

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
Site Reference
Scheme Description

Heath Buildings, High Street, Oxshott, Leatherhead, KT22 0JW

Elmbridge

Date
Site Area (hectares)
Author & Organisation
Housing Corporation Officer

3/2/2023

S106 Management Ltd

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: Proposed FLATS

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						103.84
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						9

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)

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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)
	Start Month	End Month
Timing of Affordable Housing Tenure 1 Purchase Payment		(whole number, minimum 01)

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)
	Start Month	End Month
Timing of Affordable Housing Tenure 2 Purchase Payment		(whole number, minimum 01)

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%

Timing of Affordable Housing
Tenure 3 Purchase Payment

Start Month

End Month

0

0

(whole number, minimum 0)

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit
Studio
1 Bed
2 Bed
3 Bed
4 Bed
Other
Other

Total Unit
Capital Value (£ psm, NIA)

Rent per Unit per
week of rented share (£)

£0
£0
£0
£0
£0
£0
£0

Owner-occupied share (%)

Unsold Equity Rent Per Annum (%)

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)

Start Month

End Month

Timing of Affordable Housing
Tenure 4 Purchase Payment

(whole number, minimum 0)

Affordable Housing Tenure 5:

Intermediate - Discounted Market Rented

Type of Unit
Studio
1 Bed
2 Bed
3 Bed
4 Bed
Other
Other

Rent per Unit per Week (£)

Rent per Unit per Annum (£)

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)

Start Month

End Month

Timing of Affordable Housing
Tenure 5 Purchase Payment

(whole number, minimum 0)

Open Market Values

Open Market Housing Type 1:
Open Market Housing Type 2:
Open Market Housing Type 3:
Open Market Housing Type 4:

Proposed FLATS
-
-
-

Capital Value (£ psm)

#REF!

Open Market Housing Type 5:	-	
		Month
Timing of First Open Market Housing Sale		12 <i>(whole number, minimum 0)</i>
Timing of Last Open Market Housing Sale		22 <i>(whole number, minimum 0)</i>

Overall Scheme End Date (this must be completed)

		Month
Final End Date of Scheme - scheme built and fully let/sold		22 <i>(whole number, minimum 0)</i>

Social Housing Grant & Other Funding

Affordable Housing Tenure 1:	Social Rented		Grant per unit (£)
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 of 1st Payment Timing of 2nd Payment
Timing Social Housing Grant Paid			

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

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:	Proposed FLATS	£3,178	47%
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)
Residential Car Parking Building Costs (£ / car parking space)	
	% of Building Costs
Building Cost Fees % (Architects, QS etc)	6.00% <i>(typically around 10%)</i>
Building Contingencies (% of Building Costs)	<i>(typically around 5% for new)</i>

Section 106 Payments (£) *

CIL	Cost (£)	Month of Payment
	£256,264	

* This section excludes Affordable Housing section 106 payments

	Cost (£)	Month of Payment
Site Abnormals (£)	£350,410	
Infrastructure Costs		
Contamination Costs		
Demolition Costs		
Other Costs		
Site Specific Sustainability Initiatives**	EITHER	

Building Cost Percentage Increase (if any)	%
Site Specific Sustainability Initiatives (%)**	OR
Wheelchair provision (%)	

Code for Sustainable Homes (%)
Other (%)

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

Subsidies (possibly EP Gap Funding)

Subsidies for infrastructure, remediation etc.

Amount (£) Month of Payment

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OTHER COSTS

SITE ACQUISITION COSTS

Agents Fees (% of site value)
Legal Fees (% of site value)
Stamp Duty (% of site value)

Cost (£) Month of Payment

Other Acquisition Costs (£)

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FINANCE COSTS

Arrangement Fee (£)
Interest Rate (%)
Misc Fees - Surveyors etc (£)

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Marketing Costs

Affordable Housing Marketing Costs

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

Cost (£) Timing (month)

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Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %
Legal Fees (per Open Market unit) - £

BUILDING PERIOD

	Timing (month)
Construction Start	1
Construction End	16

(whole number, minimum of 0, maximum of 60)
(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

	% of Housing Capital Value
Open Market Housing (%)	20.00%
Affordable Housing (%)	

(typically around 15%)
(typically around 6%)

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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)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Office Building Costs (Gross, £ psm)	
Office 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)	
Letting, Advertising & Sale fees	
Letting fees (% of annual income)	
Advertising fees (% of annual income)	
Sale fees (% of sale price)	
Return for risk / profit (% of value)	

RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)	448
Size of retail scheme (net lettable sq m)	397
Values	
Rent (£ psm)	£410
Yield (%)	7.00%
Purchaser's costs (% of value)	5.75%
Building Costs	
Retail Building Costs (Gross, £ psm)	
Retail Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
Timing	
Start of Building Period (month)	1
End of Building Period (month)	12
Timing of Letting / Sale (month)	12
Letting / sale fees	
Letting (% of income)	10.00%
Advertising (% of annual income)	1.00%
Sale (% of sale price)	1.75%
Return for risk / profit (% of value)	17.50%

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
(month)****Timing**

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
(month)****Timing**

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
(month)****Timing**

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)

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THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

SUMMARY

Site Address	Heath Buildings, High Street, Oxshott, Leatherhead, KT22 0JW
Site Reference	
Scheme Description	Elmbridge
Date	3/2/2023
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	9	units
Total Number of Open Market Units	9	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	935	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	-	-	-
Total	-	-	-

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	-	-	-
Total	-	-	-

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	-	-	-
Total	-	-	-

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	-	-	-
Total	-	-	-

% 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	-	-	-
Total	-	-	-

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	-	-	-
Total	-	-	-

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	-	-	-
Total	-	-	-

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
SHG Total	-	0	£0

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 (£)
Proposed FLATS	935	#REF!	#REF!
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	935	-	#REF!

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING #REF!

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME #REF!

Non-Residential Values

Office		£0	
Retail		£2,198,852	
Industrial		£0	
Leisure		£0	
Community-use		£0	£2,198,852

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£2,198,852
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TOTAL VALUE OF SCHEME	#REF!
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£6,330,276	£6,330,276

Cost Multipliers

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

Residential Car Parking Build Costs		£0
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Total Building Costs	£6,330,276
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OTHER SITE COSTS

Building Contingencies	6.0%	£379,817
Building Cost Fees (Architects, QS etc):	0.0%	£0
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

CIL		£256,264
	0	£0
	0	£0
	0	£0
	0	£0

Site Abnormals

Infrastructure Costs		£350,410
Contamination Costs		£0
Demolition Costs		£0
Other Costs		£0
Sustainability Initiatives		£0

Total Other Site Costs	£986,491
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Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	#REF!
Legal Fees (per Open Market unit):	£750	£6,750

Marketing (Affordable Housing)

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

Total Marketing Costs	#REF!
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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	£56,385	
Industrial	£0	
Leisure	£0	
Community-use	£0	£56,385

Total Non-Residential Costs		£56,385
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TOTAL DIRECT COSTS:		#REF!
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Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee		#REF!
Misc Fees (Surveyors etc)		#REF!
Agents Fees		#REF!
Legal Fees		#REF!
Stamp Duty		#REF!
Total Interest Paid		#REF!

Total Finance Costs		#REF!
----------------------------	--	--------------

Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'		#REF!
Affordable Housing 'Profit'		£0

Non-residential

Office	£0	
Retail	£384,799	
Industrial	£0	
Leisure	£0	
Community-use	£0	£384,799

Total Operating Profit		#REF!
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Residual Site Value

SITE VALUE TODAY	#REF!
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EXISTING USE VALUE	£1,500,000
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	#REF!
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Checks:

Site Value as a Percentage of Total Scheme Value	#REF!
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Site Value per hectare	#REF!
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INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address
Site Reference
Scheme Description

Heath Buildings, High Street, Oxshott, Leatherhead, KT22 0JW

Elmbridge

Date
Site Area (hectares)
Author & Organisation
Housing Corporation Officer

3/2/2023

S106 Management Ltd

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: Proposed FLATS

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						103.84
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						9

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)
	Start Month	End Month
Timing of Affordable Housing Tenure 1 Purchase Payment		(whole number, minimum 01)

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)
	Start Month	End Month
Timing of Affordable Housing Tenure 2 Purchase Payment		(whole number, minimum 01)

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%

	Start Month	End Month	
Timing of Affordable Housing Tenure 3 Purchase Payment	0	0	<i>(whole number, minimum 0)</i>

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
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		
Management Costs (% of rent)		<i>(% of gross rent per annum)</i>
Voids / bad debts (% of rent)		<i>(% of gross rent per annum)</i>
Repairs Fund (% of rent)		<i>(% of gross rent per annum)</i>
Yield (%)		<i>(to capitalise the net rent)</i>

	Start Month	End Month	
Timing of Affordable Housing Tenure 4 Purchase Payment			<i>(whole number, minimum 0)</i>

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		
Management Costs (% of rent)		<i>(% of gross rent per annum)</i>
Voids / bad debts (% of rent)		<i>(% of gross rent per annum)</i>
Repairs Fund (% of rent)		<i>(% of gross rent per annum)</i>
Yield (%)		<i>(to capitalise the net rent)</i>

	Start Month	End Month	
Timing of Affordable Housing Tenure 5 Purchase Payment			<i>(whole number, minimum 0)</i>

Open Market Values

	Proposed FLATS	Capital Value (£ psm)
Open Market Housing Type 1:		#REF!
Open Market Housing Type 2:	-	
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	

Open Market Housing Type 5: -

Month

Timing of First Open Market Housing Sale
Timing of Last Open Market Housing Sale

12

(whole number, minimum 0)

22

(whole number, minimum 0)

Overall Scheme End Date (this must be completed)

Month

Final End Date of Scheme - scheme built and fully let/sold

22

(whole number, minimum 0)

Social Housing Grant & Other Funding

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

Grant per unit (£)

Timing Social Housing Grant Paid

Timing of 1st Payment

Timing of 2nd Payment

Other Sources of Funding for A/H (£)
(could include RSL cross-subsidy from reserves)

Value (£)

£0

Timing of Payment

(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:	Proposed FLATS	£2,378	85%
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
Residential Car Parking Building Costs (£ / car parking space)		
Building Cost Fees % (Architects, QS etc)	10.00%	(typically around 10%)
Building Contingencies (% of Building Costs)	6.00%	(typically around 5% for new)
Section 106 Payments (£) *	Cost (£)	Month of Payment
CIL	£256,264	

* This section excludes Affordable Housing section 106 payments

	Cost (£)	Month of Payment
Site Abnormals (£)	£392,185	
Infrastructure Costs		
Contamination Costs		
Demolition Costs		
Other Costs		
Site Specific Sustainability Initiatives**	EITHER	
Building Cost Percentage Increase (if any)		%
Site Specific Sustainability Initiatives (%)**	OR	
Wheelchair provision (%)		

Code for Sustainable Homes (%)
Other (%)

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

Subsidies (possibly EP Gap Funding)

Subsidies for infrastructure, remediation etc.

Amount (£)

Month of Payment

OTHER COSTS

SITE ACQUISITION COSTS

Agents Fees (% of site value)
Legal Fees (% of site value)
Stamp Duty (% of site value)

%

1.00%

(typically around 1%)

0.75%

(typically around 0.75%)

5.00%

Cost (£)

Month of Payment

Other Acquisition Costs (£)

FINANCE COSTS

Arrangement Fee (£)
Interest Rate (%)
Misc Fees - Surveyors etc (£)

8.00%

(typically around 1.5% to 3%)

Marketing Costs

Affordable Housing Marketing Costs

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

Cost (£)

Timing (month)

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %
Legal Fees (per Open Market unit) - £

3.00%

(typically around 6%)

£750

(typically around £600 per u

BUILDING PERIOD

Timing
(month)

Construction Start
Construction End

1

(whole number, minimum of 0, maximum of 60)

16

(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

% of Housing
Capital Value

Open Market Housing (%)
Affordable Housing (%)

20.00%

(typically around 15%)

(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)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Office Building Costs (Gross, £ psm)	
Office Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
Timing	
Start of Building Period (month)	Timing (month)
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting, Advertising & Sale fees	
Letting fees (% of annual income)	
Advertising fees (% of annual income)	
Sale fees (% of sale price)	
Return for risk / profit (% of value)	

RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)	448
Size of retail scheme (net lettable sq m)	397
Values	
Rent (£ psm)	£410
Yield (%)	7.00%
Purchaser's costs (% of value)	5.75%
Building Costs	
Retail Building Costs (Gross, £ psm)	£1,808
Retail Building Professional Fees (% of building costs)	10.00%
Building Contingencies (% of building costs)	6.00%
Timing	
Start of Building Period (month)	1
End of Building Period (month)	12
Timing of Letting / Sale (month)	12
Letting / sale fees	
Letting (% of income)	10.00%
Advertising (% of annual income)	1.00%
Sale (% of sale price)	1.75%
Return for risk / profit (% of value)	17.50%

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
(month)****Timing**

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
(month)****Timing**

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
(month)****Timing**

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)

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

SUMMARY

Site Address Heath Buildings, High Street, Oxshott, Leatherhead, KT22 0JW
 Site Reference
 Scheme Description Elmbridge
 Date 3/2/2023
 Site Area (hectares)
 Author & Organisation S106 Management Ltd
 Housing Corporation Officer

Housing Mix (Affordable + Open Market)

Total Number of Units	9	units
Total Number of Open Market Units	9	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	935	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	-	-	-
Total	-	-	-

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	-	-	-
Total	-	-	-

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	-	-	-
Total	-	-	-

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	-	-	-
Total	-	-	-

% 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	-	-	-
Total	-	-	-

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	-	-	-
Total	-	-	-

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	-	-	-
Total	-	-	-

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
SHG Total	-	0	£0

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 (£)
Proposed FLATS	935	#REF!	#REF!
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	935	-	#REF!

