

APPENDIX E

16th November 2023

Mr T Snell
Land Director
Shanly Homes (Southern)
21 The Crescent
Leatherhead
Surrey
KT22 8DY

LAND & NEW HOMES DEPARTMENT

Wix Hill House, Epsom Road
West Horsley, Surrey
KT24 6DY

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new-homes@burnsandwebber.com

Dear Mr Snell,

Re: Valuations for Glenelm, Elm Villa, 160, Garages and Land all at Anyards Road and Copse Road, Cobham Surrey.

Further to your instruction I visited the above site with a view to providing an indication on the open market sales value for the above land and premises.

Glenelm Anyards Road – Three bedroom detached bungalow of approximately 2,500sqft set in a third of an acre with 2 garages and a workshop. The property was built in the 1950s and whilst well maintained it would benefit from modernisation. Value £1,150,000

160 Anyards Road – An attached retail unit arranged over 2 floors on the corner of Anyards Road and Portsmouth Road. A principally residential location although there is a visible frontage to the Portsmouth and Anyard Roads. Value £650,000

Elm Villa Anyards Road - A five bedroom attached house of approximately 1754sqft over 2 floors, built in the early 1900s, with a garden, garage and parking. Value £825,000

Garages and parking Copse Road – Comprises 24 lock up garages and 3 parking spaces with tarmacadam surface. Value £501,000

Garages and parking Anyards Road - Comprises 21 lock up garages and 9 parking spaces with tarmacadam surface. Value £483,000

Should you require any additional information I would be pleased to assist.

Yours sincerely,

Ian Blair

Ian Blair
Partner
Head of Land & New Homes Development

APPENDIX F

Land & New Homes

VALUATION SCHEDULE

Glenelm, Anyards Road, Cobham

16th November 2023

Plot	Type	Bed	M ²	Ft ²	Value	£:m ²	£:ft ²
1	Semi Detached	3	145	1558	£1,000,000	6,911	642
2	Semi Detached	3	144	1551	£1,000,000	6,940	645
3	Semi Detached	3	146	1568	£1,000,000	6,863	638
4	Semi Detached	3	146	1568	£1,000,000	6,863	638
5	Semi Detached	3	146	1568	£1,000,000	6,863	638
6	Semi Detached	3	146	1568	£1,000,000	6,863	638
7	Semi Detached	3	144	1551	£1,000,000	6,940	645
8	Semi Detached	3	145	1558	£1,000,000	6,911	642
9	Ground	1	59	635	£385,000	6,525	606
10	Ground	1	59	635	£385,000	6,525	606
11	First	1	56	603	£375,000	6,696	622
12	first	1	56	603	£375,000	6,696	622
13	End Terrace	2	81	875	£600,000	7,380	686
14	Mid Terrace	2	80	861	£590,000	7,375	685
15	Mid Terrace	2	80	861	£590,000	7,375	685
16	Maisonette	1	53	570	£370,000	6,981	649
17	Maisonette	1	58	619	£410,000	7,130	662
18	FOG	1	63	677	£415,000	6,598	613
19	Ground	2	78	835	£500,000	6,443	599
20	Ground	1	62	671	£415,000	6,661	619
21	Ground	1	52	554	£350,000	6,796	631
22	First	2	78	835	£500,000	6,443	599
23	First	1	75	809	£490,000	6,516	605
24	First	1	50	539	£350,000	6,986	649
25	Second	1	55	595	£360,000	6,510	605
26	Second	2	81	870	£530,000	6,559	609
Total			2336	25139	£15,990,000	6,846	636

CURCHODS

BURNS & WEBBER
www.burnswebber.com

LAND & NEW HOMES DEPARTMENT

Wix Hill House, Epsom Road, West Horsley, Surrey, KT24 6DY · Tel: 01483 479050

Please note, this report is provided in good faith and does not constitute or form any part of a building survey, not can be used for bank, court or arbitration purposes. We will be pleased to facilitate a formal report for such purposes should it be requested.

