Viability Assessment

Oakley Gardens, 188 Wilmslow Road, Fallowfield, Manchester, M14 6LJ
September 2026

RogerHannah

Contents

1. Introduction 1
2. Executive Summary 3
3. Site Information 4
4. Viability in Planning Guidance 8
5. Gross Development Value 12
6. Residual Appraisals 15
7. Benchmark Land Value 18
8. Results & Sensitivity Analysis 21
9. Conclusions 22
10. Compliance 23

Appendices

1. SFP Order of Cost Estimate
2. Appraisal 1 – 20% AH & No S106 Appraisal
3. Appraisal 2 – 100% Market Sale & No S106 Appraisal

1. Introduction

1.1 Instructions

Roger Hannah has been instructed by View Developments Ltd to provide a financial viability assessment in respect of the proposed residential development at Oakley Gardens, 188 Wilmslow Road, Fallowfield, Manchester, M14 6LJ.

The application seeks approval for the partial demolition of existing buildings and the construction of 42 no, three and four-bedroom (2.5 storey) new build townhouses and 11.no, one- and two-bedroom apartments (new build and conversion). Providing a total of 53 dwellings.

This report has been prepared to support the planning application and considers the financial impact of the potential S106 planning contributions. We understand that the report will be submitted to Manchester City Council ('the Council') as part of the planning application for this development.

RICS Compliance

In accordance with the RICS Professional Standard, 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 Professional Statement, Assessing viability in planning under the National Planning Policy Framework 2019 for England (2021).

1.2 Reporting

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

Author:



Jessica Mistry MRICS
Associate Director

Reviewer:



Steve Smith MRICS
Director

1.3 Information Provided

We have been provided with and relied upon the following information:

- Proposed site layout plan

- Cost Plan, prepared by Simon Fenton Partnership (Appendix 1)

2. Executive Summary

Financial Appraisal

<table>
<tr><td>Site</td><td>Oakley Gardens, 188 Wilmslow Road, Fallowfield, Manchester, M14 6LJ</td></tr>
<tr><td>Scheme</td><td>The application seeks approval for the partial demolition of existing buildings and the construction of 42 no, three and four-bedroom (2.5 storey) new build townhouses and 11.no, one- and two-bedroom apartments (new build and conversion). Providing a total of 53 dwellings.</td></tr>
<tr><td>GDV</td><td>We have tested the scheme including an affordable housing contribution at 20% of total units and no S106 contributions, and on the Applicant's proposal which seeks to deliver a 100% market sale scheme and no S106 contributions.

Appraisal 1: the total GDV for the scheme including 20% affordable housing equates to £21,780,673, which we have adopted within appraisal at Appendix 2.

Appraisal 2: the total GDV for the 100% market sale scheme equates to £22,641,454 which we have adopted within our appraisal at Appendix 3.</td></tr>
<tr><td>Build Costs</td><td>For this assessment, the Applicant has provided us with the construction costs for the scheme which has been prepared by cost consultants – Simon Fenton Partnership ('SFP'). A total cost of £14,451,064 (£243.44 per sq ft) has been assessed in the Order of Cost Estimate as attached at Appendix 1.

The cost is inclusive of base build, prelims, contractor's overheads and profit, external works, contingency and abnormal works.

Further details of the build cost adopted is set out in Section 7 of this report.</td></tr>
<tr><td>Developer's Profit</td><td>20% on GDV for Open Market units

8% on GDV for Affordable units</td></tr>
<tr><td>Other Costs</td><td>Other costs have been applied in respect of professional fees, finance, and sales and agent's fees.</td></tr>
<tr><td>Benchmark Land Value</td><td>A benchmark land value of £3,270,000 has been adopted.</td></tr>
<tr><td>Appraisal Results</td><td>
<table>
<tr><th></th><th>Appraisal 1 – 20% AH & No S106</th><th>Appraisal 2 – 100% MS & No S106</th></tr>
<tr><td>Benchmark Land Value</td><td>£3,270,000</td><td>£3,270,000</td></tr>
<tr><td>Residual Land Value</td><td>£908,814</td><td>£1,318,166</td></tr>
</table>
</td></tr>
<tr><td>Conclusion</td><td>Given the results from this appraisal, we are of the opinion that the planning policy requirements in respect of affordable housing and S106 contributions should be relaxed on viability grounds for the proposed development.</td></tr>
</table>

3. Site Information

3.1 Location

The site is located at 188 Wilmslow Road, Fallowfield, Manchester, M14 6LJ. Fallowfield is a suburb of Manchester located approximately 3 miles south of the city centre.

188 Wilmslow Road sits on Wilmslow Road, one of the main arterial roads running north–south through Manchester and linking the city centre with suburbs to the south such as Rusholme, Fallowfield and Withington. Wilmslow Road also forms part of a major bus corridor with frequent services running north towards the city centre and south towards Withington and Didsbury.

Fallowfield more generally is characterised by a high student population due to its proximity to the University of Manchester and Manchester Metropolitan University campuses, with many students living in nearby houses and flats. The surrounding area is characterised by, a mix of terraced houses, flats, and small retail or service units fronting Wilmslow Road and adjacent streets and a local district centre along Wilmslow Road with shops, eateries, takeaways, cafés and services serving both residents and students.

The site sits adjacent to Platt Fields Park.

Included below is a map showing the site's location within the region.

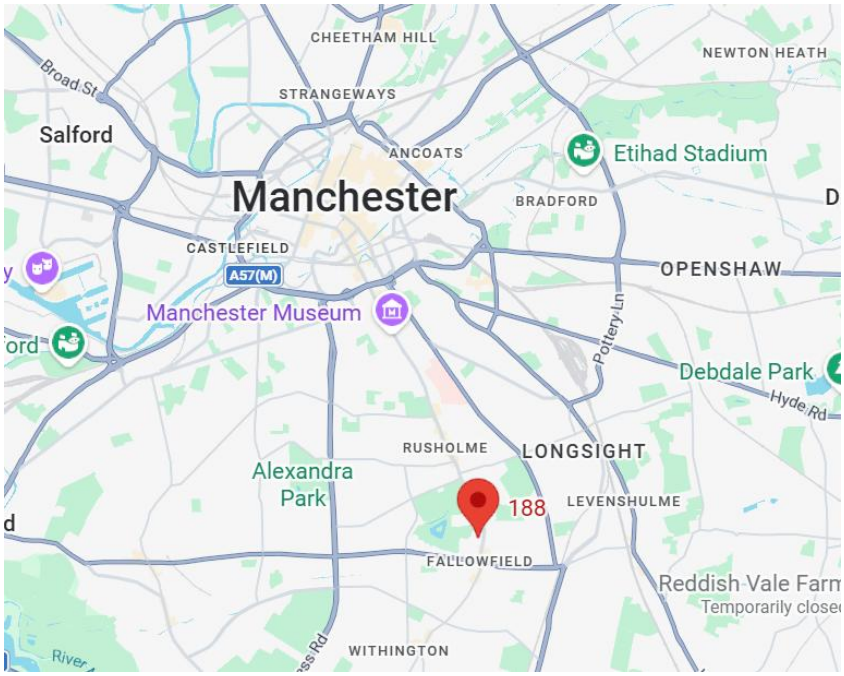


Figure 1: Location Plan (Source – Google Maps)

3.2 The Site

The application site is brownfield and extends to approximately 2.0 acres (0.80 hectares).

The site comprises an existing 4-storey office building and car parking spaces. We understand that the property was last occupied in 2022 and has since been left vacant.

We have obtained the floors areas of the existing property from the Valuation Office Agency (VOA) as per the below:

Description	Area m²/unit
Mezzanine floor internal storage	20.8
Ground floor office	454.8
Basement floor internal storage	311.07
Ground floor office	196.64
Ground floor internal storage	17.65
First floor office	275.94
First floor office	311.11
First floor internal storage	3.34
First floor office	240.68
Second floor office	23.72
Ground floor office	467.83
Ground floor office	426.87
Ground floor external storage	72.22
Ground floor office	58.9
Ground floor office	48.8
Total	**2,930.37**

Figure 2: Existing Accommodation Schedule (source: VOA)

We understand that internally the property provided office accommodation, comprising a mix of cellular and large, open-plan areas. Specification and condition of the office areas vary throughout the buildings.

The red line boundary of the site in its entirety is illustrated on the plan at Figure 2 below.



Figure 3: Site Plan

3.3 Proposed Development

The application seeks approval for the partial demolition of existing buildings and the construction of 42 no, three and four-bedroom (2.5 storey) new build townhouses and 11.no, one- and two-bedroom apartments (new build and conversion). Providing a total of 53 dwellings.