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING #REF!

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME #REF!

Non-Residential Values

Office		£0	
Retail		£2,198,852	
Industrial		£0	
Leisure		£0	
Community-use		£0	£2,198,852

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£2,198,852
--	-------------------

TOTAL VALUE OF SCHEME	#REF!
------------------------------	--------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£2,614,569	£2,614,569

Cost Multipliers

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

Residential Car Parking Build Costs		£0
-------------------------------------	--	----

Total Building Costs	£2,614,569
-----------------------------	-------------------

OTHER SITE COSTS

Building Contingencies	6.0%	£156,874
Building Cost Fees (Architects, QS etc):	10.0%	£277,144
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

CIL		£256,264
	0	£0
	0	£0
	0	£0
	0	£0

Site Abnormals

Infrastructure Costs		£392,185
Contamination Costs		£0
Demolition Costs		£0
Other Costs		£0
Sustainability Initiatives		£0

Total Other Site Costs	£1,082,468
-------------------------------	-------------------

Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	#REF!
Legal Fees (per Open Market unit):	£750	£6,750

Marketing (Affordable Housing)

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

Total Marketing Costs	#REF!
------------------------------	--------------

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

Office	£0	
Retail	£858,583	
Industrial	£0	
Leisure	£0	
Community-use	£0	£858,583

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£142,243	
Industrial	£0	
Leisure	£0	
Community-use	£0	£142,243

Total Non-Residential Costs		£1,000,826
------------------------------------	--	-------------------

TOTAL DIRECT COSTS:	#REF!
----------------------------	--------------

Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	#REF!
Misc Fees (Surveyors etc)	#REF!
Agents Fees	#REF!
Legal Fees	#REF!
Stamp Duty	#REF!
Total Interest Paid	#REF!

Total Finance Costs	#REF!
----------------------------	--------------

Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	#REF!
Affordable Housing 'Profit'	£0

Non-residential

Office	£0	
Retail	£384,799	
Industrial	£0	
Leisure	£0	
Community-use	£0	£384,799

Total Operating Profit	#REF!
-------------------------------	--------------

Residual Site Value

SITE VALUE TODAY	#REF!
-------------------------	--------------

EXISTING USE VALUE	£1,500,000
--------------------	-------------------

DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	#REF!
--	-------

Checks:

Site Value as a Percentage of Total Scheme Value	#REF!
--	-------

Site Value per hectare	#REF!
------------------------	-------

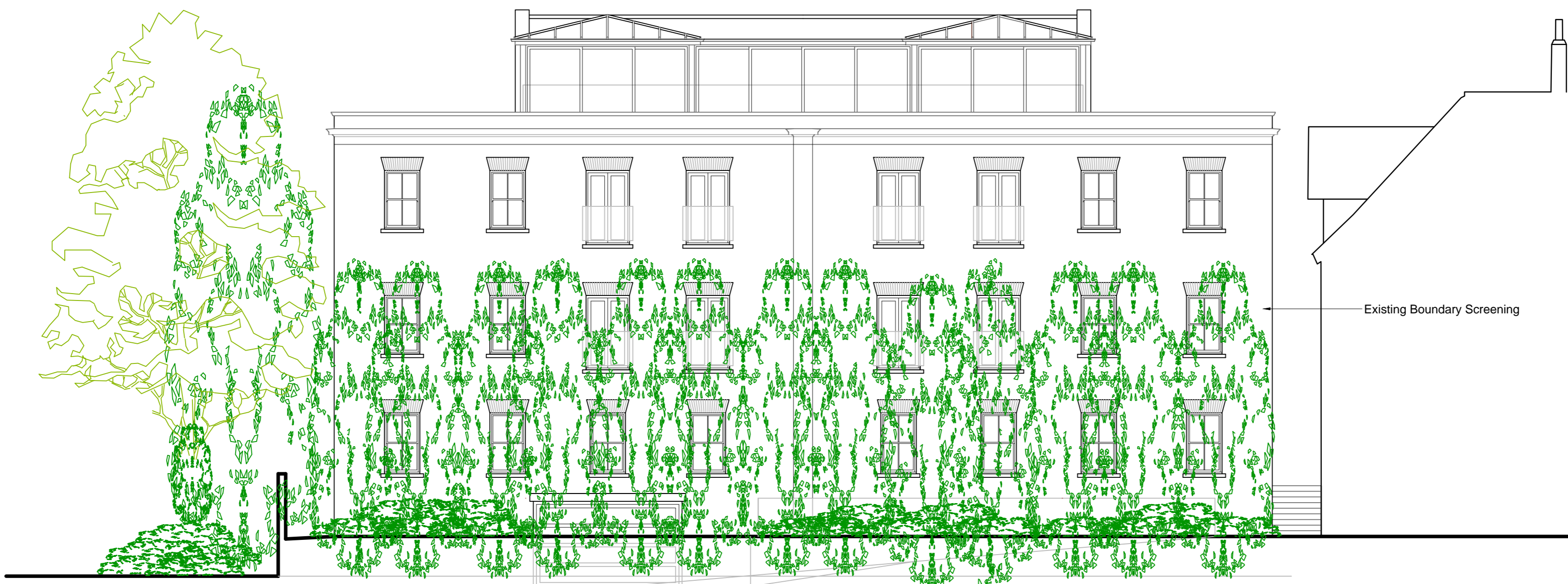
Schedule 2



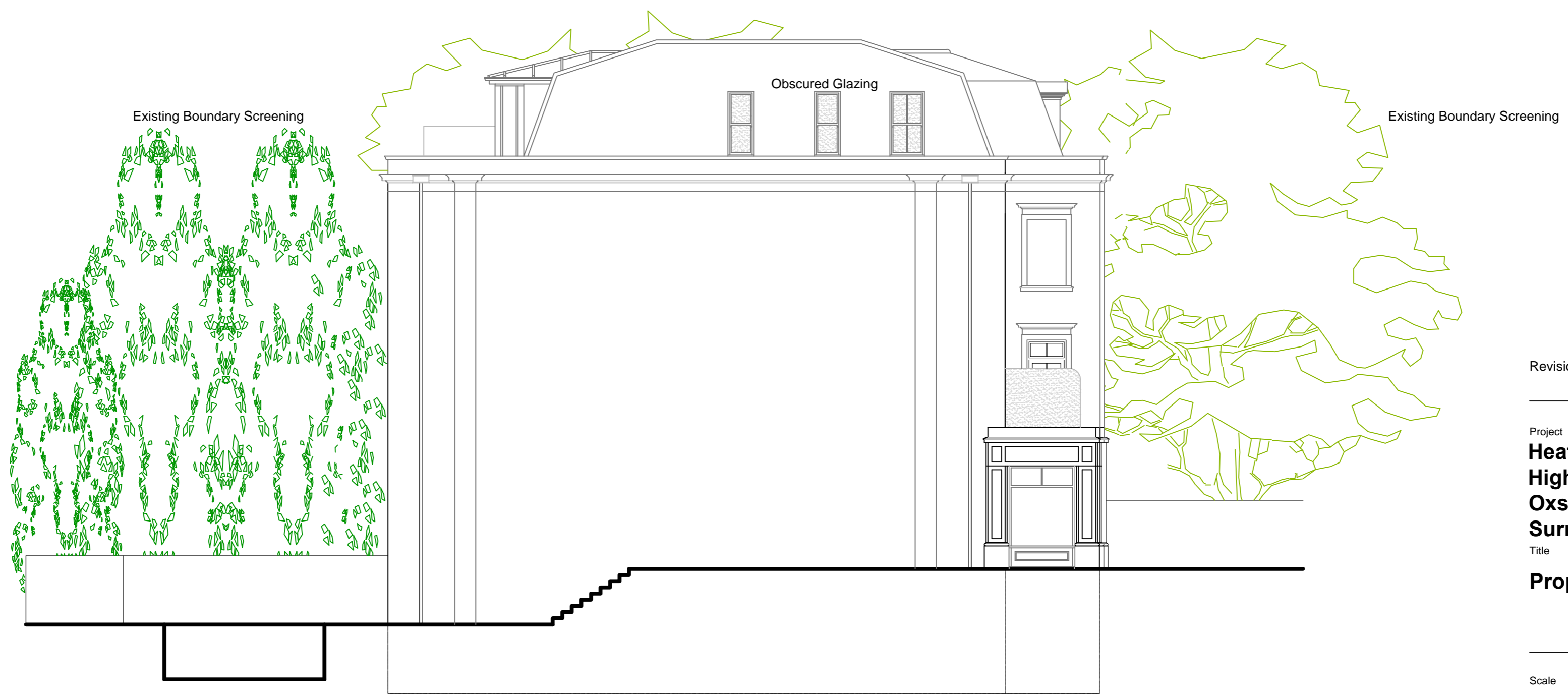
Front Elevation (East)



Side Elevation (North)



Rear Elevation (West)

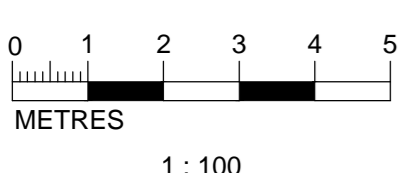


Side Elevation (South)

Revision _____ Date _____

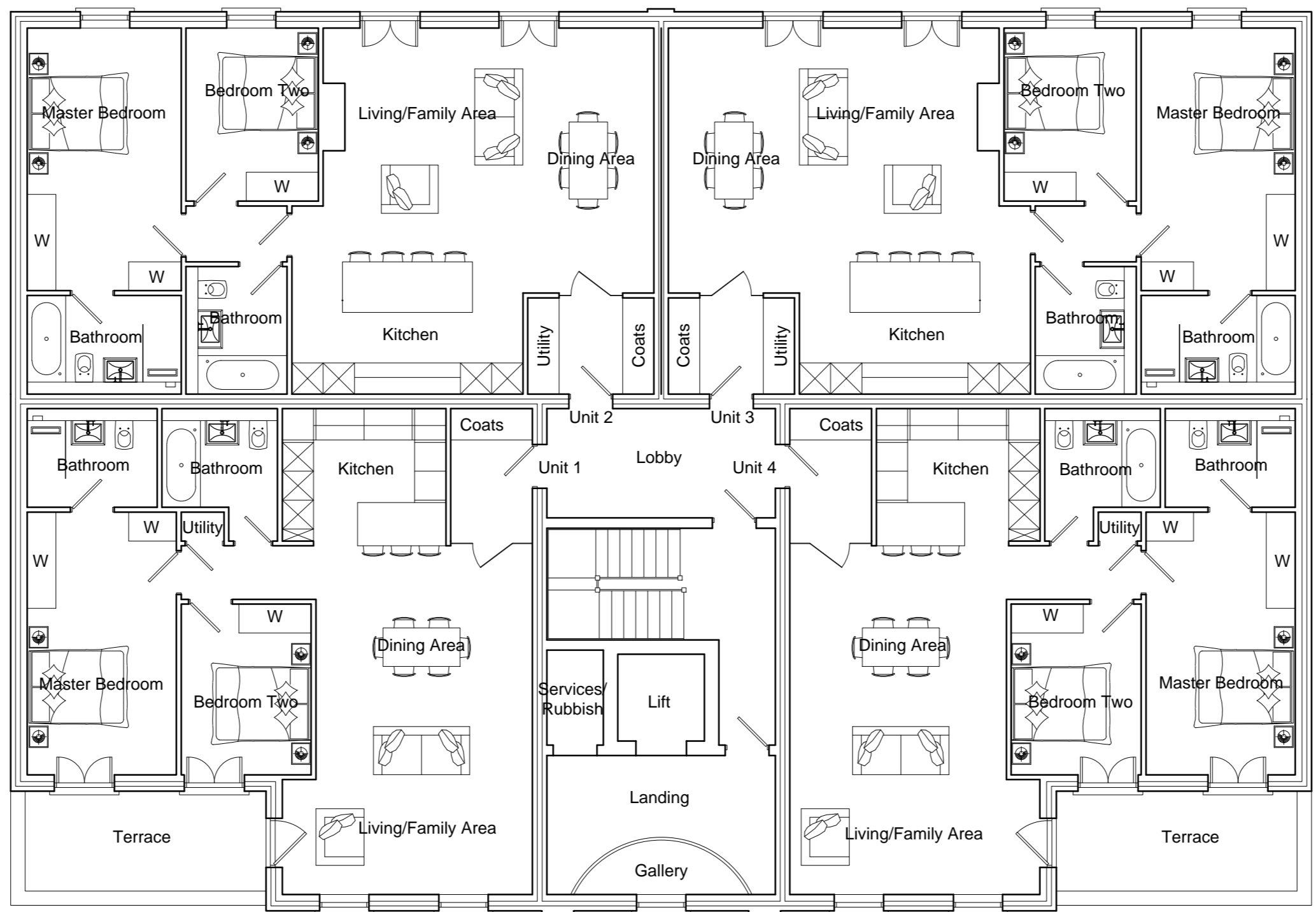
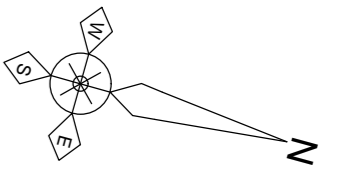
Project
**Heath Buildings,
 High Street,
 Oxshott,
 Surrey.**
 Title
Proposed Elevations

