

For: Arun District Council

Review of Applicant Submitted Viability Position

**The Arcade
Bognor Regis
PO21 1LH**

**August 2025
(DSP25419Z)**

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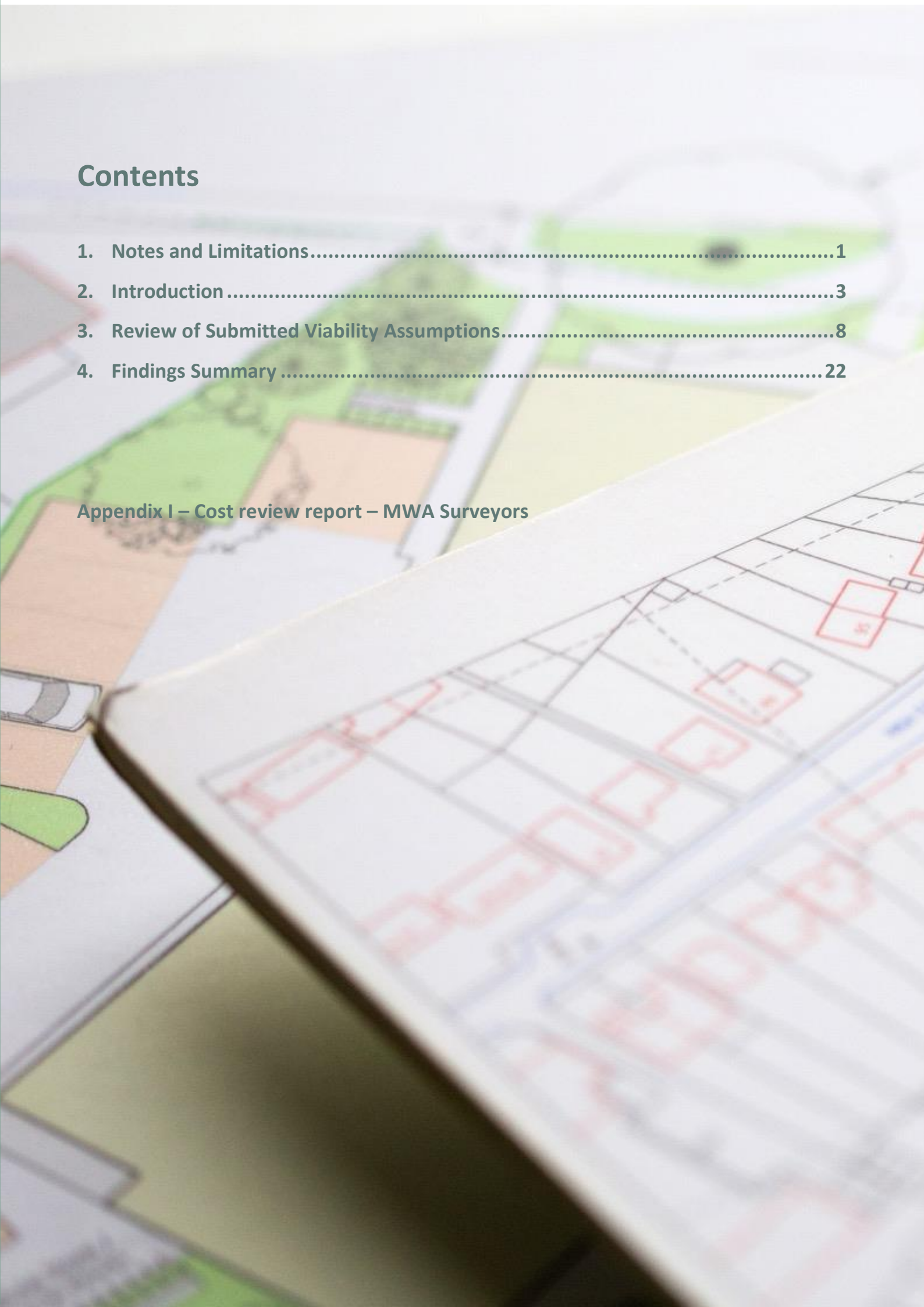
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Appendix I – Cost review report – MWA Surveyors



1. Notes and Limitations

- 1.1.1. This review and its findings are intended purely for the purpose of providing our client Arun District Council (ADC) with an independent check of, and opinion on, the planning applicant's viability information and stated position in this case.
- 1.1.2. In the preparation of this review Dixon Searle Partnership has acted with objectivity, impartiality, without interference and with reference to appropriate available sources of information.
- 1.1.3. This report and any associated work does not provide or amount to formal valuation advice.
- 1.1.4. So far as we have been able to see, the information supplied to DSP to inform and support this review process has not been supplied by the prospective / current planning applicant on a confidential basis. However, potentially some of the information provided may be regarded as commercially sensitive. Therefore, we suggest that the Council and prospective / current or subsequent planning applicant may wish to consider this aspect together. DSP confirms that we are content for our review information, as contained within this report, to be used as may be considered appropriate by the Council (we assume with the applicant's agreement if necessary). In looking at 'Accountability', since July 2018 (para. 021 revised in May 2019), the published national Planning Practice Guidance (PPG) on viability says on this; *'Any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances.'*
- 1.1.5. Dixon Searle Partnership conducts its work only for Local Authorities and selected other public organisations. We do not act on behalf of any development interests. We have been and are involved in the review of other planning stage proposals within the Arun District area.
- 1.1.6. In any event we can confirm that no conflict of interest exists, nor is likely to arise given our approach and client base. This is kept under review. Our fees are all quoted in advance and agreed with clients on a fixed or capped basis, with no element whatsoever of contingent/incentive/performance-related payment.

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- 1.1.7. We have undertaken this as a desk-top exercise as is appropriate for this stage and level of review. For general familiarisation we have considered the site context from the information supplied by the Council and using available web-based material.
- 1.1.8. This document has been prepared for this specific reason and should not be used for any other purpose without the prior written authority of Dixon Searle Partnership (DSP); we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned. To the extent that the document is based on information supplied by others, Dixon Searle Partnership accepts no liability for any loss or damage suffered by the client.

2. Introduction

- 2.1.1 Dixon Searle Partnership (DSP) has been commissioned by Arun District Council (ADC) to carry out an independent review of the 'Financial Viability Assessment' (FVA) dated February 2025 and carried out by Savills. This is in relation to the proposed development at The Arcade, Bognor Regis, PO21 1LH. Whilst DSP's understanding is that the Council is the landowner and/or has some involvement in the site/proposed development, noting this serves only as an acknowledgement and whether or not this is the case does not affect the approach to or content of this review.
- 2.1.2 The FVA has been submitted in support of an application (reference BR/97/25/PL) which seeks permission for *'Partial change of use from Class E to form 35 No. residential units (Class C3), partial demolition of existing building, development of new retail and residential spaces, minor changes to existing elevations, new entrance to Arcade from Belmont Street, solar panels and other minor works to the existing building. This application may affect the setting of listed buildings and is in CIL Zone 4 (Zero Rated) as other development.'*
- 2.1.3 ADC's affordable housing policy AH SP2 (Local Plan 2018) requires all developments of 11 residential units or more to provide a minimum 30% affordable housing on site. In 'very exceptional circumstances' and where robust viability evidence is provided, a provision of less than 30% or a commuted sum can be allowed. Affordable housing is expected to be 75% rented and 25% intermediate tenures.
- 2.1.4 Therefore, the proposed development is required to provide 11 units of affordable housing (8 x rented and 3 x shared ownership).
- 2.1.5 In presenting their viability position, the applicant has supplied to the Council the aforementioned FVA which contains a review of market evidence, as well as Appendices including Floor plans and an accommodation schedule, a cost plan from Ridge surveyors, and printed summaries of Savills' development appraisals.
- 2.1.6 DSP has also been provided with 'live' working versions of Savills' appraisals, carried out using Argus Developer Software.

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- 2.1.7 For context, DSP has also had sight of the documents contained within the Council's online planning application files.
- 2.1.8 We have considered the assumptions individually listed within the FVA and provided our commentary based on those whilst also carrying out sensitivity testing using the same appraisal where our opinion differs from that of the applicant's agent.
- 2.1.9 This report does not consider planning policy or the wider aspects in the background to or associated with the Council's consideration. DSP's focus is on the submitted viability assumptions and therefore the outcomes associated with that aspect of the overall proposals (scope to generate land value and profit while also supporting the development costs and planning policies).
- 2.1.10 For general background, a viable development could be regarded as the ability of a development project to meet its costs including the cost of planning obligations, while ensuring an appropriate site value (i.e. existing use value plus a reasonable premium) for the landowner and a market risk adjusted return to the developer in delivering that project. The Government's Planning Practice Guidance (PPG) on Viability sets out the main principles for carrying out a viability assessment. It states:

'Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return...Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available. Improving transparency of data associated with viability assessment will, over time, improve the data available for future assessment as well as provide more accountability regarding how viability informs decision making...In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission'.¹

¹ Paragraph 010 Planning Practice Guidance on Viability

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- 2.1.11 The submitted development appraisal has been run on a residual land value (RLV) basis, taking into account the value of the proposed flats (as a rented scheme) and of one new commercial unit, and having allowed for profit (assumed at 15.0% GDV) and development costs.
- 2.1.12 Therefore, an approach has been taken that sets out to consider, in the applicant's view, the maximum supportable contribution for planning obligations. The RLV is then compared to a Benchmark Land Value (BLV) based on the existing use of the building (the upper floors of the retail arcade); which in this case is assumed by Savills at nil value due to the poor condition of the relevant areas.
- 2.1.13 The submitted appraisal assumes 100% market rented housing (Build-to-Rent – 'BtR') plus one new commercial unit with the GDV placed at £7,365,000 by Savills. The appraisal produces a (significantly negative) residual value of -£2,070,000. Savills note that OPE BLRF² grant funding might be available to assist with the proposed regeneration, to a value of £628,322. Taking this into account reduces the deficit to circa -£1,580,000. Savills have also tested the influence a reduction in the profit assumption from 15.0% to 10.0% GDV, on the basis that *'Built-to-Rent providers often accept a lower profit as they are looking to hold the asset for a number of years and will benefit from the rental income'*. For ADC's information, a substantially lower level of profit assumption on typical BtR schemes is familiar to DSP through our experience of these scheme types to date, associated with the reasons Savills note. Applying this assumption alongside the grant funding (assuming its availability) further reduces the deficit to – £1,220,000.
- 2.1.14 This deficit exceeds the assumed profit of £736,500 (when applied at 10% GDV), therefore as presented the scheme (with £628,322 grant funding) makes a net loss of -£483,500.
- 2.1.15 Savills have also considered the value of the proposed flats if sold on the open market rather than retained as rental investment properties. Their assessment places the GDV at £6,810,000 for the residential units on this basis, and £6,955,400 including the commercial unit. Savills have run an appraisal on this basis, assuming 15% profit on GDV (not likely to be an unreasonable target assumption in our view) and again assuming

² Local Government Association One Public Estate Brownfield Land Release Fund

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£628,322 in grant funding. This indicates a larger deficit (financial shortfall overall) of -£2,243,000.

- 2.1.16 The deficit in the second appraisal (market sale flats basis) also exceeds the assumed profit (of £1,043,310) in this case. Therefore in this scenario, as presented, the scheme (with £628,332 grant funding) makes a net loss of -£819,010.
- 2.1.17 The FVA concludes that *'This report indicates that the existing building generates a Nil Benchmark Land Value and that the proposed development generates a negative land value without providing affordable housing and significantly reduced S106 obligations. It demonstrates that the only method of bringing the development forward (as encouraged by the NPPF) is to reduce the affordable housing contribution to Nil. This is justified by the NPPF, CIL Regulations 2010 (as amended), and the RICS Guidance Note 'Financial Viability in Planning' (1st Edition).'*
- 2.1.18 The FVA does not comment on the deliverability of the scheme (given the position of a net loss which is presented) beyond noting that *'The Council purchased the Arcade in 2017 with a view both to it being a long term investment and to secure its regeneration for the benefit of Bognor Regis Town Centre and the Council remains committed to delivering on these original goals'*.
- 2.1.19 This review does not seek to pre-determine any Council positions, but merely sets out our opinion on the submitted viability assumptions and outcomes to inform the Council's discussions with the applicant and its decision making; it deals only with viability matters, in accordance with our instructions.
- 2.1.20 DSP's remit is to review the submitted information to assess whether the stated viability scope available to support planning obligations (for affordable housing and/or other matters) has been reasonably assessed at this time.
- 2.1.21 Our brief does not go as far as confirming what should be the outcome where schemes are stated or verified as being non-viable per se, based on a viability submission or any subsequent review. It is for the applicant to decide whether there is sufficient justification to pursue a scheme financially. While an absence of (or insufficient level of) planning obligations will be a material consideration, we are not aware that proof of

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positive viability is in itself a criterion for acceptable development under current national policy. The Council may wish to consider these matters further, however.

