



Report for Surrey Heath Borough Council

# **Local Plan Viability Assessment**

## **Technical Appendices – March 2024**

Three Dragons  
With QSetc



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<b>Quality statement</b>	In preparing this report, the authors have followed national and professional 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.
<b>Use of this report</b>	<p>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.</p> <p>No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report unless previously agreed.</p>
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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'<sup>1</sup>.

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.'*<sup>2</sup>

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.'*<sup>3</sup>

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'*<sup>4</sup>

*'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.'*<sup>5</sup>

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

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<sup>1</sup> DLUHC, 2023 NPPF Para 16

<sup>2</sup> DLUHC, 2023 NPPF Para 34

<sup>3</sup> DLUHC, 2023 NPPF Para 58

<sup>4</sup> DLUHC, 2023 NPPF Para 65

<sup>5</sup> 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.'*<sup>6</sup>

- 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 plan<sup>7</sup>. 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 Guidance<sup>8</sup> (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

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<sup>6</sup> DLUHC, 2023 NPPF, para 86

<sup>7</sup> DLUHC, 2023 NPPF Para 34

<sup>8</sup> 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 helpful<sup>9</sup>. 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 supply<sup>10</sup>.

- 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 values<sup>11</sup> 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

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<sup>9</sup> PPG Paragraph: 010 Reference ID: 10-010-20180724

<sup>10</sup> PPG Paragraph: 005 Reference ID: 10-004-20180724

<sup>11</sup> 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 delivery<sup>12</sup>.
- xiii. **Community Infrastructure Levy (CIL)** - CIL is payable on development which creates net 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)<sup>13</sup>. 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 use<sup>14</sup>.
- xiv. CIL rates should be set so that they strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments<sup>15</sup>.
- xv. For the purposes of CIL, a charging authority should use an area-based approach, 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 evidence<sup>16</sup>.
- xvi. Differential rates may be set in relation to geography, development type and/or scale. 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 obligations<sup>17</sup>. In addition, higher rates should not be charged for minor developments without affordable housing<sup>18</sup>. 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*"<sup>19</sup>. The foreword to the Advice for planning practitioners includes support from DHCLG, the LGA, the HBF, PINS and POS. PINS and the POS<sup>20</sup> state that:

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<sup>12</sup> PPG Paragraph: 018 Reference ID: 10-018-20190509

<sup>13</sup> PPG Paragraph: 001 Reference ID: 25-001-20190901

<sup>14</sup> PPG Paragraph: 005 Reference ID: 25-005-20201116

<sup>15</sup> PPG Paragraph: 010 Reference ID: 25-010-20190901

<sup>16</sup> PPG Paragraph: 020 Reference ID: 25-020-20190901

<sup>17</sup> PPG Paragraph: 026 Reference ID: 25-026-20190901

<sup>18</sup> PPG Paragraph: 024 Reference ID: 25-024-20240219

<sup>19</sup> 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

<sup>20</sup> 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 practitioners<sup>21</sup> 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.

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<sup>21</sup> 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

**SURREY HEATH  
BOROUGH  
COUNCIL  
LOCAL PLAN 2038:  
VIABILITY  
ASSESSMENT**





**Stakeholder Workshop 18<sup>th</sup> August 2022**

<u>Three Dragons</u>		<u>Surrey Heath BC</u>
Lin Cousins	Tom Marshall	Gavin Chinniah
Laura Easton	Dot Tyrtania	Kate Galloway

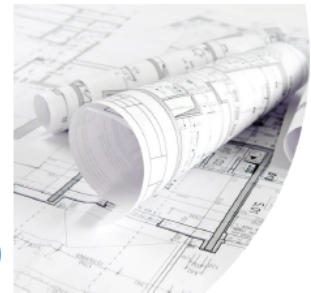
1.1. GC welcomed participants and invited all participants to introduce themselves.

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 19<sup>th</sup> 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



**Today - Viability Assessment** – to ensure that the Local Plan policy requirements plus e.g. build costs and sales values do not render development unviable.

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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

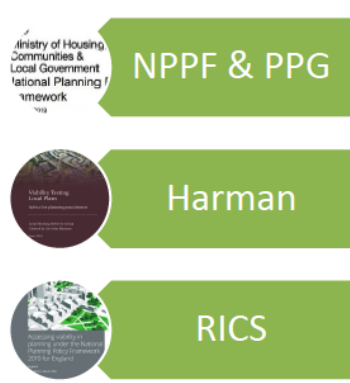
- No comments or questions were raised in respect of the slides presented by SHBC.

## 5. Viability testing

### Viability testing – Three Dragons

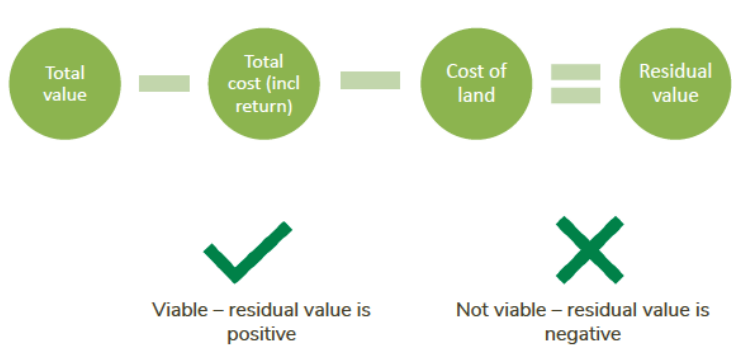
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Guidance and regulations



The 'Guidance and regulations' section lists three sources: NPPF & PPG (National Planning Practice Guidance), Harman, and RICS (Royal Institution of Chartered Surveyors). Each is accompanied by a small circular logo and a green arrow pointing right.

Principles



The 'Principles' section shows a flowchart: Total value minus Total cost (incl return) equals Cost of land, which equals Residual value. Below this, a green checkmark indicates 'Viable – residual value is positive' and a green X indicates 'Not viable – residual value is negative'.

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

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- NPPF (para 58) - All viability assessments, including any undertaken at the plan-making 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

#### Infrastructure Levy

- 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	Type	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**

	1-bed	2-bed	3-bed	4+-bed
<b>Market</b>	5-10%	20-25%	40-45%	25-30%
<b>Affordable Intermediate Housing</b>	10-15%	45-50%	30-35%	5-10%
<b>Affordable Housing (rented)</b>	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:

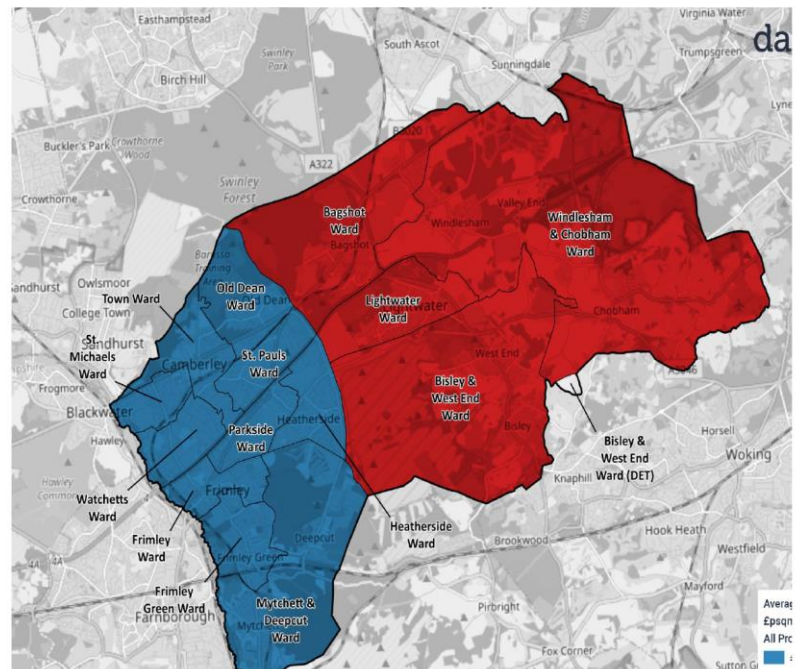
Matches CIL zones

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 bed		2 bed		Older persons based on resale 3-bed semi			
	Flat	House	Flat	Terrace	1 bed		2 bed	
sqm	50	58	61	79	Sheltered	Extra care	Sheltered	Extra care
Eastern	£ 235,000	£ 333,500	£ 286,700	£ 454,250	50	65	75	80
Western	£ 205,000	£ 284,200	£ 250,100	£ 387,100	£ 354,000	£ 472,000	£ 472,000	£ 590,000
					£ 312,000	£ 416,000	£ 416,000	£ 520,000

	3 bed				4 bed		5 bed
	Flat	Terrace	Semi /Town	Detached	Semi / Town	Detached	Detached
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

- Rented – 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

<b>Summary</b>	Capital value for social rent	Capital value for affordable rent	Shared ownership - Value Area Western	Shared ownership - Value Area 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 shared 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

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

- **PPG 2019** - Benchmark land value should:
- be based upon [existing use 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

<b>Build costs</b>			
Typology	BCIS figure – 5year, Estate General, rebased Aug 2022	Base build costs £/sqm	Plot and site infrastructure costs % of base build cost
2 to 5 units	Estate housing mean +5%	£1,671	15%
6 to 9 units	Estate housing mean	£1,591	15%
10 to 50 units	Estate housing mean 95%	£1,511	15%
51 to 100 units	Estate housing mean 92%	£1,464	15%
101 to 250 units	Estate housing mean 89%	£1,416	20%
250 units+	Lower Quartile	£1,368	25%
Flats (will source addt info for taller buildings)	Flats 1-2 storey mean	£1,836	15%
	Flats 3-5 storey mean	£1,850	
	Flats 6+ storeys mean	£1,995???	
Sheltered housing	Supported 3-storey	£2,863	15%
Build out rates – 9 months to first completion, then 40 pa For older persons, first sale on completion of scheme			

**PLUS**

- Garages for all 4/5 bed detached c£7,700
- Flats – non saleable space
  - 1-2 storey - 10%
  - 3-5 storeys – 15%
  - 6+ storeys – 20%
- Older persons – non saleable - 30% – 40%

**PLUS**

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 typology	Will be additional items on larger schemes, esp Camberley, for 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 in addition to BCIS	i) £1,130 ii) £247 iii) £35 / 45 sqm iv) £865	i) Per unit G/F - Bio-diversity net gain - 20% ii) Per unit B/F - Bio-diversity net gain - 20% iii) Sqm flats / houses – Building Regs Part L (31% reduction) iv) Electric vehicle charging - per house (flats % t/c proportionate to parking)

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 testing

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		Other costs
Office – Town Centre	£2,500	Professional fees	8% construction costs
Office - Out of Centre	£2,528	Sales/letting costs	3% GDV
Industry/ warehouse (small)	£1,061	Finance	6%
Industry/ warehouse (large)	£946	Return	15% GDV
Retail - Town Centre	£2,028	Purchaser costs	6.8%
Retail - Out of Centre	£1,354	Agent/legal costs	1.75% land value
Convenience retail	£2,010	Voids	Varies – 1m to 6m
Supermarket retail	£2,002		
Hotel	£2,014		
Care Homes	£2,326		
* Plus 10% for external/plot costs			

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

[lin.cousins@three-dragons.co.uk](mailto:lin.cousins@three-dragons.co.uk)  
[laura.easton@three-dragons.co.uk](mailto:laura.easton@three-dragons.co.uk)



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 Paid	Date	HPI date	Index at Latest Month	Index at the month of the trans	HPI Adjusted Sales Value	Post code	Type	floorspace sqm	_sqm	Wards
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 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	Type	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	Type	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 the trans	HPI Adjusted Sales Value	Post code	Type	floorspace sqm	_sqm	Wards
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	Type	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	Type	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	Type	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	Type	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

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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

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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

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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

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

Date	HPI at transaction date	HPI at latest Month	Address	Postcode	Type	New-build	Price paid	Price paid (Indexed)	Sq. metres	Â£/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	Type	New-build	Price paid	Price paid (Indexed)	Sq. metres	Â£/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	Type	New-build	Price paid	Price paid (Indexed)	Sq. metres	Â£/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	Type	New-build	Price paid	Price paid (Indexed)	Sq. metres	Â£/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	Type	New-build	Price paid	Price paid (Indexed)	Sq. metres	Â£/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	Type	New-build	Price paid	Price paid (Indexed)	Sq. metres	Â£/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	Type	New-build	Price paid	Price paid (Indexed)	Sq. metres	Â£/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 - 16<sup>th</sup> November 2023

Address	V A	Asking Price	Status	Type	No of Bed	Floorspa ce (Sqft)	Floor space (Sqm )	Asking Price (per sqm)	
Dunmar Gardens, Tekels Park, Camberley, Surrey, GU15	W	£1,275,000		Detached	4 Bed	2744	254.9	£5,001	<a href="https://www.rightmove.co.uk/properties/132296840#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/132296840#/?channel=RES_NEW</a>
Dunmar Gardens, Tekels Park, Camberley, Surrey, GU15	W	£1,100,000		Detached	4 Bed	2180	202.5	£5,431	<a href="https://www.rightmove.co.uk/properties/132246968#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/132246968#/?channel=RES_NEW</a>
The Crescent, Waters Edge	W	£825,000		Townhouse	5 Bed	2250	209.0	£3,947	<a href="https://www.rightmove.co.uk/properties/139838651#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/139838651#/?channel=RES_NEW</a>
Lake Avenue, Waters Edge	W	£825,000	Sold STC	Semi	4 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/86395872#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/86395872#/?channel=RES_NEW</a>
Lake Avenue, Waters Edge	W	£825,000		Detached	4 Bed	1744	162.0	£5,092	<a href="https://www.rightmove.co.uk/properties/141784307#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/141784307#/?channel=RES_NEW</a>
Lake Avenue, Waters Edge	W	£795,000	Sold STC	Detached	5 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/134040020#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/134040020#/?channel=RES_NEW</a>
Lake Avenue, Waters Edge	W	£785,000	Under Offer	Detached	5 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/134877332#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/134877332#/?channel=RES_NEW</a>
Whitmoor Road, Bagshot, Surrey, GU19	E	£775,000	Sold STC	Detached	5 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/141000164#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/141000164#/?channel=RES_NEW</a>
Dunmar Gardens, Tekels Park, Camberley, Surrey, GU15	W	£750,000		Semi	4 Bed	1676	155.7	£4,817	<a href="https://www.rightmove.co.uk/properties/133968290#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/133968290#/?channel=RES_NEW</a>
Dunmar Gardens, Tekels Park, Camberley, Surrey, GU15	W	£750,000		Semi	4 Bed	1676	155.7	£4,817	<a href="https://www.rightmove.co.uk/properties/141630389#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/141630389#/?channel=RES_NEW</a>
Bagshot, GU19	E	£735,000		Detached	4 Bed	1773	164.7	£4,462	<a href="https://www.rightmove.co.uk/properties/85138923#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/85138923#/?channel=RES_NEW</a>
Bridge Road, Bagshot, Surrey, GU19	E	£735,000		Detached	4 Bed	1745	162.1	£4,534	<a href="https://www.rightmove.co.uk/properties/140957663#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/140957663#/?channel=RES_NEW</a>
Bridge Road, Bagshot, Surrey, GU19	E	£735,000		Detached	5 Bed	990	92.0	£7,991	<a href="https://www.rightmove.co.uk/properties/141834410#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/141834410#/?channel=RES_NEW</a>

Address	V A	Asking Price	Status	Type	No of Bed	Floorspa ce (Sqft)	Floor space (Sqm )	Asking Price (per sqm)	
Waterfront Crescent, Waters Edge	W	£699,950		Townhouse	4 Bed	1600	148.6	£4,709	<a href="https://www.rightmove.co.uk/properties/141275426#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/141275426#/?channel=RES_NEW</a>
Lake View Lane , Surrey	W	£699,950	Sold STC	Detached	4 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/135628541#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/135628541#/?channel=RES_NEW</a>
Lake Avenue, Waters Edge	W	£699,950	Under Offer	Detached	5 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/138553874#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/138553874#/?channel=RES_NEW</a>
Lake Avenue, Waters Edge	W	£675,000		Detached	4 Bed	1560	144.9	£4,657	<a href="https://www.rightmove.co.uk/properties/142046810#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/142046810#/?channel=RES_NEW</a>
Lake Avenue, Waters Edge	W	£645,000		Detached	4 Bed	1560	144.9	£4,450	<a href="https://www.rightmove.co.uk/properties/138966314#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/138966314#/?channel=RES_NEW</a>
Lake View Lane, Waters Edge	W	£599,950		Detached	4 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/140983811#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/140983811#/?channel=RES_NEW</a>
Lake Avenue, Waters Edge	W	£599,950		Detached	4 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/142033007#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/142033007#/?channel=RES_NEW</a>
Canada Road Deepcut GU16 6TD	W	£555,000		Detached	3 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/140392886#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/140392886#/?channel=RES_NEW</a>
Camberley, Surrey, GU15	W	£550,000		Detached	3 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/141177821#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/141177821#/?channel=RES_NEW</a>
Canada Road Deepcut GU16 6TD	W	£550,000		Detached	3 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/141915821#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/141915821#/?channel=RES_NEW</a>
Canada Road Deepcut GU16 6TD	W	£540,000		Detached	3 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/139246409#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/139246409#/?channel=RES_NEW</a>
Lake View Lane, Waters Edge	W	£515,000		Terraced	3 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/86669976#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/86669976#/?channel=RES_NEW</a>
Lake Mews, Waters Edge, Surrey	W	£499,950	Sold STC	Semi	3 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/141731195#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/141731195#/?channel=RES_NEW</a>
Lake Mews, Waters Edge, Surrey	W	£499,950		Semi	3 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/139197971#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/139197971#/?channel=RES_NEW</a>
Tekels Park, Camberley	W	£425,000		Flat	2 Bed	850	79.0	£5,382	<a href="https://www.rightmove.co.uk/properties/133494854#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/133494854#/?channel=RES_NEW</a>
Bridge Road, Bagshot, GU19	E	£425,000	Sold STC	Semi	2 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/134423015#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/134423015#/?channel=RES_NEW</a>

Address	V A	Asking Price	Status	Type	No of Bed	Floorspa ce (Sqft)	Floor space (Sqm )	Asking Price (per sqm)	
Tekels Park, Camberley	W	£425,000		Flat	2 Bed	861	80.0	£5,313	<a href="https://www.rightmove.co.uk/properties/127767122#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/127767122#/?channel=RES_NEW</a>
High Street, Camberley, GU15	W	£385,000		Flat	2 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/133812443#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/133812443#/?channel=RES_NEW</a>
3 Onslow Place, Bisley, Surrey, GU24	E	£365,000	Sold STC	Flat	2 Bed	844	78.4	£4,655	<a href="https://www.rightmove.co.uk/properties/138330095#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/138330095#/?channel=RES_NEW</a>
High Street, Camberley, GU15	W	£350,000		Flat	2 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/133812416#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/133812416#/?channel=RES_NEW</a>
London Road, Camberley, London Road, GU15	W	£332,500	Sold STC	Flat	2 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/81540408#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/81540408#/?channel=RES_NEW</a>
London Road, Camberley, London Road, GU15	W	£313,500	Sold STC	Flat	2 Bed		69.6	£4,504	<a href="https://www.rightmove.co.uk/properties/85978011#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/85978011#/?channel=RES_NEW</a>
High Street, Camberley, GU15	W	£290,000		Flat	1 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/133812398#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/133812398#/?channel=RES_NEW</a>
High Street, Camberley, GU15	W	£285,000		Flat	1 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/133812374#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/133812374#/?channel=RES_NEW</a>
London Road, Camberley, London Road, GU15	W	£275,000		Flat	2 Bed		57.1	£4,816	<a href="https://www.rightmove.co.uk/properties/135912839#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/135912839#/?channel=RES_NEW</a>
207-215 London Road, Camberley, Surrey, GU15	W	£270,000		Flat	1 Bed	641.2	59.6	£4,533	<a href="https://www.rightmove.co.uk/properties/137076638#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/137076638#/?channel=RES_NEW</a>
207-215 London Road, Camberley, Surrey, GU15	W	£242,500		Flat	1 Bed	572.4	53.2	£4,560	<a href="https://www.rightmove.co.uk/properties/137075183#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/137075183#/?channel=RES_NEW</a>
London Road, Camberley, London Road, GU15	W	£240,000		Flat	1 Bed		48.1	£4,990	<a href="https://www.rightmove.co.uk/properties/86551779#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/86551779#/?channel=RES_NEW</a>
London Road, Camberley, London Road, GU15	W	£233,300		Flat	1 Bed		47.4	£4,922	<a href="https://www.rightmove.co.uk/properties/131521091#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/131521091#/?channel=RES_NEW</a>
London Road, Camberley, London Road, GU15	W	£223,000	Sold STC	Flat	1 Bed		42.2	£5,284	<a href="https://www.rightmove.co.uk/properties/86551299#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/86551299#/?channel=RES_NEW</a>
207-215 London Road, Camberley, Surrey, GU15	W	£223,000		Flat	1 Bed	510	47.4	£4,707	<a href="https://www.rightmove.co.uk/properties/132877271#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/132877271#/?channel=RES_NEW</a>
207-215 London Road, Camberley, Surrey, GU15	W	£218,500		Flat	1 Bed	474.5	44.1	£4,957	<a href="https://www.rightmove.co.uk/properties/137075849#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/137075849#/?channel=RES_NEW</a>



Address	V A	Asking Price	Status	Type	No of Bed	Floorspa ce (Sqft)	Floor space (Sqm )	Asking Price (per sqm)	
London Road, Camberley, London Road, GU15	W	£218,500		Flat	1 Bed	not stated	n/a	n/a	<a href="https://www.rightmove.co.uk/properties/132941699#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/132941699#/?channel=RES_NEW</a>
London Road, Camberley, London Road, GU15	W	£199,000		Flat	1 Bed		40.9	£4,866	<a href="https://www.rightmove.co.uk/properties/85976886#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/85976886#/?channel=RES_NEW</a>
207-215 London Road, Camberley, Surrey, GU15	W	£199,000		Flat	1 Bed	464.8	43.2	£4,608	<a href="https://www.rightmove.co.uk/properties/137074493#/?channel=RES_NEW">https://www.rightmove.co.uk/properties/137074493#/?channel=RES_NEW</a>

## 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 of either 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 assessment<sup>25</sup>.
  - 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<sup>26</sup>. 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 price<sup>27</sup>.

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 status<sup>28</sup>. Note that the local eligibility criteria (including income caps) cease to apply if a suitable buyer has not reserved a home after 3 months<sup>29</sup>. 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<sup>30</sup>.

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 (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
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

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
Res2a Western: 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	<b>-474,126</b>	<b>-39,511</b>
Res3.1b Town Centre: 20% AH	Brownfield	12	0.126	0.120	100.00	2,280,000	<b>44,770</b>	<b>3,731</b>
Res3a Eastern: 40% AH	Greenfield	12	0.300	0.300	40.00	780,000	<b>1,122,945</b>	<b>93,579</b>
Res3a Western: 40% AH	Greenfield	12	0.300	0.300	40.00	780,000	<b>681,587</b>	<b>56,799</b>
Res3b Eastern: 40% AH	Brownfield	12	0.300	0.300	40.00	2,280,000	<b>624,300</b>	<b>52,025</b>
Res3b Western: 40% AH	Brownfield	12	0.300	0.300	40.00	2,280,000	<b>182,942</b>	<b>15,245</b>
Res4a Eastern: 40% AH	Greenfield	30	0.833	0.750	40.00	780,000	<b>2,617,519</b>	<b>87,251</b>
Res4a Western: 40% AH	Greenfield	30	0.833	0.750	40.00	780,000	<b>1,499,309</b>	<b>49,977</b>
Res4b Eastern: 40% AH	Brownfield	30	0.833	0.750	40.00	2,280,000	<b>1,193,695</b>	<b>39,790</b>
Res4b Western: 40% AH	Brownfield	30	0.833	0.750	40.00	2,280,000	<b>60,301</b>	<b>2,010</b>
Res5a Eastern: 40% AH	Greenfield	50	1.389	1.250	40.00	405,000	<b>5,027,500</b>	<b>100,550</b>
Res5a Western: 40% AH	Greenfield	50	1.389	1.250	40.00	405,000	<b>3,141,897</b>	<b>62,838</b>
Res5b Eastern: 40% AH	Brownfield	50	1.389	1.250	40.00	2,280,000	<b>1,965,654</b>	<b>39,313</b>

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	<b>-4,544,253</b>	<b>-75,738</b>
Res12b Eastern: 0% AH	Brownfield	60	0.632	0.600	100.00	2,280,000	<b>-2,932,311</b>	<b>-48,872</b>
Res12b Western: 0% AH	Brownfield	60	0.632	0.600	100.00	2,280,000	<b>-5,795,708</b>	<b>-96,595</b>
Res13b Town Centre: 0% AH	Brownfield	150	0.629	0.624	240.38	2,280,000	<b>1,116,843</b>	<b>7,446</b>
Res13b Town Centre: 10% AH	Brownfield	150	0.629	0.624	240.38	2,280,000	<b>754,219</b>	<b>5,028</b>
Res13b Town Centre: 20% AH	Brownfield	150	0.629	0.624	240.38	2,280,000	<b>439,659</b>	<b>2,931</b>
Res14a Eastern: 100% AH	Greenfield	15	0.560	0.500	30.00	267,857	<b>-163,066</b>	<b>-10,871</b>
Res14a Western: 100% AH	Greenfield	15	0.560	0.500	30.00	267,857	<b>-289,925</b>	<b>-19,328</b>
Res14a Eastern: 90% AH	Greenfield	15	0.560	0.500	30.00	267,857	<b>161,001</b>	<b>10,733</b>
Res14a Western: 90% AH	Greenfield	15	0.560	0.500	30.00	267,857	<b>-43,094</b>	<b>-2,873</b>
Res14a Western: 85% AH	Greenfield	15	0.560	0.500	30.00	267,857	<b>79,099</b>	<b>5,273</b>
Res15.1a Eastern: 100% AH	Greenfield	10	0.370	0.333	30.03	270,270	<b>540,607</b>	<b>54,061</b>
Res15.1a Western: 100% AH	Greenfield	10	0.370	0.333	30.03	270,270	<b>385,367</b>	<b>38,537</b>

**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	<b>-470,029</b>	<b>-3,134</b>
Res9b Town centre: 00% AH	Brownfield	550	1.870	1.870	294.12	2,470,000	<b>14,199,967</b>	<b>25,818</b>
Res9b Town Centre: 10% AH	Brownfield	550	1.870	1.870	294.12	2,470,000	<b>8,868,755</b>	<b>16,125</b>
Res9b Town centre: 20% AH	Brownfield	550	1.870	1.870	294.12	2,470,000	<b>3,537,542</b>	<b>6,432</b>
Res10b Town Centre: 20% AH	Brownfield	342	1.370	1.370	249.64	2,470,000	<b>6,549,218</b>	<b>19,150</b>
Res11b Western: 0% AH	Brownfield	50	0.526	0.500	100.00	2,470,000	<b>-3,264,243</b>	<b>-65,285</b>
Res12b Western: 0% AH	Brownfield	60	0.632	0.600	100.00	2,470,000	<b>-4,676,315</b>	<b>-77,939</b>
Res13b Town Centre: 0% AH	Brownfield	150	0.629	0.624	240.38	2,470,000	<b>968,036</b>	<b>6,454</b>
Res13b Town Centre: 10% AH	Brownfield	150	0.629	0.624	240.38	2,470,000	<b>605,412</b>	<b>4,036</b>
Res13b Town Centre: 20% AH	Brownfield	150	0.629	0.624	240.38	2,470,000	<b>290,852</b>	<b>1,939</b>

**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 £
<b>ST1: 5 yr projections</b>								
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

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

## Appendix VIII – Sample summary appraisals

Base test: Res2b Eastern: 0% AH

Previous		Next		Summary Report 2						Print this Report	
Site Name				Res2b Eastern: 0% AH				<b>Land and Developer Returns Assumptions</b>			
Site Information								Land & associated costs included in cashflow			
Description								Developer & contractor returns excluded from cashflow			
Date		03/01/2024		Updated				Compiled by		TM	
Reference		Res2b									
<b>Summary Details</b>											
Net Area		0.23 hectares						Dwellings		GIA (Exc garages)	
Gross Area		0.23 hectares						9.00		925.2	
Net to Gross %		100.00%				Market		1.00		925.2	
Density		40.00 per net ha				Affordable		8.00		56.7	
						% Affordable		88.89%		59.2	
										Total GIA inc circ space & garages	
										1,041.1	
<b>Scheme Revenue</b>											
		<b>Total</b>		<b>Market dwellings</b>		<b>Affordable dwellings</b>					
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 unit		582,510		1,233,586		-					
Average Revenue per sq m GIA		5,666		11,604		-					
<b>Capital Contributions</b>											
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
Total Capital contributions (£)		-									
Total Revenue (£)		5,242,592									
<b>Scheme Development Costs</b>											
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							
		<b>Total</b>		<b>Market dwellings</b>		<b>Affordable dwellings</b>					
Build Cost (£) (inc garages)		1,815,367		1,815,367		-		per dwelling		per sq m	
Additional Build Costs (£)		-		-		-		201,707		1,844	
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		1,844	
<b>Policy &amp; Infrastructure Costs</b>											
Total Site Infrastructure Costs		142,103						15,789		144	
Biodiversity		2,331						259		2	
Part M4(2) (Market)		12,600						1,400		13	
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		8	
Part S 2021 EV Charging		7,785						865		8	
S106		9,000						1,000		9	
SANGS (non CIL Liable flsp)		5,569						619		6	
		-						-		-	
		-						-		-	
		-						-		-	
Policy & Infrastructure Costs Total		187,470						20,830		190	
Sales & Marketing Costs & Legal Fees Total (mkt hsg)		157,278		157,278				17,475		160	
Sales & Marketing Costs & Legal Fees Total (aff hsg)		-		-				-		-	
Professional Fees Total (£)		183,667		183,667				20,407		187	
CIL (£)		303,064						33,674		308	
Total Development Costs (£)		3,183,974						353,775		3,058	
Development Period				1 Year							
Debit Interest Rate				8.00%							
Credit Interest Rate				0.00%							
Annual Discount Rate				0.00%							
Revenue and Capital Contributions (£)		5,242,592									
Land & associated Fees - inc in interest calc (£)		537,128									
Development Costs (£)		2,646,845									
Finance (£)		138,269									
ADR Cost (£)		0									
Total Dev Costs Inc Finance & ADR Costs (£)		3,322,242									
Gross Residual Value inc land less finance (£)		1,920,350									
Total Developer/Contractor Return (£)		917,454									
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,002,897									