Scale 1:100@A1 Drwg No **HBL/01D** Date Feb 2023

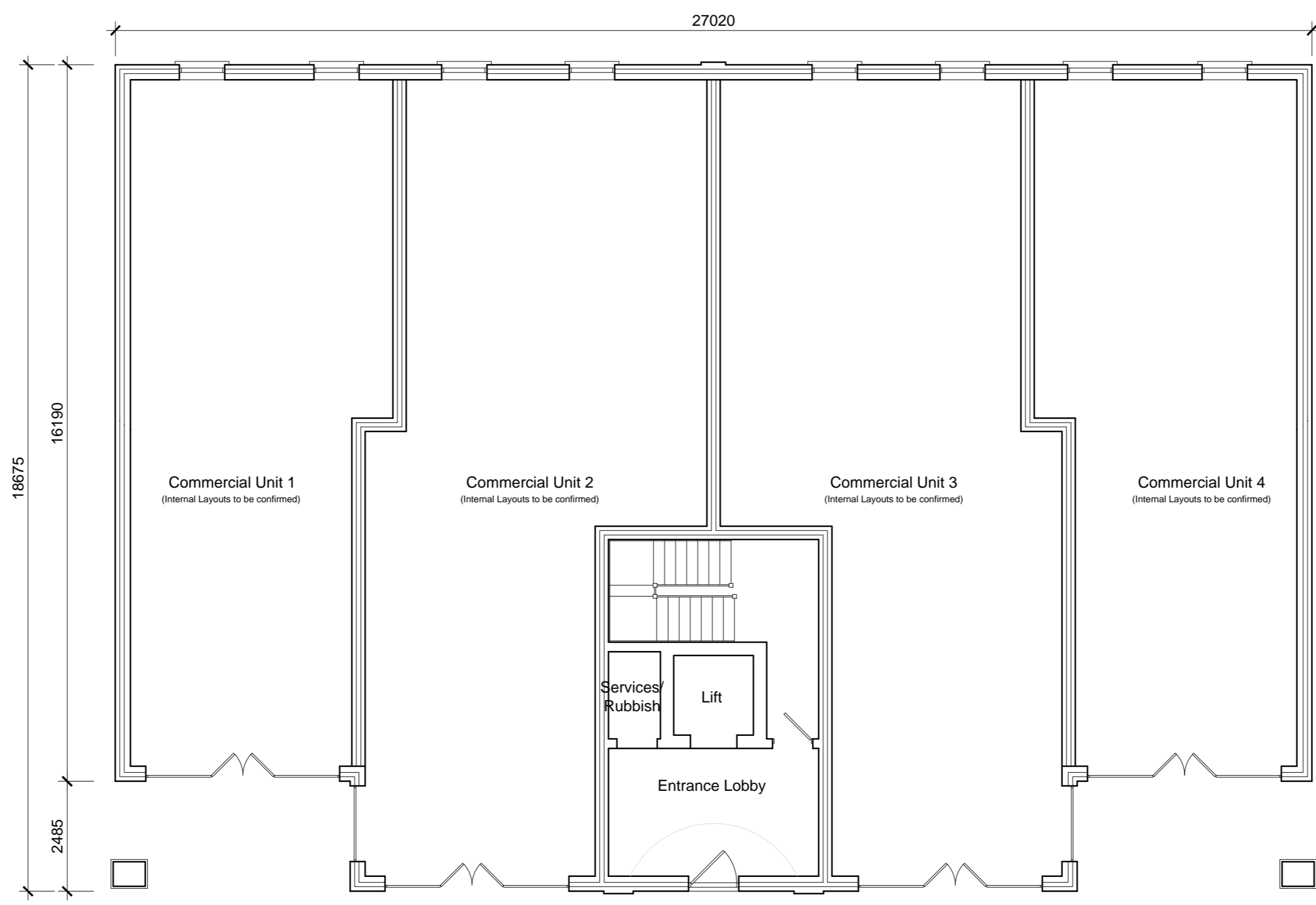


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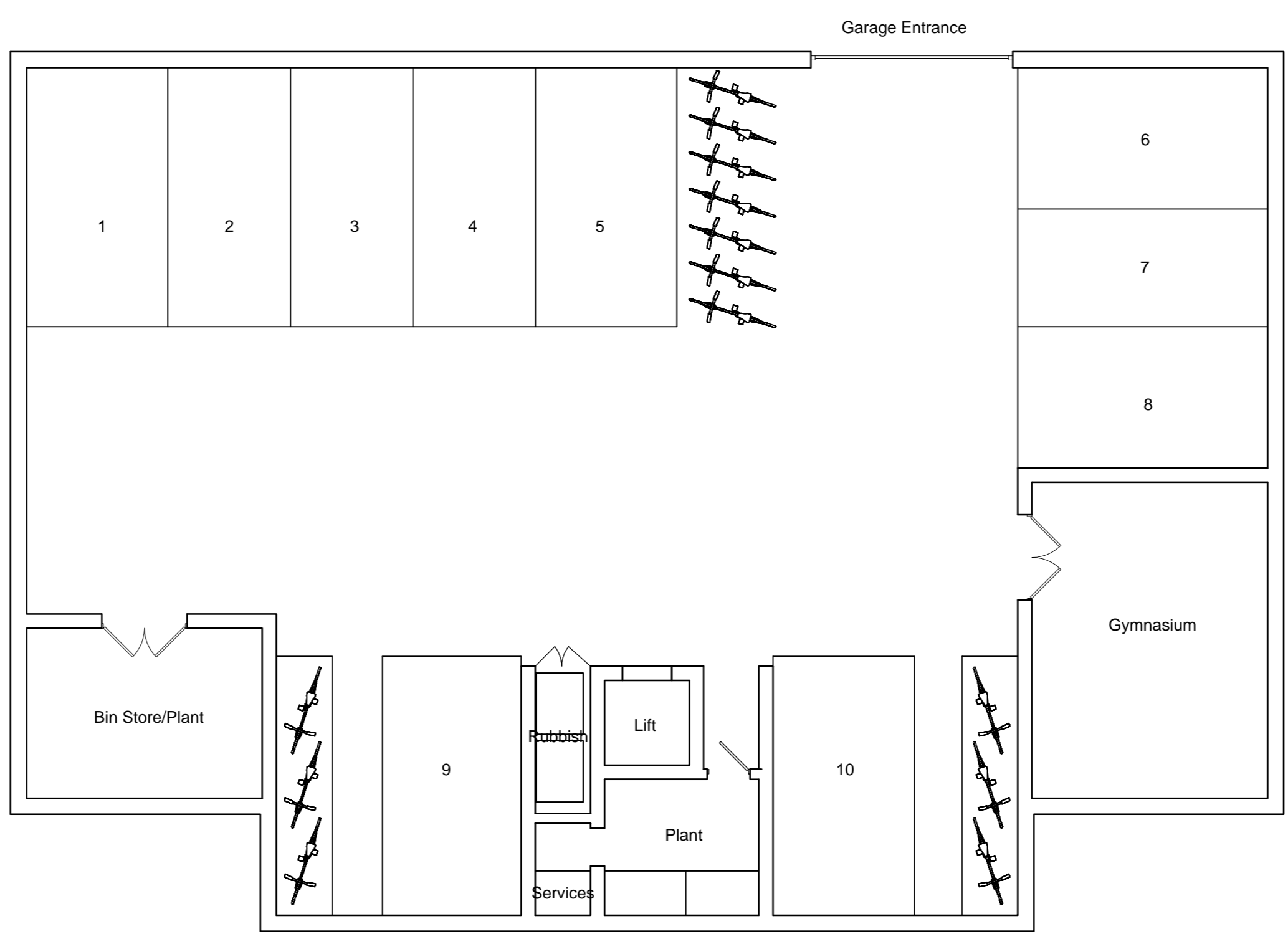




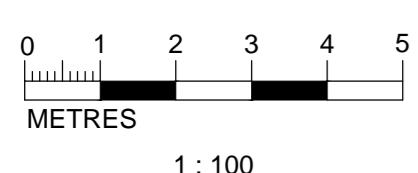
First Floor Level



Ground Floor Level



Lower Ground/Basement Level



1 : 100

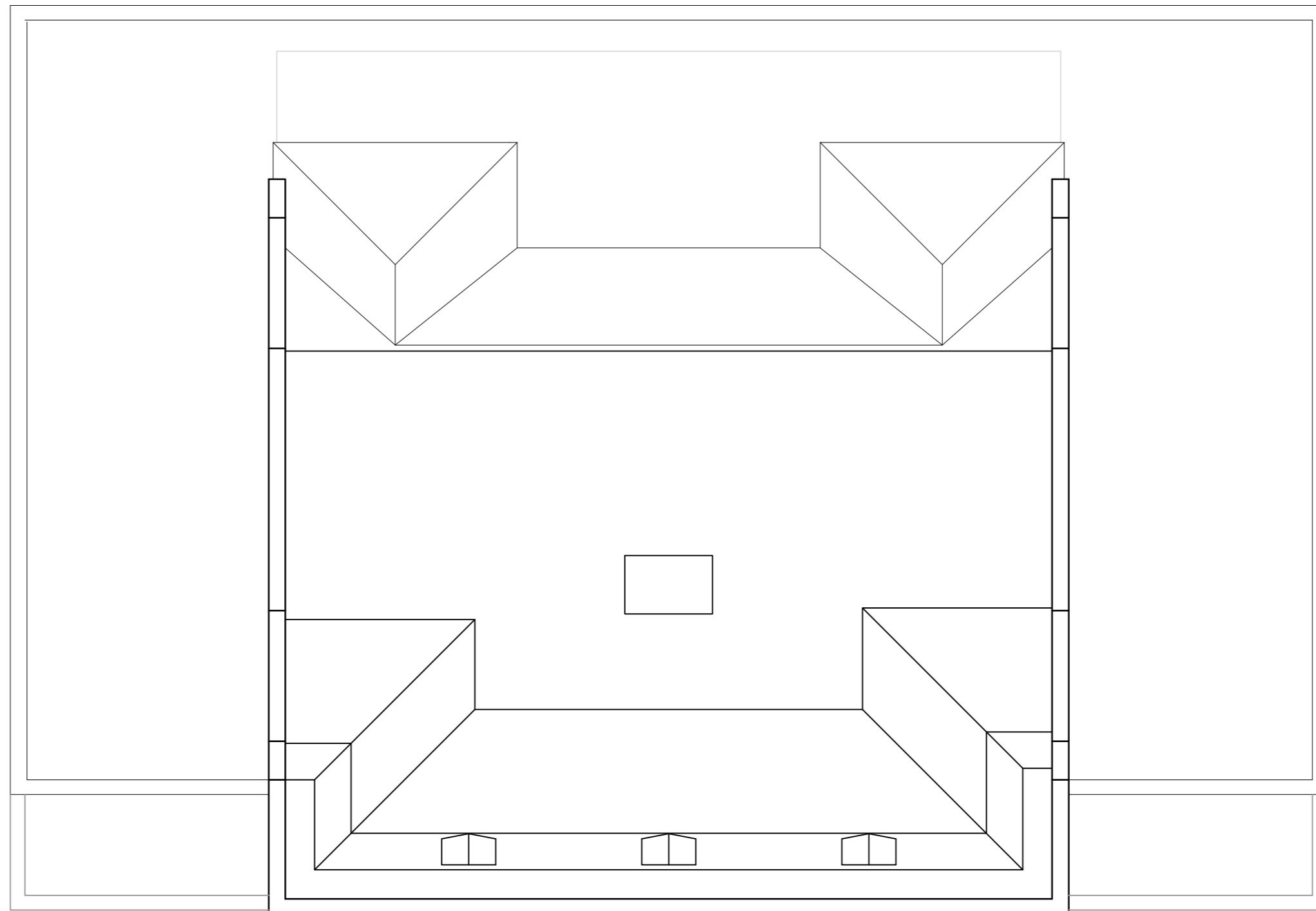
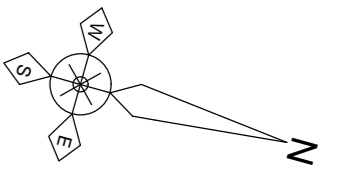
Revision _____ Date _____