- 2.1.22 In this context, ADC requires our opinion as to whether the viability figures and position put forward by the applicant are reasonable. We have therefore considered the information submitted. Following our review of the key assumptions areas, this report provides our views.
- 2.1.23 We have based our review on the submitted FVA and the premise that the viability of the scheme should be considered based on the assumption of current costs and values. We then discuss any variation in terms of any deficit (or surplus) created from that base position by altering appraisal assumptions (where there is disagreement if any).
- 2.1.24 This assessment has been carried out by Dixon Searle Partnership, a consultancy which has a great many years combined experience in the development industry working for Local Authorities, developers, Housing Associations and in consultancy. As consultants, we have a considerable track record of assessing the viability of schemes and the scope for Local Authority planning obligation requirements. This expertise includes viability-related work carried out for many Local Authorities nationwide over more than 20 years.
- 2.1.25 The purpose of this report is to provide our overview comments regarding this individual scheme, on behalf of the Council - taking into account the details as presented. It will then be for the Council to consider this information in the context of the wider planning objectives in accordance with its policy positions and strategies.
- 2.1.26 In carrying out this type of review a key theme for us is to identify whether, in our opinion, any key revenue assumptions have been under-assessed (e.g. sales value estimates) or any key cost estimates (e.g. build costs, fees, etc.) over-assessed – since both of these effects can reduce the stated viability outcome.

3. Review of Submitted Viability Assumptions

3.1 Overview of Approach

- 3.1.1 The following commentary reviews the applicant's submitted viability assumptions as explained within the FVA and the accompanying development appraisal.
- 3.1.2 Primarily the review process takes into account the fact that the collective impact of the various elements of the cost and value assumptions is of greatest importance, rather than necessarily the individual detailed inputs in isolation. We have considered those figures provided, as below, and reviewed the impact of trial changes to particular submitted assumptions.
- 3.1.3 This type of audit / check is carried out so that we can give the Council a feel for whether or not the presented outcome is approximately as expected – i.e. informed by a reasonable set of assumptions and appraisal approach.
- 3.1.4 Should there be changes to the scheme proposals relative to the details now under review, this would obviously impact on the appraisal outputs.

3.2 Benchmark Land Value

- 3.2.1 In all appraisals of this type, the base value (value of the site or premises – e.g. in existing use) is one of the key ingredients of scheme viability. A view needs to be taken on land value so that it is sufficient to secure the release of the site for the scheme (sale by the landowner) but is not assumed at such a level that restricts the financial capacity of the scheme to deliver suitable profits (for risk reward), cover all development costs (including any abnormal costs) and provide for planning obligations as a part of creating sustainable development. The PPG on viability states that a Benchmark Land Value should:
- *'be based upon existing use value*
 - *allow for a premium to landowners (including equity resulting from those building their own homes)*
 - *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*

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- *be informed by market evidence including current uses, costs and values wherever possible. Where recent market evidence is used to inform assessment of benchmark land value this evidence should be based on developments which are compliant with policies, including for affordable housing. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.'*

3.2.2 The guidance also states that alternative use values can be considered in certain circumstances: *'For the purpose of viability assessment alternative use value (AUV) refers to the value of land for uses other than its current permitted use, and other than other potential development that requires planning consent, technical consent or unrealistic permitted development with different associated values. AUV of the land may be informative in establishing benchmark land value. If applying alternative uses when establishing benchmark land value these should be limited to those uses which have an existing implementable permission for that use. Where there is no existing implementable permission, plan makers can set out in which circumstances alternative uses can be used. This might include if there is evidence that the alternative use would fully comply with development plan policies, if it can be demonstrated that the alternative use could be implemented on the site in question, if it can be demonstrated there is market demand for that use, and if there is an explanation as to why the alternative use has not been pursued. Where AUV is used this should be supported by evidence of the costs and values of the alternative use to justify the land value. Valuation based on AUV includes the premium to the landowner. If evidence of AUV is being considered the premium to the landowner must not be double counted.'*

3.2.3 It is therefore clear that the only acceptable approach to defining a benchmark land value for the purposes of a viability assessment, is the EUV+; or, exceptionally, AUV.

3.2.4 Savills have assumed a nil land value in this case, on the basis that the parts of the building being redeveloped (mainly the upper floors) are not in use and are in very poor condition, requiring significant reinvestment to bring them back into economic use.

3.3 The scheme

- 3.3.1 The site fronts the High Street, with York Road to the west and Belmont Street to the south. The scheme is part of a wider project, the 'Regis Quarter Regeneration' which involves provision of a new hotel, theatre, car park, and redevelopment of the town hall, all on the opposite side of Belmont Street, along The Esplanade.
- 3.3.2 The proposed development seeks to provide 35no. apartments via redevelopment/conversion of the two storeys above the existing arcade, as well as one new retail unit on the ground floor (of 591 ft²) and a 136 ft² extension to the existing retail units.
- 3.3.3 The plans and schedule of accommodation indicate there will be 29no. 1-beds of between 38.9 and 56.7 m², and 6no. 2-beds of between 58.7 and 85.9 m². Six of the flats have some external amenity/balcony, including two with fairly large terraces.

CGI image of proposed scheme (source: Nick Moss Architects)



3.4 Gross Development Value – Private Residential (Build to Rent)

- 3.4.1 Reflecting the context noted above, Savills have first considered the development as a Build to Rent investment, and have assumed rents of £950 to £1,025 per month for the proposed 1-bed flats and £1,300 to £1,450 for 2-beds.

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- 3.4.2 Market Evidence has been put forward in 6.2 of the FVA, which notes a similar range of values being achieved for newly built or newly refurbished/converted properties.
- 3.4.3 From the information we have viewed, there appears to be a fairly large proportion of not directly income producing floor space that would have to be constructed. ADC could check the proportion of communal area. The plans and the description within the FVA do not indicate any specific communal facilities (as are often found within Build to Rent schemes; such as areas for socialising/gym/cinema/workspace).
- 3.4.4 The total assumed rent is £36,950 per month (an average of £1,055 per dwelling) and an annual gross rent of £443,400 for the residential dwellings. The following rent is assumed for the new commercial elements:

Extract from p.30 of Savills FVA

Unit	Size Sq M	Size Sq Ft	Rent per annum
1	54.9	591	£16,000 (£27 per sq ft)
Extension to existing retail	12.7	136	£3,675 (£27 per sq ft)
Total			£19,675

- 3.4.5 Savills have run a separate cashflow appraisal (outside the scheme overview appraisal) considering this rent over a 40 year period, deducting 20% of rent annually for operating costs in order to then apply the income to the main appraisal (this is an approach that DSP often uses too).
- 3.4.6 In DSP's experience it is typical for BTR scheme finances to assume between 20 and 25% of gross rent to cover management/maintenance/void costs, therefore this allowance falls within the expected range.
- 3.4.7 Savills have assumed rental inflation of 2.25%. 10% of gross rent has been deducted every 10 years to cover capital expenditure, which results in a total deduction of £201,834 over the 40 years. The annual rental inflation assumption appears potentially modest, and this could be seen to be outperformed (based on experience to date, although no direct guide to future trends) and the potential for improvement compared with that assumption may be part of the wider investment thinking in such circumstances. Having said this, the starting point assumption for the rental levels (to

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which the inflation assumption would then be applied) also need to be considered – more on this below.

- 3.4.8 This leads to an assumed GDV of £7,794,470 before fees. This is an average £222,699 per dwelling, equating to £421/ft² NIA.
- 3.4.9 The capital value resulting from Savill's cashflow appraisal equates to a gross yield of circa 6.0%. This is higher than we would expect to see, however this is an output of Savills' cashflow and not a notional yield being put forward to capitalise the assumed rental income. Furthermore, as will be discussed below, the assumptions on rent appear fairly optimistic and the resulting values appear higher than would be achieved via market sale therefore overall the submitted BTR GDV does not appear unreasonable.
- 3.4.10 As well as reviewing Savills' submitted information, we have undertaken our own research into rents locally. For the 1-bed flats we also note our similarly timed review of a similar proposal nearby in Queensway, in which rents of £975 per month average have been put forward for small 1-bed flats as Build to Rent.
- 3.4.11 Our rental research in that case, and considered transferable information, noted the following properties advertised to let in the immediate area as at 14.08.2025:

Type	Rent £ pcm	Comments
Studio	£795	
Studio	£795	
Studio	£795	
Studio	£795	
Studio	£795	
Studio	£750	
Average	£788	
1-bed flat	£775	
1-bed flat	£775	
1-bed flat	£875	
1-bed flat	£750	
1-bed flat	£900	
1-bed flat	£770	
1-bed flat	£1,100	Higher value due to Esplanade location
1-bed flat	£950	
1-bed flat	£825	
1-bed flat	£895	
1-bed flat	£740	
1-bed flat	£875	
1-bed flat	£950	
1-bed flat	£1,050	
1-bed flat	£900	
1-bed flat	£850	
1-bed flat	£900	
Average	£875	
Overall Average	£852	

3.4.12 This indicates that the assumed rents for The Arcade proposals are significantly above average for the area, and align with the higher rents seen for 1-bed flats locally. This is as expected for a typical Build to Rent scheme (although as above we have noted that such schemes can usually be expected to offer some level of communal facilities).

3.4.13 We have reviewed the quoted rents for all 2-bed flats currently offered for rent within 1 mile of the site:

2-bed Flats available to rent within 1 mile of the site (source: Rightmove)		
Type	Rent £ pcm	Comments
2-bed flat	£1,000	
2-bed flat	£1,050	
2-bed flat	£1,100	
2-bed flat	£1,150	
2-bed flat	£1,350	
2-bed flat	£995	
2-bed flat	£1,400	Luxury apartment in 'Compass Point', with 2 x double beds, and sea views
2-bed flat	£1,250	Recently built purpose-built flat in small block
2-bed flat	£1,100	
2-bed flat	£925	
2-bed flat	£1,250	
2-bed flat	£950	
2-bed flat	£1,195	
2-bed flat	£1,250	
2-bed flat	£1,195	
2-bed flat	£1,000	
2-bed flat	£1,095	
2-bed flat	950	
2-bed flat	£1,050	
2-bed flat	£1,100	
2-bed flat	£925	
2-bed flat	£1,250	Seafront location
2-bed flat	£1,100	
2-bed flat	£950	
2-bed flat	£1,100	
AVERAGE	£1,107	

3.4.14 It can be seen that the submitted rents for newly built BTR flats of £1,300 to £1,450 are well above average rental levels, and align with the top end of rents seen on the market currently (including those in – in our view – what would generally be regarded as superior locations with sea views, although the subject site would have the benefit of closeness to both the seafront and all town centre amenities).

3.4.15 Having reviewed properties currently offered for rent, as well as Savills’ submitted comparables, we consider that the rents are suitably placed for the purpose of the FVA (i.e. these are not underestimated and therefore not having an effect of unduly influencing the financial scope for support to affordable housing or similar).

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- 3.4.16 The submitted appraisal assumes above-average rents as often seen in new Build-to-Rent schemes. The assumptions within Savills' cashflow appraisal appear suitable. We note that the resulting yield is higher than typically seen for BTR schemes in prime locations and for the types of schemes that tend to be seen in those (much larger, at transport hubs and often with comprehensive communal facilities) – however we note that the scheme is small in size, does not offer the level of communal facilities typically seen with Build to Rent, and is in a 'secondary' location rather than being a prime town or city scheme as more usually seen. And, as noted above, the yield in this case is an output of a cashflow appraisal, not an assumption applied to assumed rent for the purposes of assessing the capitalised value.
- 3.4.17 Overall, a suitable view appears to have been taken of the GDV – for the purpose of the assessment.

