	2022-03	116.3	115.88	£205,743	GU15 3LS	Flat	55	£3,740.78	St. Michaels Ward
205000	31/01/2022	2022-01	116.3	116.49	£204,666	GU15 2ET	Flat	55	£3,721.19	Town Ward
291000	14/02/2022	2022-02	116.3	116.31	£290,975	GU15 2SP	Flat	78	£3,730.45	Watchetts Ward
540000	24/02/2022	2022-02	134.7	132.61	£548,511	GU15 3TD	Semi	144	£3,809.10	Town Ward
225000	01/02/2022	2022-02	116.3	116.31	£224,981	GU15 3HB	Flat	59	£3,813.23	St. Michaels Ward
195000	21/01/2022	2022-01	116.3	116.49	£194,682	GU15 2NF	Flat	51	£3,817.29	Watchetts Ward
750000	22/04/2022	2022-04	133.9	133.6	£751,684	GU16 9QU	Detached	196	£3,835.12	Heatherside Ward
640000	25/03/2022	2022-03	134.7	132.67	£649,793	GU15 2NU	Semi	167	£3,890.97	St. Michaels Ward
247500	25/02/2022	2022-02	116.3	116.31	£247,479	GU16 6GB	Flat	64	£3,866.86	Mytchett & Deepcut Ward
285000	08/03/2022	2022-03	116.3	115.88	£286,033	GU15 2NF	Flat	73	£3,918.26	Watchetts Ward
835000	18/03/2022	2022-03	133.9	133.38	£838,255	GU15 1JR	Detached	215	£3,898.86	Parkside Ward
450000	14/01/2022	2022-01	134.7	132.85	£456,266	GU15 2RG	Semi	117	£3,899.71	Watchetts Ward
580000	14/04/2022	2022-04	133.9	133.6	£581,302	GU24 9DU	Detached	149	£3,901.36	Bisley & West End Ward
780000	28/01/2022	2022-01	133.9	134.01	£779,360	GU15 1HR	Detached	201	£3,877.41	Parkside Ward
635000	11/02/2022	2022-02	133.9	133.42	£637,285	GU16 8LR	Detached	163	£3,909.72	Frimley Ward

Price Paid	Date	HPI date	Index at Latest Month	Index at the month of	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
				the trans						
270000	09/02/2022	2022-02	116.3	116.31	£269,977	GU15 2SS	Flat	68.7	£3,929.79	Watchetts Ward
185000	07/01/2022	2022-01	116.3	116.49	£184,698	GU15 3BY	Flat	47	£3,929.75	St. Michaels Ward
545000	11/03/2022	2022-03	134.7	132.67	£553,339	GU16 6AR	Semi	138	£4,009.70	Mytchett & Deepcut Ward
775000	31/01/2022	2022-01	133.9	134.01	£774,364	GU18 5RL	Detached	197	£3,930.78	Lightwater Ward
385000	21/01/2022	2022-01	134.7	132.85	£390,361	GU15 4EY	Semi	98	£3,983.28	Old Dean Ward
270000	21/01/2022	2022-01	116.3	116.49	£269,560	GU15 2AE	Flat	68	£3,964.11	St. Pauls Ward
235000	06/01/2022	2022-01	116.3	116.49	£234,617	GU15 2HP	Flat	59	£3,976.55	Town Ward
1075000	14/02/2022	2022-02	133.9	133.42	£1,078,867	GU15 3TE	Detached	270	£3,995.81	Town Ward
1300000	31/01/2022	2022-01	133.9	134.01	£1,298,933	GU15 2NH	Detached	325	£3,996.72	Watchetts Ward
765000	28/03/2022	2022-03	133.9	133.38	£767,982	GU16 8AB	Detached	190	£4,042.01	Frimley Ward
984000	22/04/2022	2022-04	133.9	133.6	£986,210	GU15 2JL	Detached	244	£4,041.84	Watchetts Ward
238000	18/01/2022	2022-01	116.3	116.49	£237,612	GU16 6ER	Flat	59	£4,027.32	Mytchett & Deepcut Ward
195000	11/02/2022	2022-02	116.3	116.31	£194,983	GU15 1PS	Flat	48	£4,062.15	St. Pauls Ward
200000	14/04/2022	2022-04	116.3	116.1	£200,345	GU16 7AX	Flat	49	£4,088.66	Frimley Ward
432000	25/02/2022	2022-02	133.9	133.42	£433,554	GU16 8LD	Detached	107	£4,051.91	Frimley Ward
430000	04/02/2022	2022-02	133.9	133.42	£431,547	GU16 8SZ	Detached	106	£4,071.20	Parkside Ward
360000	25/02/2022	2022-02	128.7	127.64	£362,990	GU16 7EL	Terrace	89	£4,078.54	Frimley Ward
140000	03/03/2022	2022-03	116.3	115.88	£140,507	GU15 3QL	Flat	34	£4,132.57	St. Michaels Ward

Price Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
335000	07/03/2022	2022-03	128.7	127.17	£339,030	GU15 4AR	Terrace	82	£4,134.52	Old Dean Ward
310000	11/02/2022	2022-02	134.7	132.61	£314,886	GU16 6LH	Semi	76	£4,143.23	Frimley Green Ward
750000	04/02/2022	2022-02	133.9	133.42	£752,698	GU15 3UN	Detached	182	£4,135.70	Old Dean Ward
266500	06/01/2022	2022-01	116.3	116.49	£266,065	GU15 2EG	Flat	64	£4,157.27	Town Ward
485000	25/03/2022	2022-03	134.7	132.67	£492,421	GU15 3BD	Semi	116	£4,245.01	St. Michaels Ward
650000	31/03/2022	2022-03	133.9	133.38	£652,534	GU15 2ND	Detached	155	£4,209.90	Watchetts Ward
730000	25/03/2022	2022-03	133.9	133.38	£732,846	GU15 1QB	Detached	174	£4,211.76	Heatherside Ward
407665	19/01/2022	2022-01	128.7	127.91	£410,183	GU16 6GJ	Terrace	98	£4,185.54	Mytchett & Deepcut Ward
265000	28/01/2022	2022-01	116.3	116.49	£264,568	GU16 6GA	Flat	63	£4,199.49	Mytchett & Deepcut Ward
750000	01/04/2022	2022-04	133.9	133.6	£751,684	GU15 2PQ	Detached	178	£4,222.94	Watchetts Ward
830000	05/05/2022	2022-05	133.9	135.7	£818,990	GU16 9UW	Detached	191	£4,287.91	Frimley Green Ward
760000	28/03/2022	2022-03	133.9	133.38	£762,963	GU19 5QA	Detached	180	£4,238.68	Bagshot Ward
630000	13/01/2022	2022-01	133.9	134.01	£629,483	GU15 1NT	Detached	149	£4,224.72	Heatherside Ward
197000	18/03/2022	2022-03	116.3	115.88	£197,714	GU16 6EH	Flat	46	£4,298.13	Mytchett & Deepcut Ward
325000	04/01/2022	2022-01	134.7	132.85	£329,526	GU15 2RR	Semi	77	£4,279.56	Watchetts Ward

Price Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
325050	27/01/2022	2022-01	134.7	132.85	£329,576	GU15 4EY	Semi	77	£4,280.21	Old Dean Ward
625000	08/02/2022	2022-02	133.9	133.42	£627,249	GU15 1NS	Detached	147	£4,267.00	Heatherside Ward
630000	09/03/2022	2022-03	133.9	133.38	£632,456	GU15 1QY	Detached	147	£4,302.42	Heatherside Ward
400000	04/03/2022	2022-03	134.7	132.67	£406,120	GU15 1RJ	Semi	93	£4,366.89	Heatherside Ward
200000	17/03/2022	2022-03	116.3	115.88	£200,725	GU18 5AD	Flat	46	£4,363.58	Lightwater Ward
515000	01/02/2022	2022-02	133.9	133.42	£516,853	GU16 6EF	Detached	119	£4,343.30	Mytchett & Deepcut Ward
245000	06/01/2022	2022-01	116.3	116.49	£244,600	GU15 4BB	Flat	56	£4,367.86	Old Dean Ward
460000	25/03/2022	2022-03	134.7	132.67	£467,039	GU16 8UQ	Semi	105	£4,447.99	Parkside Ward
640000	15/03/2022	2022-03	134.7	132.67	£649,793	GU18 5TJ	Semi	146	£4,450.64	Lightwater Ward
190000	23/03/2022	2022-03	116.3	115.88	£190,689	GU15 2NY	Flat	43	£4,434.62	Watchetts Ward
535000	09/03/2022	2022-03	116.3	115.88	£536,939	GU15 2AN	Flat	121	£4,437.51	St. Pauls Ward
510000	12/04/2022	2022-04	134.7	132.7	£517,687	GU16 6PU	Semi	116	£4,462.81	Frimley Green Ward
300000	13/05/2022	2022-05	128.7	130.2	£296,544	GU16 6RU	Terrace	66	£4,493.09	Mytchett & Deepcut Ward
646000	28/01/2022	2022-01	133.9	134.01	£645,470	GU16 9NY	Detached	147	£4,390.95	Heatherside Ward
330000	01/03/2022	2022-03	116.3	115.88	£331,196	GU15 2SP	Flat	74	£4,475.62	Watchetts Ward

Price Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
365000	21/01/2022	2022-01	134.7	132.85	£370,083	GU15 4BU	Semi	83	£4,458.83	Old Dean Ward
525000	21/01/2022	2022-01	134.7	132.85	£532,311	GU24 9NJ	Semi	119	£4,473.20	Bisley & West End Ward
500000	18/02/2022	2022-02	116.3	116.31	£499,957	GU15 2LE	Flat	112	£4,463.90	Town Ward
585000	12/05/2022	2022-05	133.9	135.7	£577,240	GU18 5TU	Detached	127	£4,545.20	Lightwater Ward
710000	15/02/2022	2022-02	133.9	133.42	£712,554	GU15 1QJ	Detached	159	£4,481.47	Heatherside Ward
330000	07/01/2022	2022-01	128.7	127.91	£332,038	GU16 8QA	Terrace	74	£4,487.00	Parkside Ward
470000	05/05/2022	2022-05	134.7	134.9	£469,303	GU16 6BA	Semi	101	£4,646.57	Mytchett & Deepcut Ward
315000	25/03/2022	2022-03	116.3	115.88	£316,142	GU15 3BZ	Flat	69	£4,581.76	Town Ward
355000	06/01/2022	2022-01	128.7	127.91	£357,193	GU18 5RW	Terrace	79	£4,521.42	Lightwater Ward
685000	22/04/2022	2022-04	134.7	132.7	£695,324	GU15 1QX	Semi	151	£4,604.79	Heatherside Ward
660000	25/03/2022	2022-03	133.9	133.38	£662,573	GU16 6NW	Detached	145	£4,569.47	Frimley Green Ward
432500	29/03/2022	2022-03	134.7	132.67	£439,118	GU16 8XR	Semi	95	£4,622.29	Frimley Ward
510000	28/02/2022	2022-02	134.7	132.61	£518,038	GU16 6BP	Semi	113	£4,584.41	Mytchett & Deepcut Ward
360000	13/04/2022	2022-04	134.7	132.7	£365,426	GU15 4HB	Semi	79	£4,625.64	Old Dean Ward
525000	19/04/2022	2022-04	134.7	132.7	£532,913	GU24 9EW	Semi	115	£4,634.02	Bisley & West End Ward
216500	18/03/2022	2022-03	116.3	115.88	£217,285	GU16 6GF	Flat	47	£4,623.08	Mytchett & Deepcut Ward

Price Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
367000	25/03/2022	2022-03	134.7	132.67	£372,616	GU15 4AY	Semi	80	£4,657.69	Old Dean Ward
340000	25/03/2022	2022-03	128.7	127.17	£344,091	GU16 8BT	Terrace	74	£4,649.87	Frimley Green Ward
735000	30/03/2022	2022-03	133.9	133.38	£737,865	GU20 6JA	Detached	159	£4,640.66	Windlesham & Chobham Ward
597000	29/04/2022	2022-04	133.9	133.6	£598,341	GU15 1SN	Detached	129	£4,638.30	Heatherside Ward
675000	19/01/2022	2022-01	134.7	132.85	£684,400	GU24 9LB	Semi	147	£4,655.78	Bisley & West End Ward
377500	21/01/2022	2022-01	128.7	127.91	£379,832	GU16 9YD	Terrace	82	£4,632.09	Frimley Green Ward
1110000	27/01/2022	2022-01	133.9	134.01	£1,109,089	GU15 2AE	Detached	238	£4,660.04	St. Pauls Ward
450000	14/03/2022	2022-03	134.7	132.67	£456,886	GU16 8SA	Semi	96	£4,759.22	Parkside Ward
800000	22/04/2022	2022-04	133.9	133.6	£801,796	GU18 5TA	Detached	170	£4,716.45	Lightwater Ward
785000	06/01/2022	2022-01	133.9	134.01	£784,356	GU15 1PF	Detached	167	£4,696.74	Heatherside Ward
830000	08/04/2022	2022-04	133.9	133.6	£831,864	GU19 5DL	Detached	175	£4,753.51	Bagshot Ward
550000	10/02/2022	2022-02	134.7	132.61	£558,668	GU24 9DG	Semi	117	£4,774.94	Bisley & West End Ward
420000	11/03/2022	2022-03	134.7	132.67	£426,426	GU16 6BP	Semi	88	£4,845.76	Mytchett & Deepcut Ward
800000	25/01/2022	2022-01	133.9	134.01	£799,343	GU15 3EL	Detached	168	£4,758.00	St. Michaels Ward
460000	25/02/2022	2022-02	134.7	132.61	£467,250	GU16 6HJ	Semi	97	£4,817.01	Frimley Green Ward

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805000	18/01/2022	2022-01	133.9	134.01	£804,339	GU15 2SW	Detached	168	£4,787.73	Watchetts Ward
642500	21/01/2022	2022-01	133.9	134.01	£641,973	GU15 3UW	Detached	134	£4,790.84	Old Dean Ward
325000	07/03/2022	2022-03	116.3	115.88	£326,178	GU18 5TL	Flat	67	£4,868.33	Lightwater Ward
396500	11/02/2022	2022-02	134.7	132.61	£402,749	GU15 4JR	Semi	83	£4,852.40	Town Ward
306000	26/01/2022	2022-01	128.7	127.91	£307,890	GU15 4HA	Terrace	64	£4,810.78	Old Dean Ward
445000	05/01/2022	2022-01	128.7	127.91	£447,748	GU15 3UX	Terrace	93	£4,814.50	Old Dean Ward
450000	04/02/2022	2022-02	134.7	132.61	£457,092	GU16 8PA	Semi	94	£4,862.68	Frimley Ward
400000	31/03/2022	2022-03	128.7	127.17	£404,812	GU18 5RX	Terrace	83	£4,877.26	Lightwater Ward
660000	06/04/2022	2022-04	133.9	133.6	£661,482	GU16 9UX	Detached	136	£4,863.84	Frimley Green Ward
375000	25/02/2022	2022-02	128.7	127.64	£378,114	GU15 1SG	Terrace	78	£4,847.62	Heatherside Ward
452500	30/03/2022	2022-03	133.9	133.38	£454,264	GU16 6HR	Detached	93	£4,884.56	Frimley Green Ward
472500	14/04/2022	2022-04	134.7	132.7	£479,621	GU16 6EZ	Semi	97	£4,944.55	Mytchett & Deepcut Ward
750000	18/05/2022	2022-05	133.9	135.7	£740,052	GU16 8AL	Detached	149	£4,966.79	Frimley Green Ward
585000	21/01/2022	2022-01	134.7	132.85	£593,146	GU15 1AH	Semi	121	£4,902.04	Heatherside Ward
270000	18/03/2022	2022-03	116.3	115.88	£270,979	GU16 9YA	Flat	54	£5,018.12	Frimley Green Ward

Price Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
355000	01/02/2022	2022-02	128.7	127.64	£357,948	GU16 6BU	Terrace	72	£4,971.50	Mytchett & Deepcut Ward
418000	29/04/2022	2022-04	134.7	132.7	£424,300	GU16 6JU	Semi	84	£5,051.19	Frimley Green Ward
560000	18/02/2022	2022-02	133.9	133.42	£562,015	GU16 9UX	Detached	113	£4,973.58	Frimley Green Ward
385000	04/03/2022	2022-03	134.7	132.67	£390,891	GU19 5NB	Semi	77	£5,076.51	Bagshot Ward
475000	29/04/2022	2022-04	133.9	133.6	£476,067	GU15 2ND	Detached	95	£5,011.23	Watchetts Ward
615000	18/01/2022	2022-01	133.9	134.01	£614,495	GU15 1QQ	Detached	123	£4,995.90	Heatherside Ward
840000	25/03/2022	2022-03	133.9	133.38	£843,275	GU15 2LN	Detached	167	£5,049.55	Watchetts Ward
428000	18/03/2022	2022-03	134.7	132.67	£434,549	GU15 2SA	Semi	85	£5,112.34	Watchetts Ward
222000	24/02/2022	2022-02	116.3	116.31	£221,981	GU15 1NJ	Flat	44	£5,045.02	Heatherside Ward
500000	31/03/2022	2022-03	134.7	132.67	£507,651	GU15 2NY	Semi	99	£5,127.78	Watchetts Ward
755000	11/02/2022	2022-02	133.9	133.42	£757,716	GU15 1DW	Detached	150	£5,051.44	Heatherside Ward
635000	14/02/2022	2022-02	133.9	133.42	£637,285	GU18 5RW	Detached	126	£5,057.81	Lightwater Ward
365000	14/04/2022	2022-04	134.7	132.7	£370,501	GU15 2RY	Semi	72	£5,145.85	Watchetts Ward
542500	13/04/2022	2022-04	134.7	132.7	£550,676	GU15 2NY	Semi	107	£5,146.51	Watchetts Ward

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629950	14/01/2022	2022-01	133.9	134.01	£629,433	GU24 9BZ	Detached	124	£5,076.07	Bisley & West End Ward
925000	14/01/2022	2022-01	133.9	134.01	£924,241	GU24 8LD	Detached	182	£5,078.25	Windlesham & Chobham Ward
300000	29/04/2022	2022-04	128.7	127.9	£301,876	GU16 8XD	Terrace	59	£5,116.55	Frimley Ward
450000	31/03/2022	2022-03	134.7	132.67	£456,886	GU19 5AB	Semi	88	£5,191.88	Bagshot Ward
412500	04/03/2022	2022-03	116.3	115.88	£413,995	GU20 6LN	Flat	80	£5,174.94	Bagshot Ward
358500	10/02/2022	2022-02	116.3	116.31	£358,469	GU15 2JA	Flat	70	£5,120.99	Town Ward
830000	18/03/2022	2022-03	134.7	132.67	£842,700	GU24 8QY	Semi	162	£5,201.85	Windlesham & Chobham Ward
209000	07/03/2022	2022-03	128.7	127.17	£211,515	GU24 9SA	Terrace	41	£5,158.89	Bisley & West End Ward
497500	25/03/2022	2022-03	133.9	133.38	£499,440	GU15 2NX	Detached	97	£5,148.86	St. Michaels Ward
315000	27/01/2022	2022-01	116.3	116.49	£314,486	GU20 6LE	Flat	61	£5,155.51	Bagshot Ward
455000	28/03/2022	2022-03	133.9	133.38	£456,774	GU16 8XJ	Detached	88	£5,190.61	Frimley Ward
495000	28/04/2022	2022-04	128.7	127.9	£498,096	GU18 5SX	Terrace	96	£5,188.50	Lightwater Ward
394548	28/01/2022	2022-01	128.7	127.91	£396,985	GU16 8XF	Terrace	77	£5,155.65	Frimley Ward
575000	21/02/2022	2022-02	133.9	133.42	£577,069	GU19 5RF	Detached	111.7	£5,166.24	Bagshot Ward
1080000	27/04/2022	2022-04	133.9	133.6	£1,082,425	GU15 1EG	Detached	208	£5,203.97	Parkside Ward
525000	25/03/2022	2022-03	134.7	132.67	£533,033	GU24 9DT	Semi	101	£5,277.56	Bisley & West End Ward
310000	01/04/2022	2022-04	116.3	116.1	£310,534	GU15 2JA	Flat	59	£5,263.29	Town Ward

Price Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
410000	21/02/2022	2022-02	134.7	132.61	£416,462	GU15 3AW	Semi	79	£5,271.67	St. Michaels Ward
545000	15/02/2022	2022-02	134.7	132.61	£553,589	GU16 6RS	Semi	105	£5,272.28	Mytchett & Deepcut Ward
410000	08/03/2022	2022-03	134.7	132.67	£416,273	GU19 5NE	Semi	78	£5,336.84	Bagshot Ward
645000	14/01/2022	2022-01	133.9	134.01	£644,471	GU18 5TT	Detached	123	£5,239.60	Lightwater Ward
1500000	25/03/2022	2022-03	133.9	133.38	£1,505,848	GU15 1EG	Detached	284	£5,302.28	Parkside Ward
380000	14/04/2022	2022-04	134.7	132.7	£385,727	GU19 5LZ	Semi	72	£5,357.32	Bagshot Ward
262000	08/02/2022	2022-02	134.7	132.61	£266,129	GU16 8DF	Semi	50	£5,322.59	Frimley Green Ward
465000	06/05/2022	2022-05	133.9	135.7	£458,832	GU15 2SU	Detached	85	£5,398.02	Watchetts Ward
750000	23/03/2022	2022-03	133.9	133.38	£752,924	GU20 6HA	Detached	141	£5,339.89	Windlesham & Chobham Ward
337500	28/02/2022	2022-02	128.7	127.64	£340,303	GU16 6LE	Terrace	64	£5,317.23	Frimley Green Ward
2100000	24/01/2022	2022-01	133.9	134.01	£2,098,276	GU24 8TE	Detached	394	£5,325.57	Windlesham & Chobham Ward
675000	08/04/2022	2022-04	133.9	133.6	£676,516	GU18 5YR	Detached	126	£5,369.17	Lightwater Ward
650000	15/03/2022	2022-03	133.9	133.38	£652,534	GU15 1AG	Detached	121	£5,392.84	Heatherside Ward
335000	01/02/2022	2022-02	134.7	132.61	£340,280	GU16 9FG	Semi	63	£5,401.27	Frimley Green Ward

Price Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
225000	06/04/2022	2022-04	128.7	127.9	£226,407	GU18 5YS	Terrace	42	£5,390.65	Lightwater Ward
420000	21/01/2022	2022-01	133.9	134.01	£419,655	GU16 8LJ	Detached	78	£5,380.20	Frimley Ward
410000	14/01/2022	2022-01	133.9	134.01	£409,663	GU16 9RY	Detached	76	£5,390.31	Heatherside Ward
365000	25/01/2022	2022-01	134.7	132.85	£370,083	GU16 7AH	Semi	68	£5,442.39	Frimley Green Ward
310000	05/01/2022	2022-01	128.7	127.91	£311,915	GU16 8XQ	Terrace	57.7	£5,405.80	Frimley Ward
575000	26/01/2022	2022-01	128.7	127.91	£578,551	GU16 8NT	Terrace	107	£5,407.02	Frimley Ward
312000	07/01/2022	2022-01	128.7	127.91	£313,927	GU15 3AL	Terrace	58	£5,412.53	St. Michaels Ward
755000	01/04/2022	2022-04	134.7	132.7	£766,379	GU20 6PL	Semi	139	£5,513.52	Bagshot Ward
523000	10/03/2022	2022-03	133.9	133.38	£525,039	GU16 6JG	Detached	96	£5,469.16	Mytchett & Deepcut Ward
420000	21/03/2022	2022-03	134.7	132.67	£426,426	GU24 8LL	Semi	77	£5,538.01	Windlesham & Chobham Ward
251000	25/02/2022	2022-02	128.7	127.64	£253,084	GU16 8QA	Terrace	46	£5,501.84	Parkside Ward
465000	01/04/2022	2022-04	128.7	127.9	£467,909	GU15 1BT	Terrace	84	£5,570.34	Heatherside Ward
380000	23/02/2022	2022-02	128.7	127.64	£383,156	GU16 6BX	Terrace	69	£5,552.98	Mytchett & Deepcut Ward
315000	25/02/2022	2022-02	128.7	127.64	£317,616	GU19 5DH	Terrace	57	£5,572.21	Bagshot Ward
475000	07/03/2022	2022-03	134.7	132.67	£482,268	GU18 5TF	Semi	85	£5,673.74	Lightwater Ward
670000	19/01/2022	2022-01	134.7	132.85	£679,330	GU24 9PL	Semi	121	£5,614.30	Bisley & West End Ward

Price Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
520000	25/03/2022	2022-03	128.7	127.17	£526,256	GU24 8RJ	Terrace	93	£5,658.67	Windlesham & Chobham Ward
610000	01/04/2022	2022-04	133.9	133.6	£611,370	GU16 8TY	Detached	108.4	£5,639.94	Parkside Ward
375000	29/04/2022	2022-04	116.3	116.1	£375,646	GU15 3QD	Flat	66	£5,691.61	St. Michaels Ward
265000	04/04/2022	2022-04	128.7	127.9	£266,658	GU16 9RY	Terrace	47	£5,673.56	Heatherside Ward
310000	18/01/2022	2022-01	134.7	132.85	£314,317	GU19 5QY	Semi	55	£5,714.85	Bagshot Ward
967000	11/03/2022	2022-03	133.9	133.38	£970,770	GU20 6JS	Detached	169	£5,744.20	Bagshot Ward
630000	30/03/2022	2022-03	133.9	133.38	£632,456	GU18 5QS	Detached	110	£5,749.60	Lightwater Ward
660000	31/03/2022	2022-03	133.9	133.38	£662,573	GU18 5XQ	Detached	115	£5,761.51	Lightwater Ward
630000	07/01/2022	2022-01	133.9	134.01	£629,483	GU15 1DW	Detached	110	£5,722.57	Heatherside Ward
520750	18/03/2022	2022-03	128.7	127.17	£527,015	GU19 5EW	Terrace	91	£5,791.38	Bagshot Ward
425000	17/02/2022	2022-02	133.9	133.42	£426,529	GU16 8XG	Detached	74	£5,763.91	Frimley Ward
512000	19/04/2022	2022-04	134.7	132.7	£519,717	GU16 9YF	Semi	88.7	£5,859.26	Frimley Green Ward
325000	11/02/2022	2022-02	116.3	116.31	£324,972	GU15 3QD	Flat	56	£5,803.07	St. Michaels Ward
180000	07/01/2022	2022-01	116.3	116.49	£179,706	GU24 9HH	Flat	31	£5,796.98	Bisley & West End Ward
222500	14/03/2022	2022-03	116.3	115.88	£223,306	GU24 8NB	Flat	38	£5,876.49	Windlesham & Chobham Ward

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Price Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
675000	25/03/2022	2022-03	133.9	133.38	£677,632	GU16 6GN	Detached	116	£5,841.65	Mytchett & Deepcut Ward
300000	18/02/2022	2022-02	128.7	127.64	£302,491	GU16 6EA	Terrace	52	£5,817.14	Mytchett & Deepcut Ward
650000	10/02/2022	2022-02	133.9	133.42	£652,338	GU18 5YJ	Detached	112	£5,824.45	Lightwater Ward
1400000	07/04/2022	2022-04	133.9	133.6	£1,403,144	GU24 8DE	Detached	238	£5,895.56	Windlesham & Chobham Ward
430000	11/03/2022	2022-03	134.7	132.67	£436,579	GU24 9BG	Semi	73	£5,980.54	Bisley & West End Ward
499950	23/02/2022	2022-02	134.7	132.61	£507,829	GU16 6AL	Semi	85	£5,974.46	Mytchett & Deepcut Ward
460000	03/02/2022	2022-02	134.7	132.61	£467,250	GU16 6EY	Semi	78	£5,990.38	Mytchett & Deepcut Ward
355000	28/01/2022	2022-01	128.7	127.91	£357,193	GU24 9XG	Terrace	60	£5,953.21	Bisley & West End Ward
875000	18/02/2022	2022-02	133.9	133.42	£878,148	GU15 3TX	Detached	147	£5,973.80	Old Dean Ward
745000	08/03/2022	2022-03	133.9	133.38	£747,904	GU24 8LB	Detached	124	£6,031.49	Windlesham & Chobham Ward
500000	05/01/2022	2022-01	133.9	134.01	£499,590	GU20 6HS	Detached	83	£6,019.15	Windlesham & Chobham Ward
242500	18/03/2022	2022-03	128.7	127.17	£245,418	GU16 9RY	Terrace	40	£6,135.44	Heatherside Ward
272000	07/01/2022	2022-01	128.7	127.91	£273,680	GU24 9HH	Terrace	45	£6,081.78	Bisley & West End Ward

Price Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
530000	31/01/2022	2022-01	133.9	134.01	£529,565	GU16 8PF	Detached	87	£6,086.95	Frimley Ward
385000	14/01/2022	2022-01	134.7	132.85	£390,361	GU18 5QW	Semi	63	£6,196.21	Lightwater Ward
325000	07/02/2022	2022-02	134.7	132.61	£330,122	GU18 5YS	Semi	53	£6,228.72	Lightwater Ward
632500	25/01/2022	2022-01	133.9	134.01	£631,981	GU15 1JW	Detached	102	£6,195.89	Parkside Ward
625000	25/01/2022	2022-01	133.9	134.01	£624,487	GU16 6DA	Detached	100	£6,244.87	Mytchett & Deepcut Ward
350000	01/04/2022	2022-04	128.7	127.9	£352,189	GU24 9XG	Terrace	55	£6,403.44	Bisley & West End Ward
825000	01/02/2022	2022-02	133.9	133.42	£827,968	GU20 6JH	Detached	129	£6,418.36	Windlesham & Chobham Ward
635000	18/02/2022	2022-02	134.7	132.61	£645,008	GU24 9LU	Semi	99	£6,515.23	Bisley & West End Ward
555000	16/03/2022	2022-03	133.9	133.38	£557,164	GU24 9AT	Detached	85	£6,554.87	Bisley & West End Ward
460000	04/03/2022	2022-03	133.9	133.38	£461,793	GU19 5QJ	Detached	70	£6,597.05	Bagshot Ward
850000	09/02/2022	2022-02	133.9	133.42	£853,058	GU24 9DA	Detached	129	£6,612.85	Bisley & West End Ward
575000	14/02/2022	2022-02	133.9	133.42	£577,069	GU24 9DQ	Detached	87	£6,632.97	Bisley & West End Ward
494000	18/01/2022	2022-01	128.7	127.91	£497,051	GU24 9SF	Terrace	75	£6,627.35	Bisley & West End Ward
685000	13/01/2022	2022-01	133.9	134.01	£684,438	GU24 9JA	Detached	101	£6,776.61	Bisley & West End Ward
470000	09/03/2022	2022-03	133.9	133.38	£471,832	GU16 9YF	Detached	69	£6,838.15	Frimley Green Ward

Price Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Туре	floorspace sqm	_sqm	Wards
510000	23/02/2022	2022-02	133.9	133.42	£511,835	GU24 9JA	Detached	75	£6,824.46	Bisley & West End Ward
515000	04/02/2022	2022-02	134.7	132.61	£523,117	GU24 9HU	Semi	74	£7,069.14	Bisley & West End Ward
1000000	23/03/2022	2022-03	133.9	133.38	£1,003,899	GU15 2PE	Detached	135	£7,436.29	Watchetts Ward
2235000	27/04/2022	2022-04	133.9	133.6	£2,240,019	GU24 8HA	Detached	284	£7,887.39	Windlesham & Chobham Ward
2250000	07/01/2022	2022-01	133.9	134.01	£2,248,153	GU20 6LX	Detached	263	£8,548.11	Windlesham & Chobham Ward

Camberley town centre sample house prices 2018 - 2023

Date	HPI at	HPI at	Address	Postcode	Туре	New-	Price paid	Price paid	Sq. metres	£/sqm
	transaction	latest				build		(Indexed)		
	date	Month								
16/03/2023	122.6	116.7	Flat 21, Ashwood House, 16 - 22,	GU15 3FB	Flat	New-	£334,000	£317,927	69.9560568	4774
00:00			Pembroke Broadway			build				
07/02/2023	123	116.7	Flat 22, Ashwood House, 16 - 22,	GU15 3FB	Flat	New-	£345,000	£327,329	69.9560568	4932
00:00			Pembroke Broadway			build				
13/01/2023	122.6	116.7	Flat 56, Ashwood House, 16 - 22,	GU15 3FB	Flat	New-	£328,900	£313,072	64.0102565	5138
00:00			Pembroke Broadway			build				
12/12/2022	123.2	116.7	Flat 16, Ashwood House, 16 - 22,	GU15 3FB	Flat	New-	£335,000	£317,325	71.9999257	4653
00:00			Pembroke Broadway			build				
02/12/2022	123.2	116.7	Flat 55, Ashwood House, 16 - 22,	GU15 3FB	Flat	New-	£357,500	£338,638	64.0102565	5585
00:00			Pembroke Broadway			build				

Date	HPI at transaction date	HPI at latest Month	Address	Postcode	Туре	New- build	Price paid	Price paid (Indexed)	Sq. metres	£/sqm
01/12/2022 00:00	123.2	116.7	Flat 58, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£357,500	£338,638	47.0089837	7605
30/11/2022 00:00	123.3	116.7	Flat 46, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£336,000	£318,015	71.9999257	4667
25/11/2022 00:00	123.3	116.7	Flat 54, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£335,000	£317,068	64.0102565	5234
28/10/2022 00:00	124.3	116.7	Flat 20, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£230,000	£215,937	43.0141491	5347
14/10/2022 00:00	124.3	116.7	Flat 53, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£370,000	£347,377	69.9560568	5289
07/10/2022 00:00	124.3	116.7	Flat 57, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£265,000	£248,797	64.0102565	4140
28/09/2022 00:00	124.6	116.7	Flat 29, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£223,500	£209,329	40.041249	5582
26/09/2022 00:00	124.6	116.7	Flat 52, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£365,000	£341,858	69.9560568	5218
13/09/2022 00:00	124.6	116.7	Flat 51, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£358,000	£335,302	69.9560568	5117
25/08/2022 00:00	123.4	116.7	Flat 25, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£345,000	£326,268	64.0102565	5390
21/07/2022 00:00	120	116.7	Flat 24, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£330,000	£320,925	64.0102565	5155
29/04/2022 00:00	116.1	116.7	Flat 28, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£335,000	£336,731	47.0089837	7126
29/04/2022 00:00	116.1	116.7	Flat 50, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£225,000	£226,163	43.0141491	5231
29/03/2022 00:00	115.88	116.7	Flat 26, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£343,500	£345,931	64.0102565	5366

Date	HPI at transaction date	HPI at latest Month	Address	Postcode	Туре	New- build	Price paid	Price paid (Indexed)	Sq. metres	£/sqm
24/02/2022 00:00	116.31	116.7	Flat 10, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£252,500	£253,347	52.954784	4768
16/02/2022 00:00	116.31	116.7	Flat 30, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£230,000	£230,771	45.9870493	5001
04/02/2022 00:00	116.31	116.7	Flat 23, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£350,000	£351,174	69.9560568	5003
31/01/2022 00:00	116.49	116.7	Flat 35, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£295,000	£295,532	60.0154219	4915
09/12/2021 00:00	116.74	116.7	Flat 9, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£245,000	£244,916	52.954784	4627
22/10/2021 00:00	115.49	116.7	Flat 8, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£250,000	£252,619	52.954784	4721
07/10/2021 00:00	115.49	116.7	Flat 33, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£227,500	£229,884	40.9702803	5553
07/10/2021 00:00	115.49	116.7	Flat 45, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£212,500	£214,726	36.9754457	5747
30/09/2021 00:00	114.34	116.7	Flat 14, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£332,500	£339,363	69.9560568	4753
30/09/2021 00:00	114.34	116.7	Flat 40, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£252,548	£257,761	52.954784	4769
29/09/2021 00:00	114.34	116.7	Flat 13, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£325,000	£331,708	69.9560568	4646
02/09/2021 00:00	114.34	116.7	Flat 4, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£216,800	£221,275	40.9702803	5292
27/08/2021 00:00	114.21	116.7	Flat 1, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£202,000	£206,404	36.9754457	5463
18/08/2021 00:00	114.21	116.7	Flat 42, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£250,000	£255,450	44.9651149	5560

Date	HPI at transaction date	HPI at latest Month	Address	Postcode	Туре	New- build	Price paid	Price paid (Indexed)	Sq. metres	£/sqm
23/07/2021 00:00	113.46	116.7	Flat 2, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£227,500	£233,997	41.9922147	5418
23/07/2021 00:00	113.46	116.7	Flat 12, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£240,000	£246,854	44.9651149	5337
30/06/2021 00:00	112.47	116.7	Flat 15, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£205,000	£212,710	36.9754457	5544
17/06/2021 00:00	112.47	116.7	Flat 39, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£247,500	£256,808	52.954784	4674
28/05/2021 00:00	112.52	116.7	Flat 38, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£243,000	£252,027	52.954784	4589
28/05/2021 00:00	112.52	116.7	Flat 31, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£195,000	£202,244	36.9754457	5274
28/05/2021 00:00	112.52	116.7	Flat 32, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£218,000	£226,098	41.9922147	5191
21/05/2021 00:00	112.52	116.7	Flat 6, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£240,000	£248,916	44.9651149	5337
14/05/2021 00:00	112.52	116.7	Flat 11, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£297,500	£308,552	60.0154219	4957
11/05/2021 00:00	112.52	116.7	Flat 43, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£340,000	£352,631	69.9560568	4860
04/05/2021 00:00	112.52	116.7	Flat 37, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£310,000	£321,516	60.0154219	5165
19/03/2021 00:00	113.41	116.7	Flat 34, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FB	Flat	New- build	£232,500	£239,245	40.9702803	5675
23/11/2022 00:00	123.3	116.7	Flat 106, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£245,000	£231,886	44.9651149	5449
28/10/2022 00:00	124.3	116.7	Flat 59, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£232,000	£217,815	40.041249	5794

Date	HPI at transaction date	HPI at latest Month	Address	Postcode	Туре	New- build	Price paid	Price paid (Indexed)	Sq. metres	£/sqm
28/10/2022 00:00	124.3	116.7	Flat 102, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£220,000	£206,549	36.9754457	5950
02/09/2022 00:00	124.6	116.7	Flat 91, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£242,500	£227,125	40.9702803	5919
02/09/2022 00:00	124.6	116.7	Flat 116, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£272,500	£255,223	40.041249	6805
01/08/2022 00:00	123.4	116.7	Flat 85, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£261,900	£247,680	65.9612222	3971
29/07/2022 00:00	120	116.7	Flat 79, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£250,000	£243,125	45.9870493	5436
21/07/2022 00:00	120	116.7	Flat 115, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£250,000	£243,125	40.041249	6244
07/07/2022 00:00	120	116.7	Flat 80, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£360,000	£350,100	69.0270255	5215
24/06/2022 00:00	119.1	116.7	Flat 81, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£365,000	£357,645	69.9560568	5218
15/06/2022 00:00	119.1	116.7	Flat 75, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£350,000	£342,947	71.9999257	4861
09/06/2022 00:00	119.1	116.7	Flat 103, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£355,000	£347,846	71.9999257	4931
27/05/2022 00:00	117.2	116.7	Flat 90, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£248,790	£247,729	41.9922147	5925
03/05/2022 00:00	117.2	116.7	Flat 112, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£382,500	£380,868	71.9999257	5313
29/04/2022 00:00	116.1	116.7	Flat 60, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£265,000	£266,370	45.9870493	5762
29/04/2022 00:00	116.1	116.7	Flat 88, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£275,000	£276,421	40.041249	6868

Date	HPI at transaction date	HPI at latest Month	Address	Postcode	Туре	New- build	Price paid	Price paid (Indexed)	Sq. metres	£/sqm
27/04/2022 00:00	116.1	116.7	Flat 72, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£345,000	£346,783	69.9560568	4932
14/04/2022 00:00	116.1	116.7	Flat 113, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£275,000	£276,421	65.9612222	4169
12/04/2022 00:00	116.1	116.7	Flat 78, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£270,000	£271,395	44.9651149	6005
25/03/2022 00:00	115.88	116.7	Flat 84, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£372,500	£375,136	71.9999257	5174
28/02/2022 00:00	116.31	116.7	Flat 86, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£365,000	£366,224	48.0309182	7599
21/02/2022 00:00	116.31	116.7	Flat 87, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£255,000	£255,855	40.041249	6368
28/01/2022 00:00	116.49	116.7	Flat 83, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£437,000	£437,788	92.996033	4699
14/01/2022 00:00	116.49	116.7	Flat 82, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£437,000	£437,788	92.996033	4699
12/01/2022 00:00	116.49	116.7	Flat 114, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£380,000	£380,685	48.0309182	7912
29/10/2021 00:00	115.49	116.7	Flat 95, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£315,000	£318,300	62.9883221	5001
29/10/2021 00:00	115.49	116.7	Flat 96, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£317,675	£321,003	65.0321909	4885
29/10/2021 00:00	115.49	116.7	Flat 98, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£315,000	£318,300	64.0102565	4921
30/09/2021 00:00	114.34	116.7	Flat 63, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£230,375	£235,130	40.9702803	5623
02/09/2021 00:00	114.34	116.7	Flat 97, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£325,000	£331,708	64.0102565	5077

Date	HPI at transaction date	HPI at latest Month	Address	Postcode	Туре	New- build	Price paid	Price paid (Indexed)	Sq. metres	£/sqm
11/06/2021 00:00	112.47	116.7	Flat 62, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£237,500	£246,432	41.9922147	5656
26/05/2021 00:00	112.52	116.7	Flat 70, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£317,000	£328,776	64.0102565	4952
14/05/2021 00:00	112.52	116.7	Flat 68, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£310,000	£321,516	65.0321909	4767
07/05/2021 00:00	112.52	116.7	Flat 99, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£371,250	£385,042	75.9947603	4885
26/03/2021 00:00	113.41	116.7	Flat 61, Ashwood House, 16 - 22, Pembroke Broadway	GU15 3FE	Flat	New- build	£215,000	£221,237	40.041249	5369
26/08/2022 00:00	123.4	116.7	Flat 58, Stokes Lodge, 3, Park Lane	GU15 3FU	Flat	New- build	£310,950	£294,067	47.0089837	6615
18/12/2019 00:00	112.29	116.7	Flat 40, Stokes Lodge, 3, Park Lane	GU15 3FU	Flat	New- build	£306,950	£319,005	51.0038183	6018
17/12/2019 00:00	112.29	116.7	Flat 18, Stokes Lodge, 3, Park Lane	GU15 3FU	Flat	New- build	£299,950	£311,730	48.9599495	6126
31/10/2019 00:00	114.24	116.7	Flat 21, Stokes Lodge, 3, Park Lane	GU15 3FU	Flat	New- build	£284,950	£291,086	47.0089837	6062
13/05/2019 00:00	112.83	116.7	Flat 47, Stokes Lodge, 3, Park Lane	GU15 3FU	Flat	New- build	£296,950	£307,135	47.0089837	6317
30/04/2019 00:00	112.83	116.7	Flat 51, Stokes Lodge, 3, Park Lane	GU15 3FU	Flat	New- build	£290,000	£299,947	48.0309182	6038
19/12/2018 00:00	115.55	116.7	Flat 43, Stokes Lodge, 3, Park Lane	GU15 3FU	Flat	New- build	£297,147	£300,104	57.0425218	5209
30/11/2018 00:00	116.23	116.7	Flat 29, Stokes Lodge, 3, Park Lane	GU15 3FU	Flat	New- build	£312,950	£314,215	57.0425218	5486
06/12/2021 00:00	116.74	116.7	Flat 9, Parkgate House, 1, Park Street	GU15 3PQ	Flat	New- build	£155,000	£154,947	51.0038183	3039

Date	HPI at transaction date	HPI at latest Month	Address	Postcode	Туре	New- build	Price paid	Price paid (Indexed)	Sq. metres	£/sqm
06/12/2021 00:00	116.74	116.7	Flat 11, Parkgate House, 1, Park Street	GU15 3PQ	Flat	New- build	£120,000	£119,959	40.041249	2997
25/10/2021 00:00	115.49	116.7	Flat 5, Parkgate House, 1, Park Street	GU15 3PQ	Flat	New- build	£195,000	£197,043	44.0360836	4428
24/09/2021 00:00	114.34	116.7	Flat 6, Parkgate House, 1, Park Street	GU15 3PQ	Flat	New- build	£175,000	£178,612	40.041249	4370
13/08/2021 00:00	114.21	116.7	Flat 3, Parkgate House, 1, Park Street	GU15 3PQ	Flat	New- build	£190,000	£194,142	51.0038183	3725
23/04/2021 00:00	113.57	116.7	Flat 12, Parkgate House, 1, Park Street	GU15 3PQ	Flat	New- build	£141,000	£144,886	36.0464144	3912
25/03/2021 00:00	113.41	116.7	Flat 4, Parkgate House, 1, Park Street	GU15 3PQ	Flat	New- build	£185,000	£190,367	40.9702803	4515
04/12/2020 00:00	113.14	116.7	Flat 8, Parkgate House, 1, Park Street	GU15 3PQ	Flat	New- build	£175,000	£180,506	40.9702803	4271
04/12/2020 00:00	113.14	116.7	Flat 17, Parkgate House, 1, Park Street	GU15 3PQ	Flat	New- build	£237,500	£244,973	58.9934875	4026
30/10/2020 00:00	110.32	116.7	Flat 14, Parkgate House, 1, Park Street	GU15 3PQ	Flat	New- build	£170,000	£179,831	37.9973801	4474
02/10/2020 00:00	110.32	116.7	Flat 2, Parkgate House, 1, Park Street	GU15 3PQ	Flat	New- build	£208,000	£220,029	52.0257527	3998
09/04/2020 00:00	109.82	116.7	Flat 10, Parkgate House, 1, Park Street	GU15 3PQ	Flat	New- build	£200,000	£212,530	40.041249	4995

Appendix IV Rightmove November 2023

Data from Rightmove - 16th November 2023

							Floor	Asking	
							space	Price	
	V	Asking			No of	Floorspa	(Sqm	(per	
Address	Α	Price	Status	Туре	Bed	ce (Sqft))	sqm)	
Dunmar Gardens, Tekels Park,					45.	2744	2540	CE 004	https://www.rightmove.co.uk/properties/132
Camberley, Surrey, GU15	W	£1,275,000		Detached	4 Bed	2744	254.9	£5,001	296840#/?channel=RES_NEW
Dunmar Gardens, Tekels Park,				Data da a d	4 Bed	2180	202.5	£5,431	https://www.rightmove.co.uk/properties/132
Camberley, Surrey, GU15	W	£1,100,000		Detached	4 Bea	2180	202.5	£5,431	246968#/?channel=RES_NEW
				Townhouse	5 Bed	2250	209.0	£3,947	https://www.rightmove.co.uk/properties/139
The Crescent, Waters Edge	W	£825,000		Townhouse	3 Dea	2230	203.0	15,547	838651#/?channel=RES_NEW
			Sold	Semi	4 Bed	not	n/a	n/a	https://www.rightmove.co.uk/properties/863
Lake Avenue, Waters Edge	W	£825,000	STC			stated	,	.,,	95872#/?channel=RES_NEW
				Detached	4 Bed	1744	162.0	£5,092	https://www.rightmove.co.uk/properties/141
Lake Avenue, Waters Edge	W	£825,000	6.11						784307#/?channel=RES_NEW
Lales Accesses NA/ataus Educ	W	£795.000	Sold STC	Detached	5 Bed	not	n/a	n/a	https://www.rightmove.co.uk/properties/134 040020#/?channel=RES_NEW
Lake Avenue, Waters Edge	VV	1/95,000	Under			stated not			https://www.rightmove.co.uk/properties/134
Lake Avenue, Waters Edge	W	£785.000	Offer	Detached	5 Bed	stated	n/a	n/a	877332#/?channel=RES_NEW
Whitmoor Road, Bagshot, Surrey,	VV	1703,000	Sold			not			https://www.rightmove.co.uk/properties/141
GU19	Е	£775.000	STC	Detached	5 Bed	stated	n/a	n/a	000164#/?channel=RES_NEW
Dunmar Gardens, Tekels Park,	_	2773,000	010						https://www.rightmove.co.uk/properties/133
Camberley, Surrey, GU15	W	£750,000		Semi	4 Bed	1676	155.7	£4,817	968290#/?channel=RES_NEW
Dunmar Gardens, Tekels Park,				C	4.01	1.07.0	155.7	64.017	https://www.rightmove.co.uk/properties/141
Camberley, Surrey, GU15	W	£750,000		Semi	4 Bed	1676	155.7	£4,817	630389#/?channel=RES_NEW
				Detached	4 Bed	1773	164.7	£4,462	https://www.rightmove.co.uk/properties/851
Bagshot, GU19	Е	£735,000		Detacried	4 Beu	1//3	104.7	14,402	38923#/?channel=RES_NEW
Bridge Road, Bagshot, Surrey,				Detached	4 Bed	1745	162.1	£4,534	https://www.rightmove.co.uk/properties/140
GU19	Е	£735,000		Detached	4 Dea	1743	102.1	14,554	957663#/?channel=RES_NEW
Bridge Road, Bagshot, Surrey,				Detached	5 Bed	990	92.0	£7,991	https://www.rightmove.co.uk/properties/141
GU19	Е	£735,000		2000,100	3 200		02.0	27,001	834410#/?channel=RES_NEW

							Floor	Asking	
	V	Asking			No of	Floorspa	space	Price	
Address	A	Price	Status	Туре	Bed	ce (Sqft)	(Sqm	(per sqm)	
Waterfront Crescent, Waters				Townhouse	4 Bed	1600	148.6	£4,709	https://www.rightmove.co.uk/properties/141
Edge	W	£699,950		Townhouse	4 DCG	1000	140.0	14,703	275426#/?channel=RES_NEW
Lake View Lane , Surrey	W	£699,950	Sold STC	Detached	4 Bed	not stated	n/a	n/a	https://www.rightmove.co.uk/properties/135 628541#/?channel=RES_NEW
Lake Avenue, Waters Edge	W	£699,950	Under Offer	Detached	5 Bed	not stated	n/a	n/a	https://www.rightmove.co.uk/properties/138 553874#/?channel=RES_NEW
Lake / Wellac, Waters Lage	• • •	1033,330	Offici						https://www.rightmove.co.uk/properties/142
Lake Avenue, Waters Edge	W	£675,000		Detached	4 Bed	1560	144.9	£4,657	046810#/?channel=RES_NEW
Lake Avenue, Waters Edge	W	£645,000		Detached	4 Bed	1560	144.9	£4,450	https://www.rightmove.co.uk/properties/138 966314#/?channel=RES_NEW
Lake View Lane, Waters Edge	W	£599,950		Detached	4 Bed	not stated	n/a	n/a	https://www.rightmove.co.uk/properties/140 983811#/?channel=RES_NEW
Lake Avenue, Waters Edge	W	£599,950		Detached	4 Bed	not stated	n/a	n/a	https://www.rightmove.co.uk/properties/142 033007#/?channel=RES_NEW
Canada Road Deepcut GU16 6TD	W	£555,000		Detached	3 Bed	not stated	n/a	n/a	https://www.rightmove.co.uk/properties/140 392886#/?channel=RES_NEW
Camberley, Surrey, GU15	W	£550,000		Detached	3 Bed	not stated	n/a	n/a	https://www.rightmove.co.uk/properties/141 177821#/?channel=RES_NEW
Canada Road Deepcut GU16 6TD	W	£550,000		Detached	3 Bed	not stated	n/a	n/a	https://www.rightmove.co.uk/properties/141 915821#/?channel=RES_NEW
Canada Road Deepcut GU16 6TD	W	£540,000		Detached	3 Bed	not stated	n/a	n/a	https://www.rightmove.co.uk/properties/139 246409#/?channel=RES_NEW
Lake View Lane, Waters Edge	W	£515,000		Terraced	3 Bed	not stated	n/a	n/a	https://www.rightmove.co.uk/properties/866 69976#/?channel=RES_NEW
Lake Mews, Waters Edge, Surrey	W	£499,950	Sold STC	Semi	3 Bed	not stated	n/a	n/a	https://www.rightmove.co.uk/properties/141 731195#/?channel=RES_NEW
Lake Mews, Waters Edge, Surrey	W	£499,950		Semi	3 Bed	not stated	n/a	n/a	https://www.rightmove.co.uk/properties/139 197971#/?channel=RES_NEW
Tekels Park, Camberley	W	£425,000		Flat	2 Bed	850	79.0	£5,382	https://www.rightmove.co.uk/properties/133 494854#/?channel=RES_NEW
Bridge Road, Bagshot, GU19	E	£425,000	Sold STC	Semi	2 Bed	not stated	n/a	n/a	https://www.rightmove.co.uk/properties/134 423015#/?channel=RES_NEW

							Floor	Asking	
							space	Price	
	V	Asking			No of	Floorspa	(Sqm	(per	
Address	Α	Price	Status	Type	Bed	ce (Sqft))	sqm)	
				Flat	2 Bed	861	80.0	£5,313	https://www.rightmove.co.uk/properties/127
Tekels Park, Camberley	W	£425,000		Flat	z beu	001	80.0	15,515	767122#/?channel=RES_NEW
				Flat	2 Bed	not	n/a	n/a	https://www.rightmove.co.uk/properties/133
High Street, Camberley, GU15	W	£385,000		Flat	Z Beu	stated	11/a	II/a	812443#/?channel=RES_NEW
3 Onslow Place, Bisley, Surrey,			Sold	Flat	2 Bed	844	78.4	£4,655	https://www.rightmove.co.uk/properties/138
GU24	Е	£365,000	STC	Tiac	Z Dea	044	70.4	14,033	330095#/?channel=RES_NEW
				Flat	2 Bed	not	n/a	n/a	https://www.rightmove.co.uk/properties/133
High Street, Camberley, GU15	W	£350,000		Tiuc	2 Bea	stated	11/4	11/4	812416#/?channel=RES_NEW
London Road, Camberley, London			Sold	Flat	2 Bed	not	n/a	n/a	https://www.rightmove.co.uk/properties/815
Road, GU15	W	£332,500	STC	1140	2 500	stated	11,4	11, 4	40408#/?channel=RES_NEW
London Road, Camberley, London			Sold	Flat	2 Bed		69.6	£4,504	https://www.rightmove.co.uk/properties/859
Road, GU15	W	£313,500	STC				00.0	2 .,00 .	78011#/?channel=RES_NEW
				Flat	1 Bed	not	n/a	n/a	https://www.rightmove.co.uk/properties/133
High Street, Camberley, GU15	W	£290,000				stated		.,.	812398#/?channel=RES_NEW
				Flat	1 Bed	not	n/a	n/a	https://www.rightmove.co.uk/properties/133
High Street, Camberley, GU15	W	£285,000				stated		·	812374#/?channel=RES_NEW
London Road, Camberley, London		0075 000		Flat	2 Bed		57.1	£4,816	https://www.rightmove.co.uk/properties/135
Road, GU15	W	£275,000							912839#/?channel=RES_NEW
207-215 London Road,	\ \ \ /	6270.000		Flat	1 Bed	641.2	59.6	£4,533	https://www.rightmove.co.uk/properties/137
Camberley, Surrey, GU15	W	£270,000							076638#/?channel=RES_NEW
207-215 London Road,	W	C2 42 F00		Flat	1 Bed	572.4	53.2	£4,560	https://www.rightmove.co.uk/properties/137 075183#/?channel=RES_NEW
Camberley, Surrey, GU15	VV	£242,500							https://www.rightmove.co.uk/properties/865
London Road, Camberley, London Road, GU15	W	£240,000		Flat	1 Bed		48.1	£4,990	51779#/?channel=RES_NEW
London Road, Camberley, London	VV	1240,000							https://www.rightmove.co.uk/properties/131
Road, GU15	W	£233,300		Flat	1 Bed		47.4	£4,922	521091#/?channel=RES_NEW
London Road, Camberley, London	VV	1233,300	Sold						https://www.rightmove.co.uk/properties/865
Road, GU15	W	£223,000	STC	Flat	1 Bed		42.2	£5,284	51299#/?channel=RES_NEW
207-215 London Road,	**	1223,000	510						https://www.rightmove.co.uk/properties/132
Camberley, Surrey, GU15	W	£223,000		Flat	1 Bed	510	47.4	£4,707	877271#/?channel=RES_NEW
207-215 London Road,									https://www.rightmove.co.uk/properties/137
Camberley, Surrey, GU15	W	£218,500		Flat	1 Bed	474.5	44.1	£4,957	075849#/?channel=RES_NEW
					l		1		5. 55 .5, . SHARING TYES_14E 14

								Floor	Asking	
								space	Price	
	٧	Asking				No of	Floorspa	(Sqm	(per	
Address	Α	Price	Status	Type		Bed	ce (Sqft))	sqm)	
London Road, Camberley, London					Flat	1 Bed	not	n/a	n/a	https://www.rightmove.co.uk/properties/132
Road, GU15	W	£218,500			Пас	1 bed	stated	II/a	I I/a	941699#/?channel=RES_NEW
London Road, Camberley, London					Flat	1 Dad		40.9	£4,866	https://www.rightmove.co.uk/properties/859
Road, GU15	W	£199,000			riat	1 Bed		40.9	14,800	76886#/?channel=RES_NEW
207-215 London Road,					Flat	1 Bed	464.8	43.2	£4,608	https://www.rightmove.co.uk/properties/137
Camberley, Surrey, GU15	W	£199,000								074493#/?channel=RES_NEW

Appendix V First Homes background information

First Homes

i. First Homes should reflect the requirement that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes, although certain exceptions apply (older persons housing, rural exception sites and self/custom-build housing). The requirement is reflected in the SHBC's affordable housing policy and has been modelled in all viability appraisal for this report.

ii. A description taken from PPG is shown in the box below.

What is a First Home?

First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:

- a) must be discounted by a minimum of 30% against the market value;
- b) are sold to a person or persons meeting the First Homes eligibility criteria (see below);
- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
- d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).

First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

PPG - Paragraph: 001 Reference ID: 70-001-20210524

Key variables

iii. There are a number of areas where authorities have some discretion over how a First Homes policy is implemented.

- a. Minimum discount the First Homes Written Ministerial Statement does give local authorities and neighbourhood planning groups the discretion to require a higher minimum discount ofeither 40% or 50% if they can demonstrate a need. This should form part of their plan-making process and be evidenced with a housing need assessment25.
- b. Price caps the First Homes Written Ministerial Statement gives local authorities and neighbourhood planning groups the discretion to set a lower price cap if they can demonstrate a need for this. PPG states that this must not be an arbitrary process but determined through the plan-making process with regard to local income levels, local house prices and mortgage requirements 26. Homes built as First Homes will need to be of appropriate size and price for first-time buyers.
- c. Eligibility criteria Purchasers of First Homes, whether individuals, couples or group purchasers, should have a combined annual household income not exceeding £80,000 (or £90,000 in Greater London) in the tax year immediately preceding the year of purchase.

They should have a mortgage or home purchase plan (if required to comply with Islamic law) to fund a minimum of 50% of the discounted purchase price27.

d. As part of the s106 agreement, local authorities or neighbourhood planning groups can apply eligibility criteria in addition to the national criteria. This may involve lower income caps if this can be justified, a local connection test, or employment-based criteria such as key worker status28. Note that the local eligibility criteria (including income caps) cease to apply if a suitable buyer has not reserved a home after 3 months29. Armed forces buyers have an exemption to local eligibility criteria.

iv. Within Surrey Heath there is limited housing choice at the minimum discount of 30% taking into account that the maximum discounted price should be no more than £250,000 - in the Eastern value area 1 and 2 bed flats only and in the Western value area this is extended to a small 2 bed terraced home (70 sqm).

v. Thus the council is unlikely to wish to consider lowering the price cap further as this would restrict further the properties available to purchasers under this scheme. However If the discount was extended to 40%, then the opportunity to purchase a 2 bed house arises in the Eastern value area as well. If the discount is extended to 50% then there is also the opportunity to purchase a 3 bed terraced house (84 sqm) in both value areas. This is demonstrated in the table below.

