

Viability Assessment

Victoria Park Probation Centre, Laindon Road, Manchester
December 2022



RogerHannah

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I. Introduction

I.1 Instructions

Roger Hannah has been instructed by Britannia Victoria Limited to provide a financial viability assessment in respect of the proposed planning application for residential development at the site of the Victoria Park Probation Centre, Laidon Road, Manchester.

The application seeks Full planning permission for the demolition of existing buildings and the erection of a residential development (Use Class C3), comprising 72 units, along with associated hard and soft infrastructure, access and associated works.

This report has been prepared to support the planning application and considers the financial impact of the proposed planning obligations. We understand that the report will be submitted to Manchester City Council as part of the planning application for this development.

I.2 RICS Compliance

In accordance with the RICS Professional Statement, Financial viability in planning: conduct and reporting (2019), we can confirm the following:

- The persons involved in the preparation and review of this report are suitably qualified professionals that have extensive experience advising on viability matters across the region
- There are no conflicts of interest that affect our independent opinion being provided
- We have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information

We can also confirm that we have had reference to and followed the best practice recommendations in the RICS Guidance Note, Assessing viability in planning under the National Planning Policy Framework 2019 for England (2021).

I.3 Reporting

This report has been produced and reviewed by suitably qualified professionals.

2. Executive Summary

Financial Appraisal

Site	Victoria Park Probation Centre, Laidon Road, Manchester, M14 5YJ		
Scheme	The application seeks Full planning permission for the demolition of existing buildings and the erection of a residential development (Use Class C3), comprising 72 units, along with associated hard and soft infrastructure, access and associated works.		
GDV	We have provided two appraisals of the proposed development, with one including affordable housing with the benefit of vacant building credit, and one with 100% market sale disposal. Appraisal 1: the total GDV for the scheme including affordable housing equates to £15,670,000, which we have adopted within appraisal at Appendix 1. Appraisal 2: the total GDV for the 100% market sale scheme equates to £16,420,000, which we have adopted within our appraisal at Appendix 2.		
Build Costs	For this assessment, we have been provided with an 'all in' base construction cost by the Applicant's cost advisors – Simon Fenton Partnership ('SFP') which equates to £10,607,379 (£181 per sq ft) excluding abnormal works and professional fees. The cost plan is provided at Appendix 4 of this report. Further details of the build cost adopted is set out in Section 7 of this report.		
Abnormal Development Works	To bring forward the development, work has been undertaken to assess the level of abnormal development costs by SFP. A total cost of £814,230 has been included for abnormal works.		
Developer's Profit	18% on GDV for Market Sale 8% on GDV for affordable		
Benchmark Land Value	We have adopted a benchmark land value of £407,500 for the site.		
Other Costs	Other costs have been applied in respect of professional fees, finance, and sales and agent's fees.		
Appraisal Results		Appraisal 1 – AH Including VBC	Appraisal – 100% Market Sale
	Benchmark Land Value	£407,500	£407,500
	Residual Land Value	(£231,040)	£226,952
	Viability Concern	Unviable	Marginal

3. Site Information

3.1 Location

The proposed site is located within the Victoria Park area of Manchester, approximately 2.7 miles southeast of Manchester City Centre.

In terms of road networks, the proposed site has good accessibility being located within a 5-minute drive of both the A6 and A34 roads which in turn provide access to Manchester City Centre and the sub-regional strategic highway network. The area also benefits from good public transport provision with the site being located a 5-minute drive from Belle Vue Railway Station and an approximate 5-minute walk away from the nearest bus stop on Plymouth Grove both providing services to Manchester City Centre, the Universities and Manchester Royal Infirmary amongst other locations.

The immediate vicinity of the site is residential. Included below is a map showing the site's location within the region.



Figure 1: Location Plan (Source – Google Maps)

3.2 The Site

The application site is brownfield and extends to approximately 1.63 acres (0.66 hectares) gross. The site is generally rectangular in shape and currently comprises two vacant, one-storey buildings with associated hardstanding areas, a car park, and gardens. The buildings on site were previously used as a probation centre. However, the probation centre has now been closed since May 2021 and the site has lain vacant.

Since being vacated, the two existing buildings on site have been subject to squatters, vandalism and extensive fire damage. The current condition of the buildings is in a state of disrepair.

As part of the planning application for the site, the existing properties are to be demolished, and it is proposed the site is re-developed to deliver a new residential scheme. The current existing floorspace is set out in the table below

Description	Use	Sqm	Sq ft
Ground Floor	Office	844.80	9,904

A red line site map is provided below.



Figure 2: Site map

3.3 Proposed Development

The application seeks approval for the demolition of the existing buildings on site and the development of 72 dwellings, comprising a mix of houses and apartments. With regard to scale, the apartment block has been designed at 4 storeys, with the townhouses at 3 storeys in height.

The proposed development mix is set out below:

	BEDS	NIA (sqm)	NIA (sqft)	No.	Total NIA (sqm)	Total NIA (sqft)
APARTMENT TYPE 1A	1A	37	399	12	445	4,792
APARTMENT TYPE 1B	1B	37	398	2	74	797
APARTMENT TYPE 1C	1C	44	469	8	348	3,750
APARTMENT TYPE 1D	1D	40	435	3	121	1,306
APARTMENT TYPE 2A	2A	62	663	6	369	3,977
APARTMENT TYPE 2B	2B	71	769	2	143	1,538
APARTMENT TYPE 2C	2C	71	769	8	572	6,154
HOUSE TYPE 3A	3A	90	970	10	901	9,699
HOUSE TYPE 3B	3B	91	975	5	453	4,875
HOUSE TYPE 4A	4A	106	1,142	15	1,591	17,123
HOUSE TYPE 6A	6A	131	1,411	1	131	1,411
TOTAL NIA				72	5,149	55,422

The development provides a total net sales area of 55,422 sq ft and a total GIA of 58,669 sq ft. This provides a net to gross ratio of 94.50%.

The proposed development is illustrated on the plan below.



Figure 3: Proposed Development Layout

3.4 Planning Policy

In this section we set out the planning policy which is relevant in respect of viability.

Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document is the Manchester Local Plan. It sets the out the long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

3.4.1 Affordable Housing

The scheme would be subject to 20% affordable housing provision in line with Policy H8 of the Council's Local Plan.

Given the Victoria Park development will be using brownfield land, comprising two vacant buildings which will be demolished, and the site re-developed to deliver a new residential scheme, Vacant Building Credit will therefore be applicable. Therefore, the affordable housing requirement is only applied to the net gain in floor area. Based on the calculations shown in the table below, the scheme would provide 16.62% affordable housing which equates to 12 units (rounded).

As a starting point therefore, we have tested the feasibility of the scheme with 16.62% affordable housing provision.

No. Units in Scheme	72	
Affordable Housing (AH) Policy (Gross % / Gross Number of Units)	20%	14
	Sqm	Sqft
Total Existing GIA or 'Vacant Building Credit Area' (VBCA)	920	9,904
GIA proposed in development	5,451	58,669
Net Development Area (Less VBCA)	4,530	48,765
Net Affordable Housing Requirement (Net % / Net Number of Units)	Net %	Net Number of units
	16.62%	12

The tenure for the affordable provision in the scheme will be provided as Affordable Rent.

3.4.2 Community Infrastructure Levy

The Council have not adopted a CIL charging schedule. The development is therefore not liable for this charge.

3.4.3 S106 Contributions

To date, we understand the Council has not requested any S106 contributions for the proposed development.

4. Viability in Planning Guidance

4.1 National Planning Policy Framework

Paragraph 58 of the National Planning Policy Framework (NPPF), which was last updated in July 2021, states the following:

“where up to date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”

The NPPF places emphasis on assessing viability at the plan-making stage, but also sets out that it may also be required at the decision-making stage. It refers to the methodology set out in the Planning Practice Guidance (PPG), which we consider below.

4.2 Planning Practice Guidance

The PPG in respect of viability, which was last updated in 2019, defines a viability assessment at Paragraph 010 as:

“A process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.”

The preferred method is to assess viability at the plan-making stage through the use of a typology approach. Paragraph 004 states:

“Plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of sites and current and proposed use or type of development . . . Average costs and values can then be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Plan makers may wish to consider different potential policy requirements and assess the viability impacts of these. Plan makers can then come to a view on what might be an appropriate benchmark land value and policy requirement for each typology.”

The guidance requires standardised inputs to be used when assessing viability in relation to Gross Development Value (GDV), costs (construction costs and planning policy related costs), developer’s return and Benchmark Land Value (BLV), each of which will be assessed within this report. The BLV is to be assessed as the Existing Use Value (EUV) plus a minimum premium for the landowner.

The PPG also states that viability may also need to be assessed at the application stage, with paragraph 007 stating:

“Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.”

Paragraph 008 goes on to say that:

“The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and viability evidence underpinning the plan is up to date, and sites circumstances

including any changes since the plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment.”

The PPG also sets out a clear need for strategic sites to be individually tested, with paragraph 005 stating:

“It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic policies of the plan. This could include, for example, large sites, sites that provide a significant proportion of planning supply, sites that enable or unlock other development sites or sites within priority regeneration areas.”

4.3 RICS Assessing viability in planning under the NPPF 2019

We have referred to the best practice recommendations within this RICS Guidance Note, dated 2021, which provides clarifications in relation to the PPG standardised input approach. It sets out the need to use residual appraisals to assess viability in planning, using the following diagram to demonstrate this:

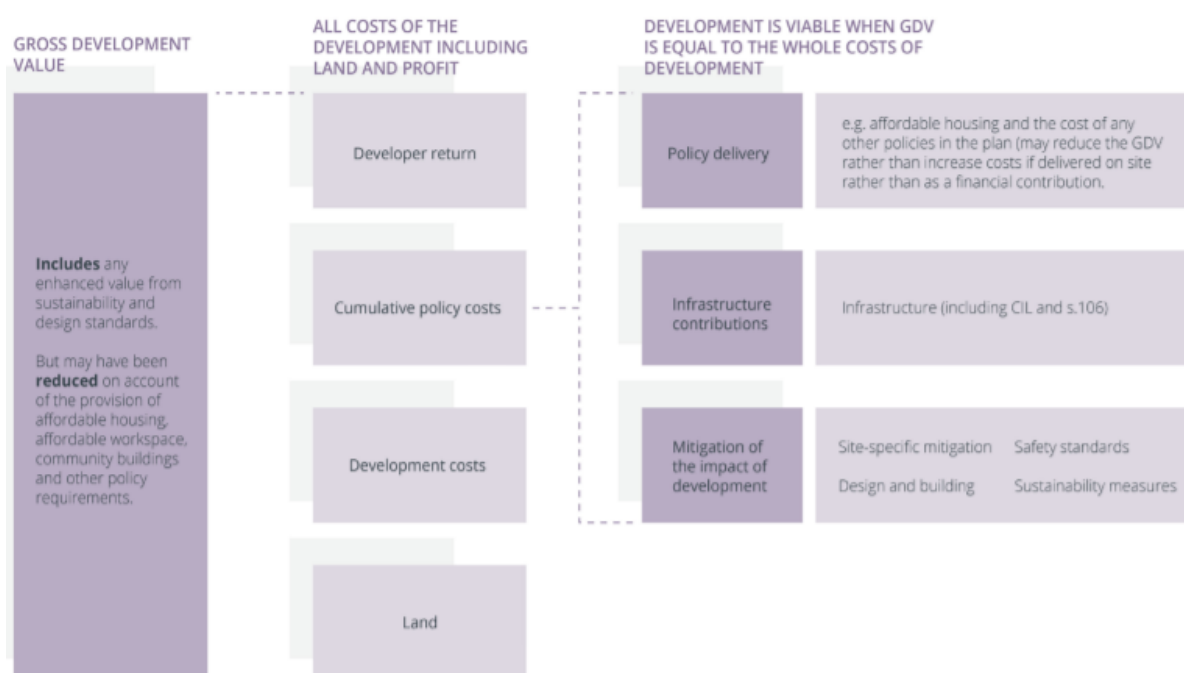


Figure 1: RICS Residual Valuation Framework (Source – RICS)

This Guidance Note is clear that the NPPF and PPG are the ‘authoritative requirement’, providing clarity on the application of this relevant guidance and the relevance to other RICS guidance, including the following:

- RICS Professional Statement, Financial viability in planning: conduct and reporting (2019)
- RICS Guidance Note, Valuation of development property (2019)
- RICS Guidance Note, Comparable evidence in real estate valuation (2019)
- RICS Professional Statement, RICS Valuation – Global Standards ‘Red Book’ (2020)

It also provides additional guidance on the Benchmark Land Value (BLV), which should be assessed through a five-stage process:

1. Assess the EUV – the Market Value of the property is in existing use, excluding hope value
2. Assess the Alternative Use Value (AUV) where appropriate
3. Assess the premium above EUV
4. Determine the residual value of the site, assuming policy compliance, to cross check against the EUV and assessment of the premium
5. Reference land transaction evidence to sense check the EUV and assessment of the premium

We can confirm that we have had reference to the contents of this guidance and followed the best practice recommendations set out within it.

4.4 RICS Financial viability in planning: conduct and reporting

This Professional Statement, dated 2019, sets out a number of mandatory requirements in Section 2 that apply when assessing viability in planning, which we summarise as follows:

- All inputs into an appraisal must be reasonably justified with as much good quality evidence as possible. Where a reviewer disagrees with a submitted assessment and/or elements in it, differences must be clearly set out with supporting and reasonable justification. Where possible, practitioners should always try to resolve differences of opinion.
- In respect of the benchmark land value RICS members must report the existing use value, premium, market evidence and all supporting considerations, assumptions and justifications adopted, as well as alternative use value (if appropriate).
- All viability assessment must include a sensitivity analysis
- A non-technical summary of the report should be provided, which includes key figures and conclusions, so that non-specialists can better understand them
- RICS members must advocate reasonable, transparent and appropriate engagement between the parties.

We can confirm that we have had regard to the mandatory reporting requirements within this Professional Statement.

5. Methodology

5.1 Site Specific Viability Assessment

In accordance with the scenarios set out in the PPG, we have undertaken a site-specific assessment of viability for the following reasons:

- The adopted Local Plan evidence base is considered out of date
- Additional information is now available in respect of infrastructure or sites costs, compared to the assumptions adopted at the plan-making stage

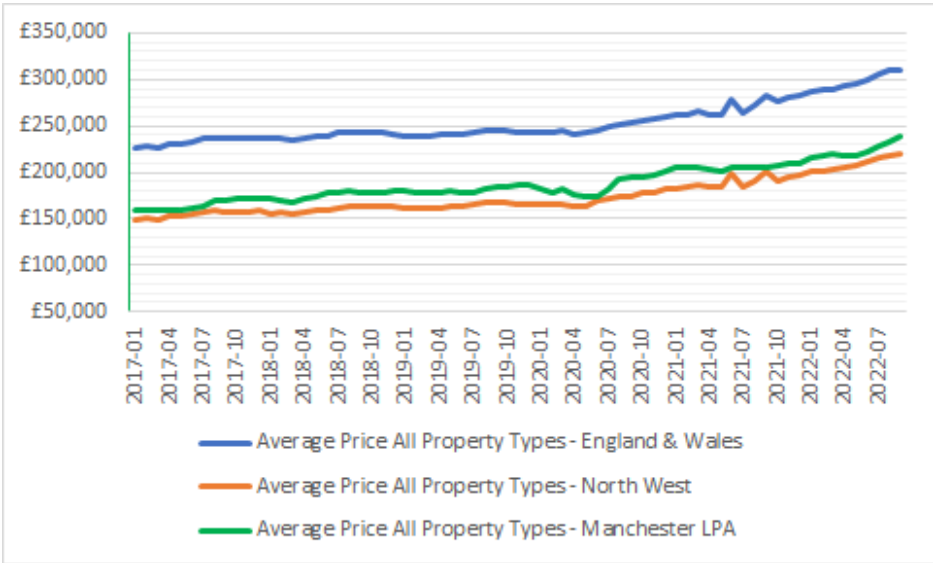
5.2 Adopted Methodology

As per the PPG and RICS guidance, we have adopted the residual method to assess site viability. This is based on the following calculation:

Gross Development Value – (Costs + Developer's Return) = Residual Value

We have also established the Benchmark Land Value (BLV) as appropriate for assessing viability. Should the residual value be below the BLV, which represents the minimum return a reasonable landowner can expect, the development is deemed to be unviable and changes to planning policy are likely to be required to ensure that the development is delivered. We have therefore also assessed what level of planning obligations can be delivered in order for the BLV to be achieved, therefore resulting in a viable development.

