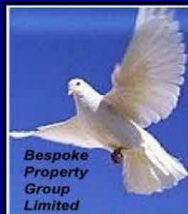


# Schedule 1



**GVA GRIMLEY &  
BESPOKE PROPERTY GROUP**

**THE HOUSING CORPORATION ECONOMIC  
APPRAISAL TOOL**



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Version 1.3 (October 2007)



**GVA GRIMLEY & BESPOKE PROPERTY GROUP  
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL**

**INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS**

**Basic Site Details**

Site Address	16-18 Oatlands Drive, Weybridge, Surrey, KT13 9JL
Site Reference	
Scheme Description	Demolish 2 houses and erection of 34 flats.
Date	12 12 2022
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

**Residential Mix Assumptions**

**Affordable Housing Tenure 1: Social Rented**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

**Affordable Housing Tenure 2: Intermediate - Shared Ownership**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

**Affordable Housing Tenure 3: Intermediate - Discounted Market Sale**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

**Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

**Affordable Housing Tenure 5:** Intermediate - Discounted Market Rented

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

\* Other = User-defined

**Open Market Housing Type 1:** Flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA		56	84.6071	107.6		
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units		3	28	2		

**Open Market Housing Type 2:**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

**Open Market Housing Type 3:**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

**Open Market Housing Type 4:**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

**Open Market Housing Type 5:**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Total number of residential car parking spaces

(Open Market and Affordable)

Value of each residential car parking space

(Average value of all parking spaces)

**GVA GRIMLEY & BESPOKE PROPERTY GROUP  
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL**

**INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS**

**RESIDENTIAL VALUE ASSUMPTIONS**

**Base Value**

**Affordable Housing Tenure 1:**

**Social Rented**

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
	<b>Start Month</b>	<b>End Month</b>
Timing of Affordable Housing Tenure 1 Purchase Payment		(whole number, minimum 0)

**Affordable Housing Tenure 2:**

**Intermediate - Shared Ownership**

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		(Housing Corporation Limit of 2.75%)
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
	<b>Start Month</b>	<b>End Month</b>
Timing of Affordable Housing Tenure 2 Purchase Payment		(whole number, minimum 0)

**Affordable Housing Tenure 3:**

**Intermediate - Discounted Market Sale**

Type of Unit	Capital Value pre-discount (£ psm, NIA)	
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
% of Open Market Value	100.0%	
	<b>Start Month</b>	<b>End Month</b>
Timing of Affordable Housing Tenure 3 Purchase Payment	0	0
		(whole number, minimum 0)

Affordable Housing Tenure 4:Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
<b>Owner-occupied share (%)</b>		
<b>Unsold Equity Rent Per Annum (%)</b>		
<b>Management Costs (% of rent)</b>		(% of gross rent per annum)
<b>Voids / bad debts (% of rent)</b>		(% of gross rent per annum)
<b>Repairs Fund (% of rent)</b>		(% of gross rent per annum)
<b>Yield (%)</b>		(to capitalise the net rent)
<b>Timing of Affordable Housing Tenure 4 Purchase Payment</b>	<b>Start Month</b>	<b>End Month</b>
		(whole number, minimum 0)

Affordable Housing Tenure 5:Intermediate - Discounted Market Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
<b>Management Costs (% of rent)</b>		(% of gross rent per annum)
<b>Voids / bad debts (% of rent)</b>		(% of gross rent per annum)
<b>Repairs Fund (% of rent)</b>		(% of gross rent per annum)
<b>Yield (%)</b>		(to capitalise the net rent)
<b>Timing of Affordable Housing Tenure 5 Purchase Payment</b>	<b>Start Month</b>	<b>End Month</b>
		(whole number, minimum 0)

Open Market Values

	Capital Value (£ psm)
Open Market Housing Type 1: Flats	£6,419
Open Market Housing Type 2: -	
Open Market Housing Type 3: -	
Open Market Housing Type 4: -	
Open Market Housing Type 5: -	
<b>Timing of First Open Market Housing Sale</b>	<b>Month</b>
	20 (whole number, minimum 0)
<b>Timing of Last Open Market Housing Sale</b>	<b>Month</b>
	28 (whole number, minimum 0)

**Overall Scheme End Date (this must be completed)**

	Month
Final End Date of Scheme - <b>scheme built and fully let/sold</b>	28 (whole number, minimum 0)

Social Housing Grant & Other Funding

	Grant per unit (£)	Timing of 1st Payment	Timing of 2nd Payment
Affordable Housing Tenure 1: Social Rented			
Affordable Housing Tenure 2: Intermediate - Shared Ownership			
Affordable Housing Tenure 3: Intermediate - Discounted Market Sale			
Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity			
Affordable Housing Tenure 5: Intermediate - Discounted Market Rented			

Timing Social Housing Grant Paid

	Value (£)	Timing of Payment
Other Sources of Funding for A/H (£) (could include RSL cross-subsidy from reserves)	£0	(whole number, minimum of 0, maximum of 60)

**BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS**

		Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1:	Social Rented		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership		
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		
Open Market Housing Type 1:	Flats	£2,245	82%
Open Market Housing Type 2:	-		
Open Market Housing Type 3:	-		
Open Market Housing Type 4:	-		
Open Market Housing Type 5:	-		

\* The ratio is typically 70% - 85% in blocks of flats to reflect the difference between GIA & NIA (ie common parts such as lifts, stairs, corridors etc) and 100% in houses which have no common parts

	Building Costs (£ / car parking space)	% of Building Costs	Month of Payment
Residential Car Parking Building Costs (£ / car parking space)			
Building Cost Fees % (Architects, QS etc)		10.00%	(typically around 10%)
Building Contingencies (% of Building Costs)		8.00%	(typically around 5% for ne)
<b>Section 106 Payments (£) *</b>		<b>Cost (£)</b>	<b>Month of Payment</b>
Infrastructure / Public Transport		£417,760	
Community Facilities			
Public Realm / Environment			
Sustainability Issues			
Others			

\* This section excludes Affordable Housing section 106 payments

	Cost (£)	Month of Payment
<b>Site Abnormals (£)</b>	<b>£1,098,500</b>	
Infrastructure Costs		
Contamination Costs		
Demolition Costs		
Other Costs		
Site Specific Sustainability Initiatives**	EITHER	
<b>Building Cost Percentage Increase (if any)</b>		
Site Specific Sustainability Initiatives (%)**	OR	
Wheelchair provision (%)		
Code for Sustainable Homes (%)		
Other (%)		

\*\* Only one sustainability initiatives box should have a value / percentage.

	Amount (£)	Month of Payment
<b>Subsidies (possibly EP Gap Funding)</b>		
Subsidies for infrastructure, remediation etc.		

**OTHER COSTS****SITE ACQUISITION COSTS**

	%	Month of Payment
Agents Fees (% of site value)		(typically around 1%)
Legal Fees (% of site value)		(typically around 0.75%)
Stamp Duty (% of site value)		
Other Acquisition Costs (£)		
	<b>Cost (£)</b>	<b>Month of Payment</b>
	£530,000	

**FINANCE COSTS**

	%	Month of Payment
Arrangement Fee (£)		
Interest Rate (%)	8.00%	(typically around 1.5% to 3%)
Misc Fees - Surveyors etc (£)		

**Marketing Costs**

Affordable Housing Marketing Costs

	Cost (£)	Timing (month)
Developer cost of sale to RSL (£)		
RSL on-costs (£)		
Intermediate Housing Sales and Marketing (£)		

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %	3.00%	(typically around 6%)
Legal Fees (per Open Market unit) - £	£1,000	(typically around £600 per unit)

**BUILDING PERIOD**

	Timing (month)	
Construction Start	1	(whole number, minimum of 0, maximum of 60)
Construction End	24	(whole number, minimum of 0, maximum of 60)

**DEVELOPER'S 'PROFIT' (before taxation)**

	% of Housing Capital Value	
Open Market Housing (%)	20.00%	(typically around 15%)
Affordable Housing (%)		(typically around 6%)



**GVA GRIMLEY & BESPOKE PROPERTY GROUP  
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL**

**INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL**

**OFFICE ASSUMPTIONS**

Size of office scheme (gross sq m)	
Size of office scheme (net lettable sq m)	
<b>Values</b>	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
<b>Building Costs</b>	
Office Building Costs (Gross, £ psm)	
Office Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
<b>Timing</b>	
	<b>Timing (month)</b>
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
<b>Letting, Advertising &amp; Sale fees</b>	
Letting fees (% of annual income)	
Advertising fees (% of annual income)	
Sale fees (% of sale price)	
<b>Return for risk / profit (% of value)</b>	

**RETAIL ASSUMPTIONS**

Size of retail scheme (gross sq m)	
Size of retail scheme (net lettable sq m)	
<b>Values</b>	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
<b>Building Costs</b>	
Retail Building Costs (Gross, £ psm)	
Retail Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
<b>Timing</b>	
	<b>Timing (month)</b>
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
<b>Letting / sale fees</b>	
Letting (% of income)	
Advertising (% of annual income)	
Sale (% of sale price)	
<b>Return for risk / profit (% of value)</b>	

**INDUSTRIAL ASSUMPTIONS**

Size of industrial scheme (gross sq m)

**Values**

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

**Building Costs**

Industrial Building Costs (Gross, £ psm)

Industrial Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing****Timing  
(month)**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

**Letting / sale fees**

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

**Return for risk / profit (% of value)****LEISURE ASSUMPTIONS**

Size of Leisure scheme (gross sq m)

Size of Leisure scheme (net lettable sq m)

**Values**

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

**Building Costs**

Leisure Building Costs (Gross, £ psm)

Leisure Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing****Timing  
(month)**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

**Letting / sale fees**

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

**Return for risk / profit (% of value)**

**COMMUNITY USE ASSUMPTIONS**

Size of Community-use scheme (gross sq m)  
Size of Community-use scheme (net lettable sq m)

**Values**

Rent (£ psm)  
Yield (%)  
Purchaser's costs (% of value)

**Building Costs**

Community-use Building Costs (Gross, £ psm)  
Community-use Building Professional Fees (% of building costs)  
Building Contingencies (% of building costs)

**Timing**

Start of Building Period (month)  
End of Building Period (month)  
Timing of Letting / Sale (month)

**Timing  
(month)**

**Letting / sale fees**

Letting (% of income)  
Advertising (% of annual income)  
Sale (% of sale price)

**Return for risk / profit (% of value)**

## GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

### SUMMARY

Site Address	16-18 Oatlands Drive, Weybridge, Surrey, KT13 9JL
Site Reference	
Scheme Description	Demolish 2 houses and erection of 34 flats.
Date	12 12 2022
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

### Housing Mix (Affordable + Open Market)

Total Number of Units	33	units
Total Number of Open Market Units	33	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	2,752	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	#DIV/0!	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