Project
**Heath Buildings,
High Street,
Oxshott,
Surrey.**

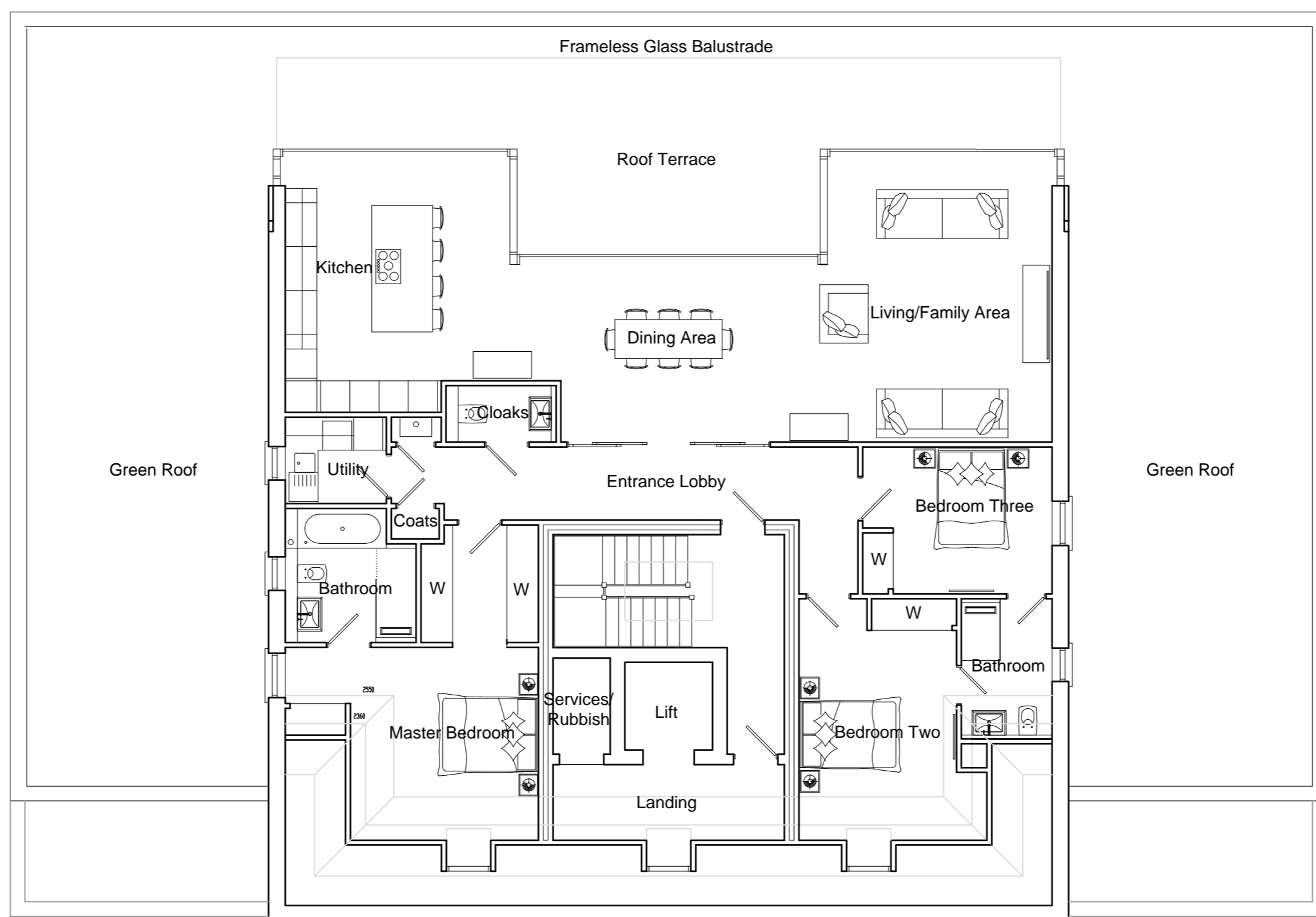
Title
**Proposed Floor Plans
Sheet 1**

Scale 1:100@A1 Drwg No **HL/02D** Date Feb 2023

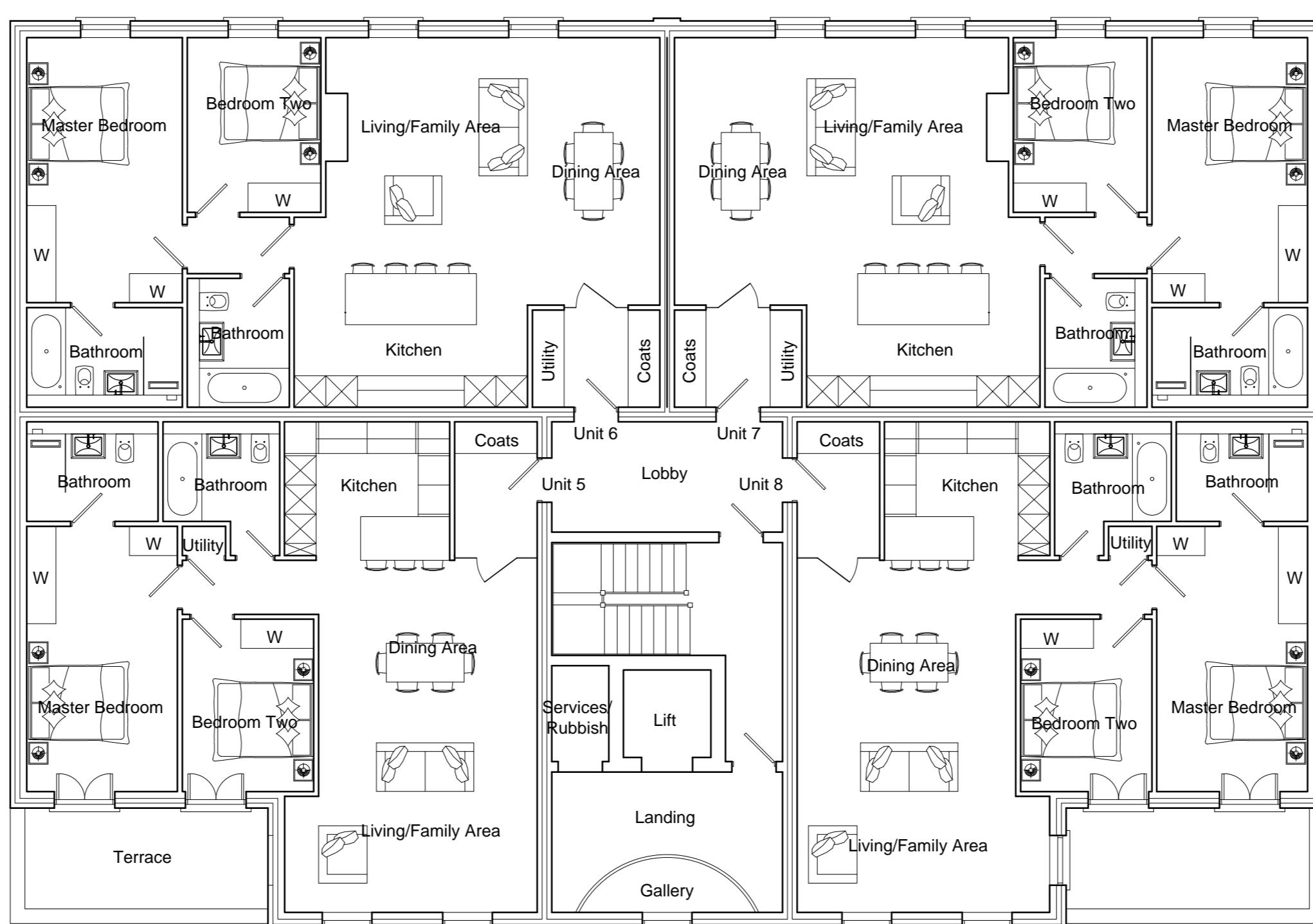




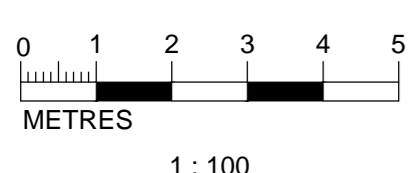
Roof Plan



Third Floor Level



Second Floor Level



1 : 100

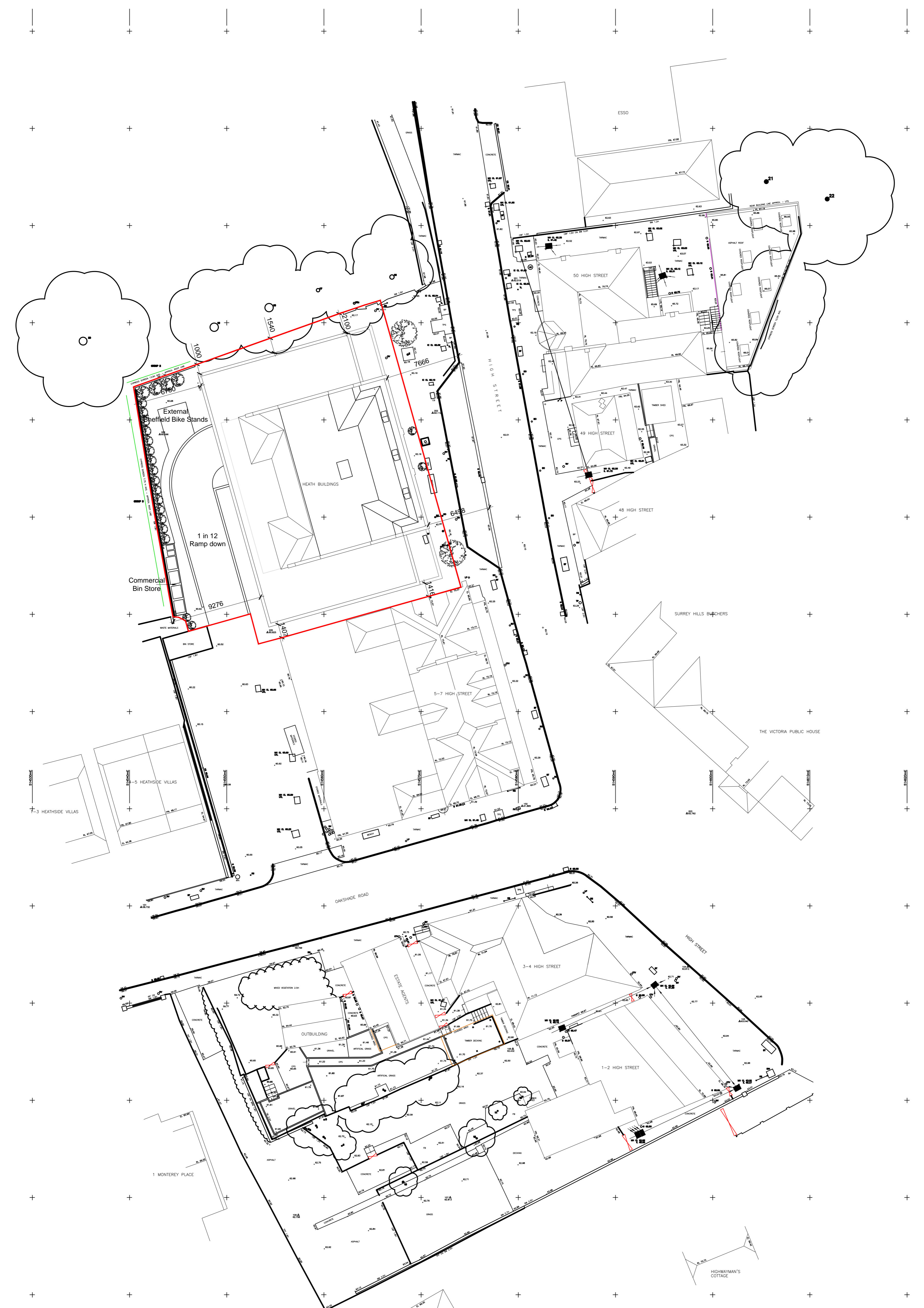
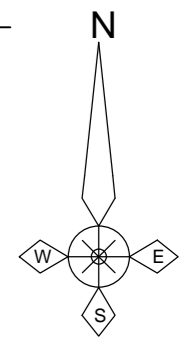
Revision _____ Date _____

Project
**Heath Buildings,
High Street,
Oxshott,
Surrey.**

Title
**Proposed Floor Plans
Sheet 2**

Scale 1:100@A1 Drwg No **HBL/03D** Date **Feb 2023**





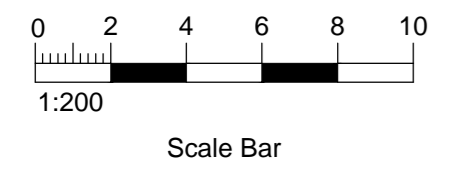
Revision _____ Date _____

Project
**Heath Buildings,
High Street,
Oxshott,
Surrey.**
Title
Proposed Site Plan

Scale 1:200@A1 Drwg No **HL/04C** Date Feb 2023



PROPOSED SITE PLAN



Schedule 3

Flats For Sale in KT22 OJW, within 0.5 miles, including sold STC, don't show new home, retirement, buying schemes > [☆ Save search](#) [🔔 Create Alert](#)

8 results Sort: Newest Listed  

 Prioritise properties with... [+ Add keyword](#)

1/19 FEATURED PROPERTY - PREMIUM LISTING



Broom Hall, Oxshott, KT22

Maisonette  3  1

0.15 miles

Superbly appointed maisonette, refurbished by the current owners to offer a master suite, second bedroom, open plan kitchen/dining room and living room with south facing balcony. Excellent location in central Oxshott.

Added on 21/12/2022 by Boyce Thornton, Oxs...

£575,000

Guide Price



01372 234868
Local call rate

 [Contact](#)



1/12

Broom Hall, Oxshott, KT22

Apartment  3  1

0.17 miles

A very spacious three-bedroom ground floor maisonette, set in private grounds of about 7 acres, close to both Oxshott High Street and train station.

Added on 23/01/2023 by Grosvenor Billinghurst, Cobh...

£600,000

Guide Price



01932 505272
Local call rate

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



1/16

The Gables, Oxshott, KT22

Flat  3  2

0.35 miles

A spacious three-bedroom first floor flat with private patio, boasting spectacular views and situated within a popular development close to both Oxshott High Street and train station.

Added on 10/01/2023 by Grosvenor Billinghurst, Cobh...