6. Gross Development Value

Method	The PPG states the following: <i>“Gross development value is an assessment of the value of development. For residential development this may be total sales and/or capitalised net rental income from developments . . . For viability assessment of a specific site or development, market evidence (rather than average figures) from the actual site or from existing developments can be used”</i> The RICS Guidance Note also defines this as follows: <i>“The aggregate market value of the proposed development, assessed on the special assumption that the development is complete on the date of valuation in the market conditions prevailing at that date.”</i> We have therefore undertaken a review of sales values in the locality.																																																																																																
National, Regional & local Market Overview	The graph below displays the average sold values for all property types in England and Wales, the Northwest and in the Manchester Local Authority area. It shows that values for all property types in Manchester are consistently below the national average, however it is interesting to note that prices are above the regional average. The average price for properties as of September 2022 is c. £239,000 in the Manchester Local Authority area, c.£219,000 in the Northwest and c. £309,000 in England and Wales. We have seen a recent slow down in housing market activity and values following wider economic uncertainty, interest rate rises and the increased cost of living.  <table><caption>Approximate Average Sold Values (£) from Graph</caption><thead><tr><th>Date</th><th>England & Wales</th><th>North West</th><th>Manchester LPA</th></tr></thead><tbody><tr><td>2017-01</td><td>~£220,000</td><td>~£140,000</td><td>~£150,000</td></tr><tr><td>2017-04</td><td>~£225,000</td><td>~£145,000</td><td>~£155,000</td></tr><tr><td>2017-07</td><td>~£230,000</td><td>~£150,000</td><td>~£160,000</td></tr><tr><td>2017-10</td><td>~£235,000</td><td>~£155,000</td><td>~£165,000</td></tr><tr><td>2018-01</td><td>~£230,000</td><td>~£150,000</td><td>~£160,000</td></tr><tr><td>2018-04</td><td>~£235,000</td><td>~£155,000</td><td>~£165,000</td></tr><tr><td>2018-07</td><td>~£240,000</td><td>~£160,000</td><td>~£170,000</td></tr><tr><td>2018-10</td><td>~£245,000</td><td>~£165,000</td><td>~£175,000</td></tr><tr><td>2019-01</td><td>~£240,000</td><td>~£160,000</td><td>~£170,000</td></tr><tr><td>2019-04</td><td>~£245,000</td><td>~£165,000</td><td>~£175,000</td></tr><tr><td>2019-07</td><td>~£250,000</td><td>~£170,000</td><td>~£180,000</td></tr><tr><td>2019-10</td><td>~£255,000</td><td>~£175,000</td><td>~£185,000</td></tr><tr><td>2020-01</td><td>~£250,000</td><td>~£170,000</td><td>~£180,000</td></tr><tr><td>2020-04</td><td>~£255,000</td><td>~£175,000</td><td>~£185,000</td></tr><tr><td>2020-07</td><td>~£260,000</td><td>~£180,000</td><td>~£190,000</td></tr><tr><td>2020-10</td><td>~£265,000</td><td>~£185,000</td><td>~£195,000</td></tr><tr><td>2021-01</td><td>~£270,000</td><td>~£190,000</td><td>~£200,000</td></tr><tr><td>2021-04</td><td>~£265,000</td><td>~£185,000</td><td>~£195,000</td></tr><tr><td>2021-07</td><td>~£270,000</td><td>~£190,000</td><td>~£200,000</td></tr><tr><td>2021-10</td><td>~£275,000</td><td>~£195,000</td><td>~£205,000</td></tr><tr><td>2022-01</td><td>~£280,000</td><td>~£200,000</td><td>~£210,000</td></tr><tr><td>2022-04</td><td>~£285,000</td><td>~£205,000</td><td>~£215,000</td></tr><tr><td>2022-07</td><td>~£309,000</td><td>~£219,000</td><td>~£239,000</td></tr></tbody></table>	Date	England & Wales	North West	Manchester LPA	2017-01	~£220,000	~£140,000	~£150,000	2017-04	~£225,000	~£145,000	~£155,000	2017-07	~£230,000	~£150,000	~£160,000	2017-10	~£235,000	~£155,000	~£165,000	2018-01	~£230,000	~£150,000	~£160,000	2018-04	~£235,000	~£155,000	~£165,000	2018-07	~£240,000	~£160,000	~£170,000	2018-10	~£245,000	~£165,000	~£175,000	2019-01	~£240,000	~£160,000	~£170,000	2019-04	~£245,000	~£165,000	~£175,000	2019-07	~£250,000	~£170,000	~£180,000	2019-10	~£255,000	~£175,000	~£185,000	2020-01	~£250,000	~£170,000	~£180,000	2020-04	~£255,000	~£175,000	~£185,000	2020-07	~£260,000	~£180,000	~£190,000	2020-10	~£265,000	~£185,000	~£195,000	2021-01	~£270,000	~£190,000	~£200,000	2021-04	~£265,000	~£185,000	~£195,000	2021-07	~£270,000	~£190,000	~£200,000	2021-10	~£275,000	~£195,000	~£205,000	2022-01	~£280,000	~£200,000	~£210,000	2022-04	~£285,000	~£205,000	~£215,000	2022-07	~£309,000	~£219,000	~£239,000
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Affordable Housing	We have appraised the affordable tenure in the scheme as affordable rent. In line with our understanding of offers made by registered providers of affordable housing, for the affordable rented units in the scheme, we have appraised these at 50% of market value to reflect an affordable rented product.																																																																																																
Scheme Including VBC	The total GDV for the policy compliant scheme within Appraisal I, attached at Appendix I. is set out below, with all affordable units assumed to be the APARTMENT TYPE 1A (AFF) house type.																																																																																																

	BEDS	NIA (sqft)	No.	Total NIA (sqft)	Market Value	£ psf	Total GDV
APARTMENT TYPE 1A (AFF)	1A	399	12	4,792	£62,500	£157	£750,000
APARTMENT TYPE 1B	1B	398	2	797	£125,000	£314	£250,000
APARTMENT TYPE 1C	1C	469	8	3,750	£145,000	£309	£1,160,000
APARTMENT TYPE 1D	1D	435	3	1,306	£135,000	£310	£405,000
APARTMENT TYPE 2A	2A	663	6	3,977	£200,000	£302	£1,200,000
APARTMENT TYPE 2B	2B	769	2	1,538	£230,000	£299	£460,000
APARTMENT TYPE 2C	2C	769	8	6,154	£230,000	£299	£1,840,000
HOUSE TYPE 3A	3A	970	10	9,699	£290,000	£299	£2,900,000
HOUSE TYPE 3B	3B	975	5	4,875	£290,000	£297	£1,450,000
HOUSE TYPE 4A	4A	1,142	15	17,123	£325,000	£285	£4,875,000
HOUSE TYPE 6A	6A	1,411	1	1,411	£380,000	£269	£380,000
TOTAL NIA			72	55,422		£283	£15,670,000

Proposed Open Market Sales Values

The market research we have undertaken is provided at Appendix 3.

Following a detailed review of the local and regional markets the open market sales values in the table below have been adopted. This provides an average value of £296 across the scheme as a whole. The values adopted are reflective of the site being situated in a lower value area being surrounded by second-hand housing stock. The values set out below are adopted in Appraisal 2, attached at Appendix 2.

	BEDS	NIA (sqft)	No.	Total NIA (sqft)	Market Value	£ psf	Total GDV
APARTMENT TYPE 1A	1A	399	12	4,792	£125,000	£313	£1,500,000
APARTMENT TYPE 1B	1B	398	2	797	£125,000	£314	£250,000
APARTMENT TYPE 1C	1C	469	8	3,750	£145,000	£309	£1,160,000
APARTMENT TYPE 1D	1D	435	3	1,306	£135,000	£310	£405,000
APARTMENT TYPE 2A	2A	663	6	3,977	£200,000	£302	£1,200,000
APARTMENT TYPE 2B	2B	769	2	1,538	£230,000	£299	£460,000
APARTMENT TYPE 2C	2C	769	8	6,154	£230,000	£299	£1,840,000
HOUSE TYPE 3A	3A	970	10	9,699	£290,000	£300	£2,900,000
HOUSE TYPE 3B	3B	975	5	4,875	£290,000	£300	£1,450,000
HOUSE TYPE 4A	4A	1,142	15	17,123	£325,000	£285	£4,875,000
HOUSE TYPE 6A	6A	1,411	1	1,411	£380,000	£269	£380,000
TOTAL NIA			72	55,422		£296	£16,420,000

7. Residual Appraisals

We have undertaken a residual appraisals of the proposed development on the following bases.

- Appraisal 1: Scheme which assumes 16.62% on-site affordable housing provision
- Appraisal 2: Applicant's proposal which assumes 100% market sale

The appraisal assumptions are detailed below:

Appraisal Inputs	
GDV	Appraisal 1: the total GDV for the scheme including affordable housing equates to £15,670,000, which we have adopted within appraisal at Appendix 1. Appraisal 2: the total GDV for the 100% market sale scheme equates to £16,420,000, which we have adopted within our appraisal at Appendix 2.
Build Costs	For this assessment, we have been provided with an 'all in' base construction cost by the Applicant's cost advisors – SFP which equates to £10,607,379 (£181 per sq ft) excluding abnormal works and professional fees. The cost plan is provided at Appendix 4 of this report. The rates utilised make allowances for the following: • Basic superstructure costs • Nominal strip footing foundations • Plot development costs (including provision of utilities, driveways, formation of curtilage parking spaces and gardens, boundary treatments to properties) • The rate includes for builders' preliminary costs (site management, all welfare facilities, site office, construction utilities, etc.) • Standard estate roads and sewers
Professional Fees	The cost plan is exclusive of professional fees. In accordance with standard industry practice, a provision equating to 8% of the build cost has been allowed which reflects the work that is required to deliver a scheme of the proposed size and nature (including apartments and houses).
Site Enabling & Abnormal Costs	The Applicant's cost consultants have undertaken detailed review of the technical information relating to the site. Based on this, SFP have included a total cost of £814,230 for abnormal works in the cost plan provided. The SFP cost assessment is attached at Appendix 4.
Section 106 Costs	To date, we understand the Council has not requested any S106 contributions for the proposed development and none are included within our appraisals.
CIL	Non applicable
Finance Costs	We have assumed a debit rate of 7.5% and a credit rate of 0%. The Bank of England have raised the base rate over four consecutive months from 1.25% in June 2022 to 1.75% in August 2022, 2.25% in September 2022, 3% in November 2022 and 3.5% in December 2022.

	Therefore, a minimum interest figure of 7.5% is appropriate. In reality, finance deals are now exceeding this level. The rate applied is therefore conservative.
Disposal Costs	For the sales of the market units in the scheme, we have assumed a sales and marketing cost of 3% across the private housing. This provides a budget towards a staffed show house, website, advertisement, and other marketing initiatives. We have also allowed for sales legal fees at £650 per unit. These are considered to be standard market assumptions.
Site Acquisition Costs	Stamp Duty at HMRC prevailing rates and 1% agent and £10,000 for legal fees.
Profit Margin	Profit for market sale residential development typically ranges between 17.5-20% of Gross Development Value (GDV) as advocated in National Planning Guidance on Viability. The level of profit should be considered in the round of the assumptions made within an appraisal and should reflect the risk in bringing the development forward. We have adopted a profit of 18% on GDV which is reflective of both the sales and construction risk associated with undertaking a development of this nature. In terms of construction risk, materials and supply chain issues are being experienced across all construction sectors, as a result of Brexit, Covid-19 and recent housing market activity. This is putting upward pressure on cost, with cost inflation expected to outstrip sales market inflation over the next 5 years. This is in addition to general cost risks associated with site technical constraints of the site including demolition of the existing buildings. The level of profit applied to affordable housing is typically lower as there is less risk with this tenure type. This is because prior to development, generally, the developer will have a legal agreement with a Registered Provider to take on the units being delivered. We have adopted an 8% profit on the value of the affordable products to reflect a contractor level margin.
Timescales	We have assumed the following timing assumptions • Site purchase – 1 month • Pre-construction – 2 months to allow for planning permission and commencement on site. • Construction – 26 months for the scheme including affordable housing and 31 months for the 100% market sale appraisal to reflect the longer construction period that will be required to match the longer sales period. • Sales – 19 months for the scheme including affordable housing and 24 months for the 100% market sale appraisal phased at 3 units per month (first sale 10-month into construction) • Total – 32 or 37 months

8. Benchmark Land Value

8.1 Method

In any typical viability assessment, a benchmark land value is used to assess whether or not a scheme is viable. Paragraph 013 of the PPG states that:

“A benchmark land value should be established on the basis of the Existing Use Value (EUV), plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell the land for development while allowing a sufficient contribution to fully comply with policy requirement.”

This is often referred to as the EUV+ approach, which we have adopted in this case.

The EUV is defined in Paragraph 015 of the PPG as:

“the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types.”

It is clear that the EUV is the value of the land in its current use and we had reference to comparable market evidence as appropriate.

In respect of the minimum premium, paragraph 016 of the PPG states that:

“the premium (or the ‘plus’ in EUV+) is the second component of benchmark land value. It is the amount above the existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.”

The PPG goes on to state that:

“Benchmark land value should:

- *Be based upon existing use value*
- *Allow for a premium to landowners (including equity release from those building their own homes)*
- *Reflect the implications of abnormal costs, site-specific infrastructure costs; and professional site fees” (Paragraph 014)*

“To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements.” (Paragraph 013)

There are therefore a number of factors that need to be considered when assessing the Benchmark Land Value (BLV). There is a need to reflect abnormal costs and planning policy, but there is also a need to consider a reasonable minimum level of return in order to incentivise landowners to release their land for development. These factors can be at odds with each other and the PPG is clear that there is a need to “*strike a balance*”¹ between the interests of Local Councils, developers and landowners in order to ensure that land is released for development.

It should also be noted that the PPG is clear that the actual price paid is not relevant for the purpose of viability assessment.

¹ Planning Practice Guidance Viability: Paragraph: 010 Reference ID: 10-010-20180724

The latest RICS Guidance Note relating to viability in planning, dated 2021, provides additional guidance on the approach to BLV, which should be assessed through a five-stage process:

1. Assess the EUV – the Market Value of the property is in existing use, excluding hope value
2. Assess the Alternative Use Value (AUV) where appropriate
3. Assess the premium above EUV
4. Determine the residual value of the site, assuming policy compliance, to cross check against the EUV and assessment of the premium
5. Reference land transaction evidence to sense check the EUV and assessment of the premium

We have considered all the relevant guidance in our assessment of BLV.

8.2 Existing Use Value

As mentioned above, the application site is brownfield and extends to approximately 1.63 acres (0.66 hectares) gross.

The site is generally rectangular in shape and currently comprises two vacant, one-storey buildings with associated hardstanding areas and a car park. The buildings on site were previously used as a probation centre. However, the probation centre has now been closed since May 2021 and the site has lain vacant. Since being vacated, the two existing buildings on site have been subject to squatters, vandalism and extensive fire damage. The current condition of the buildings is in a state of disrepair. Re-use of the buildings in their existing condition is not feasible and the cost of refurbishment will not be covered by any rental or achievable sale value.

Based on our experience, brownfield benchmark land values for previously developed sites generally range between £200,000 to £350,000 per acre in the context of viability for planning purposes.

We are aware that land values have in recent years increased however, given the residual land value of the scheme is marginal, the technical challenges and abnormal costs associated to bring forward the development and the poor condition of the existing buildings on-site, we consider a land value of £250,000 per acre to be appropriate. This is generally considered to be the minimum acceptable level of return to a brownfield landowner for planning purposes and provides an overall benchmark land value of £407,500 for the site.