APPENDIX G

Residential Development, Anyards Road Cobham
Order of Cost Estimate
for
Shanly Homes

27 November 2023

Ref: 6552

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Appendices

Appendix A - Detailed Build Up

Appendix B - Site Plan and Accommodation Schedule

Cost Plan Reference	Issue Date	Surveyor	Approved	Comments
First Issue	13 November 2023	YC	AB	
Second Issue	27 November 2023	YC	AB	Contingency reduced, substructure, finishes and fittings rates reviewed

Residential Development, Anyards Road Cobham

Order of Cost Estimate

27 November 2023



1.0 EXECUTIVE SUMMARY

1.1 KEY FINANCIAL INFORMATION

Item	Total	Cost / m² GIA	Cost / ft² GIA	Cost / m² NIA	Cost / ft² NIA	Cost / Unit
Total Project Cost (rounded)	£7,543,000	£3,098	£288	£3,219	£299	£290,115
Facilitating/Abnormal works	£186,221	£76	£7	£79	£7	£7,162
Houses*	£3,797,015	£2,594	£241	£2,594	£241	£316,418
Apartments*	£2,603,123	£2,681	£249	£2,961	£275	£185,937
External Works	£767,201	£315	£29	£327	£30	£29,508
Project / Design Team Fees	Excluded					
Price / Design Risk Allowance	£359,182	£148	£14	£153	£14	£13,815

Project/Design team fee allowance	0%
Price/Design risk allowance	5%
Inflation allowance	0%

Area/Measurement	m² GIA	ft² GIA	m² NIA	ft² NIA	Units
Total	2,435m ²	26,210ft ²	2,343m ²	25,218ft ²	26
Houses	1,464m ²	15,758ft ²	1,464m ²	15,757ft ²	12
Apartments	971m ²	10,452ft ²	879m ²	9,461ft ²	14

Note: * £/m² is calculated using GIA and NIA for the specific element only

1.0 EXECUTIVE SUMMARY

1.2 COMMENTARY

This Cost Plan represents TTPP's view of the cost of carrying out the works at current day price levels. No allowance has been made for further changes in construction cost due to inflation.

Market conditions are currently very volatile, with 2022 seeing construction price inflation rising much faster than anticipated. As we move through 2023 there is less price volatility but further price increases are possible due to a shrinking labour pool, cost of living crisis and lack of contractor capacity due to full short term order books. We anticipate price increases may continue in respect of facades, drylining, concrete and mechanical/electrical elements of work.

As a result we expect to see prices continue to increase through 2023 however in the medium term this inflation should return to normal levels due to easing price input pressures.

Please note:

- The Order of Cost Estimate is intended to provide guidance on the likely construction costs for the current proposed development.
- Costs allowances are based on the design information listed in section 4 of this report.
- We have assumed the works will be procured via a single stage competitive tender and carried out in a single phase.
- Construction costs are based on procurement being in the 4th quarter of 2023.
- There are a number of exclusions which are listed in section 5.
- The report has been prepared solely for the use of Shanly Homes and should not be relied upon by any third party.
- Professional fees and VAT are excluded.