Table VI.1 - showing value of terraced housing in Surrey Heath with different discount levels (only a discounted value of £250k or lower can count as a First Home)

	0% discount (i.e. open market value)	30% discount	40% discount	50% discount
2 bed terrace @ 70 sqm -				
Eastern value area	£ 402,500	£ 281,750	£ 241,500	£ 201,250
2 bed terrace @ 70 sqm -				
Western value area	£ 343,000	£ 240,100	£ 205,800	£ 171,500
3 bed terrace @ 84 sqm -				
Eastern value area	£ 483,000	£ 338,100	£ 289,800	£ 241,500
3 bed terrace @ 84 sqm -				
Western value area	£ 411,600	£ 288,120	£ 246,960	£ 205,800

As discussed in chapter 6 of the report, the impact of increasing the discount level for First Homes was explored using case study Res 4, a 50 dwelling scheme (on both a greenfield (GF) and a brownfield site (BF)) and the results are shown in the table below.

Table VI.2 - Introducing different levels of discount for First Homes – residual values for both value areas



25 PPG Paragraph: 004 Reference ID: 70-004-20210524 26 PPG Paragraph: 005 Reference ID: 70-005-20210524 27 PPG Paragraph: 007 Reference ID: 70-007-20210524 28 PPG Paragraph: 008 Reference ID: 70-008-20210524 29 PPG Paragraph: 008 Reference ID: 70-008-20210524

vi. As discussed in chapter 6 of the report, the impact of increasing the discount level for First Homes was explored using case study Res 4, a 50 dwelling scheme (on both a greenfield (GF) and a brownfield site (BF)) and the results are shown in the table below.

Table VI.2 - Introducing different levels of discount for First Homes – residual values for both value areas

vii. The testing found that that typologies remain viable even with the maximum discount of 50%, demonstrating potential to introduce a higher discount and thus increase the range of homes available to potential purchasers. It is interesting to note that, in the typologies tested here, a 40% discount produces marginally better results than a 30% discount – this is because it is possible to provide First Homes as terraced units with a 40% discount and the switch from flats to terraced houses reduces build costs.

viii. It is important to note that, to meet planning guidance, one level of discount must be applied across the whole of the plan area 30.

ix. We have not looked at the effect of other variable areas because they are not likely to be helpful in Surrey Heath, i.e. lowering the price cap would further reduce the pool of First Homes available to purchasers; there is no evidence from HNA that a change to the income cap is required.

x. There is also potential to introduce a key worker or local connection criteria to First Homes. These are not viability related issues and their introduction would need to be supported by a needs or employment study. We note that the draft local plan does not contain any housing policies relating to key workers and also recognises that "Surrey Heath is characterised by a buoyant economy" (para 4.40). The LHNA reports growth in the working age population; it does not report an out-migration to find cheaper housing.

30 PPG Paragraph 004 Reference ID:70-004-20210524

Appendix VI Building and construction costs

i) Copy of BCIS – for base build costs



£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 04-Nov-2023 07:33

Rebased to 3Q 2023 (386) and Surrey (115; sample 186)

MAXIMUM AGE OF RESULTS: 5 YEARS

Building function	£/m² gr	oss interna	il floor area				
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
New build							
810. Housing, mixed developments (5)	1,776	940	1,533	1,694	1,938	4,284	384
810.1 Estate housing							
Generally (5)	1,731	924	1,456	1,657	1,911	3,878	236
Single storey (5)	1,938	1,170	1,617	1,857	2,098	3,878	50
2-storey (5)	1,675	924	1,439	1,616	1,882	2,976	181
3-storey (5)	1,681	1,268	1,405	1,699	1,911	2,125	5
816. Flats (apartments)							
Generally (5)	2,027	1,073	1,686	1,869	2,215	4,216	190
1-2 storey (5)	1,918	1,185	1,603	1,779	2,150	3,981	30
3-5 storey (5)	2,036	1,073	1,684	1,878	2,213	4,216	132
6 storey or above (5)	2,105	1,463	1,738	2,040	2,279	2,984	28

843. Supported housing							
Generally (5)	2,363	1,674	1,816	2,294	2,701	3,804	19
2-storey (5)	2,406	1,696	1,816	2,504	2,769	3,804	11
3-storey (5)	2,991	-	-	-	-	-	1
4-storey or above (5)	2,142	1,674	1,797	2,173	2,294	2,770	5
843.1 Supported housing with shops, restaurants or the like (5)	1,988	1,498	1,671	1,875	2,013	2,882	5

ii) Cost report from QSetc for case study RES9 (London Road Block)

See Appendix IX – full cost reports from QSetc

A number of options are explored

iii) Cost report from QSetc for case study RES10 (Land East of Knoll Road)

See Appendix IX – full cost reports from QSetc

Appendix VII Results from the viability testing

i) Base modelling at benchmark land value 2

·		ı		l				
Test Ref	Greenfield/ Brownfield	Dwgs	Gross Ha	Net Ha	Density (dwgs per net ha)	BMLV 2 per ha (inc within tests)	Scheme Residual Value £	Scheme Headroom per unit £
Res1a Eastern: 0% AH	Greenfield	3	0.100	0.100	30.00	780,000	457,405	152,468
Res1a Western: 0% AH	Greenfield	3	0.100	0.100	30.00	780,000	271,905	90,635
Res1b Eastern: 0% AH	Brownfield	3	0.100	0.100	30.00	2,280,000	298,604	99,535
Res1b Western: 0% AH	Brownfield	3	0.100	0.100	30.00	2,280,000	113,104	37,701
Res2a Eastern: 0% AH	Greenfield	9	0.225	0.225	40.00	780,000	1,374,079	152,675
Res2aWestern: 0% AH	Greenfield	9	0.225	0.225	40.00	780,000	876,800	97,422
Res2b Eastern: 0% AH	Brownfield	9	0.225	0.225	40.00	2,280,000	1,002,897	111,433
Res2b Western: 0% AH	Brownfield	9	0.225	0.225	40.00	2,280,000	505,618	56,180
Res3.1a Eastern: 40% AH	Greenfield	12	0.126	0.120	100.00	780,000	-262,268	-21,856
Res3.1a Western: 40% AH	Greenfield	12	0.126	0.120	100.00	780,000	-273,032	-22,753
Res3.1b Eastern: 40% AH	Brownfield	12	0.126	0.120	100.00	2,280,000	-462,990	-38,583

Test Ref	Greenfield/ Brownfield	Dwgs	Gross Ha	Net Ha	Density (dwgs per net ha)	BMLV 2 per ha (inc within tests)	Scheme Residual Value £	Scheme Headroom per unit £
Res3.1b Western: 40% AH	Brownfield	12	0.126	0.120	100.00	2,280,000	-474,126	-39,511
Res3.1b Town Centre: 20% AH	Brownfield	12	0.126	0.120	100.00	2,280,000	44,770	3,731
Res3a Eastern: 40% AH	Greenfield	12	0.300	0.300	40.00	780,000	1,122,945	93,579
Res3aWestern: 40% AH	Greenfield	12	0.300	0.300	40.00	780,000	681,587	56,799
Res3b Eastern: 40% AH	Brownfield	12	0.300	0.300	40.00	2,280,000	624,300	52,025
Res3b Western: 40% AH	Brownfield	12	0.300	0.300	40.00	2,280,000	182,942	15,245
Res4a Eastern: 40% AH	Greenfield	30	0.833	0.750	40.00	780,000	2,617,519	87,251
Res4a Western: 40% AH	Greenfield	30	0.833	0.750	40.00	780,000	1,499,309	49,977
Res4b Eastern: 40% AH	Brownfield	30	0.833	0.750	40.00	2,280,000	1,193,695	39,790
Res4b Western: 40% AH	Brownfield	30	0.833	0.750	40.00	2,280,000	60,301	2,010
Res5a Eastern: 40% AH	Greenfield	50	1.389	1.250	40.00	405,000	5,027,500	100,550
Res5a Western: 40% AH	Greenfield	50	1.389	1.250	40.00	405,000	3,141,897	62,838
Res5b Eastern: 40% AH	Brownfield	50	1.389	1.250	40.00	2,280,000	1,965,654	39,313

Test Ref	Greenfield/ Brownfield	Dwgs	Gross Ha	Net Ha	Density (dwgs per net ha)	BMLV 2 per ha (inc within tests)	Scheme Residual Value £	Scheme Headroom per unit £
Res5b Western: 40% AH	Brownfield	50	1.389	1.250	40.00	2,280,000	70,333	1,407
Res5b Eastern: 40% AH	Brownfield	50	1.236	1.113	44.94	2,280,000	2,383,610	47,672
Res5b Western: 40% AH	Brownfield	50	1.236	1.113	44.94	2,280,000	488,745	9,775
Res6a Eastern: 40% AH	Greenfield	75	1.190	1.071	70.03	405,000	7,534,882	100,465
Res6a Western: 40% AH	Greenfield	75	1.190	1.071	70.03	405,000	5,039,702	67,196
Res6b Eastern: 40% AH	Brownfield	75	1.190	1.071	70.03	2,280,000	5,034,413	67,126
Res6b Western: 40% AH	Brownfield	75	1.190	1.071	70.03	2,280,000	2,461,221	32,816
Res7.1b Town Centre: 20% AH	Brownfield	150	0.629	0.624	240.38	2,280,000	5,516,443	36,776
Res7.1b Town Centre: 40% AH	Brownfield	150	0.629	0.624	240.38	2,280,000	2,701,427	18,010
Res7a Eastern: 40% AH	Greenfield	150	5.000	3.750	40.00	405,000	15,903,528	106,024
Res7a Western: 40% AH	Greenfield	150	5.000	3.750	40.00	405,000	10,300,214	68,668
Res7b Eastern: 40% AH	Brownfield	150	5.000	3.750	40.00	2,280,000	4,974,794	33,165
Res7b Western: 40% AH	Brownfield	150	5.000	3.750	40.00	2,280,000	-997,119	-6,647

Test Ref	Greenfield/ Brownfield	Dwgs	Gross Ha	Net Ha	Density (dwgs per net ha)	BMLV 2 per ha (inc within tests)	Scheme Residual Value £	Scheme Headroom per unit £
Res7b Eastern: 40% AH	Brownfield	150	4.444	3.333	45.00	2,280,000	6,553,223	43,688
Res7b Western: 40% AH	Brownfield	150	4.444	3.333	45.00	2,280,000	581,310	3,875
Res8a Eastern: 40% AH	Greenfield	500	25.000	12.500	40.00	405,000	47,406,679	94,813
Res8a Western: 40% AH	Greenfield	500	25.000	12.500	40.00	405,000	29,151,643	58,303
Res9b Town centre: 00% AH	Brownfield	550	1.870	1.870	294.12	2,280,000	14,726,740	26,776
Res9b Town Centre: 10% AH	Brownfield	550	1.870	1.870	294.12	2,280,000	9,426,046	17,138
Res9b Town centre: 20% AH	Brownfield	550	1.870	1.870	294.12	2,280,000	4,094,833	7,445
Res10b Town Centre: 20% AH	Brownfield	342	1.370	1.370	249.64	2,280,000	6,899,254	20,173
Res11a Eastern: 0% AH	Greenfield	50	0.526	0.500	100.00	780,000	-293,521	-5,870
Res11a Western: 0% AH	Greenfield	50	0.526	0.500	100.00	780,000	-2,125,697	-42,514
Res11b Eastern: 0% AH	Brownfield	50	0.526	0.500	100.00	2,280,000	-1,408,460	-28,169
Res11b Western: 0% AH	Brownfield	50	0.526	0.500	100.00	2,280,000	-3,129,850	-62,597
Res12a Eastern: 0% AH	Greenfield	60	0.632	0.600	100.00	780,000	-1,725,167	-28,753

Test Ref	Greenfield/ Brownfield	Dwgs	Gross Ha	Net Ha	Density (dwgs per net ha)	BMLV 2 per ha (inc within tests)	Scheme Residual Value £	Scheme Headroom per unit £
Res12a Western: 0% AH	Greenfield	60	0.632	0.600	100.00	780,000	-4,544,253	-75,738
Res12b Eastern: 0% AH	Brownfield	60	0.632	0.600	100.00	2,280,000	-2,932,311	-48,872
Res12b Western: 0% AH	Brownfield	60	0.632	0.600	100.00	2,280,000	-5,795,708	-96,595
Res13b Town Centre: 0% AH	Brownfield	150	0.629	0.624	240.38	2,280,000	1,116,843	7,446
Res13b Town Centre: 10% AH	Brownfield	150	0.629	0.624	240.38	2,280,000	754,219	5,028
Res13b Town Centre: 20% AH	Brownfield	150	0.629	0.624	240.38	2,280,000	439,659	2,931
Res14a Eastern: 100% AH	Greenfield	15	0.560	0.500	30.00	267,857	-163,066	-10,871
Res14a Western: 100% AH	Greenfield	15	0.560	0.500	30.00	267,857	-289,925	-19,328
Res14a Eastern: 90% AH	Greenfield	15	0.560	0.500	30.00	267,857	161,001	10,733
Res14a Western: 90% AH	Greenfield	15	0.560	0.500	30.00	267,857	-43,094	-2,873
Res14a Western: 85% AH	Greenfield	15	0.560	0.500	30.00	267,857	79,099	5,273
Res15.1a Eastern: 100% AH	Greenfield	10	0.370	0.333	30.03	270,270	540,607	54,061
Res15.1a Western: 100% AH	Greenfield	10	0.370	0.333	30.03	270,270	385,367	38,537

ii) Base modelling at benchmark land value 3

Test Ref	Greenfield/ Brownfield	Dwgs	Gross Ha	Net Ha	Density (dwgs per net ha)	BMLV 3 per ha (inc within tests)	Scheme Residual Value £	Scheme Headroom per unit £
Res1b Western: 0% AH	Brownfield	3	0.100	0.100	30.00	2,470,000	92,622	30,874
Res2b Western: 0% AH	Brownfield	9	0.225	0.225	40.00	2,470,000	457,270	50,808
Res3.1b Western: 40% AH	Brownfield	12	0.126	0.120	100.00	2,470,000	-502,263	-41,855
Res3.1b Town Centre: 20% AH	Brownfield	12	0.126	0.120	100.00	2,470,000	17,696	1,475
Res3b Western: 40% AH	Brownfield	12	0.300	0.300	40.00	2,470,000	118,479	9,873
Res4b Western: 40% AH	Brownfield	30	0.833	0.750	40.00	2,470,000	-125,713	-4,190
Res5b Western: 40% AH	Brownfield	50	1.389	1.250	40.00	2,470,000	-252,009	-5,040
Res5b Western: 40% AH	Brownfield	50	1.236	1.113	44.94	2,470,000	207,377	4,148
Res6b Western: 40% AH	Brownfield	75	1.190	1.071	70.03	2,470,000	2,179,697	29,063
Res7.1b Town Centre: 20% AH	Brownfield	150	0.629	0.624	240.38	2,470,000	5,322,901	35,486
Res7.1b Town Centre: 40% AH	Brownfield	150	0.629	0.624	240.38	2,470,000	2,552,620	17,017
Res7b Western: 40% AH	Brownfield	150	5.000	3.750	40.00	2,470,000	-2,179,994	-14,533

Test Ref	Greenfield/ Brownfield	Dwgs	Gross Ha	Net Ha	Density (dwgs per net ha)	BMLV 3 per ha (inc within tests)	Scheme Residual Value £	Scheme Headroom per unit £
Res7b Western: 40% AH	Brownfield	150	4.444	3.333	45.00	2,470,000	-470,029	-3,134
Res9b Town centre: 00% AH	Brownfield	550	1.870	1.870	294.12	2,470,000	14,199,967	25,818
Res9b Town Centre: 10% AH	Brownfield	550	1.870	1.870	294.12	2,470,000	8,868,755	16,125
Res9b Town centre: 20% AH	Brownfield	550	1.870	1.870	294.12	2,470,000	3,537,542	6,432
Res10b Town Centre: 20% AH	Brownfield	342	1.370	1.370	249.64	2,470,000	6,549,218	19,150
Res11b Western: 0% AH	Brownfield	50	0.526	0.500	100.00	2,470,000	-3,264,243	-65,285
Res12b Western: 0% AH	Brownfield	60	0.632	0.600	100.00	2,470,000	-4,676,315	-77,939
Res13b Town Centre: 0% AH	Brownfield	150	0.629	0.624	240.38	2,470,000	968,036	6,454
Res13b Town Centre: 10% AH	Brownfield	150	0.629	0.624	240.38	2,470,000	605,412	4,036
Res13b Town Centre: 20% AH	Brownfield	150	0.629	0.624	240.38	2,470,000	290,852	1,939

iii) Base modelling at benchmark land value 1

Test Ref	Greenfield/ Brownfield	Dwgs	Gross Ha	Net Ha	Density (dwgs per net ha)	BMLV 1 per ha	Scheme Residual Value £	Scheme Headroom per unit £
Res1b Western: 0% AH	Brownfield	3	0.100	0.100	30.00	2,090,000	133,585	44,528
Res2b Western: 0% AH	Brownfield	9	0.225	0.225	40.00	2,090,000	553,965	61,552
Res3.1b Western: 40% AH	Brownfield	12	0.126	0.120	100.00	2,090,000	-445,990	-37,166
Res3.1b Town Centre: 20% AH	Brownfield	12	0.126	0.120	100.00	2,090,000	71,845	5,987
Res3b Western: 40% AH	Brownfield	12	0.300	0.300	40.00	2,090,000	247,405	20,617
Res4b Western: 40% AH	Brownfield	30	0.833	0.750	40.00	2,090,000	246,315	8,211
Res5b Western: 40% AH	Brownfield	50	1.389	1.250	40.00	2,090,000	386,987	7,740
Res5b Western: 40% AH	Brownfield	50	1.236	1.113	44.94	2,090,000	770,113	15,402
Res6b Western: 40% AH	Brownfield	75	1.190	1.071	70.03	2,090,000	2,742,746	36,570
Res7.1b Town Centre: 20% AH	Brownfield	150	0.629	0.624	240.38	2,090,000	5,654,225	37,695
Res7.1b Town Centre: 40% AH	Brownfield	150	0.629	0.624	240.38	2,090,000	2,850,231	19,002
Res7b Western: 40% AH	Brownfield	150	5.000	3.750	40.00	2,090,000	185,757	1,238

Test Ref	Greenfield/ Brownfield	Dwgs	Gross Ha	Net Ha	Density (dwgs per net ha)	BMLV 1 per ha	Scheme Residual Value £	Scheme Headroom per unit £
Res7b Western: 40% AH	Brownfield	150	4.444	3.333	45.00	2,090,000	1,632,650	10,884
Res9b Town centre: 00% AH	Brownfield	550	1.870	1.870	294.12	2,090,000	15,242,750	27,714
Res9b Town Centre: 10% AH	Brownfield	550	1.870	1.870	294.12	2,090,000	9,983,337	18,152
Res9b Town centre: 20% AH	Brownfield	550	1.870	1.870	294.12	2,090,000	4,652,124	8,458
Res10b Town Centre: 20% AH	Brownfield	342	1.370	1.370	249.64	2,090,000	7,249,291	21,197
Res11b Western: 0% AH	Brownfield	50	0.526	0.500	100.00	2,090,000	-2,995,456	-59,909
Res12b Western: 0% AH	Brownfield	60	0.632	0.600	100.00	2,090,000	-4,386,025	-73,100
Res13b Town Centre: 0% AH	Brownfield	150	0.629	0.624	240.38	2,090,000	1,265,647	8,438
Res13b Town Centre: 10% AH	Brownfield	150	0.629	0.624	240.38	2,090,000	903,024	6,020
Res13b Town Centre: 20% AH	Brownfield	150	0.629	0.624	240.38	2,090,000	588,463	3,923

iv) Sensitivity testing sample

Test reference	Greenfield/ Brownfield	Dwgs	Gross Ha	Net Ha	Density (dwgs per net ha)	BMLV2 (inc within tests)	Scheme Residual Value £	Scheme Headroom per unit £
ST1: 5 yr projections								
Res5b Eastern: 40% AH	Brownfield	50	1.389	1.250	40.00	2,280,000	2,882,928	57,659
Res5b Western: 40% AH	Brownfield	50	1.389	1.250	40.00	2,280,000	649,849	12,997
Res5b Eastern: 40% AH	Brownfield	50	1.236	1.113	44.94	2,280,000	3,295,092	65,902
Res5b Western: 40% AH	Brownfield	50	1.236	1.113	44.94	2,280,000	1,062,013	21,240
Res7b Eastern: 40% AH	Brownfield	150	5.000	3.750	40.00	2,280,000	8,009,985	53,400
Res7b Western: 40% AH	Brownfield	150	5.000	3.750	40.00	2,280,000	1,014,553	6,764
Res7b Eastern: 40% AH	Brownfield	150	4.444	3.333	45.00	2,280,000	9,559,318	63,729
Res7b Western: 40% AH	Brownfield	150	4.444	3.333	45.00	2,280,000	2,563,887	17,093
Res9b Town centre: 00% AH	Brownfield	550	1.870	1.870	294.12	2,280,000	21,229,597	38,599
Res9b Town Centre: 10% AH	Brownfield	550	1.870	1.870	294.12	2,280,000	15,110,594	27,474
Res9b Town centre: 20% AH	Brownfield	550	1.870	1.870	294.12	2,280,000	8,665,937	15,756

Test reference	Greenfield/ Brownfield	Dwgs	Gross Ha	Net Ha	Density (dwgs per net ha)	BMLV2 (inc within tests)	Scheme Residual Value £	Scheme Headroom per unit £
Res10b Town Centre: 20% AH	Brownfield	342	1.370	1.370	249.64	2,280,000	10,129,791	29,619
Res16b Town Centre: 20% AH	Brownfield	36	1.060	1.060	33.96	2,280,000	898,532	24,959
Res16b Town Centre: 40% AH	Brownfield	36	1.060	1.060	33.96	2,280,000	-200,548	-5,571
ST2: Swapping Social rent to Affordable Rent - Base Case								
Res5b Eastern: 40% AH	Brownfield	50	1.389	1.250	40.00	2,280,000	2,310,007	46,200
Res5b Western: 40% AH	Brownfield	50	1.389	1.250	40.00	2,280,000	415,143	8,303
St2: Swapping Social rent to Affordable Rent - Future Homes								
Res5b Eastern: 40% AH	Brownfield	50	1.389	1.250	40.00	2,280,000	1,988,021	39,760
Res5b Western: 40% AH	Brownfield	50	1.389	1.250	40.00	2,280,000	92,564	1,851

Appendix VIII – Sample summary appraisals

Base test: Res2b Eastern: 0% AH

Previous Next		Summ	ary Report 2					Print	this Report
Site Name	Res2b Eastern: 0%	АН				Land and Dev	eloper Returns	Assumptions	
Site Information						Land & associa	ted costs include	ed in cashflow	
Description						Developer & co	ntractor returns	excluded from	
Date	03/01/2024	Un data d		Committee	TM	cashflow	Res2b		
Date	03/01/2024	Updated		Compiled by	IM	Reference	Reszb		Total GIA no
ummary Details					Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	circ space &
	Net Area	0.23 h	nectares		9.00	925.2	56.7	59.2	garages 1,041.
	Gross Area		nectares	Market	1.00	925.2	56.7	59.2	1,041.
	Net to Gross %	100.00%		Affordable	8.00	-	-	-	-
	Density	40.00 p	oer net ha	% Affordable	88.89%	<u>'</u>			
heme Revenue									
	Total	Market dwellings	Affordable dwellings						
Total No of Units	9.00	9.00	-						
Total NIA exc garages & circ space (sq m)	925.2	925.2	-						
Garages (sq m)	56.7	56.7	-						
Total NIA inc garages exc circ space (sq m)	981.9	981.9	-						
Tenure Split (by %)		100.00%	0.00%						
Sales Revenue (£)	5,242,592	5,242,592	-						
Average Revenue per ag m CIA	582,510	1,233,586	-						
Average Revenue per sq m GIA	5,666	11,604	-						
pital Contributions									
0	-								
0	-								
0	-								
0	-								
Total Capital contributions (£)	-								
etal Revenue (£)	5,242,592								
heme Development Costs									
Land	513,000	2,280,000 µ	oer gross ha						
SDLT at prevailing rate	15,150								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	8,978								
Land & associated fees Total	537,128	2,387,236 µ	per gross ha						
	Total	Manhat devellings	Affordable					a a a desallia a	
Build Cost (£) (inc garages)	1,815,367	Market dwellings 1,815,367	dwellings					per dwelling 201,707	per sq m 1,84
Additional Build Costs (£)	1,815,367	1,815,367	-					201,707	1,04
Total GIA inc circ space & garages (sq m)	984	984							
Total Contingency -% Build Costs									
Total Build Cost (£)	1,815,367	1,815,367	-					201,707	1,84
olicy & Infrastructure Costs									
Total Site Infrastructure Costs Biodiversity	142,103 2,331							15,789 259	14
Part M4(2) (Market)	12,600							1,400	1
Part M4(2) (Affordable) Part M4(3) Houses (Market)	-							-	
Part M4(3) Flats (Market)	-								
Part M4(3) Houses (Affordable)	-							-	-
								-	-
Part M4(3) Flats (Affordable) SAMMS	- 8,082							- - 898	-
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging	7,785							- - 898 865	-
Part M4(3) Flats (Affordable) SAMMS								- - 898	-
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106	7,785 9,000 5,569							- 898 865 1,000	-
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANGS (non Cil Liable flsp)	7,785 9,000 5,569							- 898 865 1,000 619	-
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106	7,785 9,000 5,569							- 898 865 1,000 619	-
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg)	7,785 9,000 5,569 - -	157,278						- 898 865 1,000 619 - -	- - - - 19
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total	7,785 9,000 5,569 - - - 187,470							- 898 865 1,000 619 - - 20,830	- - - 19
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mft hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg)	7,785 9,000 5,569 - - - 187,470	157,278 183,667	:					- 898 865 1,000 619 - - - 20,830	- - - - 19
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mft hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£	7,785 9,000 5,569 - - - 187,470 157,278 - 183,667 303,064		· ·					- 898 865 1,000 619 20,830 17,475 - 20,407 33,674	- - - 19 16 - - 18
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ff hsg) Professional Fees Total (£) CLL (£)	7,785 9,000 5,569 - - - - 187,470 157,278 - 183,667		· ·					- 898 865 1,000 619 - - 20,830 17,475 - 20,407	- - - 19 16 - - 18
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£)	7,785 9,000 5,569 - - - 187,470 157,278 - 183,667 303,064 3,183,974							- 898 865 1,000 619 20,830 17,475 - 20,407 33,674	- - - 19 16 - - 18
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate	7,785 9,000 5,569 - - - 187,470 157,278 183,667 303,064 3,183,974	183,667	-					- 898 865 1,000 619 20,830 17,475 - 20,407 33,674	- - - 19 16 - - 18
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging \$106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (arft hsg) Sales & Marketing Costs & Legal Fees Total (arft hsg) Professional Fees Total (CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate	7,785 9,000 5,569 	183,667	-					- 898 865 1,000 619 20,830 17,475 - 20,407 33,674	- - - 19 16 - - 18
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mtk hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	7,785 9,000 5,569 - - - 187,470 157,278 183,667 303,064 3,183,974 1 8,00% 0,00%	183,667	-					- 898 865 1,000 619 20,830 17,475 - 20,407 33,674	- - - 19 16 - - 18
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ghf hsg) Professional Fees Total (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E)	7,785 9,000 5,569 	183,667	:					- 898 865 1,000 619 20,830 17,475 - 20,407 33,674	- - - 19 16 - - 18
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mtk hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	7,785 9,000 5,569	183,667	-					- 898 865 1,000 619 20,830 17,475 - 20,407 33,674	- - - 19 16 - - 18
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Professional Fees Total (ff hsg) Professional Fees Total (£) CLL (£) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest calc (£)	7,785 9,000 5,569 	183,667	-					- 898 865 1,000 619 20,830 17,475 - 20,407 33,674	- - - 19 16 - 18
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging \$106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ghf hsg) Professional Fees Total (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) ADR Cost (E)	7,785 9,000 5,569 	183,667						- 898 865 1,000 619 20,830 17,475 - 20,407 33,674	-
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Professional Fees Total (ff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) ADR Cost (E) Total Dev Costs Inc Finance & ADR Costs (E)	7,785 9,000 5,569	183,667	•					- 898 865 1,000 619 20,830 17,475 - 20,407 33,674	- - - 19 16 - 18
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging \$106 SANGS (non Cil Liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ghf hsg) Professional Fees Total (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) ADR Cost (E)	7,785 9,000 5,569 	183,667	:					- 898 865 1,000 619 20,830 17,475 - 20,407 33,674	- - - 19 16 - 18

Base test: Res2b Western: 0% AH

Previous Next			mary Report 2					Print t	this Report
Site Name	Res2b Western: 09	% AH				Land and Dev	eloper Returns	Assumptions	
Site Information	i					Land & associa	ted costs includ	ed in cashflow	
Description							ntractor returns	s excluded from	
Date	03/01/2024	Updated		Compiled by	TM	cashflow Reference	Res2b		
0						GIA (Exc			Total GIA inc
ummary Details					Dwellings	garages)	Garages GIA	Circ Space	circ space & garages
	Net Area Gross Area		hectares hectares	Market	9.00	925.2 925.2	56.7 56.7	59.2 59.2	1,041.
	Net to Gross %	100.00%	nectares	Affordable	8.00	925.2	50.7	- 59.2	1,041.
	Density		per net ha	% Affordable					
cheme Revenue									
	Total	Market dwellings	Affordable						
Total No of Units	9.00	9.00	dwellings						
Total NIA exc garages & circ space (sq m)	925.2	925.2	-						
Garages (sq m)	56.7	56.7	-						
Total NIA inc garages exc circ space (sq m)	981.9	981.9	-						
Tenure Split (by %)		100.00%	0.00%						
Sales Revenue (£)	4,543,358	4,543,358	-						
Average Revenue per unit	504,818	1,067,550	-						
Average Revenue per sq m GIA	4,911	10,042	-						
apital Contributions 0									
0	-								
0	-								
0	-								
0	-								
Total Capital contributions (£)	-								
otal Revenue (£)	4,543,358								
cheme Development Costs		1							
Land	513,000	2,280,000	per gross ha						
SDLT at prevailing rate	15,150								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	8,978								
Land & associated fees Total	537,128	2,387,236	per gross ha						
	Total	Market dwellings	Affordable					per dwelling	per sq m
Build Cost (£) (inc garages)	1,815,367	1,815,367	dwellings -					201,707	1,84
Additional Build Costs (£)		-	-					-	-
Total GIA inc circ space & garages (sq m)	984	984	-						
Total Contingency -% Build Costs	-							-	-
Total Build Cost (£)	1,815,367	1,815,367	-					201,707	1,84
olicy & Infrastructure Costs Total Site Infrastructure Costs	142,103	1						15,789	14
Biodiversity	2,331							259	
Part M4(2) (Market) Part M4(2) (Affordable)	12,600							1,400	1
Part M4(3) Houses (Market)	=							-	-
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable)	-							-	-
Part M4(3) Flats (Affordable) SAMMS	8,082							- 898	-
Part S 2021 EV Charging	7,785							865	
S106 SANGS (Non Cil liable flsp)	9,000 5,569							1,000 619	
S. Tress (Ton all liable lisp)	-							-	-
	-							-	-
Policy & Infrastructure Costs Total	187,470							20,830	19
Sales & Marketing Costs & Legal Fees Total (mkt hsg)	136,301	136,301						15,145	13
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£)	183,667	183,667						20,407	- 18
CIL (£)	247,456							27,495	25
Total Development Costs (£)	3,107,389							345,265	2,98
Development Period Debit Interest Rate	8.00%	Year							
Credit Interest Rate	0.00%								
Annual Discount Rate	0.00%								
Revenue and Capital Contributions (£)	4,543,358								
Land & associated Fees - inc in interest calc (£)	537,128								
	2,570,260								
Development Costs (£)									
Development Costs (£) Finance (£)	135,264								
Development Costs (£)									
Development Costs (£) Finance (£) ADR Cost (£) Total Dev Costs Inc Finance & ADR Costs (£) Gross Residual Value inc land less finance (£)	135,264 0 3,242,652 1,300,705								
Development Costs (E) Finance (E) ADR Cost (E) Total Dev Costs Inc Finance & ADR Costs (E)	135,264 0 3,242,652								

Base test: Res5a Eastern: 40% AH

Previous Next			mary Report 2					Print	this Report
Site Nam	Res5a Eastern: 40	% AH				Land and Dev	veloper Returns	Assumptions	
Site Information	n					Land & associa	ted costs includ	ed in cashflow	
Descriptio	n						ntractor returns	excluded from	
Da	03/01/2024	Updated		Compiled by	TM	cashflow Reference	Res5a		
						GIA (Exc			Total GIA inc
ummary Details					Dwellings	garages)	Garages GIA	Circ Space	circ space & garages
	Net Area Gross Area		hectares hectares	Market	50.00	4,446.8 3,084.0	189.0 189.0	281.3 202.2	4,917.1 3,475.2
	Net to Gross %	89.99%	liectares	Affordable	49.40	1,362.8	-	79.1	1,441.9
	Density	40.00	per net ha	% Affordable	98.80%				
cheme Revenue									
	Total	Market dwellings	Affordable						
Total No of Uni		30.00	dwellings 20.00						
Total NIA exc garages & circ space (sq n		3,084.0	1,362.8						
Garages (sq r	189.0	189.0	-						
Total NIA inc garages exc circ space (sq n	4,635.8	3,273.0	1,362.8						
Tenure Split (by 9		60.00%							
Sales Revenue (17,475,308	3,882,143						
Average Revenue per ur Average Revenue per sq m G		1,233,586 11,604	826,430 12,150						
Average Revenue per sq m G	4,003	11,004	12,150						
	-								
	-								
	- D -								
	-								
Total Coulted contribution	-								
Total Capital contributions (: otal Revenue (£)	21,357,451								
cheme Development Costs	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								
Lar	562,545	405,000	per gross ha						
SDLT at prevailing ra		403,000	per gross na						
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (
Land & associated fees Tot		424 778	per gross ha						
	330,017	424,770							
	Total	Market dwellings	Affordable dwellings					per dwelling	per sq m
Build Cost (£) (inc garage		5,783,170	2,858,359					172,831	1,82
Additional Build Costs (- 1 442					-	
Total GIA inc circ space & garages (sq n Total Contingency -% Build Cos		3,286	1,442						
Total Build Cost (5,783,170	2,858,359					172,831	1,82
olicy & Infrastructure Costs									
Total Site Infrastructure Cos Biodiversi		-						13,338 1,187	14
Part M4(2) (Market	39,900							798	
Part M4(2) (Affordabl Part M4(3) Houses (Marke		-						504 413	!
Part M4(3) Flats (Market	750							15	(
Part M4(3) Houses (Affordabl Part M4(3) Flats (Affordabl		-						339 166	
SAMM Part S 2021 EV Chargin	41,807							836 865	
S10	50,000							1,000	1
SANG (Non Cil liable fls	180,765							3,615	3
								-	-
Policy & Infrastructure Costs Tot	1,153,854							23,077	- 24
Sales & Marketing Costs & Legal Fees Total (mkt hs		524,259						17,475	16
Sales & Marketing Costs & Legal Fees Total (aff hs	37,371		37,371					1,869	2
Professional Fees Total (475,899	228,669					14,091	14
Total Development Costs (33,727	30
Total Development Costs (:	12,663,412							253,268	2,57
Development Perio		Quarters							
Debit Interest Ra									
Credit Interest Ra Annual Discount Ra	0.00%								
Credit Interest Ra Annual Discount Ra									
Credit Interest Ra	21,357,451								
Credit Interest Ra Annual Discount Ra Revenue and Capital Contributions (21,357,451								
Credit Interest Ra Annual Discount Ra Revenue and Capital Contributions (Land & associated Fees - inc in interest calc (Development Costs (Finance (21,357,451 590,017 12,073,396 336,603								
Credit Interest Ra Annual Discount Ra Revenue and Capital Contributions (Land & associated Fees - inc in interest cals (Development Costs (Finance (ADR Cost (21,357,451 590,017 12,073,396 336,603 0								
Credit Interest Ra Annual Discount Ra Revenue and Capital Contributions (Land & associated Fees - inc in interest calc (Development Costs (Finance (21,357,451 590,017 12,073,396 336,603 0 13,000,016								
Credit Interest Ra Annual Discount Ra Revenue and Capital Contributions (Land & associated Fees - inc in interest calc (Development Costs (Finance (ADR Cost (Total Dev Costs Inc Finance & ADR Costs (21,357,451 590,017 12,073,396 336,603 0 13,000,016 8,357,435 3,329,935								

Base test: Res5a Western: 40% AH

Previous Next		Sumn	ary Report 2					Print	this Report
Site Nan	e Res5a Western: 40	9% AH				Land and Dev	eloper Returns	Assumptions	
Site Information	n					Land & associa	ted costs includ	ed in cashflow	
						Developer & co			
Description					1	cashflow			
Da	e 03/01/2024	Updated		Compiled by	TM	Reference	Res5a		Total GIA inc
mmary Details					Dwellings	GIA (Exc	Garages GIA	Circ Space	circ space &
	Net Area	1.25	hectares		50.00	garages) 4,446.8	189.0	281.3	garages 4,917.1
	Gross Area		hectares	Market	0.60	3,084.0	189.0	202.2	3,475.2
	Net to Gross %	89.99%		Affordable	49.40	1,362.8	-	79.1	1,441.9
	Density	40.00	per net ha	% Affordable	98.80%				
heme Revenue									
	Total	Market dwellings	Affordable						
Total No of Uni	s 50.00	30.00	dwellings 20.00						
Total NIA exc garages & circ space (sq r	4,446.8	3,084.0	1,362.8						
Garages (sq r	189.0	189.0	-						
Total NIA inc garages exc circ space (sq r	4,635.8	3,273.0	1,362.8						
Tenure Split (by 9	i)	60.00%	40.00%						
Sales Revenue (15,144,525	3,688,343						
Average Revenue per ur		1,067,550	778,971						
Average Revenue per sq m G	A 4,235	10,042	11,505						
oital Contributions	0 -								
	0 -								
	0 -								
	0 -								
	0 -								
Total Capital contributions (E) -								
tal Revenue (£)	18,832,868								
neme Development Costs									
Lar	d 562,545	405,000	per gross ha						
SDLT at prevailing ra	e 17,627								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (
Land & associated fees Tot		474 778	per gross ha						
Edila di associated rees rot	350,017	424,770							
	Total	Market dwellings	Affordable dwellings					per dwelling	per sq m
Build Cost (£) (inc garage	8,641,528	5,783,170	2,858,359					172,831	1,82
Additional Build Costs (-	-	-					-	-
Total GIA inc circ space & garages (sq r		3,286	1,442						
Total Contingency -% Build Cost Total Build Cost (5,783,170	2,858,359					470.004	-
	8,041,528	5,765,170	2,636,339					172,831	1,82
licy & Infrastructure Costs Total Site Infrastructure Cos	666,904]						13,338	14
Biodiversi								1,187 798	1
Part M4(2) (Marke Part M4(2) (Affordabl								798 504	
Part M4(3) Houses (Marke Part M4(3) Flats (Marke	20,663							413 15	
Part M4(3) Houses (Affordabl								339	
Part M4(3) Flats (Affordabl SAMM	8,300							166	
Part S 2021 EV Chargin								836 865	
S10 SANG (Non Cil liable fls	6 50,000							1,000	1
SAING (INOR CIT Hable its	180,765							3,615	-
	=							-	-
Policy & Infrastructure Costs Tot								23,077	- 24
Sales & Marketing Costs & Legal Fees Total (mkt hs		454,336						15,145	13
Sales & Marketing Costs & Legal Fees Total (aff hs	36,776		36,776					1,839	2
Professional Fees Total (475,899	228,669					14,091	14:
CIL(27,539	25
Total Development Costs (12,407,241							248,145	2,52
Development Perio	d 8	Quarters							
Debit Interest Ra									
Credit Interest Ra									
Annual Discount Ra	e 0.00%								
Revenue and Capital Contributions (
Land & associated Fees - inc in interest calc (
Development Costs (
Finance (ADR Cost (
Total Dev Costs Inc Finance & ADR Costs (
Gross Residual Value inc land less finance (6,051,525								
Total Developer/Contractor Return (2,909,628								
sidual Value inc land less finance (£) less Dev & Cont Return (

Base test: Res5b Eastern: 40% AH

Previous Next		Summ	ary Report 2					Print	this Report
Site Name	Res5b Eastern: 409	% AH				Land and Dev	veloper Returns	Assumptions	
Site Information						Land & associa	ted costs includ	ed in cashflow	
Description							ontractor returns	excluded from	
Date	03/01/2024	Updated		Compiled by	TM	cashflow Reference	Res5b		
546	05/01/2024	opauteu		Complica by			TREBUD		Total GIA inc
ummary Details					Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	circ space &
	Net Area	1.25	nectares		50.00	4,446.8	189.0	281.3	garages 4,917.1
	Gross Area	1.39 h	nectares	Market	0.60	3,084.0	189.0	202.2	3,475.2
	Net to Gross %	89.99%		Affordable	49.40	1,362.8	-	79.1	1,441.9
	Density	40.00 p	oer net ha	% Affordable	98.80%				
cheme Revenue									
	Total	Market dwellings	Affordable						
Total No of Units	50.00	30.00	dwellings 20.00						
Total NIA exc garages & circ space (sq m)	4,446.8	3,084.0	1,362.8						
Garages (sq m)	189.0	189.0	-						
Total NIA inc garages exc circ space (sq m)	4,635.8	3,273.0	1,362.8						
Tenure Split (by %)		60.00%	40.00%						
Sales Revenue (£)	21,357,451	17,475,308	3,882,143						
Average Revenue per unit	427,149	1,233,586	826,430						
Average Revenue per sq m GIA	4,803	11,604	12,150						
pital Contributions		1							
0	-								
0	-								
0	-								
0	-								
U Total Capital contributions (£)									
otal Revenue (£)	21,357,451								
cheme Development Costs									
Land	3,166,920	2,280,000 µ	oor gross ha						
SDLT at prevailing rate	147,846	2,200,000	Jer gross na						
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)									
	55,421								
Land & associated fees Total	3,370,187	2,426,341 µ	per gross ha						
	Total	Market dwellings	Affordable					per dwelling	per sq m
Build Cost (£) (inc garages)	8,641,528	5,783,170	dwellings 2,858,359					172,831	1,828
Additional Build Costs (£)		-	-					-	-
Total GIA inc circ space & garages (sq m)	4,728	3,286	1,442						
Total Contingency -% Build Costs		,						-	-
Total Build Cost (£)	8,641,528	5,783,170	2,858,359					172,831	1,828
olicy & Infrastructure Costs Total Site Infrastructure Costs	666.004	1						12 220	141
Biodiversity	666,904 12,950							13,338 259	141
Part M4(2) (Market)	39,900							798	8
Part M4(2) (Affordable) Part M4(3) Houses (Market)	25,200 20,663							504 413	5
Part M4(3) Flats (Market)	750							15	C
Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable)	16,965 8,300							339 166	4
SAMMS	41,807							836	9
Part S 2021 EV Charging S106	43,250 50,000							865 1,000	11
SANG (Non Cil liable flsp)	180,765							3,615	38
	-								-
	-							-	-
Policy & Infrastructure Costs Total	1,107,454							22,149	234
Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg)	524,259 37,371	524,259	37,371					17,475 1,869	160 27
Professional Fees Total (£)	704,568	475,899	228,669					14,091	149
CIL (£)	1,011,815							33,727	308
Total Development Costs (£)	15,397,182							307,944	3,131
Development Period		Quarters							
Development Period Debit Interest Rate	8.00%	Quarters							
Development Period		Quarters							
Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	8.00% 0.00% 0.00%	Quarters							
Development Period Debit Interest Rate Credit Interest Rate	8.00% 0.00% 0.00% 21,357,451	Quarters							
Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (f.)	8.00% 0.00% 0.00%	Quarters							
Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest calc (£) Development Costs (£) Finance (£)	8.00% 0.00% 0.00% 21,357,451 3,370,187	Quarters							
Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest calc (£) Development Costs (£) Finance (£) ADR Cost (£)	8.00% 0.00% 0.00% 21,357,451 3,370,187 12,026,996 664,679 0	Quarters							
Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest calc (£) Development Costs (£) Finance (£) ADR Cost (£) Total Dev Costs Inc Finance & ADR Costs (£)	8.00% 0.00% 0.00% 21,357,451 3,370,187 12,026,996 664,679 0 16,061,862	Quarters							
Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest calc (£) Development Costs (£) Finance (£) ADR Cost (£)	8.00% 0.00% 0.00% 21,357,451 3,370,187 12,026,996 664,679 0	Quarters							

Base test: Res5b Western: 40% AH

Previous Next		Summ	ary Report 2					Print 1	this Report
Site Name	Res5b Western: 40	9% AH				Land and Dev	veloper Returns	Assumptions	
Site Information						Land & associa	ted costs include	ed in cashflow	
Description						Developer & co	ntractor returns	excluded from	
Date	03/01/2024	Updated		Compiled by	TM	cashflow Reference	Res5b		
Date	03/01/2024	Opuated		Compiled by	1141		Resob		Total GIA inc
ummary Details					Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	circ space &
	Net Area	1.25 h	ectares		50.00	4,446.8	189.0	281.3	garages 4,917.1
	Gross Area	1.39 h	ectares	Market	0.60	3,084.0	189.0	202.2	3,475.2
	Net to Gross %	89.99%		Affordable	49.40	1,362.8	-	79.1	1,441.9
	Density	40.00 p	er net ha	% Affordable	98.80%	<u> </u>			
cheme Revenue									
	Total	Market dwellings	Affordable dwellings						
Total No of Units	50.00	30.00	20.00						
Total NIA exc garages & circ space (sq m)	4,446.8	3,084.0	1,362.8						
Garages (sq m)	189.0	189.0	-						
Total NIA inc garages exc circ space (sq m)	4,635.8	3,273.0	1,362.8						
Tenure Split (by %)		60.00%	40.00%						
Sales Revenue (£)	18,832,868	15,144,525	3,688,343						
Average Revenue per unit	376,657	1,067,550	778,971						
Average Revenue per sq m GIA	4,235	10,042	11,505						
apital Contributions									
0	-								
0	-								
0	-								
0	-								
Total Capital contributions (£)	-								
otal Revenue (£)	18,832,868								
cheme Development Costs									
Land	3,166,920	2,280,000 p	er gross ha						
SDLT at prevailing rate	147,846								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	55,421								
Land & associated fees Total	3,370,187	2,426,341 p	er gross ha						
	Total	Market duallings	Affordable					nor devolling	nor ca m
Build Cost (£) (inc garages)	Total 8,641,528	Market dwellings 5,783,170	dwellings 2,858,359					per dwelling 172,831	per sq m 1,828
Additional Build Costs (£)	0,041,320	5,763,170	2,030,335					1/2,631	1,020
Total GIA inc circ space & garages (sq m)	4,728	3,286	1,442						
Total Contingency -% Build Costs	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	5,250	2,772					-	-
Total Build Cost (£)	8,641,528	5,783,170	2,858,359					172,831	1,828
olicy & Infrastructure Costs									
Total Site Infrastructure Costs Biodiversity	666,904 12,950							13,338 259	14:
								255	
Part M4(2) (Market)	39,900							798	8
Part M4(2) (Market) Part M4(2) (Affordable)	39,900 25,200							504	
Part M4(2) (Market)	39,900								!
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable)	39,900 25,200 20,663 750 16,965							504 413 15 339	
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market)	39,900 25,200 20,663 750							504 413 15	
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flouses (Market) Part M4(3) Flouses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250							504 413 15 339 166 836 865	4 4 2 5 5
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS	39,900 25,200 20,663 750 16,965 8,300 41,807							504 413 15 339 166 836	
Part M4(2) (Market) Part M4(3) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S10	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765							504 413 15 339 166 836 865 1,000 3,615	5 4 6 4 2 5 5 5 11 38
Part M4(2) (Market) Part M4(3) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S10	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765							504 413 15 339 166 836 865 1,000 3,615	5 4 () 4 2 5 5
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765							504 413 15 339 166 836 865 1,000 3,615	9 6 6 9 9 11 38
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) House (Market) Part M4(3) House (Affordable) Part M4(3) House (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765	454,336						504 413 15 339 166 836 865 1,000 3,615	9 9 9 1: 38
Part M4(2) (Market) Part M4(3) (Affordable) Part M4(3) (Affordable) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mith lsg) Sales & Marketing Costs & Legal Fees Total (mith lsg)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765		36,776 728,669					504 413 115 339 166 836 865 1,000 3,615 - - - 22,149	133 234 133 244 134 135 254
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568	454,336 475,899	36,776 228,669					504 413 115 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091	1 1 3 3 2 2 3 2 2 1 4 4
Part M4(2) (Market) Part M4(3) (Affordable) Part M4(3) (Affordable) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CLL (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568							504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	1 1 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) (Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (aff hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568							504 413 115 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091	1 1 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
Part M4(2) Market) Part M4(2) Market) Part M4(3) (Affordable) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568 826,161 15,141,011							504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	133 22: 1445 255
Part M4(2) (Market) Part M4(3) (Market) Part M4(3) (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568 826,161 15,141,011 8 8,00%	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	10 (10 (10 (10 (10 (10 (10 (10 (10 (10 (
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flass (Market) Part M4(3) Flass (Affordable) Part M4(3) Flass (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CII liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ff hsg) Professional Fees Total (Li (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 454,586 826,161 15,141,011 8 8,00%	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	10 (10 (10 (10 (10 (10 (10 (10 (10 (10 (
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cill liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fff hsg) Professional Fees Total (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 6,568 826,161 15,141,011 8 8,00% 0,00%	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	6 4 4 2 5 5 1 1 1 1 2 1 2 1 1 2 1 1 1 1 1 1 1
Part M4(2) Market) Part M4(2) Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) House (Affordable) Part M4(3) House (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cii liable fisp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ff hsg) Professional Fees Total (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568 826,161 15,141,011 8 8,00% 0,00%	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	10 (10 (10 (10 (10 (10 (10 (10 (10 (10 (
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Flats (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fmk thsg) Sales & Marketing Costs & Legal Fees Total (fmk thsg) Frofessional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9
Part M4(2) Market) Part M4(2) Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) House (Market) Part M4(3) House (Affordable) Part M4(3) House (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (first hsg) Professional Fees Total (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest cate (E) Land & associated Fees - inc in interest cate (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568 826,161 15,141,011 8 8,00% 0,00%	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	10 (10 (10 (10 (10 (10 (10 (10 (10 (10 (
Part M4(2) Market) Part M4(2) Market) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ff hsg) Professional Fees Total (E. (E.) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest cale (E) Land & associated Fees - inc in interest cale (E) Development Costs (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568 826,161 15,141,011 8 8,009% 0,00% 18,832,868 3,370,87	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	10 (10 (10 (10 (10 (10 (10 (10 (10 (10 (
Part M4(2) Market) Part M4(2) Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) House (Market) Part M4(3) Hats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (first hsg) Professional Fees Total (E) Total Development Costs (E) Development Costs (E) Development Rate Credit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) APR Cost (E) Total Dev Costs Inc Finance & ADR Costs (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	6 4 4 2 5 5 1 1 1 1 2 1 2 1 1 2 1 1 1 1 1 1 1
Part M4(2) (Market) Part M4(2) (Market) Part M4(3) (As Contable) Part M4(3) (Part M4(2) (As Contable) Part M4(3) (Part Market) Part M4(3) (Part M4(3)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	1 1 3 3 3 2 2 1 4 4 2 5 5
Part M4(2) Market) Part M4(2) Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) House (Market) Part M4(3) Hats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (first hsg) Professional Fees Total (E) Total Development Costs (E) Development Costs (E) Development Rate Credit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) APR Cost (E) Total Dev Costs Inc Finance & ADR Costs (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	6 4 4 2 5 5 1 1 1 1 2 1 2 1 1 2 1 1 1 1 1 1 1

Base test: Res5b Eastern: 40% AH (sensitivity test at 45dph)

Base test: Res5b Eastern: 40% AF	(00000000000000000000000000000000000000		ary Report 2					Print	his Report
Site Name	Res5b Eastern: 409	6 AH				Land and Dev	eloper Returns	Assumptions	
Site Information						Land & associa	ted costs include	ed in cashflow	
							ntractor returns		
Description			<u>.</u>			cashflow			
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res5b		
Summary Details					Dwellings	GIA (Exc	Garages GIA	Circ Space	Total GIA inc
Summary Security						garages)			circ space & garages
	Net Area	1.11 h			50.00	4,446.8	189.0	281.3	4,917.1
	Gross Area Net to Gross %	1.24 F 90.01%	ectares	Market Affordable	0.60 49.40	3,084.0 1,362.8	189.0	202.2 79.1	3,475.2 1,441.9
	Density		er net ha	% Affordable	98.80%		-	75.1	1,441.5
Scheme Revenue		-							
Scheme Revenue			Affordable						
	Total	Market dwellings	dwellings						
Total No of Units	50.00	30.00	20.00						
Total NIA exc garages & circ space (sq m)	4,446.8	3,084.0	1,362.8						
Garages (sq m)	189.0	189.0	-						
Total NIA inc garages exc circ space (sq m)	4,635.8	3,273.0	1,362.8						
Tenure Split (by %)		60.00%	40.00%						
Sales Revenue (£)	21,357,451	17,475,308	3,882,143						
Average Revenue per unit	427,149	1,233,586	826,430						
Average Revenue per sq m GIA	4,803	11,604	12,150						
Capital Contributions									
0	-								
0	-								
0									
0	-								
0	-								
Total Capital contributions (£)	-								
Total Revenue (£)	21,357,451								
Scheme Development Costs									
Land	2,818,080	2,280,000 p	er gross ha						
SDLT at prevailing rate	130,404								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	49,316								
Land & associated fees Total	2,997,800	2,425,405 p	er gross ha						
			Affordable						
	Total	Market dwellings	dwellings					per dwelling	per sq m
Build Cost (£) (inc garages)	8,641,528	5,783,170	2,858,359					172,831	1,828
Additional Build Costs (£)	-	-	-					-	
Total GIA inc circ space & garages (sq m)	4,728	3,286	1,442						
Total Contingency -% Build Costs	-							-	-
Total Build Cost (£)	8,641,528	5,783,170	2,858,359					172,831	1,828
Policy & Infrastructure Costs Total Site Infrastructure Costs	666,904							13,338	141
Biodiversity	12,950							13,336	141
Part M4(2) (Market)								259	3
	39,900							798	3
Part M4(2) (Affordable)	39,900 25,200							798 504	8 5
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market)	39,900 25,200 20,663 750							798 504 413 15	8 5 4 0
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable)	39,900 25,200 20,663 750 16,965							798 504 413 15 339	8 5 4 0 4
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market)	39,900 25,200 20,663 750							798 504 413 15	8 5 4 0
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) Part S 2021 EV Charging	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250							798 504 413 15 339 166 836 865	8 5 4 0 4 2 9
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000							798 504 413 15 339 166 836 865 1,000	8 5 4 0 4 2 9 9
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765							798 504 413 15 339 166 836 865 1,000 3,615	8 5 4 0 4 2 9 9 11 38
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000							798 504 413 15 339 166 836 865 1,000 3,615	8 5 4 0 4 2 9 9
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765							798 504 413 15 339 166 836 865 1,000 3,615	8 5 4 0 4 2 9 9 11 38
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Hauses (Market) Part M4(3) Haus (Market) Part M4(3) Haus (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S10.66 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765	524.750						798 504 413 15 339 166 836 865 1,000 3,615 22,149	8 5 4 0 4 2 9 9 9 111 38 -
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Hauses (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fiff hsg)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765	524,259	37,371					798 504 413 15 339 166 836 865 1,000 3,615 -	8 5 4 0 4 2 9 9 11 38
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Hauses (Market) Part M4(3) Hause (Affordable) Part M4(3) Hause (Affordable) SAMMS Part S 2021 EV Charging SAMMS Part S 2021 EV Charging SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fift hsg) Professional Fees Total (£)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454	524,259 475,899	37,371 228,669					798 504 413 15 339 166 836 865 1,000 3,615 - - 22,149	8 5 4 0 4 2 9 9 9 11 38 - - 234
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Hauses (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fiff hsg)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454							798 504 413 15 339 166 836 865 1,000 3,615 - - - 22,149	8 5 4 0 4 2 9 9 11 38 - - - 234
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Hauses (Market) Part M4(3) Hause (Affordable) Part M4(3) Hause (Affordable) SAMMS Part S 2021 EV Charging SAMMS Part S 2021 EV Charging SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fift hsg) Professional Fees Total (£)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 524,259 37,371 704,568							798 504 413 15 339 166 836 865 1,000 3,615 22,149 17,475 1,869 14,091	8 5 4 0 4 2 9 9 9 111 38 - - 234
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (The hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 524,259 37,371 704,568 1,011,815	475,899						798 504 413 15 339 166 836 8655 1,000 3,615 22,149 17,475 1,869 14,091 33,727	8 5 4 0 4 2 9 9 111 38 - - - 234 160 27 149
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mft hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 524,259 37,371 704,668 1,011,815 15,024,795							798 504 413 15 339 166 836 8655 1,000 3,615 22,149 17,475 1,869 14,091 33,727	8 5 4 0 4 2 9 9 111 38 - - - 234 160 27 149
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fift hsg) Professional Fees Total (£) CLL (£) Total Development Costs (£) Development Period Debit Interest Rate	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 524,259 37,371 704,568 1,011,815 15,024,795	475,899						798 504 413 15 339 166 836 8655 1,000 3,615 22,149 17,475 1,869 14,091 33,727	8 5 4 0 4 2 9 9 111 38 - - 234 160 27 149
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mft hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 524,259 37,371 704,668 1,011,815 15,024,795	475,899						798 504 413 15 339 166 836 8655 1,000 3,615 22,149 17,475 1,869 14,091 33,727	8 5 4 0 4 2 9 9 111 38 - - 234 160 27 149
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) Part M4(3) Hats (Affordable) SAMMS Part S 2021 EV Charging SAMMS Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fee	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 524,259 37,371 704,568 1,011,815 15,024,795 8 8,00% 0,00%	475,899						798 504 413 15 339 166 836 8655 1,000 3,615 22,149 17,475 1,869 14,091 33,727	8 5 4 0 4 2 9 9 111 38 - - 234 160 27 149
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (Inkt hsg) Sales & Marketing Costs & Legal Fees Total (Fit hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 524,259 37,371 704,568 1,011,815 15,024,795 8 8,00% 0,00% 0,00%	475,899						798 504 413 15 339 166 836 8655 1,000 3,615 22,149 17,475 1,869 14,091 33,727	8 5 4 0 4 2 9 9 111 38 - - 234 160 27 149
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) Part M4(3) Hats (Affordable) SAMMS Part S 2021 EV Charging SAMMS Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fee	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 524,259 37,371 704,568 1,011,815 15,024,795 8 8,00% 0,00%	475,899						798 504 413 15 339 166 836 8655 1,000 3,615 22,149 17,475 1,869 14,091 33,727	8 5 4 0 4 2 9 9 111 38 - - 234 160 27 149
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (ank hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (2) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Land & associated Fees - inc in interest calc (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 524,259 37,371 704,568 1,011,815 15,024,795 8 8,00% 0,00% 0,00%	475,899						798 504 413 15 339 166 836 8655 1,000 3,615 22,149 17,475 1,869 14,091 33,727	8 5 4 0 4 2 9 9 111 38 - - 234 160 27 149
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mft hsg) Professional Fees Total (fif hsg) Professional Fees Total (EL) Total Development Costs (E) Development Period Debit Interest Rate Annual Discount Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest cale (E) Development Costs (E) Development Period Debit Interest Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest cale (E) Development Costs (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 524,259 37,371 704,668 1,011,815 15,024,795 8 8,00% 0,00% 21,357,451 2,997,800 12,026,996	475,899						798 504 413 15 339 166 836 8655 1,000 3,615 22,149 17,475 1,869 14,091 33,727	8 5 4 0 4 2 9 9 111 38 - - 234 160 27 149
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) SAMMS Part S 2021 EV Charging Salos SANG (Non Cil liable flsp) Salos SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fift hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 524,259 37,371 704,568 1,011,815 15,024,795 8 8,00% 0,00% 0,00% 21,357,451 2,997,800 12,026,996 619,111	475,899						798 504 413 15 339 166 836 8655 1,000 3,615 22,149 17,475 1,869 14,091 33,727	8 5 4 0 4 2 9 9 111 38 - - 234 160 27 149
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fift hsg) Professional Fees Total (EL) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest calc (£) Development Costs (£) Total Dev Costs Inc Finance (£) ADR Cost (£) Total Dev Costs Inc Finance (£) Gross Residual Value inc Iand Iess finance (£)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765	475,899						798 504 413 15 339 166 836 8655 1,000 3,615 22,149 17,475 1,869 14,091 33,727	8 5 4 0 4 2 9 9 111 38 - - 234 160 27 149
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Professional Fees Total (1) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Total Dev Costs Inc Finance & ADR Costs (E) Total Dev Costs Inc Finance & ADR Costs (E)	39,900 25,200 20,663 750 16,965 8,300 41,807 43,250 50,000 180,765	475,899						798 504 413 15 339 166 836 8655 1,000 3,615 22,149 17,475 1,869 14,091 33,727	8 5 4 0 4 2 9 9 111 38 - - 234 160 27 149