9. Results & Sensitivity Analysis

Appraisal 1 – Scheme including 12 Affordable Units	The residual land value for the scheme including a reduced affordable housing requirement at 16.62% is negative. The scheme is therefore unviable on this basis. A copy of the appraisal summary on this basis is enclosed at Appendix 1.
Appraisal 2 - 100% Market Sale	The financial assessment undertaken shows that with 100% market sale, the appraisal produces a residual land value which sits below an acceptable benchmark land value, and the viability position is therefore marginal, but considered deliverable on this basis. Any affordable housing or S106 contributions will negatively impact upon viability. A copy of the appraisal summary on this basis is enclosed at Appendix 2.
Sensitivity Analysis	The RICS Practice Statement requires that all FVAs and subsequent reviews must provide a sensitivity analysis of the results and an accompanying explanation and interpretation in respective calculations on viability, having regard to risks and an appropriate return(s). This is to: • allow both the Applicant and decision maker to consider how changes in inputs to a financial appraisal affect viability, and • understand the extent of these results, to arrive at an appropriate conclusion on viability of the application scheme. In this respect we have carried out a sensitivity analysis (see Appendix 1) to show the impact of fluctuations to build costs and sales values on the scheme's viability. We consider the most likely scenario based on forecast data is that sales values are likely to outstripped by build cost inflation.

10. Conclusions

We have summarised the appraisal results in comparison to the BLV in the table below:

	Appraisal 1 – AH Inc VBC	Appraisal 2 – 100% Market Sale
Benchmark Land Value	£407,500	£407,500
Residual Land Value	(£231,040)	£226,952
Viability Concern	Unviable	Marginal

The appraisals contained within this report represent a robust assessment of the viability of a residential development on the subject site (see Appendices 1 and 2).

This report has been produced utilising a recognised appraisal software package. Due regard has been given to guidance published by the RICS, and the NPPF/NPPG.

The residual land value for the scheme including a reduced affordable housing requirement at 16.62% produces a negative land value. The scheme is therefore unviable on this basis.

The financial assessment undertaken shows that with 100% market sale, the appraisal produces a residual land value which sits below an acceptable benchmark land value, and is therefore marginal, but considered deliverable on this basis. Any further S106 contributions will negatively impact upon viability.

Given the conclusions from this appraisal, we are therefore of the opinion that the planning policy requirements in respect of affordable housing should be relaxed on viability grounds for the proposed development.

II. Compliance

Values can change over a short period of time and our findings should be considered valid for a limited time period. Our conclusions are based on the assumptions provided and information available at the time of the report. We have verified the information relied upon to the best of our ability and relied upon our experience of the property markets. Some information may be unavailable at the time of writing or is provided to us on a verbal or informal basis and the accuracy therefore cannot be guaranteed.

This report is provided for the stated purpose and only for the use of the party to whom it is addressed. It is confidential to the client(s) and may not be disclosed to any other third party without our prior written consent. In breach of this condition, no responsibility can be accepted to third parties for the comments or advice contained in this report.

Neither the whole nor any part of this report nor any reference thereto may be included in any document, circular or statement without our prior approval of the form and context in which it will appear.

APPENDICES

Appendix I – Appraisal including affordable housing

APPRAISAL SUMMARY**ARGUS SOFTWARE****221214 Victoria Park Probation Centre v1_VBC****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
OMS	60	50,630	294.69	248,667	14,920,000
AFF	<u>12</u>	<u>4,792</u>	156.51	62,500	<u>750,000</u>
Totals	72	55,422			15,670,000

NET REALISATION 15,670,000**OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)	(231,040)	(231,040)
Legal Fee	10,000	10,000

CONSTRUCTION COSTS**Construction**

	ft²	Build Rate ft²	Cost	
OMS	53,594	180.81	9,690,224	
AFF	<u>5,073</u>	180.81	<u>917,155</u>	
Totals	58,666 ft²		10,607,379	10,607,379

Other Construction Costs

Abnormal Development Costs	814,230	814,230
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PROFESSIONAL FEES

Professional Fees	8.00%	913,729	913,729
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MARKETING & LETTING

Marketing	3.00%	447,600	447,600
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DISPOSAL FEES

Sales Legal Fee	72 un	650.00 /un	46,800	46,800
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TOTAL COSTS BEFORE FINANCE 12,608,697**FINANCE**

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)	
Land	(18,144)
Construction	222,525
Other	111,322
Total Finance Cost	315,703

TOTAL COSTS 12,924,400**PROFIT** 2,745,600**Performance Measures**

Profit on Cost%	21.24%
Profit on GDV%	17.52%
IRR% (without Interest)	46.67%

221214 Victoria Park Probation Centre v1_VBC

Table of Gross Development Value and Land Cost

Construction: Rate /ft²					
Sales: Rate /ft²	-5.000%	-2.500%	0.000%	+2.500%	+5.000%
	171.77 /ft²	176.29 /ft²	180.81 /ft²	185.33 /ft²	189.85 /ft²
-5.000%	£14,886,500 £383,758	£14,886,500 £649,786	£14,886,500 £917,070	£14,886,500 £1,184,756	£14,886,500 £1,453,628
-2.500%	£15,278,250 £42,293	£15,278,250 £307,399	£15,278,250 £573,101	£15,278,250 £840,168	£15,278,250 £1,107,452
0.000%	£15,670,000 (£290,556)	£15,670,000 (£32,497)	£15,670,000 £231,040	£15,670,000 £496,742	£15,670,000 £763,266
+2.500%	£16,061,750 (£622,468)	£16,061,750 (£364,410)	£16,061,750 (£106,351)	£16,061,750 £154,912	£16,061,750 £420,438
+5.000%	£16,453,500 (£954,381)	£16,453,500 (£696,323)	£16,453,500 (£438,264)	£16,453,500 (£180,205)	£16,453,500 £79,152

Sensitivity Analysis : Assumptions for Calculation

Construction: Rate /ft²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
OMS	1	£180.81	2.00 Up & Down
AFF	1	£180.81	2.00 Up & Down

Sales: Rate /ft²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
OMS	1	£294.69	2.00 Up & Down
AFF	1	£156.51	2.00 Up & Down

Appendix 2 – 100% Market Sale Appraisal

APPRAISAL SUMMARY**ARGUS SOFTWARE****221214 Victoria Park Probation Centre v1_OMS****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
OMS	72	55,422	296.27	228,056	16,420,000

NET REALISATION**16,420,000****OUTLAY****ACQUISITION COSTS**

Residualised Price			226,952		
				226,952	
Stamp Duty			1,539		
Effective Stamp Duty Rate		0.68%			
Agent Fee		1.00%	2,270		
Legal Fee			10,000		
				13,809	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost		
OMS	58,666	180.81	10,607,379		
				10,607,379	

Other Construction Costs

Abnormal Development Costs			814,230		
				814,230	

PROFESSIONAL FEES

Professional Fees		8.00%	913,729		
				913,729	

MARKETING & LETTING

Marketing		3.00%	492,600		
				492,600	

DISPOSAL FEES

Sales Legal Fee	72 un	650.00 /un	46,800		
				46,800	

TOTAL COSTS BEFORE FINANCE**13,115,498****FINANCE**

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)					
Land			42,067		
Construction			303,548		
Other			3,287		
Total Finance Cost				348,902	

TOTAL COSTS**13,464,400****PROFIT****2,955,600****Performance Measures**

Profit on Cost%	21.95%
Profit on GDV%	18.00%
IRR% (without Interest)	42.61%

Appendix 3 – Residential Market Research

Market Research

Average Price & Volume of Sales

Source: Land Registry

2022	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M14 5	£0	0	£400,818	11	£214,882	17	£135,900	10	£247,921	38
Total	£0	0	£400,818	11	£214,882	17	£135,900	10	£247,921	38

2021	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M14 5	£422,000	2	£276,607	14	£191,514	17	£151,214	14	£214,665	47
Total	£422,000	2	£276,607	14	£191,514	17	£151,214	14	£214,665	47

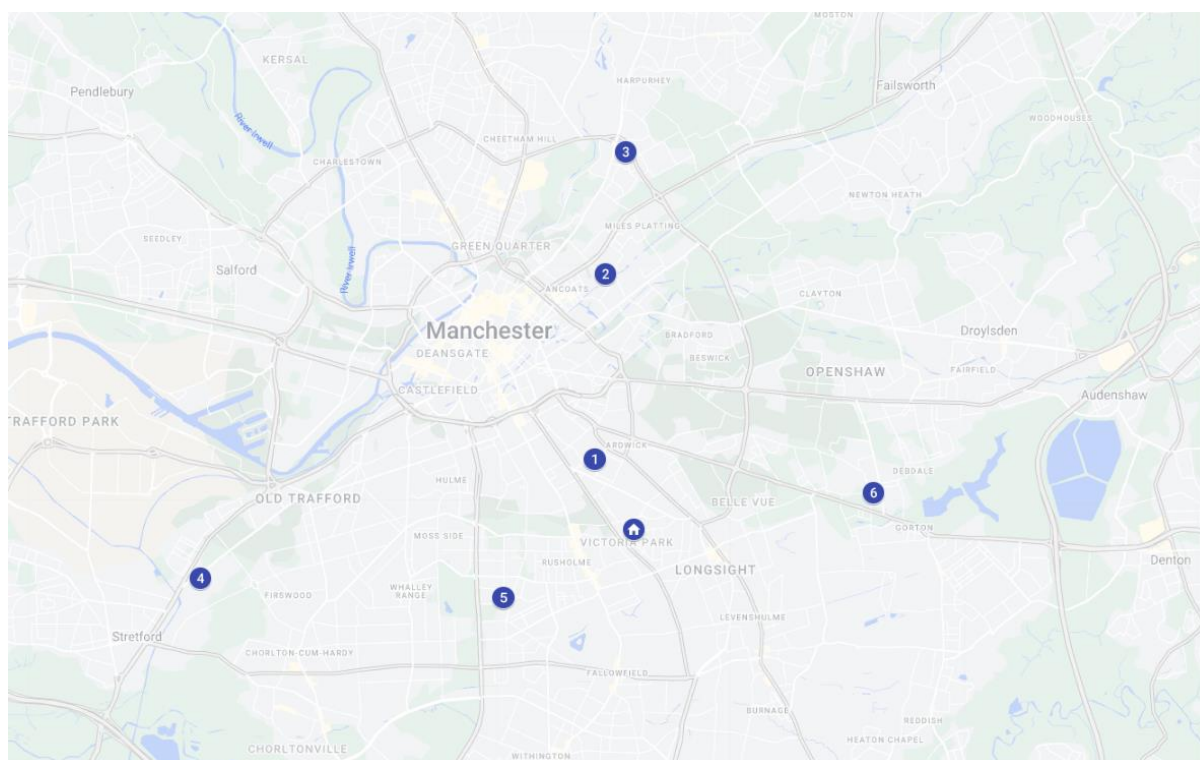
2020	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M14 5	£0	0	£266,417	6	£176,579	12	£145,708	12	£182,198	30
Total	£0	0	£266,417	6	£176,579	12	£145,708	12	£182,198	30

2019	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M14 5	£0	0	£273,183	6	£200,833	18	£131,243	15	£185,199	39
Total	£0	0	£273,183	6	£200,833	18	£131,243	15	£185,199	39

2018	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M14 5	£507,500	2	£249,958	12	£167,984	22	£127,962	20	£183,382	56
Total	£507,500	2	£249,958	12	£167,984	22	£127,962	20	£183,382	56

2017	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flat/mais	Sales	Overall average	Total sales
M14 5	£250,000	1	£237,278	9	£162,476	23	£117,932	22	£158,490	55
Total	£250,000	1	£237,278	9	£162,476	23	£117,932	22	£158,490	55

New Build Availability



New Build Available Overview

Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	New Brunswick	Linden	M13 9SZ	400	2,3,4	Apartment, Terraced, Semi, Detached	0%
2	The Gateway	Lovell	M4 6JS	43	2,3,4	Apartment, Terraced, Semi, Detached	0%
3	Collyhurst Village	FEC	M40 7UQ	165	1,2,3,4	Apartments, Terraced, Semi	15%
4	Novus	Miller	M32 0YA	282	1,2,3,4	Apartments, Terraced, Semi	0%
5	Bowes Street	Rowlinson	M14 7JJ	204	1,2,3,4	Apartment, Terraced, Semi, Detached	0%
6	Roxburgh Street	Quereshi	M18 8WX	4	4	Semi	0%

1. Linden Homes - New Brunswick, Upper Brook St, Manchester M13 9SZ

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Howley	4	Terraced	3	£365,995	1141	£321
Average Asking Value (ft²)						£321

2. Lovell Homes - The Gateway, 1 Garforth Avenue, Manchester M4 6JS

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Beverley	3	Terraced	3	£444,950	1217	£366
Beverley	3	Terraced	3	£444,950	1217	£366
Beverley	3	Terraced	3	£444,950	1217	£366
Beverley	3	Terraced	3	£444,950	1217	£366
Beverley	3	Terraced	3	£449,950	1217	£370
Beverley	3	Terraced	3	£454,950	1217	£374
Beverley	3	Terraced	3	£454,950	1217	£374
Beverley	3	Terraced	3	£454,950	1217	£374
Beverley	3	Terraced	3	£454,950	1217	£374
Longford	4	Terraced	3	£494,950	1300	£381
Average Asking Value (ft²)						£371

3. FEC - Collyhurst Village, Manchester M40 7UQ

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Plus	3	Terraced	3	£302,495	1115	£271
Plus	3	Terraced	3	£302,495	1115	£271
Average Asking Value (ft²)						£271

4. Miller Homes - Novus, Chester Road, Stretford M32 0YA

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Hatysa - Type A 1F	1	Flat	1	£181,000	502	£361
Hatysa - Type B 1F	1	Flat	1	£184,000	505	£364
Hatysa - Type L GF	1	Flat	1	£225,000	683	£329
Prosus	3	Terraced	3	£335,000	1040	£322
Sortis	4	Terraced	3	£405,000	1385	£292
Sortis	4	Terraced	3	£405,000	1385	£292
Sortis	4	Terraced	3	£406,000	1385	£293
Average Asking Value (ft²)						£311

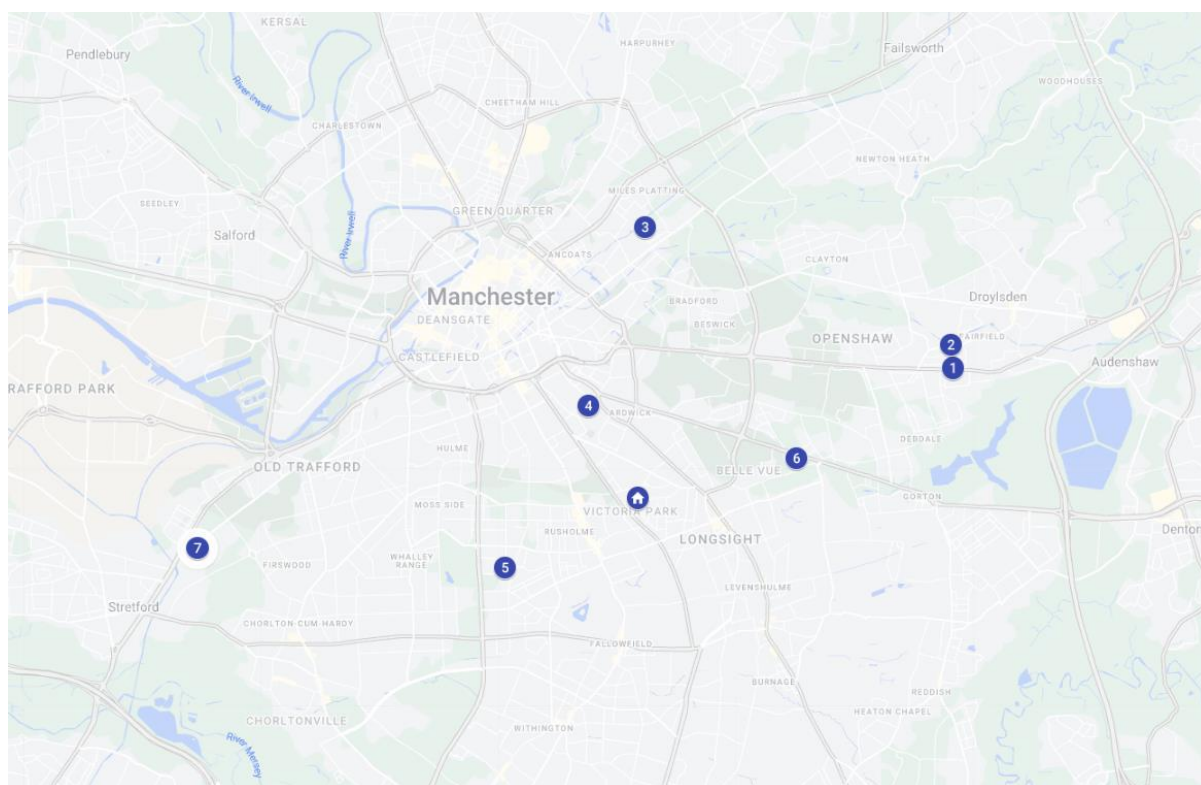
5. Unknown Developer - Bowes Street, Manchester M14 4BT - Shared Ownership