Base test: Res2b Western: 0% AH

Previous		Next		Summary Report 2						Print this Report	
Site Name				Res2b Western: 0% AH				<b>Land and Developer Returns Assumptions</b>			
Site Information								Land & associated costs included in cashflow			
Description								Developer & contractor returns excluded from cashflow			
Date		03/01/2024		Updated				Compiled by		TM	
Reference		Res2b									
<b>Summary Details</b>								Dwellings		GIA (Exc garages)	
Net Area		0.23 hectares						9.00		925.2	
Gross Area		0.23 hectares						1.00		925.2	
Net to Gross %		100.00%				Market Affordable		8.00		-	
Density		40.00 per net ha				% Affordable		88.89%		-	
Garages GIA								56.7		59.2	
Circ Space								-		-	
Total GIA inc circ space & garages								-		1,041.1	
<b>Scheme Revenue</b>											
		<b>Total</b>		<b>Market dwellings</b>		<b>Affordable dwellings</b>					
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 (£)		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		-					
<b>Capital Contributions</b>											
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
Total Capital contributions (£)		-									
Total Revenue (£)		4,543,358									
<b>Scheme Development Costs</b>											
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							
		<b>Total</b>		<b>Market dwellings</b>		<b>Affordable dwellings</b>					
Build Cost (£) (inc garages)		1,815,367		1,815,367		-		per dwelling		per sq m	
Additional Build Costs (£)		-		-		-		201,707		1,844	
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		1,844	
<b>Policy &amp; Infrastructure Costs</b>											
Total Site Infrastructure Costs		142,103						15,789		144	
Biodiversity		2,331						259		2	
Part M4(2) (Market)		12,600						1,400		13	
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		8	
Part S 2021 EV Charging		7,785						865		8	
S106		9,000						1,000		9	
SANGS (Non CIL liable flsp)		5,569						619		6	
-		-						-		-	
-		-						-		-	
-		-						-		-	
Policy & Infrastructure Costs Total		187,470						20,830		190	
Sales & Marketing Costs & Legal Fees Total (mkt hsg)		136,301		136,301		-		15,145		139	
Sales & Marketing Costs & Legal Fees Total (aff hsg)		-		-		-		-		-	
Professional Fees Total (£)		183,667		183,667		-		20,407		187	
CIL (£)		247,456						27,495		251	
Total Development Costs (£)		3,107,389						345,265		2,985	
Development Period				1 Year							
Debit Interest Rate				8.00%							
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									
Development Costs (£)		2,570,260									
Finance (£)		135,264									
ADR Cost (£)		0									
Total Dev Costs Inc Finance & ADR Costs (£)		3,242,652									
Gross Residual Value inc land less finance (£)		1,300,705									
Total Developer/Contractor Return (£)		795,088									
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		505,618									

Base test: Res5a Eastern: 40% AH

Previous		Next		Summary Report 2				Print this Report	
Site Name		Res5a Eastern: 40% AH				Land and Developer Returns Assumptions			
Site Information						Land & associated costs included in cashflow			
Description						Developer & contractor returns excluded from cashflow			
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res5a		
<b>Summary Details</b>				Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages	
Net Area		1.25 hectares		50.00	4,446.8	189.0	281.3	4,917.1	
Gross Area		1.39 hectares		0.60	3,084.0	189.0	202.2	3,475.2	
Net to Gross %		89.99%		49.40	1,362.8	-	79.1	1,441.9	
Density		40.00 per net ha		% Affordable		98.80%			
<b>Scheme Revenue</b>									
		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 (£)		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					
<b>Capital Contributions</b>									
0		-							
0		-							
0		-							
0		-							
0		-							
0		-							
0		-							
Total Capital contributions (£)		-							
Total Revenue (£)		21,357,451							
<b>Scheme Development Costs</b>									
Land		562,545	405,000 per gross ha						
SDLT at prevailing rate		17,627							
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		9,845							
Land & associated fees Total		590,017	424,778 per 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	
<b>Policy &amp; Infrastructure Costs</b>									
Total Site Infrastructure Costs		666,904					13,338	141	
Biodiversity		59,350					1,187	13	
Part M4(2) (Market)		39,900					798	8	
Part M4(2) (Affordable)		25,200					504	5	
Part M4(3) Houses (Market)		20,663					413	4	
Part M4(3) Flats (Market)		750					15	0	
Part M4(3) Houses (Affordable)		16,965					339	4	
Part M4(3) Flats (Affordable)		8,300					166	2	
SAMMS		41,807					836	9	
Part S 2021 EV Charging		43,250					865	9	
S106		50,000					1,000	11	
SANG (Non CIL liable flsp)		180,765					3,615	38	
		-					-	-	
		-					-	-	
		-					-	-	
Policy & Infrastructure Costs Total		1,153,854					23,077	244	
Sales & Marketing Costs & Legal Fees Total (mkt hsg)		524,259	524,259				17,475	160	
Sales & Marketing Costs & Legal Fees Total (aff hsg)		37,371			37,371		1,869	27	
Professional Fees Total (£)		704,568	475,899		228,669		14,091	149	
CIL (£)		1,011,815					33,727	308	
Total Development Costs (£)		12,663,412					253,268	2,575	
<b>Development Period</b>		8 Quarters							
Debit Interest Rate		8.00%							
Credit Interest Rate		0.00%							
Annual Discount Rate		0.00%							
Revenue and Capital Contributions (£)		21,357,451							
Land & associated Fees - inc in interest calc (£)		590,017							
Development Costs (£)		12,073,396							
Finance (£)		336,603							
ADR Cost (£)		0							
Total Dev Costs Inc Finance & ADR Costs (£)		13,000,016							
Gross Residual Value inc land less finance (£)		8,357,435							
Total Developer/Contractor Return (£)		3,329,935							
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		5,027,500							

Base test: Res5a Western: 40% AH

Previous		Next		Summary Report 2				Print this Report			
Site Name		Res5a Western: 40% AH				Land and Developer Returns Assumptions					
Site Information						Land & associated costs included in cashflow					
Description						Developer & contractor returns excluded from cashflow					
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res5a				
Summary Details						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages	
Net Area		1.25 hectares				50.00	4,446.8	189.0	281.3	4,917.1	
Gross Area		1.39 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%					
Scheme 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							
Capital Contributions											
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
Total Capital contributions (£)		-									
Total Revenue (£)		18,832,868									
Scheme Development Costs											
Land		562,545	405,000 per gross ha								
SDLT at prevailing rate		17,627									
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)		9,845									
Land & associated fees Total		590,017	424,778 per 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		59,350					1,187	13			
Part M4(2) (Market)		39,900					798	8			
Part M4(2) (Affordable)		25,200					504	5			
Part M4(3) Houses (Market)		20,663					413	4			
Part M4(3) Flats (Market)		750					15	0			
Part M4(3) Houses (Affordable)		16,965					339	4			
Part M4(3) Flats (Affordable)		8,300					166	2			
SAMMS		41,807					836	9			
Part S 2021 EV Charging		43,250					865	9			
S106		50,000					1,000	11			
SANG (Non CIL liable flsp)		180,765					3,615	38			
		-					-	-			
		-					-	-			
		-					-	-			
Policy & Infrastructure Costs Total		1,153,854					23,077	244			
Sales & Marketing Costs & Legal Fees Total (mkt hsg)		454,336	454,336				15,145	139			
Sales & Marketing Costs & Legal Fees Total (aff hsg)		36,776			36,776		1,839	27			
Professional Fees Total (£)		704,568	475,899		228,669		14,091	149			
CIL (£)		826,161					27,539	251			
Total Development Costs (£)		12,407,241					248,145	2,523			
Development Period		8 Quarters									
Debit Interest Rate		8.00%									
Credit Interest Rate		0.00%									
Annual Discount Rate		0.00%									
Revenue and Capital Contributions (£)		18,832,868									
Land & associated Fees - inc in interest calc (£)		590,017									
Development Costs (£)		11,817,224									
Finance (£)		374,102									
ADR Cost (£)		0									
Total Dev Costs Inc Finance & ADR Costs (£)		12,781,343									
Gross Residual Value inc land less finance (£)		6,051,525									
Total Developer/Contractor Return (£)		2,909,628									
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		3,141,897									

Base test: Res5b Eastern: 40% AH

Previous		Next		Summary Report 2					Print this Report	
Site Name		Res5b Eastern: 40% AH			Land and Developer Returns Assumptions					
Site Information					Land & associated costs included in cashflow					
Description					Developer & contractor returns excluded from cashflow					
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res5b			
Summary Details					Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages	
Net Area		1.25 hectares			50.00	4,446.8	189.0	281.3	4,917.1	
Gross Area		1.39 hectares			0.60	3,084.0	189.0	202.2	3,475.2	
Net to Gross %		89.99%			49.40	1,362.8	-	79.1	1,441.9	
Density		40.00 per net ha			98.80%					
Scheme 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 (£)	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		-								
0		-								
0		-								
0		-								
Total Capital contributions (£)		-								
Total Revenue (£)		21,357,451								
Scheme Development Costs										
Land		3,166,920			2,280,000		per 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		per 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)		39,900					798	8		
Part M4(2) (Affordable)		25,200					504	5		
Part M4(3) Houses (Market)		20,663					413	4		
Part M4(3) Flats (Market)		750					15	0		
Part M4(3) Houses (Affordable)		16,965					339	4		
Part M4(3) Flats (Affordable)		8,300					166	2		
SAMMS		41,807					836	9		
Part S 2021 EV Charging		43,250					865	9		
S106		50,000					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)		524,259			524,259		17,475		160	
Sales & Marketing Costs & Legal Fees Total (aff hsg)		37,371					1,869		27	
Professional Fees Total (£)		704,568			475,899		14,091		149	
CIL (£)		1,011,815					33,727		308	
Total Development Costs (£)		15,397,182					307,944		3,131	
Development Period		8 Quarters								
Debit Interest Rate		8.00%								
Credit Interest Rate		0.00%								
Annual Discount Rate		0.00%								
Revenue and Capital Contributions (£)		21,357,451								
Land & associated Fees - inc in interest calc (£)		3,370,187								
Development Costs (£)		12,026,996								
Finance (£)		664,679								
ADR Cost (£)		0								
Total Dev Costs Inc Finance & ADR Costs (£)		16,061,862								
Gross Residual Value inc land less finance (£)		5,295,589								
Total Developer/Contractor Return (£)		3,329,935								
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		1,965,654								



Base test: Res5b Western: 40% AH

Previous		Next		Summary Report 2				Print this Report		
Site Name		Res5b Western: 40% AH				Land and Developer Returns Assumptions				
Site Information						Land & associated costs included in cashflow				
Description						Developer & contractor returns excluded from cashflow				
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res5b			
<b>Summary Details</b>						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages
Net Area		1.25 hectares				50.00	4,446.8	189.0	281.3	4,917.1
Gross Area		1.39 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%				
<b>Scheme Revenue</b>										
		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						
<b>Capital Contributions</b>										
0		-								
0		-								
0		-								
0		-								
0		-								
0		-								
0		-								
Total Capital contributions (£)		-								
Total Revenue (£)		18,832,868								
<b>Scheme Development Costs</b>										
Land		3,166,920	2,280,000 per 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 per 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		
<b>Policy &amp; Infrastructure Costs</b>										
Total Site Infrastructure Costs		666,904				13,338		141		
Biodiversity		12,950				259		3		
Part M4(2) (Market)		39,900				798		8		
Part M4(2) (Affordable)		25,200				504		5		
Part M4(3) Houses (Market)		20,663				413		4		
Part M4(3) Flats (Market)		750				15		0		
Part M4(3) Houses (Affordable)		16,965				339		4		
Part M4(3) Flats (Affordable)		8,300				166		2		
SAMMS		41,807				836		9		
Part S 2021 EV Charging		43,250				865		9		
S106		50,000				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)		454,336	454,336				15,145		139	
Sales & Marketing Costs & Legal Fees Total (aff hsg)		36,776	36,776				1,839		27	
Professional Fees Total (£)		704,568	475,899	228,669		14,091		149		
CIL (£)		826,161					27,539		251	
Total Development Costs (£)		15,141,011				302,820		3,079		
<b>Development Period</b>		8 Quarters								
Debit Interest Rate		8.00%								
Credit Interest Rate		0.00%								
Annual Discount Rate		0.00%								
Revenue and Capital Contributions (£)		18,832,868								
Land & associated Fees - inc in interest calc (£)		3,370,187								
Development Costs (£)		11,770,824								
Finance (£)		711,897								
ADR Cost (£)		0								
Total Dev Costs Inc Finance & ADR Costs (£)		15,852,907								
Gross Residual Value inc land less finance (£)		2,979,961								
Total Developer/Contractor Return (£)		2,909,628								
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		70,333								

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

Previous		Next		Summary Report 2						Print this Report	
Site Name		Res5b Eastern: 40% AH				Land and Developer Returns Assumptions					
Site Information						Land & associated costs included in cashflow					
Description						Developer & contractor returns excluded from cashflow					
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res5b				
<b>Summary Details</b>						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages	
Net Area		1.11 hectares				50.00	4,446.8	189.0	281.3	4,917.1	
Gross Area		1.24 hectares		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 per net ha		% Affordable		98.80%					
<b>Scheme Revenue</b>											
		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 (£)	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								
<b>Capital Contributions</b>											
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
Total Capital contributions (£)	0	-									
Total Revenue (£)	21,357,451										
<b>Scheme Development Costs</b>											
Land	2,818,080	2,280,000 per 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 per 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				
<b>Policy &amp; Infrastructure Costs</b>											
Total Site Infrastructure Costs	666,904			13,338		141					
Biodiversity	12,950			259		3					
Part M4(2) (Market)	39,900			798		8					
Part M4(2) (Affordable)	25,200			504		5					
Part M4(3) Houses (Market)	20,663			413		4					
Part M4(3) Flats (Market)	750			15		0					
Part M4(3) Houses (Affordable)	16,965			339		4					
Part M4(3) Flats (Affordable)	8,300			166		2					
SAMMS	41,807			836		9					
Part S 2021 EV Charging	43,250			865		9					
S106	50,000			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)	524,259	524,259		17,475		160					
Sales & Marketing Costs & Legal Fees Total (aff hsg)	37,371			1,869		27					
Professional Fees Total (£)	704,568	475,899		228,669		14,091		149			
CIL (£)	1,011,815			33,727		308					
Total Development Costs (£)	15,024,795			300,496		3,056					
<b>Development Period</b>											
Development Period	8 Quarters										
Debit Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
<b>Residual Value</b>											
Revenue and Capital Contributions (£)	21,357,451										
Land & associated Fees - inc in interest calc (£)	2,997,800										
Development Costs (£)	12,026,996										
Finance (£)	619,111										
ADR Cost (£)	0										
Total Dev Costs Inc Finance & ADR Costs (£)	15,643,906										
Gross Residual Value inc land less finance (£)	5,713,545										
Total Developer/Contractor Return (£)	3,329,935										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	2,383,610										

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

Previous		Next		Summary Report 2					Print this Report	
Site Name		Res5b Western: 40% AH			Land and Developer Returns Assumptions					
Site Information					Land & associated costs included in cashflow					
Description					Developer & contractor returns excluded from cashflow					
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res5b			
<b>Summary Details</b>					Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages	
Net Area		1.11 hectares			50.00	4,446.8	189.0	281.3	4,917.1	
Gross Area		1.24 hectares			0.60	3,084.0	189.0	202.2	3,475.2	
Net to Gross %		90.01%			49.40	1,362.8	-	79.1	1,441.9	
Density		44.94 per net ha			98.80%					
<b>Scheme Revenue</b>										
		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							
<b>Capital Contributions</b>										
0		-								
0		-								
0		-								
0		-								
0		-								
0		-								
0		-								
0		-								
Total Capital contributions (£)		-								
Total Revenue (£)		18,832,868								
<b>Scheme Development Costs</b>										
Land		2,818,080			2,280,000		per 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		per 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			
<b>Policy &amp; Infrastructure Costs</b>										
Total Site Infrastructure Costs		666,904					13,338	141		
Biodiversity		12,950					259	3		
Part M4(2) (Market)		39,900					798	8		
Part M4(2) (Affordable)		25,200					504	5		
Part M4(3) Houses (Market)		20,663					413	4		
Part M4(3) Flats (Market)		750					15	0		
Part M4(3) Houses (Affordable)		16,965					339	4		
Part M4(3) Flats (Affordable)		8,300					166	2		
SAMMS		41,807					836	9		
Part S 2021 EV Charging		43,250					865	9		
S106		50,000					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)		454,336			454,336		15,145	139		
Sales & Marketing Costs & Legal Fees Total (aff hsg)		36,776			36,776		1,839	27		
Professional Fees Total (£)		704,568			475,899		14,091	149		
CIL (£)		826,161					27,539	251		
Total Development Costs (£)		14,768,624					295,372	3,004		
<b>Development Period</b>		8 Quarters								
Debit Interest Rate		8.00%								
Credit Interest Rate		0.00%								
Annual Discount Rate		0.00%								
Revenue and Capital Contributions (£)		18,832,868								
Land & associated Fees - inc in interest calc (£)		2,997,800								
Development Costs (£)		11,770,824								
Finance (£)		665,871								
ADR Cost (£)		0								
Total Dev Costs Inc Finance & ADR Costs (£)		15,434,495								
Gross Residual Value inc land less finance (£)		3,398,373								
Total Developer/Contractor Return (£)		2,909,628								
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		488,745								

Base test: Res6a Eastern: 40% AH

Previous		Next		Summary Report 2					Print this Report	
Site Name		Res6a Eastern: 40% AH					<b>Land and Developer Returns Assumptions</b>			
Site Information							Land & associated costs included in cashflow			
Description							Developer & contractor returns excluded from cashflow			
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res6a			
<b>Summary Details</b>						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages
Net Area		1.07 hectares				75.00	6,238.2	40.5	204.8	6,483.5
Gross Area		1.19 hectares		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%				
<b>Scheme Revenue</b>										
		Total	Market dwellings	Affordable dwellings						
Total No of Units	75.00	45.00	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							
<b>Capital Contributions</b>										
	0	-								
	0	-								
	0	-								
	0	-								
	0	-								
	0	-								
	0	-								
Total Capital contributions (£)		-								
Total Revenue (£)	29,474,124									
<b>Scheme Development Costs</b>										
Land	481,950	405,000 per 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 per gross ha								
		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		1,845			
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		1,845			
<b>Policy &amp; Infrastructure Costs</b>										
Total Site Infrastructure Costs	924,596					12,328		144		
Biodiversity	89,025					1,187		14		
Part M4(2) (Market)	59,850					798		9		
Part M4(2) (Affordable)	37,800					504		6		
Part M4(3) Houses (Market)	29,363					392		5		
Part M4(3) Flats (Market)	2,250					30		0		
Part M4(3) Houses (Affordable)	25,448					339		4		
Part M4(3) Flats (Affordable)	12,450					166		2		
SAMMS	61,420					819		10		
Part S 2021 EV Charging	64,875					865		10		
S106	75,000					1,000		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)	709,527	709,527				15,767		168		
Sales & Marketing Costs & Legal Fees Total (aff hsg)	56,056			56,056		1,869		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		
<b>Development Period</b>										
Development Period	3 Years									
Debit Interest Rate	8.00%									
Credit Interest Rate	0.00%									
Annual Discount Rate	0.00%									
<b>Residual Value</b>										
Revenue and Capital Contributions (£)	29,474,124									
Land & associated Fees - inc in interest calc (£)	503,982									
Development Costs (£)	16,580,461									
Finance (£)	308,256									
ADR Cost (£)	0									
Total Dev Costs Inc Finance & ADR Costs (£)	17,392,699									
Gross Residual Value inc land less finance (£)	12,081,425									
Total Developer/Contractor Return (£)	4,546,543									
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	7,534,882									

Base test: Res6a Western: 40% AH

Previous		Next		Summary Report 2				Print this Report			
Site Name		Res6a Western: 40% AH				Land and Developer Returns Assumptions					
Site Information						Land & associated costs included in cashflow					
Description						Developer & contractor returns excluded from cashflow					
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res6a				
<b>Summary Details</b>						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages	
Net Area		1.07 hectares				75.00	6,238.2	40.5	204.8	6,483.5	
Gross Area		1.19 hectares		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%					
<b>Scheme Revenue</b>											
		Total	Market dwellings	Affordable dwellings							
Total No of Units	75.00	45.00	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								
<b>Capital Contributions</b>											
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
Total Capital contributions (£)		-									
Total Revenue (£)	26,117,877										
<b>Scheme Development Costs</b>											
Land	481,950	405,000 per 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 per gross ha									
		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		1,845				
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		1,845				
<b>Policy &amp; Infrastructure Costs</b>											
Total Site Infrastructure Costs	924,596					12,328	144				
Biodiversity	89,025					1,187	14				
Part M4(2) (Market)	59,850					798	9				
Part M4(2) (Affordable)	37,800					504	6				
Part M4(3) Houses (Market)	29,363					392	5				
Part M4(3) Flats (Market)	2,250					30	0				
Part M4(3) Houses (Affordable)	25,448					339	4				
Part M4(3) Flats (Affordable)	12,450					166	2				
SAMMS	61,420					819	10				
Part S 2021 EV Charging	64,875					865	10				
S106	75,000					1,000	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)	55,165			55,165		1,839	27				
Professional Fees Total (£)	970,085	633,400		336,685		12,934	151				
CIL (£)	1,065,907					23,687	249				
Total Development Costs (£)	16,752,054					223,361	2,584				
<b>Development Period</b>											
Development Period	3 Years										
Debit Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
<b>Residual Value</b>											
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 (£)	0										
Total Dev Costs Inc Finance & ADR Costs (£)	17,086,733										
Gross Residual Value inc land less finance (£)	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		Summary Report 2				Print this Report			
Site Name		Res6b Eastern: 40% AH				Land and Developer Returns Assumptions					
Site Information						Land & associated costs included in cashflow					
Description						Developer & contractor returns excluded from cashflow					
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res6b				
<b>Summary Details</b>						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages	
Net Area		1.07 hectares				75.00	6,238.2	40.5	204.8	6,483.5	
Gross Area		1.19 hectares		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%					
<b>Scheme Revenue</b>											
		Total	Market dwellings	Affordable dwellings							
Total No of Units		75.00	45.00	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							
<b>Capital Contributions</b>											
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
Total Capital contributions (£)		-									
Total Revenue (£)		29,474,124									
<b>Scheme Development Costs</b>											
Land		2,713,200	2,280,000 per 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 per gross ha								
		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	1,845		
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	1,845		
<b>Policy &amp; Infrastructure Costs</b>											
Total Site Infrastructure Costs		924,596					12,328	144			
Biodiversity		19,425					259	3			
Part M4(2) (Market)		59,850					798	9			
Part M4(2) (Affordable)		37,800					504	6			
Part M4(3) Houses (Market)		29,363					392	5			
Part M4(3) Flats (Market)		2,250					30	0			
Part M4(3) Houses (Affordable)		25,448					339	4			
Part M4(3) Flats (Affordable)		12,450					166	2			
SAMMS		61,420					819	10			
Part S 2021 EV Charging		64,875					865	10			
S106		75,000					1,000	12			
SANG (Non CIL liable flsp)		271,159					3,615	42			
		-					-	-			
		-					-	-			
		-					-	-			
Policy & Infrastructure Costs Total		1,583,635					21,115	246			
Sales & Marketing Costs & Legal Fees Total (mkt hsg)		709,527	709,527				15,767	168			
Sales & Marketing Costs & Legal Fees Total (aff hsg)		56,056	56,056				1,869	27			
Professional Fees Total (£)		970,085	633,400		336,685		12,934	151			
CIL (£)		1,305,437					29,010	305			
Total Development Costs (£)		19,396,701					258,623	2,992			
<b>Development Period</b>		3 Years									
Debit Interest Rate		8.00%									
Credit Interest Rate		0.00%									
Annual Discount Rate		0.00%									
Revenue and Capital Contributions (£)		29,474,124									
Land & associated Fees - inc in interest calc (£)		2,885,841									
Development Costs (£)		16,510,861									
Finance (£)		496,466									
ADR Cost (£)		0									
Total Dev Costs Inc Finance & ADR Costs (£)		19,893,168									
Gross Residual Value inc land less finance (£)		9,580,956									
Total Developer/Contractor Return (£)		4,546,543									
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		5,034,413									

Base test: Res6b Western: 40% AH

Previous		Next		Summary Report 2						Print this Report	
Site Name				Res6b Western: 40% AH				<b>Land and Developer Returns Assumptions</b>			
Site Information								Land & associated costs included in cashflow			
Description								Developer & contractor returns excluded from cashflow			
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res6b				
<b>Summary Details</b>						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages	
Net Area		1.07 hectares				75.00	6,238.2	40.5	204.8	6,483.5	
Gross Area		1.19 hectares		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%					
<b>Scheme Revenue</b>											
		Total	Market dwellings	Affordable dwellings							
Total No of Units	75.00	45.00	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								
<b>Capital Contributions</b>											
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
	0	-									
Total Capital contributions (£)	-	-									
Total Revenue (£)	26,117,877										
<b>Scheme Development Costs</b>											
Land	2,713,200	2,280,000 per 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 per gross ha									
	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		1,845				
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		1,845				
<b>Policy &amp; Infrastructure Costs</b>											
Total Site Infrastructure Costs	924,596			12,328		144					
Biodiversity	19,425			259		3					
Part M4(2) (Market)	59,850			798		9					
Part M4(2) (Affordable)	37,800			504		6					
Part M4(3) Houses (Market)	29,363			392		5					
Part M4(3) Flats (Market)	2,250			30		0					
Part M4(3) Houses (Affordable)	25,448			339		4					
Part M4(3) Flats (Affordable)	12,450			166		2					
SAMMS	61,420			819		10					
Part S 2021 EV Charging	64,875			865		10					
S106	75,000			1,000		12					
SANG (Non CIL Liable flsp)	271,159			3,615		42					
	-			-		-					
	-			-		-					
	-			-		-					
Policy & Infrastructure Costs Total	1,583,635			21,115		246					
Sales & Marketing Costs & Legal Fees Total (mkt hsg)	617,561	617,561		13,724		146					
Sales & Marketing Costs & Legal Fees Total (aff hsg)	55,165	55,165		1,839		27					
Professional Fees Total (£)	970,085	633,400		12,934		151					
CIL (£)	1,065,907			23,687		249					
Total Development Costs (£)	19,064,313			254,191		2,940					
<b>Development Period</b>											
Development Period	3 Years										
Debit Interest Rate	8.00%										
Credit Interest Rate	0.00%										
Annual Discount Rate	0.00%										
<b>Residual Value</b>											
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 (£)	0										
Total Dev Costs Inc Finance & ADR Costs (£)	19,665,213										
Gross Residual Value inc land less finance (£)	6,452,663										
Total Developer/Contractor Return (£)	3,991,442										
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	2,461,221										