2.0 COST SUMMARY

Ref.	Description	Total (£)	Cost / m ² (£)	Cost / ft ² (£)	Houses (£)	Apartments (£)	Notes
	Demolitions and Alterations	161,230	66	6	99,522	61,708	
	Substructure	1,033,850	425	39	617,970	415,880	
	Frame	0	0	0	0	0	
	Upper floors	145,255	60	6	90,915	54,340	
	Roof	497,360	204	19	282,510	214,850	
	Stairs and ramps	91,000	37	3	50,000	41,000	
	External walls	847,160	348	32	529,000	318,160	
	Windows and external doors	242,830	100	9	166,600	76,230	
	Internal walls and partitions	294,880	121	11	179,150	115,730	
	Internal doors	206,500	85	8	126,875	79,625	
	Wall finishes	230,000	94	9	143,600	86,400	
	Floor finishes	182,700	75	7	109,875	72,825	
	Ceiling finishes	121,800	50	5	73,250	48,550	
	Fittings, furnishings and equipment	314,725	129	12	173,360	141,365	
	Sanitary appliances	106,700	44	4	71,000	35,700	
	Services equipment	377,580	155	14	227,075	150,505	
	Disposal installations	56,810	23	2	34,730	22,080	
	Water installations	80,370	33	3	45,690	34,680	
	Heat source	65,000	27	3	30,000	35,000	
	Space heating and air conditioning	45,000	18	2	29,000	16,000	
	Ventilation systems	67,550	28	3	41,550	26,000	
	Electrical installations	208,270	86	8	123,380	84,890	
	Gas and fuel installations	0	0	0	0	0	No gas provision
	Lift and conveyor installations	75,000	31	3	0	75,000	
	Fire and lightning protection	18,000	7	1	9,600	8,400	
	Communications, security and control systems	12,900	5	0	4,920	7,980	
	Specialist installations	20,000	8	1	12,000	8,000	
	Builders work in connection with services	30,224	12	1	16,075	14,149	
	Testing and commissioning of services	22,668	9	1	12,056	10,612	
	External works	664,243	273	25	361,237	303,006	

Residential Development, Anyards Road Cobham

Order of Cost Estimate

27 November 2023



2.0 COST SUMMARY

Ref.	Description	Total (£)	Cost / m ² (£)	Cost / ft ² (£)	Houses (£)	Apartments (£)	Notes
	Sub total	6,219,605	2,554	237	3,660,940	2,558,665	
	Main contractor preliminaries	621,961	255	24	366,094	255,867	Allowed at 10%
	Main contractor overheads and profit	342,079	140	13	201,352	140,727	Allowed at 5%
	Sub total (construction costs)	7,183,645	2,950	274	4,228,386	2,955,259	
	Project / Design team fees	0	0	0	0	0	
	Sub total	7,183,645	2,950	274	4,228,386	2,955,259	
	Contingency	359,182	148	14	211,419	147,763	Allowed at 5%
	Total	7,542,827	3,098	288	4,439,805	3,103,022	

3.0 SCHEDULE OF AREAS

Description	Units
Houses	12
Apartments	14
Totals	26

NIA	
m ²	ft ²
1,464	15,757
879	9,461
2,343	25,218

GIA	
m ²	ft ²
1,464	15,758
971	10,452
2,435	26,210

Apartments	Units	NIA (m ²)	GIFA (m ²)
G	6	365	399
1st	6	377	410
2nd	2	137	162
Totals	14	879	971

House Type	Units	NIA (m ²)	GIFA (m ²)
2 Bed	1	81	81
2 Bed	2	160	160
Flat Over Garage	1	63	63
3 Bed	2	289	289
3 Bed	2	288	288
3 Bed	4	583	583
Totals	12	1,464	1,464

Note:

The measurements contained within this report have been calculated for the purpose of this report and should not be relied upon for any other use.

4.0 BASIS OF REPORT

4.1 DESIGN / SCOPE INFORMATION

This report has been based on the following information:

Drawings (Site plan and accommodation schedule included within Appendix B)

1409/Pln/100 Site Location Plan

1409/Pln/101 Site Layout

1409/Pln/102 Plots 1-2 Plans & Elevations

1409/Pln/103 Plots 3-4 Plans & Elevations

1409/Pln/104 Plots 5-6 Plans & Elevations

1409/Pln/105 Plots 7-8 Plans & Elevations

1409/Pln/106 Plots 9-12 Plans & Elevations

1409/Pln/107 Plots 13-17 Plans & Elevations

1409/Pln/108 Plot 18 Plans & Elevations

1409/Pln/109 Plots 19-26 Plans & Elevations

1409/Pln/110 Street Scenes

1409/Pln/111 Isometric Plan

1409/Pln/112 Block Plan

1409/Pln/113 Information Plan

4.2 TIME, PROCUREMENT AND CONTRACT

The Cost Estimate has been calculated using rates and prices as should be, in our opinion, obtained from single stage competitive tender in the 4th Quarter of 2023.