### Residential Values

#### Affordable Housing Tenure 1:

#### Social Rented

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

Total Capital Value of Affordable Housing Tenure 1 £0

#### Affordable Housing Tenure 2:

#### Intermediate - Shared Ownership

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

Owner-occupied / rented % share -

## Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

## Total Capital Value of Affordable Housing Tenure 2

£0

## Affordable Housing Tenure 3:

## Intermediate - Discounted Market Sale

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

% of Open Market Value

100%

## Total Capital Value of Affordable Housing Tenure 3

£0

## Affordable Housing Tenure 4:

## Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

Owner-occupied / rented % share

-

## Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

## Total Capital Value of Affordable Housing Tenure 4

£0

**Affordable Housing Tenure 5: Intermediate - Discounted Market Rented**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
<b>Total</b>	-	-	-

**Total Capital Value of Affordable Housing Tenure 5** £0

**TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING)** £0

**Social Housing Grant**

	Grant per unit (£)	Number of Units	Grant (£)
Social Rented	£0	0	£0
Intermediate - Shared Ownership	£0	0	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Ownership /	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0
<b>SHG Total</b>	-	<b>0</b>	<b>£0</b>

Social Housing Grant per Affordable Housing Person -  
 Social Housing Grant per Social Rented Person -  
 Social Housing Grant per Intermediate Person -

**TOTAL VALUE OF SOCIAL HOUSING GRANT** £0

**OTHER SOURCES OF AFFORDABLE HOUSING FUNDING** £0

**OTHER SUBSIDIES SUCH AS EP GAP FUNDING** £0

**TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING)** £0

**Open Market Housing**

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Flats	2,752	£6,419	£17,665,000
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
<b>Total</b>	<b>2,752</b>	<b>-</b>	<b>£17,665,000</b>

**TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING** £17,665,000

**Car Parking**

No. of Spaces	Price per Space (£)	Value
-	-	-

**TOTAL VALUE OF CAR PARKING** £0

**TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME** £17,665,000

**Non-Residential Values**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

<b>TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME</b>	<b>£0</b>
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<b>TOTAL VALUE OF SCHEME</b>	<b>£17,665,000</b>
------------------------------	--------------------

**Residential Building, Marketing & Section 106 Costs**

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£7,580,100	<b>£7,580,100</b>

**Cost Multipliers**

Site Specific Sustainability Initiatives (%)**	0.0%	<b>£0</b>
Wheelchair provision (%)	0.0%	<b>£0</b>
Code for Sustainable Homes (%)	0.0%	<b>£0</b>
Other (%)	0.0%	<b>£0</b>

Residential Car Parking Build Costs		<b>£0</b>
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<b>Total Building Costs</b>	<b>£7,580,100</b>
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**OTHER SITE COSTS**

Building Contingencies	8.0%	£606,408
Building Cost Fees (Architects, QS etc):	10.0%	£818,651
Other Acquisition Costs (£)		£530,000

**Section 106 Costs (£)**

Infrastructure / Public Transport	£417,760
Community Facilities	£0
Public Realm / Environment	£0
Sustainability Issues	£0
Others	£0

**Site Abnormals**

Infrastructure Costs	£1,098,500
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

<b>Total Other Site Costs</b>	<b>£3,471,319</b>
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**Marketing (Open Market Housing ONLY)**

Sales Fees:	3.0%	£529,950
Legal Fees (per Open Market unit):	£1,000	£33,000

**Marketing (Affordable Housing)**

Developer cost of sale to RSL (£)	£0
RSL on-costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

<b>Total Marketing Costs</b>	<b>£562,950</b>
------------------------------	-----------------

**Non-Residential Building & Marketing Costs****Building Costs**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

**Professional Fees (Building, Letting & Sales)**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

<b>Total Non-Residential Costs</b>		<b>£0</b>
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<b>TOTAL DIRECT COSTS:</b>	<b>£11,614,368.80</b>
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**Finance (finance costs are only displayed if there is a positive residual site value)**

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£0
Legal Fees	£0
Stamp Duty	£0
Total Interest Paid	£1,198,803

<b>Total Finance Costs</b>	<b>£1,198,803</b>
----------------------------	-------------------

**Developer 'Profit'****Residential**

Open Market Housing Operating 'Profit'	£3,533,000
Affordable Housing 'Profit'	£0

**Non-residential**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

<b>Total Operating Profit</b>	<b>£3,533,000</b>
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**Residual Site Value**

<b>SITE VALUE TODAY</b>	<b>£1,318,829</b>
-------------------------	-------------------

EXISTING USE VALUE	<b>£4,100,000</b>
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£2,781,171

**Checks:**

Site Value as a Percentage of Total Scheme Value	7.5%
Site Value per hectare	#VALUE!



# Schedule 2



Scale 1:500

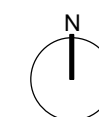


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Please note that these drawings are for planning purposes only.  
 This document has been prepared for the sole use of the client.  
 All dimensions should be checked on site. The client should be aware of their duties under the CDM regulations

Drawing : Site Location Plan  
 Drawing No. : MA212 001  
 Revision : P1

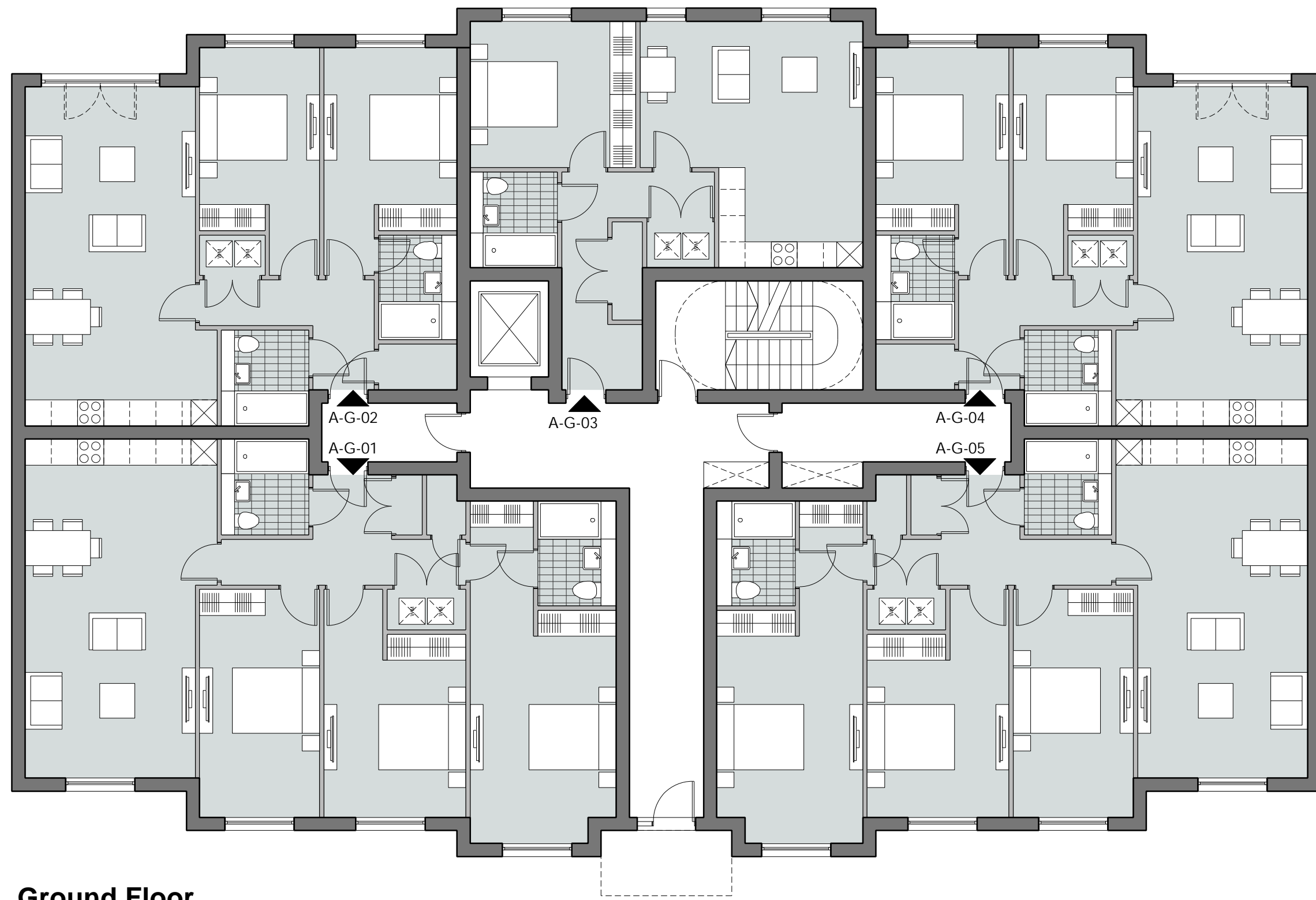
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 Date : Nov 2022



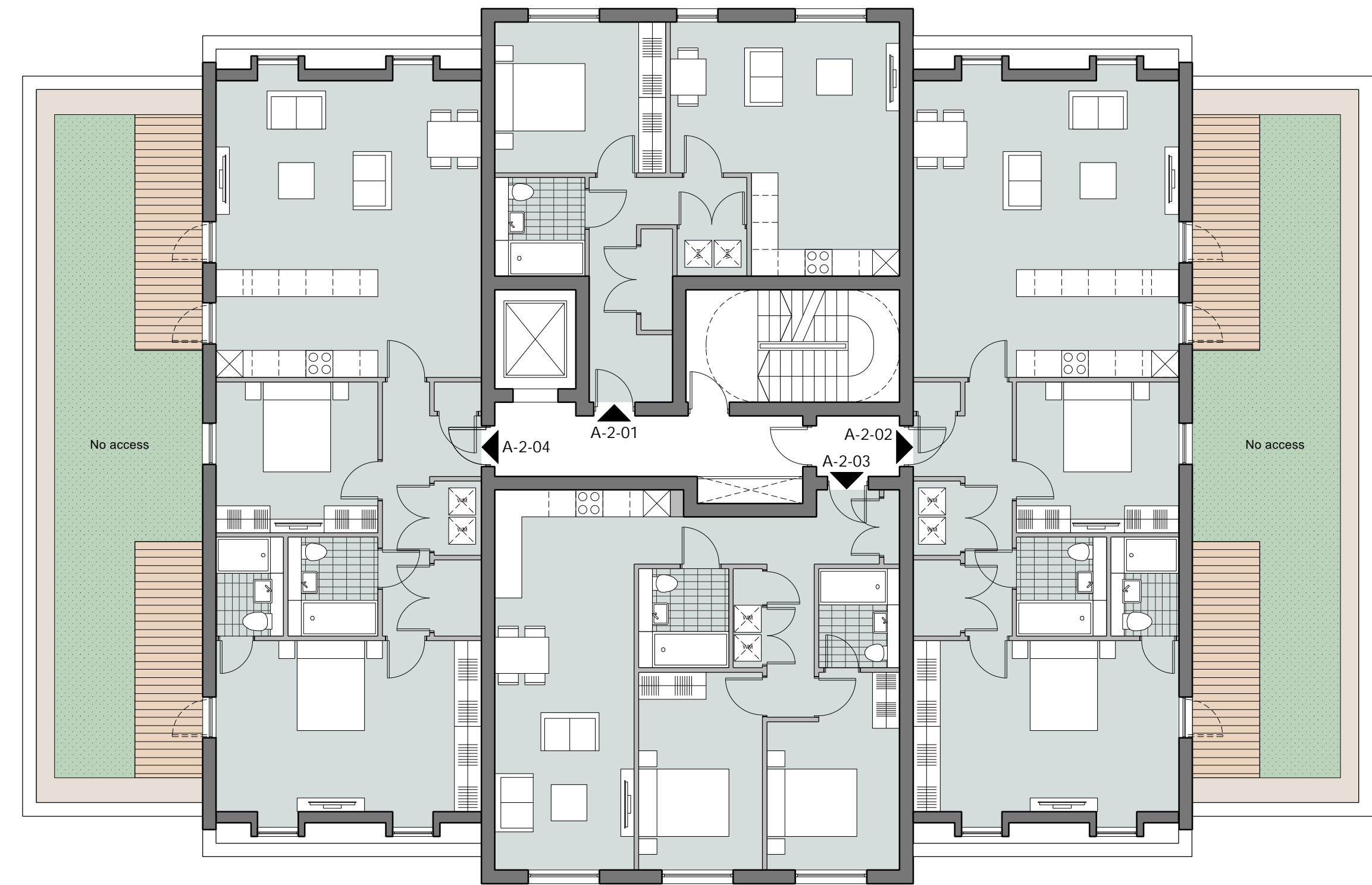
**16-18 Oatlands Drive,  
 Weybridge, Surrey  
 KT13 9JL**