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

Previous		Next		Summary Report 2				Print this Report			
Site Name		Res7.1b Town Centre: 20% AH				Land and Developer Returns Assumptions					
Site Information						Land & associated costs included in cashflow					
Description						Developer & contractor returns excluded from cashflow					
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res7.1b				
Summary Details						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages	
Net Area		0.62 hectares				150.00	8,997.0	-	1,587.7	10,584.7	
Gross Area		0.63 hectares		Market		0.80	7,332.0	-	1,293.9	8,625.9	
Net to Gross %		99.21%		Affordable		149.20	1,665.0	-	293.8	1,958.8	
Density		240.38 per net ha		% Affordable		99.47%					
Scheme Revenue											
		Total	Market dwellings	Affordable dwellings							
Total No of Units	150.00	120.00	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	301,361	336,050	689,747								
Average Revenue per sq m GIA	5,024	5,500	12,428								
Capital Contributions											
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
Total Capital contributions (£)		-									
Total Revenue (£)		45,204,106									
Scheme 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									
Land & associated fees Total		1,520,423		2,417,207 per gross ha							
		Total	Market dwellings	Affordable dwellings	per dwelling		per sq m				
Build Cost (£) (inc garages)	22,891,543	18,655,196	4,236,348	152,610		2,163					
Additional Build Costs (£)	-	-	-	-		-					
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					
Policy & Infrastructure Costs											
Biodiversity		-									
Part M4(2) (Market)		-									
Part M4(2) (Affordable)		-									
Part M4(3) Houses (Market)		-									
Part M4(3) Flats (Market)		21,000		140		2					
Part M4(3) Houses (Affordable)		-									
Part M4(3) Flats (Affordable)		10,500		70		1					
SAMMS		98,296		655		9					
Part S 2021 EV Charging		129,750		865		12					
S106		150,000		1,000		14					
SANG (Non CIL Liable flsp)		220,365		1,469		21					
Sprinklers		-									
-		-									
-		-									
-		-									
Policy & Infrastructure Costs Total		629,911		4,199		60					
Sales & Marketing Costs & Legal Fees Total (mkt hsg)		1,209,780		10,082		165					
Sales & Marketing Costs & Legal Fees Total (aff hsg)		60,452		2,015		36					
Professional Fees Total (£)		1,373,493		9,157		130					
CIL (£)		2,303,111		19,193		267					
Total Development Costs (£)		31,705,579		211,371		2,995					
Development Period: 3 Years											
Debit Interest Rate		8.00%									
Credit Interest Rate		0.00%									
Annual Discount Rate		0.00%									
Revenue and Capital Contributions (£)		45,204,106									
Land & associated Fees - inc in interest calc (£)		1,520,423									
Development Costs (£)		30,185,156									
Finance (£)		568,245									
ADR Cost (£)		0									
Total Dev Costs Inc Finance & ADR Costs (£)		32,273,824									
Gross Residual Value inc land less finance (£)		12,930,282									
Total Developer/Contractor Return (£)		7,413,839									
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		5,516,443									



Base test: Res9b Town Centre: 10% AH

Previous		Next		Summary Report 2				Print this Report		
Site Name		Res9b Town Centre: 10% AH				Land and Developer Returns Assumptions				
Site Information						Land & associated costs included in cashflow				
Description						Developer & contractor returns excluded from cashflow				
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res9b			
<b>Summary Details</b>						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages
Net Area		1.87 hectares				550.00	34,350.0	-	10,167.0	44,517.0
Gross Area		1.87 hectares		Market		0.90	31,297.5	-	9,263.5	40,561.0
Net to Gross %		100.00%		Affordable		549.10	3,052.5	-	903.5	3,956.0
Density		294.12 per net ha		% Affordable		99.84%				
<b>Scheme Revenue</b>										
		Total	Market dwellings	Affordable 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 %)		90.00%	10.00%							
Sales Revenue (£)	181,079,444	172,136,250	8,943,194							
Average Revenue per unit	329,235	347,750	689,747							
Average Revenue per sq m GIA	5,272	5,500	12,428							
<b>Contributions</b>										
Commercial (Western block)	4,902,107									
Commercial (Eastern block)	3,795,180									
Car Park value	2,590,000									
	0									
	0									
	0									
Total Capital contributions (£)	11,287,287									
Total Revenue (£)	192,366,731									
<b>Scheme Development Costs</b>										
Land	4,263,600	2,280,000 per 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 per gross ha								
		Total	Market dwellings	Affordable dwellings		per dwelling		per sq m		
Build Cost (£) (inc garages)	108,781,000	99,114,217	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		2,627			
<b>Infrastructure Costs</b>										
Biodiversity	-									
Part M4(2) (Market)	-									
Part M4(2) (Affordable)	-									
Part M4(3) Houses (Market)	-									
Part M4(3) Flats (Market)	86,625		158		2					
Part M4(3) Houses (Affordable)	-									
Part M4(3) Flats (Affordable)	19,250		35		0					
SAMMS	373,466		679		8					
Part S 2021 EV Charging (259 spaces)	34,706		63		1					
S106	550,000		1,000		12					
SANG (Non CIL Liable flsp)	445,050		809		10					
Car Park	1,200,000		2,182		27					
	-									
	-									
Policy & Infrastructure Costs Total	2,709,097		4,926		61					
Sales & Marketing Costs & Legal Fees Total (mkt hsg)	5,164,088	5,164,088	10,433		165					
Sales & Marketing Costs & Legal Fees Total (aff hsg)	110,828		2,015		36					
Professional Fees Total (£)	6,526,860	5,946,853	11,867		147					
CIL (£)	10,829,791		21,878		267					
Total Development Costs (£)	146,821,131		266,948		3,298					
<b>Development Period</b>										
Development Period	7 Years									
Debit Interest Rate	8.00%									
Credit Interest Rate	0.00%									
Annual Discount Rate	0.00%									
<b>Residual Value</b>										
Revenue and Capital Contributions (£)	192,366,731									
Land & associated Fees - inc in interest calc (£)	4,540,893									
Development Costs (£)	142,280,238									
Finance (£)	5,341,597									
ADR Cost (£)	0									
Total Dev Costs Inc Finance & ADR Costs (£)	152,162,728									
Gross Residual Value inc land less finance (£)	40,204,003									
Total Developer/Contractor Return (£)	30,777,957									
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	9,426,046									

Base test: Res9b Town centre: 20% AH

Previous		Next		Summary Report 2				Print this Report	
Site Name		Res9b Town centre: 20% AH				Land and Developer Returns Assumptions			
Site Information						Land & associated costs included in cashflow			
Description						Developer & contractor returns excluded from cashflow			
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res9b		
<b>Summary Details</b>				Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages	
Net Area		1.87 hectares		550.00	34,350.0	-	10,167.0	44,517.0	
Gross Area		1.87 hectares		0.80	28,245.0	-	8,360.0	36,605.0	
Net to Gross %		100.00%		Market Affordable	549.20	6,105.0	-	1,807.0	7,912.0
Density		294.12 per net ha		% Affordable	99.85%				
<b>Scheme Revenue</b>									
		Total	Market dwellings	Affordable dwellings					
Total No of Units	550.00	440.00	110.00						
Total NIA exc garages & circ space (sq m)	34,350.0	28,245.0	6,105.0						
Garages (sq m)	-	-	-						
Total NIA inc garages exc circ space (sq m)	34,350.0	28,245.0	6,105.0						
Tenure Split (by %)		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						
<b>Capital Contributions</b>									
Commercial (Western block)	4,902,107								
Commercial (Eastern block)	3,795,180								
Car Park Value	2,590,000								
	0								
	0								
	0								
<b>Total Capital contributions (£)</b>	<b>11,287,287</b>								
<b>Total Revenue (£)</b>	<b>184,521,175</b>								
<b>Scheme Development Costs</b>									
Land	4,263,600	2,280,000 per gross ha							
SDLT at prevailing rate	202,680								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	74,613								
<b>Land &amp; associated fees Total</b>	<b>4,540,893</b>	<b>2,428,285 per gross ha</b>							
		Total	Market dwellings	Affordable dwellings		per dwelling	per sq m		
Build Cost (£) (inc garages)	108,781,000	89,447,434	19,333,566		197,784	2,444			
Additional Build Costs (£)	-	-	-		-	-			
<b>Total GIA inc circ space &amp; garages (sq m)</b>	<b>44,517</b>	<b>36,605</b>	<b>7,912</b>						
Total Contingency -7.5% Build Costs	8,158,575				14,834	183			
<b>Total Build Cost (£)</b>	<b>116,939,575</b>	<b>89,447,434</b>	<b>19,333,566</b>		<b>212,617</b>	<b>2,627</b>			
<b>Policy &amp; Infrastructure Costs</b>									
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) Houses (Affordable)	-								
Part M4(3) Flats (Affordable)	38,500				70	1			
SAMMS	373,466				679	8			
Part S 2021 EV Charging (259 spaces)	34,706				63	1			
S106	550,000				1,000	12			
SANG (Non CIL Liable flsp)	890,100				1,618	20			
Car Park	1,200,000				2,182	27			
	-								
	-								
	-								
<b>Policy &amp; Infrastructure Costs Total</b>	<b>3,163,772</b>					<b>5,752</b>	<b>71</b>		
Sales & Marketing Costs & Legal Fees Total (mkt hsg)	4,660,425	4,660,425			10,592	165			
Sales & Marketing Costs & Legal Fees Total (aff hsg)	221,657		221,657		2,015	36			
Professional Fees Total (£)	6,526,860	5,366,846	1,160,014		11,867	147			
CIL (£)	9,773,542					22,213	267		
<b>Total Development Costs (£)</b>	<b>145,826,724</b>					<b>265,139</b>	<b>3,276</b>		
<b>Development Period</b>									
Development Period	7 Years								
Debit Interest Rate	8.00%								
Credit Interest Rate	0.00%								
Annual Discount Rate	0.00%								
<b>Revenue and Capital Contributions (£)</b>									
Revenue and Capital Contributions (£)	184,521,175								
Land & associated Fees - inc in interest calc (£)	4,540,893								
<b>Development Costs (£)</b>	<b>141,285,831</b>								
Finance (£)	6,105,579								
ADR Cost (£)	0								
<b>Total Dev Costs Inc Finance &amp; ADR Costs (£)</b>	<b>151,932,303</b>								
<b>Gross Residual Value inc land less finance (£)</b>	<b>32,588,871</b>								
Total Developer/Contractor Return (£)	28,494,038								
<b>Residual Value inc land less finance (£) less Dev &amp; Cont Returns (£)</b>	<b>4,094,833</b>								

Base test: Res10b Town Centre: 20% AH

Previous		Next		Summary Report 2				Print this Report			
Site Name		Res10b Town Centre: 20% AH				Land and Developer Returns Assumptions					
Site Information						Land & associated costs included in cashflow					
Description						Developer & contractor returns excluded from cashflow					
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res10b				
Summary Details						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages	
		Net Area	1.37 hectares			342.00	19,500.0	-	5,940.6	25,440.6	
		Gross Area	1.37 hectares			0.80	15,703.8	-	4,784.1	20,487.9	
		Net to Gross %	100.00%	Market		Affordable	341.20	3,796.2	-	1,156.5	4,952.7
		Density	249.64 per net ha	% Affordable			99.77%				
Scheme Revenue											
		Total	Market dwellings	Affordable 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 %)			80.00%	20.00%							
Sales Revenue (£)		97,492,981	86,370,900	11,122,081							
Average Revenue per unit		285,067	315,683	689,747							
Average Revenue per sq m GIA		5,000	5,500	12,428							
Capital Contributions											
Car parking value		2,520,000									
0		-									
0		-									
0		-									
0		-									
0		-									
0		-									
Total Capital contributions (£)		2,520,000									
Total Revenue (£)		100,012,981									
Scheme Development Costs											
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 dwellings				per dwelling		per sq m	
Build Cost (£) (inc garages)		55,019,354	44,308,356	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	
Policy & Infrastructure Costs											
Biodiversity		-							-		-
Part M4(2) (Market)		-							-		-
Part M4(2) (Affordable)		-							-		-
Part M4(3) Houses (Market)		-							-		-
Part M4(3) Flats (Market)		47,880							140		2
Part M4(3) Houses (Affordable)		-							-		-
Part M4(3) Flats (Affordable)		23,940							70		1
SAMMS		210,020							614		8
Part S 2021 EV Charging		217,980							637		9
S106		342,000							1,000		13
SANG (Non CIL Liable flsp)		502,425							1,469		20
		-							-		-
		-							-		-
		-							-		-
Policy & Infrastructure Costs Total		1,344,245							3,931		53
Sales & Marketing Costs & Legal Fees Total (mkt hsg)		2,591,127	2,591,127						9,470		165
Sales & Marketing Costs & Legal Fees Total (aff hsg)		137,830			137,830				2,015		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									
Development Costs (£)		71,990,446									
Finance (£)		1,870,952									
ADR Cost (£)		0									
Total Dev Costs Inc Finance & ADR Costs (£)		77,185,341									
Gross Residual Value inc land less finance (£)		22,827,641									
Total Developer/Contractor Return (£)		15,928,386									
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		6,899,254									

Base test: Res10b Town Centre: 25% AH

Previous		Next		Summary Report 2					Print this Report	
Site Name		Res10b Town Centre: 25% AH					Land and Developer Returns Assumptions			
Site Information							Land & associated costs included in cashflow			
Description							Developer & contractor returns excluded from cashflow			
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res10b			
<b>Summary Details</b>						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages
Net Area		1.37 hectares				342.00	19,500.0	-	5,940.6	25,440.6
Gross Area		1.37 hectares		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 per net ha		% Affordable		99.78%				
<b>Scheme Revenue</b>										
		Total	Market dwellings	Affordable dwellings						
Total No of Units		342.00	256.50	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						
<b>Capital Contributions</b>										
Car parking value		2,520,000								
0		-								
0		-								
0		-								
0		-								
0		-								
0		-								
Total Capital contributions (£)		2,520,000								
Total Revenue (£)		97,573,726								
<b>Scheme Development Costs</b>										
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 dwellings		per dwelling		per sq m		
Build Cost (£) (inc garages)		55,019,354	41,630,606	13,388,748		160,875		2,163		
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		162		
Total Build Cost (£)		59,145,804	41,630,606	13,388,748		172,941		2,325		
<b>Policy &amp; Infrastructure Costs</b>										
Biodiversity		-				-		-		
Part M4(2) (Market)		-				-		-		
Part M4(2) (Affordable)		-				-		-		
Part M4(3) Houses (Market)		-				-		-		
Part M4(3) Flats (Market)		44,888				131		2		
Part M4(3) Houses (Affordable)		-				-		-		
Part M4(3) Flats (Affordable)		29,925				88		1		
SAMMS		210,020				614		8		
Part S 2021 EV Charging		217,980				637		9		
S106		342,000				1,000		13		
SANG (Non CIL Liable flsp)		696,476				2,036		27		
-		-				-		-		
-		-				-		-		
-		-				-		-		
Policy & Infrastructure Costs Total		1,541,289				4,507		61		
Sales & Marketing Costs & Legal Fees Total (mkt hsg)		2,434,534	2,434,534			9,491		165		
Sales & Marketing Costs & Legal Fees Total (aff hsg)		172,288		172,288		2,015		36		
Professional Fees Total (£)		3,301,161	2,497,836	803,325		9,653		130		
CIL (£)		5,139,683				20,038		267		
Total Development Costs (£)		75,058,702				219,470		2,950		
<b>Financial Assumptions</b>										
Development Period		7 Years								
Debit Interest Rate		8.00%								
Credit Interest Rate		0.00%								
Annual Discount Rate		0.00%								
<b>Residual Value</b>										
Revenue and Capital Contributions (£)		97,573,726								
Land & associated Fees - inc in interest calc (£)		3,323,943								
Development Costs (£)		71,734,759								
Finance (£)		1,957,450								
ADR Cost (£)		0								
Total Dev Costs Inc Finance & ADR Costs (£)		77,016,152								
Gross Residual Value inc land less finance (£)		20,557,575								
Total Developer/Contractor Return (£)		15,218,295								
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		5,339,279								

Base test: Res9b Town centre: 25% AH

Previous		Next		Summary Report 2				Print this Report	
Site Name		Res9b Town centre: 25% AH				Land and Developer Returns Assumptions			
Site Information						Land & associated costs included in cashflow			
Description						Developer & contractor returns excluded from cashflow			
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res9b		
<b>Summary Details</b>				Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages	
Net Area		1.87 hectares		550.00	34,350.0	-	10,167.0	44,517.0	
Gross Area		1.87 hectares		0.75	26,718.8	-	7,908.3	34,627.0	
Net to Gross %		100.00%		Market Affordable	549.25	-	2,258.7	9,890.0	
Density		294.12 per net ha		% Affordable	99.86%				
<b>Scheme Revenue</b>									
		Total	Market dwellings	Affordable dwellings					
Total No of Units	550.00	412.50	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 (£)	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						
<b>Capital Contributions</b>									
Commercial (Western block)	4,902,107								
Commercial (Eastern block)	3,795,180								
Car Park Value	2,590,000								
	0								
	0								
	0								
<b>Total Capital contributions (£)</b>	<b>11,287,287</b>								
<b>Total Revenue (£)</b>	<b>180,598,397</b>								
<b>Scheme Development Costs</b>									
Land	4,263,600	2,280,000 per gross ha							
SDLT at prevailing rate	202,680								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	74,613								
<b>Land &amp; associated fees Total</b>	<b>4,540,893</b>	<b>2,428,285 per gross ha</b>							
		Total	Market dwellings	Affordable dwellings		per dwelling	per sq m		
Build Cost (£) (inc garages)	108,781,000	84,614,042	24,166,958		197,784	2,444			
Additional Build Costs (£)	-	-	-		-	-			
<b>Total GIA inc circ space &amp; garages (sq m)</b>	<b>44,517</b>	<b>34,627</b>	<b>9,890</b>						
Total Contingency - 7.5% Build Costs	8,158,574								
<b>Total Build Cost (£)</b>	<b>116,939,574</b>	<b>84,614,042</b>	<b>24,166,958</b>		<b>14,834</b>	<b>183</b>			
					<b>212,617</b>	<b>2,627</b>			
<b>Policy &amp; Infrastructure Costs</b>									
Biodiversity	-								
Part M4(2) (Market)	-								
Part M4(2) (Affordable)	-								
Part M4(3) Houses (Market)	-								
Part M4(3) Flats (Market)	72,188	131		2					
Part M4(3) Houses (Affordable)	-								
Part M4(3) Flats (Affordable)	48,125	88		1					
SAMMS	373,466	679		8					
Part S 2021 EV Charging (259 spaces)	34,706	63		1					
S106	550,000	1,000		12					
SANG (Non CIL Liable flsp)	1,113,075	2,024		25					
Car Park	1,200,000	2,182		27					
	-								
	-								
<b>Policy &amp; Infrastructure Costs Total</b>	<b>3,391,560</b>	6,166		76					
Sales & Marketing Costs & Legal Fees Total (mkt hsg)	4,408,594	4,408,594		10,688		165			
Sales & Marketing Costs & Legal Fees Total (aff hsg)	277,071	277,071		2,015		36			
Professional Fees Total (£)	6,526,860	5,076,843		1,450,017		11,867			
CIL (£)	9,245,418	22,413		267					
<b>Total Development Costs (£)</b>	<b>145,329,970</b>	264,236		3,265					
<b>Development Period: 7 Years</b>									
Debit Interest Rate	8.00%								
Credit Interest Rate	0.00%								
Annual Discount Rate	0.00%								
Revenue and Capital Contributions (£)	180,598,397								
Land & associated Fees - inc in interest calc (£)	4,540,893								
Development Costs (£)	140,789,077								
Finance (£)	6,487,655								
ADR Cost (£)	0								
<b>Total Dev Costs Inc Finance &amp; ADR Costs (£)</b>	<b>151,817,625</b>								
<b>Gross Residual Value inc land less finance (£)</b>	<b>28,780,772</b>								
Total Developer/Contractor Return (£)	27,352,079								
<b>Residual Value inc land less finance (£) less Dev &amp; Cont Returns (£)</b>	<b>1,428,692</b>								

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

Previous		Next		Summary Report 2					Print this Report	
Site Name		Res7.1b Town Centre: 25% AH					<b>Land and Developer Returns Assumptions</b>			
Site Information							Land & associated costs included in cashflow			
Description							Developer & contractor returns excluded from cashflow			
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res7.1b			
<b>Summary Details</b>						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages
Net Area		0.62 hectares				150.00	8,955.0	-	1,580.3	10,535.3
Gross Area		0.63 hectares		Market		0.75	6,873.8	-	1,213.0	8,086.8
Net to Gross %		99.21%		Affordable		149.25	2,081.3	-	367.3	2,448.5
Density		240.38 per net ha		% Affordable		99.50%				
<b>Scheme Revenue</b>										
		Total	Market dwellings	Affordable 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						
<b>Capital Contributions</b>										
0		-								
0		-								
0		-								
0		-								
0		-								
0		-								
0		-								
Total Capital contributions (£)		-								
Total Revenue (£)		43,903,257								
<b>Scheme Development Costs</b>										
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								
Land & associated fees Total		1,520,423	2,417,207 per gross ha							
		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		
<b>Policy &amp; Infrastructure Costs</b>										
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				865		12		
S106		150,000				1,000		14		
SANG (Non CIL Liable flsp)		275,456				1,836		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 (£)		1,367,081	1,049,355	317,726		9,114		130		
CIL (£)		2,159,166				19,193		267		
Total Development Costs (£)		31,436,250				209,575		2,984		
<b>Financial Assumptions</b>										
Development Period		3 Years								
Debit Interest Rate		8.00%								
Credit Interest Rate		0.00%								
Annual Discount Rate		0.00%								
<b>Summary of Values</b>										
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								
ADR Cost (£)		0								
Total Dev Costs Inc Finance & ADR Costs (£)		32,010,215								
Gross Residual Value inc land less finance (£)		11,893,042								
Total Developer/Contractor Return (£)		7,061,970								
Residual Value inc land less finance (£) less Dev & Cont Returns (£)		4,831,071								

Sensitivity Test 5 year projections: Res10b Town Centre: 25% AH

Previous		Next		Summary Report 2				Print this Report		
Site Name		Res10b Town Centre: 25% AH				Land and Developer Returns Assumptions				
Site Information						Land & associated costs included in cashflow				
Description						Developer & contractor returns excluded from cashflow				
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res10b			
<b>Summary Details</b>						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages
Net Area		1.37 hectares				342.00	19,500.0	-	5,940.6	25,440.6
Gross Area		1.37 hectares		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 per net ha		% Affordable		99.78%				
<b>Scheme Revenue</b>										
		Total	Market dwellings	Affordable dwellings						
Total No of Units	342.00	256.50	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 (£)	111,723,128	95,758,328	15,964,800							
Average Revenue per unit	326,676	373,327	793,743							
Average Revenue per sq m GIA	5,729	6,490	14,302							
<b>Capital Contributions</b>										
Car parking value	2,772,000									
0	-									
0	-									
0	-									
0	-									
0	-									
0	-									
Total Capital contributions (£)	2,772,000									
Total Revenue (£)	114,495,128									
<b>Scheme Development Costs</b>										
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 dwellings		per dwelling		per sq m		
Build Cost (£) (inc garages)	63,901,795	48,351,011	15,550,784		186,847		2,512			
Additional Build Costs (£)	-	-	-		-		-			
Total GIA inc circ space & garages (sq m)	25,441	19,250	6,191							
Total Contingency -7.5% Build Costs	4,792,635									
Total Build Cost (£)	68,694,430	48,351,011	15,550,784		14,014		188			
						200,861		2,700		
<b>Policy &amp; Infrastructure Costs</b>										
Biodiversity	-									
Part M4(2) (Market)	-									
Part M4(2) (Affordable)	-									
Part M4(3) Houses (Market)	-									
Part M4(3) Flats (Market)	44,888	131		2						
Part M4(3) Houses (Affordable)	-									
Part M4(3) Flats (Affordable)	29,925	88		1						
SAMMS	231,022	676		9						
Part S 2021 EV Charging	217,980	637		9						
S106	376,200	1,100		15						
SANG (Non CIL Liable flsp)	766,124	2,240		30						
-	-									
-	-									
-	-									
-	-									
Policy & Infrastructure Costs Total	1,666,138	4,872		65						
Sales & Marketing Costs & Legal Fees Total (mkt hsg)	2,872,750	2,872,750		11,200		195				
Sales & Marketing Costs & Legal Fees Total (aff hsg)	196,951	196,951		2,304		42				
Professional Fees Total (£)	3,834,108	2,901,061		933,047		11,211		151		
CIL (£)	5,139,683	20,038		267						
Total Development Costs (£)	85,728,003	250,667		3,370						
<b>Development Period</b>										
Development Period	7 Years									
Debit Interest Rate	7.00%									
Credit Interest Rate	0.00%									
Annual Discount Rate	0.00%									
<b>Revenue and Capital Contributions</b>										
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		Summary Report 2				Print this Report	
Site Name		Res9b Town centre: 25% AH				Land and Developer Returns Assumptions			
Site Information						Land & associated costs included in cashflow			
Description						Developer & contractor returns excluded from cashflow			
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res9b		
<b>Summary Details</b>				Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages	
Net Area		1.87 hectares		550.00	34,350.0	-	10,167.0	44,517.0	
Gross Area		1.87 hectares		0.75	26,718.8	-	7,908.3	34,627.0	
Net to Gross %		100.00%		Market Affordable	549.25	-	2,258.7	9,890.0	
Density		294.12 per net ha		% Affordable	99.86%				
<b>Scheme Revenue</b>									
		Total	Market dwellings	Affordable dwellings					
Total No of Units	550.00	412.50	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						
<b>Capital Contributions</b>									
Commercial (Western block)	5,392,318								
Commercial (Eastern block)	4,174,698								
Car Park Value	2,849,000								
0	-								
0	-								
0	-								
<b>Total Capital contributions (£)</b>	<b>12,416,016</b>								
<b>Total Revenue (£)</b>	<b>211,495,090</b>								
<b>Scheme Development Costs</b>									
Land	4,263,600	2,280,000 per gross ha							
SDLT at prevailing rate	202,680								
Agents Fees (1%), Legal Fees (0.75%) Total - 1.75% (£)	74,613								
<b>Land &amp; associated fees Total</b>	<b>4,540,893</b>	<b>2,428,285 per gross ha</b>							
		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 (£)	-	-	-		-	-			
<b>Total GIA inc circ space &amp; garages (sq m)</b>	<b>44,517</b>	<b>34,627</b>	<b>9,890</b>						
Total Contingency -7.5% Build Costs	9,473,517								
<b>Total Build Cost (£)</b>	<b>135,787,077</b>	<b>98,247,989</b>	<b>28,065,571</b>		17,225	213			
					246,886	3,050			
<b>Policy &amp; Infrastructure Costs</b>									
Biodiversity	-								
Part M4(2) (Market)	-								
Part M4(2) (Affordable)	-								
Part M4(3) Houses (Market)	-								
Part M4(3) Flats (Market)	72,188	131		2					
Part M4(3) Houses (Affordable)	-								
Part M4(3) Flats (Affordable)	48,125	88		1					
SAMMS	410,813	747		9					
Part S 2021 EV Charging (259 spaces)	34,706	63		1					
S106	605,000	1,100		14					
SANG (Non CIL Liable flsp)	1,224,383	2,226		28					
Car Park	1,392,000	2,531		31					
	-								
	-								
<b>Policy &amp; Infrastructure Costs Total</b>	<b>3,787,214</b>	6,886		85					
Sales & Marketing Costs & Legal Fees Total (mkt hsg)	5,202,141	5,202,141		12,611		195			
Sales & Marketing Costs & Legal Fees Total (aff hsg)	316,735	316,735		2,304		42			
Professional Fees Total (£)	7,578,814	5,894,879		1,683,934		13,780			
						170			
CIL (£)	10,724,685	25,999		310					
<b>Total Development Costs (£)</b>	<b>167,937,558</b>	305,341		3,772					
<b>Development Period</b>									
Development Period	7 Years								
Debit Interest Rate	7.00%								
Credit Interest Rate	0.00%								
Annual Discount Rate	0.00%								
<b>Revenue and Capital Contributions (£)</b>									
Revenue and Capital Contributions (£)	211,495,090								
Land & associated Fees - inc in interest calc (£)	4,540,893								
Development Costs (£)	163,396,666								
Finance (£)	5,881,526								
ADR Cost (£)	0								
Total Dev Costs Inc Finance & ADR Costs (£)	173,819,084								
<b>Gross Residual Value inc land less finance (£)</b>	<b>37,676,005</b>								
Total Developer/Contractor Return (£)	32,232,971								
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	5,443,034								



Sensitivity Test 5 year projections: Res7.1b Town Centre: 25% AH

Previous		Next		Summary Report 2				Print this Report		
Site Name		Res7.1b Town Centre: 25% AH				<b>Land and Developer Returns Assumptions</b>				
Site Information						Land & associated costs included in cashflow				
Description						Developer & contractor returns excluded from cashflow				
Date	03/01/2024	Updated		Compiled by	TM	Reference	Res7.1b			
<b>Summary Details</b>						Dwellings	GIA (Exc garages)	Garages GIA	Circ Space	Total GIA inc circ space & garages
Net Area		0.62 hectares				150.00	8,955.0	-	1,580.3	10,535.3
Gross Area		0.63 hectares		Market		0.75	6,873.8	-	1,213.0	8,086.8
Net to Gross %		99.21%		Affordable		149.25	2,081.3	-	367.3	2,448.5
Density		240.38 per net ha		% Affordable		99.50%				
<b>Scheme Revenue</b>										
		Total	Market dwellings	Affordable 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 (£)	51,612,743	44,610,638	7,002,105							
Average Revenue per unit	344,085	396,539	793,743							
Average Revenue per sq m GIA	5,764	6,490	14,302							
<b>Capital Contributions</b>										
	0	-	-							
	0	-	-							
	0	-	-							
	0	-	-							
	0	-	-							
	0	-	-							
	0	-	-							
Total Capital contributions (£)	-	-	-							
Total Revenue (£)	51,612,743									
<b>Scheme Development Costs</b>										
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									
Land & associated fees Total	1,520,423	2,417,207 per gross ha								
	Total	Market dwellings	Affordable dwellings		per dwelling		per sq m			
Build Cost (£) (inc garages)	26,465,029	20,313,625	6,151,404		176,434		2,512			
Additional Build Costs (£)	-	-	-		-		-			
Total GIA inc circ space & garages (sq m)	10,535	8,087	2,449							
Total Contingency - 7.5% Build Costs	1,984,877				13,233		188			
Total Build Cost (£)	28,449,906	20,313,625	6,151,404		189,666		2,700			
<b>Policy &amp; Infrastructure Costs</b>										
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	108,126	-	-		721		10			
Part S 2021 EV Charging	129,750	-	-		865		12			
S106	165,000	-	-		1,100		16			
SANG (Non CIL Liable flsp)	303,002	-	-		2,020		29			
Sprinklers	-	-	-		-		-			
	-	-	-		-		-			
	-	-	-		-		-			
Policy & Infrastructure Costs Total	738,690				4,925		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		86,382		2,304		42			
Professional Fees Total (£)	1,587,902	1,218,818	369,084		10,586		151			
CIL (£)	2,504,633				22,263		310			
Total Development Costs (£)	36,226,255				241,508		3,439			
<b>Development Period</b>										
Development Period	3 Years									
Debit Interest Rate	7.00%									
Credit Interest Rate	0.00%									
Annual Discount Rate	0.00%									
<b>Residual Value</b>										
Revenue and Capital Contributions (£)	51,612,743									
Land & associated Fees - inc in interest calc (£)	1,520,423									
Development Costs (£)	34,705,834									
Finance (£)	559,084									
ADR Cost (£)	0									
Total Dev Costs Inc Finance & ADR Costs (£)	36,785,340									
Gross Residual Value inc land less finance (£)	14,827,403									
Total Developer/Contractor Return (£)	8,321,539									
Residual Value inc land less finance (£) less Dev & Cont Returns (£)	6,505,864									