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft²)	Gross Asking Price (ft²)
Type A	1	Flat	1	£210,000	671	£313
Type B	1	Flat	1	£185,000	581	£318
Type A	1	Flat	1	£210,000	671	£313
Type B	1	Flat	1	£185,000	581	£318
Type B	1	Flat	1	£185,000	581	£318
Average Asking Value (ft²)						£316

6. Quereshi - Roxburgh Street, Manchester M18 8WX

House Name	Bedrooms	Type	Storeys	Asking Price	Size (ft ²)	Gross Asking Price (ft ²)
Type A	4	Semi	2.5	£260,000	825	£315
Type A	4	Semi	2.5	£260,000	825	£315
Type A	4	Semi	2.5	£260,000	825	£315
Type A	4	Semi	2.5	£260,000	825	£315
Average Asking Value (ft ²)						£315

New Build Sold



New Build Sold Overview

Scheme ID	Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
1	Toxteth Street	Lovell	M11 1HJ	91	2,3,4	Terraced, Semi, Detached	0%
2	Fairfield Road	Irwell Homes	M43 6AR	116	2,3,4	Apartment, Terraced, Semi, Detached	0%
3	Miles Platting II	Lovell	M40 7QZ	73	2,3,4	Apartments, Terraced, Semi	0%
4	St Ignatius	Rowlinson	M13 9PA	444	2,3,4	Apartment, Terraced, Semi, Detached	0%
5	Bowes Street	Rowlinson	M14 7JJ	204	1,2,3,4	Apartment, Terraced, Semi, Detached	0%
6	Belle Vue Place	Countryside	M18 7BA	247	1,2,3,4	Apartment, Terraced, Semi, Detached	14%
7	Novus	Miller	M32 0YA	282	1,2,3,4	Apartments, Terraced, Semi	0%

1. Lovell - Toxteth Street, Openshaw M11 1HJ

Plot No.	House Name	Bedrooms	Type	Storeys	Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
57	Lexington	2	Terraced	2	Mar-21	£171,995	765	£225
39	Lexington	2	Terraced	2	Jul-21	£179,995	765	£235
45	Lexington	2	Terraced	2	Jun-21	£179,995	765	£235
33	Lexington	2	Terraced	2	Jun-21	£179,995	765	£235
15	Lexington	2	Terraced	2	Mar-21	£171,995	765	£225
14	Lexington	2	Terraced	2	Feb-21	£171,995	765	£225
22	Oakley	3	Terraced	3	Feb-21	£194,995	917	£213
13	Oakley	3	Terraced	3	Jan-21	£191,995	917	£209
17	Oakley	3	Terraced	3	Jan-21	£191,995	917	£209
12	Oakley	3	Terraced	3	Jan-21	£194,995	917	£213
47	Stateley	3	Terraced	3	May-21	£209,995	981	£214
49	Stateley	3	Terraced	3	May-21	£217,995	981	£222
43	Stateley	3	Terraced	3	May-21	£209,995	981	£214
37	Stateley	3	Terraced	3	May-21	£209,995	981	£214
35	Stateley	3	Terraced	3	Apr-21	£209,995	981	£214
59	Stateley	3	Terraced	3	Apr-21	£207,995	981	£212
56	Stateley	3	Semi-detached	3	Jan-21	£207,995	981	£212
58	Stateley	3	Semi-detached	3	Jan-21	£204,995	981	£209
54	Stateley	3	Semi-detached	3	Feb-21	£207,995	981	£212
60	Westford	4	Semi-detached	3	Jan-21	£250,995	1399	£179
62	Westford	4	Semi-detached	3	Jan-21	£250,995	1399	£179
9	Westford	4	Semi-detached	3	Feb-21	£250,995	1399	£179
11	Westford	4	Semi-detached	3	Jan-21	£261,995	1399	£187
10	Westford	4	Semi-detached	3	Feb-21	£250,995	1399	£179
Average Sale Price (ft²)								£207

2. Irwell Homes - Fairfield Road, Droylsden M43 6AR

Plot No.	House Name	Bedrooms	Type	Storeys	Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
30	Type A	3	Semi-detached	2.5	Jun-21	£253,995	1147	£221
33	Type A	3	Semi-detached	2.5	Jun-21	£254,995	1147	£222
1	Type A	3	Semi-detached	2.5	Mar-21	£251,995	1147	£220
36	Type A	3	Semi-detached	2.5	May-21	£266,995	1147	£233
5	Type B	4	Terraced	2.5	Sep-21	£278,995	1147	£243
Average Sale Price (ft²)								£228

3. Lovell - Miles Platting Area 11, Manchester M40 7QZ

Plot No.	House Name	Bedrooms	Type	Storeys	Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
22	Oakley	2	Terraced	2	Nov-20	£233,950	764	£306
21	Lexington	2	Terraced	2	Oct-20	£198,950	775	£257
79	Lexington	2	Terraced	2	Oct-20	£196,950	775	£254
78	Lexington	2	Terraced	2	Nov-20	£197,950	775	£255
97	Oakley	3	Terraced	2	Jul-20	£227,950	915	£249
77	Oakley	3	Terraced	2	Nov-20	£227,950	936	£244
80	Oakley	3	Terraced	2	Nov-20	£227,950	936	£244
16	Oakley	3	Semi-detached	2	Feb-21	£237,995	936	£254
95	Stateley	3	Semi-detached	2	Jul-20	£239,995	990	£242
18	Heartford	4	Semi-detached	3	Nov-20	£294,950	1367	£216
20	Heartford	4	Semi-detached	3	Feb-21	£309,995	1367	£227
18	Heartford	4	Semi-detached	3	Feb-21	£304,995	1367	£223
23	Westford	4	Semi-detached	3	Sep-20	£299,950	1432	£209
75	Westford	4	Semi-detached	3	Oct-20	£297,000	1432	£207
82	Westford	4	Semi-detached	3	Nov-20	£297,950	1432	£208
24	Westford	4	Semi-detached	3	Nov-20	£299,950	1432	£209
81	Westford	4	Semi-detached	3	Nov-20	£297,950	1432	£208
76	Westford	4	Semi-detached	3	Sep-20	£299,950	1432	£209
27	Westford	4	Semi-detached	3	Jan-21	£309,995	1432	£216
Average Sale Price (ft²)								£228

4. Rowlinson Construction - St Ignatius, M13 9PA

	House Name	Bedrooms	Type	Storeys	Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
11	Type A	3	Terraced	2	Jun-21	£294,995	969	£305
2	Type A	3	Terraced	2	Jun-21	£294,995	969	£305
16	Type B	3	Terraced	2	Mar-21	£331,995	1066	£312
6	Type B	3	Terraced	2	Jun-21	£327,995	1066	£308
8	Type C	3	Terraced	3	May-21	£294,995	1141	£259
10	Type C	3	Terraced	3	Jun-21	£304,995	1141	£267
6	Type C	3	Terraced	3	Jun-21	£294,995	1141	£259
4	Type C	3	Terraced	3	Aug-21	£291,995	1141	£256
Average Sale Price (ft²)								£282

5. Rowlinson - Bowes Street, Manchester M14 7JJ

Plot No.	House Name	Bedrooms	Type	Storeys	Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
48	Type B	4	Terraced	3	Jun-21	£279,500	1227	£228
31	Type B	4	Terraced	3	Sep-21	£279,500	1227	£228
42	Type A	4	Terraced	3	Oct-21	£269,950	1238	£218
32	Type D	4	Detached	3	Sep-21	£309,950	1367	£227
34	Type C	4	Detached	3	Jun-21	£299,950	1378	£218
33	Type C	4	Detached	3	Apr-21	£299,950	1378	£218
Average Sale Price (ft²)								£223

6. Countryside - Belle Vue Place, Manchester M18 7BA

Plot No.	House Name	Bedrooms	Type	Storeys	Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
163	Hollinwood	3	Semi-detached	2	RESERVED	£289,995	948	£306
164	Hollinwood	3	Semi-detached	2	RESERVED	£289,995	948	£306
165	Hollinwood	3	Semi-detached	2	RESERVED	£287,995	948	£304
177	Dearne	3	Semi-detached	2	RESERVED	£319,995	1073	£298
175	Dearne	3	Semi-detached	2	RESERVED	£319,995	1073	£298
174	Dearne	3	Semi-detached	2	RESERVED	£319,995	1073	£298
Average Sale Price (ft²)								£301

7. Miller Homes - Novus, Stretford M32 0GY

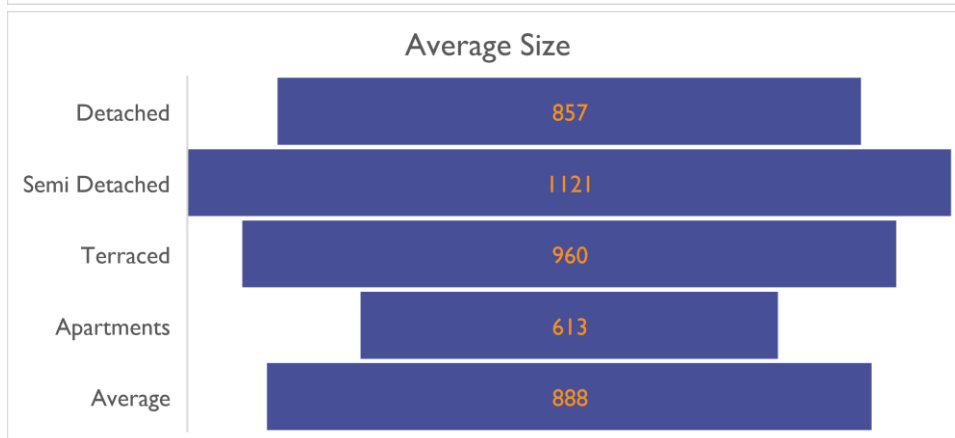
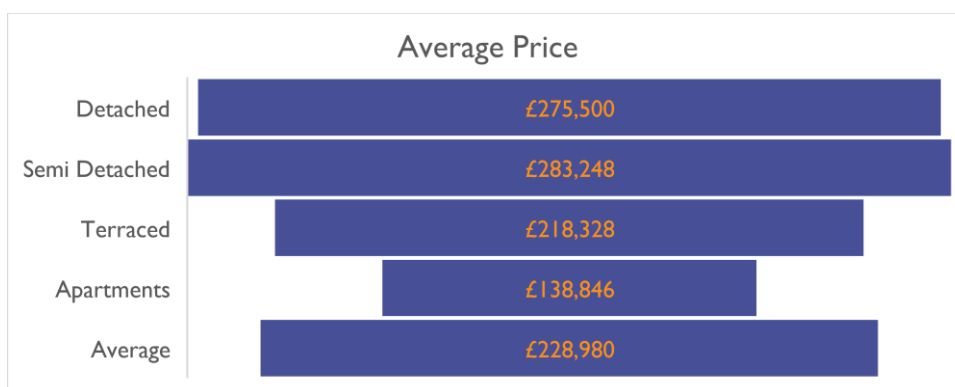
Plot No.	House Name	Bedrooms	Type		Sale Date	Sale Price	Size (ft²)	Gross Sale Price (ft²)
142	Duco	3	Terraced	3	Feb-21	£304,995	1033	£295
143	Duco	3	Terraced	3	Feb-21	£294,995	1033	£285
144	Duco	3	Terraced	3	Feb-21	£294,995	1033	£285
145	Duco	3	Terraced	3	Feb-21	£294,995	1033	£285
29	Ortus	3	Terraced	3	Mar-21	£294,995	1044	£283
19	Ortus	3	Terraced	3	May-21	£304,995	1044	£292
18	Prosus	3	Terraced	3	Jun-21	£304,995	1055	£289
140	Prosus	3	Terraced	3	Mar-21	£304,995	1055	£289
217	Opto	3	Terraced	3	Mar-21	£320,000	1098	£291
218	Opto	3	Terraced	3	Apr-21	£320,000	1098	£291
219	Opto	3	Terraced	3	Apr-21	£330,000	1098	£301
220	Opto	3	Terraced	3	Apr-21	£330,000	1098	£301
1	Clara	4	Detached	3	May-21	£394,995	1421	£278
141	Venit	4	Detached	3	Mar-21	£405,995	1518	£268
1	Apt 1	1	Apartment	1	Jan-21	£142,995	484	£295
2	Apt 2	1	Apartment	1	Feb-21	£142,995	484	£295
4	Apt 4	2	Apartment	1	Jan-21	£196,995	721	£273
6	Apt 6	2	Apartment	1	Jan-21	£197,995	721	£275
9	Apt 9	2	Apartment	1	Feb-21	£199,995	721	£277
5	Apt 5	2	Apartment	1	Jan-21	£218,995	786	£279
3	Apt 3	2	Apartment	1	Jan-21	£216,995	786	£276
8	Apt 8	2	Apartment	1	Feb-21	£220,995	786	£281
Average Sale Price (ft²)								£286

Second Hand Sales

Search criteria: within 1 miles of postcode M14 5QJ. Sales Completed within past 6 months.

Source: HM Land Registry

Type	Average Price	Average Size	Average £/ft ²
Detached	£275,500	857	£322
Semi Detached	£283,248	1121	£253
Terraced	£218,328	960	£227
Apartments	£138,846	613	£227
Average	£228,980	888	£257



Detached

Address	Date Sold	Sold Price	Beds	Size ft²	£/ft²
3, Redshaw Close, Manchester M14 6JB	Nov-21	£254,000	3	723	£351
49, Park Range, Manchester M14 5HR	Mar-22	£297,000	2 to 3	990	£300
Average		£275,500		857	£322

Semi Detached

Address	Date Sold	Sold Price	Beds	Size ft²	£/ft²
37, Fairview Avenue, Manchester M19 2AN	Sep-22	£402,700	3 to 4	1173	£343
39, Old Hall Lane, Manchester M13 0TH	Apr-22	£280,000	3	969	£289
11, Kent Road West, Manchester M14 5RF	Apr-22	£295,000	2 to 3	1195	£247
60, Clitheroe Road, Manchester M13 0QU	Apr-22	£270,000	3	904	£299
3, Ipswich Walk, Manchester M12 4UQ	Apr-22	£190,000	2	829	£229
5, Alwyn Drive, Manchester M13 0YD	Apr-22	£240,000	3	872	£275
30, Park Range, Manchester M14 5HQ	Apr-22	£437,000		1044	£419
28, Swinton Grove, Manchester M13 0EU	May-22	£120,000		2917	£41
8, Birch Grove, Manchester M14 5JY	May-22	£550,000	3 to 4	1625	£338
1, Collington Close, Manchester M12 4UJ	Jun-22	£255,000	2 to 3	732	£348
4, Berigan Close, Manchester M12 4QT	Jun-22	£170,000	2 to 3	861	£197
10, Rusholme Grove, Manchester M14 5AR	Jun-22	£300,000	3	743	£404
60, Daisy Bank Road, Manchester M14 5QP	Jun-22	£400,000		1378	£290
178, Acomb Street, Manchester M14 4DZ	Jul-22	£380,000		1367	£278
61, Clitheroe Road, Manchester M13 0QU	Jul-22	£238,000	3	1012	£235
17, Beastow Road, Manchester M12 5GS	Jul-22	£250,000		861	£290
28, Lower Park Road, Manchester M14 5QY	Jul-22	£400,000		1464	£273
10, Telfer Road, Manchester M13 0XS	Jul-22	£280,000	3 to 4	1163	£241
51, Longford Place, Manchester M14 5GW	Jul-22	£270,000	3	969	£279
80, Slade Grove, Manchester M13 0SJ	Jul-22	£170,000	3	1001	£170
19, Greton Close, Manchester M13 0YR	Jul-22	£190,000		646	£294
44, Collingwood Road, Manchester M19 2AW	Aug-22	£267,000	3	1302	£205
11, Collington Close, Manchester M12 4UJ	Aug-22	£160,000	2 to 3	753	£212
Average		£283,248		1121	£253