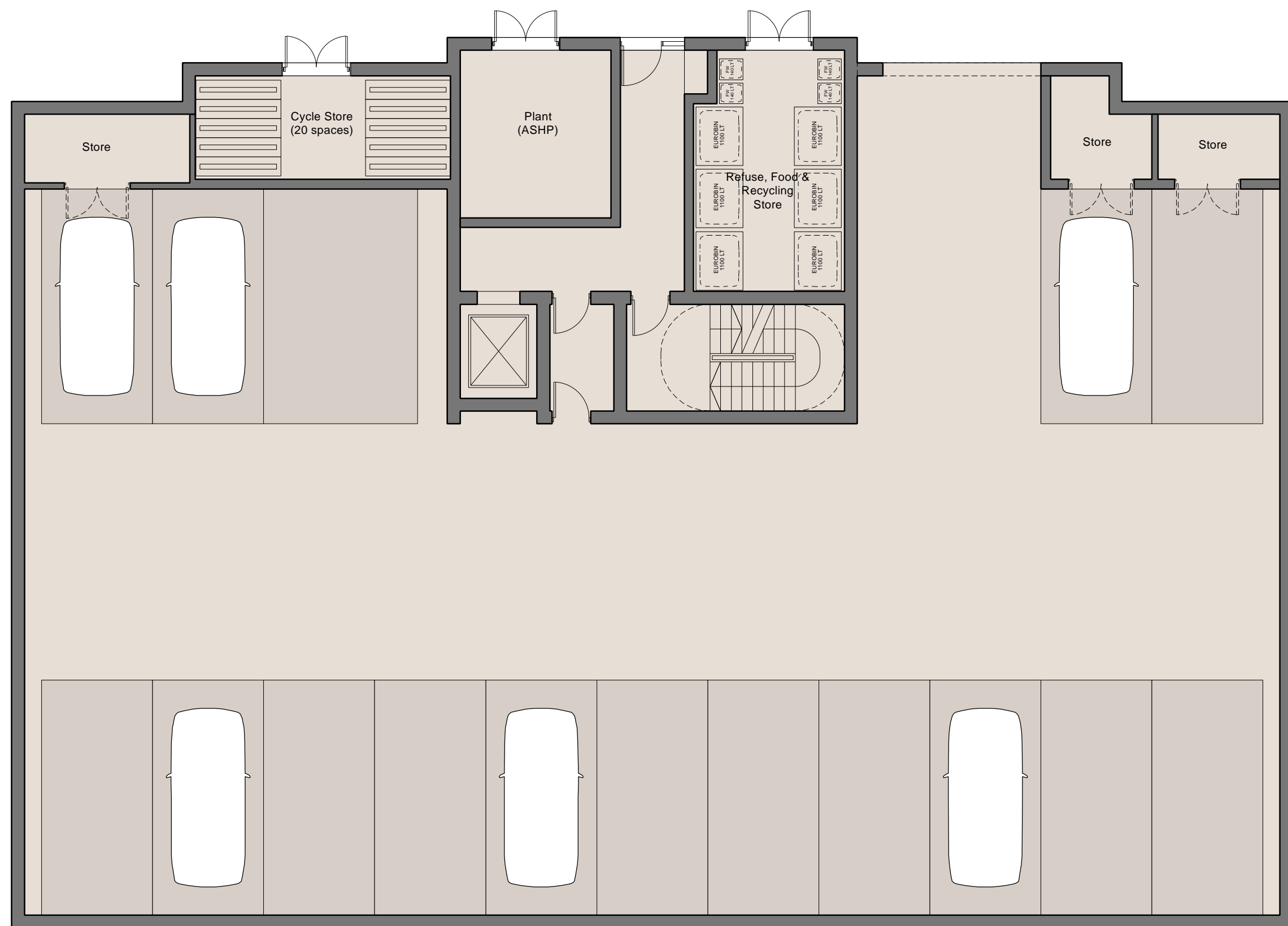
MAYD ARCHITECTURE  
 22 Beacon Close  
 Farnham  
 Surrey  
 GU10 4PA  
 Tel : 07776 168635  
 daniel.may@mail.com



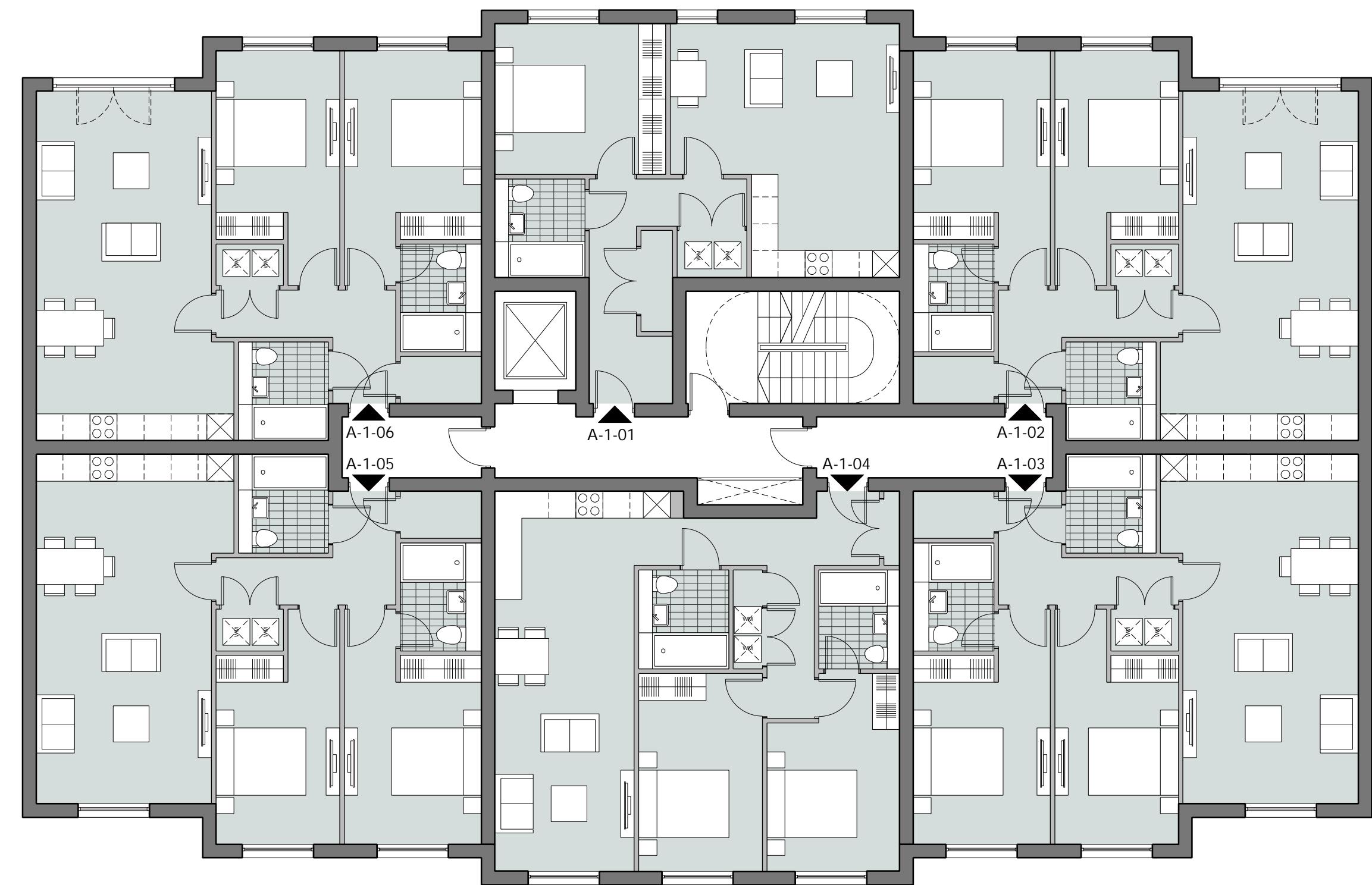
Ground Floor



2nd Floor



Lower Ground



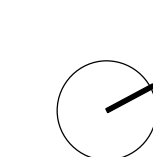
1st Ground

0m 1m 10m

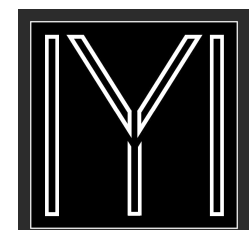
Please note that these drawings are for planning purposes only. This document has been prepared for the sole use of the client. All dimensions should be checked on site. The client should be aware of their duties under the CDM regulations

Drawing : Front Building - Floor Plans  
 Drawing No. : MA212 300  
 Revision : P1