## Appendix IX Full cost reports from QSetc



# Indicative Cost Estimate

**Client:** Surrey Heath Borough Council

**Project:** London Road Masterplan, Camberley

**Date:** 14<sup>th</sup> February 2024

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

January 2024

## Document Control

**Identification** This Indicative Cost Estimate is categorised as follows:

Category	Details
<b>Project Name:</b>	Tall Buildings Review, Surrey Heath
<b>Project No:</b>	0823-QS-0036
<b>Author:</b>	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 <sup>th</sup> February 2024
Sarah Brogden	Director	Proofread	14 <sup>th</sup> 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 <sup>th</sup> January 2024
A	Mark Stevens	Omission of Demolition Costs	12 <sup>th</sup> January 2024
B	Mark Stevens	Inclusion of with/without Car Park, M4(2), BNG, & exclusion of EV Charging Points	26 <sup>th</sup> January 2024
C	Mark Stevens	Adjusted Scheme to incl. 364 Unit Scheme with Open Car Park	14 <sup>th</sup> February 2024

## Disclaimer

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*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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*January 2024*

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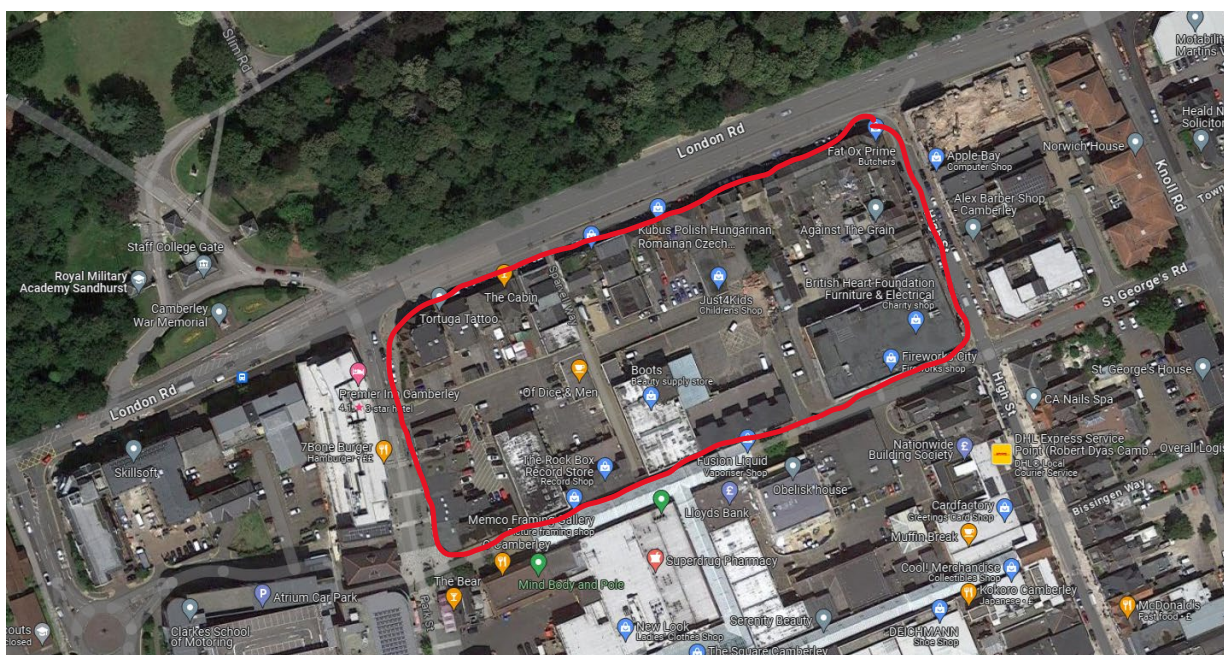
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## Introduction

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				Total m <sup>2</sup>
	Apartments m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
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			Total m <sup>2</sup>
	m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
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			Total m <sup>2</sup>
m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
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			Total m <sup>2</sup>
	m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
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			Total m <sup>2</sup>
	m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
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)***

<b>NIA</b>				
<b>Apartments</b>	<b>Other</b>			<b>Total m<sup>2</sup></b>
<b>m<sup>2</sup></b>	<b>Retail m<sup>2</sup></b>	<b>Community m<sup>2</sup></b>	<b>Car Park m<sup>2</sup></b>	
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)**

<b>GIFA</b>					
	<b>Apartments</b>	<b>Other</b>			<b>Total m<sup>2</sup></b>
	<b>m<sup>2</sup></b>	<b>Retail m<sup>2</sup></b>	<b>Community m<sup>2</sup></b>	<b>Car Park m<sup>2</sup></b>	
Overall	30,588	3,000	1,400	-	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			Total m <sup>2</sup>
m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
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.

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

*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)***

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

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

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

*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/m<sup>2</sup> (£205/Sq. Ft.) based on the GIFA or £3,269/m<sup>2</sup> (£304/Sq. Ft.) based on the total NIA.

<b>COST SUMMARY</b>	<b>GIFA Areas /m<sup>2</sup></b>	<b>Element Total</b>	<b>Cost /m<sup>2</sup> G.I.F.A</b>	<b>Cost /ft<sup>2</sup> G.I.F.A.</b>	<b>Cost /m<sup>2</sup> N.I.A.</b>	<b>Cost /ft<sup>2</sup> N.I.A</b>	<b>% of Cost</b>
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%
<b>SUB TOTAL OF ALL ELEMENTS</b>	<b>57,517</b>	<b>103,271,000</b>	<b>1,795.49</b>	<b>166.80</b>	<b>2,665.06</b>	<b>247.59</b>	<b>75%</b>
9 Main Contractor Preliminaries	15.00%	15,491,000	269.33	25.02	399.77	37.14	12%
<b>SUB-TOTAL</b>		<b>118,762,000</b>	<b>2,064.82</b>	<b>191.83</b>	<b>3,064.83</b>	<b>284.73</b>	<b>87%</b>
10 Main Contractor Overheads and Profit	0.00%	Excluded					
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION</b>		<b>118,762,000</b>	<b>2,064.82</b>	<b>191.83</b>	<b>3,064.83</b>	<b>284.73</b>	<b>87%</b>
11 Rebase to 3Q23 based on BCIS	-0.78%	(923,000)	(16.05)	(1.49)	(23.82)	(2.21)	-1%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION - REBASED</b>		<b>117,839,000</b>	<b>2,048.77</b>	<b>190.34</b>	<b>3,041.01</b>	<b>282.52</b>	<b>87%</b>
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					
<b>TOTAL CURRENT DAY COST</b>		<b>£126,677,000</b>	<b>2,202.43</b>	<b>204.61</b>	<b>3,269.08</b>	<b>303.71</b>	<b>100%</b>
<b>TOTAL CURRENT DAY COST (Rounded)</b>		<b>£126,677,000</b>	<b>2,202</b>	<b>205</b>	<b>3,269</b>	<b>304</b>	<b>100%</b>

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/m<sup>2</sup> (£222/Sq. Ft.) based on the GIFA or £3,018/m<sup>2</sup> (£280/Sq. Ft.) based on the total NIA.

<b>COST SUMMARY</b>	<b>GIFA Areas /m<sup>2</sup></b>	<b>Element Total</b>	<b>Cost /m<sup>2</sup> G.I.F.A.</b>	<b>Cost /ft<sup>2</sup> G.I.F.A.</b>	<b>Cost /m<sup>2</sup> N.I.A.</b>	<b>Cost /ft<sup>2</sup> N.I.A.</b>	<b>% of Cost</b>
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%
<b>SUB TOTAL OF ALL ELEMENTS</b>	<b>48,917</b>	<b>95,333,000</b>	<b>1,948.87</b>	<b>181.05</b>	<b>2,460.21</b>	<b>228.56</b>	<b>82%</b>
9 Main Contractor Preliminaries	15.00%	14,300,000	292.33	27.16	369.03	34.28	12%
<b>SUB-TOTAL</b>		<b>109,633,000</b>	<b>2,241.20</b>	<b>208.21</b>	<b>2,829.24</b>	<b>262.84</b>	<b>94%</b>
10 Main Contractor Overheads and Profit	0.00%	Excluded					
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION</b>		<b>109,633,000</b>	<b>2,241.20</b>	<b>208.21</b>	<b>2,829.24</b>	<b>262.84</b>	<b>94%</b>
11 Rebase to 3Q23 based on BCIS	-0.78%	(852,000)	(17.42)	(1.62)	(21.99)	(2.04)	-1%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION - REBASED</b>		<b>108,781,000</b>	<b>2,223.79</b>	<b>206.59</b>	<b>2,807.25</b>	<b>260.80</b>	<b>93%</b>
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					
<b>TOTAL CURRENT DAY COST</b>		<b>£116,940,000</b>	<b>2,390.58</b>	<b>222.09</b>	<b>3,017.81</b>	<b>280.36</b>	<b>193%</b>
<b>TOTAL CURRENT DAY COST (Rounded)</b>		<b>£116,940,000</b>	<b>2,391</b>	<b>222</b>	<b>3,018</b>	<b>280</b>	<b>100%</b>

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/m<sup>2</sup> (£201/Sq. Ft.) based on the GIFA or £3,219/m<sup>2</sup> (£299/Sq. Ft.) based on the total NIA.

<b>COST SUMMARY</b>	<b>GIFA Areas /m<sup>2</sup></b>	<b>Element Total</b>	<b>Cost /m<sup>2</sup> G.I.F.A</b>	<b>Cost /ft<sup>2</sup> G.I.F.A.</b>	<b>Cost /m<sup>2</sup> N.I.A.</b>	<b>Cost /ft<sup>2</sup> N.I.A</b>	<b>% of Cost</b>
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%
<b>SUB TOTAL OF ALL ELEMENTS</b>	<b>47,721</b>	<b>84,115,000</b>	<b>1,762.64</b>	<b>163.75</b>	<b>2,622.86</b>	<b>243.67</b>	<b>81%</b>
10 Main Contractor Preliminaries	15.00%	12,617,000	264.39	24.56	393.42	36.55	12%
<b>SUB-TOTAL</b>		<b>96,732,000</b>	<b>2,027.03</b>	<b>188.32</b>	<b>3,016.28</b>	<b>280.22</b>	<b>94%</b>
11 Main Contractor Overheads and Profit	0.00%	-	-	-	-	-	0%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION</b>		<b>96,732,000</b>	<b>2,027.03</b>	<b>188.32</b>	<b>3,016.28</b>	<b>280.22</b>	<b>94%</b>
12 Rebase to 3Q23 based on BCIS	-0.78%	(752,000)	(15.76)	(1.46)	(23.45)	(2.18)	-1%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION - REBASED</b>		<b>95,980,000</b>	<b>2,011.27</b>	<b>186.85</b>	<b>2,992.83</b>	<b>278.04</b>	<b>93%</b>
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					
<b>TOTAL CURRENT DAY COST</b>		<b>£103,235,000</b>	<b>2,163.30</b>	<b>200.98</b>	<b>3,219.05</b>	<b>299.06</b>	<b>100%</b>
<b>TOTAL CURRENT DAY COST (Rounded)</b>		<b>£103,235,000</b>	<b>2,163</b>	<b>201</b>	<b>3,219</b>	<b>299</b>	<b>100%</b>

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/m<sup>2</sup> (£222/Sq. Ft.) based on the GIFA or £2,915/m<sup>2</sup> (£271/Sq. Ft.) based on the total NIA.

<b>COST SUMMARY</b>	<b>GIFA Areas /m<sup>2</sup></b>	<b>Element Total</b>	<b>Cost /m<sup>2</sup> G.I.F.A</b>	<b>Cost /ft<sup>2</sup> G.I.F.A.</b>	<b>Cost /m<sup>2</sup> N.I.A.</b>	<b>Cost /ft<sup>2</sup> N.I.A</b>	<b>% of Cost</b>
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%
<b>SUB TOTAL OF ALL ELEMENTS</b>	<b>39,121</b>	<b>76,177,000</b>	<b>1,947.22</b>	<b>180.90</b>	<b>2,375.34</b>	<b>220.67</b>	<b>81%</b>
10 Main Contractor Preliminaries	15.00%	11,427,000	292.09	27.14	356.31	33.10	12%
<b>SUB-TOTAL</b>		<b>87,604,000</b>	<b>2,239.31</b>	<b>208.04</b>	<b>2,731.65</b>	<b>253.78</b>	<b>94%</b>
11 Main Contractor Overheads and Profit	0.00%	-	-	-	-	-	0%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION</b>		<b>87,604,000</b>	<b>2,239.31</b>	<b>208.04</b>	<b>2,731.65</b>	<b>253.78</b>	<b>94%</b>
12 Rebase to 3Q23 based on BCIS	-0.78%	(681,000)	(17.41)	(1.62)	(21.23)	(1.97)	-1%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION - REBASED</b>		<b>86,923,000</b>	<b>2,221.90</b>	<b>206.42</b>	<b>2,710.41</b>	<b>251.80</b>	<b>93%</b>
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					
<b>TOTAL CURRENT DAY COST</b>		<b>£93,493,000</b>	<b>2,389.84</b>	<b>222.02</b>	<b>2,915.28</b>	<b>270.84</b>	<b>100%</b>
<b>TOTAL CURRENT DAY COST (Rounded)</b>		<b>£93,493,000</b>	<b>2,390</b>	<b>222</b>	<b>2,915</b>	<b>271</b>	<b>100%</b>

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/m<sup>2</sup> (£206/Sq. Ft.) based on the GIFA or £2,891/m<sup>2</sup> (£269/Sq. Ft.) based on the total NIA.

<b>COST SUMMARY</b>	<b>GIFA Areas /m<sup>2</sup></b>	<b>Element Total</b>	<b>Cost /m<sup>2</sup> G.I.F.A.</b>	<b>Cost /ft<sup>2</sup> G.I.F.A.</b>	<b>Cost /m<sup>2</sup> N.I.A.</b>	<b>Cost /ft<sup>2</sup> N.I.A.</b>	<b>% of Cost</b>
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%
<b>SUB TOTAL OF ALL ELEMENTS</b>	<b>34,988</b>	<b>63,352,000</b>	<b>1,810.68</b>	<b>168.22</b>	<b>2,355.36</b>	<b>218.82</b>	<b>81%</b>
10 Main Contractor Preliminaries	15.00%	9,503,000	271.61	25.23	353.31	32.82	12%
<b>SUB-TOTAL</b>		<b>72,855,000</b>	<b>2,082.29</b>	<b>193.45</b>	<b>2,708.67</b>	<b>251.64</b>	<b>94%</b>
11 Main Contractor Overheads and Profit	0.00%	-	-	-	-	-	0%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION</b>		<b>72,855,000</b>	<b>2,082.29</b>	<b>193.45</b>	<b>2,708.67</b>	<b>251.64</b>	<b>94%</b>
12 Rebase to 3Q23 based on BCIS	-0.78%	(566,000)	(16.18)	(1.50)	(21.04)	(1.95)	-1%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION - REBASED</b>		<b>72,289,000</b>	<b>2,066.11</b>	<b>191.95</b>	<b>2,687.62</b>	<b>249.69</b>	<b>93%</b>
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					
<b>TOTAL CURRENT DAY COST</b>		<b>£77,753,000</b>	<b>2,222.28</b>	<b>206.45</b>	<b>2,890.77</b>	<b>268.56</b>	<b>100%</b>
<b>TOTAL CURRENT DAY COST (Rounded)</b>		<b>£77,753,000</b>	<b>2,222</b>	<b>206</b>	<b>2,891</b>	<b>269</b>	<b>100%</b>

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 3<sup>rd</sup> 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 Floors/Frame/Roof/Stairs	225 thick reinforced concrete slabs and concrete 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)**

<b>Kitchens (Paula Rosa Manhattan or similar)</b>
<ul style="list-style-type: none"><li>• Contemporary handle-less kitchen cabinets.</li><li>• Quartz work surfaces, splash back and upstands.</li><li>• Under pelmet lighting.</li><li>• Built in single multi-function oven.</li><li>• Black glass ceramic hob.</li><li>• Recirculating extractor.</li><li>• Integrated dishwasher (Bosch).</li><li>• Integrated fridge &amp; freezer (Bosch).</li><li>• Stainless steel 1½ bowl sink with mixer tap.</li><li>• Downlighters to kitchen area.</li><li>• Allowances made for a suitable 'affordable' specification which will be developed with the Registered Provider.</li></ul>
<b>Bathrooms (Ideal Standard or similar)</b>
<ul style="list-style-type: none"><li>• White wash hand basin with mixer tap.</li><li>• White wall hung toilet with soft close seat and concealed cistern.</li><li>• White double ended bath with thermostatic built-in mixer.</li><li>• Rain shower over bath with pull-out hand shower and screen.</li><li>• Ladder style heated chrome tower rail.</li><li>• Shaver socket.</li><li>• Porcelanosa wall tiles.</li><li>• Allowances made for a suitable 'affordable' specification which will be developed with the Registered Provider.</li></ul>
<b>Mechanical &amp; Electrical Installations</b>
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.
<b>General</b>
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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**Indicative Cost Estimate**  
**London Road Masterplan, Camberley**  
**Surrey Heath Borough Council**



*January 2024*

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**Appendix A1**

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



## Section 1 : WHOLE PROJECT COST SUMMARY

AREA SUMMARY			G.I.F.A m <sup>2</sup>	G.I.F.A ft <sup>2</sup>	N.I.A m <sup>2</sup>	N.I.A ft <sup>2</sup>	Net to Gross	
	Apartments - Private		35,614	383,345	27,480	295,795	77%	
	Apartments - 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 Schedule for assumptions)		8,600	92,570	-	-	0%	
			<u>57,517</u>	<u>619,112</u>	<u>38,750</u>	<u>417,105</u>	67%	
COST SUMMARY		GIFA Areas /m <sup>2</sup>	Element Total	Cost /m <sup>2</sup> G.I.F.A	Cost /ft <sup>2</sup> G.I.F.A.	Cost /m <sup>2</sup> N.I.A.	Cost /ft <sup>2</sup> 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%
<b>SUB TOTAL OF ALL ELEMENTS</b>		57,517	<b>103,271,000</b>	<b>1,795.49</b>	<b>166.80</b>	<b>2,665.06</b>	<b>247.59</b>	<b>75%</b>
9	Main Contractor Preliminaries	15.00%	15,491,000	269.33	25.02	399.77	37.14	12%
<b>SUB-TOTAL</b>			<b>118,762,000</b>	<b>2,064.82</b>	<b>191.83</b>	<b>3,064.83</b>	<b>284.73</b>	<b>87%</b>
10	Main Contractor Overheads and Profit	0.00%	Excluded					
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION</b>			<b>118,762,000</b>	<b>2,064.82</b>	<b>191.83</b>	<b>3,064.83</b>	<b>284.73</b>	<b>87%</b>
11	Rebase to 3Q23 based on BCIS	-0.78%	(923,000)	(16.05)	(1.49)	(23.82)	(2.21)	-1%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION - REBASED</b>			<b>117,839,000</b>	<b>2,048.77</b>	<b>190.34</b>	<b>3,041.01</b>	<b>282.52</b>	<b>87%</b>
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					
<b>TOTAL CURRENT DAY COST</b>			<b>£126,677,000</b>	<b>2,202.43</b>	<b>204.61</b>	<b>3,269.08</b>	<b>303.71</b>	<b>100%</b>
<b>TOTAL CURRENT DAY COST (Rounded)</b>			<b>£126,677,000</b>	<b>2,202</b>	<b>205</b>	<b>3,269</b>	<b>304</b>	<b>100%</b>

### 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.



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>1 Demolition</b>				
Demolition of existing buildings				Excluded
Asbestos removal				Excluded
Allowance for ground remediation (Subject to Surveys)				Excluded
	<b>Demolition to Summary</b>			<b>Excluded</b>
<b>2 Residential Shell &amp; Core</b>				
Substructure; CFA Piles & Ground Slab	44,517	m <sup>2</sup>	90	4,007,000
Extra Over for lift pits	15	Nr	3,500	Incl.
Frame	44,517	m <sup>2</sup>	140	6,232,000
Upper Floors	44,517	m <sup>2</sup>	130	5,787,000
Roof Coverings	1,550	m <sup>2</sup>	80	124,000
Roof drainage	1,550	m <sup>2</sup>	5	8,000
Extra over allowance for roof gardens	1,550	m <sup>2</sup>	220	341,000
Stairs - Main Common Stairs; 1 flight with half landing, balustrade and handrail; stairmaster or similar; <u>assumed 4 stair cores in west building and 6 in east building</u>	94	Nr	6,000	564,000
External Walls				
Glazing - 32% (Excluding balcony doors)	6,834	m <sup>2</sup>	480	3,280,000
Solid - 70%	19,677	m <sup>2</sup>	400	7,871,000
Lift Over Run	7	Nr	8,000	56,000
Balconies/Terraces	550	Nr	7,000	3,850,000
External Doors; Ground Floor	10	Nr	3,000	30,000
External Doors; Louvred; Single	8	Nr	4,000	32,000
External Doors; Louvred; Double	8	Nr	8,000	64,000
External Doors; Ground Floor; Escape Door	0	Nr	2,000	Included
External Doors; to balconies/terraces; sliding	550	Nr	2,000	1,100,000
Passenger Lifts;				
Serving 15 Floors (assumed 2 per lift core)	4	Nr	180,000	720,000
Serving 8 Floors (assumed 2 per lift core)	6	Nr	80,000	480,000
Extra Over for Fire Fighting lifts (assumed 1 per core)	5	Nr	20,000	100,000
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	m <sup>2</sup>	420	18,697,000
Allowance for roof mounted PV Panels	550	Nr	1,200	Incl.
	<b>Residential Shell &amp; Core to Summary</b>			<b>53,343,000</b>





## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>3</b>				
<b><u>Residential - Fit Out (Private)</u></b>				
<i>Fit Out to Apartments</i>				
1 Bed 2 Person	160	Nr	29,000	4,640,000
2 Bed 3 Person	120	Nr	42,000	5,040,000
2 Bed 4 Person	100	Nr	47,000	4,700,000
3 Bed 5 Person	60	Nr	55,000	3,300,000
 <i>Mechanical &amp; Electrical Installations</i>				
Private Apartments	440	Nr	15,000	6,600,000
 <i>Entrance/Concierge Lobby Fit Out</i>				
	1	Nr	50,000	50,000
 <i>Gym Fit Out; Sprung floor, suspended ceiling; mirrors to walls, MEP</i>				
	0	m <sup>2</sup>	300	Excluded
 <i>Residents Lounge Fit Out</i>				
	0	m <sup>2</sup>	200	Excluded
 <i>Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and fittings</i>				
	8,134	m <sup>2</sup>	220	1,789,000
 <i>Building Signage</i>				
	1	Item	20,000	20,000
 <i>Cycle Racks</i>				
Sheffield Hoops	15	Nr	50	800
Two Tier Stands	200	Nr	250	50,000
 <i>Eurobins</i>				
	20	Nr	250	5,000
	<b>Residential - Fit Out (Private) to Summary</b>			<b>26,194,800</b>
<b>4</b>				
<b><u>Residential - Fit Out (Affordable)</u></b>				
<i>Fit Out to Apartments</i>				
1 Bed 2 Person	40	Nr	28,000	1,120,000
2 Bed 3 Person	30	Nr	41,000	1,230,000
2 Bed 4 Person	25	Nr	44,000	1,100,000
3 Bed 5 Person	15	Nr	54,000	810,000
 <i>Mechanical &amp; Electrical Installations</i>				
Affordable/Shared Ownership Apartments	110	Nr	13,000	1,430,000
 <i>Entrance/Concierge Lobby Fit Out</i>				
	1	Nr	30,000	30,000
 <i>Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and fittings</i>				
	2,033	m <sup>2</sup>	200	407,000
 <i>Building Signage</i>				
	1	Item	8,000	8,000
 <i>Cycle Racks</i>				
Sheffield Hoops	3	Nr	50	150
Two Tier Stands	40	Nr	250	10,000
 <i>Eurobins</i>				
	4	Nr	250	1,000
	<b>Residential - Fit Out (Affordable) to Summary</b>			<b>6,146,150</b>



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>5</b>				
<b><u>Car Park</u></b>				
<b><u>Western Block</u></b>				
240 spaces over two storeys, assuming 25m <sup>2</sup> per car including circulation, ramps and pedestrian access	240	Nr	25,000	6,000,000
Extra Over for Communal Roof Garden	2,100	m <sup>2</sup>	305	640,500
<b><u>Eastern Block</u></b>				
130 spaces at grade level, assuming 20m <sup>2</sup> per car including circulation, car and pedestrian access	130	Nr	4,000	520,000
Extra Over for Communal Roof Garden	2,750	m <sup>2</sup>	305	838,750
			<b>Car Park to Summary</b>	<b>7,999,250</b>
<b>6</b>				
<b><u>Retail &amp; Community</u></b>				
Shell & Core	4,400	m <sup>2</sup>	1,000	4,400,000
Fit Out				Excluded
			<b>Retail &amp; Community to Summary</b>	<b>4,400,000</b>
<b>7</b>				
<b><u>Statutory Connections</u></b>				
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	m <sup>2</sup>	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
			<b>Statutory Connections to Summary</b>	<b>2,413,000</b>



## Section 2 : CALCULATIONS

		Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>8</b>	<b><u>External Works</u></b>				
8.1	General allowance	1	item		2,775,000
<b>External Works to Summary</b>					<b><u>2,775,000</u></b>



## Typical 1 Bed 2 Person Apartment

Average 1 Bed apartment at 50 m<sup>2</sup> NIA  
Equates to 65 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA	
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>							
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; 2700-3000mm high	15	m	140	2,120	42	4	
1.3	Extra Over Allowance for moisture resistant board to bathrooms	28	m <sup>2</sup>	10	280	6	1	
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	23	m <sup>2</sup>	35	799	16	1	
1.5	Extra Over for forming door openings	4	nr	15	60	1	0	
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	50	m <sup>2</sup>	45	2,268	45	4	
1.7	Allowance for bulkheads / curtain track support	6	m	50	300	6	1	
1.8	Access Panels	1	nr	350	350	7	1	
<b>2.0</b>	<b>Internal Doors</b>							
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	19	2	
2.2	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	-	-	-	
<b>3.0</b>	<b>Floor Finishes</b>							
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	50	m <sup>2</sup>	42	2,117	42	4	
3.2	Allowance for carpet to bedrooms	13	m <sup>2</sup>	20	257	5	0	
3.3	Allowance for laminate flooring to living areas, entrance	31	m <sup>2</sup>	60	1,860	37	3	
3.4	Allowance for tiling floor to Bathrooms / ensuite	7	m <sup>2</sup>	60	394	8	1	
3.5	Allowance for MDF skirtings	34	m	10	339	7	1	
<b>4.0</b>	<b>Wall Finishes</b>							
4.1	Tiled bathrooms; full height	28	m <sup>2</sup>	60	1,680	33	3	
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	10	1	
4.3	Allowance for paint to walls;	88	m <sup>2</sup>	10	882	17	2	
4.4	Allowance for paint to ceilings;	50	m <sup>2</sup>	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	
<b>5.0</b>	<b>Fittings</b>							
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,500	4,500	89	8	
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	2	
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	1	
5.6	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1	
5.7	Post box	1	nr	200	200	4	0	
<b>6.0</b>	<b>Services</b>							
6.1	Sanitaryware							
	<b>Sanitaryware to Bathroom</b>							
6.1.1	WC	1	nr	350	350	7	1	
6.1.2	WHB Incl. Taps	1	nr	350	350	7	1	
6.1.3	Bath Incl. Taps	1	nr	750	750	15	1	
6.1.4	Over bath shower and screen	1	nr	600	600	12	1	
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1	
	<b>Sanitaryware to Ensuite</b>							
6.1.6	WC	0	nr	350	-	-	-	
6.1.7	WHB incl. Taps	0	nr	350	-	-	-	
6.1.8	Shower; fixture, tray and glazed cubicle	0	nr	1,000	-	-	-	
6.1.9	Towel Rail & Fittings	0	nr	600	-	-	-	
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate Build Up			
				<b>TOTAL</b>	<b>£</b>	<b>29,403</b>	<b>583</b>	<b>54</b>