An accommodation schedule is set out below.

Type	Storey	Beds	No.	Average Net Area Sq ft	Total Net Area
Villa apartment	3	1	7	551	3,858
Villa apartments	3	2	4	743	2,971
Townhouse - Langley Road	2.5	3	12	1,080	12,955
Townhouse - East by Villa	2.5	3	9	1,101	9,910
Townhouses - N & W edge	2.5	4	19	1,200	22,803
Townhouses - NW corner	2.5	4	2	1,208	2,415
			53		54,913

Figure 4: Schedule of Accommodation

The apartments in the scheme provide a total NIA of 6,829 sq ft and a total GIA of 11,277 sq ft. This provides a net to gross ratio of 60.55%.

The scheme as a whole provides a total NIA of 54,913 sq ft and a total GIA of 59,362 sq ft.

The proposed development is illustrated on the following plan.



Figure 5: Proposed Development Layout

3.4 Planning Policy

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

The Core Strategy for Manchester City Council was adopted on 11 July 2012. It is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027.

The 'Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039' was adopted on 21 March 2024.

3.4.1 Affordable Housing

Policy H8 of the Core Strategy sets out an affordable housing requirement of 20%. The council's tenure requirement for the affordable housing is to be split between 25% Affordable Rent and 75% Intermediate (Shared Ownership).

3.4.2 Community Infrastructure Levy

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

3.4.3 Section 106 Contributions

To date, the Council has not requested any additional S106 contributions for the scheme.

3.4.4 Biodiversity Net Gain (BNG)

A BNG contribution of £50,000 has been included in both appraisals of the scheme which has been provided by the applicant.

4. Viability in Planning Guidance

4.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was last updated in August 2026. Paragraph 59 of the NPPF has been removed and replaced with Policy DM5 – Development viability, which states the following:

DM5 (1) Where development proposals accord with relevant up-to-date plan policies and national decision-making policies, they should be assumed to be viable. Relevant policies in this context are those that relate to the contributions expected from development.

DM5(2) There may be circumstances in which a viability assessment demonstrates that it wouldnot be possible for development to proceed on a policy compliant basis. In such circumstances, the submission of a viability assessment as part of a development proposal may be justified to ensure that the proposed development makes the maximum possible contribution to affordable housing and other infrastructure. Such circumstances may include where:

- *The development proposed is materially different to any development type considered in the viability assessment that informed the development plan;*
- *The site characteristics are materially different to those considered in the viability assessment that informed the development plan;*
- *The development is demonstrably burdened by costs which were not taken into account in the viability assessment that informed the development plan; and/or*
- *Site or economic circumstances have changed significantly since the viability assessment that informed the development plan was prepared.*

DM5(3) Neither the price paid for land, nor the price intended to be paid through an option agreement, should be a justification for failing to accord with relevant policies in the plan.

DM5(4) Where a viability assessment is submitted with a development proposal, this should be based upon and refer back to the viability assessment(s) that informed the relevant development plan policies. It should fully evidence all inputs and assumptions used in the assessment and explain any differences from those used for viability assessment that informed the relevant plan policies. All viability assessments should reflect the recommended approach in planning practice guidance, including the standardised inputs, and should be made publicly available.

DM5(5) It is a matter for the decision-maker, having regard to the circumstances under which the viability assessment is submitted, to assess the weight to be given to a viability assessment.

4.2 Planning Practice Guidance

The PPG in respect of viability, which was last updated in 2025, defines a viability assessment at Paragraph 011 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 008 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 009 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 site 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 decision maker should consider whether the assessment and its conclusions are objective, reasonable and realistic".

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 Professional Standard, 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:

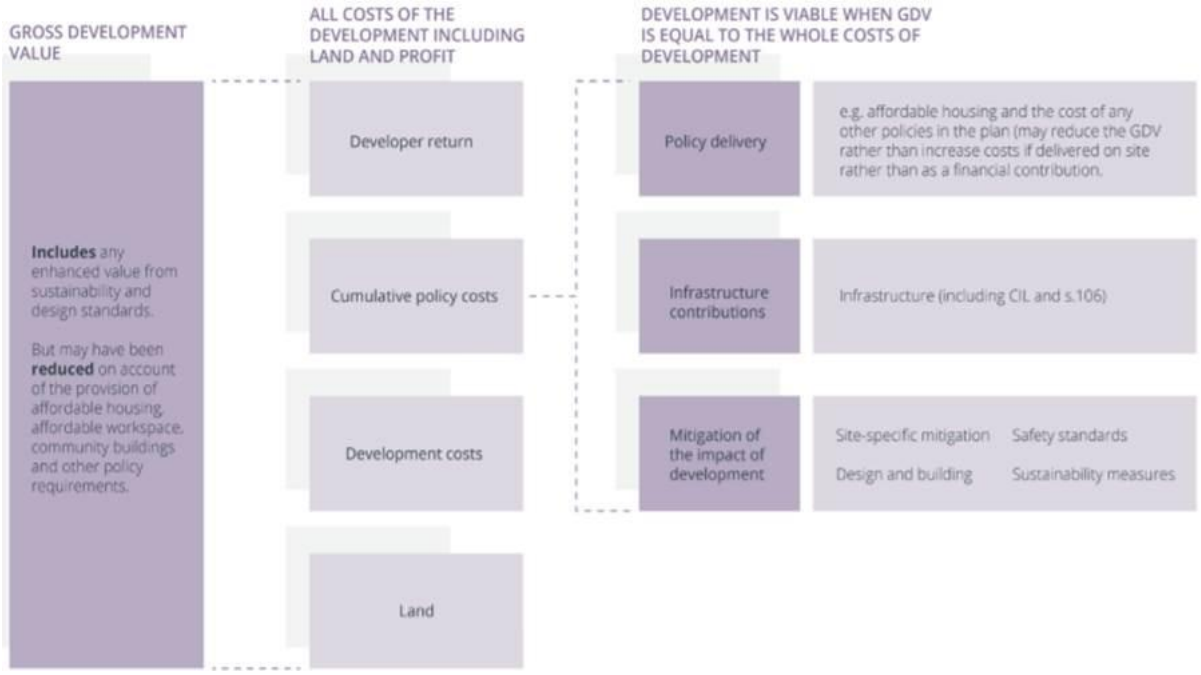


Figure 1: RICS Residual Valuation Framework (Source – RICS)

This Professional Standard 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 Standard, 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 Standard, 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 Standard.

5. Gross Development Value

Method

The PPG states the following:

"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"

The RICS Guidance Note also defines this as follows:

"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."

We have therefore assessed the GDV with reference to the comparable method of valuation.

Local Sales Market Overview

According to Rightmove, house prices in Fallowfield have an overall average of £252,828 over the last year. The majority of properties sold in Fallowfield during the last year were terraced properties, selling for an average price of £253,172. Semi-detached properties sold for an average of £297,804, with flats fetching £174,528.

Market Evidence

There is currently limited comparable evidence of properties of a similar nature (i.e 2.5 storey townhouses) in this location, with the majority of new build housing schemes providing 2-storey house types. Sales values for 2.5 storey houses are widely accepted to be lower than 2 storey houses.

From our search, we have identified the below new build schemes which are located within proximity of the proposed development with properties currently listed as available:

Daisy Bank Park, Laindon Road – Brittanica Group, M14 5QP

Daisy Bank Park by Britannia Group is development of 72 homes, comprising a mixture of apartments and townhouses. The development is located approximately 1.5 miles to the north of the subject site.

Property	Type	Storey	Beds	Sq ft	Asking	Net Asking Price	Net Price £ psf
House	End Terrace	3	4	1,142	£429,950	£408,453	£358
House	End Terrace	3	3	969	£395,000	£375,250	£387
House	Terrace	2.5	3	969	£385,000	£365,750	£377
							£373

In terms of asking prices, a 4-bedroom, 3 storey townhouse is currently being marketed at a net asking price of £358 per sq ft and 2x 3-bedroom, 2.5 and 3 storey townhouses are currently being marketed at £377 and £387 sq ft respectively. We consider this level of pricing is regarded as highly aspirational, with no support from other comparables in the area and we do not expect to achieve values at this level at the proposed site.

Dalton Fields, Chorlton – Anwyl Homes, M21 0UX

Dalton Fields is a new-build development of 65-, 3-and 4-bedroom houses by Anwyl Homes, located off Wilbraham Road in Chorlton. The development is situated approximately 2.1 miles to the west of the proposed site. Current asking prices for 2.5 storey dwellings in the scheme are as follows:

Property	Type	Storey	Beds	Sq ft	Asking	Net Asking Price	Net Price £ psf
The Euxton	Semi	2.5	4	1,180	£599,995	£569,995	£483
The Huxley	Detached	2.5	4	1,384	£669,995	£636,495	£460
The Cheltenham	Detached	2.5	4	1,543	£764,995	£726,745	£471
							£471

The average asking price for 2.5 storey, 4-bedroom dwellings at the above development is £471 per sq ft.