Base test: Res5b Western: 40% AH (sensitivity test at 45dph)

Base test: Res5b Western: 40% A			ary Report 2					Print	his Report
Site Name	Res5b Western: 40	96 AH				Land and Dev	eloper Returns	Assumptions	
Site Information						Land & associa	ted costs include	ed in cashflow	
							ntractor returns		
Description						cashflow			
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res5b		100017-10
Summary Details					Dwellings	GIA (Exc	Garages GIA	Circ Space	rotal GIA inc circ space &
	Net Area	1.11 h	ectares		50.00	garages) 4,446.8	189.0	281.3	garages 4,917.1
	Gross Area	1.24 h		Market	0.60	3,084.0	189.0	202.2	3,475.2
	Net to Gross %	90.01%		Affordable	49.40	1,362.8	-	79.1	1,441.9
	Density	44.94 p	er net ha	% Affordable	98.80%				
Scheme Revenue									
	Total	Market dwellings	Affordable						
Total No of Units	50.00	30.00	dwellings 20.00						
Total NIA exc garages & circ space (sq m)	4,446.8	3,084.0	1,362.8						
Garages (sq m)	189.0	189.0	-						
Total NIA inc garages exc circ space (sq m)	4,635.8	3,273.0	1,362.8						
Tenure Split (by %)		60.00%	40.00%						
Sales Revenue (£)	18,832,868	15,144,525	3,688,343						
Average Revenue per unit	376,657	1,067,550	778,971						
Average Revenue per sq m GIA	4,235	10,042	11,505						
Capital Contributions									
0	-								
0	-								
0	-								
0	-								
0 Total Capital contributions (£)	-								
Total Revenue (£)	18,832,868								
Scheme Development Costs									
Land	2,818,080	2,280,000 p	or gross bo						
SDLT at prevailing rate		2,280,000 β	ier gross na						
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	130,404								
	49,316								
Land & associated fees Total	2,997,800	2,425,405 p	er gross ha						
	Total	Market dwellings	Affordable dwellings					per dwelling	per sq m
Build Cost (£) (inc garages)	8,641,528	5,783,170	2,858,359					172,831	1,828
Additional Build Costs (£)	-	-	-					-	
Total GIA inc circ space & garages (sq m)	4,728	3,286	1,442						
Total Contingency -% Build Costs	-							-	-
Total Build Cost (£)	8,641,528	5,783,170	2,858,359					172,831	1,828
Policy & Infrastructure Costs Total Site Infrastructure Costs	666,904							13,338	141
Biodiversity	12,950							259	3
Part M4(2) (Market) Part M4(2) (Affordable)	39,900 25,200								8
Part M4(3) Houses (Market)	20,663							798 F04	-
Part M4(3) Flats (Market)								504 413	5
Dart MA(3) Houses (Affordable)	750 16 965							504 413 15	4 0
Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable)	16,965 8,300							504 413 15 339 166	4 0 4 2
Part M4(3) Flats (Affordable) SAMMS	16,965 8,300 41,807							504 413 15 339 166 836	4 0 4 2 9
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106	16,965 8,300 41,807 43,250 50,000							504 413 15 339 166 836 865 1,000	4 0 4 2 9 9
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging	16,965 8,300 41,807 43,250							504 413 15 339 166 836 865 1,000 3,615	4 0 4 2 9 9 11 38
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106	16,965 8,300 41,807 43,250 50,000							504 413 15 339 166 836 865 1,000	4 0 4 2 9 9
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp)	16,965 8,300 41,807 43,250 50,000 180,765							504 413 15 339 166 836 865 1,000 3,615	4 0 4 2 9 9 11 38
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total	16,965 8,300 41,807 43,250 50,000 180,765 - - 1,107,454							504 413 15 339 166 836 865 1,000 3,615 - - - 22,149	4 0 4 2 9 9 11 38 -
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp)	16,965 8,300 41,807 43,250 50,000 180,765	454,336	36.776					504 413 15 339 166 836 865 1,000 3,615 - - - 22,149	4 0 4 2 9 9 11 38
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CII liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg)	16,965 8,300 41,807 43,250 50,000 180,765 - - - 1,107,454	454,336 475,899	36.776 228.669					504 413 15 339 166 836 865 1,000 3,615 - - - 22,149	4 0 4 2 9 9 11 38 - - 234
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fff hsg)	16,965 8,300 41,807 43,250 50,000 180,765 - - - 1,107,454 454,336 36,776							504 413 15 339 166 836 865 1,000 3,615 - - - 22,149	4 0 4 2 9 9 111 38 - - 234
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (gff hsg) Professional Fees Total (£)	16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568							504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091	4 0 4 2 9 9 11 38 - - - 234 139 27
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ff hsg) Professional Fees Total (E	16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568 826,161 14,768,624	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	4 0 4 2 9 9 11 38 - - - 234 139 27 149
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CLL (£)	16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568 826,161 14,768,624							504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	4 0 4 2 9 9 11 38 - - - 234 139 27 149
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S 106 SANG (Non CII liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£)	16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568 826,161 14,768,624	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	4 0 4 2 9 9 11 38 - - - 234 139 27 149
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fl hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate	16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568 826,161 14,768,624 8 8,00%	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	4 0 4 2 9 9 11 38 - - - 234 139 27 149
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Professional Fees Total (ff hsg) Professional Fees Total (EL) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate	16,965 8,300 41,807 43,250 50,000 180,765	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	4 0 4 2 9 9 11 38 - - - 234 139 27 149
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging \$106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	16,965 8,300 41,807 43,250 50,000 180,765	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	4 0 4 2 9 9 11 38 - - - 234 139 27 149
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CII liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest calc (£) Development Costs (£)	16,965 8,300 41,807 43,250 50,000 180,765 1,107,454 454,336 36,776 704,568 826,161 14,768,624 8 8,00% 0,00% 18,832,868 2,997,800 11,770,824	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	4 0 4 2 9 9 11 38 - - - 234 139 27 149
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging \$106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest cale (E) Development Costs (E) Pevelopment Costs (E)	16,965 8,300 41,807 43,250 50,000 180,765	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	4 0 4 2 9 9 11 38 - - - 234 139 27 149
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Professional Fees Total (ff hsg) Professional Fees Total (cll. (f) Cil. (f) Total Development Costs (L) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (f) Land & associated Fees - inc in interest cale (f) Development Costs (g) Finance (g) ADR Cost (g)	16,965 8,300 41,807 43,250 50,000 180,765	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	4 0 4 2 9 9 11 38 - - - 234 139 27 149
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging \$106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest cale (E) Development Costs (E) Pevelopment Costs (E)	16,965 8,300 41,807 43,250 50,000 180,765	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	4 0 4 2 9 9 11 38 - - - 234 139 27 149
Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non Cil liable flsp) Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) ADR Cost (E) ADR Cost (E) Total Dev Costs Inc Finance & ADR Costs (E)	16,965 8,300 41,807 43,250 180,765 1,107,454 454,336 36,776 704,568 826,161 14,768,624 8 8,00% 0,00% 18,832,868 2,997,800 11,770,824 665,871 0 15,434,495	475,899						504 413 15 339 166 836 865 1,000 3,615 - - - 22,149 15,145 1,839 14,091 27,539	4 0 4 2 9 9 11 38 - - - 234 139 27 149

Base test: Res6a Eastern: 40% AH

Previous Next		Summ	ary Report 2					Print	this Report
Site Nan	Res6a Eastern: 409	% AH				Land and Dev	eloper Returns	Assumptions	
Site Information	n					Land & associa	ted costs include	ed in cashflow	
Description	n						ntractor returns	excluded from	
Da		Updated		Compiled by	TM	cashflow Reference	Res6a		
Da	03/01/2024	Opulated		Complied by	1141		riesoa		Total GIA inc
iummary Details					Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	circ space &
	Net Area	1.07	nectares		75.00	6,238.2	40.5	204.8	garages 6,483.5
	Gross Area	1.19	nectares	Market	0.60	4,194.0	40.5	86.2	4,320.7
	Net to Gross %	90.00%		Affordable	74.40	2,044.2	-	118.6	2,162.8
	Density	70.03	oer net ha	% Affordable	99.20%				
cheme Revenue									
	Total	Market dwellings	Affordable						
Total No of Uni	rs 75.00	45.00	dwellings 30.00						
Total NIA exc garages & circ space (sq r	6,238.2	4,194.0	2,044.2						
Garages (sq r	40.5	40.5	-						
Total NIA inc garages exc circ space (sq r	6,278.7	4,234.5	2,044.2						
Tenure Split (by 9	ı)	60.00%	40.00%						
Sales Revenue (29,474,124	23,650,909	5,823,215						
Average Revenue per ur		1,173,655	826,430						
Average Revenue per sq m G	A 4,725	11,573	12,150						
apital Contributions	0 -	1							
	0 -								
	0 -								
	0 -								
	0 -								
Total Capital contributions (
otal Revenue (£)	29,474,124								
cheme Development Costs									
Lar	d 481,950	405,000	oer gross ha						
SDLT at prevailing ra			-						
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (
Land & associated fees Tot		423.514	oer gross ha						
Edild & dissociated rees roo	303,362	423,314							
	Total	Market dwellings	Affordable dwellings					per dwelling	per sq m
Build Cost (£) (inc garage	11,886,119	7,677,557	4,208,563					158,482	1,845
Additional Build Costs (<u>-</u>	-	-					-	-
Total GIA inc circ space & garages (sq r	6,443	4,280	2,163						
Total Contingency -% Build Cos								-	-
Total Build Cost (11,886,119	7,677,557	4,208,563					158,482	1,845
olicy & Infrastructure Costs Total Site Infrastructure Cos	924,596	1						12,328	144
Biodiversi	89,025							1,187	14
Part M4(2) (Marke Part M4(2) (Affordabl								798 504	9
Part M4(3) Houses (Market	t) 29,363							392	5
Part M4(3) Flats (Marke Part M4(3) Houses (Affordabl								30 339	0
Part M4(3) Flats (Affordabl	12,450							166	2
SAMM Part S 2021 EV Chargir								819 865	10 10
S10	6 75,000							1,000	12
SANG (Non CIL liable fls	271,159							3,615	42
	-							-	-
Policy & Infrastructure Costs Tot	1,653,235							22,043	- 257
		700 527							
Sales & Marketing Costs & Legal Fees Total (mkt hs Sales & Marketing Costs & Legal Fees Total (aff hs	56,056	709,527	56,056					15,767 1,869	168 27
Professional Fees Total (970,085	633,400	336,685					12,934	151
CIL (1,305,437							29,010	305
Total Development Costs (17,084,442							227,793	2,635
	d 3	Years						1	
Development Paris		. 2013							
Development Perio Debit Interest Ra	e 8.00%								
Debit Interest Ra	e 0.00%								
Debit Interest Ra Credit Interest Ra	0.00% e 0.00%								
Debit Interest Ra Credit Interest Ra Annual Discount Ra	0.00% 0.00% 29,474,124								
Debit Interest Ra Credit Interest Ra Annual Discount Ra Revenue and Capital Contributions (Land & associated Fees - inc in interest calc (Development Costs (e 0.00% e 0.00% E) 29,474,124 E) 503,982 E) 16,580,461								
Debit Interest Ra Credit Interest Ra Annual Discount Ra Revenue and Capital Contributions (Land & associated Fees - inc in interest calc (Development Costs (Finance)	0.00% 0.00%								
Debit Interest Ra Credit Interest Ra Annual Discount Ra Revenue and Capital Contributions (Land & associated Fees - inc in interest calc (Development Costs (Finance (ADR Cost (e 0.00% e 0.00% E) 29,474,124 E) 503,982 E) 16,580,461 E) 308,256 E) 0								
Debit Interest Ra Credit Interest Ra Annual Discount Ra Revenue and Capital Contributions (Land & associated Fees - inc in interest calc (Development Costs (Finance)	e 0.00% e 0.00% E) 29,474,124 E) 503,982 E) 16,580,461 E) 308,256 E) 0 17,392,699								
Debit Interest Ra Credit Interest Ra Annual Discount Ra Revenue and Capital Contributions (Land & associated Fees - inc in interest calc (Development Costs (Finance (ADR Cost (Total Dev Costs Inc Finance & ADR Costs (e 0.00% e 0.00% E 29,474,124 E 503,982 E 16,580,461 E 308,256 E 17,392,699 E 12,081,425 E 4,546,543								

Base test: Res6a Western: 40% AH

Base test: Res6a Western: 40% A	H								
Previous Next		Summ	ary Report 2					Print	this Report
Site Name	Res6a Western: 40	% AH				Land and Dev	eloper Returns	Assumptions	
Site Information						Land & associa	ted costs include	ed in cashflow	
						Developer & co	ntractor returns	excluded from	
Description						cashflow			
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res6a		
Summary Details					Dwellings	GIA (Exc	Garages GIA	Circ Space	rotal GIA inc circ space &
	Net Area	1.07	nectares		75.00	garages) 6,238.2	40.5	204.8	garages 6,483.5
	Gross Area		nectares	Market	0.60	4,194.0	40.5	86.2	4,320.7
	Net to Gross %	90.00%		Affordable	74.40	2,044.2	-	118.6	2,162.8
	Density	70.03	per net ha	% Affordable	99.20%				
Scheme Revenue									
	Total	Market dwellings	Affordable						
Total No of Units	75.00	45.00	dwellings 30.00						
Total NIA exc garages & circ space (sq m)	6,238.2	4,194.0	2,044.2						
Garages (sq m)	40.5	40.5	-						
Total NIA inc garages exc circ space (sq m)	6,278.7	4,234.5	2,044.2						
Tenure Split (by %)		60.00%	40.00%						
Sales Revenue (£)	26,117,877	20,585,363	5,532,514						
Average Revenue per unit	348,238	1,017,692	778,971						
Average Revenue per sq m GIA	4,187	10,038	11,505						
Capital Contributions									
0									
0	-								
0	-								
0									
Total Capital contributions (£)									
Total Revenue (£)	26,117,877								
Scheme Development Costs									
Land	481,950	405,000	oer gross ha						
SDLT at prevailing rate	13,598								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	8,434								
Land & associated fees Total	503,982	423,514	oer gross ha						
			Affordable						
B 316 105	Total	Market dwellings	dwellings					per dwelling	per sq m
Build Cost (£) (inc garages) Additional Build Costs (£)	11,886,119	7,677,557	4,208,563					158,482	1,845
Total GIA inc circ space & garages (sq m)	6,443	4,280	2,163					-	_
Total Contingency -% Build Costs	0,445	4,200	2,103					-	
Total Build Cost (£)	11,886,119	7,677,557	4,208,563					158,482	1,845
Policy & Infrastructure Costs									
Total Site Infrastructure Costs Biodiversity	924,596 89,025							12,328 1,187	144
Part M4(2) (Market)	59,850							798	9
Part M4(2) (Affordable) Part M4(3) Houses (Market)	37,800 29,363							504 392	6 5
Part M4(3) Flats (Market)	2,250							30	0
Part M4(3) Houses (Affordable)	25,448							339 166	4
Part M4(3) Flats (Affordable) SAMMS	12,450 61,420							166 819	10
Part S 2021 EV Charging S106	64,875 75,000							865 1,000	10 12
SANG (Non CIL Liable flsp)	271,159							3,615	42
	-							-	
	-							-	
Policy & Infrastructure Costs Total	1,653,235							22,043	257
Sales & Marketing Costs & Legal Fees Total (mkt hsg)	617,561	617,561						13,724	146
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£)	55,165 970,085	633,400	55,165 336,685					1,839 12,934	27 151
CIL (£)	1,065,907							23,687	249
Total Development Costs (£)	16,752,054							223,361	2,584
Development Period		Years							
Debit Interest Rate Credit Interest Rate	8.00%								
Annual Discount Rate	0.00%								
Revenue and Capital Contributions (£)	26,117,877								
Land & associated Fees - inc in interest calc (£)	503,982								
Development Costs (£)	16,248,073								
Finance (£)	334,678								
ADR Cost (£)	17.000.70								
Total Dev Costs Inc Finance & ADR Costs (£) Gross Residual Value inc land less finance (£)	17,086,733 9,031,144								
Total Developer/Contractor Return (£)	3,991,442								
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	5,039,702								

Base test: Res6b Eastern: 40% AH

Previous Next		Summ	ary Report 2					Print 1	this Report
Site Name	Res6b Eastern: 409	% AH				Land and Dev	veloper Returns	Assumptions	
Site Information						Land & associa	ted costs includ	ed in cashflow	
Description							ontractor returns	excluded from	
Date	03/01/2024	Updated		Compiled by	TM	cashflow Reference	Res6b		
Date	03/01/2024	Opuated		Complied by	1141		Nesob		Total GIA inc
ummary Details					Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	circ space &
	Net Area	1.07 h	nectares		75.00	6,238.2	40.5	204.8	6,483.5
	Gross Area	1.19	nectares	Market	0.60	4,194.0	40.5	86.2	4,320.7
	Net to Gross %	90.00%		Affordable	74.40	2,044.2	-	118.6	2,162.8
	Density	70.03 p	per net ha	% Affordable	99.20%				
heme Revenue									
	Total	Market dwellings	Affordable						
Total No of Units	75.00	45.00	dwellings 30.00						
Total NIA exc garages & circ space (sq m)	6,238.2	4,194.0	2,044.2						
Garages (sq m)	40.5	40.5							
Total NIA inc garages exc circ space (sq m)	6,278.7	4,234.5	2,044.2						
Tenure Split (by %)		60.00%	40.00%						
Sales Revenue (£)	29,474,124	23,650,909	5,823,215						
Average Revenue per unit	392,988	1,173,655	826,430						
Average Revenue per sq m GIA	4,725	11,573	12,150						
pital Contributions		1							
0	-								
0	-								
0	-								
0	-								
0 Total Capital contributions	-								
otal Revenue (£)	29,474,124								
heme Development Costs		1							
Land	2,713,200	2,280,000 µ	oor gross ha						
SDLT at prevailing rate	125,160	2,200,000	Jer gross na						
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)									
	47,481								
Land & associated fees Total	2,885,841	2,425,076 µ	oer gross ha						
	Total	Market dwellings	Affordable					per dwelling	per sq m
Build Cost (£) (inc garages)	11,886,119	7,677,557	dwellings 4,208,563					158,482	1,845
Additional Build Costs (£)		-	-					- 1	-
Total GIA inc circ space & garages (sq m)	6,443	4,280	2,163						
Total Contingency -% Build Costs	-	,						-	-
Total Build Cost (£)	11,886,119	7,677,557	4,208,563					158,482	1,845
licy & Infrastructure Costs Total Site Infrastructure Costs	024 506	1						12 220	144
Biodiversity	924,596 19,425							12,328 259	144
Part M4(2) (Market)	59,850							798	9
Part M4(2) (Affordable) Part M4(3) Houses (Market)	37,800 29,363							504 392	
Part M4(3) Flats (Market)	2,250							30	(
Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable)	25,448 12,450							339 166	
SAMMS	61,420							819	10
Part S 2021 EV Charging S106	64,875 75,000							865 1,000	10
SANG (Non CIL liable flsp)	271,159							3,615	42
	-								-
	-							- 1	-
Policy & Infrastructure Costs Total	1,583,635							21,115	246
	709,527	709,527	56,056					15,767 1,869	168
Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg)			336,685					12,934	15
Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£)	56,056 970,085	633,400						29,010	30
Sales & Marketing Costs & Legal Fees Total (aff hsg)		633,400							
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£)	970,085	633,400						258,623	2,99
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£)	970,085 1,305,437 19,396,701								2,99
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£) Development Period	970,085 1,305,437 19,396,701	633,400 Years							2,992
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£)	970,085 1,305,437 19,396,701								2,992
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate	970,085 1,305,437 19,396,701 3 8.00%								2,992
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	970,085 1,305,437 19,396,701 3 8.00% 0.00% 0.00%								2,99
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate	970,085 1,305,437 19,396,701 3 8.00% 0.00% 0.00%								2,992
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E)	970,085 1,305,437 19,396,701 3 8.00% 0.00% 0.00%								2,992
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest cale (E) Development Costs (E) Finance (E)	970,085 1,305,437 19,396,701 3 8.00% 0.00% 0.00% 29,474,124 16,510,861 496,466								2,992
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) ADR Cost (E)	970,085 1,305,437 19,396,701 3 8.00% 0.00% 0.00% 29,474,124 2,885,841 16,510,861 496,466								2,992
Sales & Marketing Costs & Legal Fees Total (ff Hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest calc (£) Development Costs (£) Finance (£) ADR Cost (£) Total Dev Costs Inc Finance & ADR Costs (£)	970,085 1,305,437 19,396,701 3 8,00% 0,00% 0,00% 29,474,124 2,885,841 16,510,861 496,466 0 19,893,168								2,99.
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) ADR Cost (E)	970,085 1,305,437 19,396,701 3 8.00% 0.00% 0.00% 29,474,124 2,885,841 16,510,861 496,466								2,993

Base test: Res6b Western: 40% AH

Previous Next		Summ	ary Report 2					Print	this Report
Site Name	Res6b Western: 40	9% AH				Land and Dev	eloper Returns	Assumptions	
Site Information						Land & associa	ted costs includ	ed in cashflow	
								excluded from	
Description					1	cashflow	Γ		
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res6b		Total GIA inc
mmary Details					Dwellings	GIA (Exc	Garages GIA	Circ Space	circ space &
	Net Area	1.07	nectares		75.00	garages) 6,238.2	40.5	204.8	garages 6,483.5
	Gross Area		nectares	Market	0.60	4,194.0	40.5	86.2	4,320.7
	Net to Gross %	90.00%		Affordable	74.40	2,044.2	-	118.6	2,162.8
	Density	70.03	per net ha	% Affordable	99.20%				
heme Revenue									
	Total	Market dwellings	Affordable						
Total No of Units	75.00	45.00	dwellings 30.00						
Total NIA exc garages & circ space (sq m	6,238.2	4,194.0	2,044.2						
Garages (sq m	40.5	40.5	-						
Total NIA inc garages exc circ space (sq m)	6,278.7	4,234.5	2,044.2						
Tenure Split (by %)		60.00%	40.00%						
Sales Revenue (£)	26,117,877	20,585,363	5,532,514						
Average Revenue per unit	348,238	1,017,692	778,971						
Average Revenue per sq m GIA	4,187	10,038	11,505						
oital Contributions									
	-								
C	-								
C	-								
C	-								
Total Capital contributions (£)	-								
al Revenue (£)	26,117,877								
neme Development Costs									
Lanc	2,713,200	2,280,000	oer gross ha						
SDLT at prevailing rate	125,160		-						
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	47,481								
Land & associated fees Total	2,885,841	2,425,076	oor gross ha						
Edita & dissociated rees rota	2,003,041	2,423,070							
	Total	Market dwellings	Affordable dwellings					per dwelling	per sq m
Build Cost (£) (inc garages	11,886,119	7,677,557	4,208,563					158,482	1,84
Additional Build Costs (£	-	-	-						-
Total GIA inc circ space & garages (sq m)	6,443	4,280	2,163						
Total Contingency -% Build Costs	-							-	-
Total Build Cost (£)	11,886,119	7,677,557	4,208,563					158,482	1,84
licy & Infrastructure Costs Total Site Infrastructure Costs	924,596	1						12,328	14-
Biodiversity	19,425							259	
Part M4(2) (Market Part M4(2) (Affordable	59,850 37,800							798 504	
Part M4(3) Houses (Market	29,363							392	
Part M4(3) Flats (Market Part M4(3) Houses (Affordable	2,250 25,448							30 339	
Part M4(3) Flats (Affordable	12,450							166	
SAMMS Part S 2021 EV Charging	61,420 64,875							819 865	1
S106	75,000							1,000	1
SANG (Non CIL Liable flsp)	271,159							3,615	4
	-							-	-
Policy & Infrastructure Costs Tota	1,583,635							21,115	- 24
		617.50							
Sales & Marketing Costs & Legal Fees Total (mkt hsg Sales & Marketing Costs & Legal Fees Total (aff hsg	617,561 55,165	617,561	55,165					13,724 1,839	14
Professional Fees Total (£	970,085	633,400	336,685					12,934	15
CIL (£	1,065,907							23,687	24
Total Development Costs (£)	19,064,313							254,191	2,94
Development Perioc		Years							
Development Period Debit Interest Rate	8.00%	redis							
Credit Interest Rate	0.00%								
Annual Discount Rate	0.00%								
Revenue and Capital Contributions (£)	26,117,877								
Land & associated Fees - inc in interest calc (£	2,885,841								
Development Costs (£)	16,178,473								
Finance (£	600,899								
ADR Cost (£ Total Dev Costs Inc Finance & ADR Costs (£	19,665,213								
Gross Residual Value inc land less finance (£)	19,665,213 6,452,663								
Total Developer/Contractor Return (E) sidual Value inc land less finance (E) less Dev & Cont Returns (E)	3,991,442								

Base test: Res7.1b Town Centre: 20% AH

Previous Next		Summ	ary Report 2					Print	this Report
Site Name	Res7.1b Town Cen	tre: 20% AH				Land and Dev	veloper Returns	Assumptions	
Site Information						Land & associa	ted costs includ	ed in cashflow	
Description							entractor returns	excluded from	
Date	03/01/2024	Updated		Compiled by	TM	cashflow Reference	Res7.1b		
						GIA (Exc			Total GIA inc
ummary Details					Dwellings	garages)	Garages GIA	Circ Space	circ space & garages
	Net Area		ectares	Mandant	150.00 0.80	8,997.0 7,332.0	-	1,587.7	10,584.7
	Gross Area Net to Gross %	0.63 h 99.21%	ectares	Market Affordable	149.20	1,665.0	-	1,293.9 293.8	8,625.9 1,958.8
	Density	240.38 p	er net ha	% Affordable	99.47%				
cheme Revenue									
	Total	Market dwellings	Affordable						
Total No of Units	150.00	120.00	dwellings 30.00						
Total NIA exc garages & circ space (sq m)	8,997.0	7,332.0	1,665.0						
Garages (sq m)	-	-	-						
Total NIA inc garages exc circ space (sq m)	8,997.0	7,332.0	1,665.0						
Tenure Split (by %)		80.00%	20.00%						
Sales Revenue (£)	45,204,106	40,326,000	4,878,106						
Average Revenue per unit Average Revenue per sq m GIA	301,361	336,050	689,747						
Average Revenue per sq m GIA	5,024	5,500	12,428						
o O	-								
0	-								
0	-								
0	-								
0 Total Capital contributions (£)	-								
otal Revenue (£)	45,204,106								
cheme Development Costs		1							
Land	1,434,120	2,280,000 p	er gross ha						
SDLT at prevailing rate	61,206		3						
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	25,097								
Land & associated fees Total	1,520,423	2,417,207 p	er gross ha						
			Affordable						
D. 71.0 . 10.5	Total	Market dwellings	dwellings					per dwelling	per sq m
Build Cost (£) (inc garages) Additional Build Costs (£)	22,891,543	18,655,196	4,236,348					152,610	2,163
Total GIA inc circ space & garages (sq m)	10,585	8,626	1,959						
Total Contingency -7.5% Build Costs	1,716,866							11,446	162
Total Build Cost (£)	24,608,409	18,655,196	4,236,348					164,056	2,325
olicy & Infrastructure Costs		1							
Biodiversity	-							-	-
Part M4(2) (Market)	-							-	-
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market)	-							-	-
Part M4(2) (Market) Part M4(2) (Affordable)	-							-	-
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Hats (Market) Part M4(3) Houses (Affordable) Part M4(3) Hots (Affordable)	- - 21,000 - 10,500							- 140 - 70	- 2 -
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging	21,000 - 10,500 98,296 129,750							- 140 - 70 655 865	- 2 - 1 5
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106	- - 21,000 - 10,500 98,296 129,750 150,000							- 140 - 70 655 865 1,000	- 2 - 1 9 12
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging	21,000 - 10,500 98,296 129,750 150,000 220,365							- 140 - 70 655 865 1,000 1,469	- 2 - 1 5 12 14 21
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flouses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S 106 SANG (Non CIL Liable flsp)	- 21,000 - 10,500 98,296 129,750 150,000 220,365							- 140 - 70 655 865 1,000	- 2 - 1 9 12
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging SANG (Non CIL Liable flsp.) SANG (Non CIL Liable flsp.)	21,000 - 10,500 98,296 129,750 150,000 220,365							- 140 - 70 655 865 1,000 1,469	- 2 - 1 5 12 14 21
Part M4(2) (Market) Part M4(2) (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) Part M5(3) Houses (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CIL Liable flsp) Sprinklers Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg)	21,000 - 10,500 98,296 129,750 150,000 220,365 - - - 629,911	1,209,780						- 140 - 70 655 865 1,000 1,469 4,199	- 2 - 1 - 5 - 12 - 14 - 21 6 - 6 - 16 - 16
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) Mouses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CIL Liable flsp) Sprinklers Policy & Infrastructure Costs Total	21,000 10,500 98,296 129,750 150,000 220,365	1,209,780	60,452 254,181					- 140 - 70 655 865 1,000 1,469 - - - 4,199	- 1 1 2 1 4 2 1 60 1 1 6 5 3 6
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) (Josep (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CIL Liable flsp) Sprinklers Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg)	21,000 10,500 98,296 129,750 150,000 220,365 - - - - 629,911 1,209,780 60,452							- 140 - 70 655 865 1,000 1,469 4,199	- 2 1 12 1 2 2 2 2 6 6 6 1 1 6 1 3 6
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) (Affordable) Part M4(3) Flats (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CIL Liable flsp) Sprinklers Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (f)	21,000 							- 140 - 70 655 865 1,000 1,469 4,199 10,082 2,015 9,157	
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) (Journable) Part M4(3) Flats (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CIL Liable flsp) Sprinklers Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E)	21,000 98,296 129,750 150,000 220,365 - - - - - - - - - - - - - - - - - - -	1,119,312						- 140 - 70 655 865 1,000 1,469 4,199 10,082 2,015 9,157	
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) (Affordable) Part M4(3) Flats (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CIL Liable flsp) Sprinklers Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CIL (£)	21,000 98,296 129,750 150,000 220,365 - - - - - - - - - - - - - - - - - - -							- 140 - 70 655 865 1,000 1,469 4,199 10,082 2,015 9,157	
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) (Journable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Changing S 106 SANG (Non CIL Liable fisp) Sprinklers Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (grif hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate	21,000 10,500 98,296 129,750 150,000 220,365 	1,119,312						- 140 - 70 655 865 1,000 1,469 4,199 10,082 2,015 9,157	
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) (Jaffordable) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CIL Liable fisp) Sprinklers Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate	21,000 	1,119,312						- 140 - 70 655 865 1,000 1,469 4,199 10,082 2,015 9,157	- 2 - 1 - 1 - 1 - 1 - 6 - 6 - 6 - 1 - 1 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 3 - 4 - 4 - 4 - 5 - 5 - 6 - 6 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7
Part M4(2) (Market) Part M4(2) (Affordable) Part M4(3) (Affordable) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CIL Liable flsp) Sprinklers Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ff hsg) Professional Fees Total (g) CIL (g) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	21,000 98,296 129,750 150,000 220,365 - - - - - - - - - - - - - - - - - - -	1,119,312						- 140 - 70 655 865 1,000 1,469 4,199 10,082 2,015 9,157	
Part M4(2) (Market) Part M4(2) (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CIL Liable flsp) Sprinklers Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) Total Development Costs (£) Development Period Debit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest calc (£)	21,000 98,296 129,750 150,000 220,365 	1,119,312						- 140 - 70 655 865 1,000 1,469 4,199 10,082 2,015 9,157	- 2 - 1 - 1 - 1 - 1 - 6 - 6 - 6 - 1 - 1 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 3 - 4 - 4 - 4 - 5 - 5 - 6 - 6 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7
Part M4(2) (Market) Part M4(2) (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CIL Liable fisp) Sprinklers Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest calc (£) Development Costs (£)	21,000 10,500 98,296 129,750 150,000 220,365 	1,119,312						- 140 - 70 655 865 1,000 1,469 4,199 10,082 2,015 9,157	- 2 - 1 5 12 14 21
Part M4(2) (Market) Part M4(2) (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CIL Liable flsp) Sprinklers Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) Total Development Costs (£) Development Period Debit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest calc (£)	21,000 98,296 129,750 150,000 220,365 	1,119,312						- 140 - 70 655 865 1,000 1,469 4,199 10,082 2,015 9,157	- 2 - 1 - 1 - 1 - 1 - 6 - 6 - 6 - 1 - 1 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 3 - 4 - 4 - 4 - 5 - 5 - 6 - 6 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7
Part M4(2) (Market) Part M4(2) (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CIL Liable flsp) Sprinklers Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (flsp) Professional Fees Total (£) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest calc (£) Development Costs (£) Finance (£) ADR Cost (£) Total Dev Costs Inc Finance & ADR Costs (£)	21,000 98,296 129,750 150,000 220,365 629,911 1,209,780 60,452 1,373,493 2,303,111 31,705,579 3 8,000% 0,009% 0,009% 1,520,420 1,520,423 30,185,156 568,245 0	1,119,312						- 140 - 70 655 865 1,000 1,469 4,199 10,082 2,015 9,157	- 2 - 1 - 1 - 1 - 1 - 6 - 6 - 6 - 1 - 1 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 3 - 4 - 4 - 4 - 5 - 5 - 6 - 6 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7
Part M4(2) (Market) Part M4(2) (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Hats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging S106 SANG (Non CIL Liable flsp) Sprinklers Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (flsp) Professional Fees Total (fl (flsp) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest cale (E) Development Costs (E) Finance (E) Finance (E) ADR Cost (E)	21,000 98,296 129,750 150,000 220,365 629,911 1,209,780 60,452 1,373,493 2,303,111 31,705,579 3 8.00% 0.00% 45,204,106 1,520,423 30,185,156	1,119,312						- 140 - 70 655 865 1,000 1,469 4,199 10,082 2,015 9,157	

Base test: Res9b Town Centre: 10% AH

Previous Next		Summ	ary Report 2					Print	this Report
Site Name	Res9b Town Centr	e: 10% AH				Land and Dev	eloper Returns	Assumptions	
Site Information						Land & associa	ted costs includ	ed in cashflow	
Description						Developer & co	ontractor returns	excluded from	
Date	03/01/2024	Updated		Compiled by	TM	cashflow Reference	Res9b		
Date	03/01/2024	Opulateu		Complied by	1141		Nessb		Total GIA inc
ummary Details					Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	circ space &
	Net Area	1.87 h	ectares		550.00	34,350.0	-	10,167.0	garages 44,517.0
	Gross Area	1.87 h	ectares	Market	0.90	31,297.5	-	9,263.5	40,561.0
	Net to Gross % Density	100.00% 294.12 p	or not be	Affordable % Affordable	549.10 99.84%	3,052.5	-	903.5	3,956.0
cheme Revenue	Delisity	254.12 p	ernetna	70 Alfordable	33.0470	<u>'</u>			
neme revenue			Affordable						
	Total	Market dwellings	dwellings						
Total No of Units	550.00	495.00	55.00						
Total NIA exc garages & circ space (sq m)	34,350.0	31,297.5	3,052.5						
Garages (sq m)	-	-	-						
Total NIA inc garages exc circ space (sq m)	34,350.0	31,297.5	3,052.5						
Tenure Split (by %) Sales Revenue (£)	191 070 441	90.00%	10.00%						
Average Revenue per unit	181,079,444 329,235	172,136,250 347,750	8,943,194 689,747						
Average Revenue per sq m GIA	5,272	5,500	12,428						
Contributions	3,212	5,500	12,420						
Commercial (Western block)	4,902,107								
Commercial (Eastern block)	3,795,180								
Car Park value	2,590,000								
0	-								
0	-								
Total Capital contributions (£)	11,287,287								
	192,366,731								
heme Development Costs									
Land	4,263,600	2,280,000 р	er gross ha						
SDLT at prevailing rate	202,680								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	74,613								
Land & associated fees Total	4,540,893	2,428,285 p	er gross ha						
	Total	Market dwellings	Affordable					per dwelling	per sq m
Build Cost (£) (inc garages)	108,781,000	99,114,217	dwellings 9,666,783					197,784	2,444
Additional Build Costs (£)		-	-						-
Total GIA inc circ space & garages (sq m)	44,517	40,561	3,956						
Total Contingency -7.5% Build Costs	8,158,574							14,834	183
Total Build Cost (£)	116,939,574	99,114,217	9,666,783					212,617	2,62
ւ Infrastructure Costs		1							-
Biodiversity	-							-	-
Part M4(2) (Market) Part M4(2) (Affordable)	-								_
Part M4(3) Houses (Market)								- :	-
	-	·						-	-
Part M4(3) Flats (Market)								-	-
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable)	- 86,625 - 19,250							- - 158 - 35	- : -
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS	- 86,625 - 19,250 373,466							- - 158 - 35 679	- : -
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S10f0	86,625 19,250 373,466 34,706 550,000							- - 158 - 35 679 63 1,000	-
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp)	86,625 - 19,250 373,466 34,706 550,000 445,050							- 158 - 35 679 63 1,000	- - (8 : 12
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S10f0	86,625 19,250 373,466 34,706 550,000							- - 158 - 35 679 63 1,000	- - (8 : 12
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp)	19,250 373,466 34,706 550,000 445,050 1,200,000							- 158 - 35 679 63 1,000 809 2,182	- (
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S10f0 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total	86,625 19,250 373,466 34,706 550,000 445,050 1,200,000	E484000						- 158 - 35 679 63 1,000 809 2,182 - - 4,926	- (8 11: 11: 2: 6:
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S1066 SANG (Non CIL Liable fisp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mth hsg) Sales & Marketing Costs & Legal Fees Total (mth hsg)	86,625 - 19,250 373,466 34,706 550,000 445,050 1,200,000 - - 2,709,097 5,164,088 110,828	5,164,088	110,828					- 158 - 35 679 63 1,000 809 2,182	- : : : : : : : : : : : : : : : : : : :
Part M4(3) Flats (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£)	86,625 19,250 373,466 34,706 550,000 445,050 1,200,000 2,709,097 5,164,088 110,928 6,526,860	5,164,088 5,946,853	110.828 580.007					- 158 - 35 679 63 1,000 809 2,182 4,926 10,433 2,015	1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S1066 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mft hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CIL (£)	19,250 373,466 34,706 550,000 445,050 1,200,000 							- 158 - 35 679 63 1,000 809 2,182 - 4,926 10,433 2,015 11,867 21,878	
Part M4(3) Flats (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£)	86,625 19,250 373,466 34,706 550,000 445,050 1,200,000 2,709,097 5,164,088 110,928 6,526,860							- 158 - 35 679 63 1,000 809 2,182 4,926 10,433 2,015	
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S1066 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mft hsg) Sales & Marketing Costs & Legal Fees Total (ff hsg) Professional Fees Total (£) CIL (£)	86,625 19,250 373,466 34,706 550,000 445,050 1,200,000 2,709,097 5,164,088 110,828 6,526,860 10,829,791 146,821,131	5,946,853						- 158 - 35 679 63 1,000 809 2,182 - 4,926 10,433 2,015 11,867 21,878	
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable fisp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E)	86,625 19,250 373,466 34,706 550,000 445,050 1,200,000 2,709,097 5,164,088 110,828 6,526,860 10,829,791 146,821,131							- 158 - 35 679 63 1,000 809 2,182 - 4,926 10,433 2,015 11,867 21,878	
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S1066 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate	86,625 -19,250 373,466 34,706 550,000 445,050 1,200,000 -2,709,097 5,164,088 110,828 6,526,860 10,829,791 146,821,131	5,946,853						- 158 - 35 679 63 1,000 809 2,182 - 4,926 10,433 2,015 11,867 21,878	
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S1066 SANG (Non CIL Liable fisp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate	19,250 19,250 373,466 34,706 550,000 1,200,000 2,709,097 5,164,088 110,828 6,526,860 10,829,791 146,821,131	5,946,853						- 158 - 35 679 63 1,000 809 2,182 - 4,926 10,433 2,015 11,867 21,878	
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S1066 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate	86,625 19,250 373,466 34,706 550,000 445,050 1,200,000 	5,946,853						- 158 - 35 679 63 1,000 809 2,182 - 4,926 10,433 2,015 11,867 21,878	
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fift hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E)	86,625 19,250 373,466 34,706 550,000 445,050 1,200,000 2,709,097 5,164,088 110,828 6,526,800 10,829,791 146,821,131 7 8,000% 0,000% 0,000% 192,366,731 4,540,893	5,946,853						- 158 - 35 679 63 1,000 809 2,182 - 4,926 10,433 2,015 11,867 21,878	
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (flsp) Forfessional Fees Total (2) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest cale (£) Development Costs (£)	19,250 19,250 373,466 34,706 550,000 445,050 1,200,000 2,709,097 5,164,088 110,828 6,526,860 10,829,791 146,821,131 7 8,00% 0,00% 192,366,731 4,540,893 142,280,238	5,946,853						- 158 - 35 679 63 1,000 809 2,182 - 4,926 10,433 2,015 11,867 21,878	
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S2021 EV Charging (259 spaces) S1066 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E)	19,250 19,250 373,456 34,706 550,000 445,050 1,200,000 2,709,097 5,164,088 110,828 6,526,860 10,829,791 146,821,131 7 8,00% 0,00% 192,366,731 4,540,893 142,280,238 5,341,597	5,946,853						- 158 - 35 679 63 1,000 809 2,182 - 4,926 10,433 2,015 11,867 21,878	- 2
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (flst) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (5) CIL (6) Total Development Costs (F) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (F) Land & associated Fees - inc in interest cale (G) Development Costs (E)	19,250 19,250 373,466 34,706 550,000 445,050 1,200,000 2,709,097 5,164,088 110,828 6,526,860 10,829,791 146,821,131 7 8,00% 0,00% 192,366,731 4,540,893 142,280,238	5,946,853						- 158 - 35 679 63 1,000 809 2,182 - 4,926 10,433 2,015 11,867 21,878	
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (ff hsg) Professional Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) ADR Cost (E)	19,250 373,466 34,706 550,000 1,200,000 2,709,097 5,164,088 110,828 6,526,880 10,829,791 146,821,131 7 8,00% 0,00% 192,366,731 4,540,893 142,280,238 5,341,597	5,946,853						- 158 - 35 679 63 1,000 809 2,182 - 4,926 10,433 2,015 11,867 21,878	
Part M4(5) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (first hsg) Professional Fees Total (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) ADR Cost (E) Total Dev Costs Inc Finance & ADR Costs (E)	86,625 19,250 373,466 34,706 550,000 445,050 1,200,000 2,709,097 5,164,088 110,828 6,526,860 10,829,791 146,821,131 7 8,00% 0,00% 192,366,731 4,540,893 142,280,238 5,341,597 0	5,946,853						- 158 - 35 679 63 1,000 809 2,182 - 4,926 10,433 2,015 11,867 21,878	

Base test: Res9b Town centre: 20% AH

Previous Next		Summ	ary Report 2					Print 1	this Report
Site Name	Res9b Town centre	20% AH				Land and Dev	veloper Returns	Assumptions	
Site Information						Land & associa	ted costs includ	ed in cashflow	
Description							ntractor returns	s excluded from	
Date	03/01/2024	Updated		Compiled by	TM	cashflow Reference	Res9b		
						GIA (Exc]	Total GIA inc
ummary Details					Dwellings	garages)	Garages GIA	Circ Space	circ space & garages
	Net Area	1.87 h			550.00	34,350.0	-	10,167.0	44,517.0
	Gross Area Net to Gross %	1.87 h	ectares	Market Affordable	0.80 549.20	28,245.0 6,105.0	-	8,360.0 1,807.0	36,605.0 7,912.0
	Density	294.12 p	er net ha	% Affordable	99.85%		-	1,807.0	7,512.0
cheme Revenue			<u> </u>			•			
			Affordable						
	Total	Market dwellings	dwellings						
Total No of Units Total NIA exc garages & circ space (sq m)	550.00 34,350.0	440.00 28,245.0	110.00 6,105.0						
Garages (sq m)	34,350.0	28,245.0	6,105.0						
Total NIA inc garages exc circ space (sq m)	34,350.0	28,245.0	6,105.0						
Tenure Split (by %)	,550.0	80.00%	20.00%						
Sales Revenue (£)	173,233,888	155,347,500	17,886,388						
Average Revenue per unit	314,971	353,063	689,747						
Average Revenue per sq m GIA	5,043	5,500	12,428						
apital Contributions									
Commercial (Western block) Commercial (Eastern block)	4,902,107 3,795,180								
Car Park Value	2,590,000								
0									
0	-								
Total Capital contributions (£)	11,287,287								
otal Revenue (£)	184,521,175								
cheme Development Costs									
Land	4,263,600	2,280,000 p	er gross ha						
SDLT at prevailing rate	202,680								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	74,613								
Land & associated fees Total	4,540,893	2,428,285 p	er gross ha						
	Total	Manhat dayallinan	Affordable						
Build Cost (£) (inc garages)	Total 108,781,000	Market dwellings 89,447,434	dwellings 19,333,566					per dwelling 197,784	per sq m 2,444
Additional Build Costs (£)	100,701,000	-	15,555,500					137,704	2,444
Total GIA inc circ space & garages (sq m)	44,517	36,605	7,912						
Total Contingency -7.5% Build Costs	8,158,575							14,834	183
Total Build Cost (£)	116,939,575	89,447,434	19,333,566					212,617	2,627
olicy & Infrastructure Costs		1							
Biodiversity	-							-	-
Part M4(2) (Market)	-							-	-
Part M4(2) (Affordable) Part M4(3) Houses (Market)	-								
	-							-	-
Part M4(3) Flats (Market)	77,000							- - 140	- 2
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable)	77,000 - 38,500							- 140 - 70	-
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) AMMS	77,000 - 38,500 373,466							- 140 - 70 679	- - - :
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106	77,000 - 38,500 373,466 34,706 550,000							- 140 - 70 679 63 1,000	- - : 8
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S1066 SANG (Non CIL Liable flsp)	77,000 - 38,500 373,466 34,706 550,000 890,100							- 140 - 70 679 63 1,000	- 2 - 1 8 1 12 20
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106	77,000 - 38,500 373,466 34,706 550,000							- 140 - 70 679 63 1,000	- - - - - - - 12
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S1066 SANG (Non CIL Liable flsp)	77,000 - 38,500 373,466 34,706 550,000 890,100 1,200,000							- 140 - 70 679 63 1,000 1,618 2,182	- : : : : : : : : : : : : : : : : : : :
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total	77,000 - 38,500 373,466 34,706 550,000 890,100 1,200,000 - - 3,163,772	4560475						- 140 - 70 679 63 1,000 1,618 2,182 - 5,752	- - - : 8 : : 11: 20: 2: - -
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 space) S106 SANG (Non CIL Liable fisp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg)	77,000	4,660,425	221,657					- 140 - 70 679 63 1,000 1,618 2,182 5,752	
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (flsp) Sales & Marketing Costs & Legal Fees Total (flsp) Professional Fees Total (£)	77,000	4,660,425 5,366,846	221,657 1,160,014					- 140 - 70 679 63 1,000 1,618 2,182 5,752 10,592 2,015 11,867	
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 space) S106 SANG (Non CIL Liable fisp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (aff hsg) Sales & Marketing Costs & Legal Fees Total (fish sg) Professional Fees Total (£) CIL (£)	77,000							- 140 - 70 679 63 1,000 1,618 2,182 - 5,752 10,592 2,015 11,867 22,213	
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (flsp) Sales & Marketing Costs & Legal Fees Total (flsp) Professional Fees Total (£)	77,000							- 140 - 70 679 63 1,000 1,618 2,182 5,752 10,592 2,015 11,867	- 2 - 1 - 1 - 1 - 2 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 space) S106 SANG (Non CIL Liable fisp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (aff hsg) Sales & Marketing Costs & Legal Fees Total (fish sg) Professional Fees Total (£) CIL (£)	77,000 38,500 373,466 34,706 550,000 890,100 1,200,000 3,163,772 4,660,425 221,657 6,526,860 9,773,542							- 140 - 70 679 63 1,000 1,618 2,182 - 5,752 10,592 2,015 11,867 22,213	- 2 - 1 - 1 - 1 - 2 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 space) S106 SANG (Non CIL Liable fisp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate	77,000	5,366,846						- 140 - 70 679 63 1,000 1,618 2,182 - 5,752 10,592 2,015 11,867 22,213	- 2 - 1 - 1 - 1 - 2 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fift hsg) Professional Fees Total (£) CLL (£) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate	77,000	5,366,846						- 140 - 70 679 63 1,000 1,618 2,182 - 5,752 10,592 2,015 11,867 22,213	- 2 - 1 - 1 - 1 - 2 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 space) S106 SANG (Non CIL Liable fisp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fisp) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	77,000	5,366,846						- 140 - 70 679 63 1,000 1,618 2,182 - 5,752 10,592 2,015 11,867 22,213	- 2
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	77,000 38,500 373,466 34,706 550,000 890,100 1,200,000 2,21,657 4,660,425 221,657 6,526,860 9,773,542 145,826,724 7 8,00% 0,00%	5,366,846						- 140 - 70 679 63 1,000 1,618 2,182 - 5,752 10,592 2,015 11,867 22,213	- 2 - 1 - 1 - 1 - 2 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 space) S106 SANG (Non CIL Liable fisp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (fisp) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	77,000 38,500 373,466 34,706 550,000 890,100 1,200,000 2,21,657 6,526,660 9,773,542 45,826,724 7 8,009% 0,00% 0,00%	5,366,846						- 140 - 70 679 63 1,000 1,618 2,182 - 5,752 10,592 2,015 11,867 22,213	- 2 - 1 - 1 - 1 - 2 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E)	77,000 38,500 373,466 34,706 550,000 890,100 1,200,000 2,21,657 4,660,425 221,657 6,526,860 9,773,542 145,826,724 7 8,00% 0,00%	5,366,846						- 140 - 70 679 63 1,000 1,618 2,182 - 5,752 10,592 2,015 11,867 22,213	- 2 - 1 - 1 - 1 - 2 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Houses (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) ADR Cost (E)	77,000 38,500 373,466 34,706 550,000 890,100 1,200,000 1,200,000 2,1657 4,660,425 221,657 6,526,860 9,773,542 145,826,724 7 8,00% 0,00% 184,521,175 4,540,893 141,285,831 6,105,579 0	5,366,846						- 140 - 70 679 63 1,000 1,618 2,182 - 5,752 10,592 2,015 11,867 22,213	- 2 - 1 - 1 - 1 - 2 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (gl Flsq) Professional Fees Total (E) Total Development Costs (E) Development Costs (E) Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) ADR Cost (E) Total Dev Costs Inc Finance & ADR Costs (E)	77,000 38,500 373,466 34,706 550,000 890,100 1,200,000 2,21,657 6,526,660 9,773,542 45,826,724 7 8,000% 0,00% 0,00% 184,521,175 4,540,893 141,285,831 6,105,579 0 151,932,303	5,366,846						- 140 - 70 679 63 1,000 1,618 2,182 - 5,752 10,592 2,015 11,867 22,213	
Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Houses (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) ADR Cost (E)	77,000 38,500 373,466 34,706 550,000 890,100 1,200,000 1,200,000 2,1657 4,660,425 221,657 6,526,860 9,773,542 145,826,724 7 8,00% 0,00% 184,521,175 4,540,893 141,285,831 6,105,579 0	5,366,846						- 140 - 70 679 63 1,000 1,618 2,182 - 5,752 10,592 2,015 11,867 22,213	

Base test: Res10b Town Centre: 20% AH

se test: Res10b Town Centre: 2	.U/0 ATT								
Previous Next	D10h T Ch		ary Report 2						this Report
Site Name	Res10b Town Cent	re: 20% AH				Land and Dev	eloper Returns	Assumptions	
Site Information							ted costs include		
Description						Developer & co cashflow	ntractor returns	excluded from	
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res10b		
						GIA (Exc			Total GIA inc
ummary Details					Dwellings	garages)	Garages GIA	Circ Space	circ space &
	Net Area		nectares		342.00	19,500.0	*	5,940.6	25,440.6
	Gross Area		nectares	Market	0.80	15,703.8	-	4,784.1	20,487.9
	Net to Gross % Density	100.00% 249.64	per net ha	Affordable % Affordable	341.20 99.77%	3,796.2	-	1,156.5	4,952.7
cheme Revenue						J			
			Affordable						
	Total	Market dwellings	dwellings						
Total No of Units	342.00	273.60	68.40						
Total NIA exc garages & circ space (sq m)	19,500.0	15,703.8	3,796.2						
Garages (sq m)	-	-							
Total NIA inc garages exc circ space (sq m)	19,500.0	15,703.8	3,796.2						
Tenure Split (by %) Sales Revenue (£)	97,492,981	80.00% 86,370,900	20.00% 11,122,081						
Average Revenue per unit	97,492,981 285,067	86,370,900 315,683	11,122,081 689,747						
Average Revenue per sq m GIA	5,000	5,500	12,428						
apital Contributions	5,550	5,550	12,420						
Car parking value	2,520,000								
0	-								
0	-								
0	-								
0	-								
Total Capital contributions (£) otal Revenue (£)	2,520,000								
	100,012,981								
cheme Development Costs									
Land	3,123,600	2,280,000 p	per gross ha						
SDLT at prevailing rate	145,680								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	54,663								
Land & associated fees Total	3,323,943	2,426,236 µ	oer gross ha						
	Total	Market dwellings	Affordable					per dwelling	per sq m
Build Cost (£) (inc garages)	55,019,354	44,308,356	dwellings 10,710,999					160,875	2,163
Additional Build Costs (£)		-	-					-	-
Total GIA inc circ space & garages (sq m)	25,441	20,488	4,953						
Total Contingency -7.5% Build Costs	4,126,452							12,066	162
Total Build Cost (£)	59,145,806	44,308,356	10,710,999					172,941	2,325
olicy & Infrastructure Costs								-	
Biodiversity	-							-	-
Part M4(2) (Market) Part M4(2) (Affordable)	-							-	-
Part M4(3) Houses (Market)	-							-	-
Part M4(3) Flats (Market) Part M4(3) Houses (Affordable)	47,880							140	2
Part M4(3) Flats (Affordable)	23,940							70	1
SAMMS Part S 2021 EV Charging	210,020 217,980							614 637	8
S106	342,000							1,000	13
SANG (Non CIL Liable flsp)	502,425							1,469	20
	-							-	-
Policy & Infrastructure Costs Total	1 244 245							3,931	- 53
	1,344,245	252::							
Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg)	2,591,127 137,830	2,591,127	137,830					9,470 2,015	165 36
Professional Fees Total (£)	3,301,161	2,658,501	642,660					9,653	130
CIL (£)	5,470,276							19,994	267
Total Development Costs (£)	75,314,389							220,218	2,960
Development Period	7	Years						'	
Debit Interest Rate	8.00%								
Credit Interest Rate	0.00%								
Annual Discount Rate	0.00%								
Revenue and Capital Contributions (£)	100,012,981								
Land & associated Fees - inc in interest calc (£)	3,323,943								
	71,990,446								
Development Costs (£)									
Finance (£)	1,870,952								
Finance (£) ADR Cost (£)	0								
Finance (£)									
Finance (£) ADR Cost (£) Total Dev Costs Inc Finance & ADR Costs (£)	77,185,341								

Base test: Res10b Town Centre: 25% AH

Previous Next		Summ	ary Report 2					Print	this Report
Site Name	Res10b Town Cent					Land and Dev	veloper Returns	Assumptions	
Site Information							ted costs includ		
								excluded from	
Description			1			cashflow			
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res10b		
mmary Details					Dwellings	GIA (Exc	Garages GIA	Circ Space	circ space &
	Net Area	1.37	nectares		342.00	garages) 19,500.0	-	5,940.6	garages 25,440.6
	Gross Area		nectares	Market	0.75	14,754.8	-	4,495.0	19,249.7
	Net to Gross %	100.00%		Affordable	341.25	4,745.3	-	1,445.6	6,190.9
	Density	249.64	oer net ha	% Affordable	99.78%				
heme Revenue									
	Total	Market dwellings	Affordable						
Total No of Units	342.00	256.50	dwellings 85.50						
Total NIA exc garages & circ space (sq m)	19,500.0	14,754.8	4,745.3						
Garages (sq m)	-	-	-						
Total NIA inc garages exc circ space (sq m)	19,500.0	14,754.8	4,745.3						
Tenure Split (by %)		75.00%	25.00%						
Sales Revenue (£)	95,053,726	81,151,125	13,902,601						
Average Revenue per unit	277,935	316,379	689,747						
Average Revenue per sq m GIA	4,875	5,500	12,428						
pital Contributions		,							
Car parking value	2,520,000								
0	-								
0	-								
0									
0 Total Capital contributions (£)	2,520,000								
tal Revenue (£)	97,573,726								
neme Development Costs		J							
	2 4 2 2 5 2 2	2 200 000							
Land	3,123,600	2,280,000	per gross ha						
SDLT at prevailing rate	145,680								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	54,663								
Land & associated fees Total	3,323,943	2,426,236	per gross ha						
	Total	Market dwellings	Affordable					per dwelling	per sq m
Build Cost (£) (inc garages)	55,019,354	41,630,606	dwellings 13,388,748					160,875	2,16
Additional Build Costs (£)	-	-						-	-
Total GIA inc circ space & garages (sq m)	25,441	19,250	6,191						
Total Contingency -7.5% Build Costs	4,126,450							12,066	16:
Total Build Cost (£)	59,145,804	41,630,606	13,388,748					172,941	2,32
licy & Infrastructure Costs									
Biodiversity	-							-	-
Part M4(2) (Market)	-								-
Part M4(2) (Affordable) Part M4(3) Houses (Market)	-								-
Part M4(3) Flats (Market)	44,888							131	-
Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable)	20.025							-	-
Part M4(3) Flats (Affordable) SAMMS	29,925 210,020							88 614	
Part S 2021 EV Charging	217,980							637	
S106 SANG (Non CIL Liable flsp)	342,000 696,476							1,000 2,036	1 2
	-							-	-
	=							-	-
Policy & Infrastructure Costs Total	1,541,289							4,507	6
Sales & Marketing Costs & Legal Fees Total (mkt hsg)	2,434,534	2,434,534						9,491	16
Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£)	172,288 3,301,161	2,497,836	172,288 803,325					2,015 9,653	3 13
CIL (£)	5,139,683	2,497,036	803,325					20,038	26
Total Development Costs (£)	75,058,702							219,470	2,95
i otal Development Costs (£)	75,058,702							219,4/0	2,951
Development Period	7	Years							
Debit Interest Rate	8.00%								
Credit Interest Rate	0.00%								
Annual Discount Rate	0.00%								
Revenue and Capital Contributions (£)	97,573,726								
	3,323,943								
Land & associated Fees - inc in interest calc (£)									
Development Costs (£)	71,734,759								
L	71,734,759 1,957,450 0								
Development Costs (E) Finance (E) ADR Cost (E) Total Dev Costs Inc Finance & ADR Costs (E)	1,957,450								
Development Costs (£) Finance (£) ADR Cost (£)	1,957,450 0								