**Typical 2 Bed 4 Person Apartment - PRIVATE**

Average 2 Bed apartment at 70 m<sup>2</sup> NIA  
Equates to 88 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	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	m <sup>2</sup>	10	384	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	43	m <sup>2</sup>	35	1,522	22	2
1.5	Extra Over for forming door openings	7	nr	15	105	2	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	70	m <sup>2</sup>	45	3,150	45	4
1.7	Allowance for bulkheads / curtain track support	10	m	50	500	7	1
1.8	Access Panels	3	nr	350	1,050	15	1
<b>2.0</b>	<b>Internal Doors</b>						
2.1	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	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m <sup>2</sup>	42	2,940	42	4
3.2	Allowance for carpet to bedrooms	22	m <sup>2</sup>	20	440	6	1
3.3	Allowance for laminate flooring to living areas, entrance	42	m <sup>2</sup>	60	2,519	36	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	6	m <sup>2</sup>	60	360	5	0
3.5	Allowance for MDF skirtings	52	m	10	517	7	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; full height	29	m <sup>2</sup>	60	1,714	24	2
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	7	1
4.3	Allowance for paint to walls	134	m <sup>2</sup>	10	1,345	19	2
4.4	Allowance for paint to ceilings	70	m <sup>2</sup>	12	840	12	1
4.5	Allowance for paint to skirtings	52	m	6	310	4	0
4.6	Allowance for window boards	10	m	40	400	6	1
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,500	4,500	64	6
5.2	Incl. White Goods	1	nr	incl.			
5.3	Utility Room Fittings	0	nr	1,500	-	-	-
5.4	Allowance for Wardrobe	2	nr	1,200	2,400	34	3
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	0
5.6	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	1
5.7	Post box	1	nr	200	200	3	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	5	0
6.1.2	WHB incl. Taps	1	nr	350	350	5	0
6.1.3	Bath incl. Taps	1	nr	750	750	11	1
6.1.4	Over Bath Shower & Screen	1	nr	600	600	9	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	6	1
	<b>Sanitaryware to Ensuite</b>						
6.1.6	WC	1	nr	350	350	5	0
6.1.7	WHB incl. Taps	1	nr	350	350	5	0
6.1.8	Shower; fixture, tray and glazed cubicle	1	nr	1,000	1,000	14	1
6.1.9	Towel Rail & Fittings	1	nr	600	600	9	1
6.2	Allowance for Mechanical and Electrical Installations within apartments:-						
					See Separate Build Up		
<b>TOTAL</b>				<b>£</b>	<b>42,188</b>	<b>603</b>	<b>56</b>



**Typical 3 Bed 4 Person Apartment - PRIVATE**

Average 3 Bed apartment at 90 m<sup>2</sup> NIA  
Equates to 132 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	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	m <sup>2</sup>	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	m <sup>2</sup>	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	m <sup>2</sup>	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
<b>2.0</b>	<b>Internal Doors</b>						
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	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	90	m <sup>2</sup>	42	3,780	42	4
3.2	Allowance for carpet to bedrooms	33	m <sup>2</sup>	20	655	7	1
3.3	Allowance for engineered wood flooring to living areas, entrance	49	m <sup>2</sup>	60	2,954	33	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m <sup>2</sup>	60	480	5	0
3.5	Allowance for MDF skirtings	83	m	10	832	9	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; full height	42	m <sup>2</sup>	60	2,520	28	3
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	6	1
4.3	Allowance for paint to walls	216	m <sup>2</sup>	10	2,163	24	2
4.4	Allowance for paint to ceilings	90	m <sup>2</sup>	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
<b>5.0</b>	<b>Fittings</b>						
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
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
5.6	Silicone sealant to bathrooms/kitchens	3	nr	250	750	8	1
5.7	Post box	1	nr	200	200	2	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	4	0
6.1.2	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	7	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	5	0
	<b>Sanitaryware to Ensuite</b>						
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
6.2	Allowance for Mechanical and Electrical Installations within apartments:-						
					See Separate Build Up		
				<b>TOTAL</b>	<b>£ 54,164</b>	<b>602</b>	<b>56</b>



**Typical 3 Bed 5 Person Apartment - PRIVATE**

Average 3 Bed apartment at 93 m<sup>2</sup> NIA  
Equates to 137 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	16	m	200	3,200	34	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	49	5
1.3	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m <sup>2</sup>	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	m <sup>2</sup>	35	2,747	30	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	93	m <sup>2</sup>	45	4,185	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	11	1
<b>2.0</b>	<b>Internal Doors</b>						
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	49	5
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	93	m <sup>2</sup>	42	3,906	42	4
3.2	Allowance for carpet to bedrooms	33	m <sup>2</sup>	20	655	7	1
3.3	Allowance for engineered wood flooring to living areas, entrance	52	m <sup>2</sup>	60	3,134	34	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m <sup>2</sup>	60	480	5	0
3.5	Allowance for MDF skirtings	84	m	10	843	9	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; full height	42	m <sup>2</sup>	60	2,520	27	3
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	5	0
4.3	Allowance for paint to walls	219	m <sup>2</sup>	10	2,193	24	2
4.4	Allowance for paint to ceilings	93	m <sup>2</sup>	12	1,116	12	1
4.5	Allowance for paint to skirtings	84	m	6	506	5	1
4.6	Allowance for window boards	13	m	40	522	6	1
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	59	5
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	39	4
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
5.6	Silicone sealant to bathrooms/kitchens	3	nr	250	750	8	1
5.7	Post box	1	nr	200	200	2	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	4	0
6.1.2	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
	<b>Sanitaryware to Ensuite</b>						
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	6	1
6.2	<b>Allowance for Mechanical and Electrical Installations within apartments:-</b>						
				<b>TOTAL</b>	<b>£ 54,025</b>	<b>581</b>	<b>54</b>

## Typical 3 Bed 6 Person Apartment - PRIVATE

Average 3 Bed apartment at 98 m<sup>2</sup> N/A  
Equates to 144 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	16	m	200	3,200	33	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	47	4
1.3	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m <sup>2</sup>	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	m <sup>2</sup>	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	m <sup>2</sup>	45	4,401	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	11	1
<b>2.0</b>	<b>Internal Doors</b>						
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	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	98	m <sup>2</sup>	42	4,108	42	4
3.2	Allowance for carpet to bedrooms	33	m <sup>2</sup>	20	655	7	1
3.3	Allowance for engineered wood flooring to living areas, entrance	57	m <sup>2</sup>	60	3,422	35	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m <sup>2</sup>	60	480	5	0
3.5	Allowance for MDF skirtings	86	m	10	862	9	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; full height	42	m <sup>2</sup>	60	2,520	26	2
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	5	0
4.3	Allowance for paint to walls	224	m <sup>2</sup>	10	2,241	23	2
4.4	Allowance for paint to ceilings	98	m <sup>2</sup>	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
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	56	5
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	3
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
5.6	Silicone sealant to bathrooms/kitchens	3	nr	250	750	8	1
5.7	Post box	1	nr	200	200	2	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	4	0
6.1.2	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
	<b>Sanitaryware to Ensuite</b>						
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	10	1
6.1.9	Towel Rail & Fittings	1	nr	600	600	6	1
6.2	<b>Allowance for Mechanical and Electrical Installations within apartments:-</b>						
					<i>See Separate Build Up</i>		
	<b>TOTAL</b>			<b>£</b>	<b>54,865</b>	<b>561</b>	<b>52</b>





Typical 1 Bed 2 Person Apartment - AFFORDABLE / SHARED OWNERSHIP							
				Average 1 Bed apartment at	51	m <sup>2</sup>	N/A
				Equates to	75	m <sup>2</sup>	GIFA
Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	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
1.3	E.O. Allowance for moisture-resistant board to bathrooms and kitchens	28	m <sup>2</sup>	10	280	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	23	m <sup>2</sup>	35	799	16	1
1.5	E.O. for forming door openings	4	nr	15	60	1	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	51	m <sup>2</sup>	45	2,313	45	4
1.7	Allowance for bulkheads / curtain track support	6	m	50	300	6	1
1.8	Access Panels	1	nr	350	350	7	1
<b>2.0</b>	<b>Internal Doors</b>						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 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
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	51	m <sup>2</sup>	42	2,159	42	4
3.2	Allowance for carpet to bedrooms	13	m <sup>2</sup>	20	257	5	0
3.3	Allowance for laminate flooring to living areas, entrance	35	m <sup>2</sup>	55	1,901	37	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	4	m <sup>2</sup>	50	200	4	0
3.5	Allowance for MDF skirtings	47	m	10	473	9	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; half height	14	m <sup>2</sup>	50	700	14	1
4.2	Allowance for tiled splashbacks to kitchen	1	m	350	350	7	1
4.3	Allowance for paint to walls	88	m <sup>2</sup>	10	882	17	2
4.4	Allowance for paint to ceilings	50	m <sup>2</sup>	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
<b>5.0</b>	<b>Fittings</b>						
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			
5.3	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
5.6	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1
5.7	Post box	1	nr	200	200	4	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	7	1
6.1.2	WHB incl. Taps	1	nr	350	350	7	1
6.1.3	Bath incl. Taps	1	nr	750	750	15	1
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	12	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1
	<b>Sanitaryware to Ensuite</b>						
6.1.6	WC	0	nr	350	-	-	-
6.1.7	WHB incl. Taps	0	nr	350	-	-	-
6.1.8	Shower	0	nr	1,000	-	-	-
6.1.9	Towel Rail & Fittings	0	nr	450	-	-	-
6.2	<b>Allowance for Mechanical and Electrical Installations within apartments:-</b>						<i>See Separate Build Up</i>
<b>TOTAL</b>				<b>£</b>	<b>28,091</b>	<b>547</b>	<b>51</b>



**Typical 2 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP**

Average 2 Bed apartment at 70 m<sup>2</sup> NIA  
Equates to 103 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	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	E.O. Allowance for moisture resistant board to bathrooms and kitchens	38	m <sup>2</sup>	10	384	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	43	m <sup>2</sup>	35	1,522	22	2
1.5	E.O. for forming door openings	5	nr	15	75	1	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	70	m <sup>2</sup>	45	3,150	45	4
1.7	Allowance for bulkheads / curtain track support	10	m	50	500	7	1
1.8	Access Panels	2	nr	350	700	10	1
<b>2.0</b>	<b>Internal Doors</b>						
2.1	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	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m <sup>2</sup>	42	2,940	42	4
3.2	Allowance for carpet to bedrooms	22	m <sup>2</sup>	20	440	6	1
3.3	Allowance for laminate flooring to living areas, entrance	42	m <sup>2</sup>	55	2,309	33	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	6	m <sup>2</sup>	50	300	4	0
3.5	Allowance for MDF skirtings	72	m	10	720	10	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; half height	14	m <sup>2</sup>	50	714	10	1
4.2	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	5	0
4.3	Allowance for paint to walls	134	m <sup>2</sup>	10	1,345	19	2
4.4	Allowance for paint to ceilings	70	m <sup>2</sup>	12	840	12	1
4.5	Allowance for paint to skirtings	52	m	6	310	4	0
4.6	Allowance for window boards	10	m	40	400	6	1
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,000	5,000	71	7
5.2	Incl. White Goods	1	nr	incl			
5.3	Allowance for Wardrobe	2	nr	1,200	2,400	34	3
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	0
5.5	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	1
5.6	Post box	1	nr	200	200	3	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	5	0
6.1.2	WHB incl. Taps	1	nr	350	350	5	0
6.1.3	Bath incl. Taps	1	nr	750	750	11	1
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	9	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	6	1
	<b>Sanitaryware to WC</b>						
6.1.6	WC	1	nr	350	350	5	0
6.1.7	WHB incl. Taps	1	nr	350	350	5	0
6.1.8	Shower	1	nr	600	600	9	1
6.1.9	Towel Rail & Fittings	1	nr	450	450	6	1
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate Build Up		
<b>TOTAL</b>				<b>£</b>	<b>40,541</b>	<b>579</b>	<b>54</b>



**Typical 3 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP**

Average 3 Bed apartment at 103 m<sup>2</sup> NIA  
Equates to 151 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	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	m <sup>2</sup>	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	m <sup>2</sup>	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	m <sup>2</sup>	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
<b>2.0</b>	<b>Internal Doors</b>						
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	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	103	m <sup>2</sup>	42	4,326	42	4
3.2	Allowance for carpet to bedrooms	33	m <sup>2</sup>	20	655	6	1
3.3	Allowance for laminate flooring to living areas, entrance	62	m <sup>2</sup>	55	3,423	33	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m <sup>2</sup>	50	400	4	0
3.5	Allowance for MDF skirtings	102	m	10	1,022	10	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; half height	21	m <sup>2</sup>	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	m <sup>2</sup>	10	2,555	25	2
4.4	Allowance for paint to ceilings	103	m <sup>2</sup>	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
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	53	5
5.2	Incl. White Goods	1	nr	incl			
5.3	Allowance for Wardrobe	3	nr	1,200	3,600	35	3
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	3	0
5.5	Silicone sealant to bathrooms/kitchens	3	nr	250	750	7	1
5.6	Post box	1	nr	200	200	2	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
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
	<b>Sanitaryware to Ensuite</b>						
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 Up		
<b>TOTAL</b>				<b>£</b>	<b>53,701</b>	<b>521</b>	<b>48</b>

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



*January 2024*

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**Appendix A2**

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

## Section 1 : WHOLE PROJECT COST SUMMARY

AREA SUMMARY			G.I.F.A m <sup>2</sup>	G.I.F.A ft <sup>2</sup>	N.I.A m <sup>2</sup>	N.I.A ft <sup>2</sup>	Net to Gross	
	Apartments - Private		35,614	383,345	27,480	295,795	77%	
	Apartments - 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 Schedule for assumptions)		Excl.	Excl.	-	-	0%	
			<u>48,917</u>	<u>526,543</u>	<u>38,750</u>	<u>417,105</u>	79%	
COST SUMMARY		GIFA Areas /m <sup>2</sup>	Element Total	Cost /m <sup>2</sup> G.I.F.A	Cost /ft <sup>2</sup> G.I.F.A.	Cost /m <sup>2</sup> N.I.A.	Cost /ft <sup>2</sup> 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%
<b>SUB TOTAL OF ALL ELEMENTS</b>		<b>48,917</b>	<b>95,333,000</b>	<b>1,948.87</b>	<b>181.05</b>	<b>2,460.21</b>	<b>228.56</b>	<b>82%</b>
9	Main Contractor Preliminaries	15.00%	14,300,000	292.33	27.16	369.03	34.28	12%
<b>SUB-TOTAL</b>			<b>109,633,000</b>	<b>2,241.20</b>	<b>208.21</b>	<b>2,829.24</b>	<b>262.84</b>	<b>94%</b>
10	Main Contractor Overheads and Profit	0.00%	Excluded					
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION</b>			<b>109,633,000</b>	<b>2,241.20</b>	<b>208.21</b>	<b>2,829.24</b>	<b>262.84</b>	<b>94%</b>
11	Rebase to 3Q23 based on BCIS	-0.78%	(852,000)	(17.42)	(1.62)	(21.99)	(2.04)	-1%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION - REBASED</b>			<b>108,781,000</b>	<b>2,223.79</b>	<b>206.59</b>	<b>2,807.25</b>	<b>260.80</b>	<b>93%</b>
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					
<b>TOTAL CURRENT DAY COST</b>			<b>£116,940,000</b>	<b>2,390.58</b>	<b>222.09</b>	<b>3,017.81</b>	<b>280.36</b>	<b>193%</b>
<b>TOTAL CURRENT DAY COST (Rounded)</b>			<b>£116,940,000</b>	<b>2,391</b>	<b>222</b>	<b>3,018</b>	<b>280</b>	<b>100%</b>

### 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.



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>1</b>	<b><u>Demolition</u></b>			
Demolition of existing buildings				Excluded
Asbestos removal				Excluded
Allowance for ground remediation (Subject to Surveys)				Excluded
	<b>Demolition to Summary</b>			<b>Excluded</b>
<b>2</b>	<b><u>Residential Shell &amp; Core</u></b>			
Substructure; CFA Piles & Ground Slab	44,517	m <sup>2</sup>	90	4,007,000
Extra Over for lift pits	15	Nr	3,500	Incl.
Frame	44,517	m <sup>2</sup>	140	6,232,000
Upper Floors	44,517	m <sup>2</sup>	130	5,787,000
Roof Coverings	1,550	m <sup>2</sup>	80	124,000
Roof drainage	1,550	m <sup>2</sup>	5	8,000
Extra over allowance for roof gardens	1,550	m <sup>2</sup>	220	341,000
Stairs - Main Common Stairs; 1 flight with half landing, balustrade and handrail; stairmaster or similar; <u>assumed 4 stair cores in west building and 6 in east building</u>	94	Nr	6,000	564,000
External Walls			#REF!	
Glazing - 32% (Excluding balcony doors)	6,834	m <sup>2</sup>	480	3,280,000
Solid - 70%	19,677	m <sup>2</sup>	400	7,871,000
Lift Over Run	7	Nr	8,000	56,000
Balconies/Terraces	550	Nr	7,000	3,850,000
External Doors; Ground Floor	10	Nr	3,000	30,000
External Doors; Louvred; Single	8	Nr	4,000	32,000
External Doors; Louvred; Double	8	Nr	8,000	64,000
External Doors; Ground Floor; Escape Door	0	Nr	2,000	Included
External Doors; to balconies/terraces; sliding	550	Nr	2,000	1,100,000
Passenger Lifts;			#REF!	
Serving 15 Floors (assumed 2 per lift core)	4	Nr	180,000	720,000
Serving 8 Floors (assumed 2 per lift core)	6	Nr	80,000	480,000
Extra Over for Fire Fighting lifts (assumed 1 per core)	5	Nr	20,000	100,000
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	m <sup>2</sup>	420	18,697,000
Allowance for roof mounted PV Panels	550	Nr	1,200	Incl.
	<b>Residential Shell &amp; Core to Summary</b>			<b>53,343,000</b>



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>3</b>				
<b><u>Residential - Fit Out (Private)</u></b>				
<i>Fit Out to Apartments</i>				
1 Bed 2 Person	160	Nr	29,000	4,640,000
2 Bed 3 Person	120	Nr	42,000	5,040,000
2 Bed 4 Person	100	Nr	47,000	4,700,000
3 Bed 5 Person	60	Nr	55,000	3,300,000
 <i>Mechanical &amp; Electrical Installations</i>				
Private Apartments	440	Nr	15,000	6,600,000
 <i>Entrance/Concierge Lobby Fit Out</i>				
	1	Nr	50,000	50,000
 <i>Gym Fit Out; Sprung floor, suspended ceiling; mirrors to walls, MEP</i>				
	0	m <sup>2</sup>	300	Excluded
 <i>Residents Lounge Fit Out</i>				
	0	m <sup>2</sup>	200	Excluded
 <i>Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and fittings</i>				
	8,134	m <sup>2</sup>	220	1,789,000
 <i>Building Signage</i>				
	1	Item	20,000	20,000
 <i>Cycle Racks</i>				
Sheffield Hoops	15	Nr	50	800
Two Tier Stands	200	Nr	250	50,000
 <i>Eurobins</i>				
	20	Nr	250	5,000
	<b>Residential - Fit Out (Private) to Summary</b>			<b>26,194,800</b>
<b>4</b>				
<b><u>Residential - Fit Out (Affordable)</u></b>				
<i>Fit Out to Apartments</i>				
1 Bed 2 Person	40	Nr	28,000	1,120,000
2 Bed 3 Person	30	Nr	41,000	1,230,000
2 Bed 4 Person	25	Nr	44,000	1,100,000
3 Bed 5 Person	15	Nr	54,000	810,000
 <i>Mechanical &amp; Electrical Installations</i>				
Affordable/Shared Ownership Apartments	110	Nr	13,000	1,430,000
 <i>Entrance/Concierge Lobby Fit Out</i>				
	1	Nr	30,000	30,000
 <i>Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and fittings</i>				
	2,033	m <sup>2</sup>	200	407,000
 <i>Building Signage</i>				
	1	Item	8,000	8,000
 <i>Cycle Racks</i>				
Sheffield Hoops	3	Nr	50	150
Two Tier Stands	40	Nr	250	10,000
 <i>Eurobins</i>				
	4	Nr	250	1,000
	<b>Residential - Fit Out (Affordable) to Summary</b>			<b>6,146,150</b>



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>5</b>				
<b><u>Car Park</u></b>				
<i>Excluded from Cost Assessment</i>				
<b>Car Park to Summary</b>				<b>0</b>
<b>6</b>				
<b><u>Retail Commercial</u></b>				
Shell & Core	4,400	m <sup>2</sup>	1,000	4,400,000
Fit Out				Excluded
<b>Retail Commercial to Summary</b>				<b>4,400,000</b>
<b>7</b>				
<b><u>Statutory Connections</u></b>				
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	m <sup>2</sup>	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
<b>Statutory Connections to Summary</b>				<b>2,413,000</b>





## Section 2 : CALCULATIONS

		Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>8</b>	<b><u>External Works</u></b>				
8.1	General allowance	1	item		2,836,000
<b>External Works to Summary</b>					<b><u>2,836,000</u></b>



## Typical 1 Bed 2 Person Apartment

Average 1 Bed apartment at 50 m<sup>2</sup> NIA  
Equates to 65 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA	
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>							
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; 2700-3000mm high	15	m	140	2,120	42	4	
1.3	Extra Over Allowance for moisture resistant board to bathrooms	28	m <sup>2</sup>	10	280	6	1	
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	23	m <sup>2</sup>	35	799	16	1	
1.5	Extra Over for forming door openings	4	nr	15	60	1	0	
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	50	m <sup>2</sup>	45	2,268	45	4	
1.7	Allowance for bulkheads / curtain track support	6	m	50	300	6	1	
1.8	Access Panels	1	nr	350	350	7	1	
<b>2.0</b>	<b>Internal Doors</b>							
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	19	2	
2.2	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	-	-	-	
<b>3.0</b>	<b>Floor Finishes</b>							
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	50	m <sup>2</sup>	42	2,117	42	4	
3.2	Allowance for carpet to bedrooms	13	m <sup>2</sup>	20	257	5	0	
3.3	Allowance for laminate flooring to living areas, entrance	31	m <sup>2</sup>	60	1,860	37	3	
3.4	Allowance for tiling floor to Bathrooms / ensuite	7	m <sup>2</sup>	60	394	8	1	
3.5	Allowance for MDF skirtings	34	m	10	339	7	1	
<b>4.0</b>	<b>Wall Finishes</b>							
4.1	Tiled bathrooms; full height	28	m <sup>2</sup>	60	1,680	33	3	
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	10	1	
4.3	Allowance for paint to walls;	88	m <sup>2</sup>	10	882	17	2	
4.4	Allowance for paint to ceilings;	50	m <sup>2</sup>	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	
<b>5.0</b>	<b>Fittings</b>							
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,500	4,500	89	8	
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	2	
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	1	
5.6	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1	
5.7	Post box	1	nr	200	200	4	0	
<b>6.0</b>	<b>Services</b>							
6.1	Sanitaryware							
	<b>Sanitaryware to Bathroom</b>							
6.1.1	WC	1	nr	350	350	7	1	
6.1.2	WHB Incl. Taps	1	nr	350	350	7	1	
6.1.3	Bath Incl. Taps	1	nr	750	750	15	1	
6.1.4	Over bath shower and screen	1	nr	600	600	12	1	
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1	
	<b>Sanitaryware to Ensuite</b>							
6.1.6	WC	0	nr	350	-	-	-	
6.1.7	WHB incl. Taps	0	nr	350	-	-	-	
6.1.8	Shower; fixture, tray and glazed cubicle	0	nr	1,000	-	-	-	
6.1.9	Towel Rail & Fittings	0	nr	600	-	-	-	
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate Build Up			
				<b>TOTAL</b>	<b>£</b>	<b>29,403</b>	<b>583</b>	<b>54</b>



**Typical 2 Bed 4 Person Apartment - PRIVATE**

Average 2 Bed apartment at 70 m<sup>2</sup> NIA  
Equates to 88 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	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	m <sup>2</sup>	10	384	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	43	m <sup>2</sup>	35	1,522	22	2
1.5	Extra Over for forming door openings	7	nr	15	105	2	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	70	m <sup>2</sup>	45	3,150	45	4
1.7	Allowance for bulkheads / curtain track support	10	m	50	500	7	1
1.8	Access Panels	3	nr	350	1,050	15	1
<b>2.0</b>	<b>Internal Doors</b>						
2.1	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	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m <sup>2</sup>	42	2,940	42	4
3.2	Allowance for carpet to bedrooms	22	m <sup>2</sup>	20	440	6	1
3.3	Allowance for laminate flooring to living areas, entrance	42	m <sup>2</sup>	60	2,519	36	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	6	m <sup>2</sup>	60	360	5	0
3.5	Allowance for MDF skirtings	52	m	10	517	7	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; full height	29	m <sup>2</sup>	60	1,714	24	2
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	7	1
4.3	Allowance for paint to walls	134	m <sup>2</sup>	10	1,345	19	2
4.4	Allowance for paint to ceilings	70	m <sup>2</sup>	12	840	12	1
4.5	Allowance for paint to skirtings	52	m	6	310	4	0
4.6	Allowance for window boards	10	m	40	400	6	1
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,500	4,500	64	6
5.2	Incl. White Goods	1	nr	incl.			
5.3	Utility Room Fittings	0	nr	1,500	-	-	-
5.4	Allowance for Wardrobe	2	nr	1,200	2,400	34	3
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	0
5.6	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	1
5.7	Post box	1	nr	200	200	3	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	5	0
6.1.2	WHB incl. Taps	1	nr	350	350	5	0
6.1.3	Bath incl. Taps	1	nr	750	750	11	1
6.1.4	Over Bath Shower & Screen	1	nr	600	600	9	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	6	1
	<b>Sanitaryware to Ensuite</b>						
6.1.6	WC	1	nr	350	350	5	0
6.1.7	WHB incl. Taps	1	nr	350	350	5	0
6.1.8	Shower; fixture, tray and glazed cubicle	1	nr	1,000	1,000	14	1
6.1.9	Towel Rail & Fittings	1	nr	600	600	9	1
6.2	Allowance for Mechanical and Electrical Installations within apartments:-						
					See Separate Build Up		
<b>TOTAL</b>				<b>£</b>	<b>42,188</b>	<b>603</b>	<b>56</b>



**Typical 3 Bed 5 Person Apartment - PRIVATE**

Average 3 Bed apartment at 93 m<sup>2</sup> NIA  
Equates to 137 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	16	m	200	3,200	34	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	49	5
1.3	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m <sup>2</sup>	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	m <sup>2</sup>	35	2,747	30	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	93	m <sup>2</sup>	45	4,185	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	11	1
<b>2.0</b>	<b>Internal Doors</b>						
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	49	5
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	93	m <sup>2</sup>	42	3,906	42	4
3.2	Allowance for carpet to bedrooms	33	m <sup>2</sup>	20	655	7	1
3.3	Allowance for engineered wood flooring to living areas, entrance	52	m <sup>2</sup>	60	3,134	34	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m <sup>2</sup>	60	480	5	0
3.5	Allowance for MDF skirtings	84	m	10	843	9	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; full height	42	m <sup>2</sup>	60	2,520	27	3
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	5	0
4.3	Allowance for paint to walls	219	m <sup>2</sup>	10	2,193	24	2
4.4	Allowance for paint to ceilings	93	m <sup>2</sup>	12	1,116	12	1
4.5	Allowance for paint to skirtings	84	m	6	506	5	1
4.6	Allowance for window boards	13	m	40	522	6	1
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	59	5
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	39	4
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
5.6	Silicone sealant to bathrooms/kitchens	3	nr	250	750	8	1
5.7	Post box	1	nr	200	200	2	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	4	0
6.1.2	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
	<b>Sanitaryware to Ensuite</b>						
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	6	1
6.2	<b>Allowance for Mechanical and Electrical Installations within apartments:-</b>						
<b>TOTAL</b>				<b>£</b>	<b>54,025</b>	<b>581</b>	<b>54</b>



**Typical 3 Bed 6 Person Apartment - PRIVATE**

Average 3 Bed apartment at 98 m<sup>2</sup> NIA  
Equates to 144 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	16	m	200	3,200	33	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	47	4
1.3	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m <sup>2</sup>	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	m <sup>2</sup>	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	m <sup>2</sup>	45	4,401	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	11	1
<b>2.0</b>	<b>Internal Doors</b>						
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	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	98	m <sup>2</sup>	42	4,108	42	4
3.2	Allowance for carpet to bedrooms	33	m <sup>2</sup>	20	655	7	1
3.3	Allowance for engineered wood flooring to living areas, entrance	57	m <sup>2</sup>	60	3,422	35	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m <sup>2</sup>	60	480	5	0
3.5	Allowance for MDF skirtings	86	m	10	862	9	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; full height	42	m <sup>2</sup>	60	2,520	26	2
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	5	0
4.3	Allowance for paint to walls	224	m <sup>2</sup>	10	2,241	23	2
4.4	Allowance for paint to ceilings	98	m <sup>2</sup>	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
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	56	5
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	3
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
5.6	Silicone sealant to bathrooms/kitchens	3	nr	250	750	8	1
5.7	Post box	1	nr	200	200	2	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	4	0
6.1.2	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
	<b>Sanitaryware to Ensuite</b>						
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	10	1
6.1.9	Towel Rail & Fittings	1	nr	600	600	6	1
6.2	Allowance for Mechanical and Electrical Installations within apartments:-						
						<i>See Separate Build Up</i>	
				<b>TOTAL</b>	<b>£</b>	<b>54,865</b>	<b>561</b>
							<b>52</b>