Assumes a single stage procurement route

Assumes works will be completed under a single contract through a main contractor

4.3 KEY ASSUMPTIONS

Assumes standard apartment specification to meet normal market conditions

No allowance has been included for specialist reports / surveys to achieve BREEAM Accreditations

There are no requirements for additional incoming power, e.g. construction of a new sub-station

Residential Development, Anyards Road Cobham

Order of Cost Estimate

27 November 2023



5.0 EXCLUSIONS

5.1 BUDGET EXCLUSIONS

Tender price inflation beyond 4th Quarter 2023

Adaptation or enhancements to incoming services

Site, incoming services, drainage, acoustic, vibration & structural surveys.

Contractor's Bonds.

Exchange rates / fluctuation risks.

Maintenance agreements and warranties.

Any delays or costs resulting from the removal of asbestos or asbestos related products or ground contamination

Any Public Art, Artwork, Seating or Sculptures.

Costs associated with rights of light, air rights, over-sailing licences, easements and party wall agreements

Contractor's design development fees

Project / Design team fees

BREEAM certification costs

Planning costs including fees, section 106, section 278 and CIL.

Finance costs

Value added tax.

Site acquisition costs and fees.

Building control fees.

Agents and marketing fees and marketing suite.

Loose furniture and equipment.

Archaeological investigations or the provision of displaying archaeological artefacts within the scheme

Any facilitating works (diversion of existing services etc)

Substations

Pumping station

Sprinklers to apartments

APPENDIX A - DETAILED BUILD UP

Residential Development, Anyards Road Cobham

Order of Cost Estimate

27 November 2023



DETAILED BUILD-UP

Ref.	Description	Rate (£)	Total (£)	Houses			Apartments		
				Qty	Unit	Total (£)	Qty	Unit	Total (£)
	Demolitions and Alterations		161,230			99,522			61,708
	Demolition	118,800	118,800	1	item	73,332	1	item	45,468
	Site clearance	5	23,620	2,916	m ²	14,580	1,808	m ²	9,040
	Allowance for breaking out obstructions, old foundations, services, etc	15	18,810	774	m ²	11,610	480	m ²	7,200
	Substructure		1,033,850			617,970			415,880
	Allowance for piling mat; 600 thick	20	15,040	464	m ³	9,280	288	m ³	5,760
	Pile caps (18m2 per pile)	4,000	280,000	43	nr	172,000	27	nr	108,000
	Piles (assume 4 piles per cap @ 20m depth); including Cut off piles, disposal of spoil etc	75	420,000	3,440	m	258,000	2,160	m	162,000
	Testing	40	11,200	172	nr	6,880	108	nr	4,320
	Ground slab	165	206,910	774	m ²	127,710	480	m ²	79,200
	Lift Pits	5,150	5,150		nr	0	1	nr	5,150
	Below ground drainage	3,675	95,550	12	nr	44,100	14	nr	51,450
	Frame		0			0			0

DETAILED BUILD-UP

Ref.	Description	Rate (£)	Total (£)	Houses			Apartments		
				Qty	Unit	Total (£)	Qty	Unit	Total (£)
	Upper floors		145,255			90,915			54,340
	Structural timber upper floors	95	145,255	957	m ²	90,915	572	m ²	54,340
	Roof		497,360			282,510			214,850
	Roof structure, coverings and rainwater fittings	365	457,710	774	m ²	282,510	480	m ²	175,200
	Roof terraces	360	14,400		m ²	0	40	m ²	14,400
	Railing to inset balconies	500	15,000		m	0	30	m	15,000
	Lift over runs	10,250	10,250		nr	0	1	nr	10,250
	Stairs and ramps		91,000			50,000			41,000
	Domestic timber staircases including handrail and balustrades	2,500	50,000	20	flts	50,000		flts	0
	Reinforced concrete stair; double flights between floors, balustrade and handrails	10,250	41,000		flts	0	4	flts	41,000
	External walls		847,160			529,000			318,160
	External walls - facing brickwork	210	662,760	2,000	m ²	420,000	1,156	m ²	242,760
	Extra for chimney	2,500	30,000	8	nr	20,000	4	nr	10,000
	Plasterboard lining to inside face of external walls	50	140,450	1,780	m ²	89,000	1,029	m ²	51,450