£695,000

Guide Price



01932 505272
Local call rate

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



Property temporarily hidden

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1/12

Webster Close, Cobham, Surrey, KT22

Maisonette  2

0.43 miles

No onward chain. A spacious two double bedroom first

UNDER OFFER

Added on 17/11/2022 by Arthur Samuel Estate Agents...

£369,000



01932 504654
Local call rate

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



1/8



Broom Hall, Oxshott, KT22

Maisonette 3

UNDER OFFER

Added on 19/10/2022 by Boyce Thornton, Oxshott

£450,000

Guide Price

01372 234868
Local call rate

Contact Save



1/9



Lyfield, Oxshott, KT22

Apartment 2 1

0.45 miles

A first floor purpose built flat in this popular location,

SOLD STC

Added on 20/09/2022 by Curchods Estate Agents, Cob...

£250,000

Guide Price

01932 502453
Local call rate

Contact Save



1/13



Canterbury Mews, Oxshott, KT22

Apartment 1 1

0.17 miles

A very well presented purpose built ground floor flat with

SOLD STC

Added on 19/08/2022 by Curchods Estate Agents, Cob...

£335,000

Guide Price

01932 502453
Local call rate

Contact Save



1/11



The Warren, Oxshott, KT22

Flat 3 2

0.37 miles

A large three bedroom, two bathroom apartment with private garden terrace boasting a scenic outlook.

Situated within a popular development close to both

KT22 0JW + 1/2 mile Min Price to Max Price Filters (5)



SOLD STC

Added on 01/04/2022 by Grosvenor Billinghurst, Cobh...

£725,000

Guide Price

PREMIUM LISTING

01932 505272
Local call rate

Contact Save

"the process and enjoyable"

khya Dec 2022

"Outstanding service from start to finish"

J. Calder Nov 2022

"Supported us all the way"

D. Vissor Jan 2023

White & Sons

Find out more

RECENTLY SOLD NEAR

KT22 by Higgs & Quinn

SOLD STC

1/4

£295,000
Leatherhead

SOLD STC

1/4

£225,000
Leatherhead

Higgs & Quinn
Leatherhead

We're selling properties in your area
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Flats For Sale in KT22 0JW, within 3 miles, including sold STC, don't show retirement, buying schemes

Save search Create Alert

34 results Sort: Newest Listed

Prioritise properties with... Add keyword

1/10 FEATURED NEW HOME



Opus Court, Leatherhead, Surrey, KT22

2 bedroom apartment for sale

2.45 miles

OVER 75% SOLD- Opus Court is a development of 1 & 2 bedroom convenient apartments, finished with meticulous attention to detail and

NEW HOME

Added on 28/02/2023 by Savills New Homes, ...

£349,950

Guide Price



01483 967095 Local call rate

Contact

Save

Property temporarily hidden

Show

You can keep this property hidden by signing in

Tell us why you've hidden this property



Leatherhead, KT22

2 bedroom flat for sale

2.72 miles

* NO STAMP DUTY FOR FIRST TIME BUYERS! * BRAND NEW 2 BEDROOM LUXURY APARTMENT CLOSE TO

NEW HOME

Added on 28/02/2023 by Seymours Estate Agents, We...

£385,000



01483 694460 Local call rate

Contact

Save

Advertisement for wksmann real estate agent with text 'We do things differently' and 'A NEW KIND OF REAL ESTATE AGENT'.



OPUS COURT, LEATHERHEAD

2 bedroom apartment for sale

2.43 miles

75% ALREADY SOLD! OPUS COURT is a superb

NEW HOME

Added on 27/02/2023 by Patrick Gardner, Leatherhead...

£349,950

Guide Price



01372 235389 Local call rate

Contact

Save



Cleeve Road, Leatherhead

1 bedroom apartment for sale

2.25 miles

A bright and spacious ground floor apartment in this modern block, being located in a quiet residential area but still close to amenities. The flat has been beautifully maintained and being only 2/3 years old, still benefits from a structural warranty. Internally, there is a modern...

NEW HOME

Reduced on 21/02/2023 by Rawlinson & Webber, East ...

£210,000

Guide Price

PREMIUM LISTING



020 3897 8499 Local call rate

Contact

Save



1/7

NEW HOME

Reduced on 17/02/2023 by Seymours Estate Agents, ...

£395,000



01483 694460
Local call rate

Contact

Save

Property temporarily hidden

Show

You can keep this property hidden by signing in

Tell us why you've hidden this property



1/9

4 Treetops Apartments

1 bedroom barn conversion for sale

2.72 miles

A stunning first floor, two bedroom, two bathroom luxury

NEW HOME

Added on 17/02/2023 by Reads Property Consultancy ...

£385,000



01372 235216
Local call rate

Contact

Save



1/16

GARLANDS ROAD, LEATHERHEAD KT22

2 bedroom apartment for sale

2.76 miles

SHOW HOME OPEN SATURDAYS AND SUNDAYS 10am to 4.30pm Plot 2 Queens Court is a GROUND FLOOR GARDEN APARTMENT offering spacious open plan living accommodation and two generous double bedrooms. Featuring carefully considered interiors which...

NEW HOME

Added on 14/02/2023 by Patrick Gardner, Leatherhead...

£535,000

Guide Price

GARDEN



01372 235389
Local call rate

Contact

Save

Choose us to help you move in Winter's window

FREE HOME VALUATION

GET IN TOUCH TODAY

patrick gardner

KT22 0JW

+ 3 miles

Min Price to Max Price

Filters (4)



1/11

Sienna Close, Chessington, Surrey. KT9

2 bedroom maisonette for sale

2.79 miles

Located in a secluded position is this BRAND NEW two bedroom, two bathroom maisonette. Featuring a spacious open plan lounge/dining room, modern kitchen, bathroom and en-suite showering room. There are 999 years leasehold / share of freehold and zero ground rent...

NEW HOME

Reduced on 14/02/2023 by Nicholls Residential, Chessi...

£349,950

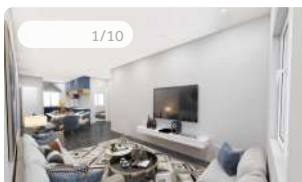
PREMIUM LISTING



020 3909 9849
Local call rate

Contact

Save



1/10

Sienna Close, Chessington

2 bedroom maisonette for sale

2.79 miles

Incentives Available For First Time Buyers A brand new 2 Bedroom maisonette benefitting from a lease of 999 years and a share of freehold! This stylish new build consists of, open plan kitchen/lounge, benefitting from integrated appliances, stone worktops and two well size...

NEW HOME



KT22 0JW

Search

House Prices around KT22 0JW

Sales of flats around KT22 0JW had an overall average price of £330,833 over the last year.

Overall, sold prices for flats around KT22 0JW over the last year were 51% down on the previous year and 31% down on the 2015 peak of £480,000.

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 6 February 2023.

Properties sold

Filter: Within 1 ... Last 1 year Flat All tenures

6 sold properties Date sold

34, Gunters Mead, Oxshott, Leatherhead, Surrey KT22 OPD

Flat

£215,000	4 Oct 2022	Leasehold
£185,000	2 Aug 2018	Leasehold
£120,000	18 Sep 2009	Leasehold

6, Ash Court, The Warren, Oxshott, Leatherhead, Surrey KT22 OSB

Flat

£725,000	15 Aug 2022	Leasehold
£670,000	30 Apr 2021	Leasehold
£480,000	10 Apr 2015	Leasehold

25, Maple Court, The Gables, Oxshott, Leatherhead, Surrey KT22 OSD

Flat

£580,000	7 Jul 2022	Leasehold
£190,000	10 Jan 1997	Leasehold

No other historical records

64, Gunters Mead, Esher, Surrey KT10 9HJ

Flat

£160,000	10 May 2022	Leasehold
----------	-------------	-----------

No other historical records

9, Gunters Mead, Esher, Surrey KT10 9HJ

Flat

£200,000	31 Mar 2022	Leasehold
£178,000	22 Jul 2016	Leasehold
£120,000	18 Dec 2009	Leasehold

12, Halcyon Close, Oxshott, Leatherhead, Surrey KT22 OHA

Flat

£105,000	15 Mar 2022	Leasehold
£101,500	5 Oct 2018	Leasehold
£101,500	18 Oct 2017	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.

**Request agent valuation**

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Source acknowledgement: House price data produced by Land Registry.

This material was last updated on 6 February 2023. It covers the period from 1 January 1995 to 23 December 2022 and contains property transactions which have been registered during that period.

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... × + 3 miles Size & Price (1) Property Type (11) Filters (1)

Commercial Properties To Let in KT22 0JW, within 3 miles, including let agreed, 11 property types ☆ Save search 🔔 Create Alert

5 results Sort: Relevance 📑 📍

☰ Prioritise properties with... + Add keyword

- 

North Street, Leatherhead, Surrey, KT22 ✕

Retail property (high street)



2.77 miles

The unit is well positioned on North Street just off the

COMMERCIAL

Marketed by **Robinsons, Commercial, Reigate**

£1,458 pcm
60 sq. m.

 01737 301086 Local call rate ✉ Contact ❤ Save
- 

High Street, Leatherhead, Surrey, KT22 ✕

Retail property (high street)



2.83 miles

GROUND FLOOR RETAIL UNIT TO LET IN HIGH STREET

COMMERCIAL

Marketed by **Robinsons, Commercial, Reigate**

£1,333 pcm
56 sq. m.

 01737 301086 Local call rate ✉ Contact ❤ Save
- 

Craddocks Parade, Ashtead, Surrey, KT21 ✕

Retail property (high street)


2.53 miles

Versatile shop unit in popular and busy parade TO LET

LET AGREED COMMERCIAL

Marketed by **Robinsons, Commercial, Reigate**

£2,000 pcm
50 sq. m.

 01737 301086 Local call rate ✉ Contact ❤ Save



Hazel Parade, Penrose Road, Leatherhead, Sur... ✕

Retail property (high street)

2.69 miles

LOCATIONThe property is situated on a small local

COMMERCIAL

Marketed by **Robinsons, Commercial, Reigate**

£1,000 pcm

 01737 301086 Local call rate ✉ Contact ❤ Save

Additional commercial listings



Molesey Road, Walton-On-Thames, Surrey, K... ✕

Retail property (high street)

2.97 miles

Castle Wildish are pleased to offer this self contained lock

LET AGREED COMMERCIAL

Marketed by **Castle Wildish, Hersham**

£1,250 pcm

01932 245282 Local call rate ✉ Contact ❤ Save

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Schedule 4



CASTELLUM

HEATH BUILDINGS, HIGH STREET OXSHOTT



Document:- BUDGET - Design & Construction Cost Plan

Date:- FEBRUARY 2023

Revision:- First issue

Prepared by:- Ian Shoesmith

Executive Summary

1. The works consist of a 4 storey resi/commercial building with basement carpark and all associated external works.

2. The gross internal floor areas have been measured as follows;

* Basement Carpark (Excluding Lift, Lobby and rubbish shoot)	4,562.00	per unit
* Basement Lift, Lobby and Rubbish Shoot)	255.00	
* Ground Floor Communal Residential	406.00	
* Ground Floor Commercial	4,411.00	1102.75
* First Floor Communal Residential	515.00	
* First Floor Apartments (4No)	4,302.00	1075.5
* Second Floor Communal Residential	515.00	
* Second Floor Apartments (4No.)	4,302.00	1075.5
* Third Floor Communal Residential	325.00	
* Third Floor Apartments (1No.)	1,850.00	1,850.00
	<u>21,443.00</u> ft	

3. The information used to compile this proposal can be seen under drawings provided section.

4. VAT has been included where applicable to the following items;

- * Kitchen appliances usually referred to as white goods
- * Specialist joinery items
- * Specialist media equipment

Drawings provided

The following information has been used to compile this proposal;

* Existing Site Plan	00 D	Feb-23
* Proposed Elevations	01 D	Feb-23
* Proposed Floor Plans - Sheet 1	02 D	Feb-23
* Proposed Floor Plans - Sheet 2	03 D	Feb-23
* Proposed Site Plan	04 D	Feb-23