Terraced

Address	Date Sold	Sold Price	Beds	Size ft ²	£/ft ²
44, Parry Road, Manchester M12 5QD	Sep-22	£100,000	2 to 3	657	£152
15, Macfarren Street, Manchester M12 4WX	Sep-22	£140,000	2 to 3	764	£183
32, Lowestoft Street, Manchester M14 7PU	Sep-22	£201,500	2 to 3	775	£260
88, Heald Place, Manchester M14 4AX	Sep-22	£180,000	2 to 3	1432	£126
24, Willesden Avenue, Manchester M13 0ZN	Sep-22	£203,000	3	893	£227
2, Torquay Close, Manchester M13 9DJ	Sep-22	£310,000	3	1119	£277
53, Heald Place, Manchester M14 4PF	Sep-22	£94,000	3 to 4	1292	£73
17, Beveridge Street, Manchester M14 7NN	Sep-22	£205,000	3	646	£317
9, Trautmann Close, Manchester M14 7GT	Sep-22	£255,000		915	£279
9, Welby Street, Manchester M13 0EL	Sep-22	£104,000	2 to 3	861	£121
9, Fleeson Street, Manchester M14 5NG	Sep-22	£405,000		1195	£339
57, Stamford Road, Manchester M13 0SW	Jul-22	£285,000	3	700	£407
16, Deyne Avenue, Manchester M14 5SY	Jul-22	£150,000	3	958	£157
81, Stamford Road, Manchester M13 0SW	Jul-22	£100,000	3 to 4	1001	£100
13, Albion Road, Manchester M14 6LT	Jul-22	£285,000	3 to 4	850	£335
18, Banff Road, Manchester M14 5TA	Jul-22	£255,000	3	1001	£255
249, Heald Place, Manchester M14 5NJ	Jul-22	£215,000	3	926	£232
117, Devonshire Street South, Manchester M13 9HY	Jul-22	£226,000	2 to 3	936	£241
24, Horton Road, Manchester M14 7GB	Jul-22	£191,000	2	667	£286
6, Kathleen Grove, Manchester M14 5GY	Jul-22	£175,000	2 to 3	743	£236
43, Parkfield Avenue, Manchester M14 4FZ	Jul-22	£170,000	2 to 3	807	£211
86, Martindale Crescent, Manchester M12 4WQ	Jul-22	£150,000	2 to 3	861	£174
112, Heald Grove, Manchester M14 4AJ	Jul-22	£428,000		1378	£311
2, Brockley Avenue, Manchester M14 7BP	Jul-22	£230,000	2 to 3	861	£267
122, Platt Lane, Manchester M14 5NN	Aug-22	£305,000	3 to 4	1356	£225
71, Schuster Road, Manchester M14 5LX	Aug-22	£280,000	3	1141	£245
12, Trautmann Close, Manchester M14 7GT	Aug-22	£254,000		915	£278
25, Rainforth Street, Manchester M13 0RP	Aug-22	£235,000		1410	£167
28, Beveridge Street, Manchester M14 7NN	Aug-22	£175,000	2 to 3	732	£239
34, Lauderdale Crescent, Manchester M13 9DP	Aug-22	£310,000	3 to 4	1109	£280
259, Heald Place, Manchester M14 5NJ	Aug-22	£145,000	2 to 3	850	£171
49, Ashfield Road, Manchester M13 0YP	Oct-22	£225,000	3	969	£232
Average		£218,328		960	£227

Apartments

Address	Date Sold	Sold Price	Beds	Size ft ²	£/ft ²
54, Burlington Street, Manchester M15 6HQ	Sep-22	£220,000	2	764	£288
Flat 5, Surrey Lodge, 2 - 4, Birch Lane, Manchester M13 0NN	Feb-22	£90,000	1	506	£178
Flat 88, Appleby Lodge, Wilmslow Road, Manchester M14 6HG	Feb-22	£92,500	1	371	£249
Apartment 13, 335, Claremont Road, Manchester M14 7NB	Feb-22	£82,000		452	£181
Apartment 5, 98, Devonshire Street South, Manchester M13 9JP	Feb-22	£149,000	1	560	£266
Flat 85, Appleby Lodge, Wilmslow Road, Manchester M14 6HG	Feb-22	£142,500	1	624	£228
Flat 8, Denison Court, 12, Lower Park Road, Manchester M14 5QY	Feb-22	£111,000	1	409	£271
Flat 10, Hilltop Court, Wilmslow Road, Manchester M14 6LH	Mar-22	£132,500	1	452	£293
Apartment 7, 335, Claremont Road, Manchester M14 7NB	Mar-22	£95,000		452	£210
Apartment 6, The Exchange, 56, Dickenson Road, Manchester M14 5ST	Mar-22	£92,000	1	797	£116
Flat 1, Martin House, 4, Conyngham Road, Manchester M14 5SA	Mar-22	£96,000	1	474	£203
2, Pankhurst Walk, Manchester M14 5XH	Mar-22	£112,500	1	506	£222
Flat 2, Victoria Terrace, 135 - 149, Hathersage Road, Manchester M13 0	Mar-22	£115,000	2	581	£198
112, Melrose Apartments, 159, Hathersage Road, Manchester M13 0HX	Apr-22	£134,000	2	452	£296
54, Hadfield Close, Rusholme, Manchester M14 5LY	Apr-22	£167,500	2	700	£239
50, Danes Road, Manchester M14 5JS	Apr-22	£83,500	1	269	£310
Flat 66, Thorne House, Wilmslow Road, Manchester M14 6DW	Apr-22	£255,000	3	1109	£230
264, Dickenson Road, Manchester M13 0YL	May-22	£268,000		1227	£218
Apartment 10, 176, Stockport Road, Manchester M13 9AB	May-22	£170,000	2	872	£195
67c, Longford Place, Manchester M14 5GR	Jun-22	£172,000	3	646	£266
22, Hadfield Close, Rusholme, Manchester M14 5LY	Jul-22	£170,000	2	775	£219
Flat 10, Lane Court, 2, Conyngham Road, Manchester M14 5TX	Jul-22	£140,000	1	398	£352
20, Hadfield Close, Rusholme, Manchester M14 5LY	Jul-22	£170,000	2	775	£219
Flat 5, Platt Court, Wilmslow Road, Manchester M14 5LT	Aug-22	£140,000	1	646	£217
72, Kingfisher Close, Manchester M12 4PW	Aug-22	£65,000	2	560	£116
Apartment 5, 39, Greengage, Manchester M13 9GD	Aug-22	£144,990	1	560	£259
Average		£138,846		613	£227

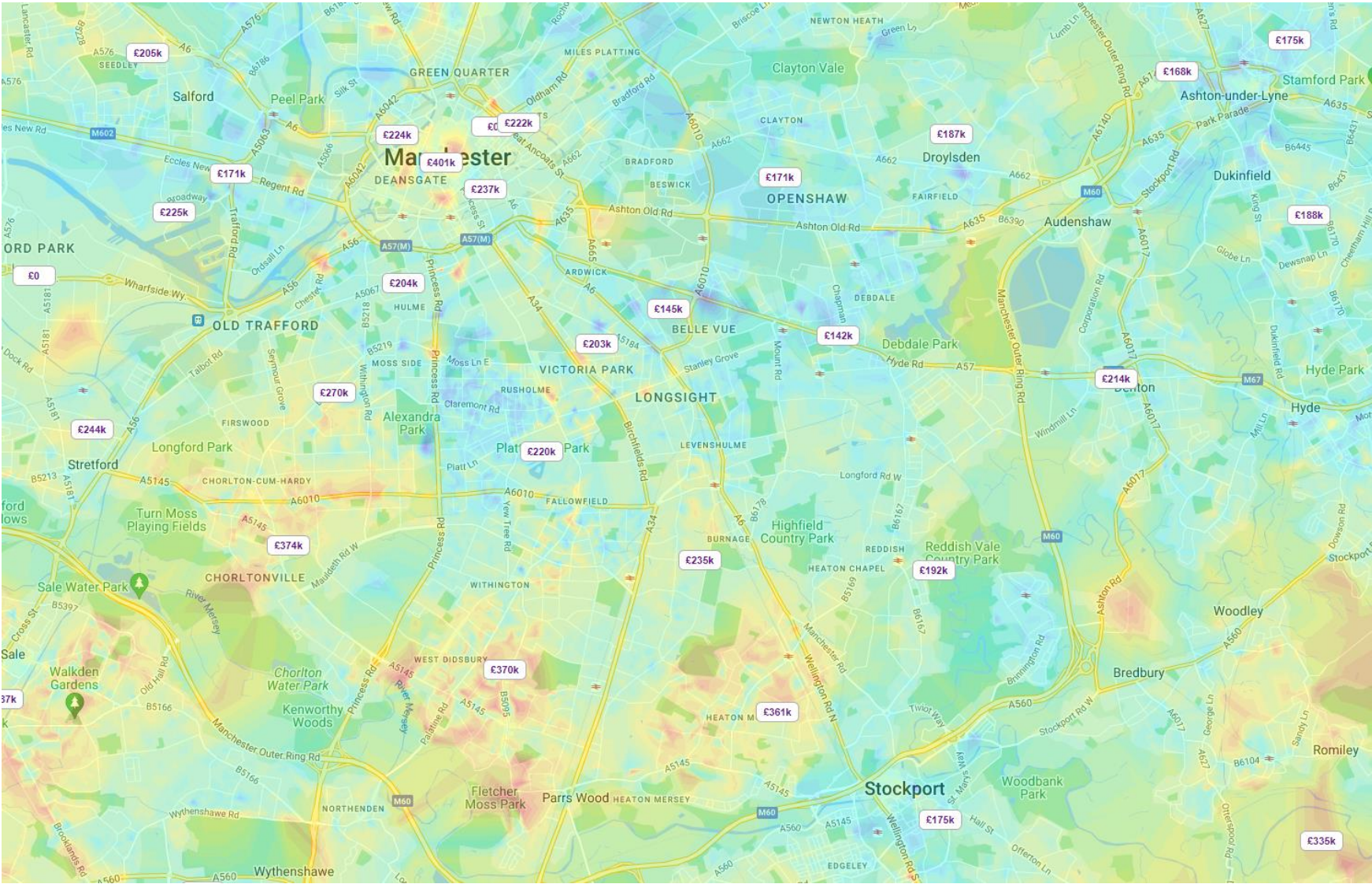
Second Hand Available

Search criteria: Houses for sale within 1 mile of postcode M14 5QJ

Source: www.rightmove.co.uk

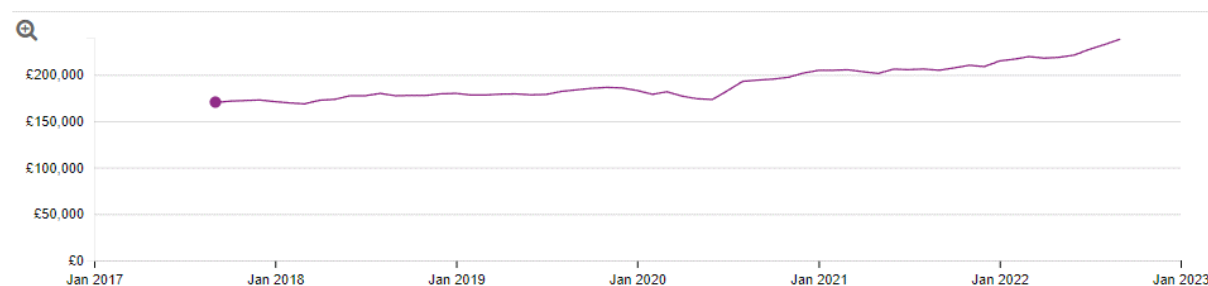
Address	Type	Bedrooms	Price	Storeys
East Grove, Manchester	Terraced	6	£545,000	3
Park Range, Victoria Park	Semi	4	£450,000	2.5
Park Range, Manchester	Semi	4	£450,000	2
Upper Kent Road, Rusholme, Manchester, M14	Terraced	6	£375,000	2.5
Guide Post Road, Manchester, M13	Terraced	4	£345,000	3
Hall Road, Fallowfield	Terraced	3	£260,000	2.5
Deyne Avenue, Manchester, M14	Terraced	4	£260,000	2
Hall Avenue, Manchester, M14	Terraced	3	£260,000	2
Willesden Avenue, Manchester, M13	Terraced	3	£249,950	2
Beckhampton Close, Manchester	Flat	2	£210,000	1
Greton Close, Manchester, M13	Semi	2	£200,000	2
Ashburne House, Oxford Place, Manchester	Flat	3	£200,000	1
South Street, Longsight	Terraced	2	£190,000	2
Hadfield Close, Manchester, Greater Manchester, Uk, M14	Flat	2	£172,000	1
95 Plymouth Grove, Grove Village, Manchester, M13	Flat	2	£170,000	1
Plymouth Grove Flat , Ardwick	Flat	2	£170,000	1
Flat , Dickenson Road, Rusholme	Flat	2	£160,000	1
Richmond Grove, Manchester, Greater Manchester, M13	Flat	3	£160,000	1
95 Plymouth Grove, Grove Village, Manchester, M13	Flat	1	£152,500	1
Schuster Road, Manchester, M14	Flat	1	£140,000	1
Hathersage Road, Manchester, Greater Manchester, M13	Flat	1	£130,000	1
Plymouth Point, Longsight, Manchester, M13	Flat	2	£125,000	1
Plymouth Point, Birch Lane, Manchester, M13	Flat	2	£125,000	1
Hathersage Road, Victoria Park, Manchester, M13	Flat	1	£125,000	1
Hathersage Road, Victoria Park, Manchester, M13	Flat	1	£125,000	1
Melrose Apartments, 159 Hathersage Road, Manchester, M13	Flat	1	£120,000	1
Plymouth Point, Longsight, Manchester, M13	Flat	1	£115,000	1
Longford Place, Victoria Park, M14	Flat	1	£112,500	1
Flat Surrey Lodge - Birch Lane, Longsight	Flat	1	£110,000	1

Property Price Heat Map

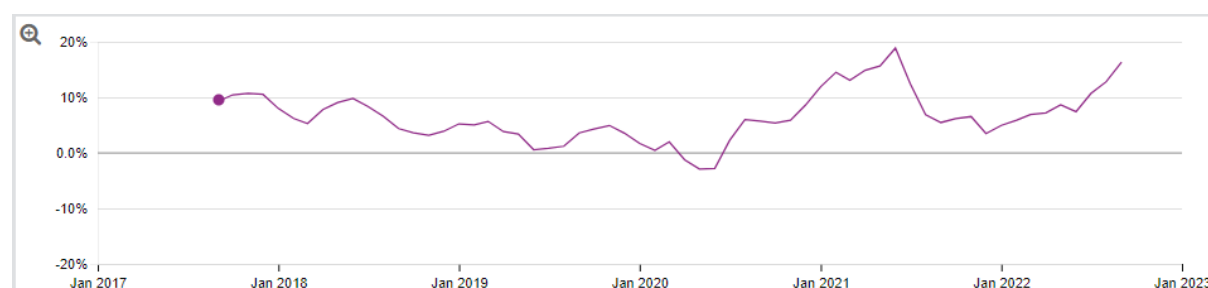


Average price by type of property in Manchester

Source: HM Land Registry



Percentage change (yearly) in Manchester



Price Trends – M14 5QJ

Market Characteristics	Manchester	National
Market Size Indicator: no. of transactions	28,893	4,886,506
Market Size Indicator: total no. of properties	238,800	25,000,000
Market liquidity Indicator: transactions / properties	12.10%	19.55%
Market Growth Indicator: new homes built	3,177	570,561
Market Growth Indicator: new builds / transactions	11.00%	11.68%

Growth Rate	Manchester	National
5 year house price growth	9.30%	4.50%
Last 12 months house price growth	16.30%	16.00%

Average House Prices

Source: HM Land Registry

Postcode Area – M14 5QJ

Property Type	Sep-17	Sep-22	Change
Detached	£336,667	£297,000	-12%
Semi	£216,682	£269,000	24%
Terraced	£134,976	£211,350	57%
Flat	£136,979	£108,500	-21%
All	£169,018	£212,906	26%

Appendix 4 – Cost Assessment

Proposed Residential Development at Victoria Park, Fallowfield

WS3 Order of Cost Estimate 002

9th December 2022

DRAFT

- 1.0 Cost Commentary
 - 1.1 Qualifications/Assumptions
 - 1.2 Contingencies
 - 1.3 Preliminaries
 - 1.4 Inflation
 - 1.5 Exclusions
 - 1.6 Provisional Sums
 - 1.7 Information Used for the Preparation of the Cost Estimate
- 2.0 Cost Summary
 - 2.1 Cost Summary
 - 2.2 Cost Summary per Type - Private Sale
 - 2.3 Cost Summary per Type - Affordable Rent
 - 2.4 Cost Analysis per Type
 - 2.5 Potential VE / Savings (VE incorporated in costs)
 - 3.1 Accommodation Schedule
 - 3.2 Accommodation Schedule Summary - Affordable Rent Units
 - 3.3 Accommodation Schedule Summary - Private Sale Units
- 4.0 Basis of Costs
- 5.0 Cost Build Up
 - 5.1 Unit 3A
 - 5.2 Unit 3B
 - 5.3 Unit 4A
 - 5.4 Apartments
- 6.0 Site Works / Landscaping
- 7 Site Abnormals
- 8.0 Data List

1.1 Qualifications / Assumptions

- All costs are indicative at this stage and should be considered as an order of magnitude as to what the scheme may cost and are intended as a means of assessing the viability of the scheme.
- Cost allowances pre-date the Covid-19 Pandemic and make no provision for future impact on tender prices, material costs, constraints on working practices and the like
- Costs assume works will be undertaken in a single phased Contract via a single competitive tender process on a standard JCT contract
- Costs are based on preliminary design team information to be read in conjunction with the cost commentary below and are subject to review upon receipt of more detailed drawings and outline specifications.
- Costs subject to review of Employer's Requirements and specification requirements
- Costs subject to confirmation of drainage design requirements (surface water attenuation and foul drainage)
- Costs subject to confirmation of scope of boundary wall repairs
- Cost estimate includes value engineering allowances (subject to further confirmation/ratification)

1.2 Contingencies

- Contingencies have been included at 5% of construction costs.