We do not consider this development as comparable due its location in Chorlton which is considered a higher value area in comparison to Fallowfield. House prices in Chorlton Cum Hardy have an overall average of £434,918 over the last year in comparison to £252,828 in Fallowfield over the same period.

We have not been able to identify any evidence for apartment schemes in the subject location. In line with general market expectations, we would however expect pricing to achieve below houses on a £ per sq ft basis.

In addition to the above, we have liaised with the Applicant who envisages an optimistic average sales forecast of £412 per sq ft for the scheme. This is reflective of the specification of the scheme for which a cost plan has been prepared.

Whilst we consider this to be an optimistic value which is not supported by sales/asking price evidence from the immediate locality, due to the lack of similar 2.5/3-storey house types in this location, we have adopted the applicant's expectations of pricing for the scheme. We do however reserve the right to review our GDV at a later stage.

Open Market Values

A total GDV of £22,641,454 (£412 per sq ft) has been adopted for the scheme on an open market sale basis as per the following breakdown, with £ per sq ft values decreasing for the apartments in the scheme, in line with market expectations:

Type	Storey	Beds	No.	Average Net Area Sq ft	Total Net Area	£/sqft	Unit Value	Total GDV
Villa apartment	3	1	7	551	3,858	£360	£198,400	£1,388,803
Villa apartments	3	2	4	743	2,971	£340	£252,521	£1,010,085
Townhouse - Langley Road	2.5	3	12	1,080	12,955	£400	£431,848	£5,182,177
Townhouse - East by Villa	2.5	3	9	1,101	9,910	£400	£440,459	£3,964,133
Townhouses - N & W edge	2.5	4	19	1,200	22,803	£440	£528,077	£10,033,471
Townhouses - NW corner	2.5	4	2	1,208	2,415	£440	£531,393	£1,062,785
			53		**54,913**	**£412**		**£22,641,454**

20% AH Values

The Council's current requirement is for 20% of all new developments to be delivered as affordable housing. This generates a requirement for 11 affordable homes on the site. We have modelled the affordable housing at 25% affordable rented and 75% intermediate as shared ownership in line with the Councils policy tenure preference.

We have assumed that affordable units will be provided as apartments.

Based on assessments of similar schemes, we have applied the following discounts to market value to reflect a policy compliant level of affordable housing (without grant funding).

- Affordable Rented ('AR') – 50% of Market Value

- Shared Ownership ('SO') – 70% of Market Value

The policy compliant GDV is as follows:

Type	Storey	Beds	No.	Average Net Area Sq ft	Total Net Area	£/sqft	Unit Value	Total GDV
Villa apartment (SO)	3	1	7	551	3,858	£252	£138,880	£972,162
Villa apartments (SO)	3	2	1	743	743	£252	£187,163	£187,163
Villa apartments (AR)	3	2	3	743	2,228	£170	£126,261	£378,782
Townhouse - Langley Road	2.5	3	12	1,080	12,955	£400	£431,848	£5,182,177
Townhouse - East by Villa	2.5	3	9	1,101	9,910	£400	£440,459	£3,964,133
Townhouses - N & W edge	2.5	4	19	1,200	22,803	£440	£528,077	£10,033,471
Townhouses - NW corner	2.5	4	2	1,208	2,415	£440	£531,393	£1,062,785
			53		**54,913**	**£397**		**£21,780,673**

This provides a total GDV of £21,780,673 for the policy compliant scheme.

6. Residual Appraisals

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

1. A scheme including a 20% on-site affordable housing and no S106 contributions.
2. A scenario reflecting the Applicants' proposal to deliver 100% market sale scheme and no S106 contributions.

The appraisal assumptions are detailed below:

Appraisal Inputs	
Scheme GDV	We have included the following Gross Development Value in each of the appraisals: 1. Appraisal 1 - £21,780,673 2. Appraisal 2 - £22,641,454
Build Costs	For this assessment, the Applicant has provided us with the construction costs for the scheme which has been prepared by cost consultants – Simon Fenton Partnership ('SFP'). A total cost of £14,451,064 (£243.44 per sq ft) has been assessed and is provided at Appendix 1. The cost is inclusive of base build, prelims, contractor's overheads and profit, external works, contingency and abnormal works. The rate utilised makes 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 • Abnormal costs • Contingency
Contingency	A contingency sum equating to 3% of the total build cost has been allowed within the Order of Cost Estimate. This is in line with our professional view and judgement on risk.
Professional Fees	A provision equating to 8% of the total build cost has been allowed as a minimum allowance to reflect the work that is required to deliver a scheme of the proposed size and nature for a regional/local developer.
Section 106 Costs	To date, the Council has not requested any additional S106 contributions for the scheme. of the scheme.

BNG Contribution	A BNG contribution of £50,000 has been included in both appraisals of the scheme which has been provided by the applicant.
CIL	Not applicable
Finance Costs	We have assumed a debit rate of 7.5% which is reflective of the current BOE base rate at 3.75%.
Disposal Costs	For the sales of the market units in the scheme, we have assumed a marketing cost of 1.5% and a sales cost of 1.5%. This provides a budget towards a show house/apartment, website, advertisements, and other marketing initiatives. We have also allowed for sales legal fees at £750 per unit. These are considered to be standard market assumptions. For the affordable units we have allowed for legal fees only.
Site Acquisition Costs	Stamp Duty at HMRC prevailing rates, 1% agent fee and £10,000 for legal fees.
Profit Margin	During recent years, profit for market sale residential development has typically ranged between 18-20% 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. Market conditions have changed markedly over the last 3 years, including increasing interest rates with only small reductions over 25/26, increasing cost of living, reduced affordability, reduced sales rates, increased incentives and high levels of build cost inflation. Market forecasts are for sales values to stagnate or decline and for costs to continue to increase. We are currently, therefore, of the view that the margin should be 20% on market sale GDV as a minimum starting point, which is also the same minimum levels lenders would typically apply for a development loan to be considered acceptable. We have therefore adopted a profit equating to 20% of market sale GDV and 8% on the affordable housing GDV. This is reflective of the scheme being developed by a smaller developer. We reserve the right to amend this assumption if our conclusions are not agreed.
Timescales	We have assumed the following timing assumptions for both appraisals: • Site Purchase – 1 month • Pre-Construction – 2 months to allow for site preparation works and planning. • Construction Houses – 26 months • Construction Apartments – 12 months, offset by 5 months into construction • Houses Sales – 17 months (first sale after 10-months of construction) at 2.5 units per month

- Apartment Sales – 3 months (first sale 7 months into sales period) at 3.5 units per month. Affordable sales during the same period
- Total – 30 months

7. Benchmark Land Value

7.1 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 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.

7.2 Existing Use Value Plus Premium

As mentioned above, the application site is brownfield and extends to approximately 2.0 acres (0.80 hectares). The subject site comprises an office building which has lay vacant since 2022.

To determine the value of the existing property, we have consulted the VOA to obtain information on the rateable value for the existing property. The provides a total rateable value of £272,500 for the existing property as of 1 April 2024 as per the following:

Offices floor areas			
Description	**Area m²/unit**	**£ per m²/unit**	Value
Mezzanine floor internal storage	20.8	£63.24	£1,315
Ground floor office	454.8	£75.28	£34,237
Basement floor internal storage	311.07	£26.35	£8,197
Ground floor office	196.64	£105.40	£20,726
Ground floor internal storage	17.65	£70.26	£1,240
First floor office	275.94	£100.38	£27,699
First floor office	311.11	£100.38	£31,229
First floor internal storage	3.34	£35.13	£117
First floor office	240.68	£100.38	£24,159
Second floor office	23.72	£75.28	£1,786
Ground floor office	467.83	£97.87	£45,787
Ground floor office	426.87	£97.87	£41,778
Ground floor external storage	72.22	£9.54	£689
Ground floor office	58.9	£100.38	£5,912
Ground floor office	48.8	£100.38	£4,899
Total	**2,930.37**		**£249,770**

Car parks		
Spaces	**Area**	Value
55		£23,040
Total		**£23,040**

Valuation	
Total value	**£272,810**
Rateable value (rounded down)	**£272,500**

Source: VOA, 1 April 2026 to present

To capitalise the above rental income, we have applied a conservative yield of 10%. This provides a total existing use value of £2,725,000 for the existing property which we consider is reasonable.