Typical 1 Bed 2 Person Apartment - AFFORDABLE / SHARED OWNERSHIP							
		Average 1 Bed apartment at	51	m <sup>2</sup>	N/A		
		Equates to	75	m <sup>2</sup>	GIFA		
Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	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
1.3	E.O. Allowance for moisture-resistant board to bathrooms and kitchens	28	m <sup>2</sup>	10	280	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	23	m <sup>2</sup>	35	799	16	1
1.5	E.O. for forming door openings	4	nr	15	60	1	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	51	m <sup>2</sup>	45	2,313	45	4
1.7	Allowance for bulkheads / curtain track support	6	m	50	300	6	1
1.8	Access Panels	1	nr	350	350	7	1
<b>2.0</b>	<b>Internal Doors</b>						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 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
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	51	m <sup>2</sup>	42	2,159	42	4
3.2	Allowance for carpet to bedrooms	13	m <sup>2</sup>	20	257	5	0
3.3	Allowance for laminate flooring to living areas, entrance	35	m <sup>2</sup>	55	1,901	37	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	4	m <sup>2</sup>	50	200	4	0
3.5	Allowance for MDF skirtings	47	m	10	473	9	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; half height	14	m <sup>2</sup>	50	700	14	1
4.2	Allowance for tiled splashbacks to kitchen	1	m	350	350	7	1
4.3	Allowance for paint to walls	88	m <sup>2</sup>	10	882	17	2
4.4	Allowance for paint to ceilings	50	m <sup>2</sup>	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
<b>5.0</b>	<b>Fittings</b>						
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			
5.3	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
5.6	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1
5.7	Post box	1	nr	200	200	4	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	7	1
6.1.2	WHB incl. Taps	1	nr	350	350	7	1
6.1.3	Bath incl. Taps	1	nr	750	750	15	1
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	12	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1
	<b>Sanitaryware to Ensuite</b>						
6.1.6	WC	0	nr	350	-	-	-
6.1.7	WHB incl. Taps	0	nr	350	-	-	-
6.1.8	Shower	0	nr	1,000	-	-	-
6.1.9	Towel Rail & Fittings	0	nr	450	-	-	-
6.2	Allowance for Mechanical and Electrical Installations within apartments:-						
						See Separate Build Up	
				<b>TOTAL</b>	<b>£</b>	<b>28,091</b>	<b>547</b>
							<b>51</b>



**Typical 2 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP**

Average 2 Bed apartment at 70 m<sup>2</sup> NIA  
Equates to 103 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	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	E.O. Allowance for moisture resistant board to bathrooms and kitchens	38	m <sup>2</sup>	10	384	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	43	m <sup>2</sup>	35	1,522	22	2
1.5	E.O. for forming door openings	5	nr	15	75	1	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	70	m <sup>2</sup>	45	3,150	45	4
1.7	Allowance for bulkheads / curtain track support	10	m	50	500	7	1
1.8	Access Panels	2	nr	350	700	10	1
<b>2.0</b>	<b>Internal Doors</b>						
2.1	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	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m <sup>2</sup>	42	2,940	42	4
3.2	Allowance for carpet to bedrooms	22	m <sup>2</sup>	20	440	6	1
3.3	Allowance for laminate flooring to living areas, entrance	42	m <sup>2</sup>	55	2,309	33	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	6	m <sup>2</sup>	50	300	4	0
3.5	Allowance for MDF skirtings	72	m	10	720	10	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; half height	14	m <sup>2</sup>	50	714	10	1
4.2	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	5	0
4.3	Allowance for paint to walls	134	m <sup>2</sup>	10	1,345	19	2
4.4	Allowance for paint to ceilings	70	m <sup>2</sup>	12	840	12	1
4.5	Allowance for paint to skirtings	52	m	6	310	4	0
4.6	Allowance for window boards	10	m	40	400	6	1
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,000	5,000	71	7
5.2	Incl. White Goods	1	nr	incl			
5.3	Allowance for Wardrobe	2	nr	1,200	2,400	34	3
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	0
5.5	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	1
5.6	Post box	1	nr	200	200	3	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	5	0
6.1.2	WHB incl. Taps	1	nr	350	350	5	0
6.1.3	Bath incl. Taps	1	nr	750	750	11	1
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	9	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	6	1
	<b>Sanitaryware to WC</b>						
6.1.6	WC	1	nr	350	350	5	0
6.1.7	WHB incl. Taps	1	nr	350	350	5	0
6.1.8	Shower	1	nr	600	600	9	1
6.1.9	Towel Rail & Fittings	1	nr	450	450	6	1
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate Build Up		
<b>TOTAL</b>				<b>£</b>	<b>40,541</b>	<b>579</b>	<b>54</b>





**Typical 3 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP**

Average 3 Bed apartment at 103 m<sup>2</sup> NIA  
Equates to 151 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA	
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>							
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	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	m <sup>2</sup>	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	m <sup>2</sup>	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	m <sup>2</sup>	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	
<b>2.0</b>	<b>Internal Doors</b>							
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	-	-	-	
<b>3.0</b>	<b>Floor Finishes</b>							
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	103	m <sup>2</sup>	42	4,326	42	4	
3.2	Allowance for carpet to bedrooms	33	m <sup>2</sup>	20	655	6	1	
3.3	Allowance for laminate flooring to living areas, entrance	62	m <sup>2</sup>	55	3,423	33	3	
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m <sup>2</sup>	50	400	4	0	
3.5	Allowance for MDF skirtings	102	m	10	1,022	10	1	
<b>4.0</b>	<b>Wall Finishes</b>							
4.1	Tiled bathrooms; half height	21	m <sup>2</sup>	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	m <sup>2</sup>	10	2,555	25	2	
4.4	Allowance for paint to ceilings	103	m <sup>2</sup>	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	
<b>5.0</b>	<b>Fittings</b>							
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	53	5	
5.2	Incl. White Goods	1	nr	incl				
5.3	Allowance for Wardrobe	3	nr	1,200	3,600	35	3	
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	3	0	
5.5	Silicone sealant to bathrooms/kitchens	3	nr	250	750	7	1	
5.6	Post box	1	nr	200	200	2	0	
<b>6.0</b>	<b>Services</b>							
6.1	Sanitaryware							
	<b>Sanitaryware to Bathroom</b>							
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	
	<b>Sanitaryware to Ensuite</b>							
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 Up			
				<b>TOTAL</b>	<b>£</b>	<b>53,701</b>	<b>521</b>	<b>48</b>

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



*January 2024*

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**Appendix A3**

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

## Section 1 : WHOLE PROJECT COST SUMMARY

AREA SUMMARY		G.I.F.A m <sup>2</sup>	G.I.F.A ft <sup>2</sup>	N.I.A m <sup>2</sup>	N.I.A ft <sup>2</sup>	Net to Gross		
	Apartments - Private	27,777	298,989	22,136	238,272	80%		
	Apartments - 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 Schedule for assumptions)	8,600	92,570	-	-	0%		
		<u>47,721</u>	<u>513,669</u>	<u>32,070</u>	<u>345,201</u>	67%		
COST SUMMARY		GIFA Areas /m <sup>2</sup>	Element Total	Cost /m <sup>2</sup> G.I.F.A	Cost /ft <sup>2</sup> G.I.F.A	Cost /m <sup>2</sup> N.I.A	Cost /ft <sup>2</sup> 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%
<b>SUB TOTAL OF ALL ELEMENTS</b>		47,721	<b>84,115,000</b>	<b>1,762.64</b>	<b>163.75</b>	<b>2,622.86</b>	<b>243.67</b>	<b>81%</b>
10	Main Contractor Preliminaries	15.00%	12,617,000	264.39	24.56	393.42	36.55	12%
<b>SUB-TOTAL</b>			<b>96,732,000</b>	<b>2,027.03</b>	<b>188.32</b>	<b>3,016.28</b>	<b>280.22</b>	<b>94%</b>
11	Main Contractor Overheads and Profit	0.00%	-	-	-	-	-	0%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION</b>			<b>96,732,000</b>	<b>2,027.03</b>	<b>188.32</b>	<b>3,016.28</b>	<b>280.22</b>	<b>94%</b>
12	Rebase to 3Q23 based on BCIS	-0.78%	(752,000)	(15.76)	(1.46)	(23.45)	(2.18)	-1%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION - REBASED</b>			<b>95,980,000</b>	<b>2,011.27</b>	<b>186.85</b>	<b>2,992.83</b>	<b>278.04</b>	<b>93%</b>
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					
<b>TOTAL CURRENT DAY COST</b>			<b>£103,235,000</b>	<b>2,163.30</b>	<b>200.98</b>	<b>3,219.05</b>	<b>299.06</b>	<b>100%</b>
<b>TOTAL CURRENT DAY COST (Rounded)</b>			<b>£103,235,000</b>	<b>2,163</b>	<b>201</b>	<b>3,219</b>	<b>299</b>	<b>100%</b>

### 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.



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>1 Demolition</b>				
Demolition of existing buildings	1	item	-	Excluded
Asbestos removal				Excluded
Allowance for ground remediation (Subject to Surveys)				Excluded
<b>Demolition to Summary</b>				<b>Excluded</b>
<b>2 Residential Shell &amp; Core</b>				
Substructure; CFA Piles & Ground Slab	34,721	m <sup>2</sup>	90	3,125,000
Extra Over for lift pits	15	Nr	3,500	Incl.
Frame	34,721	m <sup>2</sup>	140	4,861,000
Upper Floors	34,721	m <sup>2</sup>	130	4,514,000
Roof Coverings	1,550	m <sup>2</sup>	80	124,000
Roof drainage	1,550	m <sup>2</sup>	5	8,000
Extra over allowance for roof gardens	1,550	m <sup>2</sup>	220	341,000
Stairs - Main Common Stairs; 1 flight with half landing, balustrade and handrail; stairmaster or similar; <u>assumed 4 stair cores in west building and 6 in east building</u>	82	Nr	6,000	492,000
External Walls				
Glazing - 32% (Excluding balcony doors)	5,237	m <sup>2</sup>	480	2,514,000
Solid - 70%	15,347	m <sup>2</sup>	400	6,139,000
Lift Over Run	7	Nr	8,000	56,000
Balconies/Terraces	450	Nr	7,000	3,150,000
External Doors; Ground Floor	10	Nr	3,000	30,000
External Doors; Louvred; Single	8	Nr	4,000	32,000
External Doors; Louvred; Double	8	Nr	8,000	64,000
External Doors; Ground Floor; Escape Door	0	Nr	2,000	Included
External Doors; to balconies/terraces; sliding	450	Nr	2,000	900,000
Passenger Lifts;			#REF!	
Serving 9 Floors (assumed 2 per lift core)	4	Nr	90,000	360,000
Serving 8 Floors (assumed 2 per lift core)	6	Nr	80,000	480,000
Extra Over for Fire Fighting lifts (assumed 1 per core)	5	Nr	20,000	100,000
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	m <sup>2</sup>	400	13,888,000
Allowance for roof mounted PV Panels	450	Nr	1,200	Incl.
<b>Residential Shell &amp; Core to Summary</b>				<b>41,178,000</b>

## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>3</b>				
<b><u>Residential - Fit Out (Private)</u></b>				
<i>Fit Out to Apartments</i>				
1 Bed 2 Person	152	Nr	29,000	4,408,000
2 Bed 3 Person	88	Nr	42,000	3,696,000
2 Bed 4 Person	72	Nr	47,000	3,384,000
3 Bed 5 Person	48	Nr	55,000	2,640,000
 <i>Mechanical &amp; Electrical Installations</i>				
Private Apartments	360	Nr	15,000	5,400,000
 <i>Entrance/Concierge Lobby Fit Out</i>				
	1	Nr	50,000	50,000
 <i>Gym Fit Out; Sprung floor, suspended ceiling; mirrors to walls, MEP</i>				
	0	m <sup>2</sup>	300	Excluded
 <i>Residents Lounge Fit Out</i>				
	0	m <sup>2</sup>	200	Excluded
 <i>Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and fittings</i>				
	5,641	m <sup>2</sup>	220	1,241,000
 <i>Building Signage</i>				
	1	Item	20,000	20,000
 <i>Cycle Racks</i>				
Sheffield Hoops	10	Nr	50	500
Two Tier Stands	150	Nr	250	37,500
 <i>Eurobins</i>				
	15	Nr	250	3,800
<b>Residential - Fit Out (Private) to Summary</b>				<b>20,880,800</b>
 <b>4</b>				
<b><u>Residential - Fit Out (Affordable)</u></b>				
<i>Fit Out to Apartments</i>				
1 Bed 2 Person	38	Nr	28,000	1,064,000
2 Bed 3 Person	22	Nr	41,000	902,000
2 Bed 4 Person	18	Nr	44,000	792,000
3 Bed 5 Person	12	Nr	54,000	648,000
 <i>Mechanical &amp; Electrical Installations</i>				
Affordable/Shared Ownership Apartments	90	Nr	13,000	1,170,000
 <i>Entrance/Concierge Lobby Fit Out</i>				
	1	Nr	30,000	30,000
 <i>Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and fittings</i>				
	1,410	m <sup>2</sup>	200	282,000
 <i>Building Signage</i>				
	1	Item	8,000	8,000
 <i>Cycle Racks</i>				
Sheffield Hoops	2	Nr	50	100
Two Tier Stands	30	Nr	250	7,500
 <i>Eurobins</i>				
	3	Nr	250	750
<b>Residential - Fit Out (Affordable) to Summary</b>				<b>4,904,350</b>



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>5</b>				
<b><u>Car Park</u></b>				
<b><u>Western Block</u></b>				
240 spaces over two storeys, assuming 25m <sup>2</sup> per car including circulation, ramps and pedestrian access	240	Nr	25,000	6,000,000
Extra Over for Communal Garden	2,100	m <sup>2</sup>	305	640,500
<b><u>Eastern Block</u></b>				
130 spaces at grade level, assuming 20m <sup>2</sup> per car including circulation, car and pedestrian access	130	Nr	4,000	520,000
Extra Over for Communal Garden	2,750	m <sup>2</sup>	305	838,750
			<b>Car Park to Summary</b>	<b>7,999,250</b>
<b>6</b>				
<b><u>Retail &amp; Community</u></b>				
Shell & Core	4,400	m <sup>2</sup>	1,000	4,400,000
Fit Out				Excluded
			<b>Retail &amp; Community to Summary</b>	<b>4,400,000</b>
<b>7</b>				
<b><u>Community</u></b>				
Shell & Core	1,400	m <sup>2</sup>	1,000	Included
Fit Out				Excluded
			<b>Community to Summary</b>	<b>0</b>
<b>8</b>				
<b><u>Statutory Connections</u></b>				
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	39,121	m <sup>2</sup>	20	Included
8.6 Allowance for service diversions (RISK ITEM)		item		Excluded
8.7 Allowance for residential connections	450	Nr	4,350	1,958,000
8.8 Allowance for commercial connections	2	Nr	10,000	20,000
			<b>Statutory Connections to Summary</b>	<b>1,978,000</b>



## Section 2 : CALCULATIONS

		Quantity	Unit	Rate £/m <sup>2</sup>	£
9	<b><u>External Works</u></b>				
9.1	General allowance	1	item		2,775,000
<b>External Works to Summary</b>					<b><u>2,775,000</u></b>



## Typical 1 Bed 2 Person Apartment

Average 1 Bed apartment at 50 m<sup>2</sup> NIA  
Equates to 63 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA	
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>							
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; 2700-3000mm high	15	m	140	2,120	42	4	
1.3	Extra Over Allowance for moisture resistant board to bathrooms	28	m <sup>2</sup>	10	280	6	1	
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	23	m <sup>2</sup>	35	799	16	1	
1.5	Extra Over for forming door openings	4	nr	15	60	1	0	
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	50	m <sup>2</sup>	45	2,268	45	4	
1.7	Allowance for bulkheads / curtain track support	6	m	50	300	6	1	
1.8	Access Panels	1	nr	350	350	7	1	
<b>2.0</b>	<b>Internal Doors</b>							
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	19	2	
2.2	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	-	-	-	
<b>3.0</b>	<b>Floor Finishes</b>							
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	50	m <sup>2</sup>	42	2,117	42	4	
3.2	Allowance for carpet to bedrooms	13	m <sup>2</sup>	20	257	5	0	
3.3	Allowance for laminate flooring to living areas, entrance	31	m <sup>2</sup>	60	1,860	37	3	
3.4	Allowance for tiling floor to Bathrooms / ensuite	7	m <sup>2</sup>	60	394	8	1	
3.5	Allowance for MDF skirtings	34	m	10	339	7	1	
<b>4.0</b>	<b>Wall Finishes</b>							
4.1	Tiled bathrooms; full height	28	m <sup>2</sup>	60	1,680	33	3	
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	10	1	
4.3	Allowance for paint to walls;	88	m <sup>2</sup>	10	882	17	2	
4.4	Allowance for paint to ceilings;	50	m <sup>2</sup>	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	
<b>5.0</b>	<b>Fittings</b>							
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,500	4,500	89	8	
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	2	
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	1	
5.6	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1	
5.7	Post box	1	nr	200	200	4	0	
<b>6.0</b>	<b>Services</b>							
6.1	Sanitaryware							
	<b>Sanitaryware to Bathroom</b>							
6.1.1	WC	1	nr	350	350	7	1	
6.1.2	WHB Incl. Taps	1	nr	350	350	7	1	
6.1.3	Bath Incl. Taps	1	nr	750	750	15	1	
6.1.4	Over bath shower and screen	1	nr	600	600	12	1	
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1	
	<b>Sanitaryware to Ensuite</b>							
6.1.6	WC	0	nr	350	-	-	-	
6.1.7	WHB incl. Taps	0	nr	350	-	-	-	
6.1.8	Shower; fixture, tray and glazed cubicle	0	nr	1,000	-	-	-	
6.1.9	Towel Rail & Fittings	0	nr	600	-	-	-	
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate Build Up			
				<b>TOTAL</b>	<b>£</b>	<b>29,403</b>	<b>583</b>	<b>54</b>





**Typical 2 Bed 4 Person Apartment - PRIVATE**

Average 2 Bed apartment at 70 m<sup>2</sup> NIA  
Equates to 88 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	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	m <sup>2</sup>	10	384	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	43	m <sup>2</sup>	35	1,522	22	2
1.5	Extra Over for forming door openings	7	nr	15	105	2	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	70	m <sup>2</sup>	45	3,150	45	4
1.7	Allowance for bulkheads / curtain track support	10	m	50	500	7	1
1.8	Access Panels	3	nr	350	1,050	15	1
<b>2.0</b>	<b>Internal Doors</b>						
2.1	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	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m <sup>2</sup>	42	2,940	42	4
3.2	Allowance for carpet to bedrooms	22	m <sup>2</sup>	20	440	6	1
3.3	Allowance for laminate flooring to living areas, entrance	42	m <sup>2</sup>	60	2,519	36	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	6	m <sup>2</sup>	60	360	5	0
3.5	Allowance for MDF skirtings	52	m	10	517	7	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; full height	29	m <sup>2</sup>	60	1,714	24	2
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	7	1
4.3	Allowance for paint to walls	134	m <sup>2</sup>	10	1,345	19	2
4.4	Allowance for paint to ceilings	70	m <sup>2</sup>	12	840	12	1
4.5	Allowance for paint to skirtings	52	m	6	310	4	0
4.6	Allowance for window boards	10	m	40	400	6	1
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,500	4,500	64	6
5.2	Incl. White Goods	1	nr	incl.			
5.3	Utility Room Fittings	0	nr	1,500	-	-	-
5.4	Allowance for Wardrobe	2	nr	1,200	2,400	34	3
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	0
5.6	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	1
5.7	Post box	1	nr	200	200	3	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	5	0
6.1.2	WHB incl. Taps	1	nr	350	350	5	0
6.1.3	Bath incl. Taps	1	nr	750	750	11	1
6.1.4	Over Bath Shower & Screen	1	nr	600	600	9	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	6	1
	<b>Sanitaryware to Ensuite</b>						
6.1.6	WC	1	nr	350	350	5	0
6.1.7	WHB incl. Taps	1	nr	350	350	5	0
6.1.8	Shower; fixture, tray and glazed cubicle	1	nr	1,000	1,000	14	1
6.1.9	Towel Rail & Fittings	1	nr	600	600	9	1
6.2	Allowance for Mechanical and Electrical Installations within apartments:-						
					See Separate Build Up		
<b>TOTAL</b>				<b>£</b>	<b>42,188</b>	<b>603</b>	<b>56</b>





**Typical 3 Bed 5 Person Apartment - PRIVATE**

Average 3 Bed apartment at 93 m<sup>2</sup> NIA  
Equates to 137 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	16	m	200	3,200	34	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	49	5
1.3	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m <sup>2</sup>	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	m <sup>2</sup>	35	2,747	30	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	93	m <sup>2</sup>	45	4,185	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	11	1
<b>2.0</b>	<b>Internal Doors</b>						
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	49	5
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	93	m <sup>2</sup>	42	3,906	42	4
3.2	Allowance for carpet to bedrooms	33	m <sup>2</sup>	20	655	7	1
3.3	Allowance for engineered wood flooring to living areas, entrance	52	m <sup>2</sup>	60	3,134	34	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m <sup>2</sup>	60	480	5	0
3.5	Allowance for MDF skirtings	84	m	10	843	9	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; full height	42	m <sup>2</sup>	60	2,520	27	3
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	5	0
4.3	Allowance for paint to walls	219	m <sup>2</sup>	10	2,193	24	2
4.4	Allowance for paint to ceilings	93	m <sup>2</sup>	12	1,116	12	1
4.5	Allowance for paint to skirtings	84	m	6	506	5	1
4.6	Allowance for window boards	13	m	40	522	6	1
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	59	5
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	39	4
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
5.6	Silicone sealant to bathrooms/kitchens	3	nr	250	750	8	1
5.7	Post box	1	nr	200	200	2	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	4	0
6.1.2	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
	<b>Sanitaryware to Ensuite</b>						
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	6	1
6.2	<b>Allowance for Mechanical and Electrical Installations within apartments:-</b>						
				<b>TOTAL</b>	<b>£ 54,025</b>	<b>581</b>	<b>54</b>





Typical 1 Bed 2 Person Apartment - AFFORDABLE / SHARED OWNERSHIP							
		Average 1 Bed apartment at	51	m <sup>2</sup>	N/A		
		Equates to	75	m <sup>2</sup>	GIFA		
Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	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
1.3	E.O. Allowance for moisture-resistant board to bathrooms and kitchens	28	m <sup>2</sup>	10	280	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	23	m <sup>2</sup>	35	799	16	1
1.5	E.O. for forming door openings	4	nr	15	60	1	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	51	m <sup>2</sup>	45	2,313	45	4
1.7	Allowance for bulkheads / curtain track support	6	m	50	300	6	1
1.8	Access Panels	1	nr	350	350	7	1
<b>2.0</b>	<b>Internal Doors</b>						
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 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
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	51	m <sup>2</sup>	42	2,159	42	4
3.2	Allowance for carpet to bedrooms	13	m <sup>2</sup>	20	257	5	0
3.3	Allowance for laminate flooring to living areas, entrance	35	m <sup>2</sup>	55	1,901	37	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	4	m <sup>2</sup>	50	200	4	0
3.5	Allowance for MDF skirtings	47	m	10	473	9	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; half height	14	m <sup>2</sup>	50	700	14	1
4.2	Allowance for tiled splashbacks to kitchen	1	m	350	350	7	1
4.3	Allowance for paint to walls	88	m <sup>2</sup>	10	882	17	2
4.4	Allowance for paint to ceilings	50	m <sup>2</sup>	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
<b>5.0</b>	<b>Fittings</b>						
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			
5.3	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
5.6	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1
5.7	Post box	1	nr	200	200	4	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	7	1
6.1.2	WHB incl. Taps	1	nr	350	350	7	1
6.1.3	Bath incl. Taps	1	nr	750	750	15	1
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	12	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1
	<b>Sanitaryware to Ensuite</b>						
6.1.6	WC	0	nr	350	-	-	-
6.1.7	WHB incl. Taps	0	nr	350	-	-	-
6.1.8	Shower	0	nr	1,000	-	-	-
6.1.9	Towel Rail & Fittings	0	nr	450	-	-	-
6.2	Allowance for Mechanical and Electrical Installations within apartments:-						
						See Separate Build Up	
				<b>TOTAL</b>	<b>£</b>	<b>28,091</b>	<b>547</b>
							<b>51</b>



**Typical 2 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP**

Average 2 Bed apartment at 70 m<sup>2</sup> NIA  
Equates to 103 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA	
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>							
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	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	E.O. Allowance for moisture resistant board to bathrooms and kitchens	38	m <sup>2</sup>	10	384	5	1	
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	43	m <sup>2</sup>	35	1,522	22	2	
1.5	E.O. for forming door openings	5	nr	15	75	1	0	
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	70	m <sup>2</sup>	45	3,150	45	4	
1.7	Allowance for bulkheads / curtain track support	10	m	50	500	7	1	
1.8	Access Panels	2	nr	350	700	10	1	
<b>2.0</b>	<b>Internal Doors</b>							
2.1	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	-	-	-	
<b>3.0</b>	<b>Floor Finishes</b>							
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m <sup>2</sup>	42	2,940	42	4	
3.2	Allowance for carpet to bedrooms	22	m <sup>2</sup>	20	440	6	1	
3.3	Allowance for laminate flooring to living areas, entrance	42	m <sup>2</sup>	55	2,309	33	3	
3.4	Allowance for tiling floor to Bathrooms / ensuite	6	m <sup>2</sup>	50	300	4	0	
3.5	Allowance for MDF skirtings	72	m	10	720	10	1	
<b>4.0</b>	<b>Wall Finishes</b>							
4.1	Tiled bathrooms; half height	14	m <sup>2</sup>	50	714	10	1	
4.2	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	5	0	
4.3	Allowance for paint to walls	134	m <sup>2</sup>	10	1,345	19	2	
4.4	Allowance for paint to ceilings	70	m <sup>2</sup>	12	840	12	1	
4.5	Allowance for paint to skirtings	52	m	6	310	4	0	
4.6	Allowance for window boards	10	m	40	400	6	1	
<b>5.0</b>	<b>Fittings</b>							
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,000	5,000	71	7	
5.2	Incl. White Goods	1	nr	incl				
5.3	Allowance for Wardrobe	2	nr	1,200	2,400	34	3	
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	0	
5.5	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	1	
5.6	Post box	1	nr	200	200	3	0	
<b>6.0</b>	<b>Services</b>							
6.1	Sanitaryware							
	<b>Sanitaryware to Bathroom</b>							
6.1.1	WC	1	nr	350	350	5	0	
6.1.2	WHB incl. Taps	1	nr	350	350	5	0	
6.1.3	Bath incl. Taps	1	nr	750	750	11	1	
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	9	1	
6.1.5	Towel Rail & Fittings	1	nr	450	450	6	1	
	<b>Sanitaryware to WC</b>							
6.1.6	WC	1	nr	350	350	5	0	
6.1.7	WHB incl. Taps	1	nr	350	350	5	0	
6.1.8	Shower	1	nr	600	600	9	1	
6.1.9	Towel Rail & Fittings	1	nr	450	450	6	1	
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate Build Up			
				<b>TOTAL</b>	<b>£</b>	<b>40,541</b>	<b>579</b>	<b>54</b>



**Typical 3 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP**

Average 3 Bed apartment at 103 m<sup>2</sup> NIA  
Equates to 151 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA	
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>							
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	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	m <sup>2</sup>	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	m <sup>2</sup>	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	m <sup>2</sup>	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	
<b>2.0</b>	<b>Internal Doors</b>							
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	-	-	-	
<b>3.0</b>	<b>Floor Finishes</b>							
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	103	m <sup>2</sup>	42	4,326	42	4	
3.2	Allowance for carpet to bedrooms	33	m <sup>2</sup>	20	655	6	1	
3.3	Allowance for laminate flooring to living areas, entrance	62	m <sup>2</sup>	55	3,423	33	3	
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m <sup>2</sup>	50	400	4	0	
3.5	Allowance for MDF skirtings	102	m	10	1,022	10	1	
<b>4.0</b>	<b>Wall Finishes</b>							
4.1	Tiled bathrooms; half height	21	m <sup>2</sup>	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	m <sup>2</sup>	10	2,555	25	2	
4.4	Allowance for paint to ceilings	103	m <sup>2</sup>	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	
<b>5.0</b>	<b>Fittings</b>							
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	53	5	
5.2	Incl. White Goods	1	nr	incl				
5.3	Allowance for Wardrobe	3	nr	1,200	3,600	35	3	
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	3	0	
5.5	Silicone sealant to bathrooms/kitchens	3	nr	250	750	7	1	
5.6	Post box	1	nr	200	200	2	0	
<b>6.0</b>	<b>Services</b>							
6.1	Sanitaryware							
	<b>Sanitaryware to Bathroom</b>							
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	
	<b>Sanitaryware to Ensuite</b>							
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 Up			
				<b>TOTAL</b>	<b>£</b>	<b>53,701</b>	<b>521</b>	<b>48</b>