DETAILED BUILD-UP

Ref.	Description	Rate (£)	Total (£)	Houses			Apartments		
				Qty	Unit	Total (£)	Qty	Unit	Total (£)
	Windows and external doors		242,830			166,600			76,230
	Extra over external walls for Double glazed windows	490	170,030	220	m ²	107,800	127	m ²	62,230
	External single doors	1,400	28,000	14	nr	19,600	6	nr	8,400
	External double doors	2,800	14,000	3	nr	8,400	2	nr	5,600
	Bi Fold Doors	1,100	30,800	28	m	30,800		m	0
	Internal walls and partitions		294,880			179,150			115,730
	Lift/Stair core walls	150	4,050	0	m ²	0	27	m ²	4,050
	Party walls	105	106,890	534	m ²	56,070	484	m ²	50,820
	Internal walls	85	183,940	1,448	m ²	123,080	716	m ²	60,860
	Internal doors		206,500			126,875			79,625
	Entrance doors	1,250	32,500	12	nr	15,000	14	nr	17,500
	Internal residential single doors	725	126,150	115	nr	83,375	59	nr	42,775

DETAILED BUILD-UP

Ref.	Description	Rate (£)	Total (£)	Houses			Apartments		
				Qty	Unit	Total (£)	Qty	Unit	Total (£)
	Circulation single doors	1,250	3,750	0	nr	0	3	nr	3,750
	Circulation riser single doors & residential store cupboards	900	35,100	30	nr	27,000	9	nr	8,100
	Circulation riser double doors & residential store cupboards	1,500	9,000	1	nr	1,500	5	nr	7,500
	Wall finishes		230,000			143,600			86,400
	Allowance for wall finishes	25	230,000	5,744	m ²	143,600	3,456	m ²	86,400
	Floor finishes		182,700			109,875			72,825
	Allowance for floor finishes	75	182,700	1,465	m ²	109,875	971	m ²	72,825
	Ceiling finishes		121,800			73,250			48,550
	Plasterboard ceilings incl. Emulsion paint; 1 mist and 2 full coats	50	121,800	1,465	m ²	73,250	971	m ²	48,550
	Fittings, furnishings and equipment		314,725			173,360			141,365
	Mirrors and sundry fittings to bathrooms	205	12,300	42	nr	8,610	18	nr	3,690
	<u>Kitchens</u>								
	1 bed	6,500	71,500	1	nr	6,500	10	nr	65,000

DETAILED BUILD-UP

Ref.	Description	Rate (£)	Total (£)	Houses			Apartments		
				Qty	Unit	Total (£)	Qty	Unit	Total (£)
	2 bed	7,500	52,500	3	nr	22,500	4	nr	30,000
	3 bed	8,000	64,000	8	nr	64,000	0	nr	0
	Wardrobes	800	39,200	31	nr	24,800	18	nr	14,400
	Vanity units to bathrooms	650	39,000	42	nr	27,300	18	nr	11,700
	Store/airing cupboards	750	24,000	23	nr	17,250	9	nr	6,750
	Post boxes	150	3,900	12	nr	1,800	14	nr	2,100
	Signage	5	4,855		m ²	0	971	m ²	4,855
	House/Apartment numbering	50	1,300	12	nr	600	14	nr	700
	Mat and matwell to apartments	155	2,170		nr	0	14	nr	2,170
	Cycle racks	260	0		nr	0		nr	0
	Bins	410	0		nr	0		nr	0
	Sanitary appliances		106,700			71,000			35,700
	Wc and cistern	350	21,000	42	nr	14,700	18	nr	6,300
	Wash basin	375	22,500	42	nr	15,750	18	nr	6,750
	Bath unit	875	29,750	20	nr	17,500	14	nr	12,250