7.3 Minimum Premium

The value of a site is a key consideration within a viability assessment. Fundamentally, a landowner will sell an asset which has development potential when they consider that the development potential of the site is being fairly reflected within the price being paid. Otherwise, the site will essentially remain in its existing use with no incentive for the landowner to bring the site forward for development. Should landowners view current planning requirements as too onerous, they have the ability to wait for a

change in planning policy and to release land at the point at which a minimum level of acceptable return is reached in the future.

We have considered evidence from various sources to assess the minimum premium. To incentivise the landowner to sell, we have applied a minimum premium of 20% above the existing use value. This equates to an overall benchmark land value of £3,270,000 across the proposed development. This takes account of the available evidence and relevant PPG and RICS guidance in respect of BLV.

7.4 Alternative Use Value

We have not considered any alternative uses of the site but reserve further commentary in this regard.

7.5 Policy Compliant Land Value

The appraisal attached at Appendix 3 is provided on the basis of policy compliant development. This generates a residual land value of £908,814, which is insufficient to provide the landowner with an incentive to dispose of the site in comparison to the benchmark land value of the site.

7.6 Benchmark Land Value

Based on the above methodology, we have arrived at an overall Benchmark land value of £3,270,000 as per the below:

BLV	£
Existing use value	£2,725,000
Minimum Premium	£545,000
Total	**£3,270,000**

Figure 9: Benchmark Land Value

8. Results & Sensitivity Analysis

Appraisal 1: 20% AH & No S106 (Appendix 2)	The viability test that has been used compares the residual land value generated by the development, against the BLV of the site. It clearly demonstrates that with 20% affordable housing and no S106 contributions viability is an issue as the residual land value at £908,814 is significantly below the benchmark land value of £3,270,000.
Appraisal 2: 100% Market Sale & No S106 (Appendix 3)	The Applicants' proposals to deliver a 100% market sale scheme and no S106 contributions also demonstrates a viability concern albeit with a reduced deficit as the residual land value is £1,318,166 compared to the benchmark land value of £3,270,000. Despite the shortfall in the viability of the proposed scheme, we understand that the Applicant is willing to take a commercial view and deliver the scheme on this basis.
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. We consider the most likely scenario based on forecast data is that sales values are likely to stagnate / decline whilst build cost inflation is set to increase. This results in a worse viability position.

9. Conclusions

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

	Appraisal 1 – 20% AH & No S106	Appraisal 2 – Proposed 100% MS & No S106
Benchmark Land Value	£3,270,000	£3,270,000
Residual Land Value	£908,814	£1,318,166

The appraisals contained within this report represent a robust assessment of the viability of a residential development on the subject site (see Appendix 2 & 3).

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 viability test that has been used compares the residual land value generated by the development, against the BLV of the site. It clearly demonstrates that with 20% affordable housing and no S106 contributions viability is an issue as the residual land value at £908,814 is significantly below the benchmark land value of £3,270,000.

The Applicants' proposals to deliver a 100% market sale scheme and no S106 contributions also demonstrates a viability concern albeit with a reduced deficit as the residual land value is £1,318,166 compared to the benchmark land value of £3,270,000. Despite the shortfall in the viability of the proposed scheme, we understand that the Applicant is willing to take a commercial view and deliver the scheme on this basis.

Given the conclusions from this appraisal, we are of the opinion that the planning policy requirements in respect of affordable housing and S106 contributions should be relaxed on viability grounds for the proposed development.

10. 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 1 – SFP Order of Cost Estimate

Simon Fenton
Partnership LLP

Chartered Quantity
Surveyors and
Project Managers

4 Burton Place
Castlefield
Manchester M15 4PT
Ph 0161 827 7878
Fx 0161 839 0179
www.sfp-mcr.co.uk

SFP

Proposed Residential Development at Oakley Gardens, 188 Wilmslow Road, Fallowfield

Order of Cost Estimate 002 rev B

10th September 2026

Prepared on Behalf of Greyslow Ltd

Document Control Sheet

Key Document Information	
Client	Greyslow Limited
Project	Oakley Gardens - 188 Wilmslow Road, Fallowfield
Document Title	Cost Plan No.002
Revision	B
Author	Stephane Mutez - Simon Fenton Partnership
Date	10th September 2026

Document History

Version	Description	Date	Prepared by	Checked by	Approved by
1.0	Cost Plan No.001	25th February 2026	S.Mutez	O.Brown	I. Bryning
2.0	Cost Plan No.001	28th August 2026	S.Mutez	O.Brown	I. Bryning
3.0	Cost Plan No.002 rev A	4th September 2026	S.Mutez	O.Brown	I. Bryning
3.0	Cost Plan No.002 rev B	10th September 2026	S.Mutez	O.Brown	I. Bryning

Copyright Clause

The copyright of this document is vested in Simon Fenton Partnership LLP. This document may not be reproduced in part or whole without their express written permission.

Disclaimer Clause

The information contained in this document is confidential. It is intended solely for use by the recipient and others authorised to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation to the contents if this information is strictly prohibited and may be unlawful. Simon Fenton Partnership LLP accepts no responsibility for any

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

2.3 Accommodation Schedule

2.4 Cost Summary Split

3.0 Build Cost

3.1 Build Cost - Type A

3.2 Build Cost - Type B

3.3 Build Cost - Type C

3.4 Build Cost - Type D

3.5 Build Cost - Extension and Stair Core

3.6 Build Cost - Apartments

4.0 Basis of Costs

5.0 Cost Unit

5.1 Cost Unit Type A

5.2 Cost Unit Type B

5.3 Cost Unit Type C

5.4 Cost Unit Type D

5.5 Extension and Stair Core

5.6 Cost Apartments

5.7 Site Works

5.8 Abnormal Costs

6.0 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.
- Costs subject to Structural, Mechanical / Electrical and Fire Engineer designs and reports.
- Costs assume works will be undertaken in a single phased Contract via a single competitive tender process on a standard Building contract such as 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 assume private sale specification.
- Costs include a provisional sum allownace for minor works to the existing basement of the apartment block.
- Costs subject to confirmation of drainage design requirements (surface water attenuation and foul drainage)

1.2 Contingencies

- Contingencies have been included at 3% of construction costs (as instructed by the Client); this is to cover design development and construction stage

1.3 Preliminaries

- Main contractor's preliminaries applied at 13% of construction costs (new build) as instructed by the Client and 18% (conversion works)
- Main contractor's overheads and profit margin have been included at 4% of construction costs (as instructed by the Client)

1.4 Inflation

- Costs are base dated 3Q2026 and no allowance has been included for inflation beyond this date.

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 fee/agreement
- 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
- Attaining Passivhaus design standards
- Attaining Future Homes Standard
- Attaining EPC A rating
- Provision of contract guarantee bond
- Provision of show flat or marketing suite
- Loose furniture and fittings
  Fitted furniture and fittings (such as fitted bedroom furniture)
- Building regulation fees
- Costs associated with footpath closures and easements for new services
- Waterproofing / taking to existing basement areas.
- Work to existing footpaths, roads, pavements etc. not affected by the proposed works / beyond boundary
- Removal of contaminated material
- Passenger lift installations
- Acoustic enhancement to glazing
- Removal of invasive weeds / Japanese knotweed, etc
- Rights of Light insurance
- Party Wall matters
- Bio Diversity Net Gain contributions
- Piled foundations or ground improvement measures
- M4(3) Specification
- Security bollards and the like
- Post completion defects insurance
- Underfloor heating
- Triple glazed windows
- Sprinkler systems
- AOV or smoke ventilation systems
- Urban tree pits
- Juliette balconies/railings
- Measures to overcome underground water and/or flood risk prevention
- Measures to overcome Archaeological findings
- Isolated structural steel members to new build units (as instructed by the Client)

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 6.0

2.1 Cost Summary

Element	Cost £ p	Cost / m2 £ p	Cost / unit £ p
New Build Units	8,848,462	1,606	166,952
Works to Existing Buildings	128,850	23	2,431
Site Works / Plot Drainage & Services	2,258,103	410	42,606
Abnormals	756,173	137	14,267
Preliminaries	1,498,949	272	28,282
Contingency / Design Development	404,716	73	7,636
Contractor's OH&P	555,810	101	10,487
TOTAL CONSTRUCTION BUDGET	**£14,451,064**	**£2,624**	**£272,662**
Provision of performance bond	excl	excl	excl
NHBC warranty or similar	119,250	22	2,250
TOTAL CONSTRUCTION BUDGET	**£14,570,314**	**£2,645**	**£274,912**