Base test: Res9b Town centre: 25% AH

Previous Next		Summ	ary Report 2					Print 1	this Report
Site Name	Res9b Town centre	25% AH				Land and Dev	veloper Returns	Assumptions	
Site Information						Land & associa	ted costs includ	ed in cashflow	
Description							ntractor returns	s excluded from	
Date	03/01/2024	Updated		Compiled by	TM	cashflow Reference	Res9b		
						GIA (Exc]	Total GIA inc
ummary Details					Dwellings	garages)	Garages GIA	Circ Space	circ space & garages
	Net Area	1.87 h			550.00	34,350.0	-	10,167.0	44,517.0
	Gross Area Net to Gross %	1.87 h	ectares	Market Affordable	0.75 549.25	26,718.8 7,631.3	-	7,908.3 2,258.7	34,627.0 9,890.0
	Density	294.12 p	er net ha	% Affordable	99.86%		-	2,236.7	9,090.0
cheme Revenue									
	- · ·		Affordable						
	Total	Market dwellings	dwellings						
Total No of Units Total NIA exc garages & circ space (sq m)	550.00 34,350.0	412.50 26,718.8	137.50						
Garages (sq m)	34,350.0	26,718.8	7,631.3						
Total NIA inc garages exc circ space (sq m)	34,350.0	26,718.8	7,631.3						
Tenure Split (by %)	.,,	75.00%	25.00%						
Sales Revenue (£)	169,311,110	146,953,125	22,357,985						
Average Revenue per unit	307,838	356,250	689,747						
Average Revenue per sq m GIA	4,929	5,500	12,428						
pital Contributions									
Commercial (Western block) Commercial (Eastern block)	4,902,107 3,795,180								
Car Park Value	2,590,000								
0	-								
0 0	-								
Total Capital contributions (£)	11,287,287								
otal Revenue (£)	180,598,397								
cheme Development Costs									
Land	4,263,600	2,280,000 p	er gross ha						
SDLT at prevailing rate	202,680								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	74,613								
Land & associated fees Total	4,540,893	2,428,285 p	er gross ha						
			Affordable						
Puild Cost (E) line garages	Total	Market dwellings	dwellings					per dwelling	per sq m
Build Cost (£) (inc garages) Additional Build Costs (£)	108,781,000	84,614,042	24,166,958					197,784	2,444
Total GIA inc circ space & garages (sq m)	44,517	34,627	9,890						
Total Contingency -7.5% Build Costs	8,158,574							14,834	183
Total Build Cost (£)	116,939,574	84,614,042	24,166,958					212,617	2,627
olicy & Infrastructure Costs		1							
Biodiversity	-							-	-
Part M4(2) (Market)		1							
	-							-	-
Part M4(2) (Affordable) Part M4(3) Houses (Market)	-							-	-
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market)	- - 72,188							- - 131	- 2
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable)	- - 72,188 - 48,125							- - 131 - 88	-
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS	72,188 - 48,125 373,466							- - 131 - 88 679	- - - :
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces)	- 72,188 - 48,125 373,466 34,706 550,000							- - 131 - 88 679 63 1,000	- - : 8
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp)	- 72,188 - 48,125 373,466 34,706 550,000 1,113,075							- 131 - 88 679 63 1,000 2,024	- - - - - - 1.2
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) 5106	- 72,188 - 48,125 373,466 34,706 550,000							- - 131 - 88 679 63 1,000	- - - - - - 1.2
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp)	- 72,188 - 48,125 373,466 34,706 550,000 1,113,075 1,200,000							- - 131 - 88 679 63 1,000 2,024 2,182	- : : : : : : : : : : : : : : : : : : :
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total	72.188 - 48.125 373.466 34,706 550,000 1.113.075 1,200,000	4.408.504						- 131 - 88 679 63 1,000 2,024 2,182 6,166	
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S1066 SANG (Non CIL Liable fisp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg)	72,188 48,125 373,466 34,706 550,000 1,113,075 1,200,000 - - 3,391,560 4,408,594 277,071	4,408,594	277,071					-131 -88 679 63 1,000 2,024 2,182 6,166	
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£)	72,188 48,125 373,466 34,706 550,000 1,113,075 1,200,000 3,391,560 4,408,594 277,071 6,526,860	4,408,594 5,076,843	277,071 1,450,017					-131 -188 679 63 1,000 2,024 2,182 -16,166 10,688 2,015	
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Professional Fees Total (£) CIL (£)	72,188 48,125 373,466 34,706 550,000 1,113,075 1,200,000 3,391,560 4,408,594 277,071 6,526,860 9,245,418							- 131 - 88 679 63 1,000 2,024 2,182 - 6,166 10,688 2,015 11,867 22,413	
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£)	72,188 48,125 373,466 34,706 550,000 1,113,075 1,200,000 3,391,560 4,408,594 277,071 6,526,860							-131 -188 679 63 1,000 2,024 2,182 -16,166 10,688 2,015	- 2 - 1 - 1 - 1 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (mkt hsg) Professional Fees Total (£) CIL (£)	72.188 48.125 373.466 34.706 550.000 1.113.075 1,200.000 3,391.560 4,408.594 277.071 6,526.860 9,245.418							- 131 - 88 679 63 1,000 2,024 2,182 - 6,166 10,688 2,015 11,867 22,413	
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate	72,188 48,125 373,466 34,706 550,000 1,113,075 1,200,000 4,408,594 277,071 6,526,860 9,245,418 145,329,970 7 8,00%	5,076,843						- 131 - 88 679 63 1,000 2,024 2,182 - 6,166 10,688 2,015 11,867 22,413	- 2 - 1 - 1 - 1 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (Market) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate	72,188 48,125 373,466 34,706 550,000 1,113,075 1,200,000 3,391,560 4,408,594 277,071 6,526,860 9,245,418 145,329,970 7 8,00% 0,00%	5,076,843						- 131 - 88 679 63 1,000 2,024 2,182 - 6,166 10,688 2,015 11,867 22,413	- 2 - 1 - 1 - 1 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	72,188 48,125 373,466 34,706 550,000 1,113,075 1,200,000 4,408,594 277,071 6,526,860 9,245,418 145,329,970 7 8,00% 0,00%	5,076,843						- 131 - 88 679 63 1,000 2,024 2,182 - 6,166 10,688 2,015 11,867 22,413	- 2 - 1 - 1 - 1 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£)	72,188 48,125 373,466 34,706 550,000 1,113,075 1,200,000	5,076,843						- 131 - 88 679 63 1,000 2,024 2,182 - 6,166 10,688 2,015 11,867 22,413	- 2 - 1 - 1 - 1 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	72,188 48,125 373,466 34,706 550,000 1,113,075 1,200,000 3,391,560 4,408,594 277,071 6,526,860 9,245,418 145,329,970 7 8,00% 0,00% 0,00%	5,076,843						- 131 - 88 679 63 1,000 2,024 2,182 - 6,166 10,688 2,015 11,867 22,413	- 2 - 1 - 1 - 1 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E)	72,188 48,125 373,466 34,706 550,000 1,113,075 1,200,000	5,076,843						- 131 - 88 679 63 1,000 2,024 2,182 - 6,166 10,688 2,015 11,867 22,413	- 2
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (Inkt hsg) Sales & Marketing Costs & Legal Fees Total (Inkt hsg) Professional Fees Total (E) CL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest cale (E) Development Costs (E) Finance (E) Finance (E) ADR Cost (E)	72,188 48,125 373,466 34,706 550,000 1,113,075 1,200,000 3,391,560 4,408,594 277,071 6,526,860 9,245,418 145,329,970 7 8,00% 0,00% 180,598,397 4,540,893 140,789,077 6,487,655	5,076,843						- 131 - 88 679 63 1,000 2,024 2,182 - 6,166 10,688 2,015 11,867 22,413	
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Houses (Affordable) Part M4(3) Houses (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (D) Land & associated Fees - inc in interest calc (E) Development Costs (E) Tinance (E) ADR Cost (E) ADR Cost (E) Total Dev Costs Inc Finance & ADR Costs (E)	72,188 72,188 48,125 373,466 34,706 550,000 1,113,075 1,200,000 4,408,594 277,071 6,526,860 9,245,418 145,329,970 7 8,0096 0,00% 180,598,397 4,540,893 140,789,077 6,487,655 0 151,817,625	5,076,843						- 131 - 88 679 63 1,000 2,024 2,182 - 6,166 10,688 2,015 11,867 22,413	- 2 - 1 - 1 - 1 - 2 - 2 - 7 - 7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
Part M4(2) (Affordable) Part M4(3) Houses (Market) Part M4(3) Houses (Market) Part M4(3) Flats (Market) Part M4(3) Flats (Affordable) Part M4(3) Flats (Affordable) SAMMS Part S 2021 EV Charging (259 spaces) S106 SANG (Non CIL Liable flsp) Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (fixth flsp) Sales & Marketing Costs & Legal Fees Total (fixth flsp) Professional Fees Total (£) CL (£) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest cale (£) Development Costs (£) Finance (£) Finance (£) ADR Cost (£)	72,188 48,125 373,466 34,706 550,000 1,113,075 1,200,000 3,391,560 4,408,594 277,071 6,526,860 9,245,418 145,329,970 7 8,00% 0,00% 180,598,397 4,540,893 140,789,077 6,487,655	5,076,843						- 131 - 88 679 63 1,000 2,024 2,182 - 6,166 10,688 2,015 11,867 22,413	

Base test: Res7.1b Town Centre: 25% AH

		Print	his Report
	nd Developer Returns	Assumptions	
	associated costs include		
Develope	er & contractor returns		
Description	,		
Date 03/01/2024 Updated Compiled by TM Refe	erence Res7.1b		
mmary Details Dwellings GIA (E	I Garages GIA	Circ Space	rotal GIA inc circ space &
gaage	(es)		garages
	955.0 - 873.8 -	1,580.3 1,213.0	10,535.3 8,086.8
	081.3	367.3	2,448.5
Density 240.38 per net ha % Affordable 99.50%			
heme Revenue			
Affordable			
Total Market dwellings dwellings			
Total No of Units 150.00 112.50 37.50			
Total NIA exc garages & circ space (sq m) 8,955.0 6,873.8 2,081.3			
Garages (sq m)			
Total NIA inc garages exc circ space (sq m) 8,955.0 6,873.8 2,081.3			
Tenure Split (by %) 75.00% 25.00% Sales Revenue (£) 43,903,257 37,805,625 6,097,632			
Average Revenue per unit 292,688 336,050 689,747 Average Revenue per sq m GIA 4,903 5,500 12,428			
pital Contributions 0 -			
0 -			
0 -			
Total Capital contributions (E)			
tal Revenue (£) 43,903,257			
heme Development Costs			
Land 1,434,120 2,280,000 per gross ha			
SDLT at prevailing rate 61,206			
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£) 25,097			
Total Market dwellings Affordable dwellings		per dwelling	per sq m
Build Cost (£) (inc garages) 22,784,681 17,489,246 5,295,435		151,898	2,163
Additional Build Costs (£)		-	
Total GIA inc circ space & garages (sq m) 10,535 8,087 2,449			
Total Contingency -7.5% Build Costs 1,708,851		11,392	162
Total Build Cost (£) 24,493,532 17,489,246 5,295,435		163,290	2,325
licy & Infrastructure Costs			
Biodiversity -		-	
Part M4(2) (Market)		-	-
Part M4(2) (Affordable) Part M4(3) Houses (Market) -		-	
Part M4(3) Flats (Market) 19,688		131	2
Part M4(3) Houses (Affordable) - Part M4(3) Flats (Affordable) 13,125		- 88	- 1
SAMMS 98,296		655	9
Part S 2021 EV Charging 129,750 S106 150,000		865 1,000	12 14
SANG (Non CIL Liable fisp) 275,456		1,000	26
Sprinklers -		-	-
•		-	
Policy & Infrastructure Costs Total 686,315		4,575	65
Sales & Marketing Costs & Legal Fees Total (mkt hsg) 1,134,169 1,134,169		10,082	165
Sales & Marketing Costs & Legal Fees Total (aff hsg) 75,565 75,565		2,015	36
Professional Fees Total (E) 1,367,081 1,049,355 317,726 CIL (E) 2,159,166		9,114	130
		19,193	267
Total Development Costs (£) 31,436,250		209,575	2,984
Development Period 3 Years			
Debit Interest Rate 8.00%			
Credit Interest Rate 0.00%			
Annual Discount Rate 0.00%			
Annual Discount Rate 0.00% Revenue and Capital Contributions (E) 43,903,257			
Revenue and Capital Contributions (£) 43,903,257 Land & associated Fees - inc in interest calc (£) 1,520,423			
Revenue and Capital Contributions (E) 43,903,257 Land & associated Fees - inc in interest calc (E) 1,520,423 Development Costs (E) 29,915,827			
Revenue and Capital Contributions (£) 43,903,257 Land & associated Fees - inc in interest calc (£) 1,520,423 Development Costs (£) 29,915,827 Finance (£) 573,965			
Revenue and Capital Contributions (E)			
Revenue and Capital Contributions (£) 43,903,257 Land & associated Fees - inc in interest calc (£) 1,520,423 Development Costs (£) 29,915,827 Finance (£) 573,965			
Revenue and Capital Contributions (E)			

Sensitivity Test 5 year projections: Res10b Town Centre: 25% AH Summary Report 2 Print this Report Site Nan es10b Town Centre: 25% AH Land and Developer Returns Assumptio Site Information Land & associated costs included in cashflo Description 03/01/2024 GIA (Exc Dwellings Garages GIA Circ Space 342.00 19,500 Net Area 1.37 hectares 1.37 hectares Net to Gross 9 100.00% Affordable 341.25 4.745.3 1,445.6 6,190.9 Density 249.64 per net ha % Affordable 99.78% Scheme Revenue Total Market dwellings dwellings Total No of Unit 342.00 256.50 85.50 19,500.0 14,754.8 4,745.3 4,745.3 Total NIA inc garages exc circ space (sq m) 19,500.0 14,754.8 Tenure Split (by % 75.00% 25.00% Sales Revenue (£) 111,723,128 95,758,328 15,964,800 373,327 793,743 Average Revenue per sq m GIA 2,772,000 Total Revenue (£) 114,495,128 Scheme Development Costs 3,123,600 2,280,000 per gross ha Lane SDLT at prevailing rat 145.680 Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£ 54,663 2,426,236 per gross ha Affordable per dwelling dwellings Build Cost (£) (inc garage 63.901.795 48.351.011 15,550,784 186.847 2.512 Additional Build Costs (£ Total GIA inc circ space & garages (sq m Total Contingency -7.5% Build Costs 4,792,635 14,014 188 68,694,430 48,351,011 15,550,784 200,861 2,700 Part M4(2) (Market Part M4(2) (Affordable Part M4(3) Houses (Market Part M4(3) Flats (Market 44.888 131 Part M4(3) Houses (Affordable Part M4(3) Flats (Affordable SAMM 231,022 676 Part S 2021 EV Charging S10 217,980 637 SANG (Non CIL Liable flsp) 766,124 2,240 30 1,666,138 4,872 Policy & Infrastructure Costs Total 65 Sales & Marketing Costs & Legal Fees Total (mkt hsg) 2,872,750 11,200 2,872,750 195 Sales & Marketing Costs & Legal Fees Total (aff hsg. Professional Fees Total (£) 196,951 3,834,108 2,304 11,211 42 196,951 933.047 5,139,683

Total Development Costs (£)	85,728,003	
Development Period		Years
Debit Interest Rate	7.00%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions (£)	114,495,128	
Land & associated Fees - inc in interest calc (£)	3,323,943	
Development Costs (£)	82,404,061	
Finance (£)	1,733,252	
ADR Cost (£)	0	
Total Dev Costs Inc Finance & ADR Costs (£)	87,461,256	
Gross Residual Value inc land less finance (£)	27,033,872	
Total Developer/Contractor Return (£)	17,931,172	
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	9,102,700	

Sensitivity Test 5 year projections: Res9b Town centre: 25% AH

Previous Next		Summ	ary Report 2					Print	this Report
Site Name	Res9b Town centre	e: 25% AH				Land and Dev	eloper Returns	Assumptions	
Site Information						Land & associa	ted costs includ	ed in cashflow	
Description							ontractor returns	excluded from	
Date	03/01/2024	Updated		Compiled by	TM	cashflow Reference	Res9b		
						GIA (Exc			Total GIA inc
Summary Details					Dwellings	garages)	Garages GIA	Circ Space	circ space & garages
	Net Area	1.87 h		Mankat	550.00 0.75	34,350.0	-	10,167.0	44,517.0
	Gross Area Net to Gross %	1.87 h	ectares	Market Affordable	549.25	26,718.8 7,631.3	-	7,908.3 2,258.7	34,627.0 9,890.0
	Density	294.12 p	er net ha	% Affordable	99.86%				
icheme Revenue									
	Total	Market dwellings	Affordable						
Total No of Units	550.00	412.50	dwellings 137.50						
Total NIA exc garages & circ space (sq m)	34,350.0	26,718.8	7,631.3						
Garages (sq m)	-	-							
Total NIA inc garages exc circ space (sq m)	34,350.0	26,718.8	7,631.3						
Tenure Split (by %)		75.00%	25.00%						
Sales Revenue (£)	199,079,074	173,404,688	25,674,386						
Average Revenue per unit	361,962	420,375	793,743						
Average Revenue per sq m GIA	5,796	6,490	14,302						
apital Contributions Commercial (Western block)	5,392,318								
Commercial (Eastern block)	4,174,698								
Car Park Value	2,849,000								
0	-								
0	-								
Total Capital contributions (£) otal Revenue (£)	12,416,016 211,495,090								
cheme Development Costs	,	J							
Land	4,263,600	2,280,000 p	or gross ha						
SDLT at prevailing rate	202,680	2,280,000 β	er gross na						
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	74,613								
Land & associated fees Total	4,540,893	2,428,285 p	or gross ha						
Land a associated rees rotal	4,540,055	2,420,203 p							
	Total	Market dwellings	Affordable dwellings					per dwelling	per sq m
Build Cost (£) (inc garages)	126,313,560	98,247,989	28,065,571					229,661	2,837
Additional Build Costs (£)	- 44517	24.027	9,890					-	-
Total GIA inc circ space & garages (sq m) Total Contingency -7.5% Build Costs	44,517 9,473,517	34,627	9,890					17,225	213
Total Build Cost (£)	135,787,077	98,247,989	28,065,571					246,886	3,050
olicy & Infrastructure Costs									
Biodiversity	-							-	-
Part M4(2) (Market)	-							-	-
Part M4(2) (Affordable) Part M4(3) Houses (Market)	=							-	-
Part M4(3) Flats (Market)	72,188							131	1
Part M4(3) Houses (Affordable) Part M4(3) Flats (Affordable)	48,125							- 88	-
SAMMS	410,813 34,706							747 63	9
Part S 2021 EV Charging (259 spaces) S106	605,000							1,100	14
SANG (Non CIL Liable flsp)	1,224,383							2,226 2,531	28 3:
	1,392 000							2,551	-
SANG (NON CIL Liable Hisp) Car Park	1,392,000								_
	-							- 6,886	RF.
Car Park Policy & Infrastructure Costs Total	- - 3,787,214	5,202.141							
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg)	3,787,214 5,202,141 316,735	5,202,141	316,735					12,611 2,304	195
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£)	- 3,787,214 5,202,141 316,735 7,578,814	5,202,141 5,894,879	316,735 1,683,934					12,611 2,304 13,780	195 42 170
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CIL (£)	3,787,214 5,202,141 316,735 7,578,814 10,724,685							12,611 2,304 13,780 25,999	19! 4: 170 310
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£)	- 3,787,214 5,202,141 316,735 7,578,814							12,611 2,304 13,780	195 42 170 310
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) Total Development Costs (£) Development Period	3,787,214 5,202,141 316,735 7,578,814 10,724,685 167,937,558							12,611 2,304 13,780 25,999	195 42 170 310
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) CIL (£) Total Development Costs (£) Development Period Debit Interest Rate	3,787,214 5,202,141 316,735 7,578,814 10,724,685 167,937,558	5,894,879						12,611 2,304 13,780 25,999	195 42 170 310
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) Total Development Costs (£) Development Period	3,787,214 5,202,141 316,735 7,578,814 10,724,685 167,937,558 7	5,894,879						12,611 2,304 13,780 25,999	195 42 170 310
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	3,787,214 5,202,141 316,735 7,578,814 10,724,685 167,937,558 7 7,00% 0,00%	5,894,879						12,611 2,304 13,780 25,999	195 42 170 310
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) Cil. (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate	3,787,214 5,202,141 316,735 7,578,814 10,724,685 167,937,558 7	5,894,879						12,611 2,304 13,780 25,999	195 42 170 310
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) Cil. (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E)	3,787,214 5,202,141 316,735 7,578,814 10,724,685 167,937,558 7 7,00% 0.00% 211,495,090	5,894,879						12,611 2,304 13,780 25,999	88 199 42 170 310 3,772
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest cale (E) Development Costs (E) Finance (E)	3,787,214 5,202,141 316,735 7,578,814 10,724,685 167,937,558 7 7,00% 0.00% 0.00% 211,495,090 4,540,893 163,396,666 5,881,526	5,894,879						12,611 2,304 13,780 25,999	195 42 170 310
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (£) Cit. (£) Total Development Costs (£) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (£) Land & associated Fees - inc in interest calc (£) Development Costs (£) Finance (£) ADR Cost (£)	3,787,214 5,202,141 316,735 7,578,814 10,724,685 167,937,558 7 7,00% 0,00% 0,00% 211,495,090 4,540,893 163,396,666 5,881,526	5,894,879						12,611 2,304 13,780 25,999	195 42 170 310
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) CIL (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest cale (E) Development Costs (E) Finance (E)	3,787,214 5,202,141 316,735 7,578,814 10,724,685 167,937,558 7 7,00% 0.00% 0.00% 211,495,090 4,540,893 163,396,666 5,881,526	5,894,879						12,611 2,304 13,780 25,999	195 42 170 310
Car Park Policy & Infrastructure Costs Total Sales & Marketing Costs & Legal Fees Total (mkt hsg) Sales & Marketing Costs & Legal Fees Total (aff hsg) Professional Fees Total (E) Total Development Costs (E) Development Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Revenue and Capital Contributions (E) Land & associated Fees - inc in interest calc (E) Development Costs (E) Finance (E) ADR Cost (E) Total Dev Costs Inc Finance & ADR Costs (E)	3,787,214 5,202,141 316,735 7,578,814 10,724,685 167,937,558 7 7.00% 0.00% 0.00% 211,495,090 4,540,893 163,396,666 5,881,526 0 173,819,084	5,894,879						12,611 2,304 13,780 25,999	19! 4: 170 310

Sensitivity Test 5 year projections: Res7.1b Town Centre: 25% AH Summary Report 2 Print this Report Site Nar es7.1b Town Centre: 25% AH Land and Developer Returns Assumptio Site Information Land & associated costs included in cashflo Description 03/01/2024 GIA (Exc ummary Details Dwellings Garages GIA Circ Space 10,535.3 150.00 Net Area 0.62 hectares Net to Gross 9 99.21% Affordable 149.25 2.081.3 367.3 2,448.5 Density 240.38 per net ha % Affordable 99.50% Scheme Revenue Total Market dwellings dwellings Total No of Unit 150.00 112.50 37.50 8,955.0 6,873.8 2,081.3 Total NIA inc garages exc circ space (sq m 8,955.0 6,873.8 2,081.3 Tenure Split (by % 75.00% 25.00% Sales Revenue (£) 51,612,743 44,610,638 7,002,105 396,539 793,743 Average Revenue per sq m GIA Total Revenue (£) 51,612,743 Scheme Development Costs 1,434,120 2,280,000 per gross ha Lane SDLT at prevailing rat 61.206 Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£ 2,417,207 per gross ha Affordable per dwelling per sq m dwellings 6,151,404 Build Cost (£) (inc garage 26,465,029 20.313.625 176,434 2.512 Additional Build Costs (£ Total GIA inc circ space & garages (sq m 1,984,877 Total Contingency -7.5% Build Costs 13,233 188 28,449,906 20,313,625 189,666 2,700 6,151,404 Part M4(2) (Market) Part M4(2) (Affordable Part M4(3) Houses (Market Part M4(3) Flats (Market 19.688 131 Part M4(3) Houses (Affordable Part M4(3) Flats (Affordable SAMM 108,126 721 10 Part S 2021 EV Charging 129,750 865 12 16 SANG (Non CIL Liable flsp) 303,002 2,020 29 738,690 4,925 Policy & Infrastructure Costs Total 70 Sales & Marketing Costs & Legal Fees Total (mkt hsg) 1,338,319 1,338,319 11,896 195 Sales & Marketing Costs & Legal Fees Total (aff hsg) 86,382 1,587,902 2,304 47 Professional Fees Total (£ 151 310 Total Development Costs (£) 36,226,255 241,508 3,439 Debit Interest Rate Credit Interest Rat 0.009 Annual Discount Rate 0.009 Revenue and Capital Contributions (£ 51,612,743

Three Dragons 95

Land & associated Fees - inc in interest calc (£

Total Dev Costs Inc Finance & ADR Costs (£

Gross Residual Value inc land less finance (£)

Total Developer/Contractor Return (£) al Value inc land less finance (£) less Dev & Cont Returns (£)

Development Costs (£

ADR Cost (£

1.520.423

559,084

36,785,340

14,827,403

Appendix IX Full cost reports from QSetc



Indicative Cost Estimate

Client: Surrey Heath Borough Council

Project: London Road Masterplan, Camberley

Date: 14th February 2024

Prepared by: Mark Stevens, BSc(Hons), FRICS





January 2024

Document Control

Identification

This Indicative Cost Estimate is categorised as follows:

Category	Details
Project Name:	Tall Buildings Review, Surrey Heath
Project No:	0823-QS-0036
Author:	Mark Stevens

Document Approval

This Indicative Cost Estimate requires the following approvals. A signed copy is to be placed in the Project files.

Name	Position	Approval	Date
Mark Stevens	Managing Director	Final Sign-Off	14 th February 2024
Sarah Brogden	Director	Proofread	14 th February 2024

Revision History

New versions of the Estimate must be reviewed and recorded in the table below.

Version	Author	Reason for Issue	Issue Date
-	Mark Stevens	Initial Draft for Comment	11 th January 2024
Α	Mark Stevens	Omission of Demolition Costs	12 th January 2024
В	Mark Stevens	Inclusion of with/without Car Park, M4(2), BNG, & exclusion of EV Charging Points	26 th January 2024
С	Mark Stevens	Adjusted Scheme to incl. 364 Unit Scheme with Open Car Park	14 th February 2024

Disclaimer

QSetc Limited ("QSetc") accepts no responsibility or liability for the consequences of these Indicative Cost Estimates and accompanying Report/documents being used for any purpose other than for which it was commissioned, nor its use by any party, other than the person(s) for whom it was commissioned.

The measurements and rates contained herein must not be relied upon for any purpose other than for the formulation of the Indicative Cost Estimate itself.

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Appendix B1: Accommodation Area and Mix Schedules: 550 Unit Scheme (20% Affordable)

Appendix B2: Accommodation Area and Mix Schedules: 450 Unit Scheme (20% Affordable)

Appendix B3: Accommodation Area and Mix Schedules: 364 Unit Scheme (20% Affordable)

Appendix C: Information used for the Preparation of these Estimates

Appendix D: Assumptions, Notes & Exclusions

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Introduction

This report provides an estimate of cost for the proposed development at London Road, Camberley, Surrey, based on the drawings prepared by MH Architects ("the architects"). A schedule of the information used in the preparation of this Estimate is shown at Appendix C.

An image of the site location can be seen below, marked by the red line.



Figure 1: Site Location

QSetc Limited ("QSetc") has prepared this Estimate based on an instruction from Three Dragons Associates on behalf of Surrey Heath Borough Council.

This Estimate only addresses the estimated Capital Cost of the development. No consideration or allowances have been made in connection with future maintenance, operation, or replacement costs. This Estimate also excludes any costs associated with professional, legal, or statutory fees which will be payable as part of the development of the project. The Estimate also excludes the cost associated with any non-recoverable VAT, for which specialist advice should be sought.

A full list of exclusions and assumptions is attached at Appendix D.



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Section 1: The Project

1.1 Description of the Project

Briefly, various options for the project have been considered, which are primarily the construction of either 550 or 450 apartments, with commercial and community spaces on the ground floor. In addition, a decked car park will be provided to the courtyard of the 'Western' Block and a 'grade level' car park in the courtyard of the 'Eastern' Block. Cost Estimates have been prepared for the provision of both 20% and 40% affordable units.

Assumptions have been made in respect the areas of the car parks, in the absence this information being provided by the architects, and is detailed within the cost build ups.

1.2 Area Schedules

Detailed area schedules are attached to this Indicative Cost Estimate at Appendix B and are summarised below & overleaf.

550-Unit Scheme (with Covered Car Park)

GIFA							
	Apartments		Other				
		Retail	Community	Car Park	Total		
	m²	m²	m²	m²	m²		
Overall	44,517	3,000	1,400	8,600	57,517		
Totals (m2)	44,517	3,000	1,400	8,600	57,517		
Totals (Sq. Ft.)	479,177	32,292	15,069	92,570	619,107		

Figure 2: GIFA Schedule of the 550 Unit Scheme (with Car Park).



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Section 1: The Project (continued)

1.2 Area Schedules (cont'd)

550-Unit Scheme (without Car Park)

GIFA						
	Apartments		Other			
		Retail	Community	Car Park	Total	
	m²	m²	m²	m²	m²	
Overall	44,517	3,000	1,400	-	48,917	
Totals (m2)	44,517	3,000	1,400	•	48,917	
Totals (Sq. Ft.)	479,177	32,292	15,069	-	526,538	

Figure 3: GIFA Schedule of the 550 Unit Scheme (without Car Park).

	NIA							
Apartments		Other						
	Retail	Community	Car Park	Total				
m²	m²	m²	m²	m²				
34,350	3,000	1,400	-	38,750				
34,350	3,000	1,400	-	38,750				
369,740	32,292	15,069	-	417,101				

Figure 4: NIA Schedule of the 550 Unit Scheme (with and without Car Park).



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Section 1: The Project (continued)

1.3 Area Schedules (cont'd)

450-Unit Scheme (with Covered Car Park)

GIFA						
	Apartments		Other			
		Retail	Community	Car Park	Total	
	m²	m²	m²	m²	m²	
Overall	34,721	3,000	1,400	8,600	47,721	
Totals (m2)	34,721	3,000	1,400	8,600	47,721	
Totals (Sq. Ft.)	373,733	32,292	15,069	92,570	513,664	

Figure 5: GIFA Schedule of the 450 Unit Scheme (with Car Park).

450-Unit Scheme (without Car Park)

GIFA							
	Apartments		Other				
		Retail	Community	Car Park	Total		
	m²	m²	m²	m²	m²		
Overall	34,721	3,000	1,400	-	39,121		
Totals (m2)	34,721	3,000	1,400	-	39,121		
Totals (Sq. Ft.)	373,733	32,292	15,069	-	421,095		

Figure 6: GIFA Schedule of the 450 Unit Scheme (without Car Park).

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Section 1: The Project (continued)

1.2 Area Schedules (cont'd)

	NIA							
Apartments		Other						
	Retail	Community	Car Park	Total				
m²	m²	m²	m²	m²				
27,670	3,000	1,400	-	32,070				
27,670	3,000	1,400	-	32,070				
297,837	32,292	15,069	-	345,198				

Figure 7: NIA Area Schedule of the 450 Unit Scheme (with and without Car Park).

364-Unit Scheme (with Open Car Park)

GIFA						
	Apartments		Other			
		Retail	Community	Car Park	Total	
	m²	m²	m²	m²	m²	
Overall	30,588	3,000	1,400	1	34,988	
Totals (m2)	30,588	3,000	1,400		34,988	
Totals (Sq. Ft.)	329,246	32,292	15,069	-	376,607	

Figure 8: GIFA Area Schedule of the 364 Unit Scheme (with Open Car Park).



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Section 1: The Project (continued)

1.2 Area Schedules (cont'd)

364-Unit Scheme (with Open Car Park) (cont'd)

	NIA							
Apartments		Other						
	Retail	Community	Car Park	Total				
m²	m²	m²	m²	m²				
22,497	3,000	1,400	-	26,897				
22,497	3,000	1,400	-	26,897				
242,155	32,292	15,069	-	289,517				

Figure 9: NIA Area Schedule of the 364 Unit Scheme (with Open Car Park).

1.3 Accommodation Mix Schedule

A detailed accommodation mix schedule is attached to this Indicative Cost Estimate at Appendix B and is summarised below for each of the Schemes.

Туре	1B2P	2B3P	2B4P	3B5P	Total
Private	160	120	100	60	440
Affordable	40	30	25	15	110
TOTAL	200	150	125	75	550

Figure 9: Accommodation Mix of the 550 Unit (20% Affordable) Scheme.

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Section 1: The Project (continued)

1.3 Accommodation Mix Schedule (cont'd)

Туре	1B2P	2B3P	2B4P	3B5P	Total
Private	152	88	72	48	360
Affordable	38	22	18	12	90
TOTAL	190	110	90	60	450

Figure 10: Accommodation Mix of the 450 Unit (20% Affordable) Scheme.

Туре	1B2P	2B3P	2B4P	3B5P	Total
Private	119	73	58	41	291
Affordable	30	18	15	10	73
TOTAL	149	91	73	51	364

Figure 11: Accommodation Mix of the 364 Unit (20% Affordable) Scheme.

1.4 Project Specification

The specification for the project is assumed to be in keeping with other comparable developments in the South East and is briefly outlined in section 3 of this report. Fit-out costs are based on other comparable schemes which are marketed to achieve the same valuation aspirations as this development.



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Section 2: Indicative Cost Estimate

2.1 Total Cost

QSetc estimates the cost of the variations' options as detailed below.

550 Unit Scheme with 20% Affordable (with Car Park)

QSetc estimates the cost of this scheme to be £126,677,000 based on the scheme being developed and tendered on a traditional basis to four suitably qualified contractors. The cost is based on current competitive pricing levels and recent tenders received for comparable schemes in the South East and includes a 7.5% contingency allowance. This equates to £2,202/m² (£205/Sq. Ft.) based on the GIFA or £3,269/m² (£304/Sq. Ft.) based on the total NIA.

cost	SUMMARY	GIFA Areas /m²	Element Total	Cost /m² G.I.F.A	Cost /ft² G.I.F.A.	Cost /m² N.I.A.	Cost /ft² N.I.A	% of Cost
1	Demolition	57,517	Excluded					
2	Residential Shell & Core	44,517	53,343,000	1,198.26	111.32	1,941.16	180.34	42%
3	Residential - Fit Out (Private)	35,614	26, 195, 000	735.53	68.33	953.24	88.56	21%
4	Residential - Fit Out (Affordable)	8,903	6,146,000	690.30	64.13	894.61	83.11	5%
5	Car Park	8,600	7,999,000	930.12	86.41	-	-	0%
6	Retail & Community	4,400	4,400,000	1,000.00	92.90	1,466.67	1.00	3%
7	Statutory Connections	57,517	2,413,000	41.95	3.90	62.27	5. <i>7</i> 9	2%
8	External Works	57,517	2,775,000	48.25	4.48	71.61	6.65	2%
SUB TOTAL OF ALL ELEMENTS		57,517	103,271,000	1,795.49	166.80	2,665.06	247.59	75%
9	Main Contractor Preliminaries	15.00%	15,491,000	269.33	25.02	399.77	37.14	12%
	SUB-TOTAL	L	118,762,000	2,064.82	191.83	3,064.83	284.73	87%
10	Main Contractor Overheads and Profit	0.00%	Excluded					
TOTA	L EXCL. CONTINGENCIES & INFLATION		118,762,000	2,064.82	191.83	3,064.83	284.73	87%
11	Rebase to 3Q23 based on BCIS	-0.78%	(923,000)	(16.05)	(1.49)	(23.82)	(2.21)	-1%
11 Rebase to 3Q23 based on BCIS -0.78% TOTAL EXCL. CONTINGENCIES & INFLATION - REBASED		117,839,000	2,048.77	190.34	3,041.01	282.52	87%	
12	Contingency	7.50%	8,838,000	153.66	14.28	228.08	21.19	7%
13	Inflation	EXCL	EXCLUDED					
14	Professional Fees	EXCL	EXCLUDED					
TOTA	L CURRENT DAY COST		£126,677,000	2,202.43	204.61	3,269.08	303.71	100%
TOTA	TOTAL CURRENT DAY COST (Rounded)		£126,677,000	2,202	205	3,269	304	100%

Figure 12: Cost Summary of the 550 Scheme – 20% Affordable (with Car Park)

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Section 2: Indicative Cost Estimate (continued)

2.1 Total Cost (cont'd)

550 Unit Scheme with 20% Affordable (without Car Park)

QSetc estimates the cost of this scheme to be £116,940,000 based on the scheme being developed and tendered on a traditional basis to four suitably qualified contractors. The cost is based on current competitive pricing levels and recent tenders received for comparable schemes in the South East and includes a 7.5% contingency allowance. This equates to £2,391/m² (£222/Sq. Ft.) based on the GIFA or £3,018/m² (£280/Sq. Ft.) based on the total NIA.

COST SUMMARY		GIFA Areas /m²	Element Total	Cost /m² G.I.F.A	Cost /ft² G.I.F.A.	Cost/m² N.I.A.	Cost /ft² N.I.A	% of Cost
1	Demolition	48,917	Excluded					
2	Residential Shell & Core	44,517	53,343,000	1,198.26	111.32	1,941.16	180.34	46%
3	Residential - Fit Out (Private)	35,614	26,195,000	735.53	68.33	953.24	88.56	22%
4	Residential - Fit Out (Affordable)	8,903	6,146,000	690.30	64.13	894.61	83.11	5%
5	Car Park	Excl.	Excluded	-	-	-	-	0%
6	Retail & Community	4,400	4,400,000	1,000.00	92.90	1,466.67	1.00	4%
7	Statutory Connections	48,917	2,413,000	49.33	4.58	62.27	5.79	2%
8	External Works	48,917	2,836,000	57.98	5.39	73.19	6.80	2%
SUB TOTAL OF ALL ELEMENTS 48,91		48,917	95,333,000	1,948.87	181.05	2,460.21	228.56	82%
9	Main Contractor Preliminaries	15.00%	14,300,000	292.33	27.16	369.03	34.28	12%
	SUB-TOT	AL	109,633,000	2,241.20	208.21	2,829.24	262.84	94%
10	Main Contractor Overheads and Profit	0.00%	Excluded					
TOTAL EXCL. CONTINGENCIES & INFLATION			109,633,000	2,241.20	208.21	2,829.24	262.84	94%
11	Rebase to 3Q23 based on BCIS	-0.78%	(852,000)	(17.42)	(1.62)	(21.99)	(2.04)	-1%
TOTAL EXCL. CONTINGENCIES & INFLATION - REBASED		108,781,000	2,223.79	206.59	2,807.25	260.80	93%	
12	Contingency	7.50%	8,159,000	166.79	15.50	210.55	19.56	7%
13	Inflation	EXCL	EXCLUDED					
14	Professional Fees	EXCL	EXCLUDED					
TOTA	L CURRENT DAY COST	£116,940,000	2,390.58	222.09	3,017.81	280.36	193%	
TOTA	TOTAL CURRENT DAY COST (Rounded)			2,391	222	3,018	280	100%

Figure 13: Cost Summary of the 550 Scheme – 20% Affordable (without Car Park)



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Section 2: Indicative Cost Estimate (continued)

2.2 Total Cost (cont'd)

450 Unit Scheme with 20% Affordable (with Car Park)

QSetc estimates the cost of this scheme to be £103,235,000 based on the scheme being developed and tendered on a traditional basis to four suitably qualified contractors. The cost is based on current competitive pricing levels and recent tenders received for comparable schemes in the South East and includes a 7.5% contingency allowance. This equates to £2,163/m² (£201/Sq. Ft.) based on the GIFA or £3,219/m² (£299/Sq. Ft.) based on the total NIA.

cost	SUMMARY	GIFA Areas /m²	Element Total	Cost /m² G.I.F.A	Cost /ft² G.I.F.A.	Cost /m² N.I.A.	Cost /ft² N.I.A	% of Cost
		•						
1	Demolition	47,721	Excluded	-	-	-	-	0%
2	Residential Shell & Core	34,721	41,178,000	1,185.97	110.18	1,860.23	172.82	40%
3	Residential - Fit Out (Private)	27,777	20,881,000	751.74	69.84	943.31	87.64	20%
4	Residential - Fit Out (Affordable)	6,944	4,904,000	706.20	65.61	886.16	82.33	5%
5	Car Park	8,600	7,999,000	930.12	86.41	-	-	8%
6	Retail & Community	4,400	4,400,000	1,000.00	92.90	1,466.67	1.00	4%
7	Community		Included				2.00	0%
8	Statutory Connections	47,721	1,978,000	41.45	3.85	61.68	5.73	2%
9	External Works	47,721	2,775,000	58.15	5.40	86.53	8.04	3%
SUB 1	TOTAL OF ALL ELEMENTS	47,721	84,115,000	1,762.64	163.75	2,622.86	243.67	81%
10	Main Contractor Preliminaries	15.00%	12,617,000	264.39	24.56	393.42	36.55	12%
	SUB-TOTA	4 <i>L</i>	96,732,000	2,027.03	188.32	3,016.28	280.22	94%
11	Main Contractor Overheads and Profit	0.00%	-	-	-	-	-	0%
TOTA	L EXCL. CONTINGENCIES & INFLATION		96,732,000	2,027.03	188.32	3,016.28	280.22	94%
12	Rebase to 3Q23 based on BCIS	-0.78%	(752,000)	(15.76)	(1.46)	(23.45)	(2.18)	-1%
TOTA	L EXCL. CONTINGENCIES & INFLATION - REBASED		95,980,000	2,011.27	186.85	2,992.83	278.04	93%
13	Contingency	7.50%	7,255,000	152.03	14.12	226.22	21.02	7%
14	Inflation	EXCL	EXCLUDED					
15	Professional Fees	EXCL	EXCLUDED					
ТОТА	L CURRENT DAY COST		£103,235,000	2,163.30	200.98	3,219.05	299.06	100%
TOTA	L CURRENT DAY COST (Rounded)		£103,235,000	2,163	201	3,219	299	100%

Figure 14: Cost Summary of the 450 Scheme – 20% Affordable (with Car Park)

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Section 2: Indicative Cost Estimate (continued)

2.1 Total Cost (cont'd)

450 Unit Scheme with 20% Affordable (without Car Park)

QSetc estimates the cost of this scheme to be £93,493,000 based on the scheme being developed and tendered on a traditional basis to four suitably qualified contractors. The cost is based on current competitive pricing levels and recent tenders received for comparable schemes in the South East and includes a 7.5% contingency allowance. This equates to £2,390/m² (£222/Sq. Ft.) based on the GIFA or £2,915/m² (£271/Sq. Ft.) based on the total NIA.

COST SUMMARY		GIFA Areas	Element Total	Cost/m²	Cost /ft²	Cost /m²	Cost /ft²	% of Cos
		/m²		G.I.F.A	G.I.F.A.	N.I.A.	N.I.A	
1	Demolition	39,121	Excluded	-	-	-	-	0%
2	Residential Shell & Core	34,721	41,178,000	1,185.97	110.18	1,860.23	172.82	44%
3	Residential - Fit Out (Private)	27,777	20,881,000	751.74	69.84	943.31	87.64	22%
4	Residential - Fit Out (Affordable)	6,944	4,904,000	706.20	65.61	886.16	82.33	5%
5	Car Park	Excluded	-	-	-	-	-	0%
6	Retail & Community	4,400	4,400,000	1,000.00	92.90	1,466.67	1.00	5%
7	Community		Included				2.00	0%
8	Statutory Connections	39,121	1,978,000	50.56	4.70	61.68	5.73	2%
9	External Works	39,121	2,836,000	72.49	6.73	88.43	8.22	3%
SUB	TOTAL OF ALL ELEMENTS	39,121	76,177,000	1,947.22	180.90	2,375.34	220.67	81%
10	Main Contractor Preliminaries	15.00%	11,427,000	292.09	27.14	356.31	33.10	12%
	SUB-TO1	AL	87,604,000	2,239.31	208.04	2,731.65	253.78	94%
11	Main Contractor Overheads and Profit	0.00%	-	-	-	-	-	0%
TOTA	L EXCL. CONTINGENCIES & INFLATION		87,604,000	2,239.31	208.04	2,731.65	253.78	94%
12	Rebase to 3Q23 based on BCIS	-0.78%	(681,000)	(17.41)	(1.62)	(21.23)	(1.97)	-1%
TOTA	L EXCL. CONTINGENCIES & INFLATION - REBASED		86,923,000	2,221.90	206.42	2,710.41	251.80	93%
13	Contingency	7.50%	6,570,000	167.94	15.60	204.86	19.03	7%
14	Inflation	EXCL	EXCLUDED					
15	Professional Fees	EXCL	EXCLUDED					
TOTA	L CURRENT DAY COST		£93,493,000	2,389.84	222.02	2,915.28	270.84	100%
TOTA	L CURRENT DAY COST (Rounded)		£93,493,000	2,390	222	2,915	271	100%

Figure 15: Cost Summary of the 450 Scheme – 20% Affordable (without Car Park)

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Section 2: Indicative Cost Estimate (continued)

2.1 Total Cost (cont'd)

364 Unit Scheme with 20% Affordable (with Open Car Park)

QSetc estimates the cost of this scheme to be £77,753,000 based on the scheme being developed and tendered on a traditional basis to four suitably qualified contractors. The cost is based on current competitive pricing levels and recent tenders received for comparable schemes in the South East and includes a 7.5% contingency allowance. This equates to £2,222/m² (£206/Sq. Ft.) based on the GIFA or £2,891/m² (£269/Sq. Ft.) based on the total NIA.

cost	SUMMARY	GIFA Areas /m²	Element Total	Cost /m² G.I.F.A	Cost /ft² G.I.F.A.	Cost /m² N.I.A.	Cost /ft² N.I.A	% of Cost
								201
1	Demolition	34,988	Excluded	- 	- 	-	-	0%
2	Residential Shell & Core	30,588	32,417,000	1,059.79	98.46	1,801.18	167.33	42%
3	Residential - Fit Out (Private)	24,470	16,547,000	676.20	62.82	919.40	85.41	21%
4	Residential - Fit Out (Affordable)	6,118	3,874,000	633.25	58.83	861.00	79.99	5%
5	Car Park (Open Air)	34,988	1,036,000	29.61	2.75	-	-	1%
6	Retail & Community	4,400	4,400,000	1,000.00	92.90	1,466.67	1.00	6%
7	Community		Included				2.00	0%
8	Statutory Connections	34,988	2,303,000	65.82	6.12	85.62	7.95	3%
9	External Works	34,988	2,775,000	79.31	7.37	103.17	9.58	4%
SUB	TOTAL OF ALL ELEMENTS	34,988	63,352,000	1,810.68	168.22	2,355.36	218.82	81%
10	Main Contractor Preliminaries	15.00%	9,503,000	271.61	25.23	353.31	32.82	12%
	SUB-TOT	AL	72,855,000	2,082.29	193.45	2,708.67	251.64	94%
11	Main Contractor Overheads and Profit	0.00%	-	-	-	-	-	0%
тота	L EXCL. CONTINGENCIES & INFLATION		72,855,000	2,082.29	193.45	2,708.67	251.64	94%
12	Rebase to 3Q23 based on BCIS	-0.78%	(566,000)	(16.18)	(1.50)	(21.04)	(1.95)	-1%
ТОТА	L EXCL. CONTINGENCIES & INFLATION - REBASED		72,289,000	2,066.11	191.95	2,687.62	249.69	93%
13	Contingency	7.50%	5,464,000	156.17	14.51	203.15	18.87	7%
14	Inflation	EXCL	EXCLUDED					
15	Professional Fees	EXCL	EXCLUDED					
тота	L CURRENT DAY COST		£77,753,000	2,222.28	206.45	2,890.77	268.56	100%
TOTA	L CURRENT DAY COST (Rounded)		£77,753,000	2,222	206	2,891	269	100%

Figure 16: Cost Summary of the 364 Scheme – 20% Affordable (with Open Car Park)

2.2 Car Park Option

For the 450 & 550 unit schemes, if the car park to the 'Western Block' was changed from a decked car park to a grade-level car park for all options, this would save in the order of £6,000,000 on each option.

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Section 3: Basis of Estimate

3.1 General

These Indicative Cost Estimates address the estimated cost of the Capital Works only. No allowance has been made in connection with future maintenance, operation, or replacement costs.

These Estimates are based on the following information and assumptions:

3.2 Estimate Base Date

These base cost estimates and the risk allowances have been prepared using rates and prices at the time the Estimates were prepared – this is referred to as the 'Estimate Base Date'. This date is the 3rd Quarter of 2023, based on RICS guidance. The RICS Tender Price is 386.

3.3 Inflation

The Indicative Cost Estimates include an allowance for inflation during the construction period. No allowance for inflation up to the start on site is included.

3.4 Procurement Strategy

It is assumed the design will be developed by the architects and tendered to up to four suitably qualified contactors, following completion of the detailed design, on a traditional basis.

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Section 3: Basis of Estimate (continued)

3.5 Shell & Core Specification

The indicative specification for the development on an elemental basis, is as follows:

Substructure	Piled foundations below a concrete slab.							
Upper	225 thick reinforced concrete slabs and concrete							
Floors/Frame/Roof/Stairs	frame.							
	Flat roof constructed using a reinforced concrete slab.							
	'Stairmaster' staircases.							
External Walls	Precast concrete panels with brick finish.							
External Doors & Windows	Aluminium framed double glazed.							
Balconies	Bolt on metal balconies as per the architectural							
	drawings.							
Internal Walls & Partitions	SFS partitions, with acoustic lining between							
	apartments.							

3.6 Fit Out Specification

Internal Doors	Private: Oak veneer internal doors with timber painted frames and stainless-steel ironmongery. Affordable/Shared Ownership: Painted softwood doors and frames and stainless-steel ironmongery.
Floor Finishes	Private: 'Karndean' (or similar) flooring to main living areas, tiled floors to bathrooms and ensuites. Carpets to bedrooms. Affordable/Shared Ownership: Laminate floors to living areas, tiled floors to bathrooms. Carpets to bedrooms.
Wall Finishes	Painted plaster. Wet areas which will be floor to ceiling tiled. In the affordable, tiling around bath and showers only with remaining walls painted in moisture resistant paint.
Ceiling Finishes	Painted plasterboard.

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Section 3: Basis of Estimate (continued)

3.6 Fit Out Specification (continued)

Kitchens (Paula Rosa Manhattan or similar)

- Contemporary handle-less kitchen cabinets.
- Quartz work surfaces, splash back and upstands.
- Under pelmet lighting.
- Built in single multi-function oven.
- Black glass ceramic hob.
- Recirculating extractor.
- Integrated dishwasher (Bosch).
- Integrated fridge & freezer (Bosch).
- Stainless steel 1½ bowl sink with mixer tap.
- Downlighters to kitchen area.
- Allowances made for a suitable 'affordable' specification which will be developed with the Registered Provider.

Bathrooms (Ideal Standard or similar)

- White wash hand basin with mixer tap.
- White wall hung toilet with soft close seat and concealed cistern.
- White double ended bath with thermostatic built-in mixer.
- Rain shower over bath with pull-out hand shower and screen.
- Ladder style heated chrome tower rail.
- Shaver socket.
- Porcelanosa wall tiles.
- Allowances made for a suitable 'affordable' specification which will be developed with the Registered Provider.

Mechanical & Electrical Installations

Allowance made based on type of building, allowing for Air Source Heat Pumps providing heating and hot water. MVHR ventilation systems. Sprinklers throughout. Final "loose" electrical equipment is excluded.

EV Charging Points are excluded.

General

The internal fit-out is an M4(2) specification.

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Section 3: Basis of Estimate (continued)

3.7 External Works

A benchmark percentage allowance has been included, which includes general external works and car parking. An allowance for Biodiversity Net Gain ("BNG") has been included within this overall external works allowance, based on other schemes, which is generally between £5,000 - £10,000. However, this will change on a site-by-site basis and is usually based on an Ecology Report to establish a baseline and how it can be improved upon and the cost associated with it.

3.8 Exclusions

A detailed list of exclusions is included at Appendix D.

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Appendix A1

Detailed Cost Breakdown – 550 Unit Scheme (20% Affordable) (with Car Park)



Section 1: WHOLE PROJECT COST SUMM	1ARY						
AREA SUMMARY			G.I.F.A m²	G.I.F.A ft²	N.I.A m²	N.I.A ft²	Net to Gross
	A	partments - Private	35,614	383,345	27,480	295,795	77%
	Apar	tments - Affordable	8,903	95,836	6,870	73,949	77%
		Retail	3,000	32,292	3,000	32,292	100%
		Community	1,400	15,070	1,400	15,070	100%
	Car Park (See Area Schedu	lle for assumptions)	8,600	92,570	-	-	0%
			57,517	619,112	38,750	417,105	67%
COST SUMMARY	GIFA Areas /m²	Element Total	Cost /m² G.I.F.A	Cost /ft² G.I.F.A.	Cost /m² N.I.A.	Cost /ft² N.I.A	% of Cost
1 Demolition	57,517	Excluded					
2 Residential Shell & Core	44,517	53,343,000	1,198.26	111.32	1,941.16	180.34	42%
3 Residential - Fit Out (Private)	35,614	26,195,000	735.53	68.33	953.24	88.56	21%
4 Residential - Fit Out (Affordable)	8,903	6,146,000	690.30	64.13	894.61	83.11	5%
5 Car Park	8,600	7,999,000	930.12	86.41	-	-	0%
6 Retail & Community	4,400	4,400,000	1,000.00	92.90	1,466.67	1.00	3%
7 Statutory Connections	57,517	2,413,000	41.95	3.90	62.27	5.79	2%
8 External Works	57,517	2,775,000	48.25	4.48	71.61	6.65	2%
SUB TOTAL OF ALL ELEMENTS	57,517	103,271,000	1,795.49	166.80	2,665.06	247.59	75%
9 Main Contractor Preliminaries	15.00%	15,491,000	269.33	25.02	399.77	37.14	12%
SUB-	TOTAL	118,762,000	2,064.82	191.83	3,064.83	284.73	87%
10 Main Contractor Overheads and Profit	0.00%	Excluded					
TOTAL EXCL. CONTINGENCIES & INFLATION		118,762,000	2,064.82	191.83	3,064.83	284.73	87%
11 Rebase to 3Q23 based on BCIS	-0.78%	(923,000)	(16.05)	(1.49)	(23.82)	(2.21)	-1%
TOTAL EXCL. CONTINGENCIES & INFLATION - REBASED		117,839,000	2,048.77	190.34	3,041.01	282.52	87%
12 Contingency	7.50%	8,838,000	153.66	14.28	228.08	21.19	7%
13 Inflation	EXCL	EXCLUDED					
14 Professional Fees	EXCL	EXCLUDED					
TOTAL CURRENT DAY COST		£126,677,000	2,202.43	204.61	3,269.08	303.71	100%
TOTAL CURRENT DAY COST (Rounded)		£126,677,000	2,202	205	3,269	304	100%

Notes:-

- 1 The measures contained within this document shall not be relied upon for any purpose other than the formulation of the cost plan itself;
- 2 The pricing basis of this preliminary budget estimate is on current market conditions and should be reviewed at regular intervals of no longer than 3 months; and
- 3 This *preliminary budget estimate* has been prepared from outline information only and we strongly advise that the consultants should be allowed to develop the brief further before any irrevocable financial commitment is entered into by the Client.



	Quantity	Unit	Rate £/m²	£
<u>Demolition</u>				
Demolition of existing buildings				Exclude
Asbestos removal				Exclude
Allowance for ground remediation (Subject to Surveys)				Exclude
		Demoliti	on to Summary	Exclude
Partition that the Handard				
Residential Shell & Core	44.547	2	22	4.007.0
Substructure; CFA Piles & Ground Slab	44,517	m²	90	4,007,00
Extra Over for lift pits	15	Nr	3,500	Inc
Frame	44,517	m²	140	6,232,0
Upper Floors	44,517	m²	130	5,787,0
Roof Coverings	1,550	m²	80	124,0
Roof drainage	1,550	m²	5	8,0
Extra over allowance for roof gardens	1,550	m²	220	341,0
Stairs - Main Common Stairs; 1 flight with half landing, balustro				
and handrail; stairmaster or similar; <u>assumed 4 stair cores in w</u>	<u>vest</u>			
<u>building and 6 in east building</u>	94	Nr	6,000	564,00
External Walls				
Glazing - 32% (Excluding balcony doors)	6,834	m²	480	3,280,0
Solid - 70%	19,677	m²	400	7,871,0
Lift Over Run	7	Nr	8,000	56,0
Balconies/Terraces	550	Nr	7,000	3,850,0
External Doors; Ground Floor	10	Nr	3,000	30,0
External Doors; Louvred; Single	8	Nr	4,000	32,0
External Doors; Louvred; Double	8	Nr	8,000	64,0
External Doors; Ground Floor; Escape Door	0	Nr	2,000	Include
External Doors; to balconies/terraces; sliding	550	Nr	2,000	1,100,0
Passenger Lifts;			,	
Serving 15 Floors (assumed 2 per lift core)	4	Nr	180,000	720,00
Serving 8 Floors (assumed 2 per lift core)	6	Nr	80,000	480,00
Extra Over for Fire Fighting lifts (assumed 1 per core)	5	Nr	20,000	100,00
Shell & Core MEP; soil & waste, rainwater disposal, cold water				
supplies, hot & cold water distribution, central heating system,				
electrical installation (core services), protective installations, B				
T&C, MEP Subcontract Prelims - see fit out for unit specific cost		m²	420	18,697,0
Allowance for roof mounted PV Panels	550	Nr	1,200	Inc



	Quantity	Unit	Rate £/m²	£
Posidontial Fit Out (Driverte)				
Residential - Fit Out (Private)				
Fit Out to Apartments	100	A.I.	20,000	4 (40 (
1 Bed 2 Person	160 120	Nr Nr	29,000 42,000	4,640,0 5,040,0
2 Bed 3 Person	100	Nr Nr	42,000 47,000	4,700,0
2 Bed 4 Person 3 Bed 5 Person	60	Nr	55,000	3,300,0
Mechanical & Electrical Installations				
Private Apartments	440	Nr	15,000	6,600,0
Entrance/Concierge Lobby Fit Out	1	Nr	50,000	50,0
Gym Fit Out; Sprung floor, suspended ceiling; mirrors to walls, MEP	0	m²	300	Exclud
Residents Lounge Fit Out	0	m²	200	Exclud
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and				
fittings	8,134	m²	220	1,789,0
Building Signage	1	Item	20,000	20,0
Cycle Racks				
Sheffield Hoops	15	Nr	50	8
Two Tier Stands	200	Nr	250	50,0
Eurobins	20	Nr	250	5,0
F	Residential - Fit O	ut (Privat	te) to Summary	26,194,
Residential - Fit Out (Affordable)				
Fit Out to Apartments				
1 Bed 2 Person	40	Nr	28,000	1,120,
2 Bed 3 Person	30	Nr	41,000	1,230,0
2 Bed 4 Person	25	Nr	44,000	1,100,0
3 Bed 5 Person	15	Nr	54,000	810,0
Mechanical & Electrical Installations	110	A/	12.000	1 120
Affordable/Shared Ownership Apartments	110	Nr	13,000	1,430,0
Entrance/Concierge Lobby Fit Out	1	Nr	30,000	30,0
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and				
fittings	2,033	m²	200	407,0
Building Signage	1	Item	8,000	8,0
Cycle Racks				
Sheffield Hoops	3	Nr	50	
Two Tier Stands	40	Nr	250	10,0
Eurobins	4	Nr	250	1,0
			le) to Summary	6,146,



		Quantity	Unit	Rate £/m²	£
	<u>Car Park</u>				
	Western Block				
	240 spaces over two storeys, assuming 25m2 per car including				
	circulation, ramps and pedestrian access	240	Nr	25,000	6,000,000
	Extra Over for Communal Roof Garden	2,100	m²	305	640,500
	<u>Eastern Block</u>				
	130 spaces at grade level, assuming 20m2 per car including circulation,				
	car and pedestrian access	130	Nr	4,000	520,000
	Extra Over for Communal Roof Garden	2,750	m²	305	838,750
			Car Pa	rk to Summary	7,999,250
	Retail & Community				
	Shell & Core	4,400	m²	1,000	4,400,000
	Fit Out				Excluded
		Retail &	Communi	ity to Summary	4,400,000
•	Statutory Connections				
.1	Allowance for works to Sub-Stations and distribution		item		Included
.2	Allowance for Water Main & distribution		item		Included
.3	Allowance for Gas Main & distribution		item		Excluded
.4	Allowance for BT/Telecoms distribution		item		Included
.5	Allowance for foul drainage	48,917	m²	20	Included
.6	Allowance for service diversions (RISK ITEM)		item		Excluded
.7	Allowance for residential connections	550	Nr	4,350	2,393,000
,					

LONDON ROAD MASTERPLAN, CAMBERLEY -FEASIBILITY STUDY FOR 550 UNITS -20% AFFORDABLE



INDICATIVE ESTIMATE Prepared by: QSetc Limited Project No: 0823-QS-0036

Sec	tion 2 : CALCULATIONS				
		Quantity	Unit	Rate £/m²	£
8	External Works				
8.1	General allowance	1	item		2,775,000
		Exte	rnal Worl	ks to Summary	2,775,000

.