Site Name:-		Site address: Heath Buildings, High Street Oxshott		CASTELLUM	
Description of works:		To construct 21,443 ft2 (including basement garage) and including all external and associated works		date:	Feb 23
				revision:	first issue
Reference		Elemental analyses	Totals	1,992	21,443
Substructures				£/M2	£/FT2
A1	Basement including ground floor slab	£ 1,599,609.45	£ 802.97	£ 74.60	23.9%
A2	Waterproofing system	£ -	£ -	£ -	-
SUB-STRUCTURE SUB-TOTAL		£ 1,599,609.45	£ 802.97	£ 74.60	23.9%
External works					
B1	Site clearance	£ 2,500.00	£ 1.25	£ 0.12	0.0%
B2	Demolitions / Asbestos removal	£ 115,000.00	£ 57.73	£ 5.36	1.7%
B3	Tree works	£ 5,000.00	£ 2.51	£ 0.23	0.1%
B4	Garden cut & fill	£ -	£ -	£ -	-
B5	Surface water drainage	£ -	£ -	£ -	-
B6	Foul water drainage	£ -	£ -	£ -	-
B7	Crossover	£ 5,000.00	£ 2.51	£ 0.23	0.1%
B8	Hard landscaping	£ 107,100.00	£ 53.76	£ 4.99	1.6%
B9	Soft landscaping	£ 30,000.00	£ 15.06	£ 1.40	0.4%
B10	Tennis court	£ -	£ -	£ -	-
B11	Irrigation system	£ -	£ -	£ -	-
B12	Entrance gates & decorative piers	£ 18,000.00	£ 9.04	£ 0.84	0.3%
B13	Decorative railings	£ -	£ -	£ -	-
B14	Fencing and walls	£ 5,360.00	£ 2.69	£ 0.25	0.1%
EXTERNAL WORKS SUB-TOTAL		£ 287,960.00	£ 144.55	£ 13.43	4.3%
Services					
C1	Builders work in connection with services [BWIC]	£ 5,500.00	£ 2.76	£ 0.26	0.1%
C2	Gas Mains	£ 15,500.00	£ 7.78	£ 0.72	0.2%
C3	Electric Mains	£ 21,500.00	£ 10.79	£ 1.00	0.3%
C4	Water Mains	£ 19,950.00	£ 10.01	£ 0.93	0.3%
SERVICES SUB-TOTAL		£ 62,450.00	£ 31.35	£ 2.91	0.9%
Shell and core					
D1	Scaffolding	£ 65,000.00	£ 32.63	£ 3.03	1.0%
D2	Bricklaying	£ 305,509.88	£ 153.36	£ 14.25	4.6%
D3	Decorative stonework	£ 100,000.00	£ 50.20	£ 4.66	1.5%
D4	Structural steels	£ 63,000.00	£ 31.62	£ 2.94	0.9%
D5	Fire applications to steelwork	£ 4,500.00	£ 2.26	£ 0.21	0.1%
D6	PCC upper floors	£ 113,978.02	£ 57.21	£ 5.32	1.7%
D7	Diamond drilling for service penetrations	£ 5,000.00	£ 2.51	£ 0.23	0.1%
D8	Roofing carpentry	£ 35,000.00	£ 17.57	£ 1.63	0.5%
D9	Pitched roof coverings	£ 35,000.00	£ 17.57	£ 1.63	0.5%
D10	Flat roofing coverings	£ 64,350.00	£ 32.30	£ 3.00	1.0%
D11	Leadworks	£ 42,500.00	£ 21.33	£ 1.98	0.6%
D12	External windows, doors & specialist roof lights	£ 264,100.00	£ 132.57	£ 12.32	4.0%
D13	Render	£ -	£ -	£ -	-
D14	Decorative balustrades	£ 58,625.00	£ 29.43	£ 2.73	0.9%
D15	Rainwater goods	£ 28,650.00	£ 14.38	£ 0.00	0.4%
SHELL & CORE SUB-TOTAL		£ 1,185,212.90	£ 594.95	£ 53.94	17.7%
Internal fit-out					
E1	Under-floor heating	£ 21,776.35	£ 10.93	£ 1.02	0.3%
E2	Screed and structural toppings	£ 56,157.25	£ 28.19	£ 2.62	0.8%
E3	Plumbing & heating	£ 218,500.00	£ 109.68	£ 10.19	3.3%
E4	Ventilation & coolings	£ -	£ -	£ -	-
E5	Building Management system	£ -	£ -	£ -	-
E6	Re-newable energy system	£ 15,000.00	£ 7.53	£ 0.70	0.2%
E7	Electrical installations	£ 270,500.00	£ 135.78	£ 12.61	4.0%
E8	AV installations	£ 141,750.00	£ 71.16	£ 6.61	2.1%
E9	Security and fire installations	£ 41,500.00	£ 20.83	£ 1.94	0.6%
E10	Swimming pool and leisure facilities	£ 21,500.00	£ 10.79	£ 1.00	0.3%
E11	Passenger lift	£ 70,000.00	£ 35.14	£ 3.26	1.0%
E12	Carpentry 1st fix, 2nd fix and 3rd fix	£ 203,000.00	£ 101.90	£ 9.47	3.0%
E13	Plastering, partitions & suspended ceilings	£ 292,465.26	£ 146.81	£ 13.64	4.4%
E14	Specialist cornices	£ 28,360.00	£ 14.24	£ 1.32	0.4%
E15	Kitchen furniture, appliances, worktops & splashbacks	£ 145,000.00	£ 72.79	£ 6.76	2.2%
E16	Sanitaryware & brassware	£ 42,000.00	£ 21.08	£ 1.96	0.6%
E17	Shower enclosures	£ 13,500.00	£ 6.78	£ 0.63	0.2%
E18	Staircases	£ 40,000.00	£ 20.08	£ 1.87	0.6%
E19	Specialist fireplaces	£ -	£ -	£ -	-
E20	Specialist joinery	£ 188,000.00	£ 94.37	£ 8.77	2.8%
E21	Painting and decorating	£ 104,000.00	£ 52.21	£ 4.85	1.6%
E22	Natural stone & ceramic coverings	£ 86,940.00	£ 43.64	£ 4.05	1.3%
E23	Wood & carpeted floor coverings	£ 50,360.00	£ 25.28	£ 2.35	0.8%
E24	Specialist resin floor finish	£ -	£ -	£ -	-
E25	Glassworks and mirrors	£ 13,500.00	£ 6.78	£ 0.63	0.2%
E26	Garage doors	£ -	£ -	£ -	-
E27	Car lift & turntable	£ -	£ -	£ -	-
E28	Mastic pointing	£ 13,500.00	£ 6.78	£ 0.63	0.2%
E29	Builders cleaning	£ 22,500.00	£ 11.29	£ 1.05	0.3%
INTERNAL FIT-OUT SUB-TOTAL		£ 2,099,808.87	£ 1,054.06	£ 97.93	31.4%
Preliminaries					
F1	Site Running Costs	£ 560,710.00	£ 281.46	£ 26.15	8.4%
PRELIMINARIES SUB-TOTAL		£ 560,710.00	£ 281.46	£ 26.15	8.4%
Associated Fees					
G1	Investigation, H&S and associated fees	£ 75,700.00	£ 38.00	£ 3.53	1.1%
FEES SUB-TOTAL		£ 75,700.00	£ 38.00	£ 3.53	1.1%
MAIN CONTRACTOR OHP @ 10%		£ 587,145.12	£ 442.10	£ 40.87	8.8%
BUILD ONLY TOTAL		£ 6,458,596.34	£ 3,242.07	£ 301.20	96.7%
OTHER DESIGN FEES					
H1		£ 222,000.00	£ 111.44	£ 10.35	3.3%
GRAND TOTAL		£ 6,680,596.34	£ 3,353.51	£ 311.55	100.0%

Site Name:-	Site address: Heath Buildings, High Street Oxsho		CASTELLUM	
Description of works:	To construct 21.443 ft2 (including basement garage) and including all external and associated works		date:	Feb 23
			revision:	first issue
			1,992	21,443
Reference	Elemental analyses	Totals	£/M2	£/FT2
Substructures				
	SUB-STRUCTURE SUB-TOTAL	£ 1,599,609.45	£ 802.97	£ 74.60 23.9%
External works				
	EXTERNAL WORKS SUB-TOTAL	£ 287,960.00	£ 144.55	£ 13.43 4.3%
Services				
	SERVICES SUB-TOTAL	£ 62,450.00	£ 31.35	£ 2.91 0.9%
Shell and core				
	SHELL & CORE SUB-TOTAL	£ 1,185,212.90	£ 594.95	£ 53.94 17.7%
Internal fit-out				
	INTERNAL FIT-OUT SUB-TOTAL	£ 2,099,808.87	£ 1,054.06	£ 97.93 31.4%
Preliminaries				
	PRELIMINARIES SUB-TOTAL	£ 560,710.00	£ 281.46	£ 26.15 8.4%
Associated Fees				
	FEES SUB-TOTAL	£ 75,700.00	£ 38.00	£ 3.53 1.1%
	MC OHP @ 10%	£ 587,145.12	£ 442.10	£ 40.87 8.8%
	BUILD ONLY TOTAL	£ 6,458,596.34	£ 3,242.07	£ 301.20 96.7%
H1	OTHER DESIGN FEES	£ 222,000.00	£ 111.44	£ 10.35 3.3%
	GRAND TOTAL	£ 6,680,596.34	£ 3,353.51	£ 311.55 100.0%
OUT				
		£ 6,680,596.34		
		£ 2,400,000.00	Land costs	
		£ 130,000.00	Legals and stamp	
		£ 85,000.00	Joe + others costs	
		£ -	Other historical costs £140K	
		£ 180,000.00	Purchase of surrey land to extend building forward CIL & Affordable ?	
		£ 9,475,596.34		
<i>(Inc; legals and agents fees)</i>				
CONSERVATIVE	sq/ft	£/ft	IN	
Ground Floor Commercial	4411	£453.41	£ 2,000,000.00	
First Floor Apartments (4No)	4302	£700.00	£ 3,011,400.00	
Second Floor Apartments (4No.)	4302	£700.00	£ 3,011,400.00	
Third Floor Apartments (2No.)	1850	£750.00	£ 1,387,500.00	-0.69%
			£ 9,410,300.00	-£ 65,296.34 Deficit
MID	sq/ft	£/ft	IN	
Ground Floor Commercial	4411	£453.41	£ 2,000,000.00	
First Floor Apartments (4No)	4302	£775.00	£ 3,334,050.00	
Second Floor Apartments (4No.)	4302	£775.00	£ 3,334,050.00	
Third Floor Apartments (2No.)	1850	£800.00	£ 1,480,000.00	6.63%
			£ 10,148,100.00	£ 672,503.66 Surplus
HIGH	sq/ft	£/ft	IN	
Ground Floor Commercial	4411	£453.41	£ 2,000,000.00	
First Floor Apartments (4No)	4302	£850.00	£ 3,656,700.00	
Second Floor Apartments (4No.)	4302	£850.00	£ 3,656,700.00	
Third Floor Apartments (1No.)	1850	£900.00	£ 1,665,000.00	13.69%
			£ 10,978,400.00	£ 1,502,803.66 Surplus

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Waterproofing system

Cost Code	Description	Unit	Rate	Qty	Floor Area m2	1992	Total £'s	£/m2	£/ft2
					Floor Area fs	21,443			
S/GW	Internal tanking membrane Assume waterproof concrete to basement only and included in groundworks package	Item	£ -				£ -	£ -	£ -
							£ -	£ -	£ -
							£ -	£ -	£ -
							£ -	£ -	£ -
							£ -	£ -	£ -
							£ -	£ -	£ -
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CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Site clearance

Cost Code	Description	Unit	Rate	Qty	Floor Area		Total £'s	£/m2	£/ft2
					m2	fs			
Following site inspection to clear all above ground debris not included within demolitions phase						1992			
						21,443			
E/SC	Above ground site clearance	Item	£ 2,500.00	1	1		£ 2,500.00	£ 1.25	£ 0.12
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Page Totals							£2,500.00	£1.25	£ 0.12

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Tree works

To carry out all tree works as indicated on arboricultural report	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
TS	Allowance to carry out tree works	Item	£ -	1	1	£ -	£ -	£ -
TP	Allowance to carry out tree protection:	Item	£5,000.00	1	1	£5,000.00	£ 2.51	£ 0.23
	Tree protection; heavy duty ground panels, including maintenance					£ -	£ -	£ -
	Tree protection; protective barrier, British Standard 5837:2012					£ -	£ -	£ -
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					Page Totals	£5,000.00	£ 2.51	£ 0.23

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Crossover

To supply all labour, plants and materials to install crossover off-site	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
E/OF	Allowance to form new bellmouth and remove existing	item	£ 5,000.00	1	1	£ 5,000.00	£ 2.51	£ 0.23
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Page Totals						£5,000.00	£2.51	£ 0.23

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Hard landscaping

To supply all labours, plant and materials to carry out external finishes as shown on design infromation	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
E/DR	Resin drive/ramp including sub-base and steel edgings Inc basement garage (427m2)	Item	£ 140.00	515	515	£ 72,100.00	£ 36.19	£ 3.36
E/PP	Garden patios areas etc;	Item	£25,000.00	1	1	£ 25,000.00	£ 12.55	£ 1.17
E/BS	Bin Store	Item	£10,000.00	1	1	£ 10,000.00	£ 5.02	£ 0.47
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Page Totals						£ 107,100.00	£ 53.76	£ 4.99

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Soft landscaping

To supply and install turfing and planting to Landscape	Floor Area m2	1992
Architects design by others	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
SL	To supply and install turfing, planting, trees, topiary and any other garden feature - PC sum allowance	Item	£30,000.00	1	1	£30,000.00	£15.06	£ 1.40
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Page Totals						£30,000.00	£15.06	£ 1.40

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Tennis court

To supply & install hard court including all perimeter fencing and lighting

Floor Area m2	1992
Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
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CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Irrigation system

To specialist design, supply and install underground piped irrigation system including all associated plant and equipment	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
SL	Groundwork trenches	Item	£ -	1	1	£ -	£ -	£ -
SL	Design, supply and install piped system c/w pop up hoses	Item	£ -	1	1	£ -	£ -	£ -
SL	Electrical work	Item	£ -	1	1	£ -	£ -	£ -
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CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Entrance gates & decorative piers

To specialist design, supply and install automated gate entry system c/w decorative gates and piers	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
EG	Supply and install decorative gate and automation < 5000mm wide	Item	£ 12,000.00	1	1	£ 12,000.00	£ 6.02	£ 0.56
EG	Supply and install decorative post box	Item	£ 500.00	9	9	£ 4,500.00	£ 2.26	£ 0.21
EG	Supply and install decoative name plaque	Item	£ 1,500.00	1	1	£ 1,500.00	£ 0.75	£ 0.07
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<u>Notes:</u> 1. Video entry system is included under section E9 2. Ductwork included under section C1								
Page Totals						£ 18,000.00	£ 9.04	£ 0.84