2.2 Cost Summary per Type

Element	Type A £ p	Type B £ p	Type C £ p	Type D £ p	Extension & Stair Core £ p	Apartment Block £ p
New Build Units	3,306,002	1,527,109	1,975,238	386,745	340,874	1,312,495
Works to Existing Buildings	N/A	N/A	N/A	N/A	N/A	128,850
Site Works / Plot Drainage & Services	891,604	393,209	515,836	94,346	86,425	276,683
Abnormals	303,734	132,003	172,563	32,173	25,807	89,894
Preliminaries	562,668	256,540	332,954	64,158	56,638	225,990
Contingency / Design Development	151,920	69,266	89,898	17,323	15,292	61,017
Contractor's OH&P	208,637	95,125	123,460	23,790	21,001	83,797
TOTAL CONSTRUCTION BUDGET	**£5,424,565**	**£2,473,252**	**£3,209,948**	**£618,533**	**£546,039**	**£2,178,728**
Provision of performance bond	excl	excl	excl	excl	excl	excl
NHBC warranty or similar; £2250 per unit	42,750	20,250	27,000	4,500	6,750	18,000
TOTAL CONSTRUCTION BUDGET	**£5,467,315**	**£2,493,502**	**£3,236,948**	**£623,033**	**£552,789**	**£2,196,728**

2.3 Accommodation Schedule

Types	Properties no.	GIFA m2	Total GIFA m2
Apartments (Refurbishment/Conversion)			
Basement			234
Ground Floor	4	81	325
First Floor	4	76	302
New Build Extension			
New Build Apartment & Stair Core	3	60	180
New Build Houses			
House Type A	19	112	2,119
House Type B	9	102	921
House Type C	12	100	1,204
House Type D	2	112.2	224
TOTAL	**53**		**5,508**

* average areas

	Item	Houses		Extension & Stair Core		Apartments		Combined	
		Cost £ p	Cost / m2 £ p	Cost £ p	Cost / m2 £ p	Cost £ p	Cost / m2 £ p	Cost £ p	Cost / m2 £ p
0	**FACILITATING WORK**	£640,472	£143	£25,807	£143	£89,894	£143	£756,173	£137
1	**SUBSTRUCTURE**								
1.1	Substructure	£526,466	£118	£20,100	£112	£35,000	£56	£581,566	£106
2	**SUPERSTRUCTURE**								
2.1	Frame	£0	£0	£0	£0	£34,485	£55	£34,485	£6
2.2	Upper Floors	£264,832	£59	£10,800	£60	£56,430	£90	£332,062	£60
2.3	Roof	£781,194	£175	£40,715	£226	£161,250	£257	£983,159	£178
2.4	Stairs	£132,300	£30	£20,000	£111	£7,750	£12	£160,050	£29
2.5	External Walls	£1,577,835	£353	£44,315	£246	£210,130	£335	£1,832,280	£333
2.6	External Windows and Doors	£484,800	£109	£33,400	£186	£118,350	£189	£636,550	£116
2.7	Internal Walls and Partitions	£266,061	£60	£9,100	£51	£138,250	£220	£413,411	£75
2.8	Internal Doors	£230,450	£52	£8,250	£46	£33,750	£54	£272,450	£49
3	**INTERNAL FINISHES**								
3.1	Wall Finishes	£483,374	£108	£14,475	£80	£66,853	£107	£564,702	£103
3.2	Floor Finishes	£449,631	£101	£18,794	£104	£47,062	£75	£515,487	£94
3.3	Ceiling Finishes	£278,172	£62	£10,720	£60	£38,515	£61	£327,407	£59
4	**FIXTURES AND FITTINGS**								
4.1	Fittings and Furnishings	£289,800	£65	£20,700	£115	£65,200	£104	£375,700	£68
5	**SERVICES**								
5.1	Sanitary Appliances	£247,800	£55	£9,045	£50	£24,120	£38	£280,965	£51
5.2	Mechanical and Electrical Installations	£1,084,020	£243	£76,500	£425	£244,000	£389	£1,404,520	£255
5.3	Lift and Conveyor Installations	£0	£0	£0	£0	£0	£0	£0	£0
5.4	Builders Work in Connection with Services	£98,359	£22	£3,960	£22	£31,350	£50	£133,669	£24
6	**PREFABRICATED BUILDINGS AND UNITS**								
6	Prefabricated buildings and units	£0	£0	£0	£0	£0	£0	£0	£0
7	**WORK TO EXISTING BUILDINGS**								
7	Work to Existing Buildings	£0	£0	£0	£0	£128,850	£206	£128,850	£23
8	**EXTERNAL WORKS**								
8.1	External Works							£1,855,503	£337
8.2	Building Drainage							£180,000	£33
8.3	External Services							£222,600	£40
	SUB-TOTAL (Excl. Preliminaries)								
9	**PRELIMINARIES**								
9.1	Main Contractor's Preliminaries							£1,498,949	£272
9.2	LABC Warranty or Similar (£2,250 / Unit)							£119,250	£22
9.3	Performance Bond							excl	excl
	SUB-TOTAL								
10	**SUNDRY COSTS**								
10.1	Contractors Overheads and Profit							£555,810	£101
10.2	Contingency / Design Reserve							£404,716	£73
10.3	Abnormals (pending site investigation) (5%)	incl in facilitating works		incl in facilitating works		incl in facilitating works		incl in facilitating works	
	TOTAL CONSTRUCTION BUDGET (Incl. Preliminaries)	**£7,835,565**	**£1,754**	**£366,681**	**£2,037**	**£1,531,239**	**£2,442**	**£14,570,314**	**£2,645**

SFP

	Item	Houses		Extension & Stair Core		Apartments		Combined	
		Cost £ p	Cost / m2 £ p	Cost £ p	Cost / m2 £ p	Cost £ p	Cost / m2 £ p	Cost £ p	Cost / m2 £ p
0	**FACILITATING WORK**	£640,472	£143	£25,807	£143	£89,894	£143	£756,173	£137
1	**SUBSTRUCTURE**								
1.1	Substructure	£526,466	£118	£20,100	£112	£35,000	£56	£581,566	£106
2	**SUPERSTRUCTURE**								
2.1	Frame	£0	£0	£0	£0	£34,485	£55	£34,485	£6
2.2	Upper Floors	£264,832	£59	£10,800	£60	£56,430	£90	£332,062	£60
2.3	Roof	£781,194	£175	£40,715	£226	£161,250	£257	£983,159	£178
2.4	Stairs	£132,300	£30	£20,000	£111	£7,750	£12	£160,050	£29
2.5	External Walls	£1,577,835	£353	£44,315	£246	£210,130	£335	£1,832,280	£333
2.6	External Windows and Doors	£484,800	£109	£33,400	£186	£118,350	£189	£636,550	£116
2.7	Internal Walls and Partitions	£266,061	£60	£9,100	£51	£138,250	£220	£413,411	£75
2.8	Internal Doors	£230,450	£52	£8,250	£46	£33,750	£54	£272,450	£49
3	**INTERNAL FINISHES**								
3.1	Wall Finishes	£483,374	£108	£14,475	£80	£66,853	£107	£564,702	£103
3.2	Floor Finishes	£449,631	£101	£18,794	£104	£47,062	£75	£515,487	£94
3.3	Ceiling Finishes	£278,172	£62	£10,720	£60	£38,515	£61	£327,407	£59
4	**FIXTURES AND FITTINGS**								
4.1	Fittings and Furnishings	£289,800	£65	£20,700	£115	£65,200	£104	£375,700	£68
5	**SERVICES**								
5.1	Sanitary Appliances	£247,800	£55	£9,045	£50	£24,120	£38	£280,965	£51
5.2	Mechanical and Electrical Installations	£1,084,020	£243	£76,500	£425	£244,000	£389	£1,404,520	£255
5.3	Lift and Conveyor Installations	£0	£0	£0	£0	£0	£0	£0	£0
5.4	Builders Work in Connection with Services	£98,359	£22	£3,960	£22	£31,350	£50	£133,669	£24
6	**PREFABRICATED BUILDINGS AND UNITS**								
6	Prefabricated buildings and units	£0	£0	£0	£0	£0	£0	£0	£0
7	**WORK TO EXISTING BUILDINGS**								
7	Work to Existing Buildings	£0	£0	£0	£0	£128,850	£206	£128,850	£23
8	**EXTERNAL WORKS**								
8.1	External Works	£1,571,595	£352	£63,325	£352	£220,583	£352	£1,855,503	£337
8.2	Building Drainage	£147,000	£33	£10,500	£58	£22,500	£36	£180,000	£33
8.3	External Services	£176,400	£39	£12,600	£70	£33,600	£54	£222,600	£40
	SUB-TOTAL (Excl. Preliminaries)								
9	**PRELIMINARIES**								
9.1	Main Contractor's Preliminaries	£1,216,320	£272	£56,638	£315	£225,990	£360	£1,498,949	£272
9.2	LABC Warranty or Similar (£2,250 / Unit)	£94,500	£21	£6,750	£38	£18,000	£29	£119,250	£22
9.3	Performance Bond	excl	excl	excl	excl	excl	excl	excl	excl
	SUB-TOTAL								
10	**SUNDRY COSTS**								
10.1	Contractors Overheads and Profit	£451,011	£101	£21,001	£117	£83,797	£134	£555,810	£101
10.2	Contingency / Design Reserve	£328,406	£74	£15,292	£85	£61,017	£97	£404,716	£73
10.3	Abnormals (pending site investigation) (5%)	incl in facilitating works		incl in facilitating works		incl in facilitating works		incl in facilitating works	
	TOTAL CONSTRUCTION BUDGET (Incl. Preliminaries)	**£11,820,797**	**£2,646**	**£552,789**	**£3,071**	**£2,196,728**	**£3,504**	**£14,570,314**	**£2,645**