Typical 1 Bed 2 Person Apartment

Average 1 Bed apartment at 50 m^2 NIA Equates to 65 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	10	m	200	2,000	40	4
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
4.2	3000mm high	15	m	140	2,120	42	4
1.3 1.4	Extra Over Allowance for moisture resistant board to bathrooms Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high	28	m²	10	280	6	:
1.4	performance insulation	23	m²	35	799	16	:
1.5	Extra Over for forming door openings	4	nr	15	60	1	(
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	50	m²	45	2,268	45	
1.7	Allowance for bulkheads / curtain track support	6	m	50	300	6	
1.8	Access Panels	1	nr	350	350	7	:
2.0	Internal Doors						
	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	19	:
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	3	nr	650	1,950	39	4
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
	Flore Finisher						
	Floor Finishes Allowance for 65mm screed to apartment floors; incl. acoustic layer	50	m²	42	2,117	42	
	Allowance for carpet to bedrooms	13	m ²	20	2,117	5	
	Allowance for laminate flooring to living areas, entrance	31	m²	60	1,860	37	
	Allowance for tiling floor to Bathrooms / ensuite	7	m ²	60	394	8	
3.5	Allowance for MDF skirtings	34	m	10	339	7	
4.0	Wall Finishes						
4.1	Tiled bathrooms; full height	28	m ²	60	1,680	33	
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	10	
4.3	Allowance for paint to walls;	88	m²	10	882	17	:
4.4	Allowance for paint to ceilings;	50	m²	12	605	12	
4.5	Allowance for paint to skirtings;	34	m	6	204	4	
4.6	Allowance for window boards	6	m	40	240	5	
5.0	Fittings						
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,500	4,500	89	
5.2	Incl. White Goods	1	nr	incl.	,		
5.3	Utility Room Fittings	0	nr	1,500	-	-	-
5.4	Allowance for Wardrobe	1	nr	1,200	1,200	24	
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	
	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	
5.7	Post box	1	nr	200	200	4	
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
	WC	1	nr	350	350	7	
	WHB Incl. Taps	1	nr	350	350	7	
	Bath Incl. Taps	1	nr	750	750	15	
	Over bath shower and screen Towel Rail & Fittings	1 1	nr	600	600	12	
1.5	Sanitaryware to Ensuite	1	nr	450	450	9	
1.6	WC Crisuite	0	nr	350	_	_	_
	WHB incl. Taps	0	nr	350	_	_	_
	Shower; fixture, tray and glazed cubicle	0	nr	1,000	_	_	_
	Towel Rail & Fittings	0	nr	600	-	-	-
	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	
6.2			1	1	, see separate	a Up	
6.2							



Typical 2 Bed 4 Person Apartment - PRIVATE

Average 2 Bed apartment at $70 m^2 NIA$ Equates to $88 m^2 GIFA$

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	District and dudition / Destitions / Callings						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	14	m	200	2,800	40	4
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	21	m	140	2,940	42	4
1.3	Extra Over Allowance for moisture resistant board to bathrooms	38	m²	10	384	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high						
4.5	performance insulation	43	m²	35	1,522	22	2
1.5 1.6	Extra Over for forming door openings	7 70	nr m²	15 45	105	2	(
1.7	Allowance for suspended ceiling; single layer of 12.5mm plasterboard Allowance for bulkheads / curtain track support	10		50	3,150 500	45 7	
	Access Panels	3	m nr	350	1,050	15	
1.0	Access Funes		""	330	1,030	13	
2.0	Internal Doors						
	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	14	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	6	nr	650	3,900	56	5
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m²	42	2,940	42	4
	Allowance for carpet to bedrooms	22	m²	20	440	6	1
	Allowance for laminate flooring to living areas, entrance	42	m²	60	2,519	36	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	6	m²	60	360	5	(
3.5	Allowance for MDF skirtings	52	m	10	517	7	1
4.0	Wall Finishes						
	Tiled bathrooms; full height	29	m²	60	1,714	24	2
	Allowance for glass splashbacks to kitchen	1	nr	500	500	7	1
	Allowance for paint to walls	134	m²	10	1,345	19	2
	Allowance for paint to ceilings	70	m²	12	840	12	1
	Allowance for paint to skirtings	52	m	6	310	4	l .
4.6	Allowance for window boards	10	m	40	400	6	1
							
	Fittings	_		4.500	4.500		l ,
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) Incl. White Goods	1 1	nr	4,500	4,500	64	6
5.2 5.3	Utility Room Fittings	0	nr	incl. 1,500			
	Allowance for Wardrobe	2	nr nr	1,200	2,400	34	3
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	ď
	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	1
	Post box	1	nr	200	200	3	_ c
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	5	c
	WHB incl. Taps	1	nr	350	350	5	C
	Bath incl. Taps	1	nr	750	750	11	1
	Over Bath Shower & Screen	1	nr	600	600	9	1
	Towel Rail & Fittings	1	nr	450	450	6	1
	Sanitaryware to Ensuite						
	WC	1	nr	350	350	5	0
	WHB incl. Taps Shower: fixture, tray and glazed cubicle	1 1	nr	350	350 1 000	5	0
	Shower; fixture, tray and glazed cubicle Towel Rail & Fittings	1 1	nr nr	1,000 600	1,000 600	14	1
0.1.9	Tomat non a rittings	•	""	000	000		
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	
			TOTA:	_	42.42		
			TOTAL	£	42,188	603	56



Typical 3 Bed 4 Person Apartment - PRIVATE

Average 3 Bed apartment at 90 m^2 NIA Equates to 132 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
1 2	2700-3000mm high Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-	16	m	200	3,200	36	3
1.2	3000mm high	33	m	140	4,558	51	5
1.3	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m²	10	435	5	0
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	78	m²	35	2,747	31	3
1.5	E.O. for forming door openings	9	nr	15	135	2	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	90	m²	45	4,050	45	4
1.7	Allowance for bulkheads / curtain track support	13	m	50	653	7	1
1.8	Access Panels		nr	350	1,050	12	1
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	11	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	8	nr	650	5,200	58	5
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
3.0	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	90	m²	42	3,780	42	4
	Allowance for carpet to bedrooms	33	m²	20	655	7	1
	Allowance for engineered wood flooring to living areas, entrance	49	m²	60	2,954	33	3
3.4	Allowance for tiling floor to Bathrooms / ensuite Allowance for MDF skirtings	8 83	m² m	60 10	480 832	5 9	0
			""	10	032		_
	Wall Finishes						
	Tiled bathrooms; full height	42	m²	60	2,520	28	3
	Allowance for glass splashbacks to kitchen	1	nr	500	500	6	1
	Allowance for paint to walls	216	m²	10	2,163	24	2
	Allowance for paint to ceilings	90	m²	12	1,080	12	1
4.5	Allowance for paint to skirtings Allowance for window boards	83 13	m	6	499	6	1
4.6	Allowance for window boards	15	m	40	522	6	1
5.0	Fittings						
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	61	6
	Incl. White Goods	1	nr	Incl.			
	Utility Room Fittings	0	nr	1,500	-	-	-
	Allowance for Wardrobe	3	nr	1,200	3,600	40	4
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
	Silicone sealant to bathrooms/kitchens Post box	3 1	nr nr	250 200	750 200	8 2	1 0
3.7	160.00	_	'''	200	200	2	
	Services Sanitaryware						
0.1	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	4	0
	WHB incl. Taps	1	nr	350	350	4	0
	Bath incl. Taps	1	nr	750	750	8	1
	Over Bath Shower & Screen	1	nr	600	600	7	1
	Towel Rail & Fittings	1	nr	450	450	5	0
	Sanitaryware to Ensuite		"	.50			
6.1.6	·	1	nr	350	350	4	0
	WHB incl. Taps	1	nr	350	350	4	0
	Shower; fixture, tray and glazed cubicle	1	nr	1,000	1,000	11	1
6.1.9	Towel Rail & Fittings	1	nr	600	600	7	1
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	
			TOTAL	,	F4.154	500	FC
			TOTAL	£	54,164	602	56



Typical 3 Bed 5 Person Apartment - PRIVATE

Average 3 Bed apartment at 93 m^2 NIA Equates to 137 m^2 GIFA

1.1. Allowance for Party Wall between apartments, Tomm metal studs, fibre glass with 2 layers of 15mm pasterhoard both dies. Includes mesh or plywood between walls to meet Secured By Design requirements; 2700-3000mm high 1.0 1	Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NI
1.1. Allowance for Farth Well section From the Market Section 1.0	1.0	Plasterboard drylining / Partitions / Ceilings						
planeter board both sides. Includes meah or plywood between walls to meat Secured by Design requirements: 12 Allowance for instrumt while; Simen soundbloc board with a 4 kimen Grypoull regid Did plan meal state; 2700- 2000 33 m								
2700-000mm high 1.0 2.0 3.20 34 1.0 2.0 3.00 34 1.0 3.00 3.00 34 1.0 3.00 3.00 34 3.00 3.0								
12, Allowance for internal wolls; 15-mm soundbloc board with 4 shm of Spowell rapid De plus metal stud; 2700- 33			16	m	200	3.200	34	
3000m high 30 C.D. Allowance for moisture resistant board to bathrooms and ensultes 44 79 10 45.58 55 55 31 Allowance for stamm soundstock board with dot and dath to external walls within an apartment inch high performance insultation 78 m² 35 2,747 30 32 C.D. Allowance for supported celling, single layer of 12.5mm plasterboard 78 m² 35 2,747 30 32 C.D. Allowance for supported celling, single layer of 12.5mm plasterboard 93 m² 46 4,185 45 41 Allowance for supported celling, single layer of 12.5mm plasterboard 93 m² 46 4,185 45 42 Allowance for supported celling, single layer of 12.5mm plasterboard 93 m² 46 4,185 45 43 Allowance for supported celling, single layer of 12.5mm plasterboard 13 m² 30 6,53 7 44 Allowance for supported celling, single layer of 12.5mm plasterboard 13 m² 50 6,53 7 45 Allowance for supported celling, single layer of 12.5mm plasterboard 7 m² 650 4,550 49 46 Allowance for supported celling, single layer of 12.5mm plasterboard 7 m² 650 4,550 49 47 Allowance for submitted door to apartment incl. frame, architraves, ironmongery, decoration 7 m² m² m² m² m² m² m²	1 2			""	200	0,200		
1.3 A. C. Allowance for moisture resistant board to bathrooms and enables			33	m	140	4.558	49	
1.4. Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation 78 m² 35 2,747 30	1.3							
Deprimence insulation	1.4		''	""		.55		
1.5 C.D. for forming Goor openings 8		· · ·	78	m²	35	2,747	30	
1.6. Allowance for suspended collings single layer of 12.5mm plasterboard	1.5	E.O. for forming door openings		nr	15			
1.7. Allowance for bulikheads / currian track support 13 m	1.6							
1.8 Access Panels								
2.1 Allowance for Intrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 1 n n 950 950 10 2.2 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 7 n 650 4,550 49 3.1 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 7 n 650 4,550 49 3.2 Allowance for Double internal door to apartment incl. frame, architraves, ironmongery, decoration 7 n 650 4,550 49 3.3 Allowance for Engineered wood flooring to living areas, entrance 93 m² 42 3,906 42 3.3 Allowance for Engineered wood flooring to living areas, entrance 52 m² 60 3,134 34 3.4 Allowance for Billing floor to Bultrooms / ensuite 8 m² 60 480 5 3.4 Allowance for Billing floor to Bultrooms / ensuite 8 m² 60 480 5 3.5 Allowance for Billing floor to Bultrooms / ensuite 42 m² 60 2,570 27 3.6 Allowance for paint to walls 42 m² 60 2,570 27 3.7 Allowance for paint to walls 42 m² 60 2,570 27 3.8 Allowance for paint to walls 42 m² 60 2,570 27 3.9 Allowance for paint to walls 42 m² 60 2,570 27 3.0 Allowance for paint to walls 42 m² 60 2,570 50 50 3.1 Allowance for paint to walls 42 m² 60 5,570 5 3.1 Allowance for window boards 1 n 5,500 50 3.2 Allowance for Window boards 1 n 5,500 50 4.3 Allowance for Window boards 1 n 5,500 50 5.4 Allowance for Window boards 1 n 7 5,500 50 5.5 Allowance for Wardrobe 3 n 7 7,500 50 5.6 Allowance for Wardrobe 3 n 7 7,500 8 5.7 Post boc 1 n 7 350 350 4 6.8 Allowance for Wardrobe 1 n 7 7,500 8 6.9 Allowance for Wardrobe 1 n 7 7,500 8 7.0 Wall final Taps 1 n 7 7,500 8 8.0 Wall final Taps 1 n 7 7,500 8 8.0	1.8							
Security Doors 1	2.0	Internal Doors						
2.2 Allowance for Single internal door to apartment incl. frame, architraves, ironmongery, decoration 7 nr 650 4,550 49	2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
Allowance for Double Internal door to apartment Incl. frame, architraves, ironmongery, decoration 0			1	nr	950	950	10	
A compared for Double Internal door to apartment inci. frame, architraves, ironmongery, decoration 0	2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	49	
Allowance for 65mm screed to apartment floors; incl. acoustic layer 33 m² 42 3,906 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 42 46 65 65 70 43 43 43 43 43 43 43 4	2.3		0	nr		-	-	-
32 Allowance for carget to bedrooms 33 m² 20 655 7	3.0	Floor Finishes						
1.2 Allowance for carapte to bedrooms 33 m² 20 655 7	3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	93	m²	42	3,906	42	
3.3 Allowance for highered wood flooring to living areas, entrance \$2	3.2	Allowance for carpet to bedrooms		m²				
Mail Flinishes			52					
Allowance for MDF skirtings								
1 1 1 1 2 2 2 2 2 2	3.5							
1 1 1 1 2 2 2 2 2 2	4 0	Wall Finishes						
Allowance for glass splashbacks to kitchen			/12	m²	60	2 520	27	
Allowance for paint to walls 219 m² 10 2,193 24								
Adaptive content of ceilings 93 m² 12 1,116 12								
Allowance for paint to skirtings								
Active Allowance for window boards 13 m 40 522 6								
Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1	4.5							
Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1		Fishing						
Incl. White Goods			,		5 500	F 500	50	
Utility Room Fittings						5,500	59	
Allowance for Wardrobe 3								
Services Sanitaryware to Bathroom Sanitaryware to Bathroom Sanitaryware to Ensure Sanitaryware Sanitaryw				nr		-	-	
Silicone sealant to bathrooms/kitchens 3				nr				
Services Sanitaryware to Bathroom Sanitaryware to I				nr				
Services Sanitaryware to Bathroom WC 1 nr 350 350 4 1.2 WHB incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1 nr 600 600 6 1.5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 750 750 8 1 nr 450 450 5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 600 600 6 1.5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 450 450 5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 600 600 6 Allowance for Mechanical and Electrical Installations within apartments:-				nr				
Sanitaryware to Bathroom 1.1 WC 1 nr 350 350 4 1.2 WHB incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1 nr 600 600 6 1.5 Towel Rail & Fittings 1 nr 350 350 4 1 nr 750 750 8 1 nr 450 450 5 1 nr 450 450 5 1 nr 350 350 4 1 nr 600 600 6	5.7	Post box	1	nr	200	200	2	
Sanitaryware to Bathroom WC								
1.1 WC WHB incl. Taps Bath incl. Taps 1 nr 350 350 4 1.3 Bath incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1 nr 600 600 6 1.5 Towel Rail & Fittings Sanitaryware to Ensuite 1.6 WC 1.7 WHB incl. Taps 1 nr 350 350 4 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1 nr 350 350 4 1.1 nr 350 350 4 1.2 Inr 350 350 4 1.3 Inr 350 350 4 1.4 Inr 350 350 4 1.5 Inr 350 350 4 1.6 Inr 350 350 4 1.7 WHB incl. Taps 1 nr 350 350 4 1.8 Shower; fixture, tray and glazed cubicle 1 nr 1,000 1,000 11 1.9 Towel Rail & Fittings 1 nr 600 600 60 1.0 Inr 600 600 600 600 600 1.0 Inr 600 600 600 600 600 600 600 600 600 60	6.1							
1.2 WHB incl. Taps 1 nr 350 350 4 1.3 Bath incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1.5 Towel Rail & Fittings 5 Sanitaryware to Ensuite 1.6 WC 1.7 WHB incl. Taps 1 nr 350 350 4 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1 nr 350 350 4 1.1 nr 350 350 4								
1.3 Bath incl. Taps 1.4 Over Bath Shower & Screen 1.5 Towel Rail & Fittings 1.6 WC 1.7 WHB incl. Taps 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1.1 nr 1.7 50 1.7 0 8 1.1 nr 1.7 600 1.5 0 450 1.5 Sanitaryware to Ensuite 1.6 WC 1.7 WHB incl. Taps 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1.0 nr 1.000 1.000 1.1 nr 1.000 1.000 1.1 nr 1.000 1.000 1.2 Allowance for Mechanical and Electrical Installations within apartments:-			1	nr	350	350	4	
1			1	nr	350	350	4	
1.5 Towel Rail & Fittings	1.3	Bath incl. Taps	1	nr	750	750	8	
Sanitaryware to Ensuite	.4	Over Bath Shower & Screen	1	nr	600	600	6	
1	5	Towel Rail & Fittings	1	nr	450	450	5	
1		Sanitaryware to Ensuite						
1	.6	wc	1	nr	350	350	4	
1.8 Shower; fixture, tray and glazed cubicle 1 nr 1,000 1,000 11 1.9 Towel Rail & Fittings 1 nr 600 600 6 6 6.2 Allowance for Mechanical and Electrical Installations within apartments:-			1	nr			4	
1 nr 600 600 6 Allowance for Mechanical and Electrical Installations within apartments:-			1				11	
	5.2	Allowance for Mechanical and Electrical Installations within apartments:-						



Typical 3 Bed 6 Person Apartment - PRIVATE

Average 3 Bed apartment at 98 m^2 NIA Equates to 144 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
1.2	2700-3000mm high Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-	16	m	200	3,200	33	3
1.2	3000mm high E.O. Allowance for moisture resistant board to bathrooms and ensuites	33	m m²	140	4,558	47	4
1.3	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high	44	l m-	10	435	4	0
1.4	performance insulation	78	m²	35	2,747	28	3
1.5	E.O. for forming door openings	8	nr	15	120	1	0
	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	98	m²	45	4,401	45	4
	Allowance for bulkheads / curtain track support	13	m	50	653	7	1
1.8	Access Panels		nr	350	1,050	11	1
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	10	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	47	4
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	98	m²	42	4,108	42	4
	Allowance for carpet to bedrooms	33	m²	20	655	7	1
	Allowance for engineered wood flooring to living areas, entrance	57 8	m²	60	3,422	35	3
	Allowance for tiling floor to Bathrooms / ensuite Allowance for MDF skirtings		m² m	60 10	480 862	5 9	0
4.0	Wall Finishes						
	Tiled bathrooms; full height	42	m²	60	2,520	26	2
	Allowance for glass splashbacks to kitchen	1	nr	500	500	5	0
	Allowance for paint to walls	224	m²	10	2,241	23	2
4.4	Allowance for paint to ceilings	98	m²	12	1,174	12	1
4.5	Allowance for paint to skirtings	86	m	6	517	5	0
4.6	Allowance for window boards	13	m	40	522	5	0
5.0	Fittings						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	56	5
	Incl. White Goods	1	nr	Incl.			
	Utility Room Fittings	0	nr	1,500	-	-	-
	Allowance for Wardrobe	3	nr	1,200	3,600	37	3
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
	Silicone sealant to bathrooms/kitchens Post box	3 1	nr nr	250 200	750 200	8 2	0
6.0	Services						
	Sanitaryware						
0.1	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	4	0
	WHB incl. Taps	1	nr	350	350	4	0
6.1.3	Bath incl. Taps	1	nr	750	750	8	1
6.1.4	Over Bath Shower & Screen	1	nr	600	600	6	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	5	0
	Sanitaryware to Ensuite						
6.1.6		1	nr	350	350	4	0
	WHB incl. Taps	1	nr	350	350	4	0
	Shower; fixture, tray and glazed cubicle	1	nr	1,000	1,000	10	1
6.1.9	Towel Rail & Fittings	1	nr	600	600	6	1
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	
			TOTAL	£	54,865	561	52



Typical 1 Bed 2 Person Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 1 Bed apartment at 51 m^2 NIA Equates to 75 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	District and dudining / Destitions / Calli						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	10	m	200	2,000	39	4
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	15	m	140	2,120	41	4
l	E.O. Allowance for moisture-resistant board to bathrooms and kitchens	28	m²	10	280	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high	22	2	25	700	16	
1.5	performance insulation E.O. for forming door openings	23	m²	35 15	799 60	16	0
	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	51	nr m²	45	2,313	45	4
1.7	Allowance for bulkheads / curtain track support	6	'''	50	300	6	1
	Access Panels	1	nr	350	350	7	1
3.0	Internal Doors						
1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
2.1	Security Door)	1	nr	950	950	18	2
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	3	nr	650	1,950	38	4
l	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
	Floor Finisher						
3.0	Floor Finishes Allowance for 65mm screed to apartment floors; incl. acoustic layer	E1	m²	42	2 150	42	4
3.1	Allowance for carpet to bedrooms	51 13	m²	42 20	2,159 257	42	0
_	Allowance for laminate flooring to living areas, entrance	35	m ²	55	1,901	37	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	4	m²	50	200	4	0
3.5	Allowance for MDF skirtings	47	m	10	473	9	1
40	Wall Finishes						
	Tiled bathrooms; half height	14	m²	50	700	14	1
	Allowance for tiled splashbacks to kitchen	1	m	350	350	7	1 1
4.3	Allowance for paint to walls	88	m²	10	882	17	2
l	Allowance for paint to ceilings	50	m²	12	605	12	1
4.5	Allowance for paint to skirtings	34	m	6	204	4	0
4.6	Allowance for window boards	6	m	40	240	5	0
5.0	Fittings						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,000	4,000	78	7
5.2	Incl. White Goods	1	nr	incl	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
	Allowance for Wardrobe	1	nr	1,200	1,200	23	2
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	1
5.5	Vanity units; incl. top and mirror cabinet	1	nr	250	250	5	0
	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1
5.7	Post box	1	nr	200	200	4	0
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	7	1
l	WHB incl. Taps	1	nr	350	350	7	1
	Bath incl. Taps	1	nr	750	750	15	1
	Over Bath Shower & Curtain	1	nr	600	600	12	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1
616	Sanitaryware to Ensuite WC	0		350	_		
	WHB incl. Taps	0	nr nr	350 350	-		-
	Shower	0	nr	1,000	_		
	Towel Rail & Fittings	0	nr	450	-	-	-
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	 e Build Up 	
			TOTAL	£	28,091	547	51



Typical 2 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 2 Bed apartment at $70 m^2 NIA$ Equates to $103 m^2 GIFA$

140	Description	_ c.	11	Data (C)	C A 1.1	C/ C All A	c Is a
em	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 N
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	14	m	200	2,800	40	
.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	21	m	140	2,940	42	
	E.O. Allowance for moisture resistant board to bathrooms and kitchens	38	m²	10	384	5	
.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	43	m²	35	1,522	22	
.5	E.O. for forming door openings	5		15	75	1	
	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	70	nr m²	45	3,150	45	
	Allowance for bulkheads / curtain track support	10	m	50	500	7	
	Access Panels	2	nr	350	700	10	
_							
	Internal Doors Allowance for Entrance deports apartment incl. frame, architecture, ironmanger, description (assumed DAS 24)						
.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	14	
.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	6	nr	650	3,900	56	
	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	3,300	_	
			""	1,030			
	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m²	42	2,940	42	
	Allowance for carpet to bedrooms	22	m²	20	440	6	
	Allowance for laminate flooring to living areas, entrance Allowance for tiling floor to Bathrooms / ensuite	42 6	m²	55	2,309	33	
	Allowance for MDF skirtings	72	m² m	50 10	300 720	10	
	Wall Finishes						
	Tiled bathrooms; half height	14	m²	50	714	10	
	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	5	
	Allowance for paint to walls	134	m²	10	1,345	19	
	Allowance for paint to ceilings	70	m ²	12	840	12	
	Allowance for paint to skirtings Allowance for window boards	52 10	m m	6 40	310 400	4 6	
	Fittings						
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,000	5,000	71	
	Incl. White Goods	1	nr	incl			
	Allowance for Wardrobe	2	nr	1,200	2,400	34	
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	
-	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	
.6	Post box	1	nr	200	200	3	
.0	Services						
.1	Sanitaryware						
	Sanitaryware to Bathroom						
	WC	1	nr	350	350	5	
	WHB incl. Taps	1	nr	350	350	5	
	Bath incl. Taps	1	nr	750	750	11	
	Over Bath Shower & Curtain	1	nr	600	600	9	
.5	Towel Rail & Fittings Sanitaryware to WC	1	nr	450	450	6	
6	WC	1	nr	350	350	5	
	WHB incl. Taps	1	nr	350	350	5	
	Shower	1	nr	600	600	9	
	Towel Rail & Fittings	1	nr	450	450	6	
.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	



Typical 3 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 3 Bed apartment at 103 m^2 NIA Equates to 151 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	Plants have did. Patter / Paratter or / Gattern						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	16	m	200	3,200	31	3
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-				,		
	3000mm high	33	m	140	4,558	44	4
1.3	E.O. Allowance for moisture resistant board to bathrooms and kitchens	44	m²	10	435	4	0
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high						
	performance insulation	78	m²	35	2,747	27	2
1.5	E.O. for forming door openings	8	nr	15	120	1	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	103	m²	45	4,635	45	4
1.7	Allowance for bulkheads / curtain track support	13	m	50	653	6	1
1.8	Access Panels	3	nr	350	1,050	10	1
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	9	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	44	4
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
2.0	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	103	m²	42	4,326	42	4
	Allowance for carpet to bedrooms	33	m ²	20	655	6	1
		62	m ²				3
	Allowance for laminate flooring to living areas, entrance Allowance for tiling floor to Bathrooms / ensuite	8		55	3,423	33	
3.4			m²	50	400	4	0
3.5	Allowance for MDF skirtings	102	m	10	1,022	10	1
4.0	Wall Finishes						
4.1	Tiled bathrooms; half height	21	m²	50	1,050	10	1
4.2	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	3	0
4.3	Allowance for paint to walls	255	m²	10	2,555	25	2
4.4	Allowance for paint to ceilings	103	m²	12	1,236	12	1
4.5	Allowance for paint to skirtings	102	m	6	613	6	1
4.6	Allowance for window boards	13	m	40	522	5	0
5.0	Fittings						
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	53	5
	Incl. White Goods	1	nr	incl			
	Allowance for Wardrobe	3	nr	1,200	3,600	35	3
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	3	0
	Silicone sealant to bathrooms/kitchens	3	nr	250	750	7	1
	Post box	1	nr	200	200	2	0
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
6.1.1	wc	1	nr	350	350	3	0
6.1.2	WHB incl. Taps	1	nr	350	350	3	0
6.1.3	Bath incl. Taps	1	nr	750	750	7	1
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	6	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	4	0
	Sanitaryware to Ensuite						
6.1.6	wc	1	nr	350	350	3	0
6.1.7	WHB incl. Taps	1	nr	350	350	3	0
6.1.8	Shower	1	nr	600	600	6	1
6.1.9	Towel Rail & Fittings	1	nr	450	450	4	0
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	 e Build Up	
							



January 2024

Appendix A2

Detailed Cost Breakdown – 550 Unit Scheme (20% Affordable) (without Car Park)



Sec	tion 1: WHOLE PROJECT COST SUM	MARY						
AREA	SUMMARY			G.I.F.A m²	G.I.F.A ft²	N.I.A m²	N.I.A ft²	Net to Gross
		A	partments - Private	35,614	383,345	27,480	295,795	77%
		Apar	tments - Affordable	8,903	95,836	6,870	73,949	77%
			3,000	32,292	3,000	32,292	100%	
		Community			15,070	1,400	15,070	100%
		Car Park (See Area Schedu	ıle for assumptions)	Excl.	Excl.	-	-	0%
			48,917	526,543	38,750	417,105	79%	
cost	SUMMARY	GIFA Areas /m²	Element Total	Cost /m² G.I.F.A	Cost /ft² G.I.F.A.	Cost /m² N.I.A.	Cost /ft² N.I.A	% of Cost
1	Demolition	48,917	Excluded					
2	Residential Shell & Core	44,517	53,343,000	1,198.26	111.32	1,941.16	180.34	46%
3	Residential - Fit Out (Private)	35,614	26,195,000	735.53	68.33	953.24	88.56	22%
4	Residential - Fit Out (Affordable)	8,903	6,146,000	690.30	64.13	894.61	83.11	5%
5	Car Park	Excl.	Excluded	-	-	-	-	0%
6	Retail & Community	4,400	4,400,000	1,000.00	92.90	1,466.67	1.00	4%
7	Statutory Connections	48,917	2,413,000	49.33	4.58	62.27	5.79	2%
8	External Works	48,917	2,836,000	57.98	5.39	73.19	6.80	2%
SUB 1	OTAL OF ALL ELEMENTS	48,917	95,333,000	1,948.87	181.05	2,460.21	228.56	82%
9	Main Contractor Preliminaries	15.00%	14,300,000	292.33	27.16	369.03	34.28	12%
	SUI	B-TOTAL	109,633,000	2,241.20	208.21	2,829.24	262.84	94%
10	Main Contractor Overheads and Profit	0.00%	Excluded					
TOTA	L EXCL. CONTINGENCIES & INFLATION		109,633,000	2,241.20	208.21	2,829.24	262.84	94%
11	Rebase to 3Q23 based on BCIS	-0.78%	(852,000)	(17.42)	(1.62)	(21.99)	(2.04)	-1%
TOTA	L EXCL. CONTINGENCIES & INFLATION - REBASED		108,781,000	2,223.79	206.59	2,807.25	260.80	93%
12	Contingency	7.50%	8,159,000	166.79	15.50	210.55	19.56	7%
13	Inflation	EXCL	EXCLUDED					
14	Professional Fees	EXCL	EXCLUDED					
TOTA	L CURRENT DAY COST		£116,940,000	2,390.58	222.09	3,017.81	280.36	193%
TOTA	L CURRENT DAY COST (Rounded)		£116,940,000	2,391	222	3,018	280	100%

Notes:-

- 1 The measures contained within this document shall not be relied upon for any purpose other than the formulation of the cost plan itself;
- 2 The pricing basis of this preliminary budget estimate is on current market conditions and should be reviewed at regular intervals of no longer than 3 months; and
- 3 This *preliminary budget estimate* has been prepared from outline information only and we strongly advise that the consultants should be allowed to develop the brief further before any irrevocable financial commitment is entered into by the Client.



	Quantity	Unit	Rate £/m²	£
<u>Demolition</u>				
Demolition of existing buildings				Exclude
Asbestos removal				Exclude
Allowance for ground remediation (Subject to Surveys)			-	Exclud
		Demolitic	on to Summary	Exclude
Residential Shell & Core				
Substructure; CFA Piles & Ground Slab	44,517	m²	90	4,007,0
Extra Over for lift pits	15	Nr	3,500	Inc
Frame	44,517	m²	140	6,232,0
Upper Floors	44,517	m²	130	5,787,0
Roof Coverings	1,550	m²	80	124,0
Roof drainage	1,550	m²	5	8,0
Extra over allowance for roof gardens	1,550	m²	220	341,0
Stairs - Main Common Stairs; 1 flight with half landing, balustrade				
and handrail; stairmaster or similar; assumed 4 stair cores in west				
building and 6 in east building	94	Nr	6,000	564,0
External Walls			#REF!	
Glazing - 32% (Excluding balcony doors)	6,834	m²	480	3,280,0
Solid - 70%	19,677	m²	400	7,871,0
Lift Over Run	7	Nr	8,000	56,0
Balconies/Terraces	550	Nr	7,000	3,850,0
External Doors; Ground Floor	10	Nr	3,000	30,0
External Doors; Louvred; Single	8	Nr	4,000	32,0
External Doors; Louvred; Double	8	Nr	8,000	64,0
External Doors; Ground Floor; Escape Door	0	Nr	2,000	Include
External Doors; to balconies/terraces; sliding	550	Nr	2,000	1,100,0
Passenger Lifts;	330	747	#REF!	1,100,0
Serving 15 Floors (assumed 2 per lift core)	4	Nr	180,000	720,00
Serving 8 Floors (assumed 2 per lift core)	6	Nr	80,000	480,00
Extra Over for Fire Fighting lifts (assumed 1 per core)	5	Nr	20,000	100,00
	J	747	20,000	100,00
Shell & Core MEP; soil & waste, rainwater disposal, cold water				
supplies, hot & cold water distribution, central heating system,				
electrical installation (core services), protective installations, BWIC,				
T&C, MEP Subcontract Prelims - see fit out for unit specific costs	44,517	m²	420	18,697,0
Allowance for roof mounted PV Panels	550	Nr	1,200	Inc



	Quantity	Unit	Rate £/m²	£
Posidontial Fit Out (Driverte)				
Residential - Fit Out (Private)				
Fit Out to Apartments	100	A.I.	20,000	4 (40 (
1 Bed 2 Person	160 120	Nr Nr	29,000 42,000	4,640,0 5,040,0
2 Bed 3 Person	100	Nr Nr	42,000 47,000	4,700,0
2 Bed 4 Person 3 Bed 5 Person	60	Nr	55,000	3,300,0
Mechanical & Electrical Installations				
Private Apartments	440	Nr	15,000	6,600,0
Entrance/Concierge Lobby Fit Out	1	Nr	50,000	50,0
Gym Fit Out; Sprung floor, suspended ceiling; mirrors to walls, MEP	0	m²	300	Exclud
Residents Lounge Fit Out	0	m²	200	Exclud
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and				
fittings	8,134	m²	220	1,789,0
Building Signage	1	Item	20,000	20,0
Cycle Racks				
Sheffield Hoops	15	Nr	50	8
Two Tier Stands	200	Nr	250	50,0
Eurobins	20	Nr	250	5,0
F	Residential - Fit O	ut (Privat	te) to Summary	26,194,
Residential - Fit Out (Affordable)				
Fit Out to Apartments				
1 Bed 2 Person	40	Nr	28,000	1,120,
2 Bed 3 Person	30	Nr	41,000	1,230,0
2 Bed 4 Person	25	Nr	44,000	1,100,0
3 Bed 5 Person	15	Nr	54,000	810,0
Mechanical & Electrical Installations	110	A/	12.000	1 120
Affordable/Shared Ownership Apartments	110	Nr	13,000	1,430,0
Entrance/Concierge Lobby Fit Out	1	Nr	30,000	30,0
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and				
fittings	2,033	m²	200	407,0
Building Signage	1	Item	8,000	8,0
Cycle Racks				
Sheffield Hoops	3	Nr	50	
Two Tier Stands	40	Nr	250	10,0
Eurobins	4	Nr	250	1,0
			le) to Summary	6,146,



Section 2 : CALCULATIONS				
	Quantity	Unit	Rate £/m²	£

5 <u>Car Park</u>

Excluded from Cost Assessment

			Car Pari	k to Summary	0			
6	Retail Commercial							
	Shell & Core	4,400	m²	1,000	4,400,000			
	Fit Out				Excluded			
		Retail	Commercia	l to Summary	4,400,000			
7	Statutory Connections							
7.1	Allowance for works to Sub-Stations and distribution		item		Included			
7.2	Allowance for Water Main & distribution		item		Included			
7.3	Allowance for Gas Main & distribution		item		Excluded			
7.4	Allowance for BT/Telecoms distribution		item		Included			
7.5	Allowance for foul drainage	48,917	m²	20	Included			
7.6	Allowance for service diversions (RISK ITEM)		item		Excluded			
7.7	Allowance for residential connections	550	Nr	4,350	2,393,000			
7.8	Allowance for commercial connections	2	Nr	10,000	20,000			
		Statutory	Statutory Connections to Summary					

LONDON ROAD MASTERPLAN, CAMBERLEY -FEASIBILITY STUDY FOR 550 UNITS -20% AFFORDABLE



INDICATIVE ESTIMATE Prepared by: QSetc Limited Project No: 0823-QS-0036

Section 2 : CALCULATIONS								
		Quantity Unit Rate £/m²	£					
8	<u>External Works</u>							
8.1	General allowance	1 item	2,836,000					
		External Works to Summary	2,836,000					

.



Typical 1 Bed 2 Person Apartment

Average 1 Bed apartment at 50 m^2 NIA Equates to 65 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
1.0	Plasterboard drylining / Partitions / Ceilings						
1.1	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	10	m	200	2,000	40	
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
4.2	3000mm high	15	m	140	2,120	42	4
1.3 1.4	Extra Over Allowance for moisture resistant board to bathrooms Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high	28	m²	10	280	6	:
1.4	performance insulation	23	m²	35	799	16	:
1.5	Extra Over for forming door openings	4	nr	15	60	1	(
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	50	m²	45	2,268	45	
1.7	Allowance for bulkheads / curtain track support	6	m	50	300	6	
1.8	Access Panels	1	nr	350	350	7	:
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	19	:
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	3	nr	650	1,950	39	4
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
	FloorFinishoo						
3.0 3.1	Floor Finishes Allowance for 65mm screed to apartment floors; incl. acoustic layer	50	m²	42	2,117	42	
3.2	Allowance for carpet to bedrooms	13	m ²	20	257	5	
3.3	Allowance for laminate flooring to living areas, entrance	31	m ²	60	1,860	37	
3.4	Allowance for tiling floor to Bathrooms / ensuite	7	m²	60	394	8	
3.5	Allowance for MDF skirtings	34	m	10	339	7	
4.0	Wall Finishes						
4.1	Tiled bathrooms; full height	28	m²	60	1,680	33	
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	10	
4.3	Allowance for paint to walls;	88	m²	10	882	17	:
4.4	Allowance for paint to ceilings;	50	m²	12	605	12	
4.5	Allowance for paint to skirtings;	34	m	6	204	4	
4.6	Allowance for window boards	6	m	40	240	5	
5.0	Fittings						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,500	4,500	89	
5.2	Incl. White Goods	1	nr	incl.			
5.3	Utility Room Fittings	0	nr	1,500	-	-	-
5.4	Allowance for Wardrobe	1	nr	1,200	1,200	24	
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	
	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	
5.7	Post box	1	nr	200	200	4	
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
	WC	1	nr	350	350	7	
	WHB Incl. Taps	1	nr	350	350	7	
1.3	Bath Incl. Taps Over bath shower and screen	1 1	nr	750	750	15	
1.4 1.5	Towel Rail & Fittings	1	nr	600	600	12	
1.5	Sanitaryware to Ensuite	1	nr	450	450	9	
1.6	WC	0	nr	350	_	_	_
1.7	WHB incl. Taps	0	nr	350	_	_	_
	Shower; fixture, tray and glazed cubicle	0	nr	1,000	_	_	_
1.9	Towel Rail & Fittings	0	nr	600	-	-	-
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	 Build Up	
				1	· ' ' ' ' '	ı '	



Typical 2 Bed 4 Person Apartment - PRIVATE

Average 2 Bed apartment at $70 m^2 NIA$ Equates to $88 m^2 GIFA$

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	District and dudition / Destitions / Callings						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	14	m	200	2,800	40	4
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-					40 42 5 22 2 45 7 15 14 56 - 42 6 36 5 7 24 7 19 12 4 6 6 4 5 11 3 5 5 11 3 6 6 6 7	
	3000mm high	21	m	140	2,940	42	4
1.3	Extra Over Allowance for moisture resistant board to bathrooms	38	m²	10	384	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high						
4.5	performance insulation	43	m²	35	1,522		2
1.5 1.6	Extra Over for forming door openings	7 70	nr m²	15 45	105		(
1.7	Allowance for suspended ceiling; single layer of 12.5mm plasterboard Allowance for bulkheads / curtain track support	10		50	3,150 500		
	Access Panels	3	m nr	350	1,050		
1.0	Access Funes		""	330	1,030		_
2.0	Internal Doors						
	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	14	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	6	nr	650	3,900	56	5
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m²	42	2,940		4
	Allowance for carpet to bedrooms	22	m²	20	440		1
	Allowance for laminate flooring to living areas, entrance	42	m²	60	2,519		3
3.4	Allowance for tiling floor to Bathrooms / ensuite	6	m²	60	360		(
3.5	Allowance for MDF skirtings	52	m	10	517	/	1
4.0	Wall Finishes						
	Tiled bathrooms; full height	29	m²	60	1,714	24	2
	Allowance for glass splashbacks to kitchen	1	nr	500	500		1
	Allowance for paint to walls	134	m²	10	1,345		2
	Allowance for paint to ceilings	70	m²	12	840		1
	Allowance for paint to skirtings	52	m	6	310		l .
4.6	Allowance for window boards	10	m	40	400	6	1
	Fittings	_		4.500	4.500		,
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) Incl. White Goods	1	nr	4,500	4,500	64	6
5.2 5.3	Utility Room Fittings	0	nr	incl. 1,500			
	Allowance for Wardrobe	2	nr nr	1,200	2,400	3/1	3
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350		ď
	Silicone sealant to bathrooms/kitchens	3	nr	250	750		1
	Post box	1	nr	200	200		
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	5	(
	WHB incl. Taps	1	nr	350	350	5	(
	Bath incl. Taps	1	nr	750	750		1
	Over Bath Shower & Screen	1	nr	600	600		1
	Towel Rail & Fittings	1	nr	450	450	6	1
	Sanitaryware to Ensuite						
	WC	1	nr	350	350		0
	WHB incl. Taps	1	nr	350	350		0
	Shower; fixture, tray and glazed cubicle Towel Rail & Fittings	1 1	nr nr	1,000 600	1,000 600		1
0.1.9	TOWER NOW OF TREMES	1	'"	600	000	9	,
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	। e Build Up	
			TOTA:	_	42.42		
			TOTAL	£	42,188	603	56



Typical 3 Bed 4 Person Apartment - PRIVATE

Average 3 Bed apartment at 90 m^2 NIA Equates to 132 m^2 GIFA

iteiii	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
4.2	2700-3000mm high	16	m	200	3,200	36	3
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700- 3000mm high	33	m	140	4,558	51	5
1.3	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m²	10	435	5	0
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	78	m²	35	2,747	31	3
1.5	E.O. for forming door openings	9	nr	15	135	2	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	90	m²	45	4,050	45	4
1.7	Allowance for bulkheads / curtain track support	13	m	50	653	7	1
1.8	Access Panels	3	nr	350	1,050	12	1
	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	11	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	8	nr	650	5,200	58	5
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
3.0	Floor Finishes						
3.1		90	m²	42	3,780	42	4
	Allowance for carpet to bedrooms	33	m²	20	655	7	1
	Allowance for engineered wood flooring to living areas, entrance	49	m²	60	2,954	33	3
3.4 3.5	Allowance for tiling floor to Bathrooms / ensuite Allowance for MDF skirtings	8 83	m² m	60 10	480 832	5 9	0
4.0	Wall Finishes						
4.1	Tiled bathrooms; full height	42	m²	60	2,520	28	3
	Allowance for glass splashbacks to kitchen	1	nr	500	500	6	1
4.3	Allowance for paint to walls	216	m ²	10	2,163	24	2
	Allowance for paint to ceilings	90	m²	12	1,080	12	1
4.5	Allowance for paint to skirtings	83	m	6	499	6	1
4.6	Allowance for window boards	13	m	40	522	6	1
5.0	Fittings						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	61	6
5.2	Incl. White Goods	1	nr	Incl.			
5.3	Utility Room Fittings	0	nr	1,500	-	-	-
5.4	Allowance for Wardrobe	3	nr	1,200	3,600	40	4
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
	Silicone sealant to bathrooms/kitchens Post box	3	nr nr	250 200	750 200	8 2	0
6.0	Services						
	Sanitaryware						
0.1	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	4	0
	WHB incl. Taps	1	nr	350	350	4	0
	Bath incl. Taps	1	nr	750	750	8	1
	Over Bath Shower & Screen	1	nr	600	600	7	1
	Towel Rail & Fittings	1	nr	450	450	5	0
	Sanitaryware to Ensuite						
6.1.6	wc	1	nr	350	350	4	0
6.1.7	WHB incl. Taps	1	nr	350	350	4	0
6.1.8	Shower; fixture, tray and glazed cubicle	1	nr	1,000	1,000	11	1
6.1.9	Towel Rail & Fittings	1	nr	600	600	7	1
	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	
6.2							
6.2							



Typical 3 Bed 5 Person Apartment - PRIVATE

Average 3 Bed apartment at 93 m^2 NIA Equates to 137 m^2 GIFA

1.1 Allo plas 270	ssterboard drylining / Partitions / Ceilings						
1.1 Allo plas 270							
plas 270	owance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
270	isterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	00-3000mm high	16	m	200	3,200	34	
	owance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-		""	200	0,200	38 49 55 5 47 30 40 1 35 45 33 7 40 10 49 - 40 49 - - 44 34 50 5 33 9 40 5 33 24 46 12 66 5 42 5 50 4 40 8 40 8 40 4 40 8 40 8 40 8 40 8 40 8 40 6	
- 1	00mm high	33	m	140	4,558	49	
	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m²	10	435		
	owance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high	''	""		.55		
	rformance insulation	78	m²	35	2,747	30	
1.5 E	E.O. for forming door openings	8	nr	15	120		
	owance for suspended ceiling; single layer of 12.5mm plasterboard	93	m²	45	4,185		
	owance for bulkheads / curtain track support	13	m	50	653		
	cess Panels	3	nr	350	1,050		
2.0 Inte	ernal Doors						
2.1 Allo	owance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	curity Door)	1	nr	950	950	10	
2.2 Allo	owance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	49	
	owance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	
3.0 Floo	oor Finishes						
3.1 Allo	owance for 65mm screed to apartment floors; incl. acoustic layer	93	m²	42	3,906	42	
	owance for carpet to bedrooms	33	m²	20	655		
	owance for engineered wood flooring to living areas, entrance	52	m²	60	3,134		
	owance for tiling floor to Bathrooms / ensuite	8	m²	60	480		
	owance for MDF skirtings	84	m	10	843		
.0 Wal	all Finishes						
-	ed bathrooms; full height	42	m²	60	2,520	27	
	owance for glass splashbacks to kitchen	1	nr	500	500		
	owance for paint to walls	219	m²	10	2,193		
	owance for paint to ceilings	93	m²	12	1,116		
	owance for paint to skirtings	84		6	506		
	owance for window boards	13	m m	40	522		
.o Fitti	tings						
	owance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr l	E E00	5,500	E0.	
	:l. White Goods	1	nr	5,500	3,300	39	
			nr	Incl.			
	ility Room Fittings	0	nr	1,500	-	-	
	owance for Wardrobe	3	nr	1,200	3,600		
	nery - Coat Cupboard - internal fit out only	1	nr	350	350		
	icone sealant to bathrooms/kitchens st box	3 1	nr nr	250 200	750 200		
		_	"	200	200	_	
Serv							
	nitaryware						
	nitaryware to Bathroom						
1 WC		1	nr	350	350	4	
	HB incl. Taps	1	nr	350	350	4	
.3 Bat	th incl. Taps	1	nr	750	750	8	
	er Bath Shower & Screen	1	nr	600	600	6	
.5 Tow	wel Rail & Fittings	1	nr	450	450	5	
San	nitaryware to Ensuite						
.6 WC		1	nr	350	350	4	
7 WH	HB incl. Taps	1	nr	350	350	4	
	ower; fixture, tray and glazed cubicle	1	nr	1,000	1,000	11	
	wel Rail & Fittings	1	nr	600	600	6	
5.2 Allo	owance for Mechanical and Electrical Installations within apartments:-						
1							



Typical 3 Bed 6 Person Apartment - PRIVATE

Average 3 Bed apartment at 98 m^2 NIA Equates to 144 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
1.2	2700-3000mm high Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-	16	m	200	3,200	33	3
1.3	3000mm high E.O. Allowance for moisture resistant board to bathrooms and ensuites	33 44	m m²	140 10	4,558 435	47	4 0
	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high	44	III-	10	433	4	0
1.4	performance insulation	78	m²	35	2,747	28	3
1.5	E.O. for forming door openings	8	nr	15	120	1	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	98	m²	45	4,401	45	4
	Allowance for bulkheads / curtain track support	13	m	50	653	7	1
1.8	Access Panels	3	nr	350	1,050	11	1
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	10	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	47	4
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
3.0	Floor Finishes						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	98	m²	42	4,108	42	4
3.2	Allowance for carpet to bedrooms	33	m²	20	655	7	1
	Allowance for engineered wood flooring to living areas, entrance	57	m²	60	3,422	35	3
	Allowance for tiling floor to Bathrooms / ensuite	8 86	m² m	60 10	480 862	5 9	0
3.3	Allowance for MDF skirtings	80	""	10	802	9	1
	Wall Finishes						
	Tiled bathrooms; full height	42	m²	60	2,520	26	2
	Allowance for glass splashbacks to kitchen	1	nr	500	500	5	0
	Allowance for paint to walls	224	m²	10	2,241	23	2
	Allowance for paint to ceilings	98 86	m²	12	1,174	12	1
	Allowance for paint to skirtings Allowance for window boards	13	m m	6 40	517 522	5 5	0
					322		
	Fittings						_
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	56	5
	Incl. White Goods Utility Room Fittings	0	nr	Incl.			
	Allowance for Wardrobe	3	nr	1,500 1,200	3,600	37	3
	Joinery - Coat Cupboard - internal fit out only	1	nr nr	350	350	4	0
	Silicone sealant to bathrooms/kitchens	3	nr	250	750	8	1
	Post box	1	nr	200	200	2	0
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
6.1.1	wc	1	nr	350	350	4	0
	WHB incl. Taps	1	nr	350	350	4	0
	Bath incl. Taps	1	nr	750	750	8	1
	Over Bath Shower & Screen	1	nr	600	600	6	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	5	0
	Sanitaryware to Ensuite	_					_
6.1.6		1	nr	350	350	4	0
	WHB incl. Taps	1	nr	350 1 000	350	4	0
	Shower; fixture, tray and glazed cubicle Towel Rail & Fittings	1 1	nr nr	1,000 600	1,000 600	10	1 1
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	вина Ор	
			TOTAL	£	54,865	561	52



Typical 1 Bed 2 Person Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 1 Bed apartment at 51 m^2 NIA Equates to 75 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	District and dudining / Destitions / Calli						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	10	m	200	2,000	39	4
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	15	m	140	2,120	41	4
l	E.O. Allowance for moisture-resistant board to bathrooms and kitchens	28	m²	10	280	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high	22	2	25	700	16	
1.5	performance insulation E.O. for forming door openings	23	m²	35 15	799 60	16	0
	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	51	nr m²	45	2,313	45	4
1.7	Allowance for bulkheads / curtain track support	6	'''	50	300	6	1
	Access Panels	1	nr	350	350	7	1
3.0	Internal Doors						
1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
2.1	Security Door)	1	nr	950	950	18	2
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	3	nr	650	1,950	38	4
l	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
	Floor Finisher						
3.0 3.1	Floor Finishes Allowance for 65mm screed to apartment floors; incl. acoustic layer	51	m²	42	2,159	42	4
l	Allowance for carpet to bedrooms	13	m²	20	2,159	5	0
	Allowance for laminate flooring to living areas, entrance	35	m ²	55	1,901	37	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	4	m²	50	200	4	0
3.5	Allowance for MDF skirtings	47	m	10	473	9	1
40	Wall Finishes						
	Tiled bathrooms; half height	14	m²	50	700	14	1
	Allowance for tiled splashbacks to kitchen	1	m	350	350	7	1 1
4.3	Allowance for paint to walls	88	m²	10	882	17	2
l	Allowance for paint to ceilings	50	m²	12	605	12	1
4.5	Allowance for paint to skirtings	34	m	6	204	4	0
4.6	Allowance for window boards	6	m	40	240	5	0
5.0	Fittings						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,000	4,000	78	7
5.2	Incl. White Goods	1	nr	incl	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
	Allowance for Wardrobe	1	nr	1,200	1,200	23	2
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	1
5.5	Vanity units; incl. top and mirror cabinet	1	nr	250	250	5	0
	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1
5.7	Post box	1	nr	200	200	4	0
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	7	1
l	WHB incl. Taps	1	nr	350	350	7	1
	Bath incl. Taps	1	nr	750	750	15	1
	Over Bath Shower & Curtain	1	nr	600	600	12	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1
616	Sanitaryware to Ensuite WC	0		350	_		
	WHB incl. Taps	0	nr nr	350 350	-		-
	Shower	0	nr	1,000	_		
	Towel Rail & Fittings	0	nr	450	-	-	-
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	 e Build Up 	
			TOTAL	£	28,091	547	51



Typical 2 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 2 Bed apartment at $70 m^2 NIA$ Equates to $103 m^2 GIFA$

	Description	6.	11	Data (Ca)		C / C 511.5	c /5: 2
tem	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 N
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	14	m	200	2,800	40	
2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	21	m	140	2,940	42	
	E.O. Allowance for moisture resistant board to bathrooms and kitchens	38	m²	10	384	5	
.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	43	m²	35	1,522	22	
.5	E.O. for forming door openings	5		15	75	1	
	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	70	nr m²	45	3,150	45	
	Allowance for bulkheads / curtain track support	10	m	50	500	7	
	Access Panels	2	nr	350	700	10	
	Internal Doors						
.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24			0.50			
2	Security Door)	1	nr	950	950	14	
	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	6	nr	650	3,900	56	
.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	
.0	Floor Finishes						
1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m²	42	2,940	42	
2	Allowance for carpet to bedrooms	22	m²	20	440	6	
	Allowance for laminate flooring to living areas, entrance	42	m²	55	2,309	33	
	Allowance for tiling floor to Bathrooms / ensuite	6	m²	50	300	4	
.5	Allowance for MDF skirtings	72	m	10	720	10	
.0	Wall Finishes						
	Tiled bathrooms; half height	14	m²	50	714	10	
	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	5	
	Allowance for paint to walls	134	m²	10	1,345	19	
.4	Allowance for paint to ceilings	70	m²	12	840	12	
.5	Allowance for paint to skirtings	52	m	6	310	4	
.6	Allowance for window boards	10	m	40	400	6	
	Fishings						
	Fittings Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1		F 000	F 000	71	
	Incl. White Goods	1	nr	5,000	5,000	71	
-	Allowance for Wardrobe	2	nr nr	incl 1,200	2 400	34	
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	2,400 350	5	
	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	
	Post box	1	nr	200	200	3	
	Services						
.1	Sanitaryware						
	Sanitaryware to Bathroom					_	
	WC	1	nr	350	350	5	
	WHB incl. Taps	1	nr	350	350	5	
	Bath incl. Taps Over Bath Shower & Curtain	1	nr	750	750	11	
	Towel Rail & Fittings	1 1	nr	600 450	600 450	9	
3	Sanitaryware to WC	1	nr	430	430	6	
.6	WC	1	nr	350	350	5	
	WHB incl. Taps	1	nr	350	350	5	
	Shower	1	nr	600	600	9	
.9	Towel Rail & Fittings	1	nr	450	450	6	
.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	



Typical 3 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 3 Bed apartment at 103 m^2 NIA Equates to 151 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	Block hand de Patro / Bratilla or / 6 Proce						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	16	m	200	3,200	31	3
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-				,		
	3000mm high	33	m	140	4,558	44	4
1.3	E.O. Allowance for moisture resistant board to bathrooms and kitchens	44	m²	10	435	4	0
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high						
	performance insulation	78	m²	35	2,747	27	2
1.5	E.O. for forming door openings	8	nr	15	120	1	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	103	m²	45	4,635	45	4
1.7	Allowance for bulkheads / curtain track support	13	m	50	653	6	1
1.8	Access Panels	3	nr	350	1,050	10	1
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	9	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	44	4
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
2.0	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	103	m²	42	4,326	42	4
		33					
	Allowance for carpet to bedrooms		m²	20	655	6	1
	Allowance for laminate flooring to living areas, entrance	62 8	m²	55	3,423	33	3
3.4	Allowance for tiling floor to Bathrooms / ensuite		m²	50	400	4	0
3.5	Allowance for MDF skirtings	102	m	10	1,022	10	1
4.0	Wall Finishes						
4.1	Tiled bathrooms; half height	21	m²	50	1,050	10	1
4.2	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	3	0
4.3	Allowance for paint to walls	255	m²	10	2,555	25	2
4.4	Allowance for paint to ceilings	103	m²	12	1,236	12	1
4.5	Allowance for paint to skirtings	102	m	6	613	6	1
4.6	Allowance for window boards	13	m	40	522	5	0
5.0	Fittings						
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	53	5
	Incl. White Goods	1	nr	incl	3,300		
	Allowance for Wardrobe	3	nr	1,200	3,600	35	3
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	3	0
	Silicone sealant to bathrooms/kitchens	3	nr	250	750	7	1
	Post box	1	nr	200	200	2	0
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
6.1.1	wc	1	nr	350	350	3	0
6.1.2	WHB incl. Taps	1	nr	350	350	3	0
6.1.3	Bath incl. Taps	1	nr	750	750	7	1
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	6	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	4	0
	Sanitaryware to Ensuite						
6.1.6	wc	1	nr	350	350	3	0
6.1.7	WHB incl. Taps	1	nr	350	350	3	0
6.1.8	Shower	1	nr	600	600	6	1
6.1.9	Towel Rail & Fittings	1	nr	450	450	4	0
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	 - Build Un	
0.2					Jee Jeparate		



January 2024

Appendix A3

Detailed Cost Breakdown – 450 Unit Scheme (20% Affordable) (with Car Park)



	tion 1: WHOLE PROJECT COST SUMI							Net to
AREA	SUMMARY			G.I.F.A m²	G.I.F.A ft²	N.I.A m²	N.I.A ft²	Gross
		A	partments - Private	27,777	298,989	22,136	238,272	80%
		Apar	tments - Affordable	6,944	74,747	5,534	59,568	80%
			Retail	3,000	32,292	3,000	32,292	100%
			Community	1,400	15,070	1,400	15,070	100%
		Car Park (See Area Schedu	le for assumptions)	8,600	92,570	<u> </u>	-	0%
				47,721	513,669	32,070	345,201	67%
COST	SUMMARY	GIFA Areas /m²	Element Total	Cost /m² G.I.F.A	Cost /ft² G.I.F.A.	Cost /m² N.I.A.	Cost /ft² N.I.A	% of Cost
				U.I.I .A	U.I.I .A.	IV.I.A.	IV.I.A	
1	Demolition	47,721	Excluded	-	-	-	-	0%
2	Residential Shell & Core	34,721	41,178,000	1,185.97	110.18	1,860.23	172.82	40%
3	Residential - Fit Out (Private)	27,777	20,881,000	751.74	69.84	943.31	87.64	20%
4	Residential - Fit Out (Affordable)	6,944	4,904,000	706.20	65.61	886.16	82.33	5%
5	Car Park	8,600	7,999,000	930.12	86.41	-	-	8%
6	Retail & Community	4,400	4,400,000	1,000.00	92.90	1,466.67	1.00	4%
7	Community		Included				2.00	0%
8	Statutory Connections	47,721	1,978,000	41.45	3.85	61.68	5.73	2%
9	External Works	47,721	2,775,000	58.15	5.40	86.53	8.04	3%
SUB 1	TOTAL OF ALL ELEMENTS	47,721	84,115,000	1,762.64	163.75	2,622.86	243.67	81%
10	Main Contractor Preliminaries	15.00%	12,617,000	264.39	24.56	393.42	36.55	12%
	SUB-	TOTAL	96,732,000	2,027.03	188.32	3,016.28	280.22	94%
11	Main Contractor Overheads and Profit	0.00%	-	-	-	-	-	0%
TOTA	L EXCL. CONTINGENCIES & INFLATION		96,732,000	2,027.03	188.32	3,016.28	280.22	94%
12	Rebase to 3Q23 based on BCIS	-0.78%	(752,000)	(15.76)	(1.46)	(23.45)	(2.18)	-1%
TOTA	L EXCL. CONTINGENCIES & INFLATION - REBASED		95,980,000	2,011.27	186.85	2,992.83	278.04	93%
13	Contingency	7.50%	7,255,000	152.03	14.12	226.22	21.02	7%
14	Inflation	EXCL	EXCLUDED					
15	Professional Fees	EXCL	EXCLUDED					
TOTA	L CURRENT DAY COST		£103,235,000	2,163.30	200.98	3,219.05	299.06	100%
TOTA	L CURRENT DAY COST (Rounded)		£103,235,000	2,163	201	3,219	299	100%

Notes:-

- 1 The measures contained within this document shall not be relied upon for any purpose other than the formulation of the cost plan itself;
- 2 The pricing basis of this preliminary budget estimate is on current market conditions and should be reviewed at regular intervals of no longer than 3 months; and
- 3 This *preliminary budget estimate* has been prepared from outline information only and we strongly advise that the consultants should be allowed to develop the brief further before any irrevocable financial commitment is entered into by the Client.