1.3 Preliminaries

- Main contractor's preliminaries applied at 14% of construction costs
- Main contractor's overheads and profit margin have been included at 7% of construction costs

1.4 Inflation

- Costs are base dated 4Q2022 and no allowance has been included for inflation beyond this date.
- The residential construction market is experiencing high levels of inflation in connection with particular material costs (steel/timber/insulation/sanitaryware/etc.)

1.5 Exclusions

- VAT and VAT on white goods, carpets, etc.
- Financing costs
- Site acquisition
- Legal fees
- Pre and Post-Contract Consultant/Design Team/Professional fees and Project Management fees
- Contractors pre contract services fees
- Planning fees including associated surveys, reports and investigations
- Local Authority Adoption fees / Commuted Sums
- Section 106 Fees / Commuted Sums
- Fees or bonds associated with any Section 278 works
- Provision of show flat or marketing suite
- Loose furniture and fittings
- Floor finishes to private sale units
- Building regulation fees
- Costs associated with footpath closures and easements for new services
- Work to existing footpaths, roads, pavements etc. not affected by the proposed works / beyond boundary
- Removal of contaminated material
- Fire fighting lift installation
- Acoustic enhancement to glazing
- Removal of invasive weeds / japanese knotweed, etc
- PV panels to houses
- Urban tree pits
- Measures to overcome underground water
- Measures to overcome Archaeological findings

1.6 Provisional Sums

- Refer to Cost Plan; costs marked provisional where annotated

1.7 Information Used for the Preparation of Order of Cost Estimate

- Refer to Data List Tab 10.0

2.0 Cost Summary

2.1 Cost Summary

Element	Cost £ p	Cost / m2 £ p	Cost / unit £ p
New Build Units	7,094,601	1,301	98,536
Plot External Works / Drainage / Services	147,887	27	2,054
Private Sale Upgrade Costs	Excl	Excl	Excl
Site Infrastructure	925,228	170	12,850
Abnormals	635,725	117	8,830
Preliminaries	1,232,482	226	17,118
Contingency	501,796	92	6,969
Contractor's OH&P	737,640	135	10,245
TOTAL CONSTRUCTION BUDGET	£11,275,359	£2,068	£156,602
Provision of performance bond	55,000	10	764
NHBC warranty or similar	91,250	17	1,267
TOTAL CONSTRUCTION BUDGET	£11,421,609	£2,095	£158,633
TOTAL CONSTRUCTION BUDGET (Excluding Abnormals)	£10,607,379	£1,946	£147,325

2.2 Cost Summary per Type - Private Sale

Element	House Type 3A £ p	House Type 4A £ p	House Type 6A £ p	Apartment Block £ p
New Build Units	1,116,882	1,726,734	177,729	2,744,498
Plot External Works / Drainage / Services	24,917	30,000	3,089	64,740
Private Sale Upgrade Costs	Excl	Excl	Excl	Excl
Site Infrastructure	152,912	216,079	22,249	366,259
Abnormals	105,066	148,468	15,288	251,657
Preliminaries	195,969	296,979	30,570	479,801
Contingency	79,787	120,913	12,446	195,348
Contractor's OH&P	117,287	177,742	18,296	287,161
TOTAL CONSTRUCTION BUDGET	£1,792,820	£2,716,916	£279,667	£4,389,464
Provision of performance bond	8,745	13,253	1,364	21,411
NHBC warranty or similar	14,509	21,988	2,263	35,523
TOTAL CONSTRUCTION BUDGET	£1,816,075	£2,752,156	£283,295	£4,446,399

2.3 Cost Summary per Type - Affordable Rent

Element	House Type 4A £ p	House Type 1B / 2B £ p	House Type 3B £ p
New Build Units	430,783	293,499	604,476
Plot External Works / Drainage / Services	7,500	5,113	12,528
Private Sale Upgrade Costs	Excl	Excl	Excl
Site Infrastructure	54,020	36,828	76,880
Abnormals	37,117	25,304	52,825
Preliminaries	74,119	50,504	104,539
Contingency	30,177	20,562	42,562
Contractor's OH&P	44,360	30,227	62,567
TOTAL CONSTRUCTION BUDGET	£678,076	£462,038	£956,377
Provision of performance bond	3,308	2,254	4,665
NHBC warranty or similar	5,488	3,739	7,740
TOTAL CONSTRUCTION BUDGET	£686,871	£468,031	£968,782

2.4 Cost Analysis Per Type

Type	Cost £ p	Cost / m2 £ p	Cost / unit £ p
Affordable Rent			
House Type 4A	686,871	2,158	228,957
House Type 1B / 2B	468,031	2,157	117,008
House Type 3B	968,782	2,139	193,756
Private Sale			
Apartment Block	4,446,399	2,060	120,173
House Type 3A	1,816,075	2,016	181,607
House Type 4A	2,752,156	2,162	229,346
House Type 6A	283,295	2,161	283,295
TOTAL	£11,421,609	£2,095	£158,633

3.0 Area Schedules

3.1 Accommodation Schedule

Types	Properties no.	Area m2	Total GIFA m2
Block 1 (Private Sale)			
Apartment Type 1A	12	37.10	445
Apartment Type 1C	8	43.60	349
Apartment Type 1D	3	40.50	122
Apartment Type 2A	6	61.60	370
Apartment Type 2C	8	71.50	572
Communal areas			301
Block 2 (Private Sale)			
House Type 3A	2	90.10	180
House Type 4A	2	106.10	212
Block 3 (Private Sale)			
House Type 3A	2	90.10	180
House Type 4A	4	106.10	424
Block 4 (Affordable Rent)			
House Type 1B	2	37.00	74
House Type 2B	2	71.50	143
House Type 4A	3	106.10	318
Block 5 (Private Sale)			
House Type 3A	2	90.10	180
House Type 4A	2	106.10	212
Block 6 (Private Sale)			
House Type 3A	2	90.10	180
House Type 4A	2	106.10	212
House Type 6A	1	131.10	131
Block 7 (Private Sale)			
House Type 3A	2	90.10	180
House Type 4A	2	106.10	212
Block 8 (Affordable Rent)			
House Type 3B	5	90.60	453
TOTAL	72	n/a	5,452

3.2 Accommodation Schedule Summary - Affordable Rent Units

Types	Properties no.	Total GIFA m2
House Type 4A	3	318
House Type 1B	2	74
House Type 2B	2	143
House Type 3B	5	453
TOTAL	12	988

3.3 Accommodation Schedule Summary - Private Sale Units

Types	Properties no.	Total GIFA m2
House Type 3A	10	901
House Type 4A	12	1273
House Type 6A	1	131
Apartment Block	37	2,158
TOTAL	60	4,463

4.0 Basis of Costs

SFP

		Area (m2) 90.40		Area (m2) 2158.10		Area (m2) 90.40		Area (m2) 106.10	
		Type 3A		Apartment Block		Type 3B		Type 4A	
	Item	Cost / Unit £ p	Cost / m2 £ p	Cost / Unit £ p	Cost / m2 £ p	Cost / Unit £ p	Cost / m2 £ p	Cost / Unit £ p	Cost / m2 £ p
1	SUBSTRUCTURE								
1A	Substructure	7,354	81	154,980	72	6,721	74	8,614	81
2	SUPERSTRUCTURE								
2A	Frame	1,555	17	79,245	37	998	11	1,612	15
2B	Upper Floors	4,142	46	190,710	88	4,080	45	5,250	49
2C	Roof	12,785	141	215,100	100	14,685	162	18,488	174
2D	Stairs	2,000	22	30,000	14	2,000	22	2,000	19
2E	External Walls	20,665	229	267,780	124	28,410	314	40,010	377
2F	External Windows and Doors	11,770	130	202,625	94	12,680	140	11,765	111
2G	Internal Walls and Partitions	6,175	68	132,980	62	4,910	54	6,405	60
2H	Internal Doors	4,050	45	120,540	56	4,500	50	4,950	47
3	FINISHES								
3A	Wall Finishes	8,660	96	45,135	21	9,352	103	10,996	104
3B	Floor Finishes	3,665	41	65,430	30	3,356	37	3,688	35
3C	Ceiling Finishes	4,366	48	88,484	41	4,366	48	4,994	47
4	FIXTURES AND FITTINGS								
4A	Fittings and Furnishings	2,500	28	100,000	46	2,500	28	2,500	24
5	SERVICES								
5A	Sanitary Appliances	375	4	6,375	3	375	4	375	4
5B	Mechanical and Electrical Installations	20,250	224	888,000	411	20,250	224	20,250	191
5C	Lift and Conveyor Installations	0	0	60,000	28	0	0	0	0
5D	Builder's Work in Connection with Services	1,446	16	97,113	45	1,446	16	1,698	16
6	EXTERNAL WORKS								
6A	External Works	0	0	0	0	0	0	0	0
6B	Building Drainage	2,500	28	64,740	30	2,500	28	2,500	24
6C	External Services	0	0	0	0	0	0	0	0
TOTAL CONSTRUCTION COST		£114,259	£1,264	£2,809,236	£1,302	£123,128	£1,362	£146,094	£1,377

Type 6A and 1B/2B based on type 4A rates above

	Item	Quantit	Unit	Rate £ p	Total £ p	Collection £ p
1	SUBSTRUCTURE					
1A	Substructure					
	Provisional cost/m2 allowance for excavation works, mass fill foundation, below ground masonry to DPC level and beam & block floor system	90	m2	82	7,354	£ 7,354
2	SUPERSTRUCTURE					
2A	Frame					
	Cost allowance for isolated structural steel members					
	Ancon WP3 windposts; 80x65x5; stainless steel	4	No.	650	excl	
	178x102x19 UB	0.30	t	2,850	855	
	Catnic C4 150/100 lintels	2	m	350	700	£ 1,555
2B	Upper Floors					
	Upper floor structure; timber posi-joists / chipboard flooring	55	m2	75	4,142	£ 4,142
2C	Roof					
	Main roof structure; 50x150xC16 rafters; including all joinery, fascia and soffit boards	51	m2	125	6,375	
	Fibre cement roof tiles; including breather membrane and insulation between timber members	51	m2	60	3,060	
	Ridge tiles	5	m	50	250	
	Slate dry verge system	6	m	50	300	
	Valley detail	6	m	50	300	
	Waterproof capping to top of recess and dormer	1	item	2,000	2,000	
	Rainwater installation; UPVC specification	1	item	500	500	£ 12,785
2D	Stairs					
	Stair flights; including timber handrails and balustrading, finishes and the like	2	No.	1,000	2,000	£ 2,000
2E	External Walls					
	Cavity insulated wall construction; one leaf of 100mm thick blockwork	170	m2	55	9,350	
	Forming cavities and insulation/ties; 50 wide fully filled with Rockwool	133	m2	20	2,660	
	Forming cavities and insulation/ties; 210 wide fully filled with Rockwool	37	m2	50	1,850	
	Facing brick outer leaf (PC sum allowance of £700/1000) reduced rate as part of VE	37	m2	115	4,255	
	Brick reveals to window / door openings	40	m	45	1,800	
	Extra over for brick piers to front elevation	9	m	150	excl	
	Extra over for soldier course detail	8	m2	30	excl	
	Allowance for lintels, movement joints etc	1	item	750	750	£ 20,665
2F	External Windows and Doors					
	External triple glazed windows; to main elevations; dark grey aluminium specification; by Nordan or similar	18	m2	455	8,190	
	Window cills	8	m	60	480	
	Entrance doorset; including frame and ironmongery; dark grey aluminium specification	1	No.	1,350	1,350	
	Glazed doors; to terrace/back gardens access; dark grey aluminium specification; non sliding/folding	1	No.	1,750	1,750	£ 11,770
2G	Internal Walls and Partitions					
	Internal secondary metal stud partitions; to properties; approx. 2800 high; plaster skim coat both sides	45	m	115	5,175	
	Additional partition to form escape route	1	item	1,000	1,000	£ 6,175
2H	Internal Doors					
	Single doorset FD30S; including ironmongery and decoration; to properties	9	No.	450	4,050	£ 4,050
3	FINISHES					
3A	Wall Finishes					
	Drylining to internal face of external walls	170	m2	35	5,950	
	Emulsion paint; to new internal plastered walls and partitions	422	m2	5	2,110	

	Ceramic tiling to kitchen splashbacks; three row high; provisional allowance (£20/m2 supply)	1	No.	250	Excl	
	Ceramic wall tiling to bath and shower enclosures; pc sum allowance of £20/m2 for supply only	2	No.	300	600	£ 8,660
3B	Floor Finishes					
	Screed and 150 thick insulation to ground floor slabs	37	m2	65	2,405	
	Laminate flooring to kitchens, corridors, dining areas; provisional allowance (£28/m2 supply)				Excluded	
	Ceramic floor tiling; to bathrooms and ensuites; provisional PC sum allowance of £20/m2 supply only	9	m2	50	Excluded	
	Carpet to bedrooms; provisional PC sum allowance of £20/m2 supply only				Excluded	
	Timber skirtings; 100 high; painted MDF	135	m	8	1,080	
	Aluminium thresholds; to internal doors	9	No.	20	180	£ 3,665
3C	Ceiling Finishes					
	Plasterboard ceilings	90	m2	35	3,164	
	Emulsion paint; to plasterwork	90	m2	5	452	
	Sundry items such as access panels, bulkheads and the like; provisional sum allowance	1	item	750	750	£ 4,366
4	FITTINGS AND FURNISHINGS					
4A	Fittings and Furnishings					
	Kitchen installation to properties; including supply and fix of units, worktops, sink and tap; provisional sum allowance per unit including cooker, hob and extract hood	1	No.	2,500	2,500	
	Fixed storage allowance per property				Excluded	£ 2,500
5	SERVICES					
5A	Sanitary Appliances					
	Sanitaryware to units; all provisional sum allowance					
	Bathrooms	1	No.	1,500	inc	
	Ensuites	1	No.	1,250	inc	
	WCs	1	No.	1,000	inc	
	Allowance for boxing out to pipes; IPS	1	item	1,250	excl	
	Fittings; including robe hooks, toilet roll holders, mirrors and the like; provisional sum allowance	3	No.	125	375	£ 375
5B	Mechanical & Electrical Installations					
	M&E Installations; Provisional sum allowance per unit; specification and scope to be confirmed; including sanitaryware installation					
	Electrical services installation	1	No.	6,000	6,000	
	Mechanical services and plumbing installation	1	No.	13,500	13,500	
	Allowance for upgrade in sanitaryware specification	1	No.	750	750	
	Cost allowance for mist sprinkler system			Incl in abnormalities		
	Cost allowance for AFDD installation	1	No.	1,000	inc	
	Allowance for 7KW car charging point			Incl in abnormalities		£ 20,250
5C	Lift and Conveyor Installations					
	N/A				-	£ -
5D	Builder's Work in Connection with Services					
	Forming holes, fire stopping, patresses, boxing; etc.	90	m2	16	1,446	£ 1,446
6	EXTERNAL WORKS					
6A	External Works					
	Included in 6.0			Incl in Infrastructure Works		£ -
6B	Building Drainage					
	Below ground drainage; to plots; provisional sum	1	No.	2,500	2,500	£ 2,500
6C	External Services					
	Statutory connections; to houses; water, electrical and BT; including trenches			Included in Site Infrastructure		
	BWIC with external services; trenches, drawpits and the like; provisional sum allowance			Included in Site Infrastructure		£ -
	TO SUMMARY					£ 114,259