DETAILED BUILD-UP

Ref.	Description	Rate (£)	Total (£)	Houses			Apartments		
				Qty	Unit	Total (£)	Qty	Unit	Total (£)
	Shower unit	1,250	18,750	11	nr	13,750	4	nr	5,000
	Towel rail	300	14,700	31	nr	9,300	18	nr	5,400
	Services equipment		377,580			227,075			150,505
	Services to shell and core	155	377,580	1,465	m ²	227,075	971	m ²	150,505
	Disposal installations		56,810			34,730			22,080
	Soil and waste to sanitaryware and white goods	230	56,810	151	nr	34,730	96	nr	22,080
	Water installations		80,370			45,690			34,680
	Cold water pipework to sanitaryware	125	21,125	115	nr	14,375	54	nr	6,750
	Cold water pipework to water heater	125	3,250	12	nr	1,500	14	nr	1,750
	Cold water pipework to kitchen and white goods	125	9,750	36	nr	4,500	42	nr	5,250
	Water meter	230	5,980	12	nr	2,760	14	nr	3,220
	Electro magnetic water conditioner	290	7,540	12	nr	3,480	14	nr	4,060
	Hot water pipework to sanitaryware	175	19,075	73	nr	12,775	36	nr	6,300
	Hot water pipework to kitchen and white goods	175	13,650	36	nr	6,300	42	nr	7,350

DETAILED BUILD-UP

Ref.	Description	Rate (£)	Total (£)	Houses			Apartments		
				Qty	Unit	Total (£)	Qty	Unit	Total (£)
	Heat source		65,000			30,000			35,000
	Allowance for domestic water heating	750	19,500	12	nr	9,000	14	nr	10,500
	Heat exchanger	1,750	45,500	12	nr	21,000	14	nr	24,500
	Space heating and air conditioning		45,000			29,000			16,000
	Radiators including valves and pipework	250	45,000	116	nr	29,000	64	nr	16,000
	Ventilation systems		67,550			41,550			26,000
	Kitchen extract fan installation discharging to building façade including ductwork, louvres and controls	925	24,050	12	nr	11,100	14	nr	12,950
	Bathroom extract fan installation discharging to building façade including ductwork, louvres and interlocked control via run on timer connected to light switch	725	43,500	42	nr	30,450	18	nr	13,050
	Electrical installations		208,270			123,380			84,890
	Electrical installations	80	194,880	1,465	m ²	117,200	971	m ²	77,680
	Consumer control unit	515	13,390	12	nr	6,180	14	nr	7,210
	Gas and fuel installations		0			0			0
	Gas service to boilers	200	0		nr	0		nr	0

DETAILED BUILD-UP

Ref.	Description	Rate (£)	Total (£)	Houses			Apartments		
				Qty	Unit	Total (£)	Qty	Unit	Total (£)
	Gas service to kitchen	200	0		nr	0		nr	0
	Lift and conveyer installations		75,000			0			75,000
	Lifts	75,000	75,000		nr	0	1	nr	75,000
	Fire and lightning protection		18,000			9,600			8,400
	Fire alarm, combined smoke/sounder	300	18,000	32	nr	9,600	28	nr	8,400
	Communications, security and control systems		12,900			4,920			7,980
	Entry system	160	2,240		nr	0	14	nr	2,240
	Communications installations	410	10,660	12	nr	4,920	14	nr	5,740
	Specialist installations		20,000			12,000			8,000
	PV Panels (300w panels)	850	0		nr	0		nr	0
	EV Charging points	1,000	20,000	12	nr	12,000	8	nr	8,000
	MEP subcontractors prelims, overheads and profit		0	15	%	0	15	%	0
	Builders work in connection with services		30,224			16,075			14,149