	Quantity	Unit	Rate £/m²	£
<u>Demolition</u>				
Demolition of existing buildings	1	item	-	Exclude
Asbestos removal				Exclude
Allowance for ground remediation (Subject to Surveys)				Exclude
		Demolitic	on to Summary	Exclude
Residential Shell & Core				
Substructure; CFA Piles & Ground Slab	34,721	m²	90	3,125,00
Extra Over for lift pits	15	Nr	3,500	Inc
Frame	34,721	m²	140	4,861,00
Upper Floors	34,721	m²	130	4,514,00
Roof Coverings	1,550	m²	80	124,00
Roof drainage	1,550	m²	5	8,00
Extra over allowance for roof gardens	1,550	m²	220	341,00
Stairs - Main Common Stairs; 1 flight with half landing, balustrade	•			•
and handrail; stairmaster or similar; assumed 4 stair cores in west				
building and 6 in east building	82	Nr	6,000	492,00
External Walls			•	•
Glazing - 32% (Excluding balcony doors)	5,237	m²	480	2,514,00
Solid - 70%	15,347	m²	400	6,139,00
Lift Over Run	7	Nr	8,000	56,00
Balconies/Terraces	450	Nr	7,000	3,150,00
External Doors; Ground Floor	10	Nr	3,000	30,00
External Doors; Louvred; Single	8	Nr	4,000	32,00
External Doors; Louvred; Double	8	Nr	8,000	64,00
External Doors; Ground Floor; Escape Door	0	Nr	2,000	Include
External Doors; to balconies/terraces; sliding	450	Nr	2,000	900,00
Passenger Lifts;			#REF!	
Serving 9 Floors (assumed 2 per lift core)	4	Nr	90,000	360,00
Serving 8 Floors (assumed 2 per lift core)	6	Nr	80,000	480,00
Extra Over for Fire Fighting lifts (assumed 1 per core)	5	Nr	20,000	100,00
Shell & Core MEP; soil & waste, rainwater disposal, cold water				
supplies, hot & cold water distribution, central heating system,				
electrical installation (core services), protective installations, BWIC,				
T&C, MEP Subcontract Prelims - see fit out for unit specific costs	34,721	m²	400	13,888,00
Allowance for roof mounted PV Panels	450	Nr	1,200	Inc
			_	
	Residential :	Shell & Co	re to Summary	41,178,0



	Quantity	Unit	Rate £/m²	£
Besidential Fit Out (Britante)				
Residential - Fit Out (Private)				
Fit Out to Apartments	152	Mr	20,000	4,408,0
1 Bed 2 Person	132 88	Nr Nr	29,000 42,000	3,696,0
2 Bed 3 Person	72	Nr	47,000 47,000	3,384,0
2 Bed 4 Person 3 Bed 5 Person	48	Nr	<i>55,000</i>	2,640,0
Machanical & Floatrical Installations				
Mechanical & Electrical Installations Private Apartments	360	Nr	15,000	5,400,0
Entrance/Concierge Lobby Fit Out	1	Nr	50,000	50,0
Gym Fit Out; Sprung floor, suspended ceiling; mirrors to walls, MEP	0	m²	300	Exclud
	0	m²	200	Exclud
Residents Lounge Fit Out	U	m-	200	EXCIUC
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and fittings				
jittings	5,641	m²	220	1,241,0
Building Signage	1	Item	20,000	20,0
Cycle Racks				
Sheffield Hoops	10	Nr	50	j
Two Tier Stands	150	Nr	250	37,5
Eurobins	15	Nr	250	3,8
Re	esidential - Fit O	ut (Privat	te) to Summary	20,880,
Residential - Fit Out (Affordable)				
Fit Out to Apartments				
1 Bed 2 Person	38	Nr	28,000	1,064,
2 Bed 3 Person	22	Nr	41,000	902,0
2 Bed 4 Person	18	Nr	44,000	792,0
3 Bed 5 Person	12	Nr	54,000	648,0
Mechanical & Electrical Installations				
Affordable/Shared Ownership Apartments	90	Nr	13,000	1,170,0
Entrance/Concierge Lobby Fit Out	1	Nr	30,000	30,0
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and				
fittings	1,410	m²	200	282,0
Building Signage	1	Item	8,000	8,0
Cycle Racks				
Sheffield Hoops	2	Nr	50	<u>:</u>
Sileffield Hoops		Nr	250	7,5
Two Tier Stands	30	IVI	230	,
	30	Nr	250	;



		Quantity	Unit	Rate £/m²	£
5	<u>Car Park</u>				
	Western Block				
	240 spaces over two storeys, assuming 25m2 per car including circulation, ramps and pedestrian access	240	Nr	25,000	6,000,000
	Extra Over for Communal Garden	2,100	m²	305	640,500
	Eastern Block				
	130 spaces at grade level, assuming 20m2 per car including circulation, car and pedestrian access	130	Nr	4,000	520,000
	Extra Over for Communal Garden	2,750	m²	305	838,750
			Car Pa	ark to Summary	7,999,250
5	Retail & Community				
	Shell & Core	4,400	m²	1,000	4,400,000
	Fit Out				Exclude
		Retail &	Commun	ity to Summary	4,400,000
7	<u>Community</u>				
	Shell & Core	1,400	m²	1,000	Include
	Fit Out				Exclude
			Commun	ity to Summary	
3	Statutory Connections				
3.1	Allowance for works to Sub-Stations and distribution		item		Include
3. <i>2</i>	Allowance for Water Main & distribution		item		Include
3.3	Allowance for Gas Main & distribution		item		Exclude
3.4	Allowance for BT/Telecoms distribution		item		Include
3.5	Allowance for foul drainage	39,121	m²	20	Include
2.6	Allowance for service diversions (RISK ITEM)		item		Exclude
.7	Allowance for residential connections	450	Nr	4,350	1,958,00
3.8	Allowance for commercial connections	2	Nr	10,000	20,00
		Statutory (Connectio	ns to Summary	1,978,00

LONDON ROAD MASTERPLAN, CAMBERLEY -FEASIBILITY STUDY FOR 450 UNITS -20% AFFORDABLE



INDICATIVE ESTIMATE Prepared by: QSetc Limited Project No: 0823-QS-0036

Sec	tion 2 : CALCULATIONS				
		Quantity	Unit	Rate £/m²	£
9	External Works				
9.1	General allowance	1	item		2,775,000
		Exte	ernal Wor	ks to Summary	2,775,000

.



Typical 1 Bed 2 Person Apartment

Average 1 Bed apartment at $50 m^2 NIA$ Equates to $63 m^2 GIFA$

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
1.0	Plasterboard drylining / Partitions / Ceilings						
1.1	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	10	m	200	2,000	40	4
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
4.2	3000mm high	15	m	140	2,120	42	4
1.3 1.4	Extra Over Allowance for moisture resistant board to bathrooms Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high	28	m²	10	280	6	1
1.4	performance insulation	23	m²	35	799	16	1
1.5	Extra Over for forming door openings	4	nr	15	60	1	(
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	50	m²	45	2,268	45	
1.7	Allowance for bulkheads / curtain track support	6	m	50	300	6	:
1.8	Access Panels	1	nr	350	350	7	:
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	19	:
	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	3	nr	650	1,950	39	4
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
3.0	Floor Finishes						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	50	m²	42	2,117	42	4
3.2	Allowance for carpet to bedrooms	13	m²	20	257	5	(
3.3	Allowance for laminate flooring to living areas, entrance	31	m²	60	1,860	37	
3.4	Allowance for tiling floor to Bathrooms / ensuite	7	m²	60	394	8	:
3.5	Allowance for MDF skirtings	34	m	10	339	7	:
4.0	Wall Finishes						
4.1	Tiled bathrooms; full height	28	m ²	60	1,680	33	
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	10	:
4.3	Allowance for paint to walls;	88	m²	10	882	17	2
4.4	Allowance for paint to ceilings;	50	m²	12	605	12	:
4.5	Allowance for paint to skirtings;	34	m	6	204	4	(
4.6	Allowance for window boards	6	m	40	240	5	(
5.0	Fittings						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,500	4,500	89	;
5.2	Incl. White Goods	1	nr	incl.			
5.3	Utility Room Fittings	0	nr	1,500	-	-	-
	Allowance for Wardrobe	1	nr	1,200	1,200	24	:
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	:
	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	
5.7	Post box	1	nr	200	200	4	'
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
	WC	1	nr	350	350	7	:
	WHB Incl. Taps	1	nr	350	350	7	:
.1.3	Bath Incl. Taps Over bath shower and screen	1 1	nr	750	750	15	:
.1.4 .1.5	Over bath shower and screen Towel Rail & Fittings	1	nr	600 450	600 450	12 9	
.1.5	Sanitaryware to Ensuite	1	nr	450	450	9	
.1.6	WC	0	nr	350	_	_	_
.1.7	WHB incl. Taps	0	nr	350	_	_	_
	Shower; fixture, tray and glazed cubicle	0	nr	1,000	_	_	_
1.9	Towel Rail & Fittings	0	nr	600	-	-	-
	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	
6.2							
6.2							



Typical 2 Bed 4 Person Apartment - PRIVATE

Average 2 Bed apartment at $70 m^2 NIA$ Equates to $88 m^2 GIFA$

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	District and dediction / Destitions / California						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	14	m	200	2,800	40	4
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						1
	3000mm high	21	m	140	2,940	42	4
1.3	Extra Over Allowance for moisture resistant board to bathrooms	38	m²	10	384	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high						
4.5	performance insulation	43	m²	35	1,522	22	2
1.5 1.6	Extra Over for forming door openings	7 70	nr m²	15 45	105	2	(
1.7	Allowance for suspended ceiling; single layer of 12.5mm plasterboard Allowance for bulkheads / curtain track support	10		50	3,150 500	45 7	
	Access Panels	3	m nr	350	1,050	15	
1.0	Access Funes		""	330	1,030	13	
2.0	Internal Doors						
	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	14	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	6	nr	650	3,900	56	5
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m²	42	2,940	42	4
	Allowance for carpet to bedrooms	22	m²	20	440	6	1
	Allowance for laminate flooring to living areas, entrance	42	m²	60	2,519	36	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	6	m²	60	360	5	(
3.5	Allowance for MDF skirtings	52	m	10	517	7	1
4.0	Wall Finishes						
	Tiled bathrooms; full height	29	m²	60	1,714	24	2
	Allowance for glass splashbacks to kitchen	1	nr	500	500	7	1
	Allowance for paint to walls	134	m²	10	1,345	19	2
	Allowance for paint to ceilings	70	m²	12	840	12	1
	Allowance for paint to skirtings	52	m	6	310	4	l .
4.6	Allowance for window boards	10	m	40	400	6	1
							
	Fittings	_		4.500	4.500		l ,
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) Incl. White Goods	1 1	nr	4,500	4,500	64	6
5.2 5.3	Utility Room Fittings	0	nr	incl. 1,500			
	Allowance for Wardrobe	2	nr nr	1,200	2,400	34	3
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	ď
	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	1
	Post box	1	nr	200	200	3	_ c
6.0	Services						
6.1	Sanitaryware						1
	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	5	c
	WHB incl. Taps	1	nr	350	350	5	C
	Bath incl. Taps	1	nr	750	750	11	1
	Over Bath Shower & Screen	1	nr	600	600	9	1
	Towel Rail & Fittings	1	nr	450	450	6	1
	Sanitaryware to Ensuite						
	WC	1	nr	350	350	5	0
	WHB incl. Taps Shower: fixture, tray and glazed cubicle	1 1	nr	350	350 1 000	5	0
	Shower; fixture, tray and glazed cubicle Towel Rail & Fittings	1 1	nr nr	1,000 600	1,000 600	14	1
0.1.9	Tomat non a rittings	•	""	000	000		
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	
			TOTA:	_	42.42		
			TOTAL	£	42,188	603	56



Typical 3 Bed 4 Person Apartment - PRIVATE

Average 3 Bed apartment at 90 m^2 NIA Equates to 132 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
1 2	2700-3000mm high Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-	16	m	200	3,200	36	3
1.2	3000mm high	33	m	140	4,558	51	5
1.3	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m²	10	435	5	0
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	78	m²	35	2,747	31	3
1.5	E.O. for forming door openings	9	nr	15	135	2	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	90	m²	45	4,050	45	4
1.7	Allowance for bulkheads / curtain track support	13	m	50	653	7	1
1.8	Access Panels	3	nr	350	1,050	12	1
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	11	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	8	nr	650	5,200	58	5
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
3.0	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	90	m²	42	3,780	42	4
	Allowance for carpet to bedrooms	33	m²	20	655	7	1
	Allowance for engineered wood flooring to living areas, entrance	49	m²	60	2,954	33	3
3.4	Allowance for tiling floor to Bathrooms / ensuite Allowance for MDF skirtings	8 83	m² m	60 10	480 832	5 9	0
			""	10	032		_
	Wall Finishes						
	Tiled bathrooms; full height	42	m²	60	2,520	28	3
	Allowance for glass splashbacks to kitchen	1	nr	500	500	6	1
	Allowance for paint to walls	216	m²	10	2,163	24	2
	Allowance for paint to ceilings	90	m²	12	1,080	12	1
4.5	Allowance for paint to skirtings Allowance for window boards	83 13	m	6	499	6	1
4.6	Allowance for window boards	15	m	40	522	6	1
5.0	Fittings						
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	61	6
	Incl. White Goods	1	nr	Incl.			
	Utility Room Fittings	0	nr	1,500	-	-	-
	Allowance for Wardrobe	3	nr	1,200	3,600	40	4
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
	Silicone sealant to bathrooms/kitchens Post box	3 1	nr nr	250 200	750 200	8 2	1 0
3.7	160.00	_	'''	200	200	2	
	Services Sanitaryware						
0.1	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	4	0
	WHB incl. Taps	1	nr	350	350	4	0
	Bath incl. Taps	1	nr	750	750	8	1
	Over Bath Shower & Screen	1	nr	600	600	7	1
	Towel Rail & Fittings	1	nr	450	450	5	0
	Sanitaryware to Ensuite		"	.50			
6.1.6	·	1	nr	350	350	4	0
	WHB incl. Taps	1	nr	350	350	4	0
	Shower; fixture, tray and glazed cubicle	1	nr	1,000	1,000	11	1
6.1.9	Towel Rail & Fittings	1	nr	600	600	7	1
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	
			TOTAL	,	F4.464	500	FC
			TOTAL	£	54,164	602	56



Typical 3 Bed 5 Person Apartment - PRIVATE

Average 3 Bed apartment at 93 m^2 NIA Equates to 137 m^2 GIFA

1.1. Allowance for Party Wall between apartments, Tomm metal studs, fibre glass with 2 layers of 15mm pasterhoard both dies. Includes mesh or plywood between walls to meet Secured By Design requirements; 200-3000mm high 1.0 1.	Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NI
1.1. Allowance for Farth Well section From the Market Section 1.0	1.0	Plasterboard drylining / Partitions / Ceilings						
planeter board both sides. Includes meah or plywood between walls to meat Secured by Design requirements: 12 Allowance for instrume while; Simen soundbloc board with a 4 kmm of growall regid bill plans metal state; 2700- 2000								
2700-000mm high 1.0 2.0 3.20 34 1.0 2.0 3.00 34 1.0 3.00 3.00 34 1.0 3.00 3.00 34 3.00 3.0								
12, Allowance for internal wolls; 15-mm soundbloc board with 4 shm of Spowell rapid De plus metal stud; 2700- 33			16	m	200	3.200	34	
3000m high 30 C.D. Allowance for moisture resistant board to bathrooms and ensultes 44 79 10 45.58 55 55 4. Allowance for stamm soundstock board with dot and dath to external walls within an apartment incl high performance insultation 78 m² 35 2,747 30 5. E.O. For forming door openings 8 nr 15 120 1 5. E.O. For forming door openings 8 nr 15 120 1 6. Allowance for suppended relining, single layer of 12.5mm plasterboard 93 m² 46 4,185 45 7. Allowance for bushheads / curtain track support 13 m 50 653 7 7. Allowance for suppended relining, single linker of 12.5mm plasterboard 13 nr 350 653 7 8. Access Parell 7 nr 850 4,550 49 9. Access Parell 7 nr 850 4,550 49 9. Allowance for submitted door to apartment incl. frame, architraves, ironmongery, decoration 7 nr 850 4,550 49 9. Allowance for submitted door to apartment incl. frame, architraves, ironmongery, decoration 7 nr 850 4,550 49 9. Allowance for submitted door to apartment incl. frame, architraves, ironmongery, decoration 7 nr 850 4,550 49 9. Allowance for submitted door to apartment incl. frame, architraves, ironmongery, decoration 7 nr 850 4,550 49 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 42 3,500 4 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 42 3,500 4 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 40 5 5 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 4 3 3 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 5 0 5 5 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 5 0 5 5 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 5 0 0 5 9. Allowance for submi	1 2			""	200	0,200		
1.3 A. C. Allowance for moisture resistant board to bathrooms and enables			33	m	140	4.558	49	
1.4. Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation 78 m² 35 2,747 30	1.3							
Deprimence insulation	1.4		''	""		.55		
1.5 C.D. for forming Goor openings 8		· · ·	78	m²	35	2,747	30	
1.6. Allowance for suspended collings single layer of 12.5mm plasterboard	1.5	E.O. for forming door openings		nr	15			
1.7. Allowance for bulikheads / currian track support 13 m	1.6							
1.8 Access Panels								
2.1 Allowance for Intrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 1 n n 950 950 10 2.2 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 7 n 650 4,550 49 3.1 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 7 n 650 4,550 49 3.2 Allowance for Double internal door to apartment incl. frame, architraves, ironmongery, decoration 7 n 650 4,550 49 3.3 Allowance for Engineered wood flooring to living areas, entrance 93 m² 42 3,906 42 3.3 Allowance for Engineered wood flooring to living areas, entrance 52 m² 60 3,134 34 3.4 Allowance for Billing floor to Bultrooms / ensuite 8 m² 60 480 5 3.4 Allowance for Billing floor to Bultrooms / ensuite 8 m² 60 480 5 3.5 Allowance for Billing floor to Bultrooms / ensuite 42 m² 60 2,570 27 3.6 Allowance for paint to walls 42 m² 60 2,570 27 3.7 Allowance for paint to walls 42 m² 60 2,570 27 3.8 Allowance for paint to walls 42 m² 60 2,570 27 3.9 Allowance for paint to walls 42 m² 60 2,570 27 3.0 Allowance for paint to walls 42 m² 60 2,570 50 50 3.1 Allowance for paint to walls 42 m² 60 5,570 5 3.1 Allowance for window boards 1 n 5,500 50 3.2 Allowance for Window boards 1 n 5,500 50 4.3 Allowance for Window boards 1 n 5,500 50 5.4 Allowance for Window boards 1 n 7 5,500 50 5.5 Allowance for Window boards 1 n 7 350 350 4 4.5 Allowance for Wardrobe 3 n 7 750 8 5.5 Allowance for Wardrobe 3 n 7 750 8 5.6 Allowance for Wardrobe 1 n 7 350 350 4 6.6 Allowance for Wardrobe 1 n 7 750 8 7.6 Wall final Taps 1 n 7 750 8 8.6 Windows boards 1 n 7 750 7	1.8							
Security Doors 1	2.0	Internal Doors						
2.2 Allowance for Single internal door to apartment incl. frame, architraves, ironmongery, decoration 7 nr 650 4,550 49	2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
Allowance for Double Internal door to apartment Incl. frame, architraves, ironmongery, decoration 0			1	nr	950	950	10	
A compared for Double Internal door to apartment inci. frame, architraves, ironmongery, decoration 0	2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	49	
Allowance for 65mm screed to apartment floors; incl. acoustic layer 33 m² 42 3,906 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 42 45 65 70 43 43 43 43 43 43 43 4	2.3		0	nr		-	-	-
32 Allowance for carget to bedrooms 33 m² 20 655 7	3.0	Floor Finishes						
1.2 Allowance for carapte to bedrooms 33 m² 20 655 7	3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	93	m²	42	3,906	42	
3.3 Allowance for highered wood flooring to living areas, entrance \$2	3.2	Allowance for carpet to bedrooms		m²				
Mail Flinishes			52					
Allowance for MDF skirtings								
1 1 1 1 2 2 2 2 2 2	3.5							
1 1 1 1 2 2 2 2 2 2	4 0	Wall Finishes						
Allowance for glass splashbacks to kitchen			/12	m²	60	2 520	27	
Allowance for paint to walls 219 m² 10 2,193 24								
Adaptive content of ceilings 93 m² 12 1,116 12								
Allowance for paint to skirtings								
Active Allowance for window boards 13 m 40 522 6								
Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1	4.5							
Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1		Fishing						
Incl. White Goods			,		5 500	F 500	50	
Utility Room Fittings						5,500	59	
Allowance for Wardrobe 3								
Services Sanitaryware to Bathroom Sanitaryware to Bathroom Sanitaryware to Ensure Sanitaryware				nr		-	-	
Silicone sealant to bathrooms/kitchens 3				nr				
Services Sanitaryware to Bathroom Sanitaryware to I				nr				
Services Sanitaryware to Bathroom WC 1 nr 350 350 4 1.2 WHB incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1 nr 600 600 6 1.5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 750 750 8 1 nr 450 450 5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 600 600 6 1.5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 450 450 5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 600 600 6 Allowance for Mechanical and Electrical Installations within apartments:-				nr				
Sanitaryware to Bathroom 1.1 WC 1 nr 350 350 4 1.2 WHB incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1 nr 600 600 6 1.5 Towel Rail & Fittings 1 nr 350 350 4 1 nr 750 750 8 1 nr 450 450 5 1 nr 450 450 5 1 nr 350 350 4 1 nr 600 600 6	5.7	Post box	1	nr	200	200	2	
Sanitaryware to Bathroom WC								
1.1 WC WHB incl. Taps Bath incl. Taps 1 nr 350 350 4 1.3 Bath incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1 nr 600 600 6 1.5 Towel Rail & Fittings Sanitaryware to Ensuite 1.6 WC 1.7 WHB incl. Taps 1 nr 350 350 4 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1 nr 350 350 4 1.1 nr 350 350 4 1.2 Inr 350 350 4 1.3 Inr 350 350 4 1.4 Inr 350 350 4 1.5 Inr 350 350 4 1.6 Inr 350 350 4 1.7 WHB incl. Taps 1 nr 350 350 4 1.8 Shower; fixture, tray and glazed cubicle 1 nr 1,000 1,000 11 1.9 Towel Rail & Fittings 1 nr 600 600 60 1.0 Towel Rail & Fittings 1 nr 600 600 600 600 1.1 nr 600 600 600 600 1.1 nr 600 600 600 600 600 600 600 600 600 60	6.1							
1.2 WHB incl. Taps 1 nr 350 350 4 1.3 Bath incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1.5 Towel Rail & Fittings 5 Sanitaryware to Ensuite 1.6 WC 1.7 WHB incl. Taps 1 nr 350 350 4 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1 nr 350 350 4 1.1 nr 350 350 4								
1.3 Bath incl. Taps 1.4 Over Bath Shower & Screen 1.5 Towel Rail & Fittings 1.6 WC 1.7 WHB incl. Taps 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1.1 nr 1.7 50 1.7 0 8 1.1 nr 1.7 600 1.5 0 1.5 Inr 1.7 0 0 1.5 Inr 1.7 0 0 1.5 Inr 1.7 0 0 1.7 0 0 1.8 Inr 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1.0 Inr 1.0 0 1			1	nr	350	350	4	
1			1	nr	350	350	4	
1.5 Towel Rail & Fittings	1.3	Bath incl. Taps	1	nr	750	750	8	
Sanitaryware to Ensuite	.4	Over Bath Shower & Screen	1	nr	600	600	6	
1	5	Towel Rail & Fittings	1	nr	450	450	5	
1		Sanitaryware to Ensuite						
1	.6	wc	1	nr	350	350	4	
1.8 Shower; fixture, tray and glazed cubicle 1 nr 1,000 1,000 11 1.9 Towel Rail & Fittings 1 nr 600 600 6 5.2 Allowance for Mechanical and Electrical Installations within apartments:-			1	nr			4	
1 nr 600 600 6 Allowance for Mechanical and Electrical Installations within apartments:-			1				11	
	5.2	Allowance for Mechanical and Electrical Installations within apartments:-						



Typical 3 Bed 6 Person Apartment - PRIVATE

Average 3 Bed apartment at 98 m^2 NIA Equates to 144 m^2 GIFA

Plasterboard drylining / Partitions / Cellings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements; 2700-300mm high Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-300mm high B. E.O. Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-300mm high B. E.O. For forming door openings B. E.O. For forming door opening forming for forming door door opening for forming door opening for forming door door opening forming for f	3 m m² 3 m² nr 3 m² nr 4 m² 3 m² m² nr	m 140 m² 10 m² 35 nr 15 m² 45 m 50 nr 350 nr 650 nr 1,050 m² 42 m² 20 m² 60 m² 60 nr 10 m² 60 nr 500 nr 10	3,200 4,558 435 2,747 120 4,401 653 1,050 950 4,550 - 4,108 655 3,422 480 862 2,520 500 2,241 1,174	33 47 4 28 1 45 7 11 10 47 - - 35 5 9	
Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements; 2700-300mm high Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-300mm high 300mm high 31. E.O. Allowance for moisture resistant board to bathrooms and ensuites Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation 52. E.O. for forming door openings 83. Allowance for suspended ceiling; single layer of 12.5mm plasterboard 84. Allowance for suspended ceiling; single layer of 12.5mm plasterboard 85. Allowance for bulkheads / curtain track support 86. Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door) 87. Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration 88. Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration 89. Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration 99. Allowance for Carpet to bedrooms 90. Allowance for GSmm screed to apartment floors; incl. acoustic layer 90. Allowance for engineered wood flooring to living areas, entrance 90. Allowance for Iling floor to Bathrooms / ensuite 90. Allowance for glass splashbacks to kitchen 90. Allowance for glass splashbacks to kitchen 90. Allowance for paint to walls 90. Allowance for paint to walls 90. Allowance for paint to walls 90. Allowance for window boards 90. Fittings 90. Allowance for Witchens (incl. under cupboard lighting, worktop, sink and taps) 10. Incl. White Goods 11. Allowance for Wardrobe 12. Allowance for Wardrobe 13. Joint White Goods 14. Allowance for Wardrobe 15. Joint Y-Coat Cupboard - internal fit out only 15. Silicone sealant to bathrooms/kitchens	3 m m² 3 m² nr 3 m² nr 4 m² 3 m² m² nr	m 140 m² 10 m² 35 nr 15 m² 45 m 50 nr 350 nr 650 nr 650 nr 1,050 m² 42 m² 20 m² 60 m² 10 m² 60 nr 10	4,558 435 2,747 120 4,401 653 1,050 950 4,550 - 4,108 655 3,422 480 862 2,520 500 2,241	47 4 28 1 45 7 11 10 47 - 42 7 35 5 9	
plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements; 2700-3000mm high 16. 1.2 Allowance for Internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-3000mm high 333 3. E.O. Allowance for sister resistant board to bathrooms and ensuites 4. 1.4 Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation 5.0 for forming door openings 8. 1.6 Allowance for suspended ceiling; single layer of 12.5mm plasterboard 9. 2.0 Allowance for bulkheads / curtain track support 13. 2.1 Allowance for bulkheads / curtain track support 13. 2.2 Internal Doors 2. 1.1 Allowance for Finance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door) 14. 2.1 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 9. 2.2 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 9. 3.0 Floor Finishes 9. 3.1 Allowance for oEmm screed to apartment floors; incl. acoustic layer 9. 3.2 Allowance for eagnered wood flooring to living areas, entrance 9. 3.3 Allowance for engineered wood flooring to living areas, entrance 9. 4.0 Allowance for glass splashbacks to kitchen 9. 4.1 Tiled bathrooms; full height 9. 4.2 Allowance for paint to walls 9. 4.3 Allowance for paint to walls 9. 4.4 Allowance for paint to skirtings 9. 4.5 Allowance for paint to skirtings 9. 4.6 Allowance for window boards 9. 5.0 Fittings 9. 5.1 Allowance for Witchens (incl. under cupboard lighting, worktop, sink and taps) 1. 5.1 Incl. White Goods 1. 5.2 Incl. White Goods 1. 5.3 Utility Room Fittings 9. 5.4 Allowance for Witchens (incl. under cupboard lighting, worktop, sink and taps) 1. 5.5 Joinery - Coat Cupboard - internal fit out only 9. 5.6 Silicone sealant to bathrooms/kitchens 9.	3 m m² 3 m² nr 3 m² nr 4 m² 3 m² m² nr	m 140 m² 10 m² 35 nr 15 m² 45 m 50 nr 350 nr 650 nr 650 nr 1,050 m² 42 m² 20 m² 60 m² 10 m² 60 nr 10	4,558 435 2,747 120 4,401 653 1,050 950 4,550 - 4,108 655 3,422 480 862 2,520 500 2,241	47 4 28 1 45 7 11 10 47 - 42 7 35 5 9	
2700-3000mm high 1.2 Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-3000mm high 3.3 E.O. Allowance for moisture resistant board to bathrooms and ensuites 4.4 Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation E.O. for forming door openings 8.8 Allowance for sulkheads / curtain track support 1.8 Access Panels 2.0 Internal Doors 2.1 Allowance for sulkheads / curtain track support 3.2 Allowance for fingle Internal door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door) 1.2 Allowance for fingle Internal door to apartment incl. frame, architraves, ironmongery, decoration 3.0 Floor Finishes 3.1 Allowance for of 5mm screed to apartment floors; incl. acoustic layer 3.2 Allowance for carpet to bedrooms 3.3 Allowance for engineered wood flooring to living areas, entrance 3.4 Allowance for mobe shirtings 3.5 Allowance for glass splashbacks to kitchen 4.1 Tiled bathrooms; full height 4.2 Allowance for glass splashbacks to kitchen 4.3 Allowance for paint to walls 4.4 Allowance for paint to ceilings 4.5 Allowance for paint to skirtings 4.6 Allowance for window boards 4.7 Fittings 4.8 Allowance for window boards 4.9 Fittings 4.0 Wall Finishes 4.1 Tiled bathrooms; full height 4.2 Allowance for for paint to ceilings 4.3 Allowance for paint to ceilings 4.4 Allowance for paint to ceilings 4.5 Allowance for window boards 4.7 Allowance for window boards 4.8 Allowance for window boards 4.9 Incl. White Goods 4.1 Allowance for Walforde 5.3 Utility Room Fittings 5.4 Allowance for Walforde 5.5 Joineyr - Coat Cupboard - internal fit out only 5.6 Silicone sealant to bathrooms/kitchens	3 m m² 3 m² nr 3 m² nr 4 m² 3 m² m² nr	m 140 m² 10 m² 35 nr 15 m² 45 m 50 nr 350 nr 650 nr 650 nr 1,050 m² 42 m² 20 m² 60 m² 10 m² 60 nr 10	4,558 435 2,747 120 4,401 653 1,050 950 4,550 - 4,108 655 3,422 480 862 2,520 500 2,241	47 4 28 1 45 7 11 10 47 - 42 7 35 5 9	
Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-300mm high 33 3. E.O. Allowance for moisture resistant board to bathrooms and ensuites 44 4. Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation 5. E.O. for forming door openings 6. Allowance for suspended ceiling; single layer of 12.5mm plasterboard 7. Allowance for suspended ceiling; single layer of 12.5mm plasterboard 7. Access Panels 7. Access Panels 8. Allowance for bulkheads / curtain track support 8. Access Panels 8. Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door) 7. Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 7. Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 7. Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration 8. Allowance for Engineered to apartment floors; incl. acoustic layer 9. Allowance for earpet to bedrooms 9. Allowance for carpet to bedrooms 9. Allowance for engineered wood flooring to living areas, entrance 9. Allowance for tiling floor to Bathrooms / ensuite 9. Allowance for tiling floor to Bathrooms / ensuite 9. Allowance for paint to walls 9. Allowance for paint to walls 9. Allowance for paint to skirtings 9. Allowance for paint to skirtings 9. Allowance for paint to skirtings 9. Allowance for window boards 9. Fittings 9. Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 9. Incl. White Goods 9. Julity Room Fittings 9. Allowance for Wardrobe 9. Jolineyr - Coat Cupboard - internal fit out only 9. Silicone sealant to bathrooms/kitchens	3 m m² 3 m² nr 3 m² nr 4 m² 3 m² m² nr	m 140 m² 10 m² 35 nr 15 m² 45 m 50 nr 350 nr 650 nr 650 nr 1,050 m² 42 m² 20 m² 60 m² 10 m² 60 nr 10	4,558 435 2,747 120 4,401 653 1,050 950 4,550 - 4,108 655 3,422 480 862 2,520 500 2,241	47 4 28 1 45 7 11 10 47 - 42 7 35 5 9	
3000mm high 1.3 E.O. Allowance for moisture resistant board to bathrooms and ensuites 4. Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation 5. E.O. for forming door openings 8. Allowance for suspended ceiling; single layer of 12.5mm plasterboard 1.7 Allowance for bulkheads / curtain track support 1.8 Access Panels 2.0 Internal Doors 2.1 Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door) 2.1 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 2.3 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 3.0 Floor Finishes 3.1 Allowance for 65mm screed to apartment floors; incl. acoustic layer 3.2 Allowance for carpet to bedrooms 3.3 Allowance for carpet to bedrooms 3.3 Allowance for engineered wood flooring to living areas, entrance 3.4 Allowance for tiling floor to Bathrooms / ensuite 3.5 Allowance for glass splashbacks to kitchen 4.0 Wall Finishes 4.1 Tiled bathrooms; full height 4.2 Allowance for paint to walls 4.3 Allowance for paint to ecilings 4.4 Allowance for paint to skirtings 5.4 Allowance for paint to skirtings 5.5 Allowance for paint to skirtings 5.6 Allowance for paint to ceilings 5.7 Allowance for paint to ceilings 5.8 Allowance for paint to skirtings 5.9 Fittings 5.1 Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 5.0 Fittings 5.1 Allowance for Wardrobe 5.2 Joinery - Coat Cupboard - internal fit out only 5.3 Utility Room Fittings 5.4 Allowance For Wardrobe 5.5 Joinery - Coat Cupboard - internal fit out only 5.6 Silicone sealant to bathrooms/kitchens	m² m² m² m² m² m² m² m² m² m nr nr nr nr nr nr nr nr nr m²	m² 10 m² 35 nr 15 m² 45 m 50 nr 350 nr 950 nr 650 nr 1,050 m² 42 m² 20 m² 60 m² 60 m 10 m² 60 nr 500 nr 500 nr 500 nr 10	435 2,747 120 4,401 653 1,050 950 4,550 - 4,108 655 3,422 480 862 2,520 500 2,241	4 28 1 45 7 11 10 47 - 42 7 35 5 9	
E.O. Allowance for moisture resistant board to bathrooms and ensuites Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation E.O. for forming door openings Allowance for suspended ceiling; single layer of 12.5mm plasterboard Allowance for suspended ceiling; single layer of 12.5mm plasterboard Allowance for bulkheads / curtain track support Allowance for bulkheads / curtain track support Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door) Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration Allowance for Entrance door to apartment floors; incl. acoustic layer Allowance for engineered wood flooring to living areas, entrance Allowance for engineered wood flooring to living areas, entrance Allowance for tiling floor to Bathrooms / ensuite Allowance for paint to Bathrooms / ensuite Allowance for paint to walls Allowance for paint to walls Allowance for paint to ceilings Allowance for paint to skirtings Allowance for window boards Title dathrooms; full height, worktop, sink and taps) Incl. White Goods Incl. White Goods Julitity Room Fittings Allowance for Wardrobe Joinery - Coat Cupboard - internal fit out only Silicone sealant to bathrooms/kitchens	m² m² m² m² m² m² m² m² m² m nr nr nr nr nr nr nr nr nr m²	m² 10 m² 35 nr 15 m² 45 m 50 nr 350 nr 950 nr 650 nr 1,050 m² 42 m² 20 m² 60 m² 60 m 10 m² 60 nr 500 nr 500 nr 500 nr 10	435 2,747 120 4,401 653 1,050 950 4,550 - 4,108 655 3,422 480 862 2,520 500 2,241	4 28 1 45 7 11 10 47 - 42 7 35 5 9	
Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation performance insulation [78] E.O. for forming door openings 8.16 Allowance for suspended ceiling; single layer of 12.5mm plasterboard 9.8 Allowance for bulkheads / curtain track support 1.3 Access Panels 3.3 2.0 Internal Doors 2.1 Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door) 1.2 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 7.3 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 9.3 Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration 9.3 Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration 9.3 Allowance for bulble Internal door to apartment incl. frame, architraves, ironmongery, decoration 9.3 Allowance for fishes 9.3 Allowance for fame screed to apartment floors; incl. acoustic layer 9.3 Allowance for carpet to bedrooms 9.3 Allowance for engineered wood flooring to living areas, entrance 9.3 Allowance for tilling floor to Bathrooms / ensuite 8.3 Allowance for tilling floor to Bathrooms / ensuite 9.3 Allowance for paint to Bathrooms / ensuite 9.3 Allowance for paint to walls 9.3 Allowance for paint to ceilings 9.3 Allowance for paint to ceilings 9.3 Allowance for paint to skirtings 9.3 Allowance for paint to skirtings 9.3 Allowance for window boards 9.3 Allowance for window boards 9.3 Allowance for Witchens (incl. under cupboard lighting, worktop, sink and taps) 1.3 Incl. White Goods 1.3 Utility Room Fittings 9.3 Allowance for Witchens 9.3 Allow	3 m² nr nr nr nr nr nr 4 m² nr 2 m² nr nr 4 m²	m² 35 nr 15 m² 45 m 50 nr 350 nr 950 nr 650 nr 1,050 m² 42 m² 20 m² 60 m² 10 m² 60 nr 500 nr 500 nr 500	2,747 120 4,401 653 1,050 950 4,550 - 4,108 655 3,422 480 862 2,520 500 2,241	28 1 45 7 11 10 47 - 42 7 35 5 9	
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5.6 Silicone sealant to bathrooms/kitchens 3		1	3,600	37	
	'''		350	4	
5.7 Post box 1				8	
	nr	nr 200	200	2	
6.0 Services					
6.1 Sanitaryware					
Sanitaryware to Bathroom					
1.1 WC		nr 350	350	4	
1.2 WHB incl. Taps	nr	nr 350	350	4	
1.3 Bath incl. Taps	nr	nr 750	750	8	
1.4 Over Bath Shower & Screen 1	nr	nr 600	600	6	
1.5 Towel Rail & Fittings 1	nr	nr 450	450	5	
Sanitaryware to Ensuite					
1.6 WC	nr	nr 350	350	4	
1.7 WHB incl. Taps	nr	nr 350	350	4	
1.8 Shower; fixture, tray and glazed cubicle	nr	nr 1,000	1,000	10	
1.9 Towel Rail & Fittings 1	nr			6	
6.2 Allowance for Mechanical and Electrical Installations within apartments:-			See Separate	 e Build Up	
	1				
			1		



Typical 1 Bed 2 Person Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 1 Bed apartment at 51 m^2 NIA Equates to 75 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	District and dudining / Destitions / Calli						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	10	m	200	2,000	39	4
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	15	m	140	2,120	41	4
l	E.O. Allowance for moisture-resistant board to bathrooms and kitchens	28	m²	10	280	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high	22	2	25	700	16	
1.5	performance insulation E.O. for forming door openings	23	m²	35 15	799 60	16	0
	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	51	nr m²	45	2,313	45	4
1.7	Allowance for bulkheads / curtain track support	6	'''	50	300	6	1
	Access Panels	1	nr	350	350	7	1
20	Internal Doors						
1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
2.1	Security Door)	1	nr	950	950	18	2
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	3	nr	650	1,950	38	4
l	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
	Floor Finisher						
3.0	Floor Finishes Allowance for 65mm screed to apartment floors; incl. acoustic layer	E1	m²	42	2 150	42	4
3.1	Allowance for carpet to bedrooms	51 13	m²	42 20	2,159 257	42	0
_	Allowance for laminate flooring to living areas, entrance	35	m ²	55	1,901	37	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	4	m²	50	200	4	0
3.5	Allowance for MDF skirtings	47	m	10	473	9	1
40	Wall Finishes						
	Tiled bathrooms; half height	14	m²	50	700	14	1
	Allowance for tiled splashbacks to kitchen	1	m	350	350	7	1 1
4.3	Allowance for paint to walls	88	m²	10	882	17	2
l	Allowance for paint to ceilings	50	m²	12	605	12	1
4.5	Allowance for paint to skirtings	34	m	6	204	4	0
4.6	Allowance for window boards	6	m	40	240	5	0
5.0	Fittings						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,000	4,000	78	7
5.2	Incl. White Goods	1	nr	incl	,,,,,,,,,		
	Allowance for Wardrobe	1	nr	1,200	1,200	23	2
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	1
5.5	Vanity units; incl. top and mirror cabinet	1	nr	250	250	5	0
	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1
5.7	Post box	1	nr	200	200	4	0
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	7	1
l	WHB incl. Taps	1	nr	350	350	7	1
	Bath incl. Taps	1	nr	750	750	15	1
	Over Bath Shower & Curtain	1	nr	600	600	12	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1
616	Sanitaryware to Ensuite WC	0		350	_		
	WHB incl. Taps	0	nr nr	350 350	-		-
	Shower	0	nr	1,000	_		_
	Towel Rail & Fittings	0	nr	450	-	-	-
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	 e Build Up 	
			TOTAL	£	28,091	547	51



Typical 2 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 2 Bed apartment at $70 m^2 NIA$ Equates to $103 m^2 GIFA$

140	Description	_ c.	11**	Data (C)	C A 1.1	C/ C All A	c Is a
em	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 N
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	14	m	200	2,800	40	
.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	21	m	140	2,940	42	
	E.O. Allowance for moisture resistant board to bathrooms and kitchens	38	m²	10	384	5	
.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	43	m²	35	1,522	22	
.5	E.O. for forming door openings	5		15	75	1	
	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	70	nr m²	45	3,150	45	
	Allowance for bulkheads / curtain track support	10	m	50	500	7	
	Access Panels	2	nr	350	700	10	
_							
	Internal Doors Allowance for Entrance deports apartment incl. frame, architecture, ironmanger, description (assumed DAS 24)						
.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	14	
.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	6	nr	650	3,900	56	
	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	3,300	_	
			""	1,030			
	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m²	42	2,940	42	
	Allowance for carpet to bedrooms	22	m²	20	440	6	
	Allowance for laminate flooring to living areas, entrance Allowance for tiling floor to Bathrooms / ensuite	42 6	m²	55	2,309	33	
	Allowance for MDF skirtings	72	m² m	50 10	300 720	10	
	Wall Finishes						
	Tiled bathrooms; half height	14	m²	50	714	10	
	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	5	
	Allowance for paint to walls	134	m²	10	1,345	19	
	Allowance for paint to ceilings	70	m ²	12	840	12	
	Allowance for paint to skirtings Allowance for window boards	52 10	m m	6 40	310 400	4 6	
				.0			
	Fittings						
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,000	5,000	71	
	Incl. White Goods	1	nr	incl			
	Allowance for Wardrobe	2	nr	1,200	2,400	34	
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	
-	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	
.6	Post box	1	nr	200	200	3	
.0	Services						
.1	Sanitaryware						
	Sanitaryware to Bathroom						
	WC	1	nr	350	350	5	
	WHB incl. Taps	1	nr	350	350	5	
	Bath incl. Taps	1	nr	750	750	11	
	Over Bath Shower & Curtain	1	nr	600	600	9	
.5	Towel Rail & Fittings Sanitaryware to WC	1	nr	450	450	6	
6	WC	1	nr	350	350	5	
	WHB incl. Taps	1	nr	350	350	5	
	Shower	1	nr	600	600	9	
	Towel Rail & Fittings	1	nr	450	450	6	
.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	



Typical 3 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 3 Bed apartment at 103 m^2 NIA Equates to 151 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	Plants have did. Patter / Paratter or / Gattern						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	16	m	200	3,200	31	3
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-				,		
	3000mm high	33	m	140	4,558	44	4
1.3	E.O. Allowance for moisture resistant board to bathrooms and kitchens	44	m²	10	435	4	0
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high						
	performance insulation	78	m²	35	2,747	27	2
1.5	E.O. for forming door openings	8	nr	15	120	1	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	103	m²	45	4,635	45	4
1.7	Allowance for bulkheads / curtain track support	13	m	50	653	6	1
1.8	Access Panels	3	nr	350	1,050	10	1
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	9	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	44	4
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
2.0	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	103	m²	42	4,326	42	4
	Allowance for carpet to bedrooms	33	m ²	20	655	6	1
		62	m ²				3
	Allowance for laminate flooring to living areas, entrance Allowance for tiling floor to Bathrooms / ensuite	8		55	3,423	33	
3.4			m²	50	400	4	0
3.5	Allowance for MDF skirtings	102	m	10	1,022	10	1
4.0	Wall Finishes						
4.1	Tiled bathrooms; half height	21	m²	50	1,050	10	1
4.2	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	3	0
4.3	Allowance for paint to walls	255	m²	10	2,555	25	2
4.4	Allowance for paint to ceilings	103	m²	12	1,236	12	1
4.5	Allowance for paint to skirtings	102	m	6	613	6	1
4.6	Allowance for window boards	13	m	40	522	5	0
5.0	Fittings						
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	53	5
	Incl. White Goods	1	nr	incl			
	Allowance for Wardrobe	3	nr	1,200	3,600	35	3
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	3	0
	Silicone sealant to bathrooms/kitchens	3	nr	250	750	7	1
	Post box	1	nr	200	200	2	0
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
6.1.1	wc	1	nr	350	350	3	0
6.1.2	WHB incl. Taps	1	nr	350	350	3	0
6.1.3	Bath incl. Taps	1	nr	750	750	7	1
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	6	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	4	0
	Sanitaryware to Ensuite						
6.1.6	wc	1	nr	350	350	3	0
6.1.7	WHB incl. Taps	1	nr	350	350	3	0
6.1.8	Shower	1	nr	600	600	6	1
6.1.9	Towel Rail & Fittings	1	nr	450	450	4	0
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	 e Build Up	
							

Indicative Cost Estimate London Road Masterplan, Camberley Surrey Heath Borough Council



January 2024

Appendix A4

Detailed Cost Breakdown – 450 Unit Scheme (20% Affordable) (without Car Park)



Section	1 : WHOLE PROJECT COST SUMI	MARY						
AREA SUMI	MARY			G.I.F.A m²	G.I.F.A ft²	N.I.A m²	N.I.A ft²	Net to Gross
		A	partments - Private	27,777	298,989	22,136	238,272	80%
		Apar	tments - Affordable	6,944	74,747	5,534	59,568	80%
			Retail	3,000	32,292	3,000	32,292	100%
			Community	1,400	15,070	1,400	15,070	100%
		Car Park (See Area Schedu	le for assumptions)	Excluded	Excluded	-	-	0%
				39,121	421,098	32,070	345,201	82%
COST SUMI	MARY	GIFA Areas /m²	Element Total	Cost /m² G.I.F.A	Cost /ft² G.I.F.A.	Cost /m² N.I.A.	Cost /ft² N.I.A	% of Cost
1 Den	nolition	39,121	Excluded	_	-			0%
_	idential Shell & Core	39,121	41,178,000	- 1,185.97	- 110.18	- 1,860.23	- 172.82	44%
	idential - Fit Out (Private)	27,777	20,881,000	751.74	69.84	943.31	87.64	22%
	idential - Fit Out (Affordable)	6,944	4,904,000	706.20	65.61	943.31 886.16	82.33	5%
	· Park	Excluded	-,504,000	700.20	-	-	-	0%
-	ail & Community	4,400	4,400,000	1,000.00	92.90	1,466.67	1.00	5%
	nmunity	,,,,,,	Included	2,000.00	32.30	2) /00/07	2.00	0%
	tutory Connections	39,121	1,978,000	50.56	4.70	61.68	5.73	2%
	ernal Works	39,121	2,836,000	72.49	6.73	88.43	8.22	3%
SUB TOTAL	OF ALL ELEMENTS	39,121	76,177,000	1,947.22	180.90	2,375.34	220.67	81%
10 Ma	in Contractor Preliminaries	15.00%	11,427,000	292.09	27.14	356.31	33.10	12%
	SUB-	TOTAL	87,604,000	2,239.31	208.04	2,731.65	253.78	94%
11 Ma	in Contractor Overheads and Profit	0.00%	-	-	-	-	-	0%
TOTAL EXC	L. CONTINGENCIES & INFLATION		87,604,000	2,239.31	208.04	2,731.65	253.78	94%
12 Reb	pase to 3Q23 based on BCIS	-0.78%	(681,000)	(17.41)	(1.62)	(21.23)	(1.97)	-1%
TOTAL EXC	L. CONTINGENCIES & INFLATION - REBASED		86,923,000	2,221.90	206.42	2,710.41	251.80	93%
13 Con	ntingency	7.50%	6,570,000	167.94	15.60	204.86	19.03	7%
14 Infl	ation	EXCL	EXCLUDED					
15 Proj	fessional Fees	EXCL	EXCLUDED					
TOTAL CUR	RENT DAY COST		£93,493,000	2,389.84	222.02	2,915.28	270.84	100%
TOTAL CUR	RENT DAY COST (Rounded)		£93,493,000	2,390	222	2,915	271	100%

Notes:-

- 1 The measures contained within this document shall not be relied upon for any purpose other than the formulation of the cost plan itself;
- 2 The pricing basis of this preliminary budget estimate is on current market conditions and should be reviewed at regular intervals of no longer than 3 months; and
- 3 This *preliminary budget estimate* has been prepared from outline information only and we strongly advise that the consultants should be allowed to develop the brief further before any irrevocable financial commitment is entered into by the Client.



		Quantity	Unit	Rate £/m²	£
<u>D</u>	<u>emolition</u>				
D	emolition of existing buildings	1	item	-	Exclude
A	sbestos removal				Exclude
A	llowance for ground remediation (Subject to Surveys)				Exclude
			Demolitic	on to Summary	Exclude
<u>R</u>	esidential Shell & Core				
	Substructure; CFA Piles & Ground Slab	34,721	m²	90	3,125,00
	Extra Over for lift pits	15	Nr	3,500	Inc
	Frame	34,721	m²	140	4,861,00
	Upper Floors	34,721	m²	130	4,514,00
	Roof Coverings	1,550	m²	80	124,00
	Roof drainage	1,550	m²	5	8,00
	Extra over allowance for roof gardens	1,550	m²	220	341,00
	Stairs - Main Common Stairs; 1 flight with half landing, balustrade				
	and handrail; stairmaster or similar; assumed 4 stair cores in west				
	building and 6 in east building	82	Nr	6,000	492,00
	External Walls			-	
	Glazing - 32% (Excluding balcony doors)	5,237	m²	480	2,514,00
	Solid - 70%	15,347	m²	400	6,139,00
	Lift Over Run	7	Nr	8,000	56,00
	Balconies/Terraces	450	Nr	7,000	3,150,00
	External Doors; Ground Floor	10	Nr	3,000	30,00
	External Doors; Louvred; Single	8	Nr	4,000	32,00
	External Doors; Louvred; Double	8	Nr	8,000	64,00
	External Doors; Ground Floor; Escape Door	0	Nr	2,000	Include
	External Doors; to balconies/terraces; sliding	450	Nr	2,000	900,00
	Passenger Lifts;	,50		-	300,00
	Serving 9 Floors (assumed 2 per lift core)	4	Nr	90,000	360,00
	Serving 8 Floors (assumed 2 per lift core)	6	Nr	80,000	480,00
	Extra Over for Fire Fighting lifts (assumed 1 per core)	5	Nr	20,000	100,00
	Shell & Core MEP; soil & waste, rainwater disposal, cold water				
	supplies, hot & cold water distribution, central heating system,				
	electrical installation (core services), protective installations, BWIC,				
	T&C, MEP Subcontract Prelims - see fit out for unit specific costs	34,721	m²	400	13,888,00
	Allowance for roof mounted PV Panels	450	Nr	1,200	Inc
				•	_
		Residential:	Shell & Co	re to Summary	41,178,0



	Quantity	Unit	Rate £/m²	£
Besidential Fit Out (Britante)				
Residential - Fit Out (Private)				
Fit Out to Apartments	152	Mr	20,000	4,408,0
1 Bed 2 Person	132 88	Nr Nr	29,000 42,000	3,696,0
2 Bed 3 Person	72	Nr	47,000 47,000	3,384,0
2 Bed 4 Person 3 Bed 5 Person	48	Nr	<i>55,000</i>	2,640,0
Machanical & Floatrical Installations				
Mechanical & Electrical Installations Private Apartments	360	Nr	15,000	5,400,0
Entrance/Concierge Lobby Fit Out	1	Nr	50,000	50,0
Gym Fit Out; Sprung floor, suspended ceiling; mirrors to walls, MEP	0	m²	300	Exclud
	0	m²	200	Exclud
Residents Lounge Fit Out	U	m-	200	EXCIUC
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and fittings				
jittings	5,641	m²	220	1,241,0
Building Signage	1	Item	20,000	20,0
Cycle Racks				
Sheffield Hoops	10	Nr	50	j
Two Tier Stands	150	Nr	250	37,5
Eurobins	15	Nr	250	3,8
Re	esidential - Fit O	ut (Privat	te) to Summary	20,880,
Residential - Fit Out (Affordable)				
Fit Out to Apartments				
1 Bed 2 Person	38	Nr	28,000	1,064,
2 Bed 3 Person	22	Nr	41,000	902,0
2 Bed 4 Person	18	Nr	44,000	792,0
3 Bed 5 Person	12	Nr	54,000	648,0
Mechanical & Electrical Installations				
Affordable/Shared Ownership Apartments	90	Nr	13,000	1,170,0
Entrance/Concierge Lobby Fit Out	1	Nr	30,000	30,0
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and				
fittings	1,410	m²	200	282,0
Building Signage	1	Item	8,000	8,0
Cycle Racks				
Sheffield Hoops	2	Nr	50	<u>:</u>
Sileffield Hoops		Nr	250	7,5
Two Tier Stands	30	IVI	230	,
	30	Nr	250	;



		Quantity	Unit	Rate £/m²	£
	<u>Car Park</u>				
	Western Block				
	240 spaces over two storeys, assuming 25m2 per car including circulation, ramps and pedestrian access	0	Nr	25,000	
		-			
	Extra Over for Communal Garden	0	m²	305	
	Eastern Block 130 spaces at grade level, assuming 20m2 per car including circulation,				
	car and pedestrian access	0	Nr	4,000	
	Extra Over for Communal Garden	0	m²	305	
	•		Car Pa	rk to Summary	
	- · # • • ·			_	
	Retail & Community				
	Shell & Core	4,400	m²	1,000	4,400,000
	Fit Out				Exclude
		Retail &	Communi	ity to Summary	4,400,00
,	Community				
	Shell & Core	1,400	m²	1,000	Include
	Fit Out				Exclude
			Communi	ity to Summary	
,	Statutom Connections				
	Statutory Connections				
.1	Allowance for works to Sub-Stations and distribution		item		Include
.2	Allowance for Water Main & distribution		item		Include
.3	Allowance for Gas Main & distribution		item		Exclude
.4	Allowance for BT/Telecoms distribution		item		Include
5	Allowance for foul drainage	39,121	m²	20	Include
.6	Allowance for service diversions (RISK ITEM)		item		Exclude
.7	Allowance for residential connections	450	Nr	4,350	1,958,00
.8	Allowance for commercial connections	2	Nr	10,000	20,00

LONDON ROAD MASTERPLAN, CAMBERLEY -FEASIBILITY STUDY FOR 450 UNITS -20% AFFORDABLE



INDICATIVE ESTIMATE Prepared by: QSetc Limited Project No: 0823-QS-0036

Sec	tion 2 : CALCULATIONS				
		Quantity	Unit	Rate £/m²	£
9	External Works				
9.1	General allowance	1	item		2,836,000
		Exte	rnal Wor	ks to Summary	2,836,000

.