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1	**Substructure**					
	Substructure	2,119	m2	112	238,242	238,242
2	**Superstructure**					
	Frame	2,119	m2	-	-	
	Upper Floors	2,119	m2	60	127,019	
	Roof	2,119	m2	152	322,050	
	Stairs	2,119	m2	28	59,850	
	External Walls	2,119	m2	364	771,020	
	External Windows and Doors	2,119	m2	112	236,550	
	Internal Walls and Partitions	2,119	m2	55	116,375	
	Internal Doors	2,119	m2	49	104,500	1,737,364
3	**Finishes**					
	Wall Finishes	2,119	m2	111	234,156	
	Floor Finishes	2,119	m2	96	202,982	
	Ceiling Finishes	2,119	m2	53	112,974	550,112
4	**Fixtures and Fittings**					
	Fittings and Furnishings	2,119	m2	62	131,100	131,100
5	**Services**					
	Sanitary Appliances	2,119	m2	53	112,100	
	Mechanical and Electrical Installations	2,119	m2	231	490,390	
	Lift and Conveyor Installations	2,119	m2	-	-	
	Builder's Work in Connection with Services	2,119	m2	22	46,695	649,185
6	**Works to Existing Buildings**					
	Demolition Works and Alteration					N/A
7	**Site Works**					
	Site Works (Tab 5.5)	2,119	m2	352	745,304	
	Building Drainage	2,119	m2	31	66,500	
	External Services	2,119	m2	38	79,800	891,604
8	**Abnormals**					
	Site Abnormals and Enabling Works (Tab 5.7)	2,119	m2	143	303,734	303,734
9	**Preliminaries**					
	Site set up, running costs, scaffold			12.5%	562,668	562,668
10	**Contingencies**					
	Design development / risk allowance			3.0%	151,920	151,920
11	**Contractor's OH&P**					
	Contractor's OH&P			4.0%	208,637	208,637
	TO SUMMARY					**£ 5,424,565**

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1	**Substructure**					
	Substructure	921	m2	125	115,083	115,083
2	**Superstructure**					
	Frame	921	m2	-	-	
	Upper Floors	921	m2	63	57,688	
	Roof	921	m2	208	191,264	
	Stairs	921	m2	31	28,350	
	External Walls	921	m2	328	302,175	
	External Windows and Doors	921	m2	104	95,850	
	Internal Walls and Partitions	921	m2	68	62,669	
	Internal Doors	921	m2	59	54,450	792,447
3	**Finishes**					
	Wall Finishes	921	m2	96	88,766	
	Floor Finishes	921	m2	105	96,935	
	Ceiling Finishes	921	m2	71	65,562	251,264
4	**Fixtures and Fittings**					
	Fittings and Furnishings	921	m2	67	62,100	62,100
5	**Services**					
	Sanitary Appliances	921	m2	58	53,100	
	Mechanical and Electrical Installations	921	m2	252	232,290	
	Lift and Conveyor Installations	921	m2	-	-	
	Builder's Work in Connection with Services	921	m2	23	20,826	306,216
6	**Works to Existing Buildings**					
	Demolition Works and Alteration					N/A
7	**Site Works**					
	Site Works (Tab 5.5)	921	m2	352	323,909	
	Building Drainage	921	m2	34	31,500	
	External Services	921	m2	41	37,800	393,209
8	**Abnormals**					
	Site Abnormals and Enabling Works (Tab 5.7)	921	m2	143	132,003	132,003
9	**Preliminaries**					
	Site set up, running costs, scaffold			12.5%	256,540	256,540
10	**Contingencies**					
	Design development / risk allowance			3.0%	69,266	69,266
11	**Contractor's OH&P**					
	Contractor's OH&P			4.0%	95,125	95,125
	TO SUMMARY					**£ 2,473,252**

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1	**Substructure**					
	Substructure	1,204	m2	122	146,609	146,609
2	**Superstructure**					
	Frame	1,204	m2	-	-	
	Upper Floors	1,204	m2	56	66,960	
	Roof	1,204	m2	186	224,211	
	Stairs	1,204	m2	31	37,800	
	External Walls	1,204	m2	342	411,900	
	External Windows and Doors	1,204	m2	97	117,000	
	Internal Walls and Partitions	1,204	m2	61	73,500	
	Internal Doors	1,204	m2	49	59,400	990,771
3	**Finishes**					
	Wall Finishes	1,204	m2	115	137,952	
	Floor Finishes	1,204	m2	105	126,516	
	Ceiling Finishes	1,204	m2	70	84,147	348,615
4	**Fixtures and Fittings**					
	Fittings and Furnishings	1,204	m2	69	82,800	82,800
5	**Services**					
	Sanitary Appliances	1,204	m2	59	70,800	
	Mechanical and Electrical Installations	1,204	m2	257	309,720	
	Lift and Conveyor Installations	1,204	m2	-	-	
	Builder's Work in Connection with Services	1,204	m2	22	25,922	406,442
6	**Works to Existing Buildings**					
	Demolition Works and Alteration					N/A
7	**Site Works**					
	Site Works (Tab 5.5)	1,204	m2	352	423,436	
	Building Drainage	1,204	m2	35	42,000	
	External Services	1,204	m2	42	50,400	515,836
8	**Abnormals**					
	Site Abnormals and Enabling Works (Tab 5.7)	1,204	m2	143	172,563	172,563
9	**Preliminaries**					
	Site set up, running costs, scaffold			12.5%	332,954	332,954
10	**Contingencies**					
	Design development / risk allowance			3.0%	89,898	89,898
11	**Contractor's OH&P**					
	Contractor's OH&P			4.0%	123,460	123,460
	TO SUMMARY					**£ 3,209,948**

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1	**Substructure**					
	Substructure	224	m2	118	26,532	26,532
2	**Superstructure**					
	Frame	224	m2	-	-	
	Upper Floors	224	m2	59	13,165	
	Roof	224	m2	195	43,669	
	Stairs	224	m2	28	6,300	
	External Walls	224	m2	413	92,740	
	External Windows and Doors	224	m2	158	35,400	
	Internal Walls and Partitions	224	m2	60	13,517	
	Internal Doors	224	m2	54	12,100	216,891
3	**Finishes**					
	Wall Finishes	224	m2	100	22,499	
	Floor Finishes	224	m2	103	23,198	
	Ceiling Finishes	224	m2	69	15,488	61,185
4	**Fixtures and Fittings**					
	Fittings and Furnishings	224	m2	61	13,800	13,800
5	**Services**					
	Sanitary Appliances	224	m2	53	11,800	
	Mechanical and Electrical Installations	224	m2	230	51,620	
	Lift and Conveyor Installations	224	m2	-	-	
	Builder's Work in Connection with Services	224	m2	22	4,917	68,337
6	**Works to Existing Buildings**					
	Demolition Works and Alteration			n/a		N/A
7	**Site Works**					
	Site Works (Tab 5.5)	224	m2	352	78,946	
	Building Drainage	224	m2	31	7,000	
	External Services	224	m2	37	8,400	94,346
8	**Abnormals**					
	Site Abnormals and Enabling Works (Tab 5.7)	224	m2	143	32,173	32,173
9	**Preliminaries**					
	Site set up, running costs, scaffold			12.5%	64,158	64,158
10	**Contingencies**					
	Design development / risk allowance			3.0%	17,323	17,323
11	**Contractor's OH&P**					
	Contractor's OH&P			4.0%	23,790	23,790
	TO SUMMARY					**£ 618,533**