Sales values

- 3.4.18 As noted, Savills have also run an appraisal assuming the flats are instead sold outright on the open market and have assumed the following values (averaging £195,000 per dwelling):

Beds	Size (m2)	Size (ft2)	£
1-bed	40.2	433	£180,000
1-bed	38.9	419	£175,000
1-bed	38.9	419	£175,000
1-bed	38.9	419	£175,000
2-bed	67.3	724	£240,000
2-bed	64.8	698	£250,000
1-bed	46	495	£180,000
1-bed	46.3	498	£180,000
1-bed	46.3	498	£180,000
1-bed	43.5	468	£180,000
2-bed	72.6	781	£275,000
1-bed	52.2	562	£200,000
1-bed	41.3	445	£190,000
1-bed	41.3	445	£180,000
2-bed	58.7	632	£240,000
1-bed	51.9	559	£185,000
1-bed	42.5	457	£185,000
1-bed	49.2	530	£190,000
1-bed	40.2	433	£185,000
1-bed	38.9	419	£175,000
1-bed	38.9	419	£175,000
1-bed	38.9	419	£175,000
1-bed	41.9	451	£180,000
1-bed	46.3	498	£180,000
1-bed	50.2	540	£185,000
1-bed	46.2	497	£180,000
1-bed	46.3	498	£180,000
1-bed	46.3	498	£180,000
1-bed	43.3	466	£180,000
2-bed	72.6	781	£250,000
2-bed	85.9	925	£280,000
1-bed	41.6	448	£190,000
1-bed	56.7	610	£185,000
1-bed	51.2	551	£185,000
1-bed	51.9	559	£185,000
TOTAL	1718	18493	£6,810,000
		£368	/ft²

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- 3.4.19 The Land Registry (LR) indicates an average sold value for flats, updated in line with the LR House Price Index (HPI) for Arun District, of £205,879 or £334/ft² for new build flats sold within a mile of the site over the past two years.
- 3.4.20 This evidence indicates that the submitted sales values are in the expected range and indicates that if sold on the open market the proposed flats would likely achieve a lower GDV than assumed for the rental scenario, considered broadly based on needing to make assumptions and based on making comparison as at the time of reporting.
- 3.4.21 The Land Registry (LR) indicates an average sold value, updated in line with the LR House Price Index (HPI) for Arun District, of £168,168 or £249/ft² for resale flats sold within 2.5 miles of the site over the past 6 months. New build flats typically achieve 10 to 20% above the average value for resale flats which would indicate values of approximately £185,000 to £200,000 if the properties were to be sold on the open market at this time. The submitted values, averaging £195,000, fall within this range. Again, the submitted values for open market sales appear lower than for the rental scenario.
- 3.4.22 We have also considered newbuild properties currently being marketed for sale. There is only one flat on the market within 3 miles of the site, a first floor apartment of circa 550 ft² built by Taylor Wimpey, advertised for £195,000 (£345/ft²).



- 3.4.23 It is worth noting that any improvement in the sales value assumptions (compared with a level set at the point of the appraisal) would most likely be reflected in an improvement in scheme viability (for example as will be seen through our above noted sensitivity test). Whilst the opposite could also occur (the sales values could fall relative to the assumptions made), that is the developer's (applicant's) risk, and such factors need to be kept in mind in making an overall assessment of the applicant's position.

3.5 Development Timings/Project Timescales

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- 3.5.1 The submitted appraisals based on the rented scenario assume a 15-month pre-construction phase, followed by a 24-month construction period (with construction costs spread using an S-curve), and sales revenue received in a lump sum at the end of a 1-month letting period following completion, based on an investment sale of a Build-to-Rent scheme. Where included, the grant funding is assumed to be received as a lump sum at the point of sale.
- 3.5.2 For the residential sales scenario Savills have assumed the following:

Activity	Start Date	Completion Date	Duration
Pre- Construction (including planning)	March 2025	May 2026	12 months
Construction	March 2026	February 2028	24 months
Sale	March 2028	August 2029	18 months
Total			54 months

- 3.5.3 Sales revenue is assumed to be spread evenly across the 18-month sales period which begins at the end of the construction period (and so equates to approximately 2 units per month). This may pan out to be a fairly cautious estimate which does not assume an off-plan sales. However, we have tested the effect of alternative assumptions which in the circumstances make only a small difference to outcomes (an improvement of less than £40,000 to the residual land value in the most positive scenario).
- 3.5.4 The assumed 15-month lead-in to construction appears lengthy, and has not been explained. This is something that ADC could seek further information on. Again this is unlikely to affect the overall outcome in terms of viability/non-viability.

3.6 Cost Assumptions – Construction Costs & Fees

- 3.6.1 Costs have been assessed by Ridge surveyors, whose Stage 3 cost estimate is included as Appendix 2 to the FVA. Savills state that *'We have adopted the costs provided, which are split into three parts. The main refurbishment work which equates to £6,576,688 or £280*

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per sq ft, there are also enabling works which equate to £502,862'. Savills also note that the BCIS indicates a median build cost of £168/ft² and an Upper Quartile level of £331/ft².

3.6.2 DSP commissioned MWA surveyors to review the Ridge cost plan as a second opinion on behalf of ADC, and their report is attached as Appendix 1. MWA's estimate is 5.71% *higher* than Ridge's, and applying MWA's overall costs would add £375,521 to the costs and would consequently worsen the reported viability position.

3.6.3 Savills have made allowances for 8.0% for professional fees and 5.0% developer/design contingency which are fairly typical assumptions – considered appropriate.

3.7 CIL / Planning Obligations

3.7.1 The site is within CIL Zone 4 and is therefore Zero Rated for CIL (flats). The appraisals include an allowance of £33,250 for a 'Pagham Harbour S106 payment'. No other allowances have been made for S106 contributions.

3.7.2 We been provided with a document indicating that ordinarily a total of £280,170 would be requested, to cover Education, public open space and other leisure, libraries, Fire and Rescue and education transport.

3.7.3 The Council will be able to confirm the S106 level that is due. It should be noted that any change in the chargeable sum(s) would have an impact on the overall viability of the scheme as viewed through the appraisal – including any amounts beyond the £33,250 within the appraisals would pull the viability downwards (looking at the effect of this assumption only). In all such reviews, we assume that all requirements that are necessary to make a scheme acceptable in planning terms will have to be included.

3.8 Development Finance

3.8.1 Typically, in the recent period we have seen finance rates of 6.5 – 8.0% being submitted for viability appraisal purposes, with those assumptions representative of the costs inclusive of all fees.

3.8.2 Finance costs have been included within the development appraisal using a 7.0% interest rate, based on 100% debt finance, in all of the tested scenarios. This is within the range seen and is not considered unreasonable.

3.9 Sales, Marketing and Legal fees

3.9.1 The residential sale development appraisals assume a 1.5% sales/marketing fee and 0.5% GDV for legal fees. Overall, this results in costs of £151,674 relating to disposal of the flats. This equates to £4,333 per dwelling which is at the lower end of the range seen on this basis and therefore not considered unreasonable.

3.10 Developer's Risk Reward – Profit

3.10.1 The Planning Practice Guidance (PPG) on Viability states: *'Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan'*. It goes on to state: *'For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.'*

3.10.2 The PPG, as above, although silent in terms of decision making, does set out a range of between 15% and 20% on GDV for market housing; lower for affordable housing in relation to plan making. Given that the NPPF and PPG expect planning applications to be consistent with the plan making stage, it is therefore also appropriate to assume that the range 15% - 20% on GDV (lower for affordable housing) may be considered application at the decision taking stage.

3.10.3 Savills have assumed a profit of 15.0% on GDV for the residential sales (second/alternative) scenario. This is at the bottom of the range suggested by the PPG and is therefore not considered excessive.

3.10.4 Savills have tested different profit allowances within various appraisals for the BTR, with the lowest profit assumption being 10.0% which in our experience is often assumed to reflect the different risk profile of a long-term investor. In this, the most 'favourable'

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profit scenario (in terms of viability outcomes), the scheme still indicates a net loss once the appraisal deficit is accounted for.

4. Findings Summary

- 4.1.1 The submitted overall approach to assessing the viability of the proposed development is considered to be appropriate in terms of general principles and approach to development appraisal.
- 4.1.2 Similarly, as discussed in detail in section 3, above, we find the submitted assumptions to be suitably placed, and we consider that a fair view has been taken of the scheme overall – for the purposes of the submission and exploring its capacity to support planning obligations (based on the submitted details at this time).
- 4.1.3 Two scenarios have been tested, one (the first and understood to be the main scenario) assuming Build to Rent and the other assuming market sale. Neither indicates a profit at this stage, even with the inclusion of an assumed £628,322 in grant funding. Some movement in the assumptions (improvements in already positive looking values positioning) and/or reduction in costs would be required to reach profitability, viewed without the inclusion of affordable housing.
- 4.1.4 We have carried out sensitivity testing which indicates that for the BTR scheme to support what would typically be considered a suitable level of profit, an increase of approximately 10% from the assumed residential GDV, alongside a decrease of 10% from the Ridge estimated build costs would be required before a suitable profit level is reached.
- 4.1.5 We have carried out the same exercise for the scheme assumed as market sale, which indicates that an increase of nearly 20% from the assumed residential sales values, alongside a decrease of 20% from the Ridge estimated build costs would be required before a suitable profit level is reached. Clearly, the indications are that a significant swing will be required to establish prospects of viability at more of a market norm related level.
- 4.1.6 Regarding the provided estimated build costs, these have been reviewed by MWA surveyors (report attached as Appendix 1), who are of the view that the scheme costs have potentially been underestimated.

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- 4.1.7 In addition, we note that the submitted appraisals allow for a limited/potential minimum acceptable c. £33k of S106 costs, however the amounts requested for S106 are closer to £280k. Any increase in S106 allowances will further worsen the viability position, although our assumption is that any requirements necessary to make a scheme acceptable in planning terms would generally have to be provided regardless of the viability figures
- 4.1.8 In conclusion, DSP finds the same as the submitted position i.e. that the scheme will not support a contribution to affordable housing.
- 4.1.9 It also appears that the scheme will not be deliverable by close to normal measures unless efficiencies can be found in the build costs, and/or the market improves, allowing for higher rental or sales values. (Or unless additional grant funding/investment is provided perhaps).
- 4.1.10 We need to be clear that our review is based on current day costs and values assumptions as described above, based on the current scheme as submitted. A different scheme may of course be more or less viable – we are only able to review the information provided.
- 4.1.11 No viability appraisal or review can accurately reflect costs and values until a scheme is built and sold - this is the nature of the viability review process. In this sense, the applicant and their agents are in a similar position to us in estimating positions – it is not an exact science by any means, and we find that opinions will usually vary.
- 4.1.12 As regards the wider context including the current economic situation, in accordance with the relevant viability guidance our review is based on current day costs and values – a current view is appropriate for this purpose. The most recent (national) reporting suggests that the housing market generally is showing signs of stabilising if not notably improving at this stage, with average house prices reported as having remained steady or increased slightly and prospects for 2025-2026 overall seen as stable or positive despite recent stamp duty changes. Construction costs are still increasing, but at a much lower rate than has been experienced in previous years and these are seen to be stabilising currently.

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4.1.13 The RICS Professional Standard notes that ‘*Development risk*’ reflects: ‘*The risk associated with carrying out, implementing and completing a development, including site assembly, planning, construction, post-construction letting and sales*’ and that ‘*The return for the risk is included in the developer return and the PPG makes it clear that it is the developer’s job to mitigate this risk, not plan makers and decision takers.*’ This is all part of the usual development process. Furthermore, in reflecting the PPG the RICS Professional Standard notes: ‘*PPG paragraphs 007 and 009 reflect on the impact of market cyclicalities during the life of the plan. Paragraph 007 gives market downturns as one example of the justification for a site-specific FVA, but it is restricted to “a recession or similar significant economic change”. This implies the exclusion of normal market cyclicalities, which is embedded in the level of developer return.*’

Review report ends

August 2025



Appendix I – MWA Surveyors Cost Review

1 Introduction

- 1.01 The purpose of this Build Cost Comparison is to provide Dixon Searle with an estimated construction and project cost for the construction of a 3 storey resi/commercial building including 9 residential units and all associated external works. Totalling 9,395sqft. Located at 49/50 High Street, Oxshott.
- 1.02 This report is based on an objective and impartial review of the applicants Stage 3 Order of Cost Estimate, we have given full consideration to the most effective and efficient way to deliver a reasonable development performance proportionate to the scheme as represented by the applicant. We have referenced rates which have been returned by Contractors in recent Tenders.
- 1.03 Where we disagree with any cost stated by the applicant we have included in the comments column a statement of the basis of such disagreement.

2 Basis of Comparison

- 2.01 When carrying out our review of the applicants Stage 3 Order of Cost Estimate we have adopted a reasonable, transparent, fair and objective assessment. We have considered in our opinion the most cost effective and efficient way to deliver the project which fully reflects the way the development will actually be carried out.