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



*January 2024*

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**Appendix A4**

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



## Section 1 : WHOLE PROJECT COST SUMMARY

AREA SUMMARY		G.I.F.A m <sup>2</sup>	G.I.F.A ft <sup>2</sup>	N.I.A m <sup>2</sup>	N.I.A ft <sup>2</sup>	Net to Gross		
	Apartments - Private	27,777	298,989	22,136	238,272	80%		
	Apartments - 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 Schedule for assumptions)	Excluded	Excluded	-	-	0%		
		<u>39,121</u>	<u>421,098</u>	<u>32,070</u>	<u>345,201</u>	<u>82%</u>		
COST SUMMARY		GIFA Areas /m <sup>2</sup>	Element Total	Cost /m <sup>2</sup> G.I.F.A	Cost /ft <sup>2</sup> G.I.F.A	Cost /m <sup>2</sup> N.I.A	Cost /ft <sup>2</sup> N.I.A	% of Cost
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%
<b>SUB TOTAL OF ALL ELEMENTS</b>		<b>39,121</b>	<b>76,177,000</b>	<b>1,947.22</b>	<b>180.90</b>	<b>2,375.34</b>	<b>220.67</b>	<b>81%</b>
10	Main Contractor Preliminaries	15.00%	11,427,000	292.09	27.14	356.31	33.10	12%
<b>SUB-TOTAL</b>			<b>87,604,000</b>	<b>2,239.31</b>	<b>208.04</b>	<b>2,731.65</b>	<b>253.78</b>	<b>94%</b>
11	Main Contractor Overheads and Profit	0.00%	-	-	-	-	-	0%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION</b>			<b>87,604,000</b>	<b>2,239.31</b>	<b>208.04</b>	<b>2,731.65</b>	<b>253.78</b>	<b>94%</b>
12	Rebase to 3Q23 based on BCIS	-0.78%	(681,000)	(17.41)	(1.62)	(21.23)	(1.97)	-1%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION - REBASED</b>			<b>86,923,000</b>	<b>2,221.90</b>	<b>206.42</b>	<b>2,710.41</b>	<b>251.80</b>	<b>93%</b>
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					
<b>TOTAL CURRENT DAY COST</b>			<b>£93,493,000</b>	<b>2,389.84</b>	<b>222.02</b>	<b>2,915.28</b>	<b>270.84</b>	<b>100%</b>
<b>TOTAL CURRENT DAY COST (Rounded)</b>			<b>£93,493,000</b>	<b>2,390</b>	<b>222</b>	<b>2,915</b>	<b>271</b>	<b>100%</b>

### 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.



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>1 Demolition</b>				
Demolition of existing buildings	1	item	-	Excluded
Asbestos removal				Excluded
Allowance for ground remediation (Subject to Surveys)				Excluded
<b>Demolition to Summary</b>				<b>Excluded</b>
<b>2 Residential Shell &amp; Core</b>				
Substructure; CFA Piles & Ground Slab	34,721	m <sup>2</sup>	90	3,125,000
Extra Over for lift pits	15	Nr	3,500	Incl.
Frame	34,721	m <sup>2</sup>	140	4,861,000
Upper Floors	34,721	m <sup>2</sup>	130	4,514,000
Roof Coverings	1,550	m <sup>2</sup>	80	124,000
Roof drainage	1,550	m <sup>2</sup>	5	8,000
Extra over allowance for roof gardens	1,550	m <sup>2</sup>	220	341,000
Stairs - Main Common Stairs; 1 flight with half landing, balustrade and handrail; stairmaster or similar; <u>assumed 4 stair cores in west building and 6 in east building</u>	82	Nr	6,000	492,000
External Walls			-	
Glazing - 32% (Excluding balcony doors)	5,237	m <sup>2</sup>	480	2,514,000
Solid - 70%	15,347	m <sup>2</sup>	400	6,139,000
Lift Over Run	7	Nr	8,000	56,000
Balconies/Terraces	450	Nr	7,000	3,150,000
External Doors; Ground Floor	10	Nr	3,000	30,000
External Doors; Louvred; Single	8	Nr	4,000	32,000
External Doors; Louvred; Double	8	Nr	8,000	64,000
External Doors; Ground Floor; Escape Door	0	Nr	2,000	Included
External Doors; to balconies/terraces; sliding	450	Nr	2,000	900,000
Passenger Lifts;			-	
Serving 9 Floors (assumed 2 per lift core)	4	Nr	90,000	360,000
Serving 8 Floors (assumed 2 per lift core)	6	Nr	80,000	480,000
Extra Over for Fire Fighting lifts (assumed 1 per core)	5	Nr	20,000	100,000
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	m <sup>2</sup>	400	13,888,000
Allowance for roof mounted PV Panels	450	Nr	1,200	Incl.
<b>Residential Shell &amp; Core to Summary</b>				<b>41,178,000</b>



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>3</b>				
<b><u>Residential - Fit Out (Private)</u></b>				
<i>Fit Out to Apartments</i>				
1 Bed 2 Person	152	Nr	29,000	4,408,000
2 Bed 3 Person	88	Nr	42,000	3,696,000
2 Bed 4 Person	72	Nr	47,000	3,384,000
3 Bed 5 Person	48	Nr	55,000	2,640,000
 <i>Mechanical &amp; Electrical Installations</i>				
Private Apartments	360	Nr	15,000	5,400,000
 <i>Entrance/Concierge Lobby Fit Out</i>				
	1	Nr	50,000	50,000
 <i>Gym Fit Out; Sprung floor, suspended ceiling; mirrors to walls, MEP</i>				
	0	m <sup>2</sup>	300	Excluded
 <i>Residents Lounge Fit Out</i>				
	0	m <sup>2</sup>	200	Excluded
 <i>Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and fittings</i>				
	5,641	m <sup>2</sup>	220	1,241,000
 <i>Building Signage</i>				
	1	Item	20,000	20,000
 <i>Cycle Racks</i>				
Sheffield Hoops	10	Nr	50	500
Two Tier Stands	150	Nr	250	37,500
 <i>Eurobins</i>				
	15	Nr	250	3,800
<b>Residential - Fit Out (Private) to Summary</b>				<b>20,880,800</b>
<b>4</b>				
<b><u>Residential - Fit Out (Affordable)</u></b>				
<i>Fit Out to Apartments</i>				
1 Bed 2 Person	38	Nr	28,000	1,064,000
2 Bed 3 Person	22	Nr	41,000	902,000
2 Bed 4 Person	18	Nr	44,000	792,000
3 Bed 5 Person	12	Nr	54,000	648,000
 <i>Mechanical &amp; Electrical Installations</i>				
Affordable/Shared Ownership Apartments	90	Nr	13,000	1,170,000
 <i>Entrance/Concierge Lobby Fit Out</i>				
	1	Nr	30,000	30,000
 <i>Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and fittings</i>				
	1,410	m <sup>2</sup>	200	282,000
 <i>Building Signage</i>				
	1	Item	8,000	8,000
 <i>Cycle Racks</i>				
Sheffield Hoops	2	Nr	50	100
Two Tier Stands	30	Nr	250	7,500
 <i>Eurobins</i>				
	3	Nr	250	750
<b>Residential - Fit Out (Affordable) to Summary</b>				<b>4,904,350</b>



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>5</b>				
<b><u>Car Park</u></b>				
<b><u>Western Block</u></b>				
240 spaces over two storeys, assuming 25m <sup>2</sup> per car including circulation, ramps and pedestrian access	0	Nr	25,000	0
Extra Over for Communal Garden	0	m <sup>2</sup>	305	0
<b><u>Eastern Block</u></b>				
130 spaces at grade level, assuming 20m <sup>2</sup> per car including circulation, car and pedestrian access	0	Nr	4,000	0
Extra Over for Communal Garden	0	m <sup>2</sup>	305	0
			<b>Car Park to Summary</b>	<b>0</b>
<b>6</b>				
<b><u>Retail &amp; Community</u></b>				
Shell & Core	4,400	m <sup>2</sup>	1,000	4,400,000
Fit Out				Excluded
			<b>Retail &amp; Community to Summary</b>	<b>4,400,000</b>
<b>7</b>				
<b><u>Community</u></b>				
Shell & Core	1,400	m <sup>2</sup>	1,000	Included
Fit Out				Excluded
			<b>Community to Summary</b>	<b>0</b>
<b>8</b>				
<b><u>Statutory Connections</u></b>				
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	39,121	m <sup>2</sup>	20	Included
8.6 Allowance for service diversions (RISK ITEM)		item		Excluded
8.7 Allowance for residential connections	450	Nr	4,350	1,958,000
8.8 Allowance for commercial connections	2	Nr	10,000	20,000
			<b>Statutory Connections to Summary</b>	<b>1,978,000</b>



## Section 2 : CALCULATIONS

		Quantity	Unit	Rate £/m <sup>2</sup>	£
9	<b><u>External Works</u></b>				
9.1	General allowance	1	item		2,836,000
<b>External Works to Summary</b>					<b><u>2,836,000</u></b>



## Typical 1 Bed 2 Person Apartment

Average 1 Bed apartment at 50 m<sup>2</sup> NIA  
Equates to 63 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA	
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>							
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; 2700-3000mm high	15	m	140	2,120	42	4	
1.3	Extra Over Allowance for moisture resistant board to bathrooms	28	m <sup>2</sup>	10	280	6	1	
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	23	m <sup>2</sup>	35	799	16	1	
1.5	Extra Over for forming door openings	4	nr	15	60	1	0	
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	50	m <sup>2</sup>	45	2,268	45	4	
1.7	Allowance for bulkheads / curtain track support	6	m	50	300	6	1	
1.8	Access Panels	1	nr	350	350	7	1	
<b>2.0</b>	<b>Internal Doors</b>							
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	19	2	
2.2	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	-	-	-	
<b>3.0</b>	<b>Floor Finishes</b>							
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	50	m <sup>2</sup>	42	2,117	42	4	
3.2	Allowance for carpet to bedrooms	13	m <sup>2</sup>	20	257	5	0	
3.3	Allowance for laminate flooring to living areas, entrance	31	m <sup>2</sup>	60	1,860	37	3	
3.4	Allowance for tiling floor to Bathrooms / ensuite	7	m <sup>2</sup>	60	394	8	1	
3.5	Allowance for MDF skirtings	34	m	10	339	7	1	
<b>4.0</b>	<b>Wall Finishes</b>							
4.1	Tiled bathrooms; full height	28	m <sup>2</sup>	60	1,680	33	3	
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	10	1	
4.3	Allowance for paint to walls;	88	m <sup>2</sup>	10	882	17	2	
4.4	Allowance for paint to ceilings;	50	m <sup>2</sup>	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	
<b>5.0</b>	<b>Fittings</b>							
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,500	4,500	89	8	
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	2	
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	1	
5.6	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1	
5.7	Post box	1	nr	200	200	4	0	
<b>6.0</b>	<b>Services</b>							
6.1	Sanitaryware							
	<b>Sanitaryware to Bathroom</b>							
6.1.1	WC	1	nr	350	350	7	1	
6.1.2	WHB Incl. Taps	1	nr	350	350	7	1	
6.1.3	Bath Incl. Taps	1	nr	750	750	15	1	
6.1.4	Over bath shower and screen	1	nr	600	600	12	1	
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1	
	<b>Sanitaryware to Ensuite</b>							
6.1.6	WC	0	nr	350	-	-	-	
6.1.7	WHB incl. Taps	0	nr	350	-	-	-	
6.1.8	Shower; fixture, tray and glazed cubicle	0	nr	1,000	-	-	-	
6.1.9	Towel Rail & Fittings	0	nr	600	-	-	-	
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate Build Up			
				<b>TOTAL</b>	<b>£</b>	<b>29,403</b>	<b>583</b>	<b>54</b>









**Typical 3 Bed 5 Person Apartment - PRIVATE**

Average 3 Bed apartment at 93 m<sup>2</sup> NIA  
Equates to 137 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	16	m	200	3,200	34	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	49	5
1.3	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m <sup>2</sup>	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	m <sup>2</sup>	35	2,747	30	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	93	m <sup>2</sup>	45	4,185	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	11	1
<b>2.0</b>	<b>Internal Doors</b>						
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	49	5
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	93	m <sup>2</sup>	42	3,906	42	4
3.2	Allowance for carpet to bedrooms	33	m <sup>2</sup>	20	655	7	1
3.3	Allowance for engineered wood flooring to living areas, entrance	52	m <sup>2</sup>	60	3,134	34	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m <sup>2</sup>	60	480	5	0
3.5	Allowance for MDF skirtings	84	m	10	843	9	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; full height	42	m <sup>2</sup>	60	2,520	27	3
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	5	0
4.3	Allowance for paint to walls	219	m <sup>2</sup>	10	2,193	24	2
4.4	Allowance for paint to ceilings	93	m <sup>2</sup>	12	1,116	12	1
4.5	Allowance for paint to skirtings	84	m	6	506	5	1
4.6	Allowance for window boards	13	m	40	522	6	1
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	59	5
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	39	4
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
5.6	Silicone sealant to bathrooms/kitchens	3	nr	250	750	8	1
5.7	Post box	1	nr	200	200	2	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	4	0
6.1.2	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
	<b>Sanitaryware to Ensuite</b>						
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	6	1
6.2	<b>Allowance for Mechanical and Electrical Installations within apartments:-</b>						
<b>TOTAL</b>				<b>£</b>	<b>54,025</b>	<b>581</b>	<b>54</b>







**Typical 2 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP**

Average 2 Bed apartment at 70 m<sup>2</sup> NIA  
Equates to 103 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA	
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>							
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	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	E.O. Allowance for moisture resistant board to bathrooms and kitchens	38	m <sup>2</sup>	10	384	5	1	
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	43	m <sup>2</sup>	35	1,522	22	2	
1.5	E.O. for forming door openings	5	nr	15	75	1	0	
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	70	m <sup>2</sup>	45	3,150	45	4	
1.7	Allowance for bulkheads / curtain track support	10	m	50	500	7	1	
1.8	Access Panels	2	nr	350	700	10	1	
<b>2.0</b>	<b>Internal Doors</b>							
2.1	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	-	-	-	
<b>3.0</b>	<b>Floor Finishes</b>							
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m <sup>2</sup>	42	2,940	42	4	
3.2	Allowance for carpet to bedrooms	22	m <sup>2</sup>	20	440	6	1	
3.3	Allowance for laminate flooring to living areas, entrance	42	m <sup>2</sup>	55	2,309	33	3	
3.4	Allowance for tiling floor to Bathrooms / ensuite	6	m <sup>2</sup>	50	300	4	0	
3.5	Allowance for MDF skirtings	72	m	10	720	10	1	
<b>4.0</b>	<b>Wall Finishes</b>							
4.1	Tiled bathrooms; half height	14	m <sup>2</sup>	50	714	10	1	
4.2	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	5	0	
4.3	Allowance for paint to walls	134	m <sup>2</sup>	10	1,345	19	2	
4.4	Allowance for paint to ceilings	70	m <sup>2</sup>	12	840	12	1	
4.5	Allowance for paint to skirtings	52	m	6	310	4	0	
4.6	Allowance for window boards	10	m	40	400	6	1	
<b>5.0</b>	<b>Fittings</b>							
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,000	5,000	71	7	
5.2	Incl. White Goods	1	nr	incl				
5.3	Allowance for Wardrobe	2	nr	1,200	2,400	34	3	
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	0	
5.5	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	1	
5.6	Post box	1	nr	200	200	3	0	
<b>6.0</b>	<b>Services</b>							
6.1	Sanitaryware							
	<b>Sanitaryware to Bathroom</b>							
6.1.1	WC	1	nr	350	350	5	0	
6.1.2	WHB incl. Taps	1	nr	350	350	5	0	
6.1.3	Bath incl. Taps	1	nr	750	750	11	1	
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	9	1	
6.1.5	Towel Rail & Fittings	1	nr	450	450	6	1	
	<b>Sanitaryware to WC</b>							
6.1.6	WC	1	nr	350	350	5	0	
6.1.7	WHB incl. Taps	1	nr	350	350	5	0	
6.1.8	Shower	1	nr	600	600	9	1	
6.1.9	Towel Rail & Fittings	1	nr	450	450	6	1	
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate Build Up			
				<b>TOTAL</b>	<b>£</b>	<b>40,541</b>	<b>579</b>	<b>54</b>



**Typical 3 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP**

Average 3 Bed apartment at 103 m<sup>2</sup> NIA  
Equates to 151 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	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	m <sup>2</sup>	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	m <sup>2</sup>	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	m <sup>2</sup>	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
<b>2.0</b>	<b>Internal Doors</b>						
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	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	103	m <sup>2</sup>	42	4,326	42	4
3.2	Allowance for carpet to bedrooms	33	m <sup>2</sup>	20	655	6	1
3.3	Allowance for laminate flooring to living areas, entrance	62	m <sup>2</sup>	55	3,423	33	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m <sup>2</sup>	50	400	4	0
3.5	Allowance for MDF skirtings	102	m	10	1,022	10	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; half height	21	m <sup>2</sup>	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	m <sup>2</sup>	10	2,555	25	2
4.4	Allowance for paint to ceilings	103	m <sup>2</sup>	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
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	53	5
5.2	Incl. White Goods	1	nr	incl			
5.3	Allowance for Wardrobe	3	nr	1,200	3,600	35	3
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	3	0
5.5	Silicone sealant to bathrooms/kitchens	3	nr	250	750	7	1
5.6	Post box	1	nr	200	200	2	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
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
	<b>Sanitaryware to Ensuite</b>						
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 Up		
<b>TOTAL</b>				<b>£</b>	<b>53,701</b>	<b>521</b>	<b>48</b>

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



*January 2024*

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**Appendix A5**

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

## Section 1 : WHOLE PROJECT COST SUMMARY

AREA SUMMARY		G.I.F.A m <sup>2</sup>	G.I.F.A ft <sup>2</sup>	N.I.A m <sup>2</sup>	N.I.A ft <sup>2</sup>	Net to Gross
	Apartments - Private	24,470	263,399	17,998	193,726	74%
	Apartments - 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	-	-	-	-	
		<u>34,988</u>	<u>376,611</u>	<u>26,897</u>	<u>289,519</u>	77%

COST SUMMARY		GIFA Areas /m <sup>2</sup>	Element Total	Cost /m <sup>2</sup> G.I.F.A	Cost /ft <sup>2</sup> G.I.F.A.	Cost /m <sup>2</sup> N.I.A.	Cost /ft <sup>2</sup> 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%
<b>SUB TOTAL OF ALL ELEMENTS</b>		<b>34,988</b>	<b>63,352,000</b>	<b>1,810.68</b>	<b>168.22</b>	<b>2,355.36</b>	<b>218.82</b>	<b>81%</b>
10	Main Contractor Preliminaries	15.00%	9,503,000	271.61	25.23	353.31	32.82	12%
<b>SUB-TOTAL</b>			<b>72,855,000</b>	<b>2,082.29</b>	<b>193.45</b>	<b>2,708.67</b>	<b>251.64</b>	<b>94%</b>
11	Main Contractor Overheads and Profit	0.00%	-	-	-	-	-	0%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION</b>			<b>72,855,000</b>	<b>2,082.29</b>	<b>193.45</b>	<b>2,708.67</b>	<b>251.64</b>	<b>94%</b>
12	Rebase to 3Q23 based on BCIS	-0.78%	(566,000)	(16.18)	(1.50)	(21.04)	(1.95)	-1%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION - REBASED</b>			<b>72,289,000</b>	<b>2,066.11</b>	<b>191.95</b>	<b>2,687.62</b>	<b>249.69</b>	<b>93%</b>
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					
<b>TOTAL CURRENT DAY COST</b>			<b>£77,753,000</b>	<b>2,222.28</b>	<b>206.45</b>	<b>2,890.77</b>	<b>268.56</b>	<b>100%</b>
<b>TOTAL CURRENT DAY COST (Rounded)</b>			<b>£77,753,000</b>	<b>2,222</b>	<b>206</b>	<b>2,891</b>	<b>269</b>	<b>100%</b>

### 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.



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>1</b>				
<b><u>Demolition</u></b>				
Demolition of existing buildings	1	item	-	Excluded
Asbestos removal				Excluded
Allowance for ground remediation (Subject to Surveys)				Excluded
			<b>Demolition to Summary</b>	<b>Excluded</b>
<b>2</b>				
<b><u>Residential Shell &amp; Core</u></b>				
Substructure; CFA Piles & Ground Slab	30,588	m <sup>2</sup>	90	2,753,000
Extra Over for lift pits	15	Nr	3,500	Incl.
Frame	30,588	m <sup>2</sup>	140	4,282,000
Upper Floors	30,588	m <sup>2</sup>	130	3,976,000
Roof Coverings	1,550	m <sup>2</sup>	86	133,000
Roof drainage	1,550	m <sup>2</sup>	5	8,000
Extra over allowance for roof gardens	1,550	m <sup>2</sup>	220	341,000
Stairs - Main Common Stairs; 1 flight with half landing, balustrade and handrail; stairmaster or similar; <u>assumed 4 stair cores in west building and 6 in east building</u>	40	Nr	6,000	240,000
External Walls				
Glazing - 32% (Excluding balcony doors)	4,268	m <sup>2</sup>	550	2,347,000
Solid - 70%	12,480	m <sup>2</sup>	380	4,742,000
Lift Over Run	7	Nr	8,000	56,000
Balconies/Terraces	364	Nr	6,000	2,184,000
External Doors; Ground Floor	10	Nr	3,000	30,000
External Doors; Louvred; Single	8	Nr	4,000	32,000
External Doors; Louvred; Double	8	Nr	8,000	64,000
External Doors; Ground Floor; Escape Door	0	Nr	2,000	Included
External Doors; to balconies/terraces; sliding	364	Nr	2,000	728,000
Passenger Lifts;				
Serving 6 Floors (assumed 1 per lift core)	7	Nr	60,000	420,000
Extra Over for Fire Fighting lifts (assumed 1 per core)	7	Nr	20,000	140,000
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	m <sup>2</sup>	325	9,941,000
Allowance for roof mounted PV Panels	364	Nr	1,200	Incl.
			<b>Residential Shell &amp; Core to Summary</b>	<b>32,417,000</b>





## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>3 Residential - Fit Out (Private)</b>				
<i>Fit Out to Apartments</i>				
1 Bed 2 Person	119	Nr	29,000	3,457,000
2 Bed 3 Person	73	Nr	42,000	3,058,000
2 Bed 4 Person	58	Nr	47,000	2,745,000
3 Bed 5 Person	41	Nr	55,000	2,244,000
<i>Mechanical &amp; Electrical Installations</i>				
Private Apartments	291	Nr	12,000	3,494,400
Entrance/Concierge Lobby Fit Out	1	Nr	50,000	50,000
Gym Fit Out; Sprung floor, suspended ceiling; mirrors to walls, MEP	0	m <sup>2</sup>	300	Excluded
Residents Lounge Fit Out	0	m <sup>2</sup>	200	Excluded
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and fittings	6,473	m <sup>2</sup>	220	1,424,000
Building Signage	1	Item	20,000	20,000
<i>Cycle Racks</i>				
Sheffield Hoops	15	Nr	50	800
Two Tier Stands	200	Nr	250	50,000
Eurobins	15	Nr	250	3,800
<b>Residential - Fit Out (Private) to Summary</b>				<b>16,547,000</b>



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>4</b>				
<b><u>Residential - Fit Out (Affordable)</u></b>				
<i>Fit Out to Apartments</i>				
1 Bed 2 Person	30	Nr	28,000	834,000
2 Bed 3 Person	18	Nr	41,000	746,000
2 Bed 4 Person	15	Nr	44,000	642,000
3 Bed 5 Person	10	Nr	54,000	551,000
 <i>Mechanical &amp; Electrical Installations</i>				
Affordable/Shared Ownership Apartments	73	Nr	10,000	728,000
 <i>Entrance/Concierge Lobby Fit Out</i>				
	1	Nr	30,000	30,000
 <i>Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and fittings</i>				
	1,618	m <sup>2</sup>	200	324,000
 <i>Building Signage</i>				
	1	Item	8,000	8,000
 <i>Cycle Racks</i>				
Sheffield Hoops	3	Nr	50	150
Two Tier Stands	40	Nr	250	10,000
 <i>Eurobins</i>				
	3	Nr	250	750
	<b>Residential - Fit Out (Affordable) to Summary</b>			<b>3,873,900</b>
<b>5</b>				
<b><u>Car Park</u></b>				
<b><u>Western Block</u></b>				
127 spaces at grade level, assuming 20m <sup>2</sup> per car including circulation, car and pedestrian access	127	Nr	4,000	508,000
Extra Over for Communal Garden	2,100	m <sup>2</sup>	311	Excluded
<b><u>Eastern Block</u></b>				
132 spaces at grade level, assuming 20m <sup>2</sup> per car including circulation, car and pedestrian access	132	Nr	4,000	528,000
Extra Over for Communal Garden	2,750	m <sup>2</sup>	311	Excluded
	<b>Car Park to Summary</b>			<b>1,036,000</b>
<b>6</b>				
<b><u>Retail &amp; Community</u></b>				
Shell & Core	4,400	m <sup>2</sup>	1,000	4,400,000
Fit Out				Excluded
	<b>Retail &amp; Community to Summary</b>			<b>4,400,000</b>



## Section 2 : CALCULATIONS

		Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>7</b>	<b><u>Community</u></b>				
	Shell & Core	1,400	m <sup>2</sup>	1,000	Included
	Fit Out				Excluded
<b>Community to Summary</b>					<b>0</b>
<b>8</b>	<b><u>Statutory Connections</u></b>				
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	m <sup>2</sup>	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
<b>Statutory Connections to Summary</b>					<b>2,302,760</b>
<b>9</b>	<b><u>External Works</u></b>				
9.1	General allowance	1	item		2,775,000
<b>External Works to Summary</b>					<b>2,775,000</b>



## Typical 1 Bed 2 Person Apartment

Average 1 Bed apartment at 50 m<sup>2</sup> NIA  
Equates to 69 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA	
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>							
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; 2700-3000mm high	15	m	140	2,120	42	4	
1.3	Extra Over Allowance for moisture resistant board to bathrooms	28	m <sup>2</sup>	10	280	6	1	
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	23	m <sup>2</sup>	35	799	16	1	
1.5	Extra Over for forming door openings	4	nr	15	60	1	0	
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	50	m <sup>2</sup>	45	2,268	45	4	
1.7	Allowance for bulkheads / curtain track support	6	m	50	300	6	1	
1.8	Access Panels	1	nr	350	350	7	1	
<b>2.0</b>	<b>Internal Doors</b>							
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 Security Door)	1	nr	950	950	19	2	
2.2	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	-	-	-	
<b>3.0</b>	<b>Floor Finishes</b>							
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	50	m <sup>2</sup>	42	2,117	42	4	
3.2	Allowance for carpet to bedrooms	13	m <sup>2</sup>	20	257	5	0	
3.3	Allowance for laminate flooring to living areas, entrance	31	m <sup>2</sup>	60	1,860	37	3	
3.4	Allowance for tiling floor to Bathrooms / ensuite	7	m <sup>2</sup>	60	394	8	1	
3.5	Allowance for MDF skirtings	34	m	10	339	7	1	
<b>4.0</b>	<b>Wall Finishes</b>							
4.1	Tiled bathrooms; full height	28	m <sup>2</sup>	60	1,680	33	3	
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	10	1	
4.3	Allowance for paint to walls;	88	m <sup>2</sup>	10	882	17	2	
4.4	Allowance for paint to ceilings;	50	m <sup>2</sup>	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	
<b>5.0</b>	<b>Fittings</b>							
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	4,500	4,500	89	8	
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	2	
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	7	1	
5.6	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1	
5.7	Post box	1	nr	200	200	4	0	
<b>6.0</b>	<b>Services</b>							
6.1	Sanitaryware							
	<b>Sanitaryware to Bathroom</b>							
6.1.1	WC	1	nr	350	350	7	1	
6.1.2	WHB Incl. Taps	1	nr	350	350	7	1	
6.1.3	Bath Incl. Taps	1	nr	750	750	15	1	
6.1.4	Over bath shower and screen	1	nr	600	600	12	1	
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1	
	<b>Sanitaryware to Ensuite</b>							
6.1.6	WC	0	nr	350	-	-	-	
6.1.7	WHB incl. Taps	0	nr	350	-	-	-	
6.1.8	Shower; fixture, tray and glazed cubicle	0	nr	1,000	-	-	-	
6.1.9	Towel Rail & Fittings	0	nr	600	-	-	-	
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate Build Up			
				<b>TOTAL</b>	<b>£</b>	<b>29,403</b>	<b>583</b>	<b>54</b>





## Typical 3 Bed 5 Person Apartment - PRIVATE

Average 3 Bed apartment at 93 m<sup>2</sup> NIA  
Equates to 137 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	16	m	200	3,200	34	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	49	5
1.3	E.O. Allowance for moisture resistant board to bathrooms and ensuites	44	m <sup>2</sup>	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	m <sup>2</sup>	35	2,747	30	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	93	m <sup>2</sup>	45	4,185	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	11	1
<b>2.0</b>	<b>Internal Doors</b>						
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	49	5
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	93	m <sup>2</sup>	42	3,906	42	4
3.2	Allowance for carpet to bedrooms	33	m <sup>2</sup>	20	655	7	1
3.3	Allowance for engineered wood flooring to living areas, entrance	52	m <sup>2</sup>	60	3,134	34	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m <sup>2</sup>	60	480	5	0
3.5	Allowance for MDF skirtings	84	m	10	843	9	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; full height	42	m <sup>2</sup>	60	2,520	27	3
4.2	Allowance for glass splashbacks to kitchen	1	nr	500	500	5	0
4.3	Allowance for paint to walls	219	m <sup>2</sup>	10	2,193	24	2
4.4	Allowance for paint to ceilings	93	m <sup>2</sup>	12	1,116	12	1
4.5	Allowance for paint to skirtings	84	m	6	506	5	1
4.6	Allowance for window boards	13	m	40	522	6	1
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	59	5
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	39	4
5.5	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	4	0
5.6	Silicone sealant to bathrooms/kitchens	3	nr	250	750	8	1
5.7	Post box	1	nr	200	200	2	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	4	0
6.1.2	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
	<b>Sanitaryware to Ensuite</b>						
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	6	1
6.2	<b>Allowance for Mechanical and Electrical Installations within apartments:-</b>						
<b>TOTAL</b>				<b>£</b>	<b>54,025</b>	<b>581</b>	<b>54</b>