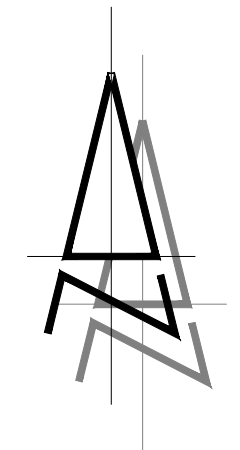
DETAILED BUILD-UP

Ref.	Description	Rate (£)	Total (£)	Houses			Apartments		
				Qty	Unit	Total (£)	Qty	Unit	Total (£)
	Builder's work and attendance's in connection with services installations		30,224	4	%	16,075	4	%	14,149
	Testing and commissioning of services		22,668			12,056			10,612
	Testing and commissioning of services installations		22,668	3	%	12,056	3	%	10,612
	MEP subcontractor preliminaries		0			0			0
	MEP subcontractor overheads and profit		0			0			0
	External works		664,243			361,237			303,006
	Allowance for hard landscaping and paving	125	206,500	1,020	m ²	127,500	632	m ²	79,000
	Allowance for soft landscaping, LEAP and LAP	30	54,540	1,122	m ²	33,660	696	m ²	20,880
	External lighting	1,750	45,500	12	nr	21,000	14	nr	24,500
	External boundary fencing (1800mm high)	75	32,100	264	m	19,800	164	m	12,300
	<u>External drainage</u>								
	Drainage externally to hardstanding	60	99,120	1,020	m ²	61,200	632	m ²	37,920
	Allowance for SUDS system	50,000	80,872	1	item	30,872	1	item	50,000

DETAILED BUILD-UP

Ref.	Description	Rate (£)	Total (£)	Houses			Apartments		
				Qty	Unit	Total (£)	Qty	Unit	Total (£)
	<u>External services</u>								
	Water mains supply	2,185	56,810	12	nr	26,220	14	nr	30,590
	Electrical mains supply	2,400	62,400	12	nr	28,800	14	nr	33,600
	Gas mains supply	1,850	0		nr	0		nr	0
	Sewerage connections	540	14,040	12	nr	6,480	14	nr	7,560
	BT/ Communications	260	6,760	12	nr	3,120	14	nr	3,640
	BWIC external services		5,601	4	%	2,585	4	%	3,016
	Main contractor preliminaries		621,961	10	%	366,094	10	%	255,867
	Main contractor overheads and profit		342,079	5	%	201,352	5	%	140,727
	Project / Design Team Fees		0	0	%	0	0	%	0
	Contingency		359,182	5	%	211,419	5	%	147,763

APPENDIX B - SITE PLAN AND ACCOMMODATION SCHEDULE



Rev	Date	Description



Project
 Land off Anyards Road
 Cobham

Planning

Drawing
 Block Plan

Date
 03.10.23

Scale @ A3
 1:500

Drawn
 CE

Drawing number
 1409/Pln/112

Revision
 -

FEASIBILITY STUDY

To be read in conjunction with Dwg No. 1409/Pln/101

JOB NO.		Date :	03.10.23
SITE ADDRESS	Anyards Road, Cobham	Revision :	