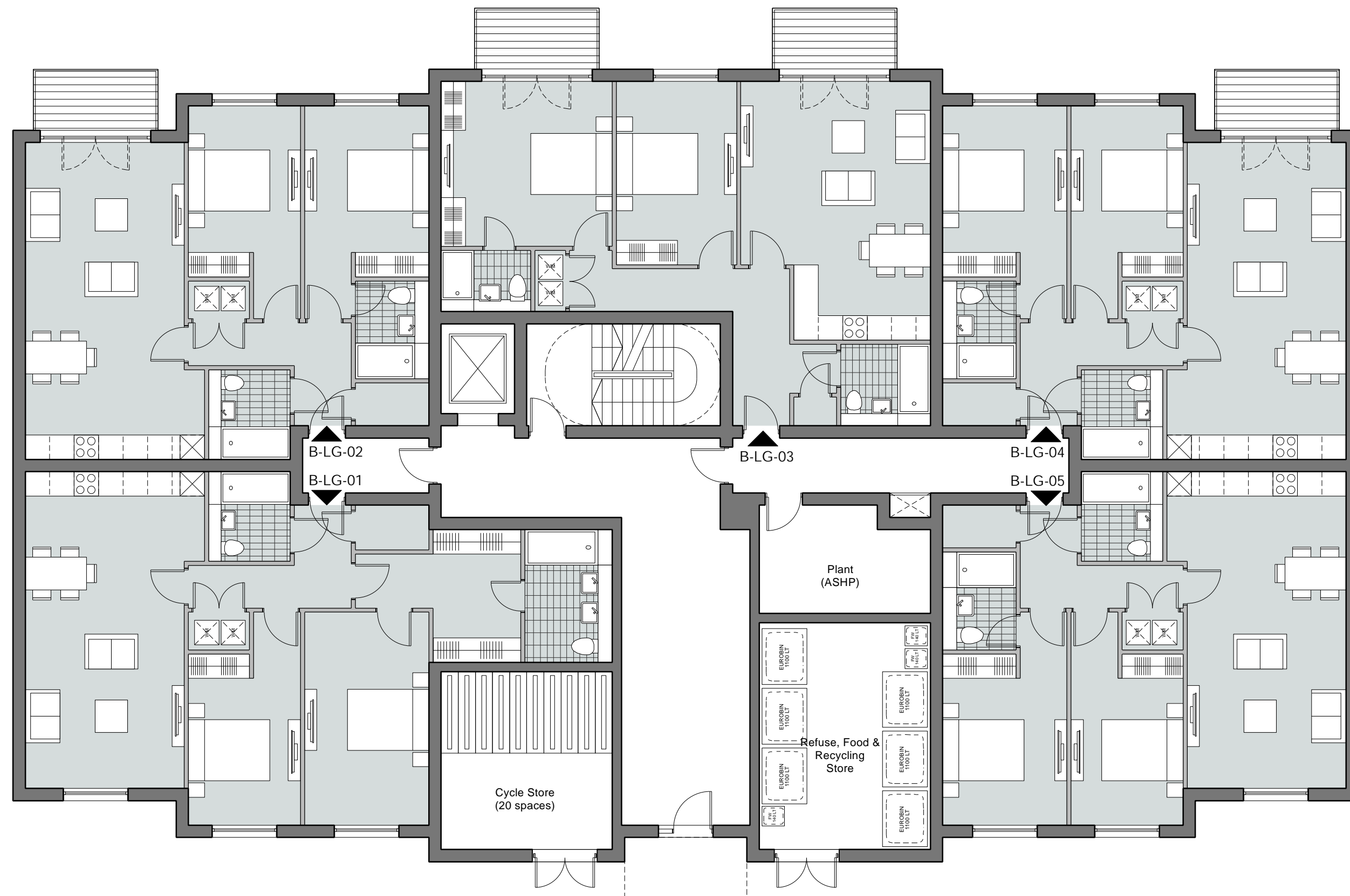
Scale : 1:100 @ A1 / 1:200 @ A3  
 Date : May 2022



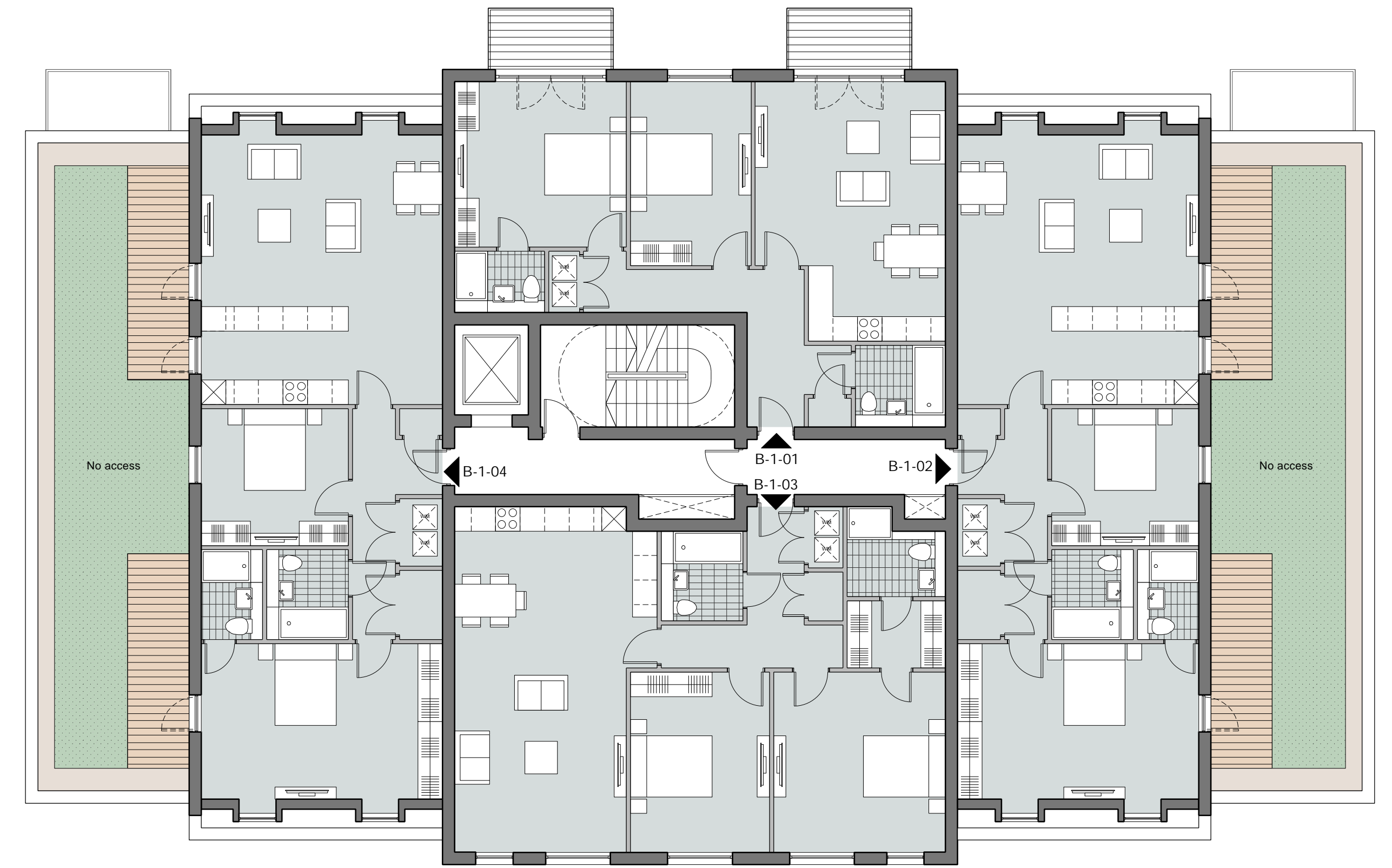
**16-18 Outlands Drive,  
 Weybridge, Surrey  
 KT13 9JL**



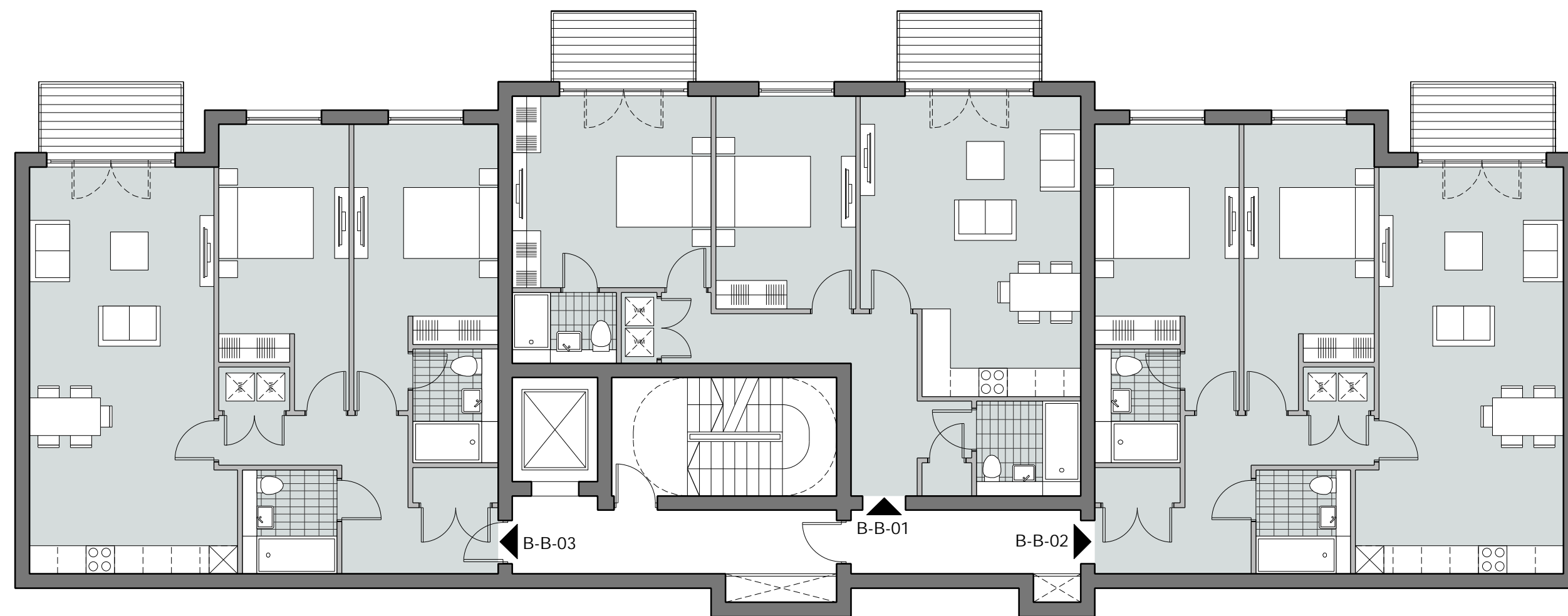
**MAYD ARCHITECTURE**  
 22 Beacon Close  
 Wrecclesham  
 Farnham  
 Surrey  
 GU10 4PA  
 Tel : 07776 168635