Typical 1 Bed 2 Person Apartment - AFFORDABLE / SHARED OWNERSHIP								
Average 1 Bed apartment at		51	m <sup>2</sup>	N/A				
Equates to		75	m <sup>2</sup>	GIFA				
Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA	
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>							
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	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	
1.3	E.O. Allowance for moisture-resistant board to bathrooms and kitchens	28	m <sup>2</sup>	10	280	5	1	
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	23	m <sup>2</sup>	35	799	16	1	
1.5	E.O. for forming door openings	4	nr	15	60	1	0	
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	51	m <sup>2</sup>	45	2,313	45	4	
1.7	Allowance for bulkheads / curtain track support	6	m	50	300	6	1	
1.8	Access Panels	1	nr	350	350	7	1	
<b>2.0</b>	<b>Internal Doors</b>							
2.1	Allowance for Entrance door to apartment incl. frame, architraves, ironmongery, decoration (assumed PAS 24 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	
2.3	Allowance for Double Internal door to apartment incl. frame, architraves, ironmongery, decoration	0	nr	1,050	-	-	-	
<b>3.0</b>	<b>Floor Finishes</b>							
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	51	m <sup>2</sup>	42	2,159	42	4	
3.2	Allowance for carpet to bedrooms	13	m <sup>2</sup>	20	257	5	0	
3.3	Allowance for laminate flooring to living areas, entrance	35	m <sup>2</sup>	55	1,901	37	3	
3.4	Allowance for tiling floor to Bathrooms / ensuite	4	m <sup>2</sup>	50	200	4	0	
3.5	Allowance for MDF skirtings	47	m	10	473	9	1	
<b>4.0</b>	<b>Wall Finishes</b>							
4.1	Tiled bathrooms; half height	14	m <sup>2</sup>	50	700	14	1	
4.2	Allowance for tiled splashbacks to kitchen	1	m	350	350	7	1	
4.3	Allowance for paint to walls	88	m <sup>2</sup>	10	882	17	2	
4.4	Allowance for paint to ceilings	50	m <sup>2</sup>	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	
<b>5.0</b>	<b>Fittings</b>							
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				
5.3	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	
5.6	Silicone sealant to bathrooms/kitchens	2	nr	250	500	10	1	
5.7	Post box	1	nr	200	200	4	0	
<b>6.0</b>	<b>Services</b>							
6.1	Sanitaryware							
	<b>Sanitaryware to Bathroom</b>							
6.1.1	WC	1	nr	350	350	7	1	
6.1.2	WHB incl. Taps	1	nr	350	350	7	1	
6.1.3	Bath incl. Taps	1	nr	750	750	15	1	
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	12	1	
6.1.5	Towel Rail & Fittings	1	nr	450	450	9	1	
	<b>Sanitaryware to Ensuite</b>							
6.1.6	WC	0	nr	350	-	-	-	
6.1.7	WHB incl. Taps	0	nr	350	-	-	-	
6.1.8	Shower	0	nr	1,000	-	-	-	
6.1.9	Towel Rail & Fittings	0	nr	450	-	-	-	
6.2	Allowance for Mechanical and Electrical Installations within apartments:-							
							See Separate Build Up	
				<b>TOTAL</b>	£	<b>28,091</b>	<b>547</b>	<b>51</b>



**Typical 2 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP**

Average 2 Bed apartment at 70 m<sup>2</sup> NIA  
Equates to 103 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	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	E.O. Allowance for moisture resistant board to bathrooms and kitchens	38	m <sup>2</sup>	10	384	5	1
1.4	Allowance for 15mm soundbloc board with dot and dab to external walls within an apartment incl high performance insulation	43	m <sup>2</sup>	35	1,522	22	2
1.5	E.O. for forming door openings	5	nr	15	75	1	0
1.6	Allowance for suspended ceiling; single layer of 12.5mm plasterboard	70	m <sup>2</sup>	45	3,150	45	4
1.7	Allowance for bulkheads / curtain track support	10	m	50	500	7	1
1.8	Access Panels	2	nr	350	700	10	1
<b>2.0</b>	<b>Internal Doors</b>						
2.1	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	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	70	m <sup>2</sup>	42	2,940	42	4
3.2	Allowance for carpet to bedrooms	22	m <sup>2</sup>	20	440	6	1
3.3	Allowance for laminate flooring to living areas, entrance	42	m <sup>2</sup>	55	2,309	33	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	6	m <sup>2</sup>	50	300	4	0
3.5	Allowance for MDF skirtings	72	m	10	720	10	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; half height	14	m <sup>2</sup>	50	714	10	1
4.2	Allowance for tiled splashbacks to kitchen	1	Nr	350	350	5	0
4.3	Allowance for paint to walls	134	m <sup>2</sup>	10	1,345	19	2
4.4	Allowance for paint to ceilings	70	m <sup>2</sup>	12	840	12	1
4.5	Allowance for paint to skirtings	52	m	6	310	4	0
4.6	Allowance for window boards	10	m	40	400	6	1
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,000	5,000	71	7
5.2	Incl. White Goods	1	nr	incl			
5.3	Allowance for Wardrobe	2	nr	1,200	2,400	34	3
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	5	0
5.5	Silicone sealant to bathrooms/kitchens	3	nr	250	750	11	1
5.6	Post box	1	nr	200	200	3	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
6.1.1	WC	1	nr	350	350	5	0
6.1.2	WHB incl. Taps	1	nr	350	350	5	0
6.1.3	Bath incl. Taps	1	nr	750	750	11	1
6.1.4	Over Bath Shower & Curtain	1	nr	600	600	9	1
6.1.5	Towel Rail & Fittings	1	nr	450	450	6	1
	<b>Sanitaryware to WC</b>						
6.1.6	WC	1	nr	350	350	5	0
6.1.7	WHB incl. Taps	1	nr	350	350	5	0
6.1.8	Shower	1	nr	600	600	9	1
6.1.9	Towel Rail & Fittings	1	nr	450	450	6	1
6.2	Allowance for Mechanical and Electrical Installations within apartments:-				See Separate Build Up		
<b>TOTAL</b>				<b>£</b>	<b>40,541</b>	<b>579</b>	<b>54</b>



**Typical 3 Bed Apartment - AFFORDABLE / SHARED OWNERSHIP**

Average 3 Bed apartment at 103 m<sup>2</sup> NIA  
Equates to 151 m<sup>2</sup> GIFA

Item	Description	Qty	Unit	Rate (£p)	£ Add	£/m2 NIA	£/ft2 NIA
<b>1.0</b>	<b>Plasterboard drylining / Partitions / Ceilings</b>						
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	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	m <sup>2</sup>	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	m <sup>2</sup>	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	m <sup>2</sup>	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
<b>2.0</b>	<b>Internal Doors</b>						
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	-	-	-
<b>3.0</b>	<b>Floor Finishes</b>						
3.1	Allowance for 65mm screed to apartment floors; incl. acoustic layer	103	m <sup>2</sup>	42	4,326	42	4
3.2	Allowance for carpet to bedrooms	33	m <sup>2</sup>	20	655	6	1
3.3	Allowance for laminate flooring to living areas, entrance	62	m <sup>2</sup>	55	3,423	33	3
3.4	Allowance for tiling floor to Bathrooms / ensuite	8	m <sup>2</sup>	50	400	4	0
3.5	Allowance for MDF skirtings	102	m	10	1,022	10	1
<b>4.0</b>	<b>Wall Finishes</b>						
4.1	Tiled bathrooms; half height	21	m <sup>2</sup>	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	m <sup>2</sup>	10	2,555	25	2
4.4	Allowance for paint to ceilings	103	m <sup>2</sup>	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
<b>5.0</b>	<b>Fittings</b>						
5.1	Allowance for Kitchens (incl. under cupboard lighting, worktop, sink and taps)	1	nr	5,500	5,500	53	5
5.2	Incl. White Goods	1	nr	incl			
5.3	Allowance for Wardrobe	3	nr	1,200	3,600	35	3
5.4	Joinery - Coat Cupboard - internal fit out only	1	nr	350	350	3	0
5.5	Silicone sealant to bathrooms/kitchens	3	nr	250	750	7	1
5.6	Post box	1	nr	200	200	2	0
<b>6.0</b>	<b>Services</b>						
6.1	Sanitaryware						
	<b>Sanitaryware to Bathroom</b>						
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
	<b>Sanitaryware to Ensuite</b>						
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 Up		
<b>TOTAL</b>				<b>£</b>	<b>53,701</b>	<b>521</b>	<b>48</b>

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



*January 2024*

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**APPENDIX B1**

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



Area Schedules

Accommodation Schedule

	GIFA				Total m <sup>2</sup>
	Apartments m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
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				Total m <sup>2</sup>
	Apartments m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
	34,350	3,000	1,400	-	38,750
	34,350	3,000	1,400	-	38,750
	369,740	32,292	15,069	-	417,101

Net: Gross 77.16%

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



Area Schedules

Accommodation Schedule

	GIFA				Total m <sup>2</sup>
	Apartments m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
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				Total m <sup>2</sup>
	Apartments m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
	34,350	3,000	1,400	-	38,750
	34,350	3,000	1,400	-	38,750
	369,740	32,292	15,069	-	417,101

Net: Gross 77.16%

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

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



*January 2024*

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**APPENDIX B2**

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



Area Schedules

Accommodation Schedule

	GIFA				Total m <sup>2</sup>
	Apartments m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
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				Total m <sup>2</sup>
	Apartments m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
	27,670	3,000	1,400	-	32,070
	27,670	3,000	1,400	-	32,070
	297,837	32,292	15,069	-	345,198

Net: Gross 79.69%

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





Area Schedules

Accommodation Schedule

	GIFA				Total m <sup>2</sup>
	Apartments m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
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

	NIA				Total m <sup>2</sup>
	Apartments m <sup>2</sup>	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
	27,670	3,000	1,400	-	32,070
	27,670	3,000	1,400	-	32,070
	297,837	32,292	15,069	-	345,198

Net: Gross 79.69%

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

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



*January 2024*

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**APPENDIX B3**

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



Area Schedules

Accommodation Schedule

GIFA					
	Apartments m <sup>2</sup>	Other			Total m <sup>2</sup>
		Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>	
Overall	30,588	3,000	1,400	-	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 m <sup>2</sup>	Other			Total m <sup>2</sup>	
	Retail m <sup>2</sup>	Community m <sup>2</sup>	Car Park m <sup>2</sup>		
22,497	3,000	1,400	-	26,897	
22,497	3,000	1,400	-	26,897	
242,155	32,292	15,069	-	289,517	

Net: Gross 73.55%

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

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



*January 2024*

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**APPENDIX C**

**Information used for the preparation of this Estimate**

<b>Ref</b>	<b>Document Title</b>	<b>Document Number</b>	<b>Revision</b>
<b><i>MH Architects - Architects</i></b>			
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	

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



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**APPENDIX D**

**Assumptions, Notes & Exclusions**

Ref.	Item	Included	Excluded	Not Applicable	Comments
1.	Costs in connection with land acquisition.		x		
2.	Costs in connection with funding of the project.		x		
3.	Fees in connection with planning.		x		
4.	Costs in connection with demolition.		x		
5.	Costs in connection with obstructions in the ground.		x		
6.	Costs in connection with contaminated ground.		x		
7.	Costs in connection with the removal of asbestos.		x		
8.	Costs in connection with any specific phasing or sequencing.		x		
9.	Costs in connection with relocation of site accommodation due to phasing of the works.		x		
10.	Cost or programme implications from the discovery of any archaeological remains/items of interest.		x		
11.	Any costs for direct works undertaken by the Employer outside of the construction contract.		x		
12.	Any costs associated with fluctuations in the exchange rate.		x		
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.

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



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**APPENDIX D (cont'd)**

**Assumptions, Notes & Exclusions**

Ref.	Item	Included	Excluded	Not Applicable	Comments
14.	Costs or programme effects with the removal of toxic waste.		x		
15.	Removal of invasive plant species.		x		
16.	Specific tree protection measures.		x		
17.	Dealing with the presence of endangered species.		x		
18.	Costs or programme implications due to a restriction on working hours, or limitations on delivery times.		x		
19.	Works in connection with party wall awards.		x		
20.	Costs in connection with the diversion of any existing services.		x		
21.	Costs in connection with upgrading the services to the site.	✓			
22.	Costs in connection with obtaining Building Regulations and a detailed planning consent.		x		
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.		x		
24.	Professional Design Team Fees.		x		

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



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**APPENDIX D (cont'd)**

**Assumptions, Notes & Exclusions**

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.		x		
26.	Costs associated with any Bonds which may be payable to the Local Authority, such as a S278 Bond, or similar.		x		
27.	Commutated sums which may be payable under a Section 106 Agreement.		x		
28.	Any insurance premiums required to be paid by the Employer as a direct consequence of the works.		x		
29.	Marketing costs.		x		
30.	Capital Allowances.		x		
31.	VAT.		x		
32.	Purchaser or tenant fit out.		x		



# Indicative Cost Estimate

**Client:** Surrey Heath Borough Council

**Project:** Land East of Knoll Road, Camberley

**Date:** 26<sup>th</sup> January 2024

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



# Indicative Cost Estimate

## Land East of Knoll Road, Camberley

### Surrey Heath Borough Council



January 2024

## Document Control

**Identification** This Indicative Cost Estimate is categorised as follows:

Category	Details
<b>Project Name:</b>	Land East of Knoll Road, Camberley
<b>Project No:</b>	0823-QS-0036 (1)
<b>Author:</b>	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 <sup>th</sup> January 2024
Sarah Brogden	Director	Proofread	26 <sup>th</sup> January 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 <sup>th</sup> January 2024
A	Mark Stevens	Full Report Issued	26 <sup>th</sup> January 2024

## Disclaimer

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*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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*January 2024*

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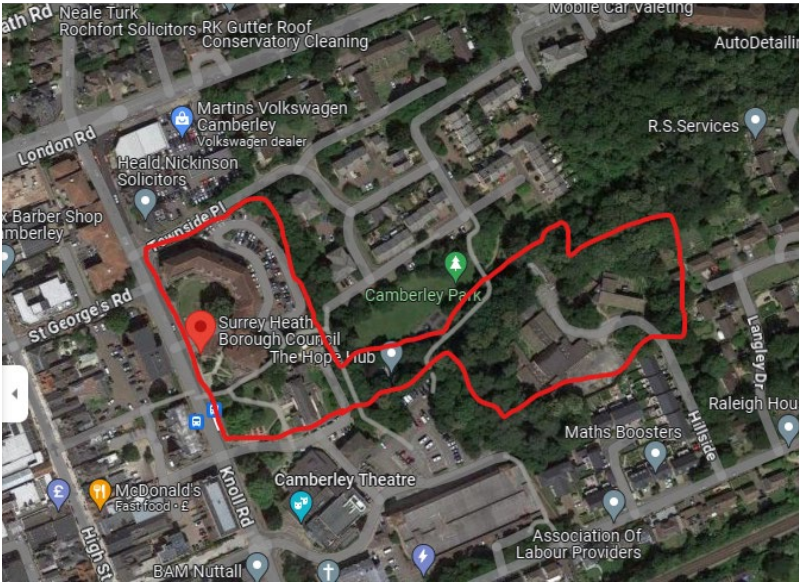
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**Introduction**

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					
	m <sup>2</sup>		Total m <sup>2</sup>		Total m <sup>2</sup>
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)*

#### NIA

NIA				
m <sup>2</sup>		Total m <sup>2</sup>	- m <sup>2</sup>	m <sup>2</sup>
19,500		19,500	-	19,500
				-
				-
19,500	-	19,500	-	19,500
				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.

Type	1B2P	2B3P	2B4P			Total
Private	186	80	76			342
<b>TOTAL</b>	<b>186</b>	<b>80</b>	<b>76</b>	-	-	<b>342</b>

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/m<sup>2</sup> (£223/Sq. Ft.) based on the GIFA or £3,125/m<sup>2</sup> (£290/Sq. Ft.) based on the total NIA.

<b>COST SUMMARY</b>	GIFA Areas /m <sup>2</sup>	Element Total	Cost /m <sup>2</sup> G.I.F.A	Cost /ft <sup>2</sup> G.I.F.A.	Cost /m <sup>2</sup> N.I.A.	Cost /ft <sup>2</sup> 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%
<b>SUB TOTAL OF ALL FUNCTIONS</b>	<b>25,440</b>	<b>47,841,000</b>	<b>1,880.54</b>	<b>174.71</b>	<b>2,453.38</b>	<b>227.92</b>	<b>78%</b>
6 Main Contractor Preliminaries	15.00%	7,176,000	282.08	26.21	368.00	34.19	12%
<b>SUB-TOTAL</b>		<b>55,017,000</b>	<b>2,162.62</b>	<b>200.91</b>	<b>2,821.38</b>	<b>262.11</b>	<b>90%</b>
7 Main Contractor Overheads and Profit	5.50%	3,026,000	118.95	11.05	155.18	14.42	5%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION</b>		<b>58,043,000</b>	<b>2,281.56</b>	<b>211.96</b>	<b>2,976.56</b>	<b>276.53</b>	<b>95%</b>
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					
<b>TOTAL CURRENT DAY COST</b>		<b>£60,945,000</b>	<b>2,395.64</b>	<b>222.56</b>	<b>3,125.38</b>	<b>290.36</b>	<b>100%</b>
<b>TOTAL CURRENT DAY COST (Rounded)</b>		<b>£60,945,000</b>	<b>2,396</b>	<b>223</b>	<b>3,125</b>	<b>290</b>	<b>100%</b>

Figure 5: Cost Summary of the Scheme

*January 2024*

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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 1<sup>st</sup> 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 Floors/Frame/Roof/Stairs	225 thick reinforced concrete slabs and concrete 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*)**

<b>Kitchens (Paula Rosa Manhattan or similar)</b>
<ul style="list-style-type: none"><li>• Contemporary handle-less kitchen cabinets.</li><li>• Quartz work surfaces, splash back and upstands.</li><li>• Under pelmet lighting.</li><li>• Built in single multi-function oven.</li><li>• Black glass ceramic hob.</li><li>• Recirculating extractor.</li><li>• Integrated dishwasher (Bosch).</li><li>• Integrated fridge &amp; freezer (Bosch).</li><li>• Stainless steel 1½ bowl sink with mixer tap.</li><li>• Downlighters to kitchen area.</li><li>• Allowances made for a suitable 'affordable' specification which will be developed with the Registered Provider.</li></ul>
<b>Bathrooms (Ideal Standard or similar)</b>
<ul style="list-style-type: none"><li>• White wash hand basin with mixer tap.</li><li>• White wall hung toilet with soft close seat and concealed cistern.</li><li>• White double ended bath with thermostatic built-in mixer.</li><li>• Rain shower over bath with pull-out hand shower and screen.</li><li>• Ladder style heated chrome tower rail.</li><li>• Shaver socket.</li><li>• Porcelanosa wall tiles.</li><li>• Allowances made for a suitable 'affordable' specification which will be developed with the Registered Provider.</li></ul>
<b>Mechanical &amp; Electrical Installations</b>
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.
<b>General</b>
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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**Indicative Cost Estimate**  
**Land East of Knoll Road, Camberley**  
**Surrey Heath Borough Council**



*January 2024*

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**Appendix A**

**Detailed Cost Breakdown**



## Section 1 : WHOLE PROJECT COST SUMMARY

AREA SUMMARY		G.I.F.A m <sup>2</sup>	G.I.F.A ft <sup>2</sup>	N.I.A m <sup>2</sup>	N.I.A ft <sup>2</sup>	Net to Gross		
	Apartments - Private	25,440	273,836	19,500	209,898	77%		
	Apartments - Affordable	-	-	-	-			
		-	-	-	-			
		<u>25,440</u>	<u>273,836</u>	<u>19,500</u>	<u>209,898</u>	77%		
COST SUMMARY		GIFA Areas /m <sup>2</sup>	Element Total	Cost /m <sup>2</sup> G.I.F.A	Cost /ft <sup>2</sup> G.I.F.A.	Cost /m <sup>2</sup> N.I.A.	Cost /ft <sup>2</sup> 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%
<b>SUB TOTAL OF ALL FUNCTIONS</b>		25,440	<b>47,841,000</b>	<b>1,880.54</b>	<b>174.71</b>	<b>2,453.38</b>	<b>227.92</b>	<b>78%</b>
6	Main Contractor Preliminaries	15.00%	7,176,000	282.08	26.21	368.00	34.19	12%
<b>SUB-TOTAL</b>			<b>55,017,000</b>	<b>2,162.62</b>	<b>200.91</b>	<b>2,821.38</b>	<b>262.11</b>	<b>90%</b>
7	Main Contractor Overheads and Profit	5.50%	3,026,000	118.95	11.05	155.18	14.42	5%
<b>TOTAL EXCL. CONTINGENCIES &amp; INFLATION</b>			<b>58,043,000</b>	<b>2,281.56</b>	<b>211.96</b>	<b>2,976.56</b>	<b>276.53</b>	<b>95%</b>
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					
<b>TOTAL CURRENT DAY COST</b>			<b>£60,945,000</b>	<b>2,395.64</b>	<b>222.56</b>	<b>3,125.38</b>	<b>290.36</b>	<b>100%</b>
<b>TOTAL CURRENT DAY COST (Rounded)</b>			<b>£60,945,000</b>	<b>2,396</b>	<b>223</b>	<b>3,125</b>	<b>290</b>	<b>100%</b>

**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.



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>1</b>				
<b><u>Demolition</u></b>				
Demolition of existing buildings	1	item	-	Excluded
Asbestos removal				Excluded
			<b>Demolition to Collection</b>	<b>0</b>
<b>2</b>				
<b><u>Residential Shell &amp; Core</u></b>				
Construction of undercroft	2,230	m <sup>2</sup>	180	401,000
Substructure; CFA Piles & Ground Slab	25,440	m <sup>2</sup>	90	2,290,000
Extra Over for lift pits			-	Incl.
Frame	25,440	m <sup>2</sup>	140	3,562,000
Upper Floors	25,440	m <sup>2</sup>	130	3,307,000
Roof Coverings	5,290	m <sup>2</sup>	86	455,000
Roof drainage	5,290	m <sup>2</sup>	5	26,000
Stairs - Main Common Stairs; 1 flight with half landing, balustrade and handrail; stairmaster or similar	70	Nr	6,000	420,000
External Walls				
Glazing - 30% (Excluding balcony doors)	3,071	m <sup>2</sup>	450	1,382,000
Solid - 70%	10,685	m <sup>2</sup>	380	4,060,000
Lift Over Run	6	Nr	8,000	48,000
Balconies/Terraces	342	Nr	6,000	2,052,000
External Doors; Ground Floor	7	Nr	3,000	21,000
External Doors; Louvred; Single	4	Nr	4,000	16,000
External Doors; Louvred; Double	4	Nr	8,000	32,000
External Doors; Ground Floor; Escape Door	1	Nr	2,000	2,000
External Doors; to balconies/terraces; sliding	342	Nr	2,000	684,000
Passenger Lifts;				
Serving 6 Floors	5	Nr	60,000	300,000
Serving 4 Floors	1	Nr	40,000	40,000
Extra Over for Fire Fighting lifts	3	Nr	20,000	60,000
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	m <sup>2</sup>	325	8,268,000
Allowance for roof mounted PV Panels	342	Nr	1,200	Incl.
			<b>Residential Shell &amp; Core to Collection</b>	<b>27,426,000</b>



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>3</b>				
<b><u>Residential - Fit Out (Private)</u></b>				
<i>Fit Out to Apartments</i>				
1 Bed 2 Person	186	Nr	29,000	5,394,000
2 Bed 3 Person	80	Nr	42,000	3,360,000
2 Bed 4 Person	76	Nr	47,000	3,572,000
Saving for 40% affordable	68	Nr	(2,753)	(188,000)
<i>Mechanical &amp; Electrical Installations</i>				
Private Apartments	342	Nr	11,000	3,762,000
Entrance/Concierge Lobby Fit Out	1	Nr	20,000	20,000
Gym Fit Out; Sprung floor, suspended ceiling; mirrors to walls, MEP	0	m <sup>2</sup>	300	-
Residents Lounge Fit Out	0	m <sup>2</sup>	200	-
Communal Fit Out - wall, floor and ceiling finishes; MEP fixtures and fittings	5,940	m <sup>2</sup>	180	1,069,000
Building Signage	1	Item	5,000	5,000
Cycle Racks				
Sheffield Hoops	15	Nr	50	800
Two Tier Stands	200	Nr	250	50,000
Eurobins	20	Nr	250	5,000
			<b>Residential - Fit Out (Private) to Collection</b>	<b>17,049,800</b>
<b>4</b>				
<b><u>Residential - Fit Out (Affordable)</u></b>				
<i>Fit Out to Apartments</i>				
1 Bed 2 Person	0	Nr	28,000	-
2 Bed 4 Person	0	Nr	41,000	-
3 Bed 6 Person	0	Nr	54,000	-
<i>Mechanical &amp; Electrical Installations</i>				
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	m <sup>2</sup>	180	
Building Signage	1	Item	5,000	
Cycle Racks				
Sheffield Hoops	4	Nr	50	
Two Tier Stands	66	Nr	250	
Eurobins	10	Nr	250	
			<b>Residential - Fit Out (Affordable) to Collection</b>	<b>0</b>



## Section 2 : CALCULATIONS

	Quantity	Unit	Rate £/m <sup>2</sup>	£
<b>5</b>	<b><u>Statutory Connections</u></b>			
5.1		item		Included
5.2		item		Included
5.3		item		Included
5.4		item		Included
5.5	25,440	m <sup>2</sup>	20	509,000
5.6		item		Excluded
5.7	342	Nr	4,450	1,522,000
<b>Statutory Connections to Collection</b>				<b><u>2,031,000</u></b>





## Section 2 : CALCULATIONS

		Quantity	Unit	Rate £/m <sup>2</sup>	£
6	<b><u>External Works</u></b>				
6.1	Genral allowance	1	item		1,334,000
<b>External Works to Collection</b>					<b><u>1,334,000</u></b>

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**APPENDIX B**

**Area & Accommodation Schedules**



Area Schedules

Accommodation Schedule

GIA					
	m <sup>2</sup>		Total m <sup>2</sup>		Total m <sup>2</sup>
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

NIA				
m <sup>2</sup>		Total m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
19,500		19,500	-	19,500
			-	-
			-	-
19,500	-	19,500	-	19,500
				209,896

N:G 76.65%

Type	1B2P	2B3P	2B4P			Total
Private	186	80	76			342
<b>TOTAL</b>	<b>186</b>	<b>80</b>	<b>76</b>	<b>-</b>	<b>-</b>	<b>342</b>

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**APPENDIX C**

**Information used for the preparation of this Estimate**

<b>Ref</b>	<b>Document Title</b>	<b>Document Number</b>	<b>Revision</b>
<i>MH Architects - Architects</i>			
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

### Assumptions, Notes & Exclusions

Ref.	Item	Included	Excluded	Not Applicable	Comments
1.	Costs in connection with land acquisition.		x		
2.	Costs in connection with funding of the project.		x		
3.	Fees in connection with planning.		x		
4.	Costs in connection with demolition.		x		
5.	Costs in connection with obstructions in the ground.		x		
6.	Costs in connection with contaminated ground.		x		
7.	Costs in connection with the removal of asbestos.		x		
8.	Costs in connection with any specific phasing or sequencing.		x		
9.	Costs in connection with relocation of site accommodation due to phasing of the works.		x		
10.	Cost or programme implications from the discovery of any archaeological remains/items of interest.		x		
11.	Any costs for direct works undertaken by the Employer outside of the construction contract.		x		
12.	Any costs associated with fluctuations in the exchange rate.		x		
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)

### Assumptions, Notes & Exclusions

Ref.	Item	Included	Excluded	Not Applicable	Comments
14.	Costs or programme effects with the removal of toxic waste.		x		
15.	Removal of invasive plant species.		x		
16.	Specific tree protection measures.		x		
17.	Dealing with the presence of endangered species.		x		
18.	Costs or programme implications due to a restriction on working hours, or limitations on delivery times.		x		
19.	Works in connection with party wall awards.		x		
20.	Costs in connection with the diversion of any existing services.		x		
21.	Costs in connection with upgrading the services to the site.	✓			
22.	Costs in connection with obtaining Building Regulations and a detailed planning consent.		x		
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.		x		
24.	Professional Design Team Fees.		x		

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**APPENDIX D (cont'd)**

**Assumptions, Notes & Exclusions**

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.		x		
26.	Costs associated with any Bonds which may be payable to the Local Authority, such as a S278 Bond, or similar.		x		
27.	Commutated sums which may be payable under a Section 106 Agreement.		x		
28.	Any insurance premiums required to be paid by the Employer as a direct consequence of the works.		x		
29.	Marketing costs.		x		
30.	Capital Allowances.		x		
31.	VAT.		x		
32.	Purchaser or tenant fit out.		x		