Typical 1 Bed 2 Person Apartment

Average 1 Bed apartment at $50 m^2 NIA$ Equates to $63 m^2 GIFA$

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
1.0	Plasterboard drylining / Partitions / Ceilings						
1.1	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	10	m	200	2,000	40	4
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
4.2	3000mm high	15	m	140	2,120	42	4
1.3 1.4	Extra Over Allowance for moisture resistant board to bathrooms Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high	28	m²	10	280	6	1
1.4	performance insulation	23	m²	35	799	16	1
1.5	Extra Over for forming door openings	4	nr	15	60	1	(
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	50	m²	45	2,268	45	
1.7	Allowance for bulkheads / curtain track support	6	m	50	300	6	:
1.8	Access Panels	1	nr	350	350	7	:
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	19	:
	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	3	nr	650	1,950	39	4
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
3.0	Floor Finishes						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	50	m²	42	2,117	42	4
3.2	Allowance for carpet to bedrooms	13	m²	20	257	5	(
3.3	Allowance for laminate flooring to living areas, entrance	31	m²	60	1,860	37	
3.4	Allowance for tiling floor to Bathrooms / ensuite	7	m²	60	394	8	:
3.5	Allowance for MDF skirtings	34	m	10	339	7	:
4.0	Wall Finishes						
4.1	Tiled bathrooms; full height	28	m ²	60	1,680	33	
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	10	:
4.3	Allowance for paint to walls;	88	m²	10	882	17	2
4.4	Allowance for paint to ceilings;	50	m²	12	605	12	:
4.5	Allowance for paint to skirtings;	34	m	6	204	4	(
4.6	Allowance for window boards	6	m	40	240	5	(
5.0	Fittings						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,500	4,500	89	;
5.2	Incl. White Goods	1	nr	incl.			
5.3	Utility Room Fittings	0	nr	1,500	-	-	-
	Allowance for Wardrobe	1	nr	1,200	1,200	24	:
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	:
	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	
5.7	Post box	1	nr	200	200	4	'
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
	WC	1	nr	350	350	7	:
	WHB Incl. Taps	1	nr	350	350	7	:
.1.3	Bath Incl. Taps Over bath shower and screen	1 1	nr	750	750	15	:
.1.4 .1.5	Over bath shower and screen Towel Rail & Fittings	1	nr	600 450	600 450	12 9	
.1.5	Sanitaryware to Ensuite	1	nr	450	450	9	
.1.6	WC	0	nr	350	_	_	_
.1.7	WHB incl. Taps	0	nr	350	_	_	_
	Shower; fixture, tray and glazed cubicle	0	nr	1,000	_	_	_
1.9	Towel Rail & Fittings	0	nr	600	-	-	-
	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	
6.2							
6.2							



Typical 2 Bed 4 Person Apartment - PRIVATE

Average 2 Bed apartment at $70 m^2 NIA$ Equates to $88 m^2 GIFA$

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	District and dediction / Destitions / California						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	14	m	200	2,800	40	4
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	21	m	140	2,940	42	4
1.3	Extra Over Allowance for moisture resistant board to bathrooms	38	m²	10	384	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high						
4.5	performance insulation	43	m²	35	1,522	22	2
1.5 1.6	Extra Over for forming door openings	7 70	nr m²	15 45	105	2	(
1.7	Allowance for suspended ceiling; single layer of 12.5mm plasterboard Allowance for bulkheads / curtain track support	10		50	3,150 500	45 7	
	Access Panels	3	m nr	350	1,050	15	
1.0	Access Funes		""	330	1,030	13	
2.0	Internal Doors						
	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	14	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	6	nr	650	3,900	56	5
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m²	42	2,940	42	4
	Allowance for carpet to bedrooms	22	m²	20	440	6	1
	Allowance for laminate flooring to living areas, entrance	42	m²	60	2,519	36	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	6	m²	60	360	5	(
3.5	Allowance for MDF skirtings	52	m	10	517	7	1
4.0	Wall Finishes						
	Tiled bathrooms; full height	29	m²	60	1,714	24	2
	Allowance for glass splashbacks to kitchen	1	nr	500	500	7	1
	Allowance for paint to walls	134	m²	10	1,345	19	2
	Allowance for paint to ceilings	70	m²	12	840	12	1
	Allowance for paint to skirtings	52	m	6	310	4	l .
4.6	Allowance for window boards	10	m	40	400	6	1
							
	Fittings	_		4.500	4.500		l ,
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) Incl. White Goods	1 1	nr	4,500	4,500	64	6
5.2 5.3	Utility Room Fittings	0	nr	incl. 1,500			
	Allowance for Wardrobe	2	nr nr	1,200	2,400	34	3
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	ď
	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	1
	Post box	1	nr	200	200	3	_ c
6.0	Services						
6.1	Sanitaryware						1
	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	5	c
	WHB incl. Taps	1	nr	350	350	5	C
	Bath incl. Taps	1	nr	750	750	11	1
	Over Bath Shower & Screen	1	nr	600	600	9	1
	Towel Rail & Fittings	1	nr	450	450	6	1
	Sanitaryware to Ensuite						
	WC	1	nr	350	350	5	0
	WHB incl. Taps Shower: fixture, tray and glazed cubicle	1 1	nr	350	350 1 000	5	0
	Shower; fixture, tray and glazed cubicle Towel Rail & Fittings	1 1	nr nr	1,000 600	1,000 600	14	1
0.1.9	Tomat non a rittings	•	""	000	000		
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	
			TOTA:	_	42.42		
			TOTAL	£	42,188	603	56



Typical 3 Bed 4 Person Apartment - PRIVATE

Average 3 Bed apartment at 90 m^2 NIA Equates to 132 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
1 2	2700-3000mm high Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-	16	m	200	3,200	36	3
1.2	3000mm high	33	m	140	4,558	51	5
1.3	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m²	10	435	5	0
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	78	m²	35	2,747	31	3
1.5	E.O. for forming door openings	9	nr	15	135	2	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	90	m²	45	4,050	45	4
1.7	Allowance for bulkheads / curtain track support	13	m	50	653	7	1
1.8	Access Panels	3	nr	350	1,050	12	1
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	11	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	8	nr	650	5,200	58	5
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
3.0	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	90	m²	42	3,780	42	4
	Allowance for carpet to bedrooms	33	m²	20	655	7	1
	Allowance for engineered wood flooring to living areas, entrance	49	m²	60	2,954	33	3
3.4	Allowance for tiling floor to Bathrooms / ensuite Allowance for MDF skirtings	8 83	m² m	60 10	480 832	5 9	0
			""	10	032		_
	Wall Finishes						
	Tiled bathrooms; full height	42	m²	60	2,520	28	3
	Allowance for glass splashbacks to kitchen	1	nr	500	500	6	1
	Allowance for paint to walls	216	m²	10	2,163	24	2
	Allowance for paint to ceilings	90	m²	12	1,080	12	1
4.5	Allowance for paint to skirtings Allowance for window boards	83 13	m	6	499	6	1
4.6	Allowance for window boards	15	m	40	522	6	1
5.0	Fittings						
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	61	6
	Incl. White Goods	1	nr	Incl.			
	Utility Room Fittings	0	nr	1,500	-	-	-
	Allowance for Wardrobe	3	nr	1,200	3,600	40	4
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
	Silicone sealant to bathrooms/kitchens Post box	3 1	nr nr	250 200	750 200	8 2	1 0
3.7	160.00	_	'''	200	200	2	
	Services Sanitaryware						
0.1	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	4	0
	WHB incl. Taps	1	nr	350	350	4	0
	Bath incl. Taps	1	nr	750	750	8	1
	Over Bath Shower & Screen	1	nr	600	600	7	1
	Towel Rail & Fittings	1	nr	450	450	5	0
	Sanitaryware to Ensuite		"	.50			
6.1.6	·	1	nr	350	350	4	0
	WHB incl. Taps	1	nr	350	350	4	0
	Shower; fixture, tray and glazed cubicle	1	nr	1,000	1,000	11	1
6.1.9	Towel Rail & Fittings	1	nr	600	600	7	1
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	
			TOTAL	,	F4.164	500	FC
			TOTAL	£	54,164	602	56



Typical 3 Bed 5 Person Apartment - PRIVATE

Average 3 Bed apartment at 93 m^2 NIA Equates to 137 m^2 GIFA

1.1. Allowance for Party Wall between apartments, Tomm metal studs, fibre glass with 2 layers of 15mm pasterhoard both dies. Includes mesh or plywood between walls to meet Secured By Design requirements; 200-3000mm high 1.0 1.	Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NI
1.1. Allowance for Farth Well section From the Market Section 1.0	1.0	Plasterboard drylining / Partitions / Ceilings						
planeter board both sides. Includes meah or plywood between walls to meat Secured by Design requirements: 12 Allowance for instrume while; Simen soundbloc board with a 4 kmm of growall regid bill plans metal state; 2700- 2000								
2700-000mm high 1.0 2.0 3.20 34 1.0 2.0 3.00 34 1.0 3.00 3.00 34 1.0 3.00 3.00 34 3.00 3.0								
12, Allowance for internal wolls; 15-mm soundbloc board with 4 shm of Spowell rapid De plus metal stud; 2700- 33			16	m	200	3.200	34	
3000m high 30 C.D. Allowance for moisture resistant board to bathrooms and ensultes 44 79 10 45.58 55 55 4. Allowance for stamm soundstock board with dot and dath to external walls within an apartment incl high performance insultation 78 m² 35 2,747 30 5. E.O. For forming door openings 8 nr 15 120 1 5. E.O. For forming door openings 8 nr 15 120 1 6. Allowance for suppended relining, single layer of 12.5mm plasterboard 93 m² 46 4,185 45 7. Allowance for bushheads / curtain track support 13 m 50 653 7 7. Allowance for suppended relining, single linker of 12.5mm plasterboard 13 nr 350 653 7 8. Access Parell 7 nr 850 4,550 49 9. Access Parell 7 nr 850 4,550 49 9. Allowance for submitted door to apartment incl. frame, architraves, ironmongery, decoration 7 nr 850 4,550 49 9. Allowance for submitted door to apartment incl. frame, architraves, ironmongery, decoration 7 nr 850 4,550 49 9. Allowance for submitted door to apartment incl. frame, architraves, ironmongery, decoration 7 nr 850 4,550 49 9. Allowance for submitted door to apartment incl. frame, architraves, ironmongery, decoration 7 nr 850 4,550 49 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 42 3,500 4 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 42 3,500 4 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 40 5 5 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 4 3 3 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 5 0 5 5 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 5 0 5 5 9. Allowance for submitted door to apartment floors incl. accessful layer 3 nr 5 0 0 5 9. Allowance for submi	1 2			""	200	0,200		
1.3 A. C. Allowance for moisture resistant board to bathrooms and enables			33	m	140	4.558	49	
1.4. Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation 78 m² 35 2,747 30	1.3							
Deprimence insulation	1.4		''	""		.55		
1.5 C.D. for forming Goor openings 8		· · ·	78	m²	35	2,747	30	
1.6. Allowance for suspended collings single layer of 12.5mm plasterboard	1.5	E.O. for forming door openings		nr	15			
1.7. Allowance for bulikheads / currian track support 13 m	1.6							
1.8 Access Panels								
2.1 Allowance for Intrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 1 n n 950 950 10 2.2 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 7 n 650 4,550 49 3.1 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 7 n 650 4,550 49 3.2 Allowance for Double internal door to apartment incl. frame, architraves, ironmongery, decoration 7 n 650 4,550 49 3.3 Allowance for Engineered wood flooring to living areas, entrance 93 m² 42 3,906 42 3.3 Allowance for Engineered wood flooring to living areas, entrance 52 m² 60 3,134 34 3.4 Allowance for Billing floor to Bultrooms / ensuite 8 m² 60 480 5 3.4 Allowance for Billing floor to Bultrooms / ensuite 8 m² 60 480 5 3.5 Allowance for Billing floor to Bultrooms / ensuite 42 m² 60 2,570 27 3.6 Allowance for paint to walls 42 m² 60 2,570 27 3.7 Allowance for paint to walls 42 m² 60 2,570 27 3.8 Allowance for paint to walls 42 m² 60 2,570 27 3.9 Allowance for paint to walls 42 m² 60 2,570 27 3.0 Allowance for paint to walls 42 m² 60 2,570 50 50 3.1 Allowance for paint to walls 42 m² 60 5,570 5 3.1 Allowance for window boards 1 n 5,500 50 3.2 Allowance for Window boards 1 n 5,500 50 4.3 Allowance for Window boards 1 n 5,500 50 5.4 Allowance for Window boards 1 n 7 5,500 50 5.5 Allowance for Window boards 1 n 7 350 350 4 4.5 Allowance for Wardrobe 3 n 7 750 8 5.5 Allowance for Wardrobe 3 n 7 750 8 5.6 Allowance for Wardrobe 1 n 7 350 350 4 6.6 Allowance for Wardrobe 1 n 7 750 8 7.6 Wall final Taps 1 n 7 750 8 8.6 Windows boards 1 n 7 750 7	1.8							
Security Doors 1	2.0	Internal Doors						
2.2 Allowance for Single internal door to apartment incl. frame, architraves, ironmongery, decoration 7 nr 650 4,550 49	2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
Allowance for Double Internal door to apartment Incl. frame, architraves, ironmongery, decoration 0			1	nr	950	950	10	
A compared for Double Internal door to apartment inci. frame, architraves, ironmongery, decoration 0	2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	49	
Allowance for 65mm screed to apartment floors; incl. acoustic layer 33 m² 42 3,906 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 42 45 65 70 43 43 43 43 43 43 43 4	2.3		0	nr		-	-	-
32 Allowance for carget to bedrooms 33 m² 20 655 7	3.0	Floor Finishes						
1.2 Allowance for carapte to bedrooms 33 m² 20 655 7	3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	93	m²	42	3,906	42	
3.3 Allowance for highered wood flooring to living areas, entrance \$2	3.2	Allowance for carpet to bedrooms		m²				
Mail Flinishes			52					
Allowance for MDF skirtings								
1 1 1 1 2 2 2 2 2 2	3.5							
1 1 1 1 2 2 2 2 2 2	4 0	Wall Finishes						
Allowance for glass splashbacks to kitchen			/12	m²	60	2 520	27	
Allowance for paint to walls 219 m² 10 2,193 24								
Adaptive content of ceilings 93 m² 12 1,116 12								
Allowance for paint to skirtings								
Active Allowance for window boards 13 m 40 522 6								
Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1	4.5							
Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1		Fishing						
Incl. White Goods			,		5 500	F 500	50	
Utility Room Fittings						5,500	59	
Allowance for Wardrobe 3								
Services Sanitaryware to Bathroom Sanitaryware to Bathroom Sanitaryware to Ensure Sanitaryware				nr		-	-	
Silicone sealant to bathrooms/kitchens 3				nr				
Services Sanitaryware to Bathroom Sanitaryware to I				nr				
Services Sanitaryware to Bathroom WC 1 nr 350 350 4 1.2 WHB incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1 nr 600 600 6 1.5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 750 750 8 1 nr 450 450 5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 600 600 6 1.5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 450 450 5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 600 600 6 Allowance for Mechanical and Electrical Installations within apartments:-				nr				
Sanitaryware to Bathroom 1.1 WC 1 nr 350 350 4 1.2 WHB incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1 nr 600 600 6 1.5 Towel Rail & Fittings 1 nr 350 350 4 1 nr 750 750 8 1 nr 450 450 5 1 nr 450 450 5 1 nr 350 350 4 1 nr 600 600 6	5.7	Post box	1	nr	200	200	2	
Sanitaryware to Bathroom WC								
1.1 WC WHB incl. Taps Bath incl. Taps 1 nr 350 350 4 1.3 Bath incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1 nr 600 600 6 1.5 Towel Rail & Fittings Sanitaryware to Ensuite 1.6 WC 1.7 WHB incl. Taps 1 nr 350 350 4 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1 nr 350 350 4 1.1 nr 350 350 4 1.2 Inr 350 350 4 1.3 Inr 350 350 4 1.4 Inr 350 350 4 1.5 Inr 350 350 4 1.6 Inr 350 350 4 1.7 WHB incl. Taps 1 nr 350 350 4 1.8 Shower; fixture, tray and glazed cubicle 1 nr 1,000 1,000 11 1.9 Towel Rail & Fittings 1 nr 600 600 60 1.0 Towel Rail & Fittings 1 nr 600 600 600 600 1.1 nr 600 600 600 600 1.1 nr 600 600 600 600 600 600 600 600 600 60	6.1							
1.2 WHB incl. Taps 1 nr 350 350 4 1.3 Bath incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1.5 Towel Rail & Fittings 5 Sanitaryware to Ensuite 1.6 WC 1.7 WHB incl. Taps 1 nr 350 350 4 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1 nr 350 350 4 1.1 nr 350 350 4								
1.3 Bath incl. Taps 1.4 Over Bath Shower & Screen 1.5 Towel Rail & Fittings 1.6 WC 1.7 WHB incl. Taps 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1.1 nr 1.7 50 1.7 0 8 1.1 nr 1.7 600 1.5 0 1.5 Inr 1.7 0 0 1.5 Inr 1.7 0 0 1.5 Inr 1.7 0 0 1.7 0 0 1.8 Inr 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1.0 Inr 1.0 0 1			1	nr	350	350	4	
1			1	nr	350	350	4	
1.5 Towel Rail & Fittings	1.3	Bath incl. Taps	1	nr	750	750	8	
Sanitaryware to Ensuite	.4	Over Bath Shower & Screen	1	nr	600	600	6	
1	5	Towel Rail & Fittings	1	nr	450	450	5	
1		Sanitaryware to Ensuite						
1	.6	wc	1	nr	350	350	4	
1.8 Shower; fixture, tray and glazed cubicle 1 nr 1,000 1,000 11 1.9 Towel Rail & Fittings 1 nr 600 600 6 5.2 Allowance for Mechanical and Electrical Installations within apartments:-			1	nr			4	
1 nr 600 600 6 Allowance for Mechanical and Electrical Installations within apartments:-			1				11	
	5.2	Allowance for Mechanical and Electrical Installations within apartments:-						



Typical 3 Bed 6 Person Apartment - PRIVATE

Average 3 Bed apartment at 98 m^2 NIA Equates to 144 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
1.2	2700-3000mm high Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-	16	m	200	3,200	33	3
1.2	3000mm high E.O. Allowance for moisture resistant board to bathrooms and ensuites	33	m m²	140	4,558	47	4
1.3	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high	44	l m-	10	435	4	0
1.4	performance insulation	78	m²	35	2,747	28	3
1.5	E.O. for forming door openings	8	nr	15	120	1	0
	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	98	m²	45	4,401	45	4
	Allowance for bulkheads / curtain track support	13	m	50	653	7	1
1.8	Access Panels	3	nr	350	1,050	11	1
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	10	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	47	4
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	98	m²	42	4,108	42	4
	Allowance for carpet to bedrooms	33	m²	20	655	7	1
	Allowance for engineered wood flooring to living areas, entrance	57	m²	60	3,422	35	3
	Allowance for tiling floor to Bathrooms / ensuite Allowance for MDF skirtings	8 86	m² m	60 10	480 862	5 9	0
4.0	Wall Finishes						
	Tiled bathrooms; full height	42	m²	60	2,520	26	2
	Allowance for glass splashbacks to kitchen	1	nr	500	500	5	0
	Allowance for paint to walls	224	m²	10	2,241	23	2
4.4	Allowance for paint to ceilings	98	m²	12	1,174	12	1
4.5	Allowance for paint to skirtings	86	m	6	517	5	0
4.6	Allowance for window boards	13	m	40	522	5	0
5.0	Fittings						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	56	5
	Incl. White Goods	1	nr	Incl.			
	Utility Room Fittings	0	nr	1,500	-	-	-
	Allowance for Wardrobe	3	nr	1,200	3,600	37	3
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
	Silicone sealant to bathrooms/kitchens Post box	3 1	nr nr	250 200	750 200	8 2	0
6.0	Services						
	Sanitaryware						
0.1	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	4	0
	WHB incl. Taps	1	nr	350	350	4	0
6.1.3	Bath incl. Taps	1	nr	750	750	8	1
6.1.4	Over Bath Shower & Screen	1	nr	600	600	6	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	5	0
	Sanitaryware to Ensuite						
6.1.6		1	nr	350	350	4	0
	WHB incl. Taps	1	nr	350	350	4	0
	Shower; fixture, tray and glazed cubicle	1	nr	1,000	1,000	10	1
6.1.9	Towel Rail & Fittings	1	nr	600	600	6	1
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	
			TOTAL	£	54,865	561	52



Typical 1 Bed 2 Person Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 1 Bed apartment at 51 m^2 NIA Equates to 75 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	District and dudining / Destitions / Calli						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	10	m	200	2,000	39	4
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	15	m	140	2,120	41	4
l	E.O. Allowance for moisture-resistant board to bathrooms and kitchens	28	m²	10	280	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high	22	2	25	700	16	
1.5	performance insulation E.O. for forming door openings	23	m²	35 15	799 60	16	0
	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	51	nr m²	45	2,313	45	4
1.7	Allowance for bulkheads / curtain track support	6	'''	50	300	6	1
	Access Panels	1	nr	350	350	7	1
20	Internal Doors						
1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
2.1	Security Door)	1	nr	950	950	18	2
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	3	nr	650	1,950	38	4
l	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
	Floor Finisher						
3.0	Floor Finishes Allowance for 65mm screed to apartment floors; incl. acoustic layer	E1	m²	42	2 150	42	4
3.1	Allowance for carpet to bedrooms	51 13	m²	42 20	2,159 257	42	0
_	Allowance for laminate flooring to living areas, entrance	35	m ²	55	1,901	37	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	4	m²	50	200	4	0
3.5	Allowance for MDF skirtings	47	m	10	473	9	1
40	Wall Finishes						
	Tiled bathrooms; half height	14	m²	50	700	14	1
	Allowance for tiled splashbacks to kitchen	1	m	350	350	7	1 1
4.3	Allowance for paint to walls	88	m²	10	882	17	2
l	Allowance for paint to ceilings	50	m²	12	605	12	1
4.5	Allowance for paint to skirtings	34	m	6	204	4	0
4.6	Allowance for window boards	6	m	40	240	5	0
5.0	Fittings						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,000	4,000	78	7
5.2	Incl. White Goods	1	nr	incl	,,,,,,,,,		
	Allowance for Wardrobe	1	nr	1,200	1,200	23	2
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	1
5.5	Vanity units; incl. top and mirror cabinet	1	nr	250	250	5	0
	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1
5.7	Post box	1	nr	200	200	4	0
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	7	1
l	WHB incl. Taps	1	nr	350	350	7	1
	Bath incl. Taps	1	nr	750	750	15	1
	Over Bath Shower & Curtain	1	nr	600	600	12	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1
616	Sanitaryware to Ensuite WC	0		350	_		
	WHB incl. Taps	0	nr nr	350 350	-		-
	Shower	0	nr	1,000	_		_
	Towel Rail & Fittings	0	nr	450	-	-	-
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	 e Build Up 	
			TOTAL	£	28,091	547	51



Typical 2 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 2 Bed apartment at $70 m^2 NIA$ Equates to $103 m^2 GIFA$

	Description	6.	11	Data (Ca)		C / C 511.5	c /5: 2
tem	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 N
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	14	m	200	2,800	40	
2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	21	m	140	2,940	42	
	E.O. Allowance for moisture resistant board to bathrooms and kitchens	38	m²	10	384	5	
.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	43	m²	35	1,522	22	
.5	E.O. for forming door openings	5		15	75	1	
	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	70	nr m²	45	3,150	45	
	Allowance for bulkheads / curtain track support	10	m	50	500	7	
	Access Panels	2	nr	350	700	10	
	Internal Doors						
.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24			0.50			
2	Security Door)	1	nr	950	950	14	
	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	6	nr	650	3,900	56	
.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	
.0	Floor Finishes						
1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m²	42	2,940	42	
2	Allowance for carpet to bedrooms	22	m²	20	440	6	
	Allowance for laminate flooring to living areas, entrance	42	m²	55	2,309	33	
	Allowance for tiling floor to Bathrooms / ensuite	6	m²	50	300	4	
.5	Allowance for MDF skirtings	72	m	10	720	10	
.0	Wall Finishes						
	Tiled bathrooms; half height	14	m²	50	714	10	
	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	5	
	Allowance for paint to walls	134	m²	10	1,345	19	
.4	Allowance for paint to ceilings	70	m²	12	840	12	
.5	Allowance for paint to skirtings	52	m	6	310	4	
.6	Allowance for window boards	10	m	40	400	6	
	Fishings						
	Fittings Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1		F 000	F 000	71	
	Incl. White Goods	1	nr	5,000	5,000	71	
-	Allowance for Wardrobe	2	nr nr	incl 1,200	2 400	34	
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	2,400 350	5	
	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	
	Post box	1	nr	200	200	3	
	Services						
.1	Sanitaryware						
	Sanitaryware to Bathroom					_	
	WC	1	nr	350	350	5	
	WHB incl. Taps	1	nr	350	350	5	
	Bath incl. Taps Over Bath Shower & Curtain	1	nr	750	750	11	
	Towel Rail & Fittings	1 1	nr	600 450	600 450	9	
5	Sanitaryware to WC	1	nr	430	430	6	
.6	WC	1	nr	350	350	5	
	WHB incl. Taps	1	nr	350	350	5	
	Shower	1	nr	600	600	9	
.9	Towel Rail & Fittings	1	nr	450	450	6	
.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	



Typical 3 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 3 Bed apartment at 103 m^2 NIA Equates to 151 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	Block hand de Patro / Bratilla or / 6 Proce						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	16	m	200	3,200	31	3
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-				,		
	3000mm high	33	m	140	4,558	44	4
1.3	E.O. Allowance for moisture resistant board to bathrooms and kitchens	44	m²	10	435	4	0
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high						
	performance insulation	78	m²	35	2,747	27	2
1.5	E.O. for forming door openings	8	nr	15	120	1	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	103	m²	45	4,635	45	4
1.7	Allowance for bulkheads / curtain track support	13	m	50	653	6	1
1.8	Access Panels	3	nr	350	1,050	10	1
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	9	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	44	4
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
2.0	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	103	m²	42	4,326	42	4
		33					
	Allowance for carpet to bedrooms		m²	20	655	6	1
	Allowance for laminate flooring to living areas, entrance	62 8	m²	55	3,423	33	3
3.4	Allowance for tiling floor to Bathrooms / ensuite		m²	50	400	4	0
3.5	Allowance for MDF skirtings	102	m	10	1,022	10	1
4.0	Wall Finishes						
4.1	Tiled bathrooms; half height	21	m²	50	1,050	10	1
4.2	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	3	0
4.3	Allowance for paint to walls	255	m²	10	2,555	25	2
4.4	Allowance for paint to ceilings	103	m²	12	1,236	12	1
4.5	Allowance for paint to skirtings	102	m	6	613	6	1
4.6	Allowance for window boards	13	m	40	522	5	0
5.0	Fittings						
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	53	5
	Incl. White Goods	1	nr	incl	3,300		
	Allowance for Wardrobe	3	nr	1,200	3,600	35	3
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	3	0
	Silicone sealant to bathrooms/kitchens	3	nr	250	750	7	1
	Post box	1	nr	200	200	2	0
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
6.1.1	wc	1	nr	350	350	3	0
6.1.2	WHB incl. Taps	1	nr	350	350	3	0
6.1.3	Bath incl. Taps	1	nr	750	750	7	1
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	6	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	4	0
	Sanitaryware to Ensuite						
6.1.6	wc	1	nr	350	350	3	0
6.1.7	WHB incl. Taps	1	nr	350	350	3	0
6.1.8	Shower	1	nr	600	600	6	1
6.1.9	Towel Rail & Fittings	1	nr	450	450	4	0
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	 	
0.2					Jee Jeparate		

Indicative Cost Estimate London Road Masterplan, Camberley Surrey Heath Borough Council



January 2024

Appendix A5

Detailed Cost Breakdown – 364 Unit Scheme (20% Affordable) (with Open Car Park)



Sect	ion 1: WHOLE PROJECT COST SUMN	MARY						
AREA	SUMMARY			G.I.F.A m²	G.I.F.A ft²	N.I.A m²	N.I.A ft²	Net to Gross
		A	partments - Private	24,470	263,399	17,998	193,726	74%
		Apar	tments - Affordable	6,118	65,850	4,499	48,432	74%
			Retail	3,000	32,292	3,000	32,292	100%
			Community	1,400	15,070	1,400	15,070	100%
			Car Park	-	-	-	-	
				34,988	376,611	26,897	289,519	77%
cost	SUMMARY	GIFA Areas /m²	Element Total	Cost /m² G.I.F.A	Cost /ft² G.I.F.A.	Cost /m² N.I.A.	Cost /ft² N.I.A	% of Cost
1	Demolition	34,988	Excluded	-	-	-	-	0%
2	Residential Shell & Core	30,588	32,417,000	1,059.79	98.46	1,801.18	167.33	42%
3	Residential - Fit Out (Private)	24,470	16,547,000	676.20	62.82	919.40	85.41	21%
4	Residential - Fit Out (Affordable)	6,118	3,874,000	633.25	58.83	861.00	79.99	5%
5	Car Park (Open Air)	34,988	1,036,000	29.61	2.75	-	-	1%
6	Retail & Community	4,400	4,400,000	1,000.00	92.90	1,466.67	1.00	6%
7	Community		Included				2.00	0%
8	Statutory Connections	34,988	2,303,000	65.82	6.12	85.62	7.95	3%
9	External Works	34,988	2,775,000	79.31	7.37	103.17	9.58	4%
SUB T	OTAL OF ALL ELEMENTS	34,988	63,352,000	1,810.68	168.22	2,355.36	218.82	81%
10	Main Contractor Preliminaries	15.00%	9,503,000	271.61	25.23	353.31	32.82	12%
	SUB-7	OTAL	72,855,000	2,082.29	193.45	2,708.67	251.64	94%
11	Main Contractor Overheads and Profit	0.00%	-	-	-	-	-	0%
TOTA	L EXCL. CONTINGENCIES & INFLATION		72,855,000	2,082.29	193.45	2,708.67	251.64	94%
12	Rebase to 3Q23 based on BCIS	-0.78%	(566,000)	(16.18)	(1.50)	(21.04)	(1.95)	-1%
TOTA	L EXCL. CONTINGENCIES & INFLATION - REBASED		72,289,000	2,066.11	191.95	2,687.62	249.69	93%
13	Contingency	7.50%	5,464,000	156.17	14.51	203.15	18.87	7%
14	Inflation	EXCL	EXCLUDED					
15	Professional Fees	EXCL	EXCLUDED					
TOTA	L CURRENT DAY COST		£77,753,000	2,222.28	206.45	2,890.77	268.56	100%
TOTA	L CURRENT DAY COST (Rounded)		£77,753,000	2,222	206	2,891	269	100%

Notes:-

- 1 The measures contained within this document shall not be relied upon for any purpose other than the formulation of the cost plan itself;
- 2 The pricing basis of this preliminary budget estimate is on current market conditions and should be reviewed at regular intervals of no longer than 3 months; and
- 3 This *preliminary budget estimate* has been prepared from outline information only and we strongly advise that the consultants should be allowed to develop the brief further before any irrevocable financial commitment is entered into by the Client.



	Quantity	Unit	Rate £/m²	£
<u>Demolition</u>				
Demolition of existing buildings	1	item	-	Exclude
Asbestos removal				Exclude
Allowance for ground remediation (Subject to Surveys)				Exclude
		Demoliti	on to Summary	Exclude
Residential Shell & Core				
Substructure; CFA Piles & Ground Slab	30,588	m²	90	2,753,00
Extra Over for lift pits	15	Nr	3,500	Inc
Frame	30,588	m²	140	4,282,0
Upper Floors	30,588	m²	130	3,976,0
Roof Coverings	1,550	m²	86	133,0
Roof drainage	1,550	m²	5	8,0
Extra over allowance for roof gardens	1,550	m²	220	341,0
Stairs - Main Common Stairs; 1 flight with half landing, balustrade				
and handrail; stairmaster or similar; assumed 4 stair cores in west				
building and 6 in east building	40	Nr	6,000	240,0
External Walls				
Glazing - 32% (Excluding balcony doors)	4,268	m²	550	2,347,0
Solid - 70%	12,480	m²	380	4,742,0
Lift Over Run	7	Nr	8,000	56,0
Balconies/Terraces	364	Nr	6,000	2,184,0
External Doors; Ground Floor	10	Nr	3,000	30,0
External Doors; Louvred; Single	8	Nr	4,000	32,0
External Doors; Louvred; Double	8	Nr	8,000	64,0
External Doors; Ground Floor; Escape Door	0	Nr	2,000	Include
External Doors; to balconies/terraces; sliding	364	Nr	2,000	728,0
Passenger Lifts;				
Serving 6 Floors (assumed 1 per lift core)	7	Nr	60,000	420,0
Extra Over for Fire Fighting lifts (assumed 1 per core)	7	Nr	20,000	140,00
Shell & Core MEP; soil & waste, rainwater disposal, cold water supplies, hot & cold water distribution, central heating system, electrical installation (core services), protective installations, BWIC,				
T&C, MEP Subcontract Prelims - see fit out for unit specific costs	30,588	m²	325	9,941,0
Allowance for roof mounted PV Panels	364	Nr	1,200	Inc
	Residential S			32,417,0



Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m²	£
Residential - Fit Out (Private)				
Fit Out to Apartments				
1 Bed 2 Person	119	Nr	29,000	3,457,00
2 Bed 3 Person	73	Nr	42,000	3,058,00
2 Bed 4 Person	58	Nr	47,000	2,745,00
3 Bed 5 Person	41	Nr	55,000	2,244,00
Mechanical & Electrical Installations				
Private Apartments	291	Nr	12,000	3,494,40
Entrance/Concierge Lobby Fit Out	1	Nr	50,000	50,00
Gym Fit Out; Sprung floor, suspended ceiling; mirrors to walls, MEP	0	m²	300	Exclude
Residents Lounge Fit Out	0	m²	200	Exclude
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and				
fittings	6,473	m²	220	1,424,00
Building Signage	1	Item	20,000	20,0
Cycle Racks				
Sheffield Hoops	15	Nr	50	8
Two Tier Stands	200	Nr	250	50,0
Eurobins	15	Nr	250	3,8



	Quantity	Unit	Rate £/m²	£
Residential - Fit Out (Affordable)				
Fit Out to Apartments				
1 Bed 2 Person	30	Nr	28,000	834,00
2 Bed 3 Person	18	Nr	41,000	746,00
2 Bed 4 Person 3 Bed 5 Person	15 10	Nr Nr	44,000 54,000	642,00 551,00
			,	,
Mechanical & Electrical Installations Affordable/Shared Ownership Apartments	73	Nr	10,000	728,00
Ajjordable/Sharea Ownership Apartments	73	747	10,000	720,0
Entrance/Concierge Lobby Fit Out	1	Nr	30,000	30,00
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and				
fittings	1,618	m²	200	324,00
Building Signage	1	Item	8,000	8,0
Cycle Racks				
Sheffield Hoops	3	Nr	50	1
Two Tier Stands	40	Nr	250	10,0
Eurobins	3	Nr	250	7
Resid	dential - Fit Out ('Affordabl	e) to Summary	3,873,9
<u>Car Park</u>			_	
Western Block				
127 spaces at grade level, assuming 20m2 per car including				
circulation, car and pedestrian access	127	Nr	4,000	508,0
Future Over for Common of Conden	2.400	2	244	E l
Extra Over for Communal Garden	2,100	m²	311	Exclud
Extra Over for Communal Garden Eastern Block	2,100	m²	311	Exclud
	2,100	m²	311	Exclua
Eastern Block	2,100	m² Nr	311 4,000	
Eastern Block 132 spaces at grade level, assuming 20m2 per car including				528,0
Eastern Block 132 spaces at grade level, assuming 20m2 per car including circulation, car and pedestrian access	132	Nr m²	4,000	528,0 Exclud
Eastern Block 132 spaces at grade level, assuming 20m2 per car including circulation, car and pedestrian access Extra Over for Communal Garden	132	Nr m²	4,000 311	528,0 Exclud
Eastern Block 132 spaces at grade level, assuming 20m2 per car including circulation, car and pedestrian access	132	Nr m²	4,000 311	528,0 Exclud
Eastern Block 132 spaces at grade level, assuming 20m2 per car including circulation, car and pedestrian access Extra Over for Communal Garden	132	Nr m²	4,000 311	528,0 Exclud 1,036,0
Eastern Block 132 spaces at grade level, assuming 20m2 per car including circulation, car and pedestrian access Extra Over for Communal Garden Retail & Community	132 2,750	Nr m² Car Pa	4,000 311 rk to Summary	528,0 Exclud 1,036,0



		Quantity	Unit	Rate £/m²	£
7	<u>Community</u>				
	Shell & Core	1,400	m²	1,000	Included
	Fit Out				Excluded
			Communi	ty to Summary	0
8	Statutory Connections				
8.1	Allowance for works to Sub-Stations and distribution		item		Included
8.2	Allowance for Water Main & distribution		item		Included
8.3	Allowance for Gas Main & distribution		item		Excluded
8.4	Allowance for BT/Telecoms distribution		item		Included
8.5	Allowance for foul drainage	34,988	m²	20	699,760
8.6	Allowance for service diversions (RISK ITEM)		item		Excluded
8.7	Allowance for residential connections	364	Nr	4,350	1,583,000
8.8	Allowance for commercial connections	2	Nr	10,000	20,000
		Statutory (Connectio	ns to Summary	2,302,760
9	External Works				
9.1	General allowance	1	item		2,775,000
		Evt	ernal Wor	ks to Summary	2.775.000

.



Typical 1 Bed 2 Person Apartment

Average 1 Bed apartment at 50 m^2 NIA Equates to 69 m^2 GIFA

1.1 Allor plas 2700 1.2 Allor plas 2700 1.3 E3 1.4 Allor perf 1.5 E3 1.6 Allor 1.7 Allor 1.8 Acce 2.0 Inter 2.1 Allor Sect 2.2 Allor 3.2 Allor 3.2 Allor 3.4 Allor 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.7 Allor 4.6 Allor 4.7	by by ance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm sterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements; 20-300mm high by by ance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-200mm high by by ance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-200mm high by by ance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high informance insulation by an apartment incl. Sector of forming door openings by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to suspended ceiling; single layer of 12.5mm plasterboard by an according to sus	10 15 28 23 4 50 6 1	m m² m² nr m² nr nr	200 140 10 35 15 45 50 350	2,000 2,120 280 799 60 2,268 300 350	40 42 6 16 1 45 6 7	4 1 1 0 4 1
1.1 Allor plas 2700 1.2 Allor plas 2700 1.3 E3 1.4 Allor perf 1.5 E3 1.6 Allor 1.7 Allor 1.8 Acce 2.0 Inter 2.1 Allor Sect 2.2 Allor 3.2 Allor 3.2 Allor 3.4 Allor 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.7 Allor 4.6 Allor 4.7	bewance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm sterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements; 30-3000mm high bowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-300mm high Extra Over Allowance for moisture resistant board to bathrooms bowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high a formance insulation for forming door openings bowance for suspended ceiling; single layer of 12.5mm plasterboard bowance for bulkheads / curtain track support tess Panels **Exernal Doors** Dowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 surity Door) Dowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration bowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration **Over Finishes** Dowance for 65mm screed to apartment floors; incl. acoustic layer bowance for carpet to bedrooms	15 28 23 4 50 6 1	m m² nr m² nr m² nr nr	140 10 35 15 45 50 350	2,120 280 799 60 2,268 300 350	42 6 16 1 45 6	4 1 1 0 4
1.2 Allor 3000 1.3 Estato 1.4 Allor perf 1.5 Estato 1.7 Allor 1.8 Acce 2.0 Interestato 1.7 Allor Secto 2.2 Allor 3.2 Allor 3.3 Allor 3.4 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.7 Allor 4.6 Allor 4.7	sterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements; 20-3000mm high by bounded for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-20mm high Extra Over Allowance for moisture resistant board to bathrooms by bounded for moisture resistant board to bathrooms by bounded for 15mm soundbloc board with dot and dab to external walls within an apartment incl high formance insulation Extra Over for forming door openings by bounded for suspended ceiling; single layer of 12.5mm plasterboard by bounded for bulkheads / curtain track support tess Panels **Erral Doors** **Downance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 curity Door) **Downance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration by bounded for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration **Downance for Bouble Internal door to apartment incl. frame, architraves, ironmongery, decoration **Downance for G5mm screed to apartment floors; incl. acoustic layer by bounded for carpet to bedrooms	15 28 23 4 50 6 1	m m² nr m² nr m² nr nr	140 10 35 15 45 50 350	2,120 280 799 60 2,268 300 350	42 6 16 1 45 6	4 1 1 0 4
1.2 Allor 3000 1.3 Ex 1.4 Allor perf 1.5 Ex 1.6 Allor 1.7 Allor 1.8 Acce 2.0 Inter 2.1 Allor Sect 2.2 Allor 3.2 Allor 3.3 Allor 3.4 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor 4.6 Allor 3.7 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.7 Allor 4.6 Allor 4.7 Allo	20-3000mm high cowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700- 20mm high Extra Over Allowance for moisture resistant board to bathrooms cowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high reformance insulation Extra Over for forming door openings cowance for suspended ceiling; single layer of 12.5mm plasterboard cowance for bulkheads / curtain track support covers Panels covering Doors covering Doors covering Cov	15 28 23 4 50 6 1	m m² nr m² nr m² nr nr	140 10 35 15 45 50 350	2,120 280 799 60 2,268 300 350	42 6 16 1 45 6	4 1 1 0 4
1.2 Allor 3000 1.3 E3 1.4 Allor perf 1.5 E3 1.6 Allor 1.7 Allor 1.8 Acce 2.0 Inter 2.1 Allor Sect 2.2 Allor 2.3 Allor 3.2 Allor 3.4 Allor 4.2 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.7 Allor 4.6 Allor 4.7 Allo	owance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700- DOMM high Extra Over Allowance for moisture resistant board to bathrooms owance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high formance insulation Extra Over for forming door openings owance for suspended ceiling; single layer of 12.5mm plasterboard owance for bulkheads / curtain track support tess Panels extral Doors owance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 turity Door) owance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration owance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration over Finishes owance for 65mm screed to apartment floors; incl. acoustic layer owance for carpet to bedrooms	15 28 23 4 50 6 1	m m² nr m² nr m² nr nr	140 10 35 15 45 50 350	2,120 280 799 60 2,268 300 350	42 6 16 1 45 6	4 1 1 0 4
3000 1.3 E3 1.4 Allor perf 1.5 E3 1.6 Allor 1.7 Allor 1.8 Acce 2.0 Inter 2.1 Allor Sect 2.2 Allor 2.3 Allor 3.2 Allor 3.4 Allor 3.5 Allor 4.2 Allor 4.3 Allor 4.4 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.7 Allor 4.6 Allo	Domm high Extra Over Allowance for moisture resistant board to bathrooms owance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high formance insulation Extra Over for forming door openings owance for suspended ceiling; single layer of 12.5mm plasterboard owance for bulkheads / curtain track support tess Panels extral Doors owance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 turity Door) owance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration owance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration ovance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration over Finishes owance for 65mm screed to apartment floors; incl. acoustic layer owance for carpet to bedrooms	28 23 4 50 6 1	m² nr m² nr m² nr nr	10 35 15 45 50 350	280 799 60 2,268 300 350	6 16 1 45 6	1 1 0 4 1
1.4 Allor perf 1.5 E: 1.6 Allor 1.7 Allor 1.8 Acce 2.0 Inter 2.1 Allor 2.2 Allor 2.3 Allor 3.1 Allor 3.2 Allor 3.3 Allor 3.4 Allor 4.0 Wal 4.1 Tilec 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.8 Allor 4.9 Allor 4.9 Allor 4.1 Allor 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.8 Allor 4.9 Allor 4.1 Allor 4.1 Allor 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.8 Allor 4.9 Allor 4.9 Allor 4.1 Allor 4.1 Allor 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.8 Allor 4.9 Allor 4.9 Allor 4.9 Allor 4.1 Allor 4.1 Allor 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor 4.6 Allor 4.7 Allor 4.7 Allor 4.8 Allor 4.9 Allor 4.9 Allor 4.9 Allor 4.9 Allor 4.0 Allor	owance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high formance insulation Extra Over for forming door openings owance for suspended ceiling; single layer of 12.5mm plasterboard owance for bulkheads / curtain track support tess Panels ernal Doors owance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 curity Door) owance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration owance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration or Finishes owance for 65mm screed to apartment floors; incl. acoustic layer owance for carpet to bedrooms	23 4 50 6 1	m² nr m² m nr	35 15 45 50 350	280 799 60 2,268 300 350	16 1 45 6	1 0 4 1
1.5 E3 1.6 Allor 1.7 Allor 1.8 Acce 2.0 Inte 2.1 Allor 2.2 Allor 2.3 Allor 3.0 Floor 3.1 Allor 3.2 Allor 3.4 Allor 3.5 Allor 4.0 Wal 4.1 Tilec 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor 4.6 Allor	formance insulation Extra Over for forming door openings owance for suspended ceiling; single layer of 12.5mm plasterboard owance for bulkheads / curtain track support cess Panels evernal Doors owance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 curity Door) owance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration owance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration over Finishes owance for 65mm screed to apartment floors; incl. acoustic layer owance for carpet to bedrooms	4 50 6 1 1 3 0	nr m² m nr	15 45 50 350	60 2,268 300 350	1 45 6	0 4 1
1.5 E3 1.6 Allor 1.7 Allor 1.8 Acce 2.0 Inter 2.1 Allor 2.2 Allor 2.3 Allor 3.0 Floor 3.1 Allor 3.2 Allor 3.4 Allor 3.5 Allor 4.0 Wal 4.1 Tilec 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor	extra Over for forming door openings because for suspended ceiling; single layer of 12.5mm plasterboard because for bulkheads / curtain track support cess Panels ernal Doors evance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 curity Door) evance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration evance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration for Finishes evance for 65mm screed to apartment floors; incl. acoustic layer evance for carpet to bedrooms	4 50 6 1 1 3 0	nr m² m nr	15 45 50 350	60 2,268 300 350	1 45 6	0 4 1
1.6 Allor 1.7 Allor 1.8 Acce 2.0 Inte 2.1 Allor 2.2 Allor 2.3 Allor 3.0 Floor 3.1 Allor 3.2 Allor 3.3 Allor 3.4 Allor 4.0 Wal 4.1 Tilec 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor	owance for suspended ceiling; single layer of 12.5mm plasterboard owance for bulkheads / curtain track support cess Panels ernal Doors owance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 curity Door) owance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration owance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration over Finishes owance for 65mm screed to apartment floors; incl. acoustic layer owance for carpet to bedrooms	50 6 1 1 3 0	m² m nr	45 50 350 950	2,268 300 350	45 6	4 1
1.7 Allor 1.8 Acce 2.0 Inte 2.1 Allor 2.2 Allor 2.3 Allor 3.0 Floo 3.1 Allor 3.2 Allor 3.3 Allor 3.4 Allor 3.5 Allor 4.0 Wal 4.1 Tilec 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor 4.6 Allor	owance for bulkheads / curtain track support cess Panels ernal Doors owance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 curity Door) owance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration owance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration or Finishes owance for 65mm screed to apartment floors; incl. acoustic layer owance for carpet to bedrooms	6 1 1 3 0	m nr nr	50 350 950	300 350	6	1
1.8 Accel 2.0 Inte 2.1 Allor 2.2 Allor 2.3 Allor 3.0 Floor 3.1 Allor 3.2 Allor 3.3 Allor 4.0 Wal 4.1 Tiled 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor	ernal Doors Dowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 curity Door) Dowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration Dowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration Our Finishes Dowance for 65mm screed to apartment floors; incl. acoustic layer Dowance for carpet to bedrooms	1 1 3 0	nr nr nr	350 950	350	1	
2.0 Inte 2.1 Allor 2.2 Allor 2.3 Allor 3.0 Floor 3.1 Allor 3.2 Allor 3.3 Allor 3.4 Allor 3.5 Allor 4.0 Wal 4.1 Tilec 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor	cernal Doors Dowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 curity Door) Dowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration Dowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration Our Finishes Dowance for 65mm screed to apartment floors; incl. acoustic layer Dowance for carpet to bedrooms	1 3 0	nr nr	950		7	1
2.1 Allor Sect 2.2 Allor 2.3 Allor 3.0 Floor 3.1 Allor 3.2 Allor 3.5 Allor 4.0 Wal 4.1 Tiled 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor 4.6 Allor 4.6 Allor	owance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 curity Door) owance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration owance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration or Finishes owance for 65mm screed to apartment floors; incl. acoustic layer owance for carpet to bedrooms	3 0	nr				
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2.3 Allor 3.0 Floo 3.1 Allor 3.2 Allor 3.3 Allor 3.4 Allor 3.5 Allor 4.0 Wal 4.1 Tiled 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor	owance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration or Finishes owance for 65mm screed to apartment floors; incl. acoustic layer owance for carpet to bedrooms	3 0	nr		950	19	2
2.3 Allor 3.0 Floo 3.1 Allor 3.2 Allor 3.3 Allor 3.4 Allor 3.5 Allor 4.0 Wal 4.1 Tiled 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor	owance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration or Finishes owance for 65mm screed to apartment floors; incl. acoustic layer owance for carpet to bedrooms	0		650	1,950	39	4
3.0 Flood 3.1 Allor 3.2 Allor 3.3 Allor 3.4 Allor 3.5 Allor 4.0 Wal 4.1 Tiled 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor	or Finishes owance for 65mm screed to apartment floors; incl. acoustic layer owance for carpet to bedrooms		nr	1,050	-	_	-
3.1 Allor 3.2 Allor 3.3 Allor 3.4 Allor 3.5 Allor 4.0 Wal 4.1 Tiled 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor	owance for 65mm screed to apartment floors; incl. acoustic layer owance for carpet to bedrooms	F0	'''	2,050			
3.2 Allo 3.3 Allo 3.4 Allo 3.5 Allo 4.0 Wal 4.1 Tileo 4.2 Allo 4.3 Allo 4.4 Allo 4.5 Allo	owance for carpet to bedrooms	I 50					
3.3 Allor 3.4 Allor 3.5 Allor 4.0 Wal 4.1 Tiled 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor	·	50	m²	42	2,117	42	4
3.4 Allor 3.5 Allor 4.0 Wal 4.1 Tiled 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor	owance for laminate flooring to living areas, entrance	13	m²	20	257	5	0
4.0 Wall 4.1 Tiled 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor		31	m²	60	1,860	37	3
4.0 Wal 4.1 Tiled 4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor	owance for tiling floor to Bathrooms / ensuite	7	m²	60	394	8	1
4.1 Tileo 4.2 Allo 4.3 Allo 4.4 Allo 4.5 Allo 4.6 Allo	owance for MDF skirtings	34	m	10	339	7	1
4.1 Tileo 4.2 Allo 4.3 Allo 4.4 Allo 4.5 Allo 4.6 Allo	all Finishes						
4.2 Allor 4.3 Allor 4.4 Allor 4.5 Allor 4.6 Allor	ed bathrooms; full height	28	m²	60	1,680	33	3
4.3 Allo 4.4 Allo 4.5 Allo 4.6 Allo	owance for glass splashbacks to kitchen	1	nr	500	500	10	1
4.4 Allo	owance for paint to walls;	88	m²	10	882	17	2
4.5 Allo	owance for paint to ceilings;	50	m²	12	605	12	1
4.6 Allo	owance for paint to skirtings;	34	m	6	204	4	0
	owance for window boards	6	m	40	240	5	0
5.0 Fitti	tinas						
I	owance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,500	4,500	89	8
-	I. White Goods	1	nr	incl.	7,500	05	ı
-	lity Room Fittings	0	nr	1,500	_	_	_
	owance for Wardrobe	1	nr	1,200	1,200	24	2
-	nery - Coat Cupboard - internal fit out only	1	nr	350	350	7	1
I	cone sealant to bathrooms/kitchens	2	nr	250	500	10	1
5.7 Post	· · · · · · · · · · · · · · · · · · ·	1	nr	200	200	4	0
3.7 1 030	1.00	_	""	200	200	"	
6.0 Serv	vices						
6.1 Sani	nitaryware						
I	nitaryware to Bathroom						
6.1.1 WC		1	nr	350	350	7	1
6.1.2 WHI	HB Incl. Taps	1	nr	350	350	7	1
6.1.3 Bath	th Incl. Taps	1	nr	750	750	15	1
	er bath shower and screen	1	nr	600	600	12	1
I	wel Rail & Fittings	1	nr	450	450	9	1
6.1.6 WC	nitaryware to Ensuite	0	nr	350	-	-	-
I	·	0	nr	350	_	-	-
I	·	1	nr	1,000	_	_	_
I		0	nr	600	-	-	-
6.2 Allo	B incl. Taps	0	""			1	
5.2	B incl. Taps Description of the state of th		"		See Senarate	Build Un	
	B incl. Taps ower; fixture, tray and glazed cubicle				See Separate	≀ ? Build Up	



Typical 2 Bed 4 Person Apartment - PRIVATE

Average 2 Bed apartment at $70 m^2 NIA$ Equates to $88 m^2 GIFA$

New Poscription Partitions / Ceilings Partitions				1 .	
1.1 Allowance for Farty Wall between apartments (200mm height platerhoad tobs) sides. Includes mesh or plywood between walls to meet Secured By Design requirements; 2700-3000mm high	nit Rate (£p)	Qty Unit Rate (£ Add	£/m2 NIA	£/ft2 NIA
1.1 Allowance for Farty Wall between apartments; 70mm metal studis, fibre glass with 2 layers of 15mm plasterboard both sides. Includes meth or plywood between walls to meet Secured 8y Design requirements; 2700-3000mm high					
plasterbaard both sides. Includes mesh or plyvood between walls to meet Secured 8y Design requirements; 2700 3000mm high					
2700-300mm high					
3000mm high 38	n 200	14 m	2,800	40	4
Extra Over Allowance for misture resistant board to bathrooms 38 m²					
Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation 43 m² 15	n 140	21 m	2,940	42	4
Depformance insulation	n² 10	38 m²	384	. 5	1
1.5					
1.6 Allowance for suspended ceiling; single layer of 12.5mm plasterboard	n² 35	43 m²	1,522	22	2
1.7 Allowance for bulkheads / curtain track support 1.8 3 1.7 1.8 3 1.7 1.8 3 1.7 1.8 3 1.7 1.8 3 1.7 1.8 3 1.7 1.8 3 1.7 1.8 3 1.7 1.8 3 1.7 1.8 3 1.7 1.8 3 1.7 1.8 3 1.7 1.8 3 1.7 1.8 3 1.7 1.8 3 1.8 3 1.7 1.8 3 3 1.8 3 3 3 3 3 3 3 3 3	nr 15	7 nr	105	2	
1.8 Access Panels 3	n² 45	70 m²	3,150	45	4
2.0 Internal Doors	n 50	10 m	500	7	:
Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door) 1 nr 2.3 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 6 nr 2.3 Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration 0 nr 2.3 Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration 0 nr 2.3 Allowance for Carpet to bedrooms 2.2 m² 2.2 m² 3.2 Allowance for carpet to bedrooms 2.2 m² 3.3 Allowance for Iminiate flooring to living areas, entrance 4.2 m² 3.4 Allowance for Iminiate flooring to living areas, entrance 4.2 m² 3.5 Allowance for Iminiate flooring to living areas, entrance 4.0 wall Finishes 4.1 Tiled bathrooms; full height 2.9 m² 4.1 Tiled bathrooms; full height 2.9 m² 4.2 Allowance for glass splashbacks to kitchen 1 nr 4.3 Allowance for glass splashbacks to kitchen 1 nr 4.4 Allowance for paint to walls 1.3 m² 4.5 Allowance for paint to walls 1.3 m² 4.6 Allowance for paint to walls 1.3 m² 4.6 Allowance for paint to walls 1.3 m² 4.5 Allowance for window boards 1.0 m m 5.0 Fittings 1.0 m² 5.1 Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1 nr 5.1 Link. White Goods 1.1 nr 6.5 Silicone sealant to bathrooms/kitchens 1.1 nr 6.1 Santaryware to Bathroom 1.1 nr 6.1 Sower, fixture, tray and glazed cubicle 1.1 nr 6.1 Sower, fixture, tray and glazed cubicle 1.1 nr 6.1 Towel Rail & Fittings 1.1 nr 6.1 Towel Rail & Fit	nr 350	3 nr	1,050	15	1
Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door) 1 nr 2.3 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 6 nr 2.3 Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration 0 nr 2.3 Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration 0 nr 2.3 Allowance for Carpet to bedrooms 2.2 m² 2.2 m² 3.2 Allowance for carpet to bedrooms 2.2 m² 3.3 Allowance for Iminiate flooring to living areas, entrance 4.2 m² 3.4 Allowance for Iminiate flooring to living areas, entrance 4.2 m² 3.5 Allowance for Iminiate flooring to living areas, entrance 4.0 wall Finishes 4.1 Tiled bathrooms; full height 2.9 m² 4.1 Tiled bathrooms; full height 2.9 m² 4.2 Allowance for glass splashbacks to kitchen 1 nr 4.3 Allowance for glass splashbacks to kitchen 1 nr 4.4 Allowance for paint to walls 1.3 m² 4.5 Allowance for paint to walls 1.3 m² 4.6 Allowance for paint to walls 1.3 m² 4.6 Allowance for paint to walls 1.3 m² 4.5 Allowance for window boards 1.0 m m 5.0 Fittings 1.1 mr 5.1 linch. White Goods 1.1 mr 6.2 linch. White Goods 1.1 mr 6.3 lillowance for Wardrobe 1.2 mr 6.4 Allowance for Wardrobe 1.2 mr 6.5 Silicone sealant to bathrooms/kitchens 1.1 mr 6.5 Silicone sealant to bathrooms/kitchens 1.1 mr 6.5 Silicone sealant to bathrooms/kitchens 1.1 mr 6.1 Santaryware 5.3 Bathind. Taps 1.1 mr 6.1 mr 6.1 Santaryware 5.3 Santaryware 5.4 Santaryware 6.3 Santaryware 6.4 Santaryware 7.5 Santaryware 6.5 Santaryware 6.5 Santaryware 7.5 Santaryware 6.5 Santa					
Security Door					
2.2 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 6	nr 950	1 nr	950	14	1
3.0	nr 650	6 nr	3,900	56	5
3.0 Floor Finishes	nr 1,050			_	_
3.1 Allowance for 65mm screed to apartment floors; incl. acoustic layer 70 m² 3.2 Allowance for carpet to bedrooms 22 m² 3.3 Allowance for talining floor to Bathrooms / ensuite 6 m² 3.4 Allowance for tiling floor to Bathrooms / ensuite 6 m² 3.5 Allowance for MDF skirtings 52 m 3.6 Allowance for glass splashbacks to kitchen 1 nr 1 nr 4.1 Allowance for paint to walls 134 m² 4.4 Allowance for paint to walls 134 m² 4.5 Allowance for paint to skirtings 52 m 4.6 Allowance for window boards 10 m 70 m² 4.6 Allowance for window boards 10 m 70 m² 70 m	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
3.2 Allowance for carpet to bedrooms 22 m² 3.3 Allowance for laminate flooring to living areas, entrance 42 m² 3.4 Allowance for Itling floor to Bathrooms / ensuite 6 m² 3.5 Allowance for MDF skirtings 52 m 4.0 Wall Finishes					
3.3 Allowance for laminate flooring to living areas, entrance 3.4 Allowance for tilling floor to Bathrooms / ensuite 3.5 Allowance for MDF skirtings 4.0 Wall Finishes 4.1 Tilled bathrooms; full height 4.2 Allowance for glass splashbacks to kitchen 4.3 Allowance for paint to walls 4.4 Allowance for paint to walls 4.4 Allowance for paint to to ellings 4.5 Allowance for paint to skirtings 4.6 Allowance for paint to skirtings 4.7 m² 4.8 Allowance for window boards 4.9 Itlings 5.1 Allowance for window boards 5.0 Fittings 5.1 Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 5.3 Utility Room Fittings 5.4 Allowance for Vardrobe 5.5 Utility Room Fittings 6.6 Allowance for Vardrobe 7.5 Joinery - Coat Cupboard - internal fit out only 7.6 Silicone sealant to bathrooms/kitchens 7.7 Post box 7.8 Post box 7.9 Post box 7.0 In rr 7.0 rr	n² 42	70 m²	2,940	42	4
3.4 Allowance for tiling floor to Bathrooms / ensuite 52 m m²	n² 20	22 m²	440	6	1
Allowance for MDF skirtings	n² 60	42 m²	2,519	36	3
Mail Finishes 29 m² 11ed bathrooms; full height 29 m² 24.2 Allowance for glass splashbacks to kitchen 1 nr 1.3	n² 60	6 m²	360	5	
4.1 Tilled bathrooms; full height 29 m² 4.2 Allowance for glass splashbacks to kitchen 1 nr 4.3 Allowance for paint to walls 134 m² 4.4 Allowance for paint to ceilings 70 m² 4.5 Allowance for paint to skirtings 52 m 4.6 Allowance for window boards 10 m 5.0 Fittings 10 m 5.1 Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1 nr 5.2 Incl. White Goods 1 nr 5.3 Utility Room Fittings 0 nr 5.4 Allowance for Wardrobe 2 nr 5.5 Joinery - Coat Cupboard - internal fit out only 1 nr 5.6 Silicone sealant to bathrooms/kitchens 3 nr 6.0 Services 3 nr 6.11 WC 1 nr 6.1.1 WB incl. Taps 1 nr 6.1.2 WHB incl. Taps 1 nr 6.1.5 Sanitaryware to	n 10	52 m	517	7	1
4.1 Tiled bathrooms; full height 29 m² 4.2 Allowance for glass splashbacks to kitchen 1 nr 4.3 Allowance for paint to walls 134 m² 4.4 Allowance for paint to ceilings 70 m² 4.5 Allowance for window boards 52 m 5.0 Fittings 10 m 5.1 Allowance for kitchens (incl. under cupboard lighting, worktop, sink and taps) 1 nr 5.2 Incl. White Goods 1 nr 5.3 Utility Room Fittings 0 nr 5.4 Allowance for Wardrobe 2 nr 5.5 Joinery - Coat Cupboard - internal fit out only 1 nr 5.6 Silicone sealant to bathrooms/kitchens 3 nr 5.7 Post box 1 nr 6.0 Services 3 nr 6.1.1 WB incl. Taps 1 nr 6.1.2 WHB incl. Taps 1 nr 6.1.3 Bath incl. Taps 1 nr 6.1.5 Sanitaryware to Ensuite <td></td> <td></td> <td></td> <td></td> <td></td>					
4.2 Allowance for galast splashbacks to kitchen 1 nr 4.3 Allowance for paint to ceillings 70 m² 4.5 Allowance for paint to skirtings 52 m 4.6 Allowance for paint to skirtings 52 m 4.6 Allowance for Window boards 10 m 5.0 Fittings 1 nr 5.1 Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1 nr 5.1 Allowance for Wardrobe 1 nr 5.2 Incl. White Goods 1 nr 5.1 Allowance for Wardrobe 2 nr 5.2 Joinery - Coat Cupboard - internal fit out only 1 nr 5.5 Joinery - Coat Cupboard - internal fit out only 1 nr 5.6 Silicone sealant to bathrooms/kitchens 3 nr 6.0 Services 3 nr 5.2 Incl. White Goods 1 nr 6.1 WC 1 nr 6.1.1 WC 1 nr 6.1.2 WHB					
4.3 Allowance for paint to walls 134 m² 4.4 Allowance for paint to ceilings 70 m² 4.5 Allowance for paint to skirtings 52 m 4.6 Allowance for window boards 10 m 5.0 Fittings 1 nr 5.1 Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1 nr 5.2 Incl. White Goods 1 nr 5.3 Utility Room Fittings 0 nr 5.3 Utility Room Fittings 0 nr 5.4 Allowance for Wardrobe 2 nr 5.5 Joinery - Coat Cupboard - internal fit out only 1 nr 5.6 Silicone sealant to bathrooms/kitchens 3 nr 5.7 Post box 1 nr 6.0 Services 3 nr 6.1 WC 1 nr 6.1.1 WC 1 nr 6.1.2 WHB incl. Taps 1 nr 6.1.3 Over Bath Shower & Screen 1 nr			1	24	2
4.4 Allowance for paint to ceilings 70 m² 4.5 Allowance for paint to skirtings 52 m 4.6 Allowance for window boards 10 m 5.0 Fittings 10 m 5.1 Incl. White Goods 1 nr 5.2 Utility Room Fittings 0 nr 5.4 Allowance for Wardrobe 2 nr 5.5 Joinery - Coat Cupboard - internal fit out only 1 nr 5.6 Silicone sealant to bathrooms/kitchens 3 nr 5.7 Post box 1 nr 6.0 Sanitaryware Sanitaryware to Bathroom 6.1.1 Over Bath Shower & Screen 1 nr 6.1.2 Over Bath Shower & Screen 1 nr 6.1.5 Towel Rail & Fittings 1 nr 6.1.6 Sanitaryware to Ensuite 1 nr 6.1.7 Nower, fixture, tray and glazed cubicle 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr 6.1.9 Towel Rail & Fittings 1 nr 6.1.9 Towel Rail & Fittings 1 nr	r 500	1 nr	500	7	1
Allowance for paint to skirtings	n² 10		1,345	19	2
4.6 Allowance for window boards 10 m 5.0 Fittings 5.1 Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1 nr 5.2 Incl. White Goods 1 nr 5.3 Utility Room Fittings 0 nr 5.4 Allowance for Wardrobe 2 nr 5.5 Joinery - Coat Cupboard - internal fit out only 1 nr 5.6 Silicone sealant to bathrooms/kitchens 3 nr 5.7 Post box 1 nr 6.0 Services Sanitaryware 1 nr 6.11 Sanitaryware to Bathroom 1 nr 6.1.2 WHB incl. Taps 1 nr 6.1.3 Bath incl. Taps 1 nr 6.1.4 Over Bath Shower & Screen 1 nr 6.1.5 Over Bath Shower & Screen 1 nr 6.1.6 WW 1 nr 6.1.7 Ovel Rail & Fittings 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr 6.1.9 Towel Rail & Fittings 1 nr 6.1.	n² 12	70 m²	840	12	1
5.0 Fittings 5.1 Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1 nr 5.2 Incl. White Goods 1 nr 5.3 Utility Room Fittings 0 nr 5.4 Allowance for Wardrobe 2 nr 5.5 Joinery - Coat Cupboard - internal fit out only 1 nr 5.6 Silicone sealant to bathrooms/kitchens 3 nr 5.7 Post box 1 nr 6.0 Services 3 nr 6.1 WC 1 nr 6.1.1 WC 1 nr 6.1.2 WHB incl. Taps 1 nr 6.1.3 Bath incl. Taps 1 nr 6.1.4 Over Bath Shower & Screen 1 nr 6.1.5 Towel Rail & Fittings 1 nr 6.1.6 WC 1 nr 6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings	n e	52 m	310	4	
5.1 Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1 nr 5.2 Incl. White Goods 1 nr 5.3 Utility Room Fittings 0 nr 5.4 Allowance for Wardrobe 2 nr 5.5 Joinery - Coat Cupboard - internal fit out only 1 nr 5.6 Silicone sealant to bathrooms/kitchens 3 nr 5.7 Post box 1 nr 6.0 Services 3 nr 6.1 Sanitaryware 5 3 5.2 Sanitaryware to Bathroom 1 nr 6.1.1 WC 1 nr 6.1.2 WHB incl. Taps 1 nr 6.1.3 Bath incl. Taps 1 nr 6.1.4 Over Bath Shower & Screen 1 nr 6.1.5 WC 1 nr 6.1.6 WC 1 nr 6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr 6.1.9 Towel Rail & Fittings 1 nr	n 40	10 m	400	6	1
5.1 Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1 nr 5.2 Incl. White Goods 1 nr 5.3 Utility Room Fittings 0 nr 5.4 Allowance for Wardrobe 2 nr 5.5 Joinery - Coat Cupboard - internal fit out only 1 nr 5.6 Silicone sealant to bathrooms/kitchens 3 nr 5.7 Post box 1 nr 6.0 Services 3 nr 6.1 Sanitaryware 5 3 5.2 Sanitaryware to Bathroom 1 nr 6.1.1 WC 1 nr 6.1.2 WHB incl. Taps 1 nr 6.1.3 Bath incl. Taps 1 nr 6.1.4 Over Bath Shower & Screen 1 nr 6.1.5 WC 1 nr 6.1.6 WC 1 nr 6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr 6.1.9 Towel Rail & Fittings 1 nr					
5.2 Incl. White Goods 1 nr 5.3 Utility Room Fittings 0 nr 5.4 Allowance for Wardrobe 2 nr 5.5 Joinery - Coat Cupboard - internal fit out only 1 nr 5.6 Silicone sealant to bathrooms/kitchens 3 nr 5.7 Post box 1 nr 6.0 Services 3 nr 6.1 Sanitaryware 5 anitaryware 1 nr 6.1.1 WC 1 nr 6.1.2 WHB incl. Taps 1 nr 6.1.3 Bath incl. Taps 1 nr 6.1.4 Over Bath Shower & Screen 1 nr 6.1.5 Towel Rail & Fittings 1 nr 6.1.5 WC 1 nr 6.1.6 WC 1 nr 6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr	nr 4,500	1 nr 4	4,500	64	6
5.3 Utility Room Fittings 0 nr 5.4 Allowance for Wardrobe 2 nr 5.5 Joinery - Coat Cupboard - internal fit out only 1 nr 5.6 Silicone sealant to bathrooms/kitchens 3 nr 5.7 Post box 1 nr 6.0 Services 1 nr 6.1 Sanitaryware 5 sanitaryware 5 Sanitaryware to Bathroom 1 nr 6.1.1 WC 1 nr 6.1.2 WHB incl. Taps 1 nr 6.1.3 Bath incl. Taps 1 nr 6.1.4 Over Bath Shower & Screen 1 nr 6.1.5 Towel Rail & Fittings 1 nr 6.1.6 WC 1 nr 6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr			7,500		`
5.4 Allowance for Wardrobe 2 nr 5.5 Joinery - Coat Cupboard - internal fit out only 1 nr 5.6 Silicone sealant to bathrooms/kitchens 3 nr 5.7 Post box 1 nr 6.0 Services		_			_
Silicone sealant to bathrooms/kitchens 1	1	" -/		34	3
5.6 Silicone sealant to bathrooms/kitchens 3 nr 5.7 Post box 1 nr 6.0 Services		'			
5.7 Post box 1 nr 6.0 Services	250	""			
6.0 Services Sanitaryware Sanitaryware to Bathroom 6.1.1 WC					
6.1. Sanitaryware Sanitaryware to Bathroom 1 nr 6.1.1 WC 1 nr 6.1.2 WHB incl. Taps 1 nr 6.1.3 Bath incl. Taps 1 nr 6.1.4 Over Bath Shower & Screen 1 nr 6.1.5 Towel Rail & Fittings 1 nr 6.1.6 WC 1 nr 6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr	.1 200	± '''	200	' °	
Sanitaryware to Bathroom 1 nr 6.1.1 WC 1 nr 6.1.2 WHB incl. Taps 1 nr 6.1.3 Bath incl. Taps 1 nr 6.1.4 Over Bath Shower & Screen 1 nr 6.1.5 Towel Rail & Fittings 1 nr 6.1.6 WC 1 nr 6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr					
6.1.1 WC 1 nr 6.1.2 WHB incl. Taps 1 nr 6.1.3 Bath incl. Taps 1 nr 6.1.4 Over Bath Shower & Screen 1 nr 6.1.5 Towel Rail & Fittings 1 nr 6.1.6 WC 1 nr 6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr					
6.1.2 WHB incl. Taps 1 nr 6.1.3 Bath incl. Taps 1 nr 6.1.4 Over Bath Shower & Screen 1 nr 6.1.5 Towel Rail & Fittings 1 nr Sanitaryware to Ensuite 1 nr 6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr					
6.1.2 WHB incl. Taps 1 nr 6.1.3 Bath incl. Taps 1 nr 6.1.4 Over Bath Shower & Screen 1 nr 6.1.5 Towel Rail & Fittings 1 nr Sanitaryware to Ensuite 1 nr 6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr	nr 350	1 nr	350	5	
6.1.3 Bath incl. Taps 1 nr 6.1.4 Over Bath Shower & Screen 1 nr 6.1.5 Towel Rail & Fittings 1 nr Sanitaryware to Ensuite 1 nr 6.1.6 WC 1 nr 6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr	nr 350	1 nr	350	5	
6.1.5 Towel Rail & Fittings 1 nr Sanitaryware to Ensuite 1 nr 6.1.6 WC 1 nr 6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr					1
6.1.5 Towel Rail & Fittings 1 nr Sanitaryware to Ensuite 1 nr 6.1.6 WC 1 nr 6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr					1
Sanitaryware to Ensuite					1
6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr					
6.1.7 WHB incl. Taps 1 nr 6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr	nr 350	1 nr	350	5	
6.1.8 Shower; fixture, tray and glazed cubicle 1 nr 6.1.9 Towel Rail & Fittings 1 nr					
6.1.9 Towel Rail & Fittings 1 nr					:
6.2 Allowance for Mechanical and Electrical Installations within apartments:-		. '	1		:
6.2 Allowance for Mechanical and Electrical Installations within apartments:-					
			See Separa	te Build Up 	
TOTAL	TAL £	TOTAL	42,188	603	56