3 Observations

- 3.01 We have undertaken this as a desk-top exercise as is appropriate for this stage and level of review. For general familiarisation we have considered the site context from the information supplied by the Council
- 3.02 The prices within our comparison of this Stage 3 Order of Cost Estimate are based on a Main Contractor being engaged on a competitive single stage design and build tender based on Employer's Requirements fully developed to RIBA Stage 4. Procurement envisages appointment under a JCT Standard Form of contract.
- 3.03 The Stage 3 Order of Cost Estimate for the construction makes no allowance Risk/Contingency which we consider to be reasonable.
- 3.04 The Stage 3 Order of Cost Estimate for the construction makes an allowance for Main Contractors Preliminary Costs which we consider to be lower than current market expectations. Accordingly we have valued the Preliminary costs at 13%
- 3.05 The Stage 3 Order of Cost Estimate for the construction of the Houses makes an allowance for Main Contractors Overheads and Profit at the rate of 7% which we consider to be reasonable for the type of work involved

3.06 In this narrative summarising our observations we have commented on all variances and these are explained in detail in our comments on Table 1 calculations.

4 Conclusion

4.01 In gross terms we arrive at a higher figure for the construction of the Project with a variance of circa 5.71% (shown in the details) resulting in an under estimate by the applicant for the Project of £375,521.00 (rounded) which we consider to be unreasonable.

	MWA Assessment	Variance to Applicants Assessment
Facilitating works	£ 39,000.00	£ -
Substructures	£ 195,853.51	-£ 1,291.49
Superstructure	£ 2,773,471.00	-£ 5,043.00
Surface Finishes	£ 417,590.00	£ 49,109.00
Fittings, Furnishings and Equipment (FFE)	£ 291,750.00	£ 76,050.00
Services (inc Mechanical & Electrical)	£ 1,503,292.28	£ 135,557.28
Works to Existing Buildings	£ 73,135.00	-£ 12,665.00
External Works	£ 455,796.00	-£ 38,225.00
Main Contractor's Preliminaries	£ 747,485.41	£ 147,462.41
Main Contractor's overheads and profit	£ 454,816.12	£ 24,567.12
	 £ 6,952,189.33	 £ 375,521.33
	Project undercosted by	5.71%

Description	Quantity	Unit	Rate	Item Total	Group Total		
ORDER OF COST ESTIMATE							
A. Approximate Quantities							
Facilitating works							
0.1 Toxic/hazardous material removal							
- Assumed no works required							
0.2 Major demolition works							
- Demolition of existing structures; including breaking out slab, grubbing up foundations; disposal off site	260	m2	£ 150.00	£ 39,000.00	£ 150.00 £ 39,000.00 Not Unreasonable		
0.3 Temporary support to adjacent structures							
- Assumed no works required							
0.4 Specialist Groundworks							
- Assumed no works required							
0.5 Temporary diversion works							
- Assumed no works required							
0.6 Extraordinary site investigation works							
- Assumed no works required							
Element Group Total				Total	£ 39,000.00	£ 39,000.00	£ -

Description	Quantity	Unit	Rate	Item Total	Group Total
1 Substructure					
1.1 Standard Foundations					

Pad foundations/Pile Caps									
<u>PC1 - 750mm x 750mm x 1000mm (2nr)</u>									
- Excavation; including disposal off site	1.13	m3	£ 55.00	£ 62.00	£ 75.00	£ 84.75			Rate Low; excavate pile caps = £20.00/m3; cart away = £55.00/m3; total £75.00/m3
- Gen 1 concrete blinding - allow 100mm	0.11	m3	£ 250.00	£ 28.00	£ 250.00	£ 27.50			Not unreasonable
- Concrete - RC32/40	1.13	m3	£ 250.00	£ 281.00	£ 250.00	£ 282.50			Not unreasonable
- Reinforcement rate (180kg/m3)	0.20	t	£ 1,750.00	£ 354.00	£ 1,750.00	£ 350.00			Not unreasonable
- Formwork - ASSUME NOT REQUIRED									
<u>PC2 - 2100mm x 750mm x 1000mm (8nr)</u>									
- Excavation; including disposal off site	12.60	m3	£ 55.00	£ 693.00	£ 75.00	£ 945.00			Rate Low; excavate pile caps = £20.00/m3; cart away = £55.00/m3; total £75.00/m3
- Gen 1 concrete blinding - allow 100mm	1.30	m3	£ 250.00	£ 315.00	£ 250.00	£ 325.00			Not unreasonable
- Concrete - RC32/40	12.60	m3	£ 250.00	£ 3,150.00	£ 250.00	£ 3,150.00			Not unreasonable
- Reinforcement rate (180kg/m3)	2.30	t	£ 1,750.00	£ 3,969.00	£ 1,750.00	£ 4,025.00			Not unreasonable
- Formwork - ASSUME NOT REQUIRED									
<u>PC2A - 1800mm x 600mm x 900mm (3nr)</u>									
- Excavation; including disposal off site	2.92	m3	£ 55.00	£ 160.00	£ 75.00	£ 219.00			Rate Low; excavate pile caps = £20.00/m3; cart away = £55.00/m3; total £75.00/m3
- Gen 1 concrete blinding - allow 100mm	0.32	m3	£ 250.00	£ 81.00	£ 250.00	£ 80.00			Not unreasonable
- Concrete - RC32/40	2.92	m3	£ 250.00	£ 729.00	£ 250.00	£ 730.00			Not unreasonable
- Reinforcement rate (180kg/m3)	0.50	t	£ 1,750.00	£ 919.00	£ 1,750.00	£ 875.00			Not unreasonable
- Formwork - ASSUME NOT REQUIRED									
<u>PC2B - 1850mm x 600mm x 900mm (2nr)</u>									
- Excavation; including disposal off site	2.00	m3	£ 55.00	£ 110.00	£ 75.00	£ 150.00			Rate Low; excavate pile caps = £20.00/m3; cart away = £55.00/m3; total £75.00/m3
- Gen 1 concrete blinding - allow 100mm	0.22	m3	£ 250.00	£ 56.00	£ 250.00	£ 55.00			Not unreasonable
- Concrete - RC32/40	2.00	m3	£ 250.00	£ 500.00	£ 250.00	£ 500.00			Not unreasonable
- Reinforcement rate (180kg/m3)	0.40	t	£ 1,750.00	£ 629.00	£ 1,750.00	£ 700.00			Not unreasonable
- Formwork - ASSUME NOT REQUIRED									
<u>PC3 - 1730mm x 1900mm x 1000mm (7nr)</u>									
- Excavation; including disposal off site	23.01	m3	£ 55.00	£ 1,265.00	£ 75.00	£ 1,725.75			Rate Low; excavate pile caps = £20.00/m3; cart away = £55.00/m3; total £75.00/m3
- Gen 1 concrete blinding - allow 100mm	2.30	m3	£ 250.00	£ 575.00	£ 250.00	£ 575.00			Not unreasonable
- Concrete - RC32/40	23.01	m3	£ 250.00	£ 5,752.00	£ 250.00	£ 5,752.50			Not unreasonable
- Reinforcement rate (180kg/m3)	4.10	t	£ 1,750.00	£ 7,248.00	£ 1,750.00	£ 7,175.00			Not unreasonable
- Formwork - ASSUME NOT REQUIRED									

Description	Quantity	Unit	Rate	Item Total	Group Total			
1.3 Lowest floor construction								
- Excavation; including disposal off site	82 m3		£ 55.00	£ 4,532.00		£ 62.50	£ 5,125.00	Rate Low; reduced level excavation = £7.50/m3; cart away = £55.00/m3; total £62.50/m3
- 200mm Sub base including gen 1 blinding	41 m3		£ 150.00	£ 6,180.00		£ 133.75	£ 5,483.75	Rate High; 150mm type 1 subbase = £75/m3 x 0.15m = £11.25/m2; Concrete Gen 1 blinding = £250.00/m3 x 0.05 = £12.50/m2; compaction = 3.00/m2; total = £26.75 / 0.20 = £133.75/m3
- 200 mm thick concrete slab	41 m3		£ 250.00	£ 10,300.00		£ 250.00	£ 10,250.00	Not Unreasonable
- Reinforcement 30kg/m3	1.24 t		£ 1,750.00	£ 2,163.00		£ 1,750.00	£ 2,170.00	Not Unreasonable
- Formwork - allowance	60 m		£ 25.00	£ 1,500.00		£ 16.00	£ 960.00	Rate High; suggest £80.00/m2 x 0.2m = £16.00/m
- Waterproofing underslab	136 m²		£ 55.00	£ 7,480.00		£ 3.25	£ 442.00	Rate High; Visqueen 1000 DPM = £3.25/m2
- Insulating layer	136 m²		£ 50.00	£ 6,800.00		£ 21.91	£ 2,979.76	Rate High; 140mm Celotex XR4140 PIR Insulation Board 2400mm x 1200mm = £16.28/m2 plus waste (say 10%) = £17.91/m2; labour say £4.00/m2; total =£21.91/m2
- Screed up to 75mm	136 m²		£ 30.00	£ 4,080.00		£ 30.00	£ 4,080.00	Not unreasonable
					£43,035.00			
1.4 Basement Excavation								
- Assumed no works required	item			£ -				
1.5 Basement retaining walls								
Assumed no works required	item			£ -				
Element Group Total					197,145	£ 195,853.51		-£ 1,291.49

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Description	Quantity	Unit	Rate	Item Total	Group Total
Superstructure					
2.1 Frame					
Steel Beams					
- 100x10 X VB	1.02	t	£ 3,250.00	£ 3,322.00	
- CHS60.3x5	0.21	t	£ 3,250.00	£ 696.00	
- CHS114.3x3.2	0.18	t	£ 3,250.00	£ 569.00	
- CHS139.7x5	0.34	t	£ 3,250.00	£ 1,102.00	
- L120x120x10	0.08	t	£ 3,250.00	£ 247.00	
- UB203x133x25	5.57	t	£ 3,250.00	£ 18,096.00	
- UB203x133x30	0.67	t	£ 3,250.00	£ 2,161.00	
- UB254x146x37	3.94	t	£ 3,250.00	£ 12,805.00	
- UB305x165x40	1.99	t	£ 3,250.00	£ 6,451.00	
- UB356x127x33	3.97	t	£ 3,250.00	£ 12,906.00	
- UB406x140x46	1.45	t	£ 3,250.00	£ 4,719.00	
- UB457x152x60	0.87	t	£ 3,250.00	£ 2,828.00	
- UB533x210x82	2.22	t	£ 3,250.00	£ 7,222.00	
- UB610x305x179	3.80	t	£ 3,250.00	£ 12,350.00	
- UC152x152x23	0.70	t	£ 3,250.00	£ 2,282.00	
- UC152x152x37	1.43	t	£ 3,250.00	£ 4,641.00	
- UC203x203x46	0.84	t	£ 3,250.00	£ 2,740.00	
- UC254x254x89	1.89	t	£ 3,250.00	£ 6,156.00	
- UC254x254x107	2.31	t	£ 3,250.00	£ 7,517.00	
- UC254x254x167	3.98	t	£ 3,250.00	£ 12,945.00	
- UC305x305x118	7.12	t	£ 3,250.00	£ 23,153.00	
- UKB533x165x74	3.42	t	£ 3,250.00	£ 11,105.00	
- UKB610x178x82	0.42	t	£ 3,250.00	£ 1,378.00	
Steel Columns					
- UB203x133x25	0.67	t	£ 3,250.00	£ 2,181.00	
- UC152x152x23	0.06	t	£ 3,250.00	£ 208.00	
- UC152x152x30	1.23	t	£ 3,250.00	£ 3,991.00	
- UC203x203x46	12.86	t	£ 3,250.00	£ 41,789.00	
- UC203x203x60	0.69	t	£ 3,250.00	£ 2,252.00	
- UC254x254x73	1.16	t	£ 3,250.00	£ 3,760.00	
Fittings @ 10%	6.51	t	£ 3,250.00	£ 21,157.00	
- Intumescent coating (coated on site) - Approximate quantity	2600	m2	£ 25.00	£ 65,000.00	
- Allowance for Galvanising exposed steel	5	t	£ 500.00	£ 2,500.00	
- Extra Over; Allow for pro beam clad to soffit and steelwork in substation (4hr protection)	1	P/sum	£ 10,000.00	£ 10,000.00	
LSF Structure - Vertical extension over existing; comprising external wall frame, UB floor and roof structure, Columns (Excludes Transfer structure and internal partitions included)	750	m2	£ 200.00	£ 150,000.00	