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1	**Substructure**					
	Substructure	180	m2	112	20,100	20,100
2	**Superstructure**					
	Frame	180	m2	-	-	
	Upper Floors	180	m2	60	10,800	
	Roof	180	m2	226	40,715	
	Stairs	180	m2	111	20,000	
	External Walls	180	m2	246	44,315	
	External Windows and Doors	180	m2	186	33,400	
	Internal Walls and Partitions	180	m2	51	9,100	
	Internal Doors	180	m2	46	8,250	166,580
3	**Finishes**					
	Wall Finishes	180	m2	80	14,475	
	Floor Finishes	180	m2	104	18,794	
	Ceiling Finishes	180	m2	60	10,720	43,989
4	**Fixtures and Fittings**					
	Fittings and Furnishings	180	m2	115	20,700	20,700
5	**Services**					
	Sanitary Appliances	180	m2	50	9,045	
	Mechanical and Electrical Installations	180	m2	425	76,500	
	Lift and Conveyor Installations	180	m2	-	-	
	Builder's Work in Connection with Services	180	m2	22	3,960	89,505
6	**Works to Existing Buildings**					
	Demolition Works and Alteration					N/A
7	**Site Works**					
	Site Works (Tab 5.5)	180	m2	352	63,325	
	Building Drainage	180	m2	58	10,500	
	External Services	180	m2	70	12,600	86,425
8	**Abnormals**					
	Site Abnormals and Enabling Works (Tab 5.7)	180	m2	143	25,807	25,807
9	**Preliminaries**					
	Site set up, running costs, scaffold			12.5%	56,638	56,638
10	**Contingencies**					
	Design development / risk allowance			3.0%	15,292	15,292
11	**Contractor's OH&P**					
	Contractor's OH&P			4.0%	21,001	21,001
	TO SUMMARY					**£ 546,039**

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1	**Substructure**					
	Substructure	627	m2	56	35,000	35,000
2	**Superstructure**					
	Frame	627	m2	55	34,485	
	Upper Floors	627	m2	90	56,430	
	Roof	627	m2	257	161,250	
	Stairs	627	m2	12	7,750	
	External Walls	627	m2	335	210,130	
	External Windows and Doors	627	m2	189	118,350	
	Internal Walls and Partitions	627	m2	220	138,250	
	Internal Doors	627	m2	54	33,750	760,395
3	**Finishes**					
	Wall Finishes	627	m2	107	66,853	
	Floor Finishes	627	m2	75	47,062	
	Ceiling Finishes	627	m2	61	38,515	152,430
4	**Fixtures and Fittings**					
	Fittings and Furnishings	627	m2	104	65,200	65,200
5	**Services**					
	Sanitary Appliances	627	m2	38	24,120	
	Mechanical and Electrical Installations	627	m2	389	244,000	
	Lift and Conveyor Installations	627	m2	-	-	
	Builder's Work in Connection with Services	627	m2	50	31,350	299,470
6	**Works to Existing Buildings**					
	Demolition Works and Alteration	627	m2	206	128,850	128,850
7	**Site Works**					
	Site Works (Tab 5.5)	627	m2	352	220,583	
	Building Drainage	627	m2	36	22,500	
	External Services	627	m2	54	33,600	276,683
8	**Abnormals**					
	Site Abnormals and Enabling Works (Tab 5.7)	627	m2	143	89,894	89,894
9	**Preliminaries**					
	Site set up, running costs, scaffold			13%	225,990	225,990
10	**Contingencies**					
	Design development / risk allowance			3.0%	61,017	61,017
11	**Contractor's OH&P**					
	Contractor's OH&P			4.0%	83,797	83,797
	TO SUMMARY					**£ 2,178,728**

		Area (m2) 111.50		Area (m2) 102.30		Area (m2) 100.30		Area (m2) 112.20		Area (m2) 180.00		Area (m2) 627.00	
		Type A		Type B		Type C		Type D		Extension & Stair Core		Apartment Block	
	Item	Cost £ p	Cost / m2 £ p	Cost £ p	Cost / m2 £ p	Cost £ p	Cost / m2 £ p	Cost £ p	Cost / m2 £ p	Cost £ p	Cost / m2 £ p	Cost £ p	Cost / m2 £ p
1	**SUBSTRUCTURE**												
1A	Substructure	12,539	112	12,787	125	12,217	122	13,266	118	20,100	112	35,000	56
2	**SUPERSTRUCTURE**												
2A	Frame	0	0	0	0	0	0	0	0	0	0	34,485	55
2B	Upper Floors	6,685	60	6,410	63	5,580	56	6,583	59	10,800	60	56,430	90
2C	Roof	16,950	152	21,252	208	18,684	186	21,834	195	40,715	226	161,250	257
2D	Stairs	3,150	28	3,150	31	3,150	31	3,150	28	20,000	111	7,750	12
2E	External Walls	40,580	364	33,575	328	34,325	342	46,370	413	44,315	246	210,130	335
2F	External Windows and Doors	12,450	112	10,650	104	9,750	97	17,700	158	33,400	186	118,350	189
2G	Internal Walls and Partitions	6,125	55	6,963	68	6,125	61	6,759	60	9,100	51	138,250	220
2H	Internal Doors	5,500	49	6,050	59	4,950	49	6,050	54	8,250	46	33,750	54
3	**FINISHES**												
3A	Wall Finishes	12,324	111	9,863	96	11,496	115	11,250	100	14,475	80	66,853	107
3B	Floor Finishes	10,683	96	10,771	105	10,543	105	11,599	103	18,794	104	47,062	75
3C	Ceiling Finishes	5,946	53	7,285	71	7,012	70	7,744	69	10,720	60	38,515	61
4	**FIXTURES AND FITTINGS**												
4A	Fittings and Furnishings	6,900	62	6,900	67	6,900	69	6,900	61	20,700	115	65,200	104
5	**SERVICES**												
5A	Sanitary Appliances	5,900	53	5,900	58	5,900	59	5,900	53	9,045	50	24,120	38
5B	Mechanical and Electrical Installations	25,810	231	25,810	252	25,810	257	25,810	230	76,500	425	244,000	389
5C	Lift and Conveyor Installations	0	0	0	0	0	0	0	0	0	0	0	0
5D	BWICS	2,458	22	2,314	23	2,160	22	2,458	22	3,960	22	31,350	50
6	**WORKS TO EXISTING BUILDING**												
6A	Demolition Works and Alteration	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	128,850	206
7	**EXTERNAL WORKS**												
7A	Site Works (Tab 5.5)	39,227	352	35,990	352	35,286	352	39,473	352	63,325	352	220,583	352
7B	Building Drainage	3,500	31	3,500	34	3,500	35	3,500	31	10,500	58	22,500	36
7C	External Services	4,200	38	4,200	41	4,200	42	4,200	37	12,600	70	33,600	54
8	**ABNORMALS**												
8A	Site Abnormals and Enabling Works (Tab 5.6)	15,986	143	14,667	143	14,380	143	16,086	143	25,807	143	89,894	143
	TOTAL CONSTRUCTION BUDGET COST	**£236,913**	**£2,125**	**£228,036**	**£2,229**	**£221,970**	**£2,213**	**£256,632**	**£2,287**	**£453,107**	**£2,517**	**£1,807,923**	**£2,883**

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1	**SUBSTRUCTURE**					
1A	Substructure					
	Provisional cost/m2 allowance for excavation works, strip foundations, floor slab, stone sub-base and brickwork to DPC level; based on ground slab area	37	m2	335	12,539	£ 12,539
2	**SUPERSTRUCTURE**					
2A	Frame					
	Cost allowance for isolated structural steel members				Excluded	
	Windpost				Incl above	
	Structural beams				Incl above	
	Catnic lintels				Incl above	£ -
2B	Upper Floors					
	Upper floor structure; timber posi-joists / chipboard flooring	74	m2	90	6,685	£ 6,685
2C	Roof					
	Main timber roof structure; including all joinery, fascia and soffit boards	61	m2	125	7,625	
	Fibre cement roof tiles; including breather membrane and insulation between timber members	61	m2	100	6,100	
	Rooflight	-	No.	1,200	-	
	Ridge tiles	11	m	55	605	
	Slate dry verge system	12	m	55	660	
	Valleys	12	m	55	660	
	Rainwater installation; UPVC specification	1	item	1,300	1,300	£ 16,950
2D	Stairs					
	Stair flights; including timber handrails and balustrading, finishes and the like; assumes basic softwood staircase for paint decoration	2	No.	1,575	3,150	£ 3,150
2E	External Walls					
	Cavity insulated wall construction; one leaf of 100mm thick blockwork (incl party walls between units)	213	m2	70	14,910	
	Forming cavities and insulation/ties; fully filled with Rockwool	213	m2	65	13,845	
	Facing texture red brick outer leaf (PC sum allowance of £700/1000); includes for labour	67	m2	150	10,050	
	Allowance cost £/m for ribbed soldier course detail	5	m	105	525	
	Allowance for stone lintels, movement joints etc	1	item	1,250	1,250	£ 40,580
2F	External Windows and Doors					
	External dark grey UPVC glazed windows; to main elevations; specification to be confirmed	16	m2	450	7,200	
	Entrance doorset; including frame and ironmongery; composite UPVC specification	1	No.	1,750	1,750	
	Juliet style balustrades to upper floor windows	8	No.	750	Excluded	
	Sliding glazed doors; to back gardens; aluminium specification	1	No.	3,500	3,500	£ 12,450
2G	Internal Walls and Partitions					
	Internal secondary metal stud partitions; to properties; approx. 2800 high; plaster skim coat both sides	35	m	175	6,125	£ 6,125
2H	Internal Doors					
	Single doorset FD30S; including ironmongery and decoration; to properties	10	No.	550	5,500	£ 5,500
3	**FINISHES**					
3A	Wall Finishes					
	Drylining to internal face of external walls	213	m2	40	8,520	