Typical 3 Bed 4 Person Apartment - PRIVATE

Average 3 Bed apartment at 90 m^2 NIA Equates to 132 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	16	m	200	3,200	36	
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	33	m	140	4,558	51	
1.3	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m²	10	435	5	
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high						
	performance insulation	78	m²	35	2,747	31	
1.5	E.O. for forming door openings	9	nr	15	135	2	
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	90	m²	45	4,050	45	
1.7	Allowance for bulkheads / curtain track support	13	m	50	653	7	
1.8	Access Panels	3	nr	350	1,050	12	
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	11	
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	8	nr	650	5,200	58	
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
3.0	Floor Finishes						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	90	m²	42	3,780	42	
3.2	Allowance for carpet to bedrooms	33	m²	20	655	7	
3.3	Allowance for engineered wood flooring to living areas, entrance	49	m²	60	2,954	33	
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m²	60	480	5	
3.5	Allowance for MDF skirtings	83	m	10	832	9	
	Mall Finish on						
4.0	Wall Finishes Tiled bathrooms; full height	42			2.520	20	
4.1		42	m²	60	2,520	28	
4.2	Allowance for glass splashbacks to kitchen	1 216	nr	500	500	6	
4.3	Allowance for paint to walls	90	m ²	10	2,163	24	
4.4	Allowance for paint to ceilings Allowance for paint to skirtings	83	m ²	12	1,080	12	
4.5 4.6	Allowance for window boards	13	m m	6 40	499 522	6 6	
4.0		150	"	40	322		
5.0	Fittings						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	61	
5.2	Incl. White Goods	1	nr	Incl.			
5.3	Utility Room Fittings	0	nr	1,500	-	-	-
5.4	Allowance for Wardrobe	3	nr	1,200	3,600	40	
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	
	Silicone sealant to bathrooms/kitchens	3	nr	250	750	8	
5.7	Post box	1	nr	200	200	2	
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
1.1		1	nr	350	350	4	
	WHB incl. Taps	1	nr	350	350	4	
	Bath incl. Taps	1	nr	750	750	8	
.1.4	Over Bath Shower & Screen	1	nr	600	600	7	
.1.5	Towel Rail & Fittings	1	nr	450	450	5	
	Sanitaryware to Ensuite						
.1.6	wc	1	nr	350	350	4	
1.7	WHB incl. Taps	1	nr	350	350	4	
1.8	Shower; fixture, tray and glazed cubicle	1	nr	1,000	1,000	11	
1.9	Towel Rail & Fittings	1	nr	600	600	7	
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Ruild Un	
J.Z					see separate	Duna Op	
		I	1				



Typical 3 Bed 5 Person Apartment - PRIVATE

Average 3 Bed apartment at 93 m^2 NIA Equates to 137 m^2 GIFA

1.1. Allowance for Party Wall between apartments, Tomm metal studs, fibre glass with 2 layers of 15mm pasterhoard both dies. Includes mesh or plywood between walls to meet Secured By Design requirements; 2700-3000mm high 1.0 1	Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NI
1.1. Allowance for Farth Well section From the Market Section 1.0	1.0	Plasterboard drylining / Partitions / Ceilings						
planeter board both sides. Includes meah or plywood between walls to meat Secured by Design requirements: 12 Allowance for instrumt while; Simen soundbloc board with a 4 kimen Gypoull rejuit Displace mental state; 2700- 2000								
2700-000mm high 1.0 2.0 3.20 34 1.0 2.0 3.00 34 1.0 3.00 3.00 34 1.0 3.00 3.00 34 3.00 3.0								
12, Allowance for internal wolls; 15-mm soundbloc board with 4 shm of Spowell rapid De plus metal stud; 2700- 33			16	m	200	3.200	34	
3000m high 30 C.D. Allowance for moisture resistant board to bathrooms and ensultes 44 79 10 45.58 55 55 31 Allowance for stamm soundstock board with dot and dath to external walls within an apartment inch high performance insultation 78 m² 35 2,747 30 32 C.D. Allowance for supported celling, single layer of 12.5mm plasterboard 78 m² 35 2,747 30 32 C.D. Allowance for supported celling, single layer of 12.5mm plasterboard 93 m² 45 4,155 45 31 m² 50 6,53 7 32 Allowance for supported celling, single layer of 12.5mm plasterboard 13 m² 50 6,53 7 33 m² 45 4,155 45 34 Allowance for supported celling, single layer of 12.5mm plasterboard 13 m² 50 6,53 7 35 Access Papel 7 m² m² m² m² m² m² m²	1 2			""	200	0,200		
1.3 A. C. Allowance for moisture resistant board to bathrooms and enables			33	m	140	4.558	49	
1.4. Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation 78 m² 35 2,747 30	1.3							
Deprimence insulation	1.4		''	""		.55		
1.5 C.D. for forming Goor openings 8		· · ·	78	m²	35	2,747	30	
1.6. Allowance for suspended collings single layer of 12.5mm plasterboard	1.5	E.O. for forming door openings		nr	15			
1.7. Allowance for bulikheads / currian track support 13 m	1.6							
1.8 Access Panels								
2.1 Allowance for Intrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 1 n n 950 950 10 2.2 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 7 n 650 4,550 49 3.1 Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration 7 n 650 4,550 49 3.2 Allowance for Double internal door to apartment incl. frame, architraves, ironmongery, decoration 7 n 650 4,550 49 3.3 Allowance for Engineered wood flooring to living areas, entrance 93 m² 42 3,906 42 3.4 Allowance for Engineered wood flooring to living areas, entrance 52 m² 60 3,134 34 3.4 Allowance for Billing floor to Bultrooms / ensuite 8 m² 60 480 5 3.4 Allowance for Billing floor to Bultrooms / ensuite 8 m² 60 480 5 3.5 Allowance for Billing floor to Bultrooms / ensuite 42 m² 60 2,570 27 3.6 Allowance for paint to walls 42 m² 60 2,570 27 3.7 Allowance for paint to walls 42 m² 60 2,570 27 3.8 Allowance for paint to walls 42 m² 60 2,570 27 3.9 Allowance for paint to walls 42 m² 60 2,570 27 3.0 Allowance for paint to walls 42 m² 60 2,570 50 50 3.1 Allowance for paint to walls 42 m² 60 5,570 5 3.1 Allowance for window boards 11 n 5,500 50 3.2 Allowance for Window boards 12 m² 10 2,193 24 4.3 Allowance for Window boards 13 m 40 522 6 5.1 Allowance for Window boards 13 m 40 522 6 6.2 Allowance for Wardrobe 1 n 1 1 1 7. 1 1 1 1 1 1 8. 1 1 1 1 1 1 1 9. 1 1 1 1 1 1 1 9. 1 1 1 1 1 1 1 1 9. 1 1 1 1 1 1 1 1 9. 1 1 1 1 1 1 1 1 9. 1 1 1 1 1 1 1 1 9. 1 1 1 1 1 1 1 1 9. 1 1 1 1	1.8							
Security Doors 1	2.0	Internal Doors						
2.2 Allowance for Single internal door to apartment incl. frame, architraves, ironmongery, decoration 7 nr 650 4,550 49	2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
Allowance for Double Internal door to apartment Incl. frame, architraves, ironmongery, decoration 0			1	nr	950	950	10	
A compared for Double Internal door to apartment inci. frame, architraves, ironmongery, decoration 0	2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	49	
Allowance for 65mm screed to apartment floors; incl. acoustic layer 33 m² 42 3,906 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 3,206 42 42 45 65 70 43 43 43 43 43 43 43 4	2.3		0	nr		-	-	-
32 Allowance for carget to bedrooms 33 m² 20 655 7	3.0	Floor Finishes						
1.2 Allowance for carapte to bedrooms 33 m² 20 655 7	3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	93	m²	42	3,906	42	
3.3 Allowance for highered wood flooring to living areas, entrance \$2	3.2	Allowance for carpet to bedrooms		m²				
Mail Flinishes			52					
Allowance for MDF skirtings								
1 1 1 1 2 2 2 2 2 2	3.5							
1 1 1 1 2 2 2 2 2 2	4 0	Wall Finishes						
Allowance for glass splashbacks to kitchen			12	m²	60	2 520	27	
Allowance for paint to walls 219 m² 10 2,193 24								
Adaptive content of ceilings 93 m² 12 1,116 12								
Allowance for paint to skirtings								
Active Allowance for window boards 13 m 40 522 6								
Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1	4.5							
Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps) 1		Fishing						
Incl. White Goods			,		5 500	F 500	50	
Utility Room Fittings						5,500	59	
Allowance for Wardrobe 3								
Services Sanitaryware to Bathroom Sanitaryware to Bathroom Sanitaryware to Ensure Sanitaryware Sanitaryw				nr		-	-	
Silicone sealant to bathrooms/kitchens 3				nr				
Services Sanitaryware to Bathroom Sanitaryware to I				nr				
Services Sanitaryware to Bathroom WC 1 nr 350 350 4 1.2 WHB incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1 nr 600 600 6 1.5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 750 750 8 1 nr 450 450 5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 600 600 6 1.5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 450 450 5 Sanitaryware to Ensuite WC 1 nr 350 350 4 1 nr 600 600 6 Allowance for Mechanical and Electrical Installations within apartments:-				nr				
Sanitaryware to Bathroom 1.1 WC 1 nr 350 350 4 1.2 WHB incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1 nr 600 600 6 1.5 Towel Rail & Fittings 1 nr 350 350 4 1 nr 750 750 8 1 nr 450 450 5 1 nr 450 450 5 1 nr 350 350 4 1 nr 600 600 6 1 n	5.7	Post box	1	nr	200	200	2	
Sanitaryware to Bathroom WC								
1.1 WC WHB incl. Taps Bath incl. Taps 1 nr 350 350 4 1.3 Bath incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1 nr 600 600 6 1.5 Towel Rail & Fittings Sanitaryware to Ensuite 1.6 WC 1.7 WHB incl. Taps 1 nr 350 350 4 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1 nr 350 350 4 1.1 nr 350 350 4 1.2 Inr 350 350 4 1.3 Inr 350 350 4 1.4 Inr 350 350 4 1.5 Inr 350 350 4 1.6 Inr 350 350 4 1.7 WHB incl. Taps 1 nr 350 350 4 1.8 Shower; fixture, tray and glazed cubicle 1 nr 1,000 1,000 11 1.9 Towel Rail & Fittings 1 nr 600 600 60 1.0 Inr 600 600 600 600 600 1.0 Inr 600 600 600 600 600 600 600 600 600 60	6.1							
1.2 WHB incl. Taps 1 nr 350 350 4 1.3 Bath incl. Taps 1 nr 750 750 8 1.4 Over Bath Shower & Screen 1.5 Towel Rail & Fittings 5 Sanitaryware to Ensuite 1.6 WC 1.7 WHB incl. Taps 1 nr 350 350 4 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1 nr 350 350 4 1.1 nr 350 350 4								
1.3 Bath incl. Taps 1.4 Over Bath Shower & Screen 1.5 Towel Rail & Fittings 1.6 WC 1.7 WHB incl. Taps 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1.1 nr 1.7 50 1.7 0 8 1.1 nr 1.7 600 1.5 0 1.5 Inr 1.7 0 0 1.5 Inr 1.7 0 0 1.5 Inr 1.7 0 0 1.7 0 0 1.8 Inr 1.8 Shower; fixture, tray and glazed cubicle 1.9 Towel Rail & Fittings 1.0 Inr 1.0 0 1			1	nr	350	350	4	
1			1	nr	350	350	4	
1.5 Towel Rail & Fittings	1.3	Bath incl. Taps	1	nr	750	750	8	
Sanitaryware to Ensuite	.4	Over Bath Shower & Screen	1	nr	600	600	6	
1	5	Towel Rail & Fittings	1	nr	450	450	5	
1		Sanitaryware to Ensuite						
1	.6	wc	1	nr	350	350	4	
1.8 Shower; fixture, tray and glazed cubicle 1 nr 1,000 1,000 11 1.9 Towel Rail & Fittings 1 nr 600 600 6 5.2 Allowance for Mechanical and Electrical Installations within apartments:-			1	nr			4	
1 nr 600 600 6 Allowance for Mechanical and Electrical Installations within apartments:-			1				11	
	5.2	Allowance for Mechanical and Electrical Installations within apartments:-						



Typical 3 Bed 6 Person Apartment - PRIVATE

Average 3 Bed apartment at 98 m^2 NIA Equates to 144 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	16	m	200	3,200	33	
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	33	m	140	4,558	47	
1.3	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m²	10	435	4	
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high						
	performance insulation	78	m²	35	2,747	28	
1.5	E.O. for forming door openings	8	nr	15	120	1	
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	98	m²	45	4,401	45	
1.7	Allowance for bulkheads / curtain track support	13	m	50	653	7	
1.8	Access Panels	3	nr	350	1,050	11	
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	10	
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	47	
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
3.0	Floor Finishes						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	98	m²	42	4,108	42	
3.2	Allowance for carpet to bedrooms	33	m²	20	655	7	
3.3	Allowance for engineered wood flooring to living areas, entrance	57	m²	60	3,422	35	
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m²	60	480	5	
3.5	Allowance for MDF skirtings	86	m	10	862	9	
4.0	Wall Finishes						
4.0	Tiled bathrooms; full height	42	2		2 520	26	
4.1		42 1	m²	60	2,520	26	
4.2	Allowance for glass splashbacks to kitchen Allowance for paint to walls	224	nr m²	500	500	5	
4.3	Allowance for paint to waiss Allowance for paint to ceilings	98	m ²	10	2,241	23 12	
4.4 4.5	Allowance for paint to ceilings Allowance for paint to skirtings	86		12 6	1,174 517	5	
4.6	Allowance for window boards	13	m m	40	522	5	
5.0	Fittings						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	56	
5.2	Incl. White Goods	1	nr	Incl.			
5.3	Utility Room Fittings	0	nr	1,500	-	-	-
5.4	Allowance for Wardrobe	3	nr	1,200	3,600	37	
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	
	Silicone sealant to bathrooms/kitchens	3	nr	250	750	8	
5.7	Post box	1	nr	200	200	2	
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
1.1	WC	1	nr	350	350	4	
1.2	WHB incl. Taps	1	nr	350	350	4	
	Bath incl. Taps	1	nr	750	750	8	
1.4	Over Bath Shower & Screen	1	nr	600	600	6	
1.5	Towel Rail & Fittings	1	nr	450	450	5	
	Sanitaryware to Ensuite						
1.6	wc	1	nr	350	350	4	
1.7	WHB incl. Taps	1	nr	350	350	4	
1.8	Shower; fixture, tray and glazed cubicle	1	nr	1,000	1,000	10	
1.9	Towel Rail & Fittings	1	nr	600	600	6	
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Ruild Un	
J.Z					Jee Jeparale	Duna Op	



Typical 1 Bed 2 Person Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 1 Bed apartment at 51 m^2 NIA Equates to 75 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	District and dudining / Destitions / Calli						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	10	m	200	2,000	39	4
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	15	m	140	2,120	41	4
l	E.O. Allowance for moisture-resistant board to bathrooms and kitchens	28	m²	10	280	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high	22	2	25	700	16	
1.5	performance insulation E.O. for forming door openings	23	m²	35 15	799 60	16	0
	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	51	nr m²	45	2,313	45	4
1.7	Allowance for bulkheads / curtain track support	6	'''	50	300	6	1
	Access Panels	1	nr	350	350	7	1
20	Internal Doors						
1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
2.1	Security Door)	1	nr	950	950	18	2
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	3	nr	650	1,950	38	4
l	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
	Floor Finisher						
3.0	Floor Finishes Allowance for 65mm screed to apartment floors; incl. acoustic layer	E1	m²	42	2 150	42	4
3.1	Allowance for carpet to bedrooms	51 13	m²	42 20	2,159 257	42	0
_	Allowance for laminate flooring to living areas, entrance	35	m ²	55	1,901	37	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	4	m²	50	200	4	0
3.5	Allowance for MDF skirtings	47	m	10	473	9	1
40	Wall Finishes						
	Tiled bathrooms; half height	14	m²	50	700	14	1
	Allowance for tiled splashbacks to kitchen	1	m	350	350	7	1 1
4.3	Allowance for paint to walls	88	m²	10	882	17	2
l	Allowance for paint to ceilings	50	m²	12	605	12	1
4.5	Allowance for paint to skirtings	34	m	6	204	4	0
4.6	Allowance for window boards	6	m	40	240	5	0
5.0	Fittings						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,000	4,000	78	7
5.2	Incl. White Goods	1	nr	incl	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
	Allowance for Wardrobe	1	nr	1,200	1,200	23	2
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	1
5.5	Vanity units; incl. top and mirror cabinet	1	nr	250	250	5	0
	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1
5.7	Post box	1	nr	200	200	4	0
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
6.1.1		1	nr	350	350	7	1
l	WHB incl. Taps	1	nr	350	350	7	1
	Bath incl. Taps	1	nr	750	750	15	1
	Over Bath Shower & Curtain	1	nr	600	600	12	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1
616	Sanitaryware to Ensuite WC	0		350	_		
	WHB incl. Taps	0	nr nr	350 350	-		-
	Shower	0	nr	1,000	_		_
	Towel Rail & Fittings	0	nr	450	-	-	-
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	 e Build Up 	
			TOTAL	£	28,091	547	51



Typical 2 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 2 Bed apartment at $70 m^2 NIA$ Equates to $103 m^2 GIFA$

140	Description	_ c.	11**	Data (C)	C A 1.1	C/ C All A	c Is a
em	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 N
1.0	Plasterboard drylining / Partitions / Ceilings						
	Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	14	m	200	2,800	40	
.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-						
	3000mm high	21	m	140	2,940	42	
	E.O. Allowance for moisture resistant board to bathrooms and kitchens	38	m²	10	384	5	
.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	43	m²	35	1,522	22	
.5	E.O. for forming door openings	5		15	75	1	
	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	70	nr m²	45	3,150	45	
	Allowance for bulkheads / curtain track support	10	m	50	500	7	
	Access Panels	2	nr	350	700	10	
_							
	Internal Doors Allowance for Entrance deports apartment incl. frame, architecture, ironmanger, description (assumed DAS 24)						
.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	14	
.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	6	nr	650	3,900	56	
	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	3,300	_	
			""	1,030			
	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m²	42	2,940	42	
	Allowance for carpet to bedrooms	22	m²	20	440	6	
	Allowance for laminate flooring to living areas, entrance Allowance for tiling floor to Bathrooms / ensuite	42 6	m²	55	2,309	33	
	Allowance for MDF skirtings	72	m² m	50 10	300 720	10	
	Wall Finishes						
	Tiled bathrooms; half height	14	m²	50	714	10	
	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	5	
	Allowance for paint to walls	134	m²	10	1,345	19	
	Allowance for paint to ceilings	70	m ²	12	840	12	
	Allowance for paint to skirtings Allowance for window boards	52 10	m m	6 40	310 400	4 6	
	Fittings						
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,000	5,000	71	
	Incl. White Goods	1	nr	incl			
	Allowance for Wardrobe	2	nr	1,200	2,400	34	
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	
-	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	
.6	Post box	1	nr	200	200	3	
.0	Services						
.1	Sanitaryware						
	Sanitaryware to Bathroom						
	WC	1	nr	350	350	5	
	WHB incl. Taps	1	nr	350	350	5	
	Bath incl. Taps	1	nr	750	750	11	
	Over Bath Shower & Curtain	1	nr	600	600	9	
.5	Towel Rail & Fittings Sanitaryware to WC	1	nr	450	450	6	
6	WC	1	nr	350	350	5	
	WHB incl. Taps	1	nr	350	350	5	
	Shower	1	nr	600	600	9	
	Towel Rail & Fittings	1	nr	450	450	6	
.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	Build Up	



Typical 3 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP

Average 3 Bed apartment at 103 m^2 NIA Equates to 151 m^2 GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
	Plants have did. Patter / Paratter or / Gattern						
	Plasterboard drylining / Partitions / Ceilings Allowance for Party Wall between apartments; 70mm metal studs, fibre glass with 2 layers of 15mm						
1.1	plasterboard both sides. Includes mesh or plywood between walls to meet Secured By Design requirements;						
	2700-3000mm high	16	m	200	3,200	31	3
1.2	Allowance for internal walls; 15mm soundbloc board with a 45mm Gypwall rapid DB plus metal stud; 2700-				,		
	3000mm high	33	m	140	4,558	44	4
1.3	E.O. Allowance for moisture resistant board to bathrooms and kitchens	44	m²	10	435	4	0
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high						
	performance insulation	78	m²	35	2,747	27	2
1.5	E.O. for forming door openings	8	nr	15	120	1	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	103	m²	45	4,635	45	4
1.7	Allowance for bulkheads / curtain track support	13	m	50	653	6	1
1.8	Access Panels	3	nr	350	1,050	10	1
2.0	Internal Doors						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24						
	Security Door)	1	nr	950	950	9	1
2.2	Allowance for Single Internal door to apartment incl. frame, architraves, ironmongery, decoration	7	nr	650	4,550	44	4
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
2.0	Floor Finishes						
	Allowance for 65mm screed to apartment floors; incl. acoustic layer	103	m²	42	4,326	42	4
	Allowance for carpet to bedrooms	33	m ²	20	655	6	1
		62	m ²				3
	Allowance for laminate flooring to living areas, entrance Allowance for tiling floor to Bathrooms / ensuite	8		55	3,423	33	
3.4			m²	50	400	4	0
3.5	Allowance for MDF skirtings	102	m	10	1,022	10	1
4.0	Wall Finishes						
4.1	Tiled bathrooms; half height	21	m²	50	1,050	10	1
4.2	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	3	0
4.3	Allowance for paint to walls	255	m²	10	2,555	25	2
4.4	Allowance for paint to ceilings	103	m²	12	1,236	12	1
4.5	Allowance for paint to skirtings	102	m	6	613	6	1
4.6	Allowance for window boards	13	m	40	522	5	0
5.0	Fittings						
	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	53	5
	Incl. White Goods	1	nr	incl			
	Allowance for Wardrobe	3	nr	1,200	3,600	35	3
	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	3	0
	Silicone sealant to bathrooms/kitchens	3	nr	250	750	7	1
	Post box	1	nr	200	200	2	0
6.0	Services						
6.1	Sanitaryware						
	Sanitaryware to Bathroom						
6.1.1	wc	1	nr	350	350	3	0
6.1.2	WHB incl. Taps	1	nr	350	350	3	0
6.1.3	Bath incl. Taps	1	nr	750	750	7	1
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	6	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	4	0
	Sanitaryware to Ensuite						
6.1.6	wc	1	nr	350	350	3	0
6.1.7	WHB incl. Taps	1	nr	350	350	3	0
6.1.8	Shower	1	nr	600	600	6	1
6.1.9	Towel Rail & Fittings	1	nr	450	450	4	0
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate	 e Build Up	
							



January 2024

APPENDIX B1

Area & Accommodation Mix Schedules – 550 Unit Scheme (20% Affordable)



Area Schedules Accommodation Schedule

	GIFA								
	Apartments		Other						
		Retail	Community	Car Park	Total				
	m²	m²	m²	m²	m²				
Overall	44,517	3,000	1,400	8,600	57,517				
Totals (m2)	44,517	3,000	1,400	8,600	57,517				
Totals (Sq. Ft.)	479,177	32,292	15,069	92,570	619,107				

		NIA		
Apartments		Other		
	Retail	Community	Car Park	Total
m²	m²	m²	m²	m²
34,350	3,000	1,400	1	38,750
34,350	3,000	1,400	-	38,750
369,740	32,292	15,069	-	417,101

Туре	1B2P	2B3P	2B4P	3B5P	Total
Private	160	120	100	60	440
Affordable	40	30	25	15	110
TOTAL	200	150	125	<i>7</i> 5	550

Net: Gross 77.16%

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Area Schedules Accommodation Schedule

	GIFA							
	Apartments		Other					
		Retail	Community	Car Park	Total			
	m²	m²	m²	m²	m²			
Overall	44,517	3,000	1,400	,	48,917			
Totals (m2)	44,517	3,000	1,400	-	48,917			
Totals (Sq. Ft.)	479,177	32,292	15,069	-	526,538			

	NIA								
Apartments		Other							
	Retail	Community	Car Park	Total					
m²	m²	m²	m²	m²					
34,350	3,000	1,400	-	38,750					
34,350	3,000	1,400	-	38,750					
369,740	32,292	15,069	-	417,101					

Туре	1B2P	2B3P	2B4P	3B5P	Total
Private	160	120	100	60	440
Affordable	40	30	25	15	110
TOTAL	200	150	125	<i>7</i> 5	550

Net: Gross 77.16%

.



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APPENDIX B2

Area & Accommodation Mix Schedules – 450 Unit Scheme (20% Affordable)



Area Schedules Accommodation Schedule

	GIFA								
	Apartments		Other						
		Retail	Community	Car Park	Total				
	m²	m²	m²	m²	m²				
Overall	34,721	3,000	1,400	8,600	47,721				
Totals (m2)	34,721	3,000	1,400	8,600	47,721				
Totals (Sq. Ft.)	373,733	32,292	15,069	92,570	513,664				

	NIA						
Apartments		Other					
	Retail	Community	Car Park	Total			
m²	m²	m²	m²	m²			
27,670	3,000	1,400	1	32,070			
27,670	3,000	1,400	-	32,070			
297,837	32,292	15,069	-	345,198			

Туре	1B2P	2B3P	2B4P	3B5P	Total
Private	152	88	72	48	360
Affordable	38	22	18	12	90
TOTAL	190	110	90	60	450

Net: Gross 79.69%

.



Accommodation Schedule Area Schedules

GIFA						
	Apartments		Other			
		Retail	Community	Car Park	Total	
	m²	m²	m²	m²	m²	
Overall	34,721	3,000	1,400	1	39,121	
Totals (m2)	34,721	3,000	1,400	-	39,121	
Totals (Sq. Ft.)	373,733	32,292	15,069	-	421,095	

	NIA							
Apartments		Other						
	Retail	Community	Car Park	Total				
m²	m²	m²	m²	m²				
27,670	3,000	1,400	1	32,070				
27,670	3,000	1,400	-	32,070				
297,837	32,292	15,069	-	345,198				

Туре	1B2P	2B3P	2B4P	3B5P	Total
Private	152	88	72	48	360
Affordable	38	22	18	12	90
TOTAL	190	110	90	60	450

Net: Gross 79.69%



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APPENDIX B3

Area & Accommodation Mix Schedules – 364 Unit Scheme (20% Affordable)



Area Schedules Accommodation Schedule

GIFA							
	Apartments		Other				
		Retail	Community	Car Park	Total		
	m²	m²	m²	m²	m²		
Overall	30,588	3,000	1,400	1	34,988		
Totals (m2)	30,588	3,000	1,400	-	34,988		
Totals (Sq. Ft.)	329,246	32,292	15,069	-	376,607		

	NIA						
Apartments		Other					
	Retail	Community	Car Park	Total			
m²	m²	m²	m²	m²			
22,497	3,000	1,400	-	26,897			
22,497	3,000	1,400	-	26,897			
242,155	32,292	15,069	-	289,517			

Туре	1B2P	2B3P	2B4P	3B5P	Total
Private	119	73	58	41	291
Affordable	30	18	15	10	73
TOTAL	149	91	73	51	364

Net: Gross 73.55%



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APPENDIX C

Information used for the preparation of this Estimate

Ref	Document Title	Document Number	Revision					
MH A	MH Architects - Architects							
1.	London Road Masterplan Feasibility 450 Unit	23-113						
2.	London Road Masterplan Feasibility 550 Unit	23-113						
3.	London Road Masterplan Feasibility 364 Unit	23-113						



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APPENDIX D

Ref.	Item	Included	Excluded	Not Applicable	Comments
1.	Costs in connection with land acquisition.		*		
2.	Costs in connection with funding of the project.		×		
3.	Fees in connection with planning.		×		
4.	Costs in connection with demolition.		*		
5.	Costs in connection with obstructions in the ground.		*		
6.	Costs in connection with contaminated ground.		*		
7.	Costs in connection with the removal of asbestos.		*		
8.	Costs in connection with any specific phasing or sequencing.		×		
9.	Costs in connection with relocation of site accommodation due to phasing of the works.		*		
10.	Cost or programme implications from the discovery of any archaeological remains/items of interest.		×		
11.	Any costs for direct works undertaken by the Employer outside of the construction contract.		×		
12.	Any costs associated with fluctuations in the exchange rate.		×		
13.	Inflation allowance.	√			An allowance for build cost inflation is included in the Estimate, but there is no allowance for inflation between the date of the Estimate and the start on site.



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APPENDIX D (cont'd)

Ref.	Item	Included	Excluded	Not Applicable	Comments
14.	Costs or programme effects with the removal of toxic waste.		*		
15.	Removal of invasive plant species.		*		
16.	Specific tree protection measures.		*		
17.	Dealing with the presence of endangered species.		*		
18.	Costs or programme implications due to a restriction on working hours, or limitations on delivery times.		×		
19.	Works in connection with party wall awards.		*		
20.	Costs in connection with the diversion of any existing services.		*		
21.	Costs in connection with upgrading the services to the site.	√			
22.	Costs in connection with obtaining Building Regulations and a detailed planning consent.		×		
23.	Costs associated with any changes to regulatory requirements (such as Building Regulations) between the date of this Cost Plan and a start on site.		×		
24.	Professional Design Team Fees.		*		



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APPENDIX D (cont'd)

Ref.	Item	Included	Excluded	Not Applicable	Comments
25.	Fees in connection with any licences, permits or agreements not under the control of the Main Contractor.		×		
26.	Costs associated with any Bonds which may be payable to the Local Authority, such as a S278 Bond, or similar.		×		
27.	Commuted sums which may be payable under a Section 106 Agreement.		*		
28.	Any insurance premiums required to be paid by the Employer as a direct consequence of the works.		*		
29.	Marketing costs.		×		
30.	Capital Allowances.		*		
31.	VAT.		*		
32.	Purchaser or tenant fit out.		*		



Indicative Cost Estimate

Client: Surrey Heath Borough Council

Project: Land East of Knoll Road, Camberley

Date: 26th January 2024

Prepared by: Mark Stevens, BSc(Hons), FRICS





January 2024

Document Control

Identification

This Indicative Cost Estimate is categorised as follows:

Category	Details
Project Name:	Land East of Knoll Road, Camberley
Project No:	0823-QS-0036 (1)
Author:	Mark Stevens

Document Approval

This Indicative Cost Estimate requires the following approvals. A signed copy is to be placed in the Project files.

Name	Position	Approval	Date
Mark Stevens	Managing Director	Final Sign-Off	26 th January 2024
Sarah Brogden	Director	Proofread	26 th January 2024

Revision History

New versions of the Estimate must be reviewed and recorded in the table below.

Ver	rsion	Author	Reason for Issue	Issue Date
-		Mark Stevens	Initial Draft for Comment	11 th January 2024
Α		Mark Stevens	Full Report Issued	26 th January 2024

Disclaimer

QSetc Limited ("QSetc") accepts no responsibility or liability for the consequences of these Indicative Cost Estimates and accompanying Report/documents being used for any purpose other than for which it was commissioned, nor its use by any party, other than the person(s) for whom it was commissioned.

The measurements and rates contained herein must not be relied upon for any purpose other than for the formulation of the Indicative Cost Estimate itself.

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Appendices:

Appendix A: Detailed Cost Breakdown

Appendix B: Area & Accommodation Schedules

Appendix C: Information used for the Preparation of Estimate

Appendix D: Assumptions, Notes & Exclusions

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January 2024

Introduction

This report provides an estimate of cost for the proposed development on the land East of Knoll Road in Camberley, Surrey, based on the Accommodation Schedule and Feasibility Report prepared by MH Architects ("the architects"), along with subsequent meetings with the architect to verify the Gross Internal Floor Area for the scheme. A schedule of the information used in the preparation of this Estimate is shown at Appendix C.

An image of the site location can be seen below, marked by the red line.



Figure 1: Site Location

QSetc Limited ("QSetc") has prepared this Estimate based on an instruction from Three Dragons Associates on behalf of Surrey Heath Borough Council.

This Estimate only addresses the estimated Capital Cost of the development. No consideration or allowances have been made in connection with future maintenance, operation, or replacement costs. This Estimate also excludes any costs associated with professional, legal, or statutory fees which will be payable as part of the development of the project. The Estimate also excludes the cost associated with any non-recoverable VAT, for which specialist advice should be sought.

A full list of exclusions and assumptions is attached at Appendix D.



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Section 1: The Project

1.1 Description of the Project

Briefly, the proposed project consists of the development of 342 'private' apartments, with associated car parking, external works, and bin/cycle storage at ground floor level. (as per MH Architects Feasibility Report which has been split into 'Area A' and 'Area B'). Only Area A is considered in this estimate.

1.2 Area Schedules

Detailed area schedules are attached to this Indicative Cost Estimate at Appendix B and are summarised below & overleaf.

GIFA (as advised by the architect)

	GIFA						
			Total		Total		
	m²		m²		m²		
Ground	2,620		2,620		2,620		
First	5,180		5,180		5,180		
Second	5,290		5,290		5,290		
Third	5,240		5,240		5,240		
Fourth	3,555		3,555		3,555		
Fifth	3,555		3,555		3,555		
			-		-		
Totals	25,440	-	25,440	-	25,440		
					273,834		

Figure 2: GIFA Schedule of the Scheme



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Section 1: The Project (continued)

1.2 Area Schedules (cont'd)

<u>NIA</u>

		NIA		
		Total	-	
m²		m²	m²	m²
19,500		19,500		19,500 - -
19,500	_	19,500	_	19,500
13,300		13,300		13,300
				209,896

Figure 3: NIA Schedule of the Scheme.

1.3 Accommodation Mix Schedule

A detailed accommodation mix schedule is attached to this Indicative Cost Estimate at Appendix B and is summarised below.

Туре	1B2P	2B3P	2B4P			Total
Private	186	80	76			342
TOTAL	186	80	76	-	-	342

Figure 4: Accommodation of the Scheme.



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Section 1: The Project (continued)

1.4 Project Specification

The specification for the project is assumed to be in keeping with other comparable developments in the South East and is briefly outlined in section 3 of this report. Fit-out costs are based on other comparable schemes which are marketed to achieve the same valuation aspirations as this development.

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Section 2: Indicative Cost Estimate

2.1 Total Cost

QSetc estimates the cost of this scheme to be £60,945,000 based on the scheme being developed and tendered on a traditional basis to four suitably qualified contractors. The cost is based on current competitive pricing levels and recent tenders received for comparable schemes in the South East and includes a 5% contingency allowance. This equates to £2,396/m² (£223/Sq. Ft.) based on the GIFA or £3,125/m² (£290/Sq. Ft.) based on the total NIA.

cost	SUMMARY	GIFA Areas /m²	Element Total	Cost /m² G.I.F.A	Cost /ft² G.I.F.A.	Cost /m² N.I.A.	Cost /ft² N.I.A	% of cost
1	Demolition	25,440	Excluded					
2	Residential Shell & Core	25,440	27,426,000	1,078.07	100.16	1,406.46	130.66	45%
3	Residential - Fit Out	25,440	17,050,000	670.20	62.26	874.36	81.23	28%
4	Statutory Connections	25,440	2,031,000	79.83	7.42	104.15	9.68	3%
5	External Works	25,440	1,334,000	52.44	4.87	68.41	6.36	2%
SUB T	OTAL OF ALL FUNCTIONS	25,440	47,841,000	1,880.54	174.71	2,453.38	227.92	78%
6	Main Contractor Preliminaries	15.00%	7,176,000	282.08	26.21	368.00	34.19	12%
		SUB-TOTAL	55,017,000	2,162.62	200.91	2,821.38	262.11	90%
7	Main Contractor Overheads and Profit	5.50%	3,026,000	118.95	11.05	155.18	14.42	5%
TOTA	EXCL. CONTINGENCIES & INFLATION		58,043,000	2,281.56	211.96	2,976.56	276.53	95%
8	Contingency	5.00%	2,902,000	114.07	10.60	148.82	13.83	5%
9	Inflation	EXCL	EXCLUDED					
10	Professional Fees	EXCL	EXCLUDED					
TOTA	CURRENT DAY COST		£60,945,000	2,395.64	222.56	3,125.38	290.36	100%
TOTA	CURRENT DAY COST (Rounded)		£60,945,000	2,396	223	3,125	290	100%

Figure 5: Cost Summary of the Scheme

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Section 3: Basis of Estimate

3.1 General

These Indicative Cost Estimates address the estimated cost of the Capital Works only. No allowance has been made in connection with future maintenance, operation, or replacement costs.

These Estimates are based on the following information and assumptions:

3.2 Estimate Base Date

These base cost estimates and the risk allowances have been prepared using rates and prices at the time the Estimates were prepared – this is referred to as the 'Estimate Base Date'. This date is January 2024 or the 1st Quarter of 2024, based on RICS guidance. For completeness, the RICS Tender Price Index ("TPI") on the date of issue of this Estimate is forecast at 389.

3.3 Inflation

The Indicative Cost Estimates include an allowance for inflation during the construction period. No allowance for inflation up to the start on site is included.

3.4 Procurement Strategy

It is assumed the design will be developed by the architects and tendered to up to four suitably qualified contactors, following completion of the detailed design, on a traditional basis.



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Section 3: Basis of Estimate (continued)

3.5 Shell & Core Specification

The indicative specification for the development on an elemental basis, is as follows:

Substructure	Piled foundations below a concrete slab.					
Upper	225 thick reinforced concrete slabs and concrete					
Floors/Frame/Roof/Stairs	frame.					
	Flat roof constructed using a reinforced concrete slab.					
	'Stairmaster' staircases.					
External Walls	Precast concrete panels with brick finish.					
External Doors & Windows	Aluminium framed double glazed.					
Balconies	Bolt on metal balconies as per the architectural					
	drawings.					
Internal Walls & Partitions	SFS partitions, with acoustic lining between					
	apartments.					

3.6 Fit Out Specification

Internal Doors	Private: Oak veneer internal doors with timber painted frames and stainless-steel ironmongery.						
	Affordable/Shared Ownership: Painted softwood						
	doors and frames and stainless-steel ironmongery.						
Floor Finishes	Private: 'Karndean' (or similar) flooring to main living						
	areas, tiled floors to bathrooms and ensuites. Carpets						
	to bedrooms.						
	Affordable/Shared Ownership: Laminate floors to						
	living areas, tiled floors to bathrooms. Carpets to						
	bedrooms.						
Wall Finishes	Painted plaster. Wet areas which will be floor to ceiling						
	tiled. In the affordable, tiling around bath and showers						
	only with remaining walls painted in moisture resistant						
	paint.						
Ceiling Finishes	Painted plasterboard.						

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Section 3: Basis of Estimate (continued)

3.6 Fit Out Specification (continued)

Kitchens (Paula Rosa Manhattan or similar)

- Contemporary handle-less kitchen cabinets.
- Quartz work surfaces, splash back and upstands.
- Under pelmet lighting.
- Built in single multi-function oven.
- Black glass ceramic hob.
- Recirculating extractor.
- Integrated dishwasher (Bosch).
- Integrated fridge & freezer (Bosch).
- Stainless steel 1½ bowl sink with mixer tap.
- Downlighters to kitchen area.
- Allowances made for a suitable 'affordable' specification which will be developed with the Registered Provider.

Bathrooms (Ideal Standard or similar)

- White wash hand basin with mixer tap.
- White wall hung toilet with soft close seat and concealed cistern.
- White double ended bath with thermostatic built-in mixer.
- Rain shower over bath with pull-out hand shower and screen.
- Ladder style heated chrome tower rail.
- Shaver socket.
- Porcelanosa wall tiles.
- Allowances made for a suitable 'affordable' specification which will be developed with the Registered Provider.

Mechanical & Electrical Installations

Allowance made based on type of building, allowing for Air Source Heat Pumps providing heating and hot water. MVHR ventilation systems. Sprinklers throughout. Final "loose" electrical equipment is excluded.

EV Charging Points are excluded.

General

The internal fit-out is an M4(2) specification.

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Section 3: Basis of Estimate (continued)

3.7 External Works

A benchmark percentage allowance has been included, which includes general external works and car parking. An allowance for Biodiversity Net Gain ("BNG") has been included within this overall external works allowance, based on other schemes, which is generally between £5,000 - £10,000. However, this will change on a site-by-site basis and is usually based on an Ecology Report to establish a baseline and how it can be improved upon and the cost associated with it.

3.8 Exclusions

A detailed list of exclusions is included at Appendix D.



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Appendix A

Detailed Cost Breakdown



56(tion 1 : WHOLE PROJECT COST SUM							
ARE	A SUMMARY			G.I.F.A m²	G.I.F.A ft²	N.I.A m²	N.I.A ft²	Net to Gross
			Apartments - Private	25,440	273,836	19,500	209,898	77%
		A	partments - Affordable	-	-	-	-	
				-		-	-	
				25,440	273,836	19,500	209,898	779
cos	SUMMARY	GIFA Areas /m²	Element Total	Cost /m² G.I.F.A	Cost /ft² G.I.F.A.	Cost /m² N.I.A.	Cost /ft² N.I.A	% of cos
1	Demolition	25,440	Excluded					
2	Residential Shell & Core	25,440	27,426,000	1,078.07	100.16	1,406.46	130.66	459
3	Residential - Fit Out	25,440	17,050,000	670.20	62.26	874.36	81.23	289
4	Statutory Connections	25,440	2,031,000	79.83	7.42	104.15	9.68	39
5	External Works	25,440	1,334,000	52.44	4.87	68.41	6.36	29
SUB	TOTAL OF ALL FUNCTIONS	25,440	47,841,000	1,880.54	174.71	2,453.38	227.92	789
6	Main Contractor Preliminaries	15.00%	7,176,000	282.08	26.21	368.00	34.19	129
		SUB-TOTAL	55,017,000	2,162.62	200.91	2,821.38	262.11	90%
7	Main Contractor Overheads and Profit	5.50%	3,026,000	118.95	11.05	155.18	14.42	59
тот	AL EXCL. CONTINGENCIES & INFLATION		58,043,000	2,281.56	211.96	2,976.56	276.53	95%
8	Contingency	5.00%	2,902,000	114.07	10.60	148.82	13.83	59
9	Inflation	EXCL	EXCLUDED					
10	Professional Fees	EXCL	EXCLUDED					
тот	AL CURRENT DAY COST		£60,945,000	2,395.64	222.56	3,125.38	290.36	100%
тот	AL CURRENT DAY COST (Rounded)		£60,945,000	2,396	223	3,125	290	100%

Notes:-

- 1 The measures contained within this document shall not be relied upon for any purpose other than the formulation of the cost plan itself;
- 2 The pricing basis of this preliminary budget estimate is on current market conditions and should be reviewed at regular intervals of no longer than 3 months; and
- 3 This preliminary budget estimate has been prepared from outline information only and we strongly advise that the consultants should be allowed to develop the brief further before any irrevocable financial commitment is entered into by the Client.



	Quantity	Unit	Rate £/m²	£
<u>Demolition</u>				
Demolition of existing buildings	1	item	-	Exclude
Asbestos removal				Exclude
		Demolitio	n to Collection	
Residential Shell & Core				
Construction of undercroft	2,230	m²	180	401,00
Substructure; CFA Piles & Ground Slab	25,440	m²	90	2,290,00
Extra Over for lift pits			-	Inc
Frame	25,440	m²	140	3,562,00
Upper Floors	25,440	m²	130	3,307,0
Roof Coverings	5,290	m²	86	455,0
Roof drainage	5,290	m²	5	26,0
Stairs - Main Common Stairs; 1 flight with half landing, balustrade				
and handrail; stairmaster or similar	70	Nr	6,000	420,0
External Walls				
Glazing - 30% (Excluding balcony doors)	3,071	m²	450	1,382,0
Solid - 70%	10,685	m²	380	4,060,0
Lift Over Run	6	Nr	8,000	48,0
Balconies/Terraces	342	Nr	6,000	2,052,0
External Doors; Ground Floor	7	Nr	3,000	21,0
External Doors; Louvred; Single	4	Nr	4,000	16,00
External Doors; Louvred; Double	4	Nr	8,000	32,00
External Doors; Ground Floor; Escape Door	1	Nr	2,000	2,0
External Doors; to balconies/terraces; sliding	342	Nr	2,000	684,0
Passenger Lifts;				
Serving 6 Floors	5	Nr	60,000	300,00
Serving 4 Floors	1	Nr	40,000	40,00
Extra Over for Fire Fighting lifts	3	Nr	20,000	60,00
Shell & Core MEP; soil & waste, rainwater disposal, cold water				
supplies, hot & cold water distribution, central heating system,				
electrical installation (core services), protective installations,BWIC,				
T&C, MEP Subcontract Prelims - see fit out for unit specific costs	25,440	m²	325	8,268,00
Allowance for roof mounted PV Panels	342	Nr	1,200	Inc



	Quantity	Unit	Rate £/m²	£
Residential - Fit Out (Private)				
Fit Out to Apartments				
1 Bed 2 Person	186	Nr	29,000	5,394,00
2 Bed 3 Person	80	Nr	42,000	3,360,00
2 Bed 4 Person	76	Nr	47,000	3,572,0
Saving for 40% affordable	68	Nr	(2,753)	(188,00
Mechanical & Electrical Installations				
Private Apartments	342	Nr	11,000	3,762,0
Entrance/Concierge Lobby Fit Out	1	Nr	20,000	20,00
Gym Fit Out; Sprung floor, suspended ceiling; mirrors to walls, MEP	0	m²	300	-
Residents Lounge Fit Out	0	m²	200	-
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and				
fittings	5,940	m²	180	1,069,0
Building Signage	1	Item	5,000	5,0
Cycle Racks				
Sheffield Hoops	15	Nr	50	8
Two Tier Stands	200	Nr	250	50,0
Eurobins	20	Nr	250	5,0
Resi	idential - Fit O	ut (Privato	e) to Collection	17,049,8
Residential - Fit Out (Affordable)				
Fit Out to Apartments				
1 Bed 2 Person	0	Nr	28,000	-
2 Bed 4 Person	0	Nr	41,000	-
3 Bed 6 Person	0	Nr	54,000	-
Mechanical & Electrical Installations			22.000	
Affordable/Shared Ownership Apartments	0	Nr	20,000	-
Entrance/Concierge Lobby Fit Out	1	Nr	30,000	
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and				
fittings	0	m²	180	
Building Signage	1	Item	5,000	
Cycle Racks		Nr	50	
Cycle Racks Sheffield Hoops	4			
	66 66	Nr	250	



Section 2 : CALCULATIONS Quantity Unit Rate £/m² 5 **Statutory Connections** Allowance for works to Sub-Stations and distribution Included 5.1 item Allowance for Water Main & distribution 5.2 item Included 5.3 Allowance for Gas Main & distribution (to Block 2 only) item Included Allowance for BT/Telecoms distribution Included 5.4 item m² 5.5 Allowance for foul drainage 25,440 20 509,000 Allowance for service diversions (RISK ITEM) 5.6 item Excluded Allowance for residential connections 5.7 342 4,450 1,522,000 Nr Statutory Connections to Collection 2,031,000



Sect	ion 2 : CALCULATIONS				
		Quantity	Unit	Rate £/m²	£
6	External Works				
6.1	Genral allowance	1	item		1,334,000
		Exte	rnal Worl	s to Collection	1,334,000

.



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APPENDIX B

Area & Accommodation Schedules



Area Schedules

GIA Total Total m² m² m² Ground 2,620 2,620 2,620 First 5,180 5,180 5,180 Second 5,290 5,290 5,290 Third 5,240 5,240 5,240 3,555 3,555 3,555 Fourth Fifth 3,555 3,555 3,555 Totals 25,440 25,440 25,440

NIA						
		Total	-			
m²		m²	m²	m²		
19,500		19,500	-	19,500		
				-		
				1		
19,500	-	19,500	-	19,500		
•						
				209,896		

N:G 76.65%

273,834

Accommodation Schedule

Туре	1B2P	2B3P	2B4P			Total
Private	186	80	76			342
TOTAL	186	80	76	-	-	342



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APPENDIX C

Information used for the preparation of this Estimate

Ref	Document Title	Document Number	Revision		
MH Architects - Architects					
1.	Land East of Knoll Road Feasibility	23-113			
2.	LEKR Accommodation Schedule	23-113	Rev 01 28.09.2023		



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APPENDIX D

Ref.	Item	Included	Excluded	Not Applicable	Comments
1.	Costs in connection with land acquisition.		*		
2.	Costs in connection with funding of the project.		*		
3.	Fees in connection with planning.		×		
4.	Costs in connection with demolition.		×		
5.	Costs in connection with obstructions in the ground.		*		
6.	Costs in connection with contaminated ground.		*		
7.	Costs in connection with the removal of asbestos.		*		
8.	Costs in connection with any specific phasing or sequencing.		*		
9.	Costs in connection with relocation of site accommodation due to phasing of the works.		×		
10.	Cost or programme implications from the discovery of any archaeological remains/items of interest.		×		
11.	Any costs for direct works undertaken by the Employer outside of the construction contract.		×		
12.	Any costs associated with fluctuations in the exchange rate.		×		
13.	Inflation allowance.	√			An allowance for build cost inflation is included in the Estimate, but there is no allowance for inflation between the date of the Estimate and the start on site.



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APPENDIX D (cont'd)

Ref.	Item	Included	Excluded	Not Applicable	Comments
14.	Costs or programme effects with the removal of toxic waste.		*		
15.	Removal of invasive plant species.		*		
16.	Specific tree protection measures.		*		
17.	Dealing with the presence of endangered species.		*		
18.	Costs or programme implications due to a restriction on working hours, or limitations on delivery times.		×		
19.	Works in connection with party wall awards.		*		
20.	Costs in connection with the diversion of any existing services.		×		
21.	Costs in connection with upgrading the services to the site.	√			
22.	Costs in connection with obtaining Building Regulations and a detailed planning consent.		×		
23.	Costs associated with any changes to regulatory requirements (such as Building Regulations) between the date of this Cost Plan and a start on site.		×		
24.	Professional Design Team Fees.		*		



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APPENDIX D (cont'd)

Ref.	Item	Included	Excluded	Not Applicable	Comments
25.	Fees in connection with any licences, permits or agreements not under the control of the Main Contractor.		×		
26.	Costs associated with any Bonds which may be payable to the Local Authority, such as a S278 Bond, or similar.		×		
27.	Commuted sums which may be payable under a Section 106 Agreement.		×		
28.	Any insurance premiums required to be paid by the Employer as a direct consequence of the works.		×		
29.	Marketing costs.		×		
30.	Capital Allowances.		*		
31.	VAT.		*	_	
32.	Purchaser or tenant fit out.		*		