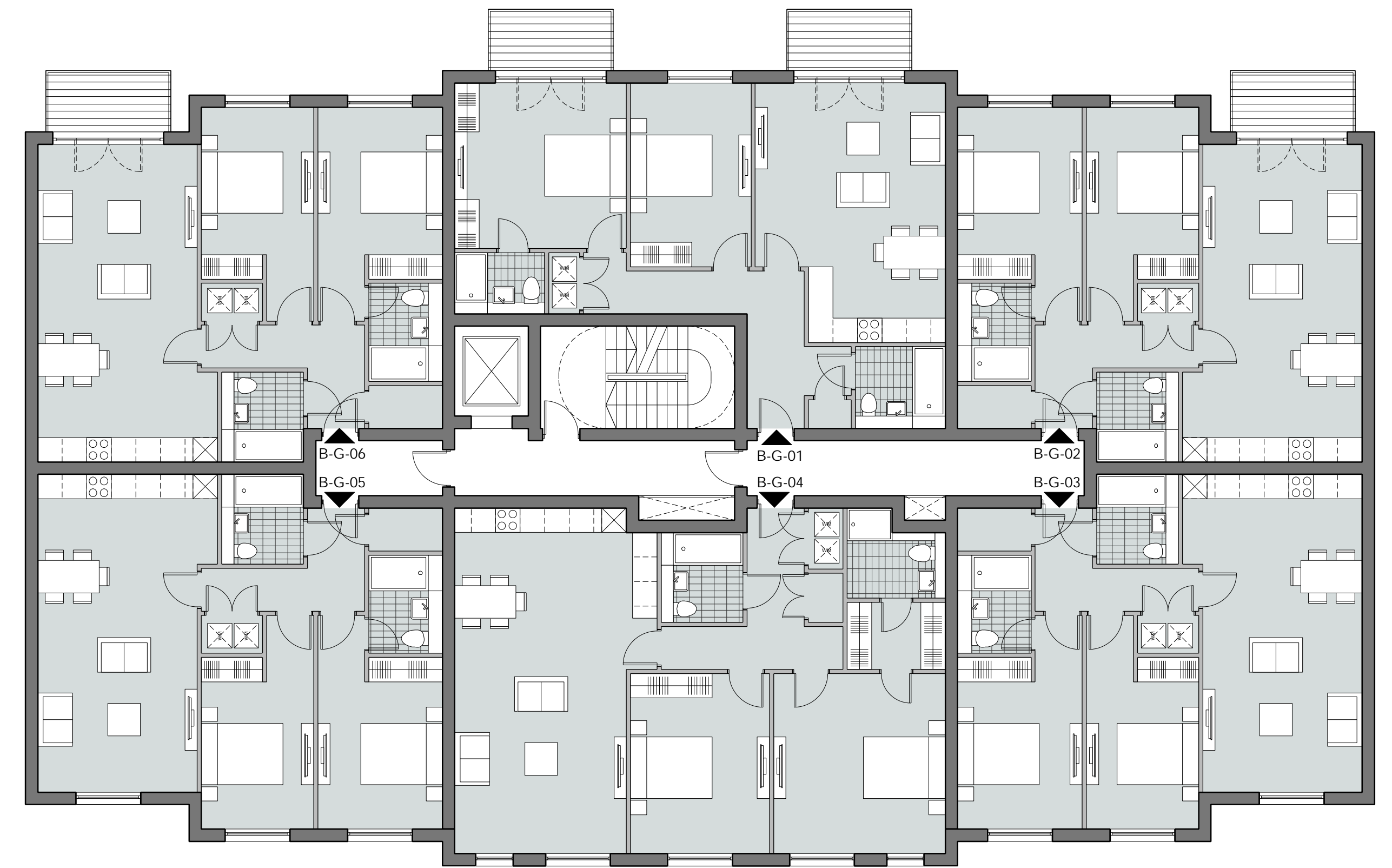
Lower Ground



1st Floor



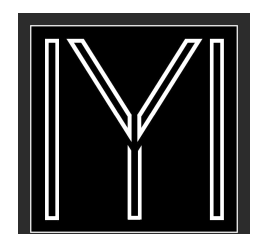
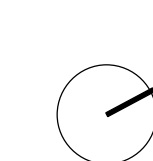
Basement



Ground

0m 1m 10m

Please note that these drawings are for planning purposes only. This document has been prepared for the sole use of the client. All dimensions should be checked on site. The client should be aware of their duties under the CDM regulations



# Schedule 3



KT13 9JL

Search

# House Prices around KT13 9JL

Sales of flats around KT13 9JL had an overall average price of £414,125 over the last year.

Overall, sold prices for flats around KT13 9JL over the last year were 26% down on the 2018 peak of £560,000.

## Who provides this information?



English and Welsh house price data is publicly available information produced by the HM Land Registry. This material was last updated on 12 September 2022.

## Properties sold

Filter:								
Within ¼...	Last 1 year	Flat						
		All tenures						
8 sold properties		Date sold						
<p>8, Albany Court, Oatlands Drive, Weybridge, Surrey KT13 9JF</p> <p>Flat </p> <table border="1"> <tr> <td>£527,500</td> <td>17 Jun 2022</td> <td>Leasehold</td> </tr> <tr> <td>£249,950</td> <td>23 Sep 2005</td> <td>Leasehold</td> </tr> </table> <p>No other historical records</p>			£527,500	17 Jun 2022	Leasehold	£249,950	23 Sep 2005	Leasehold
£527,500	17 Jun 2022	Leasehold						
£249,950	23 Sep 2005	Leasehold						

### 16, Wellington Close, Walton-on-thames, Surrey KT12 1AX

2 bed, flat

£287,000      17 Jun 2022      Leasehold

£168,000      30 Apr 2008      Leasehold

£124,950      13 Mar 2002      Leasehold



9  

### Flat 15, Oakhill Gardens, Oatlands Drive, Weybridge, Surrey KT13 9JP

2 bed, flat

£390,000      17 Jun 2022      Leasehold

£401,000      30 Mar 2016      Leasehold

£315,000      6 Mar 2008      Leasehold



27  

### 6, Chaseley Court, Oatlands Drive, Weybridge, Surrey KT13 9JH

Flat

£390,000      5 May 2022      Leasehold

£249,000      11 Dec 2006      Leasehold

£200,000      7 Dec 2004      Leasehold

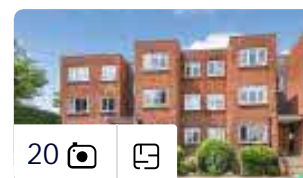


### Flat 2, Oakhill Gardens, Oatlands Drive, Weybridge, Surrey KT13 9JP

2 bed, flat

£360,500      1 Mar 2022      Leasehold

No other historical records



20  



### Flat 4, Beckworth Place, 50, Oatlands Drive, Weybridge, Surrey KT13 9DF

Flat



£480,000      22 Feb 2022      Leasehold

£482,000      30 Jan 2020      Leasehold

No other historical records

### 13, New Zealand Avenue, Walton-on-thames, Surrey KT12 1PX

2 bed, flat



£368,000      10 Feb 2022      Leasehold

£355,000      1 Dec 2017      Leasehold

£212,000      16 Mar 2007      Leasehold

### Flat 3, Beckworth Place, 50, Oatlands Drive, Weybridge, Surrey KT13 9DF

Flat



£510,000      16 Dec 2021      Leasehold

£560,000      29 Jun 2018      Leasehold

£370,000      22 May 2015      Leasehold

← Previous

Page 1 of 1

Next →

## Find out how much your property is worth

The following agents can provide you with a free, no-obligation valuation. Simply select the ones you'd like to hear from.



**CURCHODS**

Curchods Estate Agents  
Weybridge





Flats For Sale in KT13 9JL, within 0.5 miles, including sold STC, don't show retirement, buying schemes > ☆ Save search 🔔 Create Alert

48 results Sort: Newest Listed ▾ [Grid Icon] [Location Icon]

☰ Prioritise properties with... + Add keyword

1/20 FEATURED PROPERTY



The Heart, Walton-On-Thames, KT12

Apartment | 2 | 2

0.37 miles

A stunning two bedroom, two bathroom apartment, enviably positioned in this sought after development in the centre of Walton. Set on the second floor, overlooking gardens this wonderful property is beautifully presented...

Reduced yesterday by Curchods Estate Agent...

£375,000

CURCHODS 01932 504626

Contact

Property temporarily hidden Show You can keep this property hidden by signing in

Tell us why you've hidden this property ▾



Swan Walk, Shepperton, TW17

Apartment | 2 | 2

0.28 miles

An attractive first floor riverside apartment situated in an enviable position within the sought after gated ...

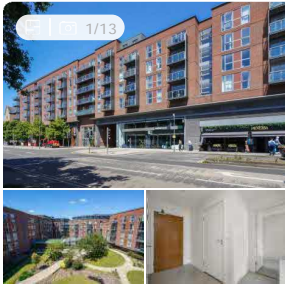
Reduced on 26/09/2022 by Curchods Estate Agents, S...

£485,000

CURCHODS 01932 504225

Contact Save

SOLD banner: Properties needed due to high demand. GRANTS INDEPENDENT. CLICK HERE to book a Free valuation



The Heart, Walton-on-Thames, Surrey, KT12 ...

Flat | 2 | 2

0.33 miles

MARTIN AND WHEATLEY ARE DELIGHTED TO OFFER THIS TOP FLOOR TWO DOUBLE BEDROOM APARTMENT, LOCATED IN THE PRESTIGIOUS HEART DEVELOPMENT AND FACING IN TO THE COMMUNAL COURTYARD.

Reduced on 26/09/2022 by Martin and Wheatley, Weyb...

£395,000

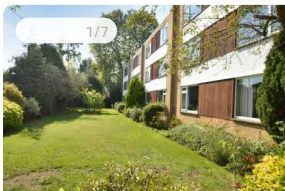
NO CHAIN

MARTIN and WHEATLEY 01939 554531

Contact Save

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Gothic House, Ashley Road, WALTON-ON-THAMES ...

Apartment | 2 | 1

0.47 miles

Spacious ground floor apartment located in this highly sought after development. This property is presented in excellent condition and is available for sale STC.

Added on 21/09/2022 by Martin Flashman & Co., Walto...

£335,000

MFLASHMAN & CO 01932 501706

Contact Save



Bridge Street, Walton-On-Thames ✕  
 Apartment 🛏 1 🚿 1  
 0.29 miles  
 A modern one-bedroom apartment, situated on the 2nd floor of this gated development in central Walton-on-Thames. The apartment features a modern kitchen with integrated appliances, a living area with a fireplace, and a bathroom with a walk-in shower. The development includes a secure parking space and a communal garden area.

£250,000

**JAMES NEAVE** 01932 548314 ✉ Contact ❤ Save  
Local call rate



The Heart, Walton-On-Thames ✕  
 Flat 🛏 2 🚿 2  
 0.38 miles  
 Located in The Heart of Walton on Thames is this corner apartment which are among the most popular in the development. Walton on Thames town centre has a fantastic range of shops and restaurants, the River Thames towpath is a short walk away and offers some...

£385,000

PREMIUM LISTING

**HUB** 01932 506365 ✉ Contact ❤ Save  
Local call rate



Bridge Street, Walton-On-Thames, KT12 ✕  
 Apartment 🛏 2 🚿 2  
 0.31 miles  
 A fantastic modern first floor apartment, forming part of an exceptional purpose-built development created 4...