PLOT NO.	TYPE (H/F)	NO. OF BEDROOMS	AREA (M2)	AREA (SQFT)	AREA (GIA M2)	NO. OF PERSONS
1	Semi Detached	3	144.7	1558	150.8	6
2	Semi Detached	3	144.1	1551	151.6	6
3	Semi Detached	3	145.7	1568	152.3	6
4	Semi Detached	3	145.7	1568	152.3	6
5	Semi Detached	3	145.7	1568	152.3	6
6	Semi Detached	3	145.7	1568	152.3	6
7	Semi Detached	3	144.1	1551	151.6	6
8	Semi Detached	3	144.7	1558	150.8	6
9	Ground Floor	1	59	635	61.3	2
10	Ground Floor	1	59	635	61.3	2
11	First Floor	1	56	603	58.2	2
12	First Floor	1	56	603	58.2	2
13	End Terrace	2	81.3	875	84.5	4
14	Mid Terrace	2	80	861	87.6	4
15	Mid Terrace	2	80	861	87.6	4
16	Maisonette	1	53	570	56.7	2
17	Maisonette	1	57.5	619	61.6	2
18	FOG	1	62.9	677	133.1	2
19	Ground Floor	2	77.6	835		4
20	Ground Floor	1	62.3	671		2
21	Ground Floor	1	51.5	554		2
22	First Floor	2	77.6	835		4
23	First Floor	2	75.2	809		4
24	First Floor	1	50.1	539		2
25	Second Floor	1	55.3	595		2
26	Second Floor	2	80.8	870		4
TOTAL			2335.5	25139	1964.1	98

FLATS COMMUNAL AREA (m2)	86.6
FLATS TOTAL GIA (m2)	659.3
TOTAL PROPOSED GIA OF SITE FOR CIL (m2)	2623.4

EXISTING RESIDENTIAL AREA (m2)	380.5
EXISTING RETAIL AREA (m2)	336.7
EXISTING GARAGE SPACE (m2)	470.8
TOTAL EXISTING GIA OF SITE	1188.0

EXISTING RETAINED (m2)	80.0
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TOTAL NUMBER OF DWELLINGS	26
SITE AREA (HECTARES)	0.45
DWELLINGS PER HA (DPH)	57.8

The Trevor Patrick Partnership

The Metal Box Factory, 30 Great Guildford Street, London SE1 0HS
020 7940 6500

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APPENDIX H

Viability Appraisal Proposed Scheme

Anyards Road
Cobham

Development Appraisal
Kempton Carr Croft Ltd
27 November 2023

APPRAISAL SUMMARY**KEMPTON CARR CROFT LTD****Viability Appraisal
Proposed Scheme****Appraisal Summary for Phase 1 Phase 1****Currency in £****REVENUE**

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Residential Development	26	25,139	636.06	615,000	15,990,000

NET REALISATION**15,990,000****OUTLAY****ACQUISITION COSTS**

Fixed Price		3,609,000			
Fixed Price			3,609,000		
				3,609,000	
Stamp Duty			169,950		
Effective Stamp Duty Rate		4.71%			
Agent Fee		1.00%	36,090		
Legal Fee		0.80%	28,872		
				234,912	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost	
Residential Development	26,210	274.09	7,183,818	
Contingency		5.00%	359,191	
CIL			218,148	
				7,761,157

PROFESSIONAL FEES

Professional Fees		8.00%	574,705	
				574,705

DISPOSAL FEES

Effective Purchaser's Costs Rate		0.00%		
Private Sales Marketing & Legal Fee		3.00%	479,700	
				479,700

Developer's Profit

Developer's Profit		17.50%	2,798,250	
				2,798,250

FINANCE

Timescale	Duration	Commences
Preconstruction & demo	6	Jan 2023
Construction	18	Jul 2023
Sale	6	Jan 2025
Total Duration	30	

Debit Rate 10.000%, Credit Rate 0.000% (Effective)

Land		770,426	
Construction		572,612	
Other		198,571	
Total Finance Cost			1,541,609

APPRAISAL SUMMARY**KEMPTON CARR CROFT LTD****Viability Appraisal
Proposed Scheme**

TOTAL COSTS		16,999,333
PROFIT		(1,009,333)

Performance Measures

Profit on Cost%	-5.94%
Profit on GDV%	-6.31%
Profit on NDV%	-6.31%
IRR% (without Interest)	3.29%
Profit Erosion (finance rate 10.000)	N/A