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Decorative railings

To supply and install decorative railings as shown on elevation drawings provided		Floor Area m2	1992
		Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
E/RA	Not required					£ -	£ -	£ -
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CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- BWIC service mains

To supply and install all ductwork and services not carried out by respective service companies	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
V/EX	PC sum - to supply, labour, plant and materials to carry out all on site trenching and ductwork including draw cable and pits for the following services. Off-site works by service company see sections C2, C3 & C4. Gas (duct laid by service company) Water Electric Water Telephone/Data (ductwork supplied by bt) External lighting Entrance gates [3 ducts]	Item	£ 5,500.00	1	1	£ 5,500.00	£ 2.76	£ 0.26
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Page Totals						£5,500.00	£2.76	£ 0.26

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Gas Mains

Existing service dis-connection and new service mains	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
V/GM	Remove existing meters and disconnect service at boundary	Item	£ 2,000.00	1	1	£ 2,000.00	£ 1.00	£ 0.09
V/GM	PC sum for new gas supply provided by service company including new meter	Item	£ 1,500.00	9	9	£ 13,500.00	£ 6.78	£ 0.63
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Page Totals						£ 15,500.00	£ 7.78	£ 0.72

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Water Mains

Existing service alterations and new service mains	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
V/WM	Adapt existing water supply for use as temporay builders supply	Item	£ 450.00	1	1	£ 450.00	£ 0.23	£ 0.02
V/WM	PC sum for new water supply provided by service company including new stop cock and meter	Item	£ 1,500.00	13	13	£ 19,500.00	£ 9.79	£ 0.91
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					Page Totals	£ 19,950.00	#####	£ 0.93

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott **Element:-** Scaffolding

To supply and install independent tied access scaffold 5 boards wide for the duration of shell and core works approx.	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
Y/SC	Independent 5 board scaffold including all adaptions, loading bays, birdcages, internals walls etc;	Item	£65,000.00	1	1	£65,000.00	£32.63	£ 3.03
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Page Totals						£65,000.00	£32.63	£ 3.03

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott **Element:-** Decorative stonework

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
	To design, supply and install decorative natural stone to external walls							
		Floor Area m2			1992			
		Floor Area fs			21,443			
Z/SN	Supply and install decorative stone to window surrounds, strings, cornices, parapets etc; Haddonstone - Wetcast <u>Notes</u> 1. Scaffolding will be provided under section D1	Item	£ 100,000.00	1	1	£ 100,000.00	£ 50.20	£ 4.66
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					Page Totals	£ 100,000.00	£ 50.20	£ 4.66

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott **Element:-** Structural steels

Design, supply and install structural grade steelwork including all necessary fabrication off-site and craneage	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
Y/SS	Supply & install structural steelwork	tonne	£ 3,150.00	20.000	20.000	£63,000.00	£31.62	£ 2.94
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Page Totals						£63,000.00	£31.62	£ 2.94

Note
1. None assumed to garage wing

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- PCC upper floors

Design, supply and install pre-cast concrete floors and stairs		Floor Area m2		1992				
Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
						21,443		
Y/PC	<u>First floor</u> 200mm prestressed PCC wideplank flooring system including passive fall arrest system and craneage	m2	£ 70.00	448	448	£ 31,326.01	£ 15.72	£ 1.46
Y/PC	<u>Second floor</u> 200mm prestressed PCC wideplank flooring system including passive fall arrest system and craneage	m2	£ 70.00	448	448	£ 31,326.01	£ 15.72	£ 1.46
Y/PC	<u>Third floor</u> 200mm prestressed PCC wideplank flooring system including passive fall arrest system and craneage	m2	£ 70.00	448	448	£ 31,326.01	£ 15.72	£ 1.46
Y/PC	<u>PCC stairs</u> Allowance for PCC stairs	Item	£ 5,000.00	4	4	£ 20,000.00	£ 10.04	£ 0.93
Page Totals						£ 113,978.02	£ 57.21	£ 5.32

£ 5.32

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Diamond drilling

To supply all labours and plant to diamond drill through r.c concrete and / or Bison precast planks.	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
Y/PC	Allowance to diamond drill for services penetrations	visits	£500.00	10	10	£ - £5,000.00	£ - £2.51	£ - £ 0.23
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Page Totals						£5,000.00	£2.51	£ 0.23

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Flat roofing coverings

Cost Code	Description	Floor Area m2			1992	Total £'s	£/m2	£/ft2
		Unit	Rate	Qty	Floor Area fs			
	To supply and install single ply membrane coverings				21,443			
Y/FR	Rubber single ply membrane 2.2mm nominal thickness mechanically fixed to roof substrate c/w welded laps	Item	£ 120.00	194	194	£ 23,280.00	£ 11.69	£ 1.09
Y/FR	Green Roof	Item	£ 90.00	150	150	£ 13,500.00	£ 6.78	£ 0.63
Y/FR	Insulation supply and install 120mm thick	Item	£ 35.00	194	194	£ 6,790.00	£ 3.41	£ 0.32
Y/FR	Balcony asphalt	Item	£ 2,500.00	4	4	£ 10,000.00	£ 5.02	£ 0.47
Y/FR	Balcony insulation	Item	£ -	1	1	£ -	£ -	£ -
Y/FR	Terrace Finish	Item	£ 120.00	44	44	£ 5,280.00	£ 2.65	£ 0.25
Y/FR	Mansafe system	Item	£ 5,500.00	1	1	£ 5,500.00	£ 2.76	£ 0.26
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					Page Totals	£ 64,350.00	£ 32.30	£ 3.00

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Render

To supply, deliver and install external windows and doors including specialist roof lights	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
Y/PS	Sand/cement render finish	Item	£ -	1	1	£ -	£ -	£ -
Y/PT	2 coats masonry paint	Item	£ -	1		£ -	£ -	£ -
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Page Totals						£ -	£ -	£ -

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott _____

Element:- Rainwater goods _____

To supply and install upvc internal rainwater system c/w cast iron external hoppers.	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
Y/PH	Labour	Item	£ 1,250.00	1	1	£ 1,250.00	£ 0.63	£ 0.06
						£ -	£ -	£ -
Y/PH	Materials (gullies to balconies & flat roofs)	Item	£ 1,200.00	12	12	£ 14,400.00	£ 7.23	£ 0.67
						£ -	£ -	£ -
Y/PH	Allowance for internal DB12 soil rainwaters	Item	£ 250.00	52	52	£ 13,000.00	£ 6.53	£ 0.61
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Page Totals						£28,650.00	£14.38	£ 1.34

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Building Management system

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
	To supply and install "KNX" building management operating system including all associated electrical installations							
					1992			
					21,443			
Y/MI	Not required					£ -	£ -	£ -
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CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Re-newable energy system

Allowance to supply and install re-newable energy systems	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
Y/PH	Allowance for solar energy	Item	£15,000.00	1	1	£15,000.00	£ 7.53	£ 0.70
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Page Totals						£15,000.00	£ 7.53	£ 0.70

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- AV installations

Cost Code	Description	Unit	Rate	Qty	Total Qty	1992		
						Floor Area m2	Floor Area fs	
	To supply and install specialist audio and visual systems including all associated works.					21,443		
						Total £'s	£/m2	£/ft2
Y/MI	Audio system (control 4 or similar)	Item	£ 5,000.00	9	9	£ 45,000.00	£22.59	£ 2.10
Y/MI	TV distribution / data / network	Item	£ 1,500.00	9	9	£ 13,500.00	£ 6.78	£ 0.63
Y/MI	Rako mood lighting (or similar)	Item	£ 3,500.00	9	9	£ 31,500.00	£15.81	£ 1.47
Y/MI	1st & 2nd fix	Item	£ 4,500.00	9	9	£ 40,500.00	£20.33	£ 1.89
Y/MI	Home Cinema	Item	£ -			£ -	£ -	£ -
Y/MI	TV Screens	Item	£ -			£ -	£ -	£ -
Y/MI	Prelims / O&M (incl; security)	Item	£ 500.00	9	9	£ 4,500.00	£ 2.26	£ 0.21
Y/MI	Premium support package (incl; security)	Item	£ 750.00	9	9	£ 6,750.00	£ 3.39	£ 0.31
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Page Totals						£ 141,750.00	£71.16	£ 6.61

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Passenger lift

To design, supply and install 8 person passenger lifts	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
	Kone lift or s.a	1	£ 60,000.00	1	1	£ -	£ -	£ -
						£ 60,000.00	£30.12	£ 2.80
	BWIC	1	£ 10,000.00	1	1	£ -	£ -	£ -
						£ 10,000.00	£ 5.02	£ 0.47
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Page Totals						£70,000.00	£35.14	£ 3.26

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Kitchen

Design, supply and install furniture, worktops, splasbacks, appliances, sinks, taps and lighting etc;	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
C/KI	Main kitchen	Item	£12,500.00	9	9	£ 112,500.00	£56.47	£ 5.25
C/KI	Utility	Item	£ 2,500.00	9	9	£ 22,500.00	£11.29	£ 1.05
C/KI	Staff quarters	Item	£ -	1	1	£ -	£ -	£ -
C/KI	Kitchen for commercial units	Item	£ 2,500.00	4	4	£ 10,000.00	£ 5.02	£ 0.47
						£ -	£ -	£ -
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						£ 145,000.00	£72.79	£ 6.76

Note
1. All sums are inclusive of vat @ 20% on appliances

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Shower enclosures

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
	To supply and install shower doors/screens.					1992		
						21,443		
C/SH	To supply only	Item	£ 500.00	18	18	£ 9,000.00	£ 4.52	£ 0.42
						£ -	£ -	£ -
C/SH	Fitting cost	Item	£ 250.00	18	18	£ 4,500.00	£ 2.26	£ 0.21
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Page Totals						£13,500.00	£ 6.78	£ 0.63

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Specialist fireplaces

To supply and install gas fired specialist fireplaces	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
C/FP	PC sum to supply and install specialist fireplace and flue system to family and drawing room <i>Assumed bio-ethanol</i>	Item	£ 4,500.00			£ -	£ -	£ -
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Page Totals						£ -	£ -	£ -

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott Element:- Wood & carpeted floor coverings

Cost Code	Description	Floor Area m2			1992	Total £'s	£/m2	£/ft2
		Unit	Rate	Qty	Total Qty			
	To supply and install specialist floor coverings including all necessary underlays and associated fixings etc;				21,443			
	Engineered Timber Floors (living areas)					£ -	£ -	£ -
C/WD	Unit 1	m2	£ 60.00	52	52	£ 3,120.00	£ 1.57	£ 0.15
C/WD	Unit 2	m2	£ 60.00	56	56	£ 3,360.00	£ 1.69	£ 0.16
C/WD	Unit 3	m2	£ 60.00	56	56	£ 3,360.00	£ 1.69	£ 0.16
C/WD	Unit 4	m2	£ 60.00	52	52	£ 3,120.00	£ 1.57	£ 0.15
C/WD	Unit 5	m2	£ 60.00	52	52	£ 3,120.00	£ 1.57	£ 0.15
C/WD	Unit 6	m2	£ 60.00	56	56	£ 3,360.00	£ 1.69	£ 0.16
C/WD	Unit 7	m2	£ 60.00	56	56	£ 3,360.00	£ 1.69	£ 0.16
C/WD	Unit 8	m2	£ 60.00	52	52	£ 3,120.00	£ 1.57	£ 0.15
C/WD	Unit 9	m2	£ 60.00	78	78	£ 4,680.00	£ 2.35	£ 0.22
C/WD	Unit 10	m2	£ 60.00			£ -	£ -	£ -
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						£ -	£ -	£ -
	Carpet (bedrooms)					£ -	£ -	£ -
C/CA	Unit 1	m2	£ 40.00	28	28	£ 1,120.00	£ 0.56	£ 0.05
C/CA	Unit 2	m2	£ 40.00	28	28	£ 1,120.00	£ 0.56	£ 0.05
C/CA	Unit 3	m2	£ 40.00	28	28	£ 1,120.00	£ 0.56	£ 0.05
C/CA	Unit 4	m2	£ 40.00	28	28	£ 1,120.00	£ 0.56	£ 0.05
C/CA	Unit 5	m2	£ 40.00	28	28	£ 1,120.00	£ 0.56	£ 0.05
C/CA	Unit 6	m2	£ 40.00	28	28	£ 1,120.00	£ 0.56	£ 0.05
C/CA	Unit 7	m2	£ 40.00	28	28	£ 1,120.00	£ 0.56	£ 0.05
C/CA	Unit 8	m2	£ 40.00	28	28	£ 1,120.00	£ 0.56	£ 0.05
C/CA	Unit 9	m2	£ 40.00	45	45	£ 1,800.00	£ 0.90	£ 0.08
C/CA	Unit 10	m2	£ 40.00			£ -	£ -	£ -
						£ -	£ -	£ -
						£ -	£ -	£ -
	<u>Stairs</u>					£ -	£ -	£ -
	Grd-First	Item	£ 2,500.00	1	1	£ 2,500.00	£ 1.25	£ 0.12
	First-Second	Item	£ 2,500.00	1	1	£ 2,500.00	£ 1.25	£ 0.12
	Second-Third	Item	£ 2,500.00	1	1	£ 2,500.00	£ 1.25	£ 0.12
						£ -	£ -	£ -
	Front Entrance Matwell	Item	£ 1,500.00	1	1	£ 1,500.00	£ 0.75	£ 0.07
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	<u>Note</u>					£ -	£ -	£ -
	1. We recommend all wood floors are stuck as opposed to floated					£ -	£ -	£ -
	2. Carpet rates includes 20% value added tax on materials					£ -	£ -	£ -
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Page Totals						£ 50,360.00	£ 25.28	£ 2.35