£399,950

**Curchods** 01932 504626 ✉ Contact ❤ Save  
Local call rate

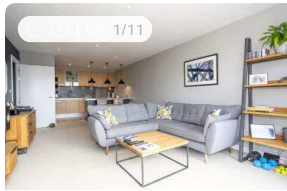
KT13 9JL ✕ + 1/2 mile ▼

Min Price ▼ to Max Price ▼ Filters (4) ▼



The best move you'll ever make

[discover more](#)



The Heart, Walton-on-Thames ✕  
 Apartment 🛏 2 🚿 2  
 0.38 miles  
 This larger than average two-bedroom apartment is set within the popular Heart development and benefits from...

£425,000

**JAMES NEAVE** 01932 548314 ✉ Contact ❤ Save  
Local call rate



Treglos Court, Oatlands Drive, Weybridge, KT13 ✕  
 Apartment 🛏 3 🚿 2  
 0.17 miles  
 Stunning apartment with spectacular views across the Thames Valley. Beautifully presented throughout, it...

£600,000

**CURCHODS** 01932 504626 ✉ Contact ❤ Save  
Local call rate



Church Street, Walton-on-thames ✕  
 Flat 🛏 2 🚿 1  
 0.44 miles  
 Cash buyers only. Being Sold by YOPA Online Auction. Starting Bids from £200,000. Buy it now option available. Please call or visit YOPA Online Auctions for more information.



Reduced on 02/09/2022 by Yopa, London

Flats For Sale in KT13 9JL, within 3 miles, including sold STC, don't show retirement, buying schemes

Save search Create Alert

18 results Sort: Newest Listed

Prioritise properties with... Add keyword

1/8 FEATURED NEW HOME - BALCONY



Walton Court Gardens, Station Avenue... 1 bedroom apartment for sale

1.03 miles A beautiful one-bedroom apartment, with plenty of space in the bedroom, a good-sized bathroom

NEW HOME Walton Court Gardens Development

Added on 10/05/2022 by Crest Nicholson

£334,950



01932 506467

Local call rate

Contact

Save



St. Georges Heights, Claremont Lane, Esher 2 bedroom apartment for sale

2.99 miles \*\* LUXURY TWO BEDROOM APARTMENT \*\* Situated in

NEW HOME

Reduced on 20/09/2022 by Propertynest, Covering UK

£699,950

Guide Price



0113 519 4761

Local call rate

Contact

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Show

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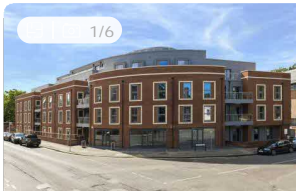
Osborne Heath Local Property Experts

GET A FREE VALUATION

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Show

Tell us why you've hidden this property



30 Queens Road, Weybridge, Surrey, KT13 3 bedroom flat for sale

1.39 miles A BEAUTIFUL THREE BEDROOM, THIRD FLOOR

NEW HOME

Added on 12/08/2022 by Jackson-Stops, New Homes

£845,000

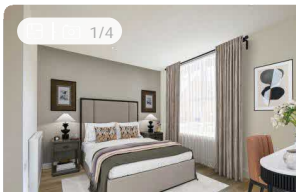


01932 620720

Local call rate

Contact

Save



London Square, Stompond Lane, Walton On T... 1 bedroom apartment for sale

0.62 miles Plot 91 Wilmington House | Elegant 1 bedroom, 1

NEW HOME RESERVED

Added on 28/06/2022 by Curchods Estate Agents, Wal...

£360,000



01932 504626

Local call rate

Contact

Save

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**SOLD**

**Properties needed due to high demand**

CLICK HERE to book a Free valuation

**GRANTS**  
INDEPENDENT

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1/13

**Landmark Court, 30 Queens Road, Weybridge, ...**

NEW HOME

Added on 11/04/2022 by Martin and Wheatley, Weybri...  
A STUNNING THREE BED TWO BEDROOM

**£700,000**  
Guide Price

HIGH SPECIFICATION

MARTIN and WHEATLEY

01939 554531

Contact Save

Property temporarily hidden Show  
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1/10

**Baker Street, Weybridge, Surrey, KT13**

2 bedroom flat for sale

1.49 miles

\* CENTRAL WEYBRIDGE WITH PARKING \* A beautifully

NEW HOME

Added on 07/04/2022 by Jackson-Stops, New Homes

**£385,000**

JACKSON-STOPS

01932 620720

Contact Save

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**The best move you'll ever make**





Churchfield Road, Walton-On-Thames, Surrey...

1 bedroom apartment for sale

0.46 miles

A one bedroom ground floor apartment situated within

KT13 9JL + 3 miles Min Price to Max Price Filters (4)



Added on 18/01/2022 by The Frost Partnership, Ashford

**£224,500**

BUY TO LET

**Frost** 01784 771439

The Frost Partnership

[Contact](#) [Save](#)

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[Tell us why you've hidden this property](#)



Queens Road, Weybridge, Surrey, KT13

3 bedroom flat for sale

1.39 miles

The final phase of this distinctive new development by

NEW HOME UNDER OFFER

Added on 19/07/2021 by John D Wood & Co. Sales, We...

**£1,250,000**

Guide Price

**JOHN D WOOD & CO** 01932 548300

John D Wood & Co

[Contact](#) [Save](#)

◀ Previous Page 1 of 1 Next ▶

<p>Sold House Prices</p> <ul style="list-style-type: none"> <li>Rightmove</li> <li>Search for sale</li> <li>Search for rent</li> <li>Commercial for sale</li> <li>Commercial to rent</li> <li>Search sold prices</li> <li>Sign in / Create account</li> <li>Blog</li> <li>Tech blog</li> </ul>	<p>Nearby KT13 9JL</p> <ul style="list-style-type: none"> <li>Resources</li> <li>Where can I live?</li> <li>Stamp duty</li> <li>Students</li> <li>Removals</li> <li>Property guides</li> <li>House price index</li> <li>Help to buy</li> </ul>	<p>Suggested Links</p> <ul style="list-style-type: none"> <li>Quick links</li> <li>Cheap flats to rent</li> <li>Property investment</li> <li>Cheap houses for sale</li> <li>Overseas</li> <li>Find an agent</li> </ul>
<p>Rightmove PLC</p> <ul style="list-style-type: none"> <li>About</li> <li>Press Centre</li> <li>Investor relations</li> <li>Contact us</li> <li>Careers</li> </ul>	<p>Locations</p> <ul style="list-style-type: none"> <li>England</li> <li>Scotland</li> <li>Northern Ireland</li> <li>Wales</li> <li>London</li> <li>London stations</li> <li>Spain</li> <li>France</li> <li>Portugal</li> <li>All Countries</li> </ul>	<p>Professional</p> <ul style="list-style-type: none"> <li>Rightmove Plus</li> <li>Data Services</li> <li>Agents, Developers and Build to Rent</li> <li>Overseas Agents and Developers</li> <li>Home and Property Related Services</li> <li>Advertise commercial property</li> </ul>



KT13 9JL

Search

## House Prices around KT13 9JL

Sales of detached properties around KT13 9JL had an overall average price of £1,676,760 over the last year.

Overall, sold prices for detached properties around KT13 9JL over the last year were 6% up on the previous year and 84% up on the 2014 peak of £912,333.

### Who provides this information?



English and Welsh house price data is publicly available information produced by the HM Land Registry. This material was last updated on 12 September 2022.

### Properties sold

Filter: Within ½...▼ Last 1 year▼ Detached▼ All tenures▼

11 sold properties Date sold ▼

**179, Silverdale Avenue, Walton-on-thames, Surrey KT12 1EL**

Detached

£3,500,000	19 May 2022	Freehold
£545,000	11 Jul 1996	Freehold

No other historical records

**89, Silverdale Avenue, Walton-on-thames, Surrey KT12 1EJ**

5 bed, detached

£3,519,360	29 Apr 2022	Freehold
£900,000	18 Jan 2002	Freehold

No other historical records

**Chusan, 6, The Mount, Weybridge, Surrey KT13 9LT**

4 bed, detached

£1,625,000	4 Apr 2022	Freehold
£680,000	26 Feb 2009	Freehold

No other historical records

**Willows, 50, Ashley Road, Walton-on-thames, Surrey KT12 1HS**

Detached

£1,375,000	18 Mar 2022	Freehold
------------	-------------	----------

No other historical records



**12, Cricket Way, Weybridge, Surrey KT13 9LP**

4 bed, detached

£1,500,000	11 Mar 2022	Freehold
------------	-------------	----------

£360,000	30 Jun 1999	Freehold
----------	-------------	----------

No other historical records

15  **32, Manor Road, Walton-on-thames, Surrey KT12 2PF**

3 bed, detached

£630,000	31 Jan 2022	Freehold
----------	-------------	----------

£460,000	16 Feb 2018	Freehold
----------	-------------	----------

No other historical records

10  **1, Cricket Way, Weybridge, Surrey KT13 9LP**

4 bed, detached

£1,395,000	15 Dec 2021	Freehold
------------	-------------	----------

No other historical records

12  **14, Dale Road, Walton-on-thames, Surrey KT12 2PY**

2 bed, detached

£640,000	26 Nov 2021	Freehold
----------	-------------	----------

No other historical records

13  **22, Ashley Road, Walton-on-thames, Surrey KT12 1HS**

5 bed, detached

£1,455,000	25 Nov 2021	Freehold
------------	-------------	----------

£1,350,000	5 Aug 2014	Freehold
------------	------------	----------

£545,000	1 Mar 2007	Freehold
----------	------------	----------

18  **158, Park Close, Walton-on-thames, Surrey KT12 1EW**

3 bed, detached

£1,730,000	19 Nov 2021	Freehold
------------	-------------	----------

£1,575,000	30 Sep 2020	Freehold
------------	-------------	----------

No other historical records

17  **54, Thames Meadow, Shepperton, Surrey TW17 8LT**

4 bed, detached

£1,075,000	3 Nov 2021	Freehold
------------	------------	----------

£680,000	27 Mar 2014	Freehold
----------	-------------	----------

£707,000	27 Mar 2014	Freehold
----------	-------------	----------

20  [← Previous](#)

Page 1 of 1

[Next →](#)

# Schedule 4



**BUDGET ESTIMATE OF COSTS**

**FOR CONSTRUCTION OF**

**2NR BLOCKS OF APARTMENTS COMPRISING 33NR  
APARTMENTS AND UNDERCROFT CAR PARK**

**AT**

**16-18 OATLANDS DRIVE, WEYBRIDGE, SURREY,  
KT13 9JL**

**FOR**

**THE RIDGE (OATLANDS) LLP**

David R Parker MRICS BSc Hons  
Chartered Quantity Surveyor  
4 Park Road  
Banstead  
Surrey  
SM7 3BY

NOVEMBER 2022

# **16-18 OATLANDS DRIVE, WEYBRIDGE, SURREY, KT13 9JL**

	<u>CONTENTS</u>	<u>PAGE</u>
1.00	INTRODUCTION	1
2.00	INFORMATION USED	1
3.00	BASIS OF ESTIMATING	1
4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS	2
5.00	APPROXIMATE ESTIMATE OF COSTS – UNDERCROFT CAR PARKING, EXTERNAL WORKS, INCOMING SERVICES, NHBC	10
6.00	OVERALL SUMMARY	11
7.00	EXCLUSIONS	11

**1.00 INTRODUCTION**

This report has been produced in order to provide budget estimate of costs for construction of 2nr blocks of apartments comprising 33nr apartments at 16-18 Oatlands Drive, Weybridge, Surrey, KT13 9JL for The Ridge (Oatlands) LLP.