£ 3,750.00	£ 3,825.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 787.50	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 675.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 1,275.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 300.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 20,887.50	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 2,512.50	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 14,775.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 7,462.50	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 14,887.50	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 5,437.50	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 3,262.50	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 8,325.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 14,250.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 2,625.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 5,362.50	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 3,150.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 7,087.50	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 8,662.50	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 14,925.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 26,700.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 12,825.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 1,575.00	Rate Low; suggest £3,750.00/tonne
£	-	
£	-	
£ 3,750.00	£ 2,512.50	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 225.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 4,612.50	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 48,225.00	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 2,587.50	Rate Low; suggest £3,750.00/tonne
£ 3,750.00	£ 4,350.00	Rate Low; suggest £3,750.00/tonne
£	-	
£ 3,750.00	£ 24,412.50	Not unreasonable
£	-	
£	-	
£ 25.00	£ 65,000.00	Not unreasonable
£ 500.00	£ 2,500.00	Not unreasonable
£ 10,000.00	£ 10,000.00	Not unreasonable
£	-	
£	-	
£	-	
£ 200.00	£ 150,000.00	Not unreasonable

elsewhere)				
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Description	Quantity	Unit	Rate	Item Total	Group Total
Reinforced Concrete Ring Beams					
215x420					
- Concrete ring beam - cast in situ, connecting new vertical extension to existing structure (215 x 420)	4.42	m3	£ 250.00	£ 1,105.00	
- Reinforcement rate; (Assumed 180kg/m3)	0.80	t	£ 1,750.00	£ 1,394.00	
- Formwork	100	m	£ 25.00	£ 2,500.00	
375x420					
- Concrete ring beam - cast in situ, connecting new vertical extension to existing structure (375 x 420)	16.38	m3	£ 250.00	£ 4,095.00	
- Reinforcement rate; (Assumed 180kg/m3)	2.90	t	£ 1,750.00	£ 5,160.00	
- Formwork	220	m	£ 25.00	£ 5,500.00	
380x420					
- Concrete ring beam - cast in situ, connecting new vertical extension to existing structure (380 x 420)	0.32	m3	£ 250.00	£ 80.00	
- Reinforcement rate; (Assumed 180kg/m3)	0.10	t	£ 1,750.00	£ 101.00	
- Formwork	5	m	£ 25.00	£ 125.00	
					£480,290.00
2.2 Upper Floors					
Floor build up onto existing joists - First Floor					
- Lift existing timber flooring to enable concrete ring beam installation	1	P/Sum	£ 5,000.00	£ 5,000.00	
- Install knauff 100mm earthwool slab between existing joists, including supporting lining fixed between joists and cavity barrier as required	910	m2	£ 40.00	£ 36,400.00	
- Timber Joists - 250 x 50	910	m2	£ 35.00	£ 31,850.00	
- 22mm T&G Chipboard	910	m2	£ 30.00	£ 27,300.00	
- Resilient sound mat - 12mm	910	m2	£ 20.00	£ 18,200.00	
Floor build up onto existing joists - Second Floor					
- Install knauff 100mm earthwool slab between existing joists, including supporting lining fixed between joists and cavity barrier as required	530	m2	£ 40.00	£ 21,200.00	
- Resilient sound mat - 12mm	530	m2	£ 20.00	£ 10,600.00	
- 22mm T&G Chipboard	530	m2	£ 30.00	£ 15,900.00	
- 2 nr layers 15mm Soundbloc to underside of floor for compartmentation, fixed to joists, joints filled and taped	530	m2	£ 50.00	£ 26,500.00	

£ 250.00	£ 1,105.00	Not unreasonable
£ 1,750.00	£ 1,400.00	Not unreasonable
£ 25.00	£ 2,500.00	Not unreasonable
£ -	£ -	
£ -	£ -	
£ -	£ -	
£ 250.00	£ 4,095.00	Not unreasonable
£ 1,750.00	£ 5,075.00	Not unreasonable
£ 25.00	£ 5,500.00	Not unreasonable
£ -	£ -	
£ -	£ -	
£ -	£ -	
£ 250.00	£ 80.00	Not unreasonable
£ 1,750.00	£ 175.00	Not unreasonable
£ 25.00	£ 125.00	Not unreasonable
	£ 516,055.00	

- PIR FA Tapered insulation min. 90mm max. 260mm thk. to achieve 0.15 W/m²K.	456	m2	£ -	inc		£ -		
- KSD mica self-adhesive elastomeric bitumen air and vapour control layer direct fixed to profiled deck	456	m2	£ -	inc		£ -		
- Parapet Coping; Profiled PPC parapet capping securely fixed with Z section supports to marine ply substrate	93	m	£ 225.00	£ 20,925.00		£ 225.00	£ 20,925.00	Not unreasonable
- PPC Aluminium Clad parapet taken to upstand of parapet supported on marine ply; circa .25m high	23	m2	£ 225.00	£ 5,231.00	Calc error = 5175	£ 225.00	£ 5,175.00	Not unreasonable
- Insulated upstand to parapet detail backed with marine ply fixed; circa .25m high	23	m2	£ 225.00	£ 1,163.00	Calc error = 5175	£ 225.00	£ 5,175.00	Not unreasonable
- extra over: insulated angled fillet	93	m	£ 50.00	£ 4,650.00		£ 50.00	£ 4,650.00	Not unreasonable
- Flashing/Edge detail, code 4 leadwork or similar approved, interface between roof covering and external wall	30	m	£ 90.00	£ 2,700.00		£ 90.00	£ 2,700.00	Not unreasonable

Description	Quantity	Unit	Rate	Item Total	Group Total			
Flat Roof Re-Cover								
Single Ply Roofing membrane	115	m2	£ 170.00	£ 19,550.00		£ 150.00	£ 17,250.00	Rate High; suggest £150.00/m2
Sprint Duo bituminous membrane underlayer	115	m2	£ -	inc			£ -	
PIR FA Tapered insulation min. 90mm max. 260mm thk. to achieve 0.15 W/m²K.	115	m2	£ -	inc			£ -	
KSD mica self-adhesive elastomeric bitumen air and vapour control layer direct fixed to profiled deck	115	m2	£ -	inc			£ -	
Parapet Coping; Profiled PPC parapet capping securely fixed with Z section supports to marine ply substrate		m	£ -	£ -			£ -	
PPC Aluminium Clad parapet taken to upstand of parapet supported on marine ply; circa .25m high		m2	£ -	£ -			£ -	
Insulated upstand to parapet detail backed with marine ply fixed; circa .25m high		m2	£ -	£ -			£ -	
extra over: insulated angled fillet		m	£ -	£ -			£ -	
Flashing/Edge detail code 4 leadwork or similar approved, interface between roof covering and external wall	120	m	£ 90.00	£ 10,800.00		£ 90.00	£ 10,800.00	Not unreasonable
Terrace/Balconies								
- Timber decking; on height adjustable pedestals < 300 mm	140	m2	£ 160.00	£ 22,400.00		£ 160.00	£ 22,400.00	Not unreasonable
- Single ply roofing membrane	140	m2	£ 170.00	£ 23,800.00		£ 150.00	£ 21,000.00	Rate High; suggest £150.00/m2
- Sprint Duo bituminous membrane underlayer.	140	m2	£ -	inc			£ -	
- PIR FA Tapered insulation min. 90mm max. 260mm thk. to achieve 0.15 W/m²K.	140	m2	£ -	inc			£ -	
- KSD mica self-adhesive elastomeric bitumen air and vapour control layer direct fixed to profiled deck	140	m2	£ -	inc			£ -	

- Pre-cast concrete staircase, dogleg; (Ground to 3rd Floor; Inc. landing); inc. balustrading & finishes	2	nr	£ 10,000.00	£ 20,000.00	£ 10,000.00	£ 20,000.00	Not unreasonable
- Timber, softwood staircase; 5 treads	1	nr	£ 1,750.00	£ 1,750.00	£ 1,750.00	£ 1,750.00	Not unreasonable
Precast concrete staircase to terrace, 3 treads plus landing	1	nr	£ 3,750.00	£ 3,750.00	£ 3,750.00	£ 3,750.00	Not unreasonable
West Wing						£ -	
- Timber, softwood staircase; including balustrading; Standard loft 3 winders+1 landing (allow for 3.4m rise)	1	nr	£ 3,250.00	£ 3,250.00	£ 3,250.00	£ 3,250.00	Not unreasonable
Generally						£ -	
- Allowance to remove and replace stair nosings where stairs retained, as required	1	p/sum	£ 5,000.00	£ 5,000.00	£ 5,000.00	£ 5,000.00	Unable to comment
Refurbishment of existing Balustrades	1	p/sum	£ 7,500.00	£ 7,500.00	£ 7,500.00	£ 7,500.00	Unable to comment
2.5 External walls				£41,250.00		£ -	£ 41,250.00
2.5.1 External enclosing walls above ground level						£ -	
- Allowance to make good West Wing render and decorate	255	m2	£ 100.00	£ 25,500.00	£ 100.00	£ 25,500.00	Not unreasonable
New Build - South Elevation						£ -	
Brick façade, stretcher, including requisite lintels, supports, Reinforcement as required	771	m2	£ 200.00	£ 154,200.00	£ 250.00	£ 192,750.00	Rate low; suggest £250.00/m2
- SFS; inc. fixings; weather seals profiled drips and flashings as necessary;	771	m2	£ 220.00	£ 169,620.00	£ 220.00	£ 169,620.00	Not unreasonable
- Insulation; inc. DPM, VCL, Trays etc	771	m2	£ -	inc		£ -	
SP60 Firestop Cavity Barrier, OSCB Cavity Barrier & Rockclose Insulated DPC	771	m2	£ -	inc		£ -	
Sheathing Board	771	m2	£ 35.00	£ 26,985.00	£ 35.00	£ 26,985.00	Not unreasonable
- Interface with SFS system, comprising 2 nr layers of plasterboard, forming openings, Joints filled with joint filler and joint tape.	647	m2	£ 30.00	£ 19,410.00	£ 30.00	£ 19,410.00	Not unreasonable

Description	Quantity	Unit	Rate	Item Total	Group Total		
LSF Structure							
Masonry							
Brick façade, stretcher, including requisite lintels, supports, reinforcement as required	203		£ 200.00	£ 40,600.00	£ 250.00	£ 50,750.00	Rate low; suggest £250.00/m2
SFS; inc. fixings; weather seals profiled drips and flashings as necessary;	203	m²	£ -	inc elsewhere		£ -	
Insulation; inc. DPM, VCL, Trays etc	203	m²	£ 60.00	£ 12,180.00	£ 32.00	£ 6,496.00	Rate high; suggest £32.00/m2
SP60 Firestop Cavity Barrier, OSCB Cavity Barrier & Rockclose Insulated dpc	203	m²	£ 35.00	£ 7,105.00	£ 35.00	£ 7,105.00	Not unreasonable
Sheathing Board	203	m²	£ 35.00	£ 7,105.00	£ 35.00	£ 7,105.00	Not unreasonable
Interface with SFS system, comprising 2 nr layers of plasterboard, forming openings, Joints filled with joint filler and joint tape.	203	m2	£ 30.00	£ 6,090.00	£ 30.00	£ 6,090.00	Not unreasonable
Render						£ -	
- three coat Tyrolean rendering; including sheathing board	255	m²	£ 155.00	£ 39,525.00	£ 95.00	£ 24,225.00	Rate high; suggest £95.00/m2
- SFS; inc. fixings; weather seals profiled drips and flashings as necessary;	255	m²	£ -	inc elsewhere		£ -	
- Insulation; inc. DPM, VCL, Trays etc	255	m²	£ 60.00	£ 15,300.00	£ 32.00	£ 8,160.00	Rate high; suggest £32.00/m2

- SP60 Firestop Cavity Barrier, OSCB Cavity Barrier & Rockclose Insulated dpc	255	m²	£ 35.00	£ 8,925.00	£ 35.00	£ 8,925.00	Not unreasonable
Interface with SFS system, comprising 2 nr layers of plasterboard, forming openings, Joints filled with joint filler and joint tape	255		£ 30.00	£ 7,650.00	£ 30.00	£ 7,650.00	Not unreasonable
<u>New Commercial Unit, York Road remodel</u>							
PCC Aluminium windows,curtain walling	42	m2	£ 1,100.00	£ 46,200.00	£ 1,100.00	£ 46,200.00	Not unreasonable
<u>Lining of retained external walls</u>							
- 2 nr layers of Gyproc wallboard, fixed via dot and dab or similar approved, Joints filled with joint filler and joint tape.	1400	m2	£ 30.00	£ 42,000.00	£ 30.00	£ 42,000.00	Not unreasonable
2.5.5 Subsidiary walls, balustrades and proprietary balconies				£628,395.00		£ -	£ 648,971.00
- Juliet Balconies	46	nr	£ 350.00	£ 16,100.00	£ 350.00	£ 16,100.00	Not unreasonable
<u>2.6 Windows and External Doors</u>				£16,100.00		£ -	£ 16,100.00
2.6.1 External windows							
East Wing							
- UPVc Windows, Grey; allowance for protection, making good any structures disturbed; West Wing	260	m2	£ 450.00	£ 117,000.00	£ 450.00	£ 117,000.00	Not unreasonable
West Wing							
- Engineered softwood (Refurbishment and new); sash and casement windows; allowance for protection, making good any structures disturbed;	119	m2	£ 850.00	£ 101,150.00	£ 850.00	£ 101,150.00	Not unreasonable
				£218,150.00			£ 218,150.00