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Specialist resin floor finish

To supply and install specialist resin floor finish		Floor Area m2			1992			
Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
	Supply and install specialist resin floor finish to:							
C/WF	Garage	m2	£ 55.00			£ -	£ -	£ -
C/WF	Plant rooms					£ -	£ -	£ -
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					Page Totals	£ -	£ -	£ -

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Glassworks and mirrors

Cost Code	Description	Unit	Rate	Qty	To supply and install specialist mirrors and glassworks		Total Qty	Total £'s	€/m2	£/ft2
					Floor Area m2	Floor Area fs				
							1992			
							21,443			
Y/MR	Allowance for bathroom mirrors	Item	£1,500.00	9		9	£13,500.00	£6.78	£ 0.63	
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Page Totals								£13,500.00	£6.78	£ 0.63

Note
 1. Shower doors allowed under section E17

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Car lift & turntable

To supply and install specialist car lift from basement to ground floor	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
	Not required					£ -	£ -	£ -
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					Page Totals	£ -	£ -	£ -

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Mastic pointing

Cost Code	Description	Floor Area m2			Total Qty	Total £'s	€/m2	£/ft2
		Unit	Rate	Qty				
To supply and install dow corning mastic as below		1992						
		21,443						
Y/MS	Allowance for internal and external mastic pointing	Item	£1,500.00	9	9	£13,500.00	£6.78	£ 0.63
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					Page Totals	£13,500.00	£6.78	£ 0.63

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- Builders cleaning

To all supply all labours and sundries to carry out builders cleaning at relevant stages	Floor Area m2	1992
	Floor Area fs	21,443

Cost Code	Description	Unit	Rate	Qty	Total Qty	Total £'s	£/m2	£/ft2
Y/BC	Allowance for builders clean, re-clean and sparkle	Item	£2,500.00	9	9	£22,500.00	£11.29	£ 1.05
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Page Totals						£22,500.00	£11.29	£ 1.05

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott		Element:-		Preliminary costs					
Cost Code	Description	Unit	Rate	Qty	Floor Area m2	1992	Total £'s	£/m2	£/ft2
					Floor Area fs				
	Total allowance from demolition to completion is 104 weeks. Demolition contractor PC for first 6 weeks and then groundworker PC for next 30 weeks. Castellum PC for 68 weeks in total.							Total 104	wks
	Site set-up								
P/SS	Allowance to fit-out offices with shelving, drawing racks etc;	item	£ 2,000.00	1	1	1	£ 2,000.00	£ 1.00	£ 0.09
P/SS	Site welfare and sundries during construction	weeks	£ 25.00	68	68	68	£ 1,700.00	£ 0.85	£ 0.08
P/SS	Stationary and small items required during construction	weeks	£ 15.00	68	68	68	£ 1,020.00	£ 0.51	£ 0.05
	Site Accomodation, WC and storage								
P/SA	Site office set up and removal	item	£ 500.00	2	2	2	£ 1,000.00	£ 0.50	£ 0.05
P/SA	Site offices hire	weeks	£ 40.00	68	68	68	£ 2,720.00	£ 1.37	£ 0.13
P/SA	2 x Site canteen / mess room & drying room set up and removal	item	£ 1,500.00	2	2	2	£ 3,000.00	£ 1.51	£ 0.14
P/SA	2 x Site canteen / mess room & drying room hire	weeks	£ 80.00	68	68	68	£ 5,440.00	£ 2.73	£ 0.25
P/SA	Secure container set up and removal cost	item	£ 1,500.00	2	2	2	£ 3,000.00	£ 1.51	£ 0.14
P/SA	Secure container hire	weeks	£ 20.00	68	68	68	£ 1,360.00	£ 0.68	£ 0.06
P/SA	WC block set up and removal cost	item	£ 1,500.00	2	2	2	£ 3,000.00	£ 1.51	£ 0.14
P/SA	WC block hire	weeks	£ 60.00	68	68	68	£ 4,080.00	£ 2.05	£ 0.19
P/SA	Stairs hire	weeks	£ 15.00	68	68	68	£ 1,020.00	£ 0.51	£ 0.05
	Site staffing								
P/SM	Project Manager	weeks	£ 1,500.00	68	68	68	£ 102,000.00	£ 51.20	£ 4.76
P/CP	Project Manager Car / petrol	weeks	£ 100.00	68	68	68	£ 6,800.00	£ 3.41	£ 0.32
P/SM	Assistant Project Manager	weeks	£ 1,000.00	26	26	26	£ 26,000.00	£ 13.05	£ 1.21
P/CP	Assistant Project Manager car / petrol	weeks	£ 100.00	26	26	26	£ 2,600.00	£ 1.31	£ 0.12
P/SM	Visiting Contracts Manager / Commercial Manager	visits	£ 300.00	68	68	68	£ 20,400.00	£ 10.24	£ 0.95
P/SM	Quantity Surveyor (three days per week)	visits	£ 750.00	68	68	68	£ 51,000.00	£ 25.60	£ 2.38
P/SL	Site labourers clearing and maintaining site presentation (2No.)	weeks	£ 1,100.00	40	40	40	£ 44,000.00	£ 22.09	£ 2.05
	Plant and equipment hire								
P/CR	Crane erected within lift shaft (possible saving with groundworker)	Item	£14,200.00	2	2	2	£ 28,400.00	£ 14.26	£ 1.32
P/CR	Hire & driver (possible saving with groundworker)	weeks	£ 2,450.00	40	40	40	£ 98,000.00	£ 49.19	£ 4.57
P/CR	Crane sundries	weeks	£ 50.00	40	40	40	£ 2,000.00	£ 1.00	£ 0.09
P/FL	Forklift hire & fuel	weeks	£ 375.00	26	26	26	£ 9,750.00	£ 4.89	£ 0.45
P/FL	Forklift driver	weeks	£ 750.00	26	26	26	£ 19,500.00	£ 9.79	£ 0.91
P/PL	Allowance for small plant hires	weeks	£ 150.00	68	68	68	£ 10,200.00	£ 5.12	£ 0.48
	Waste removal								
P/SK	12yd skip delivery and collection	each	£ 300.00	68	68	68	£ 20,400.00	£ 10.24	£ 0.95
	Hoarding, temporary fencing, access & gates								
P/SF	Decorative hoarding to Castellum standard specification	metre	£ 150.00	31	31	31	£ 4,650.00	£ 2.33	£ 0.22
P/SF	Ditto gates	item	£ 2,500.00	1	1	1	£ 2,500.00	£ 1.25	£ 0.12
P/SF	Hoarding and gates adjustments & repairs	item	£ 1,500.00	1	1	1	£ 1,500.00	£ 0.75	£ 0.07
P/SF	Hoarding/gate sigange	No.	£ 500.00	1	1	1	£ 500.00	£ 0.25	£ 0.02
	Temporary roads and hardstandings								
P/TR	Silo base construction and removal	Item	£ 2,500.00	1	1	1	£ 2,500.00	£ 1.25	£ 0.12
P/TR	Crane base construction and removal (assumed in the lift pit)	Item	£ 5,000.00	1	1	1	£ 5,000.00	£ 2.51	£ 0.23
P/TR	Temporary roads and hardstandings	m2	£ 40.00	50	50	50	£ 2,000.00	£ 1.00	£ 0.09
	Utility Services, distribution and fuel bills								
P/TS	Water supply installation and removal to site accomodation	item	£ 250.00	1	1	1	£ 250.00	£ 0.13	£ 0.01
P/TS	Ditto to silo	item	£ 250.00	1	1	1	£ 250.00	£ 0.13	£ 0.01
P/TS	Provide temporary standpipe	item	£ 150.00	1	1	1	£ 150.00	£ 0.08	£ 0.01
P/SB	Water supply useage / running cost	weeks	£ 25.00	68	68	68	£ 1,700.00	£ 0.85	£ 0.08
P/TS	Electricity supply and installation and removal to site accomodation	item	£ 3,500.00	1	1	1	£ 3,500.00	£ 1.76	£ 0.16
P/TS	Ditto to silo and crane	item	£ 300.00	2	2	2	£ 600.00	£ 0.30	£ 0.03
P/TS	Distribution transformers 10 kva / removal	item	£ 750.00	5	5	5	£ 3,750.00	£ 1.88	£ 0.17
P/TS	Purchase of transformers and distribution cabling	item	£ 500.00	5	5	5	£ 2,500.00	£ 1.25	£ 0.12
P/TS	Lighting distribution installation and removal	item	£ 1,500.00	10	10	10	£ 15,000.00	£ 7.53	£ 0.70
P/TS	Purchase of lighting distribution	item	£ 250.00	10	10	10	£ 2,500.00	£ 1.25	£ 0.12
P/SB	Electricity supply useage / running cost	weeks	£ 100.00	68	68	68	£ 6,800.00	£ 3.41	£ 0.32
	Communications								
P/SP	Site telephone / broadband installation and removal	item	£ 250.00	1	1	1	£ 250.00	£ 0.13	£ 0.01
P/SB	Site telephone / broadband useage	weeks	£ 50.00	68	68	68	£ 3,400.00	£ 1.71	£ 0.16
P/SP	Photocopier hire and maintenance	weeks	£ 25.00	68	68	68	£ 1,700.00	£ 0.85	£ 0.08
P/SP	Laptop / router purchase and set up	item	£ 550.00	1	1	1	£ 550.00	£ 0.28	£ 0.03
	Security								
P/SC	External flood lights	each	£ 150.00	8	8	8	£ 1,200.00	£ 0.60	£ 0.06
P/SC	CCTV cameras including 24 hour monitoring [from 1st fix to completion]	weeks	£ 150.00	52	52	52	£ 7,800.00	£ 3.92	£ 0.36
P/SC	Security padlocks	item	£ 50.00	4	4	4	£ 200.00	£ 0.10	£ 0.01
	Health and safety								
P/SY	Site set up; fire, health, first aid, signage and alarms aetc;	item	£ 1,500.00	1	1	1	£ 1,500.00	£ 0.75	£ 0.07
P/SY	PPE during construction	weeks	£ 15.00	68	68	68	£ 1,020.00	£ 0.51	£ 0.05
	H&S visits	weeks	£ 250.00	17	17	17	£ 4,250.00	£ 2.13	£ 0.20
P/SY	Compile handover manual	item	£ 5,000.00	1	1	1	£ 5,000.00	£ 2.51	£ 0.23
	Miscellaneous								
P/MS	Gas supply useage during construction when building is live	weeks	£ 200.00	8	8	8	£ 1,600.00	£ 0.80	£ 0.07
P/MS	Electricity useage during construction when building is live	weeks	£ 150.00	8	8	8	£ 1,200.00	£ 0.60	£ 0.06
	Site orders								
P/SO	Allowance for Project Manager to purchase materials < £250 per order	item	£ 5,000.00	1	1	1	£ 5,000.00	£ 2.51	£ 0.23
Page Totals							£ 560,710.00	£ 281.46	£ 26.15

CASTELLUM LONDON LIMITED

Site Name:- Site address: Heath Buildings, High Street Oxshott

Element:- OTHER DESIGN FEES

Cost Code	Description	Floor Area m2		1992		Total £'s	£/m2	£/ft2
		Unit	Rate	Qty	Total Qty			
	<u>Working drawings</u>							
W/AR	Architectural services	item	£ 50,000.00	1	1	£ 50,000.00	£ 25.10	£ 2.33
W/EN	Structural Engineering	item	£ 35,000.00	1	1	£ 35,000.00	£ 17.57	£ 1.63
W/EN	Civil Engineering	item	£ 15,000.00	1	1	£ 15,000.00	£ 7.53	£ 0.70
W/ME	Mechanical Engineer	item	£ 5,000.00	1	1	£ 5,000.00	£ 2.51	£ 0.23
W/ME	Electrical Engineer	item	£ 5,000.00	1	1	£ 5,000.00	£ 2.51	£ 0.23
W/ME	Swimming pool design & inspections	item						
W/LS	Landscape Architect	item	£ 2,000.00	1	1	£ 2,000.00	£ 1.00	£ 0.09
	<u>Architectural and Interior design</u>							
W/FO	Space planning	item	£ -			£ -	£ -	£ -
W/FO	Schematic design	item	£ -	1	1	£ -	£ -	£ -
W/FO	Design development	item	£ 10,000.00	1	1	£ 10,000.00	£ 5.02	£ 0.47
W/FO	Special presentations	item	£ -			£ -	£ -	£ -
W/FO	Furniture and furnishings	item	£ -			£ -	£ -	£ -
W/OT	Main Contractor - Design Development/Co-ordination	item	£ 50,000.00	1	1	£ 50,000.00	£ 25.10	£ 2.33
W/OT	Technical Co-ordinator	item	£ 50,000.00	1	1	£ 50,000.00	£ 25.10	£ 2.33
Page Totals						£ 222,000.00	£ 111.44	£10.35