**2.00 INFORMATION USED**

The following information prepared by MAYD Architects has been used in formulating the estimate:

- Proposed plans, elevations MA212/250P3-255 P3, 300P1, 310P1, 350P3, 351P2, 352P2, 352P2, 353P2.
- Schedule of floor areas.

**3.00 BASIS OF ESTIMATING**

The estimate has been set out on an elemental basis and priced upon approximate quantity measurements taken from the drawings described in item 2.00 and priced upon competitive tender return levels anticipated for a commencement at current levels.

It has been assumed that the works will be carried out as one continuous operation and as one contract and with the building vacant at all times and the level of specification to a medium standard.

Costs have been based upon a contract period of approximately 18 months.

The location and vicinity of other buildings has been considered in the preparation of this estimate.

Costs may be subject to revision on receipt of building regulation and structural drawings.

<b>4.00</b>	<b>APPROXIMATE ESTIMATE OF COSTS - APARTMENTS</b>		
4.01	DEMOLITIONS		
-	Demolish existing buildings including asbestos survey.	}	60,000
-	Clear existing site of vegetation, trees, paving, hardstandings etc.		
4.02	FOUNDATIONS (for front block see Section 5.00)		
-	Piling to suit to rear block including retaining wall and all dewatering.	130,000	
-	Ground beams to piling (84m).	20,700	
-	Construct concrete ground slab comprising, excavation, remove soil, compact, dpm, insulation, floor screed to insulation, concrete slab and reinforcement (basement and lower ground) (560m <sup>2</sup> ) (slab 300 thick to basement).	132,000	
-	E.O for forming lift pits (1nr).	600	
-	Foundations to lower ground block B (64m).	10,000	
-	Excavate to form basement and remove all soil (approx 825m <sup>3</sup> ).	170,000	
-	Waterproofing to retaining wall and slab.	31,000	
			494,300
4.03	FRAME		
-	Structural steel frame as support for floors and steelwork to form roof – say.		280,000
4.04	EXTERNAL WALLS (for parking see section 5.00)		
-	Cavity wall comprising; Ibstock Heritage Red Blend outer leaf, cavity, insulation, block inner leaf (1700m <sup>2</sup> ).	320,000	
-	Extra forming window/door openings including Wetcast reconstituted stone cills and heads (113nr).	40,000	
-	Extra for self coloured render to walls with horizontal ashlar detail in lieu of bricks including block outer leaf (250m <sup>2</sup> ).	5,000	
-	Extra for all dpcs/cavity trays.	12,000	
-	Extra for recon stone parapet coping incl dpc (324m).	29,000	
-	Extra for rendered projections/banding to brick walls to all elevations.	14,000	
-	Extra cutting to profile of mansard.	400	
-	For mansard walls see roofs.	-	
-	Plaster blockwork internally.	45,000	
-	Portico front entrances including piers, foundations, roofs, flashings, signage.	14,000	
			479,400
		C/F £	1,313,700

<b>4.00</b>	<b>APPROXIMATE ESTIMATE OF COSTS - APARTMENTS (CONT)</b>		
		B/F £	1,313,700
4.05	ROOFS		
	<u>Rear block</u>		
-	Structure and coverings lift motor room.	2,500	
-	Flat roofs to form terraces to rear block including structure, rubberised coverings, decking, insulation, all flashings (128m <sup>2</sup> ).	26,900	
-	Extra paving to terraces (36m <sup>2</sup> ).	3,700	
-	Extra forming gutter (48m).	3,400	
-	Gutter to rear block including structure, insulation, lead gutter and all flashings (24m).	6,500	
-	Form mansard comprising timber structure, insulation, natural welsh slates, all flashings (72m <sup>2</sup> ).	16,200	
-	Extra forming dormers including all insulation and coverings (8nr) (dormers in GRP with profiled fascia).	13,200	
-	Flat roof to main roof comprising structure, insulation, decking, rubberised coverings, all flashings (406m <sup>2</sup> ).	85,300	
-	Extra for green roof (316m <sup>2</sup> ).	36,300	
-	Fall restraint/mansafe system.	10,000	
-	Black aluminium downpipes and hopper heads.	6,500	
-	Glass balustrades to terraces (36m).	7,600	
-	Balconies rear block including structure, decking, balustrade (14nr).	50,000	
	<u>Front block</u>		
-	Structure and coverings lift motor room (1nr).	2,500	
-	Flat roofs to form terraces all as described as rear block (128m <sup>2</sup> ).	26,900	
-	Extra paving to terraces (36m <sup>2</sup> ).	2,900	
-	Extra forming gutter (48m).	3,700	
-	Gutter to mansard as rear block (24m).	6,500	
-	Form mansard as rear block (72m <sup>2</sup> ).	16,200	
-	Extra forming dormers including all insulation and coverings (8nr).	13,200	
-	Flat roof to main roof and second floor as for rear block (344m <sup>2</sup> ).	94,600	
-	Extra for green roof (344m <sup>2</sup> ).	39,000	
-	Fall restraint/mansafe system.	10,000	
-	Black aluminium downpipes and hopper heads.	6,000	
-	Glass balustrade to terraces to side (36m).	7,600	
			497,200
		C/F £	1,810,900

<b>4.00</b>	<b>APPROXIMATE ESTIMATE OF COSTS - APARTMENTS (CONT)</b>		
		B/F £	1,810,900
4.06	UPPER FLOORS		
-	Precast concrete floor, insulation and screed to lower ground to second floors (3066m <sup>2</sup> ).	469,900	
-	Extra forming stair openings (6nr).	2,600	
-	Ditto lift openings (6nr).	2,600	
-	Allow for sound proofing and fireproofing around perimeters.	18,000	
			493,100
4.07	STAIRCASES AND LIFTS		
-	Concrete staircase from lower ground to second floor complete with timber/metal balustrade and handrails (includes intermediate landings) (1nr).	19,000	
-	Ditto basement to first.	14,000	
-	Lifts including fit out (2nr).	150,000	
			183,000
4.08	WINDOWS AND DOORS		
-	Prefinished double glazed sash windows to all elevations (95nr).	135,000	
-	Common entrances including side lights (2nr) (block B).	5,000	
-	Double glazed single doors to terraces (12nr).	18,000	
-	Ditto doors and screens to balconies (French doors and sidelights) (22nr).	72,600	
-	Juliette balcony glass to French doors (8nr).	5,600	
-	Bin and bike store door, pair (2nr) (assumed metal).	4,000	
-	Window boards internally (129nr).	10,200	
-	Ironmongery to doors and windows including door release/entry to common door (cost included above).	-	
-	Note all windows/doors pre-finished and to be Secured by Design.	-	
			250,400
4.09	INTERNAL PARTITIONS		
-	215 thick blockwork to form bin store/stairs/lift plastered one side and fairfaced the other including forming door openings (75m <sup>2</sup> ).	5,700	
-	Ditto both sides fairfaced (12m <sup>2</sup> ).	900	
-	Ditto to plastered both sides (85m <sup>2</sup> ).	10,400	
		C/F £	2,737,400
		17,000	

<b>4.00</b>	<b>APPROXIMATE ESTIMATE OF COSTS - APARTMENTS (CONT)</b>		
		B/F £	17,000
			2,737,400
4.09	INTERNAL PARTITIONS (CONT)		
-	Blockwork in two leaves to form party walls and between apartments and common areas complete with plaster to each side, fireproofing, forming door openings etc or plaster (1143m <sup>2</sup> ).		198,600
-	Softwood/metal stud partitions within apartments complete with insulation, one layer plasterboard and skim coat to each side incl forming all door openings (2250m <sup>2</sup> ).		157,500
-	Ditto to form ashlar walls to roofs (48m <sup>2</sup> ).		2,400
			375,500
4.10	INTERNAL DOORS		
-	Front door to each apartment, flush plywood faced to receive paint finish including all ironmongery, all to Secured by Design (supply ironmongery £125/door) (1 hour fire rated) (33nr).		40,000
-	Doors within apartment, flush plywood faced to receive paint finish, softwood lining and architrave including all stainless steel effect ironmongery (supply ironmongery £50/door) (187nr) (includes cupboard doors).		108,000
-	Ditto pair of doors to cupboards (47nr).		31,000
-	Fire rated flush door with vision panel to common area lobbies (20nr).		22,600
-	Metal door to plant room (1nr).		1,200
			202,800
4.11	JOINERY		
-	Supply and fit kitchen including worktops, splashbacks and white goods (washing machine, fridge/freezer, hob, oven, extractor, dishwasher, sink and taps) (supply £10,500 allowed) (33nr).		396,000
-	Built in wardrobes to master bedroom; spray painted MDF (33nr).		66,000
-	Extra for walk in dressing room in lieu of wardrobe (3nr).		8,000
-	Built in cupboard to halls (38nr) (see 4.10 for doors).		11,400
-	Cleaner's cupboards (2nr).		3,000
-	Skirtings simple profile softwood or mdf to all rooms except bathrooms.		46,000
-	Mirrors to bathrooms (63nr).		7,300
-	Boxing/ductwork to bathrooms.		31,500
-	Sundry boxing and the like.		16,500
-	Service risers/smoke outlets to common areas.		10,000
		C/F £	595,700
			3,315,700

<b>4.00</b>	<b>APPROXIMATE ESTIMATE OF COSTS - APARTMENTS (CONT)</b>			
		B/F £	595,700	3,315,700
4.11	JOINERY			
	- Letter boxes to ground common area (2nr locations).		1,500	
	- Timber batten over windows for future curtain rail.		8,000	
	- Signage to common areas and paths – say.		1,000	
				606,200
4.12	FLOOR FINISHES			
	- Veneered wood effect flooring on underlay to living, dining, bedroom, hall (£27/m <sup>2</sup> supply) (2500m <sup>2</sup> ).		130,000	
	- Tiles to bathrooms on and including ditra matting (£30/m <sup>2</sup> supply) (252m <sup>2</sup> ).		27,200	
	- Ditto to lobbies and base of stairs to ground (90m <sup>2</sup> ).		9,800	
	- Carpet to common area landings and corridors basement to third floor (£15/m <sup>2</sup> supply including underlay) (140m <sup>2</sup> ).		4,000	
	- Carpet to staircases from basement to first and ground to second floors.		9,000	
	- Matwell and matting to entrance (2nr).		1,200	
	- Floor paint to cycle, bin and stores, basement car park corridor (120m <sup>2</sup> ).		1,800	
				183,000
4.13	WALL FINISHES			
	- For wall plaster and plasterboard see internal partitions and external walls.		-	
	- Kitchen and utility splashbacks (£30/m <sup>2</sup> supply) (see joinery).		-	
	- Tiling to bathrooms (£20/m <sup>2</sup> supply) (includes plastic edge trims at corner) (945m <sup>2</sup> ) (15m <sup>2</sup> /bathroom).		80,300	
				80,300
4.14	CEILING FINISHES			
	- Plasterboard and skim to ceilings abutting roofs including mansards and dormers including suspended ceiling system (1126m <sup>2</sup> ).		50,700	
	- Ditto underside of lower ground to third floors staircases.		3,500	
	- Finish to underside car park, bin and cycle stores etc (628m <sup>2</sup> ).		28,000	
	- Fire and sound rated ceilings between apartments including common areas and suspended ceiling members (2135m <sup>2</sup> ).		128,100	
				210,300
		C/F £		4,395,500