Description	Quantity	Unit	Rate	Item Total	Group Total
2.6.2					
External doors					
Ground Floor					
- Heavy duty solid flush door; single leaf; including ironmongery	3	nr	£ 2,750.00	£ 8,250.00	£ 2,750.00 £ 8,250.00
- Heavy duty solid flush door with fixed sidelight; single leaf; including ironmongery	1	nr	£ 3,200.00	£ 3,200.00	£ 3,200.00 £ 3,200.00

fabric and resilient bars, 50mm Isover Acoustic Partition Roll. 2 layers of Gyproc 15mm wallboard to each side of partition. Joints filled with joint filler and joint tape. - Average height 3.9 - 4.2m								£	-		
- extra over; forming internal door openings;	6	nr	£	50.00	£	300.00		£	-	Included in rates above	
Lining of existing walls - lined with 2 nr gyproc 15mm wallboard, Joints filled with joint filler and joint	291	m2	£	30.00	£	8,730.00	£	30.00	£	8,730.00	Not unreasonable
<u>West Wing- Ground Floor</u>									£	-	
GypWall Single Frame Lightweight Partition, 130mm thick stud walls, single 70 S 60 C- Studs at 600mm centres, including cost to interface with existing and new building	20	m	£	320.00	£	6,400.00	£	320.00	£	6,400.00	Not unreasonable
- fabric and resilient bars, 50mm Isover Acoustic Partition Roll. 2 layers of Gyproc 15mm wallboard to each side of partition. Joints filled with joint filler and joint tape. - Average height 3.9m - 4.2m									£	-	
- extra over; forming internal door openings;	4	nr	£	50.00	£	200.00	£	-	£	-	Included in rates above
Lining of existing walls - lined with 2 nr gyproc 15mm wallboard, Joints filled with joint filler and joint tape.	108	m2	£	30.00	£	3,240.00	£	30.00	£	3,240.00	Not unreasonable
<u>East Wing - First Floor</u>									£	-	
GypWall Single Frame Lightweight Partition, 130mm thick stud walls, single 70 S 60 C- Studs at 600mm centres, including cost to interface with existing and new building	331	m	£	280.00	£	92,680.00	£	280.00	£	92,680.00	Not unreasonable
fabric and resilient bars, 50mm Isover Acoustic Partition Roll. 2 layers of Gyproc 15mm wallboard to each side of partition. Joints filled with joint filler and joint tape. Average height 2.7m - 3.2m									£	-	
- extra over; moisture resistant wall board to 50% of wet areas, Joints filled with joint filler and joint tape.	143	m2	£	15.00	£	2,145.00	£	3.00	£	429.00	Rate High; MR Plasterboardd is only £3.00/m2 more to buy than normal.
extra over; forming internal door openings;	67	nr	£	50.00	£	3,350.00	£	-	£	-	Included in rates above
Retained partitions - lined with 2 nr gyproc 15mm wallboards on both sides, Joints filled with joint filler and joint tape	125	m2	£	60.00	£	7,500.00	£	60.00	£	7,500.00	Not unreasonable
<u>West wing- First Floor</u>									£	-	
GypWall Single Frame Lightweight Partition, 130mm thick stud walls, single 70 S 60 C- Studs at 600mm centres, including cost to interface with existing and new building	142	m	£	280.00	£	39,760.00	£	280.00	£	39,760.00	Not unreasonable
fabric and resilient bars, 50mm Isover Acoustic Partition Roll. 2 layers of Gyproc 15mm wallboard to each side of partition. Joints filled with joint filler and joint tape. Average height 2.7m - 3.2m									£	-	
- extra over; moisture resistant wall board to 50% of wet areas, Joints filled with joint filler and joint tape.	75	m2	£	15.00	£	1,125.00	£	3.00	£	225.00	Rate High; MR Plasterboardd is only £3.00/m2 more to buy than normal.
extra over; forming internal door openings;	34	nr	£	50.00	£	1,700.00	£	-	£	-	Included in rates above
- Retained partitions - lined with 2 nr gyproc 15mm wallboards on both sides, Joints filled with joint filler and joint tape.	137	m2	£	60.00	£	8,220.00	£	60.00	£	8,220.00	Not unreasonable
<u>Southern Elevation - First Floor</u>									£	-	

- Single Leaf door - 826mm wide; unrated - Apartment circulation	21	nr	£ 450.00	£ 9,450.00	£ 450.00	£ 9,450.00	Not unreasonable
- extra over; ironmongery; (PC Sum £100/nr supply only)	21	nr	£ 150.00	£ 3,150.00	£ 150.00	£ 3,150.00	Not unreasonable
					£ -	£ -	
- Single Leaf door - 926mm wide; FD60 fire rating - general circulation	1	nr	£ 750.00	£ 750.00	£ 750.00	£ 750.00	Not unreasonable
- extra over; Fire Closure	1	nr	£ 150.00	£ 150.00	£ 150.00	£ 150.00	Not unreasonable
- extra over; Fire Signage	1	nr	£ 100.00	£ 100.00	£ 50.00	£ 50.00	Rate High; suggest £50.00/door
- extra over; door numbering	1	nr	£ 25.00	£ 25.00	£ 25.00	£ 25.00	Not unreasonable
- extra over; ironmongery; (PC Sum £100/nr supply only)	1	nr	£ 150.00	£ 150.00	£ 150.00	£ 150.00	Not unreasonable
- Single Leaf Riser Door; 926mm wide; FD60 fire rating	2	nr	£ 350.00	£ 700.00	£ 450.00	£ 900.00	Rate Low; suggest £450.00/nr
					£ -	£ -	
- extra over; Fire Closure	2	nr	£ 150.00	£ 300.00	£ 150.00	£ 300.00	Not unreasonable
- extra over; Fire Signage	2	nr	£ 100.00	£ 200.00	£ 50.00	£ 100.00	Rate High; suggest £50.00/door
- extra over; door numbering	2	nr	£ 25.00	£ 50.00	£ 25.00	£ 50.00	Not unreasonable
- extra over; ironmongery; (PC Sum £100/nr supply only)	2	nr	£ 150.00	£ 300.00	£ 150.00	£ 300.00	Not unreasonable
					£ -	£ -	
Architraves					£ -	£ -	
- European whitewood; inc. Primer and undercoat	2170	m	£ 10.00	£ 21,700.00	£ 10.00	£ 21,700.00	
					£ -	£ -	
Fire and smoke seal - intumescent seals to frame and between frame and structural opening					£ -	£ -	
- Generally	375	m	£ 25.00	£ 9,375.00	£ 25.00	£ 9,375.00	Not unreasonable
				£208,100.00	£ -	£ -	
						£ 204,550.00	
Element Group Total				£2,778,514.00		£ 2,773,471.00	-£ 5,043.00
3.1 Wall finishes (assumed specification)						£ -	
3.1.1 Wall finishes						£ -	
East Wing - Ground Floor						£ -	
Commercial Unit - Allow for Timber boarding/panelling; on and including battens; plugged to wall 12 mm thick softwood boarding, including decoration as required	130	m2	£ 125.00	£ 16,250.00	£ 125.00	£ 16,250.00	Not unreasonable
- Switch Room - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	43	m2	£ 10.00	£ 430.00	£ 15.00	£ 645.00	Rate Low; suggest £15.00/m2
- Parcel Room - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	43	m2	£ 10.00	£ 430.00	£ 15.00	£ 645.00	Rate Low; suggest £15.00/m2
- Bin Store - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	83	m2	£ 10.00	£ 830.00	£ 15.00	£ 1,245.00	Rate Low; suggest £15.00/m2
						£ -	

- Circulation - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	320	m2	£	10.00	£	3,200.00	£	15.00	£	4,800.00	Rate Low; suggest £15.00/m2
- Traders Toilets - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	25	m2	£	10.00	£	250.00	£	15.00	£	375.00	Rate Low; suggest £15.00/m2
- Traders Toilets - Allow for Tiling to 50% of measured area	25	m2	£	65.00	£	1,625.00	£	70.00	£	1,750.00	Rate low; suggest Supply tiles and adhesive @ £20.00/m2 and labour @ £50.00/m2 total = £70.00/m2
									£	-	
- Bike store - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	160	m2	£	10.00	£	1,600.00	£	15.00	£	2,400.00	Rate Low; suggest £15.00/m2
- Substation - Allow for Watco Dampguard or similar approved	60	m2	£	30.00	£	1,800.00	£	35.00	£	2,100.00	Rate low; suggest £35.00/m2
									£	-	
West Wing - Ground Floor									£	-	
									£	-	
- Plant Room - Allow for Watco Dampguard or similar approved	48	m²	£	30.00	£	1,440.00	£	35.00	£	1,680.00	Rate low; suggest £35.00/m2
- Bin Store - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	65	m²	£	10.00	£	650.00	£	15.00	£	975.00	Rate Low; suggest £15.00/m2
- Post Room - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	33	m²	£	10.00	£	330.00	£	15.00	£	495.00	Rate Low; suggest £15.00/m2
- Circulation/Bike Store - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or simil	196	m²	£	10.00	£	1,960.00	£	15.00	£	2,940.00	Rate Low; suggest £15.00/m2
- Traders Toilets (WW) - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or simila	25	m²	£	10.00	£	250.00	£	15.00	£	375.00	Rate Low; suggest £15.00/m2
- Traders Toilets (WW) - Allow for Tiling to 50% of measured area	25	m²	£	65.00	£	1,625.00	£	70.00	£	1,750.00	Rate low; suggest Supply tiles and adhesive @ £20.00/m2 and labour @ £50.00/m2 total = £70.00/m2
									£	-	
Traders Toilets - Cupboard (WW) - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	25	m2	£	10.00	£	250.00	£	15.00	£	375.00	Rate Low; suggest £15.00/m2
Traders Toilets - Corridor (WW) - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	40	m2	£	10.00	£	400.00	£	15.00	£	600.00	Rate Low; suggest £15.00/m2
									£	-	
									£	-	
East Wing - First Floor									£	-	
									£	-	
- Apartments - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approve	1,826	m²	£	10.00	£	18,260.00	£	15.00	£	27,390.00	Rate Low; suggest £15.00/m2
- Apartments - Wet Areas - Tiling or similar approved (50% of bathroom wall area)	155	m²	£	65.00	£	10,075.00	£	70.00	£	10,850.00	Rate low; suggest Supply tiles and adhesive @ £20.00/m2 and labour @ £50.00/m2 total = £70.00/m2
									£	-	
									£	-	
- Apartments - Wet Areas - Allow for Moisture Resistant Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved (50% of bathroom wall area)	155	m2	£	15.00	£	2,325.00	£	15.00	£	2,325.00	Not unreasonable
									£	-	
									£	-	
- Circulation - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	400	m²	£	10.00	£	4,000.00	£	15.00	£	6,000.00	Rate Low; suggest £15.00/m2
- Cleaners Store - Allow for Watco Dampguard or similar approved	25	m²	£	30.00	£	750.00	£	35.00	£	875.00	Rate Low; suggest £35.00/m2
									£	-	
West Wing - First Floor									£	-	
									£	-	
- Apartments - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approve	950	m²	£	10.00	£	9,500.00	£	15.00	£	14,250.00	Rate Low; suggest £15.00/m2