	Item	Quantit	Unit	Rate £ p	Total £ p	Collection £ p
1	SUBSTRUCTURE					
1A	Substructure					
	Provisional cost/m2 allowance for excavation works, mass fill foundation, below ground masonry to DPC level and beam & block floor system	91	m2	74	6,721	£ 6,721
2	SUPERSTRUCTURE					
2A	Frame					
	Cost allowance for isolated structural steel members					
	Ancon WP3 windposts; 80x65x5; stainless steel	4	No.	650	excl	
	203x102x46 UB	0.20	t	2,850	570	
	203x102x23 UB	0.10	t	2,850	285	
	350 wide x 6 thick plate	0.05	t	2,850	143	£ 998
2B	Upper Floors					
	Upper floor structure; timber posi-joists / chipboard flooring	54	m2	75	4,080	£ 4,080
2C	Roof					
	Main roof structure; 50x150xC16 rafters; including all joinery, fascia and soffit boards	46	m2	125	5,750	
	Fibre cement roof tiles; including breather membrane and insulation between timber members	46	m2	60	2,760	
	Ridge tiles	5	m	50	250	
	Slate dry verge system	3	m	50	150	
	Valley detail	4	m	50	200	
	Rooflight including flashing	1	No.	825	825	
	Rainwater installation; UPVC specification	1	item	500	500	
	Waterproof capping to top of recess and dormer	1	item	2,000	2,000	
	Structure and single ply membrane to flat roof above living	10	m2	225	2,250	£ 14,685
2D	Stairs					
	Stair flights; including timber handrails and balustrading, finishes and the like	2	No.	1,000	2,000	£ 2,000
2E	External Walls					
	Cavity insulated wall construction; one leaf of 100mm thick blockwork	195	m2	55	10,725	
	Forming cavities and insulation/ties; 50 wide fully filled with Rockwool	120	m2	20	2,400	
	Forming cavities and insulation/ties; 210 wide fully filled with Rockwool	75	m2	50	3,750	
	Facing brick outer leaf (PC sum allowance of £700/1000) reduced rate as part of VE	75	m2	115	8,625	
	Brick reveals to window / door openings	48	m	45	2,160	
	Extra over for brick piers to front elevation	9	m	150	excl	
	Extra over for soldier course detail	8	m2	30	excl	
	Allowance for lintels, movement joints etc	1	item	750	750	£ 28,410
2F	External Windows and Doors					
	External triple glazed windows; to main elevations; dark grey aluminium specification; by Nordan or similar	20	m2	455	9,100	
	Window cills	8	m	60	480	
	Entrance doorset; including frame and ironmongery; dark grey aluminium specification	1	No.	1,350	1,350	
	Glazed doors; to terrace/back gardens access; dark grey aluminium specification; non sliding/folding	1	No.	1,750	1,750	£ 12,680
2G	Internal Walls and Partitions					
	Internal secondary metal stud partitions; to properties; approx. 2800 high; plaster skim coat both sides	34	m	115	3,910	
	Additional partition to form escape route	1	item	1,000	1,000	£ 4,910
2H	Internal Doors					
	Single doorset FD30S; including ironmongery and decoration; to properties	10	No.	450	4,500	£ 4,500
3	FINISHES					
3A	Wall Finishes					
	Drylining to internal face of external walls	195	m2	35	6,825	

	Emulsion paint; to new internal plastered walls and partitions	385	m2	5	1,927	
	Ceramic tiling to kitchen splashbacks; three row high; provisional allowance (£30/m2 supply)	1	No.	250	Excl	
	Ceramic wall tiling to bath and shower enclosures; pc sum allowance of £20/m2 for supply only	2	No.	300	600	£ 9,352
3B	Floor Finishes					
	Screed and 150 thick insulation to ground floor slabs	36	m2	65	2,340	
	Ceramic floor tiling; to bathrooms and ensuites; provisional PC sum allowance of £20/m2 supply only	10	m2	50	excl	
	Timber skirtings; 100 high; painted MDF	102	m	8	816	
	Aluminium thresholds; to internal doors	10	No.	20	200	£ 3,356
3C	Ceiling Finishes					
	Plasterboard ceilings	90	m2	35	3,164	
	Emulsion paint; to plasterwork	90	m2	5	452	
	Sundry items such as access panels, bulkheads and the like; provisional sum allowance	1	item	750	750	£ 4,366
4	FITTINGS AND FURNISHINGS					
4A	Fittings and Furnishings					
	Kitchen installation to properties; including supply and fix of units, worktops, sink and tap; provisional sum allowance per unit including cooker, hob and extract hood	1	No.	2,500	2,500	
	Fixed storage allowance per property				Excluded	£ 2,500
5	SERVICES					
5A	Sanitary Appliances					
	Sanitaryware to units; all provisional sum allowance					
	Bathrooms	1	No.	1,500	inc	
	Ensuites	1	No.	1,250	inc	
	WCs	1	No.	1,000	inc	
	Allowance for boxing out to pipes; IPS	1	item	1,250	excl	
	Fittings; including robe hooks, toilet roll holders, mirrors and the like; provisional sum allowance	3	No.	125	375	£ 375
5B	Mechanical & Electrical Installations					
	M&E Installations; Provisional sum allowance per unit; specification and scope to be confirmed; including sanitaryware installation					
	Electrical services installation	1	No.	6,000	6,000	
	Mechanical services and plumbing installation	1	No.	13,500	13,500	
	Allowance for upgrade in sanitaryware specification	1	No.	750	750	
	Cost allowance for mist sprinkler system			Incl in abnormals		
	Cost allowance for AFDD installation	1	No.	1,000	inc	
	Allowance for 7KW car charging point			Incl in abnormals		£ 20,250
5C	Lift and Conveyor Installations					
	N/A				-	£ -
5D	Builder's Work in Connection with Services					
	Forming holes, fire stopping, patresses, boxing; etc.	90	m2	16	1,446	£ 1,446
6	EXTERNAL WORKS					
6A	External Works					
	Included in 6.0			Incl in Infrastructure Works		£ -
6B	Building Drainage					
	Below ground drainage; to plots; provisional sum	1	No.	2,500	2,500	£ 2,500
6C	External Services					
	Statutory connections; to houses; water, electrical and BT; including trenches			Included in Site Infrastructure		
	BWIC with external services; trenches, drawpits and the like; provisional sum allowance			Included in Site Infrastructure		£ -
	TO SUMMARY					£ 123,128

	Item	Quantit	Unit	Rate £ p	Total £ p	Collection £ p
1	SUBSTRUCTURE					
1A	Substructure					
	Provisional cost/m2 allowance for excavation works, mass fill foundation, below ground masonry to DPC level and beam & block floor system	106	m2	81	8,614	£ 8,614
2	SUPERSTRUCTURE					
2A	Frame					
	Cost allowance for isolated structural steel members					
	203x133x30 UB	0.15	t	2,850	428	
	203x102x23 UB	0.07	t	2,850	200	
	178x102x19 UB	0.10	t	2,850	285	
	Catnic C4 150/100 lintels	2	m	350	700	£ 1,612
2B	Upper Floors					
	Upper floor structure; timber posi-joists / chipboard flooring	70	m2	75	5,250	£ 5,250
2C	Roof					
	Main roof structure; 50x150xC16 rafters; including all joinery, fascia and soffit boards	88	m2	125	11,000	
	Fibre cement roof tiles; including breather membrane and insulation between timber members	88	m2	60	5,280	
	Ridge tiles	5	m	50	250	
	Slate dry verge system	12	m	50	600	
	Valley detail	17	m	50	858	
	Rainwater installation; UPVC specification	1	item	500	500	£ 18,488
2D	Stairs					
	Stair flights; including timber handrails and balustrading, finishes and the like	2	No.	1,000	2,000	£ 2,000
2E	External Walls					
	Cavity insulated wall construction; one leaf of 100mm thick blockwork	227	m2	55	12,485	
	Forming cavities and insulation/ties; 50 wide fully filled with Rockwool	88	m2	20	1,760	
	Forming cavities and insulation/ties; 210 wide fully filled with Rockwool	139	m2	50	6,950	
	Facing brick outer leaf (PC sum allowance of £700/1000) reduced rate as part of VE	139	m2	115	15,985	
	Brick reveals to window / door openings	44	m	45	1,980	
	Extra over for brick piers (soldier course) detail to front elevation	9	m	150	excl	
	Extra over for soldier course detail	7	m2	30	excl	
	Allowance for lintels, movement joints etc	1	item	850	850	£ 40,010
2F	External Windows and Doors					
	External triple glazed windows; to main elevations; dark grey aluminium specification; by Nordan or similar	17	m2	455	7,735	
	Window cills	8	m	60	480	
	Entrance doorset; including frame and ironmongery; vertically planked timber bespoke door	1	No.	1,800	1,800	
	Glazed doors; to terrace/back gardens access; dark grey aluminium specification; non sliding/folding	1	No.	1,750	1,750	£ 11,765
2G	Internal Walls and Partitions					
	Internal secondary metal stud partitions; to properties; approx. 2800 high; plaster skim coat both sides	47	m	115	5,405	
	Additional partition to form escape route	1	item	1,000	1,000	£ 6,405
2H	Internal Doors					
	Single doorset FD30S; including ironmongery and decoration; to properties	11	No.	450	4,950	£ 4,950
3	FINISHES					
3A	Wall Finishes					
	Drylining to internal face of external walls	227	m2	35	7,945	
	Emulsion paint; to new internal plastered walls and partitions	490	m2	5	2,451	

	Ceramic tiling to kitchen splashbacks; three row high; provisional allowance (£30/m2 supply)	1	No.	250	Excl	
	Ceramic wall tiling to bath and shower enclosures; pc sum allowance of £20/m2 for supply only	2	No.	300	600	£ 10,996
3B	Floor Finishes					
	Screed and 150 thick insulation to ground floor slabs	36	m2	65	2,340	
	Ceramic floor tiling; to bathrooms and ensuites; provisional PC sum allowance of £20/m2 supply only	9	m2	50	excl	
	Carpet to bedrooms; provisional PC sum allowance of £20/m2 supply only				Excluded	
	Timber skirtings; 100 high; painted MDF	141	m	8	1,128	
	Aluminium thresholds; to internal doors	11	No.	20	220	£ 3,688
3C	Ceiling Finishes					
	Plasterboard ceilings	106	m2	35	3,714	
	Emulsion paint; to plasterwork	106	m2	5	531	
	Sundry items such as access panels, bulkheads and the like; provisional sum allowance	1	item	750	750	£ 4,994
4	FITTINGS AND FURNISHINGS					
4A	Fittings and Furnishings					
	Kitchen installation to properties; including supply and fix of units, worktops, sink and tap; provisional sum allowance per unit including cooker, hob and extract hood	1	No.	2,500	2,500	
	Fixed storage allowance per property				Excluded	£ 2,500
5	SERVICES					
5A	Sanitary Appliances					
	Sanitaryware to houses; all provisional sum allowance					
	Bathrooms	1	No.	1,500	inc	
	Ensuites	1	No.	1,250	inc	
	WCs	1	No.	1,000	inc	
	Allowance for boxing out to pipes; IPS	1	item	1,250	excl	
	Fittings; including robe hooks, toilet roll holders, mirrors and the like; provisional sum allowance	3	No.	125	375	£ 375
5B	Mechanical & Electrical Installations					
	M&E Installations; Provisional sum allowance per unit; specification and scope to be confirmed; including sanitaryware installation					
	Electrical services installation	1	No.	6,000	6,000	
	Mechanical services and plumbing installation	1	No.	13,500	13,500	
	Allowance for upgrade in sanitaryare specification	1	No.	750	750	
	Cost allowance for mist sprinkler system		Incl in abnormalities			
	Cost allowance for AFDD installation	1	No.	1,000	inc	
	Allowance for 7KW car charging point		Incl in abnormalities			£ 20,250
5C	Lift and Conveyor Installations					
	N/A				-	£ -
5D	Builder's Work in Connection with Services					
	Forming holes, fire stopping, patresses, boxing; etc.	106	m2	16	1,698	£ 1,698
6	EXTERNAL WORKS					
6A	External Works					
	Included in 6.0		Incl in Infrastructure Works			£ -
6B	Building Drainage					
	Below ground drainage; to plots; provisional sum	1	No.	2,500	2,500	£ 2,500
6C	External Services					
	Statutory connections; to houses; water, electrical and BT; including trenches		Included in Site Infrastructure			
	BWIC with external services; trenches, drawpits and the like; provisional sum allowance		Included in Site Infrastructure			£ -
	TO SUMMARY					£ 146,094

	Item	Quantit	Unit	Rate £ p	Total £ p	Collection £ p
1	SUBSTRUCTURE					
1A	Substructure					
	Mass concrete fill foundations					
	Excavating trenches; including disposal off site	582	m3	40	23,280	
	Mass fill concrete foundations	449	m3	150	67,350	
	Below DPC Blockworks	138	m2	100	13,800	
	Allowance for lift pit slab and reinforcement mesh	1	item	6,000	6,000	
	Beam & block ground floor slab					
	Excavate to reduce levels; 450 deep	243	m3	50	12,150	
	Precast concrete beam and block floor	540	m2	60	32,400	£ 154,980
2	SUPERSTRUCTURE					
2A	Frame					
	Cost allowance for isolated structural steel members					
	152x152x37 UB	1.88	t	2,850	5,358	
	305x165x46 UB	0.67	t	2,850	1,910	
	305x165x43 UB	2.90	t	2,850	8,265	
	305x165x30 UB	0.92	t	2,850	2,608	
	305x165x30 UB	1.69	t	2,850	4,817	
	305x165x19 UB	2.82	t	2,850	8,023	
	305x165x43 UB	0.56	t	2,850	1,593	
	150x150x6 RHS	0.24	t	2,850	excl	
	150x150x8 RHS	0.94	t	2,850	excl	
	Fittings 10%	1.26	t	2,850	3,592	
	Naylor lintels to openings in blockwork walls	44	No.	150	6,600	
	Catnic CG 150/125 lintels	63	No.	350	22,050	
	Catnic CH 150/125 lintels	30	No.	345	10,350	
	Catnic CX 150/125 lintels	12	No.	340	4,080	£ 79,245
2B	Upper Floors					
	Precast concrete units; 200 thick	1,630	m2	90	146,700	
	Screed to all upper floors	1,630	m2	22	35,860	
	Allowance for holes and sundries	1,630	m2	5	8,150	
	Allowance for acoustic matting; Regipol or equivalent				excl	£ 190,710
2C	Roof					
	Pitched Roof					
	Main roof structure; 50x150xC16 rafters; including all joinery and verge soffit boards	840	m2	100	84,000	
	Fibre cement roof tiles; including breather membrane and insulation between timber members	840	m2	60	50,400	
	Ridge tiles	114	m	50	5,700	
	Valley detail	115	m	50	5,750	
	Rainwater disposal installation; cost allowance	1	item	5,000	5,000	
	Flat Roof					
	Flat roof system; including insulation, decking and 175 x 50mm timber roof joists, flashing to perimeter and insulation	227	m2	250	56,750	
	Access hatch including ladder	1	No.	2,500	2,500	
	Rainwater disposal installation; cost allowance	1	item	5,000	5,000	£ 215,100
2D	Stairs					
	Communal concrete stairs; standard finish; comprising 2 flights and 1/2 landings; including powder coated steel handrails and balustrading, finishes and the like	3	No.	10,000	30,000	£ 30,000
2E	External Walls					
	Cavity insulated wall construction; one leaf of 100mm thick blockwork	898	m2	55	49,390	
	Forming cavities and insulation; 210 thick Rockwool	1,243	m2	60	74,580	
	Facing brick outer leaf (PC sum allowance of £700/1000) reduced rate as part of VE	898	m2	115	103,270	