<b>4.00 APPROXIMATE ESTIMATE OF COSTS - APARTMENTS (CONT)</b>		B/F £	4,395,500
4.15	<b>DECORATIONS</b>		
-	Internal decorations (emulsion walls and ceilings, gloss to woodwork).	}	145,500
-	Decorations to common areas incl staircases.		
4.16	<b>SANITARY INSTALLATION</b>		
-	White sanitaryware, with chrome plated taps, showers, bath panel, heated towel rails, glass shower screens (63nr bathrooms incl ensuites).	200,000	
-	Fit sanitaryware.	185,000	
-	Provide bathroom fixtures (toilet roll holders, hooks, toilet brush holders etc) (£100/bathroom) (63nr).	6,300	
-	Fit the above.	3,200	
-	Provide waste and stack installation to suit layout.	Incl above	
			394,500
4.17	<b>PLUMBING INSTALLATION</b>		
-	Cylinder, controls, pumps, plant etc to all units (33nr).	100,000	
-	ASHP to each apartment incl all controls and pipework (33nr).	247,500	
-	Hot and cold water including cold water supply common area.	135,000	
-	Cold water riser.	33,000	
-	Supply to towel rails (63nr).	18,900	
-	Heating installation – underfloor heating set within screed including controls and manifolds (2752nr).	110,000	
-	Heating to common areas, electric storage heaters (15nr).	7,500	
-	Outside taps to terraces (22nr).	3,800	
-	Allow for testing and commissioning, design.	14,000	
-	Allow for all builders work.	14,000	
			683,700
4.18	<b>ELECTRICAL INSTALLATION</b>		
-	Fuse board and sub main to suit (35nr).	42,000	
-	Power for heating controls, underfloor heating etc (33nr).	13,200	
-	Extract fans and all ductwork to bathrooms, kitchens and washing machine cupboards (129nr).	45,200	
-	TV/satellite to living rooms run to shared dishes and aerials (33nr).	6,000	
-	Satellite dishes and TV aerials to suit 33nr apartments.	3,500	
		C/F £	5,619,200

<b>4.00 APPROXIMATE ESTIMATE OF COSTS - APARTMENTS (CONT)</b>		B/F £	109,900	5,619,200
4.18	<b>ELECTRICAL INSTALLATION (CONT)</b>			
-	Telephone points to living room run back to service riser (33nr).		3,300	
-	LED low energy downlighters to all rooms including all white standard switch plates (1155nr) (supply £10 each).		80,900	
-	Pendant lights and switches (0nr).		-	
-	Power installation generally (4nr living rooms, 3nr bedrooms, 1nr hall) (360nr).		26,300	
-	Power to kitchen including to white goods, cooker etc, all standard white (33nr).		14,200	
-	Power to washing machine and dryer (66nr).		5,300	
-	Shaver points to bathrooms (63nr).		7,000	
-	Lighting to under kitchen units (33nr).		9,900	
-	Mirror light to bathrooms (63nr).		7,300	
-	External power point to terraces and gardens (28nr).		3,500	
-	External lighting to terraces and gardens (28nr).		3,500	
-	Mains wired smoke heat detectors within flats (66nr).		6,600	
-	Mains wired carbon monoxide detector (33nr).		3,300	
-	Video door entry system.		15,800	
-	Power and lighting to common areas including external lighting and power lift.		10,000	
-	Fire alarm to common areas.		15,000	
-	Earthing.		7,800	
-	Testing/commissioning.		16,500	
-	Builders work in connection.		16,900	
-	(Note all standard white MK logic range).			
				363,000
4.19	<b>INCOMING SERVICES (see section 5.00)</b>			
-	Incoming water, gas and electrical mains including all builders work.	}		-
-	Incoming telephone ducting rising to each flat.			
4.20	<b>ACOUSTIC TESTING</b>			
-	Test each apartment for acoustic and provide certificates.			19,800
		C/F £		6,002,000

<b>4.00</b>	<b>APPROXIMATE ESTIMATE OF COSTS - APARTMENTS (CONT)</b>		
	B/F £		6,002,000
4.21	<b>UNDERGROUND DRAINAGE</b>		
-	Provide underground drainage to suit flats including drain runs, manholes etc.	29,000	
-	Provide underground drainage to suit rainwater and surface water drainage including underground cellular attenuation tank with a controlled discharge to public surface water sewer.	29,000	
-	Drain connection to main drain run by statutory authority.	11,000	
			69,000
4.22	<b>EXTERNAL WORKS – see section 5.00</b>		-
4.23	<b>NHBC – see section 5.00</b>		-
	<b>MAIN CONTRACTORS PRELIMINARIES</b>		6,071,000
	<b>SCAFFOLDING TO PERIMETER</b>		820,000
			6,891,000
	<b>MAIN CONTRACTORS PROFIT AND OVERHEAD 10%</b>		689,100
	<b>TOTAL APPROXIMATE COSTS - APARTMENTS</b> £		<b>7,580,100</b>
	<u>Cost/m<sup>2</sup></u>		
	Gross internal residential floor area = 2752m <sup>2</sup>		
	Therefore cost/m <sup>2</sup> = £7,580,100 ÷ 2752m <sup>2</sup> = £2,754/m <sup>2</sup>		
	Gross internal floor area including common areas and ground lobbies, bin, stores etc = 3376m <sup>2</sup>		
	Therefore cost/m <sup>2</sup> = £7,580,100 ÷ 3376m <sup>2</sup> = £2,245/m <sup>2</sup>		

<b>5.00</b>	<b>APPROXIMATE ESTIMATE OF COSTS – UNDERCROFT PARKING, EXTERNAL WORKS, INCOMING SERVICES, NHBC ETC</b>		
5.01	UNDERCROFT PARKING		
-	Excavate to reduce levels after piling (1200m <sup>3</sup> ).	188,000	
-	Piling to three sides (69m).	105,000	
-	Ground beams to piling (69m).	17,300	
-	Traditional foundations to bin, cycle, staircase and rear wall (63m).	16,000	
-	Concrete slab to parking, cycle, bin with power float finish to provide smooth surface, dpm (558m <sup>2</sup> ) (300 thick).	96,300	
-	Ditto to stairs/lobby including screed, insulation (33m <sup>2</sup> ).	6,600	
-	Floor paint to parking, plant, stores, bin store (525m <sup>2</sup> ).	9,500	
-	Line markings to parking.	1,200	
-	Lighting/power – say.	4,000	
-	Car charging points – say 16nr.	8,000	
-	Lift pit base and walls up to slab.	5,500	
-	Waterproof to piling comprising; membrane system to discharge to drains, block wall to form lining to parking (175m <sup>2</sup> ).	15,800	
-	Cavity wall to sides and rear including natural finish render (150m <sup>2</sup> ).	33,300	
-	Extra forming door openings (5nr).	3,800	
-	Extra forming mock openings (2nr).	800	
-	Extra render detail at ground level (98m).	2,400	
-	Internal walls to form bin, cycle, stair, lobby etc, fairfaced finish both sides including forming door openings (196m <sup>2</sup> ).	11,800	
-	For staircase and lift see section 4.00.	-	
-	Metal mesh door unit to car park electrically operated including electrical supply etc.	7,800	
-	Glazed door and side light to entrance (1nr).	2,500	
-	Pair metal doors to bin, bike store and plant (3nr).	4,500	
-	Pair timber doors to store including ironmongery (3nr).	1,800	
-	Single doors with viewing panel to staircase and lobby (fire rated) (3nr).	3,600	
-	Ventilation – say.	2,500	
-	Decorations to blockwork, woodwork, metalwork.	12,000	
			560,000
5.02	EXTERNAL WORKS		
-	Works to access.	-	
-	Parking bays (light grey block paving with dark grey delineation including excavation and sub-base works (199m <sup>2</sup> ).	24,500	
		C/F £	560,000
		24,500	

<b>5.00</b>	<b>APPROXIMATE ESTIMATE OF COSTS – UNDERCROFT PARKING, EXTERNAL WORKS, INCOMING SERVICES, NHBC ETC (CONT)</b>		
		B/F £	24,500
			560,000
5.02	EXTERNAL WORKS (CONT)		
-	Dark grey block paving to access ditto (506m <sup>2</sup> ).		60,800
-	Access paths (20mm non slip porcelain slabs) including excavation and sub-base works (169m <sup>2</sup> ) (includes entrance).		19,600
-	Kerbs to roads/paving.		3,500
-	Trees (mature) (20nr).		21,000
-	Tree protection existing trees.		4,000
-	Tree surgeon to prune/lop existing trees.		3,000
-	Native hedge planting along the boundary (200m).		13,200
-	General topsoil, turf (950m <sup>2</sup> ).		12,400
-	Shade tolerant wildflowers – say.		2,000
-	General planting near buildings. Heathers and the like – say.		4,000
-	Underground drainage/gullies – say.		4,000
-	Charging points for cars (5nr).		2,500
-	Electric (lighting etc).		2,500
-	Signage.		700
-	Railings to front and side (34m).		6,800
-	Extra for pair of gates (1nr).		600
			185,100
5.03	INCOMING SERVICES		
-	Incoming water and electrical mains including all builders work.	}	115,500
-	Incoming telephone ducting rising to each unit.		
-	Main drain connection in public footpath by statutory authority (see section 4.00).		-
			115,500
5.04	NHBC		
-	NHBC or similar.		27,000
			887,600
	MAIN CONTRACTORS PRELIMINARIES		111,000
			998,600
	MAIN CONTRACTORS PROFIT AND OVERHEAD 10%		99,900
	<b>TOTAL COST FOR UNDERCROFT CAR PARK, EXTERNAL WORKS, INCOMING SERVICES, NHBC ETC</b>		<b>£1,098,500</b>

<b>6.00</b>	<b>OVERALL SUMMARY</b>		
4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS		7,580,100
5.00	APPROXIMATE ESTIMATE OF COSTS – UNDERCROFT CAR PARK EXTERNAL WORKS, INCOMING SERVICES, NHBC ETC		1,098,500
	<b>TOTAL OVERALL COSTS</b>		<b>£8,678,600</b>
<b>7.00</b>	<b>EXCLUSIONS</b>		
	- VAT.		
	- District surveyors/planning fees.		
	- Contingency.		
	- Security alarms to apartments.		