- Apartments - Wet Areas - Tiling or similar approved (50% of bathroom wall area)	75	m ²	£	65.00	£	4,875.00	£	70.00	£	5,250.00	Rate low; suggest Supply tiles and adhesive @ £20.00/m2 and labour @ £50.00/m2 total = £70.00/m2
Apartments - Wet Areas - Allow for Moisture Resistant Emulsion Paint, Dulux Trade	75	m ²	£	15.00	£	1,125.00	£	15.00	£	1,125.00	Not unreasonable
- Diamond Eggshell or similar approved (50% of bathroom wall area)									£	-	
- Circulation - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	370	m ²	£	10.00	£	3,700.00	£	15.00	£	5,550.00	Rate Low; suggest £15.00/m2
South Elevation - First Floor									£	-	
- Apartments - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approve	195	m ²	£	10.00	£	1,950.00	£	15.00	£	2,925.00	Rate Low; suggest £15.00/m2
- Apartments - Wet Areas - Tiling or similar approved (50% of bathroom wall area)	14	m ²	£	65.00	£	910.00	£	70.00	£	980.00	Rate low; suggest Supply tiles and adhesive @ £20.00/m2 and labour @ £50.00/m2 total = £70.00/m2
- Apartments - Wet Areas - Allow for Moisture Resistant Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved (50% of bathroom wall area)	14	m ²	£	15.00	£	210.00	£	15.00	£	210.00	Not unreasonable
- Circulation - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	115	m ²	£	10.00	£	1,150.00	£	15.00	£	1,725.00	Rate Low; suggest £15.00/m2
									£	-	
									£	-	
									£	-	
East Wing - Second Floor									£	-	
- Apartments - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approve	1,785	m ²	£	10.00	£	17,850.00	£	15.00	£	26,775.00	Rate Low; suggest £15.00/m2
- Apartments - Wet Areas - Tiling or similar approved (50% of bathroom wall area)	140	m ²	£	65.00	£	9,100.00	£	70.00	£	9,800.00	Rate low; suggest Supply tiles and adhesive @ £20.00/m2 and labour @ £50.00/m2 total = £70.00/m2
Apartments - Wet Areas - Allow for Moisture Resistant Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved (50% of bathroom wall area)	140	m ²	£	15.00	£	2,100.00	£	15.00	£	2,100.00	Not unreasonable
- Circulation - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	420	m ²	£	10.00	£	4,200.00	£	15.00	£	6,300.00	Rate Low; suggest £15.00/m2
									£	-	
									£	-	
<u>West Wing-Second Floor</u>									£	-	
- Apartments - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approve	915	m ²	£	10.00	£	9,150.00	£	15.00	£	13,725.00	Rate Low; suggest £15.00/m2
- Apartments - Wet Areas - Tiling or similar approved (50% of bathroom wall area)	60	m ²	£	65.00	£	3,900.00	£	70.00	£	4,200.00	Rate low; suggest Supply tiles and adhesive @ £20.00/m2 and labour @ £50.00/m2 total = £70.00/m2
Apartments - Wet Areas - Allow for Moisture Resistant Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved (50% of bathroom wall area)	60	m ²	£	15.00	£	900.00	£	15.00	£	900.00	Not unreasonable
- Circulation - Allow for Emulsion Paint, Dulux Trade Diamond Eggshell or similar approved	125	m ²	£	10.00	£	1,250.00	£	15.00	£	1,875.00	Not unreasonable
									£	-	
									£	-	
East Wing - Third Floor									£	-	
- Water Tank Room I allow for 2 layers of Gyproc moisture resistant wallboard lining, taped and jointed, finished with Watco dampguard	64	m ²	£	70.00	£	4,480.00	£	70.00	£	4,480.00	Not unreasonable
									£	-	
									£	-	
Skirting									£	-	
- MDF pencil round 18 x 119mm	2450	m	£	10.00	£	24,500.00	£	10.00	£	24,500.00	Not unreasonable
- Decorate with 2 coats Dulux Trade Quick Drying Satinwood. Colour: Snowman.	2450	m	£	5.00	£	12,250.00	£	8.00	£	19,600.00	Rate Low; suggest £8.00/m
- Tiled Skirting to wet areas	305	m	£	40.00	£	12,200.00	£	40.00	£	12,200.00	Not unreasonable
									£	-	
- Kitchen Splashbacks	85	m ²	£	65.00	£	5,525.00	£	70.00	£	5,950.00	Rate low; suggest Supply tiles and adhesive @ £20.00/m2 and labour @ £50.00/m2 total = £70.00/m2

				£199,555.00	£	-	£ 251,260.00		
<u>3.2 Floor Finishes(assumed specification)</u>									
3.2.1 Finishes to floors									
East Wing- Ground Floor									
Ancillary Space (Plant/Substation/Bin Store) - Watco Matt Concrete Floor Paint Colour	35	m2	£ 35.00	£ 1,225.00	£	35.00	£ 1,225.00	Not unreasonable	
Light Grey RAL 7038 or similar approved									
- Circulation Space - Carpet Tiles	65	m2	£ 35.00	£ 2,275.00	£	35.00	£ 2,275.00	Not unreasonable	
- Switch Room - Carpet Tiles	8	m2	£ 35.00	£ 280.00	£	35.00	£ 280.00	Not unreasonable	
- Bike Stores - Vinyl - medium duty	43	m2	£ 40.00	£ 1,720.00	£	65.00	£ 2,795.00	Rate Low; suggest £65.00/m2	
- Commercial Unit - Vinyl - medium duty	57	m2	£ 40.00	£ 2,280.00	£	65.00	£ 3,705.00	Rate Low; suggest £65.00/m2	
- Traders Toilet - Vinyl - medium duty	7	m2	£ 40.00	£ 280.00	£	65.00	£ 455.00	Rate Low; suggest £65.00/m2	
West Wing-Ground Floor									
- Ancillary Space (Plant/Substation/Bin Store) - Watco Floor Paint	30	m2	£ 35.00	£ 1,050.00	£	35.00	£ 1,050.00	Not unreasonable	
- Circulation Space - Carpet Tiles	28	m2	£ 35.00	£ 980.00	£	35.00	£ 980.00	Not unreasonable	
- Bike Stores - Vinyl - medium duty	10	m2	£ 40.00	£ 400.00	£	65.00	£ 650.00	Rate low; suggest £65.00/m2	
- Traders Toilet (WW) - Vinyl - medium duty	8	m2	£ 40.00	£ 320.00	£	65.00	£ 520.00	Rate low; suggest £65.00/m2	
East Wing - First Floor									
- Apartments - Forbo Tessera 2100 50x50cm carpet. Colour: Mono (LRV 4)	404	m2	£ 35.00	£ 14,149.00	Calc error = 14140	£	40.00	Rate low; suggest £40.00/m2	
- Apartments - Vinyl	168	m2	£ 40.00	£ 6,720.00		£	65.00	£ 10,920.00	Rate low; suggest £65.00/m2
- Circulation Space - Carpet Tiles	97	m2	£ 35.00	£ 3,381.00	Calc error = 3395	£	35.00	£ 3,395.00	Not unreasonable
West Wing-First Floor									
- Apartments - Forbo Tessera 2100 50x50cm carpet. Colour: Mono (LRV 4)	221	m2	£ 35.00	£ 7,718.00	Calc Error = 7735	£	40.00	£ 8,840.00	Rate low; suggest £40.00/m2
- Apartments - Vinyl	74	m2	£ 40.00	£ 2,940.00	Calc error = 2960	£	65.00	£ 4,810.00	Rate low; suggest £65.00/m2
- Circulation Space - Carpet Tiles	84	m2	£ 35.00	£ 2,940.00		£	35.00	£ 2,940.00	Not unreasonable
South Elevation - First Floor									
- Apartments - Forbo Tessera 2100 50x50cm carpet. Colour: Mono (LRV 4)	47	m2	£ 35.00	£ 1,654.00	Calc error = 1645	£	40.00	£ 1,880.00	Rate low; suggest £40.00/m2
- Apartments - Vinyl	13	m2	£ 40.00	£ 504.00	Calc Error = 520	£	65.00	£ 845.00	Rate low; suggest £65.00/m2
- Circulation Space - Carpet Tiles	22	m2	£ 35.00	£ 772.00	Calc error = 770	£	35.00	£ 770.00	Not unreasonable
East Wing-Second Floor									
- Apartments - Forbo Tessera 2100 50x50cm carpet. Colour: Mono (LRV 4)	424	m2	£ 35.00	£ 14,847.00	Calc error = 14840	£	40.00	£ 16,960.00	Rate low; suggest £40.00/m2
- Apartments - Vinyl	148	m2	£ 40.00	£ 5,922.00	Calc error = 5920	£	65.00	£ 9,620.00	Rate low; suggest £65.00/m2
- Circulation Space - Carpet Tiles	100	m2	£ 35.00	£ 3,491.00	calc error = 3500	£	35.00	£ 3,500.00	Not unreasonable
West Wing-Second Floor									
- Apartments - Forbo Tessera 2100 50x50cm carpet. Colour: Mono (LRV 4)	243	m2	£ 35.00	£ 8,489.00	Calc error = 8505	£	40.00	£ 9,720.00	Rate low; suggest £40.00/m2
- Apartments - Vinyl	58	m2	£ 40.00	£ 2,310.00	Calc error = 2320	£	65.00	£ 3,770.00	Rate low; suggest £65.00/m2
- Circulation Space - Carpet Tiles	29	m2	£ 35.00	£ 1,029.00	Calc error = 1015	£	35.00	£ 1,015.00	Not unreasonable

East Wing-Third Floor								£	-		
- Ancillary Space (Plant/Substation/Bin Store/Bike Store) - Watco Matt Concrete Floor Paint Colour: Light Grey RAL 7038 or similar approved	33	m2	£ 35.00	£ 1,155.00			£ 35.00	£ 1,155.00		Not unreasonable	
Misc								£	-		
New barrier matting to extent of existing matwells: Gradus Esplanade 1500. 16.5mm closed construction with polypropylene wipers from Boulevard 1500 range or similar.	10	m2	£ 300.00	£ 3,000.00			£ 300.00	£ 3,000.00		Not unreasonable	
- c/w compatible matwell frames edging strips and divider bars as necessary and to suit depth of existing matwell. Colour: Tempesta (LRV 2.14) Anodised aluminium supporting frame.								£	-		
					£91,831.00				£	-	£ 97,115.00
3.3 Ceiling finishes; (Assumed specification)								£	-		
3.3.1 Finishes to ceilings								£	-		
Generally								£	-		
- Gyproc Wallboard - 1nr board fixed to existing ceiling joists (assumed), joints filled with joint filler and joint tape	1100	m2	£ 30.00	£ 33,000.00			£ 25.00	£ 27,500.00		Rate high; suggest £25.00/m2	
- Generally: Emulsion Paint, Dulux Trade Diamond Eggshell	2613	m2	£ 15.00	£ 39,195.00			£ 15.00	£ 39,195.00		Not unreasonable	
Timber cladding to underside of balcony - soffit	14	m2	£ 350.00	£ 4,900.00			£ 180.00	£ 2,520.00		Rate High; suggest £180.00/m2	
					£77,095.00			£	-		£ 69,215.00
Element Group Total					£368,481.00				£	-	£ 417,590.00
									£	-	£ 49,109.00
Fittings, Furnishings and Equipment (FFE)								£	-		
4.1 General fittings, furnishings and equipment								£	-		
Specialist Equipment - (Contractor Installation Only)								£	-		
- Assumed no works required			£ -	£ -				£	-		
Supply and fix by the Contractor								£	-		
- Allowance for blinds per apartment, assume Roman style	35	nr	£ 200.00	£ 7,000.00				£	-		FF&E Not a build cost
- Allowance for bathroom furnishings including; mirror, toilet roll dispenser, robe hooks, etc	37	nr	£ 100.00	£ 3,700.00			£ 250.00	£ 9,250.00		Rate Low; suggest £250.00/nr	
- Postboxes	2	nr	£ 10,000.00	£ 20,000.00			£ 5,000.00	£ 10,000.00		Rate High; suggest £5,000.00/nr	
- Cycle stands - 34 spaces total	1	P/sum	£ 10,000.00	£ 10,000.00			£ 10,000.00	£ 10,000.00		Not unreasonable	
					£40,700.00				£	-	£ 29,250.00
4.1.2 Domestic kitchen fittings and equipment.								£	-		

- Allowance for kitchen including sink, taps and white goods (oven, hob, fridge freezer, washer/dryer, extract hood); studio	35	nr	£ 5,000.00	£ 175,000.00		£ 7,500.00	£ 262,500.00	Rate Low; suggest £7,500.00/nr
					£175,000.00		£ -	£ 262,500.00
4.1.3 Special-purpose fittings, furnishings and equipment.							£ -	
- Assumed no works required	0		£ -	£ -			£ -	
4.1.4 Signs / Notices							£ -	
- Assumed no works required	0		£ -	£ -			£ -	
4.1.5 Works of art							£ -	
- Assumed no works required	0		£ -	£ -			£ -	
4.1.6 Non-mechanical and non-electrical equipment.							£ -	
- Assumed no works required	0		£ -	£ -			£ -	
4.1.7 Internal planting							£ -	
- Assumed no works required							£ -	
4.1.8 Bird and vermin control							£ -	
- Assumed no works required							£ -	
Element Group Total				£ 215,700.00	£ 215,700.00		£ -	£ 291,750.00
5							£ -	£ 76,050.00
Services							£ -	
5.1 Sanitary Installations WC's;							£ -	
- Back-to-wall toilet pan with toilet seat and cover - (Allowance)	37	nr	£ 300.00	£ 11,100.00		£ 450.00	£ 16,650.00	Rate Low; suggest £450.00/nr
- Plus suitable S or P trap connector - (Allowance)	37	nr	£ 50.00	£ 1,850.00			£ -	Included above
Concealed cistern 109.041.00.1 6/3L installation height 820mm with Gerberit Omega satin stainless steel dual flush button 116.057.SN.1 - (Allowance)	37	nr	£ 450.00	£ 16,650.00		£ 259.00	£ 9,583.00	Rate High; Geberit Duofix 1120mm Wall Hung WC Frame, 6/3L Concealed Cistern, Alpha01 Flush Plate 458.040.21.2 = £184.00 (inc VAT) fix say £75.00 total = £259.00/nr
- Washbasin; 1no tap hole - (Allowance)	37	nr	£ 250.00	£ 9,250.00		£ 350.00	£ 12,950.00	Rate Low; suggest £350.00/nr
- Bristan tap Z TC ½: Slotted strainer waste - no plug: Plastics bottle trap - (Allowance)	37	nr	£ 50.00	£ 1,850.00			£ -	Included above