	12.5mm Wallboard with skimmed finish internally	898	m2	40	35,920	
	Waterproof capping to top of recess	37	m	150	excl	
	Extra over for brick piers (soldier course) detail to front elevation	135	m	150	excl	
	Extra over for soldier course detail / featur details	154	m2	30	4,620	£ 267,780
2F	External Windows and Doors					
	External triple glazed windows; to main elevations; dark grey aluminium specification; by Nordan or similar	345	m2	455	156,975	
	Window cills	80	m	60	4,800	
	Extra over for door opening to balconies (non sliding)	19	No.	750	14,250	
	Steel balustrading to balconies	36	m	650	excl	
	External finish to balconies and structure	25	m2	250	excl	
	Juliet balustrades	1	item	19,000	19,000	
	Fire escape single door	1	No.	1,100	1,100	
	Main entrance doors; automatic opening; provisional sum allowance	1	No.	6,500	6,500	£ 202,625
2G	Internal Walls and Partitions					
	Load bearing party walls; blockwork 140 wide to ground floor	127	m2	80	10,160	
	Load bearing party walls; blockwork 100 wide to upper floors	380	m2	55	20,900	
	Non-loadbearing partitions; plasterboard either side; skim finish; average 25m per unit	784	m	130	101,920	£ 132,980
2H	Internal Doors					
	Apartment single doorsets; solid core; paint grade; including ironmongery, decoration	160	No.	450	72,000	
	Common area riser doors; solid core; paint grade; including ironmongery, decoration	12	No.	770	9,240	
	Common area doorsets; solid core; paint grade; including ironmongery, decoration	12	No.	500	6,000	
	Apartment entrance doorset; solid core; laminate finish; including ironmongery	37	No.	900	33,300	£ 120,540
3	FINISHES					
3A	Wall Finishes					
	Emulsion paint; to new internal plastered walls and partitions	6,302	m2	4	25,210	
	Ceramic tiling to kitchen splashbacks; three row high; provisional allowance (£20/m2 supply)	37	No.	125	4,625	
	Ceramic wall tiling to bath and shower enclosures; pc sum allowance of £20/m2 for supply only	51	No.	300	15,300	£ 45,135
3B	Floor Finishes					
	Screed and 150 thick insulation to ground floor slabs	540	m2	65	35,100	
	Ceramic floor tiling; to bathrooms and ensuites; provisional PC sum allowance of £20/m2 supply only	204	m2	50	excl	
	Allowance for entrance matting	1	item	1,500	1,500	
	Laminate flooring to kitchens, corridors, dining areas; provisional allowance (£28/m2 supply)				Excluded	
	Timber skirtings; 100 high; painted MDF	2,075	m	8	16,600	
	Carpet to bedrooms; provisional PC sum allowance of £20/m2 supply only				Excluded	
	Carpet to communal area; provisional PC sum allowance of £15/m2 supply only	301	m2	30	9,030	
	Aluminium thresholds; to internal doors	160	No.	20	3,200	£ 65,430
3C	Ceiling Finishes					
	Plasterboard ceilings	2,158	m2	30	64,743	
	Emulsion paint; to plasterwork	2,158	m2	5	10,791	
	Sundry items such as access panels, bulkheads and the like; provisional sum allowance	37	No.	350	12,950	£ 88,484

4	FITTINGS AND FURNISHINGS					
4A	Fittings and Furnishings					
	Kitchen installation to apartments; including supply and fix of units, worktops, sink and tap; provisional sum allowance per unit including cooker, hob and extract hood	37	No.	2,500	92,500	
	Fixed storage allowance per property				Excluded	
	Way finding signage	1	item	2,500	2,500	
	Communal post boxes	1	item	5,000	5,000	£ 100,000
5	SERVICES					
5A	Sanitary Appliances					
	Sanitaryware to apartments; all provisional sum allowance					
	Bathrooms / Shower rooms	51	No.	1,500	inc	
	Allowance for boxing out to pipes; IPS	51	No.	350	excl	
	Fittings; including robe hooks, toilet roll holders, mirrors and the like; provisional sum allowance	51	No.	125	6,375	£ 6,375
5B	Mechanical & Electrical Installations					
	M&E Installations; Provisional sum allowance per unit; specification and scope to be confirmed; including sanitaryware installation					
	Electrical services installation	37	No.	10,000	370,000	
	Mechanical services and plumbing installation	37	No.	13,500	499,500	
	Allowance for upgrade in sanitaryware specification	37	No.	500	18,500	
	Cost allowance for mist sprinkler system		Incl in abnormals			
	Cost allowance for AFDD installation	37	No.	1,000	inc	
	Allowance for 7KW car charging point columns to car park to serve 19 spaces		Incl in abnormals			£ 888,000
5C	Lift and Conveyor Installations					
	Lift; standard passenger lift; 17 person; non fire fighting specification	1	No.	55,000	55,000	
	Bwic with lift installation	1	No.	5,000	5,000	£ 60,000
5D	Builder's Work in Connection with Services					
	Forming holes, pattresses, boxing in pipes and the like	2,158	m2	25	53,953	
	Allowance for fire proofing works	2,158	m2	20	43,160	£ 97,113
6	EXTERNAL WORKS					
6A	External Works					
	Included in 6.0					£ -
6B	Building Drainage					
	Below ground drainage; to plots; provisional sum	2,158	m2	30	64,740	£ 64,740
6C	External Services					
	Connections					
	Statutory connections; to apartments; water, electrical and BT; including trenches		Incl in Site Infrastructure			
	BWIC with external services; trenches, drawpits and the like; provisional sum allowance		Incl in Site Infrastructure			£ -
	TO SUMMARY					£ 2,809,236

	Item	Quantity	Unit	Rate	Total	Collection
		Total		£ p	£ p	£ p
1	Site Infrastructure					
1A	Site Preparation Works					
	Site clearance; removing trees etc			Incl in Abnormals		£ -
1B	Hard Landscaping - Road and Paths					
	Sub-base; to new hard surfaced areas; inclusive of reduced level excavation (assume 300mm), disposal, hardcore bed	1,316	m2	30	39,480	
	Extra over for sub-base to vehicular areas	924	m2	20	18,480	
	Tegula concrete paving block to footpaths; provisional allowance (£35/m2 supply)	392	m2	55	21,560	
	Tegula concrete flags to roads; provisional allowance (£45/m2 supply)	924	m2	65	60,060	
	Allowance for MOT type 3 sub-base to gravel stabiliser grid areas; approx 300 deep; including reduced level excavation, disposal and the like	2,030	m2	40	81,200	
	Gravel stabiliser grids such as Bodpave; including grid, gravel and geotextile membrane	2,030	m2	50	101,500	
	Kerbs to both side of roads	273	m	35	9,555	
	Extra over for drop kerbs	39	No.	200	7,800	
	Pin kerbs between finishes	514	m	20	10,272	
	Extra over for road junctions	1	Item	10,000	10,000	£ 359,907
1C	Soft Landscaping					
	Topsoil to grass and planting areas; 300 deep approx	462	m3	35	16,170	
	Planting mix	90	m2	10	900	
	Gravel area to kitchen garden; including preparation	77	m2	30	2,310	
	Garden: hardwearing shade tolerant grass seed	775	m2	5	3,875	
	Raised timber planters; assumed 450 high	1	item	3,500	3,500	
	Hedge planting	303	m	35	10,605	
	Tree planting; trees (spec to be confirmed); incl basic pit (assumes no urban tree pit and/or grille); provisional cost allowance	45	No.	400	18,000	£ 55,360
1D	Fencing, Railings and Walls					
	Timber fencing to gardens; 1800 high	7	m	125	875	
	Timber fencing to gardens; 1800 high	378	m	85	32,130	
	Metal railings; 2000 high	23	m	110	2,530	
	Brick walls; including foundation and coping; 1800 high			Incl in Abnormals		
	Low brick walls; including foundation and coping; 600 high			Incl in Abnormals		
	Reduce height of existing wall on Daisy Bank Rd and Laidon Rd; include for new coping			Incl in Abnormals		
	Pedestrian gates to match proposed fencing	35	No.	350	12,250	
	Provisional sum allowance for automated carpark gate to apartment block only; subject to further design development	1	item	20,000	20,000	
	Boundary metal fencing; 1800 high to north and east of site	116	m	130	15,080	
	Provisional sum allowance for retaining walls / boundary walls; subject to further design development			Incl in Abnormals		£ 82,865
1E	Site / Street Furniture and Equipment					
	Allowance for bins, benches, bollards, and the like; specification to be confirmed; allowance only	1	item	5,000	5,000	
	Bike stores to houses; provisional sum allowance	35	No.	800	28,000	
	Bin enclosures to houses; provisional sum allowance	35	No.	500	17,500	
	Bike store to apartments; provisional sum allowance	1	item	10,000	10,000	
	Bin enclosure to apartments; provisional sum allowance	1	item	7,500	7,500	
	EV Charging points / infrastructure			Incl in Abnormals		
	Signage; provisional cost allowance	1	item	5,000	5,000	£ 73,000

	Item	Quantity	Unit	Rate	Total	Collection
1F	Drainage and Incoming Services					
	Connections					
	Statutory connections; to units; water, electrical and BT; including trenches	72	No.	2,750	198,000	
	BWIC with external services; trenches, drawpits and the like; provisional sum allowance	72	No.	250	18,000	
	Drainage					
	Surface water drains; including trenches, backfill, beds and surrounds and disposal off site; allowance cost £/m2 allowance pending design information	1,316	m2	20	26,320	
	Foul water drains; including trenches, backfill, beds and surrounds and disposal off site	5,452	m2	15	81,776	
	Drainage sewer connections; provisional cost allowance	1	item	10,000	10,000	£ 334,096
1G	External Services / Lighting					
	New external lighting; provisional sum allowance; including light column, setting column in concrete base; builders works, trenches and connection fees	1	item	20,000	20,000	£ 20,000
2	Preliminaries					
	Site set up, running costs, site management			14.0%	129,532	129,532
3	Contingencies					
	Design development / risk allowance			5.0%	52,738	52,738
4	Contractor's OH&P					
	Contractor's OH&P			7.0%	77,525	77,525
	TO SUMMARY					£ 1,185,022

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1.0	Site Abnormals & Enabling Works					
	Site clearance and tree removal; disposal off site	6,500	m2	7	45,500	
	Provisional sum allowance for retaining walls / boundary walls to Daisy Bank Rd and Laindon Rd; subject to further design development	1	item	75,000	75,000	
	Demolition of existing buildings; including grubbing out foundations; disposal off site; cost based on Reddish Demolition quote	1	Item	55,000	55,000	£ 175,500
2.0	Foundations and substructure					
	Gas membrane to ground floor slab areas					
	Houses	35	No	500	Excluded	
	Apartments	550	m2	15	Excluded	£ -
3.0	Drainage					
	Drainage attenuation; awaiting design details and capacity / size	1	Item	125,000	125,000	£ 125,000
4.0	External Services					
	Provisional cost allowance for service diversions and / or lowering of existing services	1	Item	20,000	20,000	
	Allowance for electric sub-station	1	Item	125,000	inc	£ 20,000
5.0	Other Services					
	Cost allowance for mist sprinkler system to apartments	37	No.	2,175	80,475	
	Cost allowance for mist sprinkler system to houses	35	No.	5,000	Excluded	
	Allowance for Building regulations; external fabric and M&E enhancement; Apartments	37	No.	2,000	74,000	
	Allowance for Building regulations; external fabric and M&E enhancement; Houses	35	No.	2,500	87,500	
	Allowance for 7KW car charging point to houses	35	No.	1,000	35,000	
	Allowance for 22KW double car charging point columns/pillars to car park to serve 18 spaces; including allowance for trenches/ducts and plinth	9	No.	4,250	38,250	£ 315,225
6.0	Works to Existing Highways					
	Resurfacing and reinstating existing road / path surfaces to Highways specification; sub base not included; assumed existing re-used (allowance cost £/m)				Excluded	-
7.0	Preliminaries					
	Site set up, running costs, site management			14.0%	89,002	89,002
8.0	Contingencies					
	Design development / risk allowance			5.0%	36,236	36,236
9.0	Contractor's OH&P					
	Contractor's OH&P			7.0%	53,267	53,267
	TO SUMMARY					£ 814,230

Document Title	Reference	Author
LOCATION PLAN	A662 P001	Ollier Smurthwaite Architects
BLOCK PLAN	A662 P002E	Ollier Smurthwaite Architects
TOPOGRAPHICAL SURVEY	A662 P003	Ollier Smurthwaite Architects
SITE PLAN	A662 P100H	Ollier Smurthwaite Architects
APARTMENT TYPE 1A PLAN	A662 P150B	Ollier Smurthwaite Architects
APARTMENT TYPE 2A PLAN	A662 P151C	Ollier Smurthwaite Architects
HOUSE TYPE 3A PLAN	A662 P152C	Ollier Smurthwaite Architects
HOUSE TYPE 4A PLAN	A662 P153B	Ollier Smurthwaite Architects
APARTMENT TYPE 1B _ 2B PLAN	A662 P154B	Ollier Smurthwaite Architects
HOUSE TYPE 3B PLAN	A662 P155A	Ollier Smurthwaite Architects
HOUSE TYPE 6A PLAN	A662 P156A	Ollier Smurthwaite Architects
APARTMENT TYPE 1C PLAN	A662 P157C	Ollier Smurthwaite Architects
APARTMENT TYPE 1D PLAN	A662 P158B	Ollier Smurthwaite Architects
APARTMENT TYPE 2C PLAN	A662 P159B	Ollier Smurthwaite Architects
HOUSE TYPE 3A ELEVATION	A662 P161A	Ollier Smurthwaite Architects
HOUSE TYPE 4A ELEVATION	A662 P162A	Ollier Smurthwaite Architects
HOUSE TYPE 1B _ 2B ELEVATION	A662 P164A	Ollier Smurthwaite Architects
HOUSE TYPE 3B ELEVATION	A662 P166	Ollier Smurthwaite Architects
HOUSE TYPE 6A ELEVATION	A662 P168A	Ollier Smurthwaite Architects
HOUSE TYPE 3A SECTION	A662 P171	Ollier Smurthwaite Architects
HOUSE TYPE 4A SECTION	A662 P172	Ollier Smurthwaite Architects
HOUSE TYPE 1B _ 2B SECTION	A662 P173	Ollier Smurthwaite Architects
HOUSE TYPE 3B SECTION	A662 P174	Ollier Smurthwaite Architects
HOUSE TYPE 6A SECTION	A662 P175	Ollier Smurthwaite Architects
APARTMENT TYPE 1A PART O	A662 P180	Ollier Smurthwaite Architects
APARTMENT TYPE 2A PART O	A662 P181	Ollier Smurthwaite Architects
HOUSE TYPE 3A PART O	A662 P182	Ollier Smurthwaite Architects
HOUSE TYPE 4A PART O	A662 P183	Ollier Smurthwaite Architects
APARTMENT TYPE 1B _ 2B PART O	A662 P184	Ollier Smurthwaite Architects
APARTMENT TYPE 1B _ 2B PART O	A662 P184	Ollier Smurthwaite Architects
HOUSE TYPE 6A PART O	A662 P184	Ollier Smurthwaite Architects
APARTMENT TYPE 1C PART O	A662 P187	Ollier Smurthwaite Architects
APARTMENT TYPE 1D PART O	A662 P188	Ollier Smurthwaite Architects
APARTMENT TYPE 2C PART O	A662 P189	Ollier Smurthwaite Architects
BLOCK 1 PLANS	A662 P200D	Ollier Smurthwaite Architects
BLOCK 1 PLANS	A662 P201C	Ollier Smurthwaite Architects
BLOCK 1 ROOF PLAN	A662 P202A	Ollier Smurthwaite Architects
BLOCK 1 PLANS	A662 P202	Ollier Smurthwaite Architects
BLOCK 1 ELEVATIONS	A662 P210B	Ollier Smurthwaite Architects
BLOCK 1 SECTIONS	A662 P220	Ollier Smurthwaite Architects
BLOCK 1 SECTIONS	A662 P221	Ollier Smurthwaite Architects
Area Schedule	A662 P901	Ollier Smurthwaite Architects
Landscape Proposals	6765.03 1,200 Oct 22	Trevor Bridge Associates
Fire Statement-CIC	221013-R00-MA22098-WP1	OFR Consultants
Fire Statement-CIC	221014-R00-MA22098-WP1	OFR Consultants
Foundation Sketches	J7986 Preliminary	
Preliminary Structural Sketches	J7986	
T1456 - 72 Units Victoria Park, Fallowfield	T1456 -	



RogerHannah

0161 817 3399 | www.roger-hannah.co.uk