- PV Array	50	m2	£ 500.00	£ 25,000.00	£ 500.00	£ 25,000.00	Not unreasonable
- BMS	2558	m2	£ 25.00	£ 63,950.00	£ 25.00	£ 63,950.00	Not unreasonable
				£88,950.00		£ -	£ 88,950.00
5.14 Builders work in connection with services							
Generally, including forming risers, testing & Commissioning, log books, etc	1315130		£ 0.04	£ 52,605.00		£ 52,605.00	Circa £1,500.00 per Apartment is not unreasonable
				£52,605.00		£ -	£ 52,605.00
Element Group Total							
				£1,367,735.00		£ -	£ 1,503,292.28
Works to Existing Buildings							
Works to Existing Buildings							
7.1 Minor Demolition Works and Alteration Works							
- Removal of existing UPVC windows - East Wing	44	nr	£ 100.00	£ 4,400.00	£ 50.00	£ 2,200.00	
- Removal of existing Timber windows - West Wing	48	nr	£ 100.00	£ 4,800.00	£ 50.00	£ 2,400.00	
- Removal of existing external walls - generally	300	m2	£ 85.00	£ 25,500.00	£ 85.00	£ 25,500.00	
- Removal of existing roof covering and structure	364	m2	£ 75.00	£ 27,300.00	£ 75.00	£ 27,300.00	
- Removal of external door - Single Leaf	2	nr	£ 150.00	£ 300.00	£ 30.00	£ 60.00	
- Removal of internal door - Single Leaf	5	nr	£ 100.00	£ 500.00	£ 30.00	£ 150.00	
- Removal of stairwell flights	12	nr	£ 750.00	£ 9,000.00	£ 500.00	£ 6,000.00	
- Infill void where stairwells were situated	23	m2	£ 100.00	£ 2,300.00	£ 100.00	£ 2,300.00	
- Strip out existing traders toilet	1	item	£ 1,500.00	£ 1,500.00	£ 1,500.00	£ 1,500.00	
- Removal of existing façade to create new bin store and commercial unit spit - west wing	14	m2	£ 150.00	£ 2,100.00	£ 75.00	£ 1,050.00	
- Removal of Toilet	1	nr	£ 50.00	£ 50.00	£ 25.00	£ 25.00	
- Removal of Sink	1	nr	£ 50.00	£ 50.00	£ 50.00	£ 50.00	
- Removal of lean too	1	nr	£ 1,000.00	£ 1,000.00	£ 100.00	£ 100.00	
- Removal of existing surface mounted drainage stacks	1	item	£ 5,000.00	£ 5,000.00	£ 2,500.00	£ 2,500.00	
				£83,800.00		£ -	£ 71,135.00
7.2 Repairs to existing services							
- Assumed no works required	0	--	£ -	£ -		£ -	£ -

7.3 Damp-proof courses/fungus and beetle eradication												
- Assumed no works required	0	--	£	-	£	-	£	-	£	-		
7.4 Facade retention												
- Assumed no works required	0	--	£	-	£	-	£	-	£	-		
7.5 Cleaning existing surfaces												
- Assumed no works required	0	--	£	-	£	-	£	-	£	-		
7.6 Renovation works												
Remedial works to service yard boundary party wall, removal of defective masonry and	4	m2	£	500.00	£	2,000.00	£	500.00	£	2,000.00	£	2,000.00
- replacement to make structurally sound, allow for repointing; Making good any structures disturbed												
Element Group Total											£ 85,800.00	
8												
External Works												
8.1 Site preparation works												
8.1.1 Site clearance												
- Assumed no works required	0				£	-						
8.1.2 Preparatory groundworks.												
- Assumed no works required	0				£	-			£	-		
8.2 Roads, paths, paving's and surfacing's												
8.2.1 Roads, paths and paving's.												
- Resurface ancillary area, including scabbling existing surface for appropriate levels (specification to be confirmed, assume black top)	183	m2	£	120.00	£	21,960.00	£	120.00	£	21,960.00		Not unreasonable
- S278 - Imitation York stone slab paving or similar approved on subbase; including excavation of existing and disposal	500	m2	£	200.00	£	100,000.00	£	150.00	£	75,000.00		Rate High; suggest £150/m2
- Kerbs - sawn all sides, flame textured top and front face kerbs with granite setts	80	m2	£	90.00	£	7,200.00	£	90.00	£	7,200.00		

8.2.2 Special surfacing's and paving's.									
- Assumed no works required	0		£ -	£ -	£129,160.00				<u>£ 104,160.00</u>
8.3 Soft landscaping, planting and irrigation systems									
8.3.1 Seeding and turfing.									
- Assumed no works required	0		£ -	£ -					
8.3.2 External planting.									
- Sapling Trees	6	nr	£ 750.00	£ 4,500.00		£ 750.00	£ 4,500.00		Not unreasonable
- Tree pit and associated grate	6	nr	£ 1,000.00	£ 6,000.00		£ 1,000.00	£ 6,000.00		Not unreasonable
					£10,500.00			<u>£ 10,500.00</u>	
8.3.3 Irrigation systems.									
- Assumed no works required	0		£ -	£ -					
8.4 Fencing, railings and walls									
8.4.1 Fencing and railings.									
- Assumed no works required	0		£ -	£ -					
8.4.2 Walls and screens.									
- Assumed no works required	0		£ -	£ -					
8.4.3 Retaining walls									
- Assumed no works required	0		£ -	£ -					
8.4.4									
Barriers and guardrails.									
- Assumed no works required	0		£ -	£ -					
8.5 External fixtures									
8.2.1 Site/street furniture and equipment.									
- Bin store enclosure	1	nr	£ 2,500.00	£ 2,500.00		£ 2,500.00	£ 2,500.00		
- Euro Bins 1100l	11	nr	£ 300.00	£ 3,300.00		£ 300.00	£ 3,300.00		
- Hardwood Benches	3	nr	£ 1,500.00	£ 4,500.00		£ 1,500.00	£ 4,500.00		
					£10,300.00			<u>£ 10,300.00</u>	
8.5.2 Ornamental features.									
- Assumed no works required			£ -	£ -				<u>£ -</u>	

8.3 External drainage									
8.6.1 Surface water and foul water drainage.									
- Surface water - (Allowance)	2139	m ²	£ 12.00	£ 25,668.00		£ 12.00	£ 25,668.00		Not unreasonable
- Foul water - (Allowance)	2139	m ²	£ 12.00	£ 25,668.00		£ 12.00	£ 25,668.00		Not unreasonable
					£51,336.00			£ 51,336.00	
8.6.2 Ancillary drainage systems.									
- SUDS Planters inc. pipework, connection to existing - (Allowance)	1	p/sum	£ 15,000.00	£ 15,000.00		£ 1,500.00	£ 1,500.00		Provisional Sum not unreasonable
					£15,000.00			£ 15,000.00	
8.6.3 External chemical, toxic and industrial liquid waste drainage.									
- Assumed no works required	0		£ -	£ -					
8.6.4 Land drainage									
- Assumed no works required	0		£ -	£ -					
8.7 External services									
8.7.1 - Water mains supply New Mains Supply	1	p/sum	£ 25,000.00	£ 25,000.00		£ 25,000.00	£ 25,000.00		Provisional Sum not unreasonable
- Connection to new Supply; metering to 35nr apartments; (Allowance)	1	p/sum	£ 27,500.00	£ 27,500.00		£ 27,500.00	£ 27,500.00		Provisional Sum not unreasonable
- Connection to new Supply; 3nr (assumed) Landlord utility meter installed in risers; (Allowance)	3	nr	£ 750.00	£ 2,250.00		£ 750.00	£ 2,250.00		Allowance not unreasonable
					£54,750.00			£ 54,750.00	
8.7.2 Electricity mains supply									
- Sub Station 512 Kva; (Allowance)	1	p/sum	£ 125,000.00	£ 125,000.00		£ 125,000.00	£ 125,000.00		Provisional Sum not unreasonable
- Connection to new Supply; metering to 35nr apartments; (Allowance)	1	p/sum	£ 37,250.00	£ 37,250.00		£ 37,250.00	£ 37,250.00		Provisional Sum not unreasonable
Connection to new Supply; 4nr (assumed) Landlord utility meter installed in risers; allowance	4	nr	£ 1,250.00	£ 5,000.00		£ 1,250.00	£ 5,000.00		Allowance not unreasonable
					£167,250.00			£ 167,250.00	
8.7.3 External transformation devices									
- Assumed no works required	0		£ -	£ -					
8.7.4 Electricity distribution to external plant and equipment.									
- Assumed no works required	0		£ -	£ -					

8.7.5 Gas mains supply.									
- Assumed no works required	0		£ -	£ -					
8.7.6 Telecommunication and other communication system connections									
- Connection to existing Supply; metering to 35nr apartments; (Allowance)	1	p/sum	£ 42,500.00	£ 42,500.00		£ 42,500.00	£ 42,500.00	£ 42,500.00	Provisional Sum not unreasonable
8.7.7 External fuel storage and piped distribution systems									
- Assumed no works required	0		£ -	£ -					
8.7.8 External security systems.									
- Assumed no works required	0		£ -	£ -					
8.7.9 External street lighting systems.									
- Assumed no works required	0		£ -	£ -					
8.7.10 Local/district heating installations.									
- Assumed no works required	0		£ -	£ -					
8.7.11 Builder's work in connection with external services.									
- Included in the above	264500		£ 0.05	£ 13,225.00		£ -	£ -		Included in above Provisional Sums
8.8 Minor Building Works and Ancillary Buildings					£13,225.00				
- Assumed no works required	0		£ -	£ -					
Element Group Total					£494,021.00			£ 455,796.00	-£ 38,225.00
Sub Total : Facilitating works & Building Works					£5,546,396.00			£ 5,749,887.79	£ 203,491.79
Main Contractor's Preliminaries									
1 Employer's requirements - (Excluded)		item							
2 Main contractor's cost items and site preliminaries etc - (based upon 54nr weeks programme)		%		£ 600,023.00		13%	£ 747,485.41		Suggest 13% of Build Cost
Element Group Total					£ 600,023.00			£ 747,485.41	£ 147,462.41
Main Contractor's overheads and profit									
1 Main Contractor's Overheads & Profit		%	£ 7.00	£ 430,249.00		7%			Percentage not unreasonable
Element Group Total					£430,249.00			£ 454,816.12	£ 24,567.12

Total: Building Works Estimate					£6,576,668.00	£ 6,952,189.33	£ 375,521.33
Project/design fees - (Excluded)							
1	Consultants' fees	%		£	-		
2	Main contractor's pre-construction fees	item		£	-		
3	Main contractor's design fees	%		£	-		
					£0.00		
Other development/project costs - (Excluded)							
					£0.00		
Base Cost Estimate					£6,576,668.00	£ 6,952,189.33	
Risk Allowance Estimate - (Excluded)							
1	Design development risks - (Beyond RIBA Stage 3)	%		£	-		
2	Construction risks	%		£	-		
3	Employer change risks	%		£	-		
4	Employer other risks	%		£	-		
					£0.00		
Total Project Cost (excluding Inflation & VAT)					£6,576,668.00	£ 6,952,189.33	
Inflation - (Excluded)							
1	Tender inflation	%	£	-	£	-	
2	Construction inflation	%	£	-	£	-	
					0		
Total Project Cost (excluding VAT)							
VAT - (Excluded)							
1	VAT	%	£	-	£	-	
TOTAL PROJECT COST (excluding VAT)					£6,576,668.00	£ 6,952,189.33	£ 375,521.33
							5.71%