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
	Emulsion paint; to new internal plastered walls and partitions	409	m2	6	2,454	
	Ceramic tiling to kitchen splashbacks; three row high; provisional allowance (£25/m2 supply)	1	No.	450	450	
	Ceramic wall tiling to bath enclosures; pc sum allowance of £25/m2 for supply only	2	No.	450	900	£ 12,324
3B	Floor Finishes					
	Screed and 150 thick insulation to ground floor slabs	37	m2	80	2,994	
	LVT flooring to kitchens, corridors, dining areas; provisional allowance (£30/m2 supply)	41	m2	50	2,056	
	Ceramic floor tiling; to bathrooms and ensuites; provisional PC sum allowance of £25/m2 supply only	10	m2	60	580	
	Carpet to bedrooms; provisional PC sum allowance of £20/m2 supply only	49	m2	38	1,863	
	Allowance cost £/m for softwood skirting boards	149	m	20	2,980	
	Aluminium thresholds; to internal doors	10	No.	21	210	£ 10,683
3C	Ceiling Finishes					
	Plasterboard ceilings	112	m2	48	5,352	
	Emulsion paint; to plasterwork	12	m2	6	69	
	Sundry items such as access panels, bulkheads and the like; provisional sum allowance	1	item	525	525	£ 5,946
4	**FITTINGS AND FURNISHINGS**					
4A	Fittings and Furnishings					
	Supply of kitchens to properties; including supply of units, worktops, sink and tap; provisional sum allowance per unit including cooker, hob and extract hood	1	No.	6,250	6,250	
	Installation of kitchens	1	No.	650	650	
	Fixed storage allowance per property				Excluded	£ 6,900
5	**SERVICES**					
5A	Sanitary Appliances					
	Sanitaryware to units; all provisional sum allowance					
	Bathrooms	2	No.	1,575	3,150	
	WCs	1	No.	1,050	1,050	
	Allowance for boxing out to pipes; IPS	1	item	1,310	1,310	
	Fittings; including robe hooks, toilet roll holders, mirrors and the like; provisional sum allowance	3	No.	130	390	£ 5,900
5B	Mechanical & Electrical Installations					
	M&E Installations; provisional cost allowance per unit; design, specification and scope to be confirmed	1	No.	24,560	24,560	
	Cost allowance for AFDD installation				Excluded	
	Allowance for 7KW car charging point	1	No.	1,250	1,250	£ 25,810
5C	Lift and Conveyor Installations					
	N/A				-	£ -
5D	Builder's Work in Connection with Services					
	Forming holes, fire stopping, pattresses, boxing; etc.	112	m2	22	2,458	£ 2,458
6	**WORKS TO EXISTING BUILDINGS**					
6A	Demolition Works and Alteration					n/a
7	**EXTERNAL WORKS**					
7A	External Works					
	Included in 5.6		Incl in Infrastructure Works			£ -
7B	Building Drainage					
	Below ground drainage; to plots; provisional sum	1	No.	3,500	3,500	£ 3,500
7C	External Services					
	Statutory connections; to houses; water, electrical and BT; including trenches	1	No.	3,675	3,675	
	BWIC with external services; trenches, drawpits and the like; provisional sum allowance	1	No.	525	525	£ 4,200
	TO SUMMARY					**£ 181,700**

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1	**SUBSTRUCTURE**					
1A	Substructure					
	Provisional cost/m2 allowance for excavation works, strip foundations, floor slab, stone sub-base and brickwork to DPC level; based on ground slab area	38	m2	335	12,787	£ 12,787
2	**SUPERSTRUCTURE**					
2A	Frame					
	Cost allowance for isolated structural steel members				Excluded	
	Windpost				Incl above	
	Structural beams				Incl above	
	Catnic lintels				Incl above	£ -
2B	Upper Floors					
	Upper floor structure; timber posi-joists / chipboard flooring	71	m2	90	6,410	£ 6,410
2C	Roof					
	Main timber roof structure; including all joinery, fascia and soffit boards	75	m2	125	9,375	
	Fibre cement roof tiles; including breather membrane and insulation between timber members	75	m2	100	7,500	
	Rooflight	1	No.	1,200	1,200	
	Ridge tiles	11	m	55	619	
	Slate dry verge system	11	m	55	597	
	Valleys	12	m	55	660	
	Rainwater installation; UPVC specification	1	item	1,300	1,300	£ 21,252
2D	Stairs					
	Stair flights; including timber handrails and balustrading, finishes and the like; assumes basic softwood staircase for paint decoration	2	No.	1,575	3,150	£ 3,150
2E	External Walls					
	Cavity insulated wall construction; one leaf of 100mm thick blockwork (incl party walls between units)	156	m2	70	10,920	
	Forming cavities and insulation/ties; fully filled with Rockwool	156	m2	65	10,140	
	Facing texture red brick outer leaf (PC sum allowance of £700/1000); includes for labour	73	m2	150	10,950	
	Allowance cost £/m for ribbed soldier course detail	3	m	105	315	
	Allowance for stone lintels, movement joints etc	1	item	1,250	1,250	£ 33,575
2F	External Windows and Doors					
	External dark grey UPVC glazed windows; to main elevations; specification to be confirmed	12	m2	450	5,400	
	Entrance doorset; including frame and ironmongery; composite UPVC specification	1	No.	1,750	1,750	
	Juliet style balustrades to upper floor windows	5	No.	750	Excluded	
	Sliding glazed doors; to back gardens; aluminium specification	1	No.	3,500	3,500	£ 10,650
2G	Internal Walls and Partitions					
	Internal secondary metal stud partitions; to properties; approx. 2800 high; plaster skim coat both sides	40	m	175	6,963	£ 6,963
2H	Internal Doors					
	Single doorset FD30S; including ironmongery and decoration; to properties	11	No.	550	6,050	£ 6,050
3	**FINISHES**					
3A	Wall Finishes					
	Drylining to internal face of external walls	156	m2	40	6,240	

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
	Emulsion paint; to new internal plastered walls and partitions	379	m2	6	2,273	
	Ceramic tiling to kitchen splashbacks; three row high; provisional allowance (£25/m2 supply)	1	No.	450	450	
	Ceramic wall tiling to bath enclosures; pc sum allowance of £25/m2 for supply only	2	No.	450	900	£ 9,863
3B	Floor Finishes					
	Screed and 150 thick insulation to ground floor slabs	38	m2	80	3,054	
	LVT to kitchens, corridors, dining areas; provisional allowance (£30/m2 supply)	42	m2	50	2,113	
	Ceramic floor tiling; to bathrooms and ensuites; provisional PC sum allowance of £25/m2 supply only	12	m2	60	731	
	Carpet to bedrooms; provisional PC sum allowance of £20/m2 supply only	42	m2	38	1,582	
	Allowance cost £/m for softwood skirting boards	153	m	20	3,060	
	Aluminium thresholds; to internal doors	11	No.	21	231	£ 10,771
3C	Ceiling Finishes					
	Plasterboard ceilings	105	m2	48	5,049	
	extra over for sloping ceiling	72	m2	15	1,080	
	Emulsion paint; to plasterwork	105	m2	6	631	
	Sundry items such as access panels, bulkheads and the like; provisional sum allowance	1	item	525	525	£ 7,285
4	**FITTINGS AND FURNISHINGS**					
4A	Fittings and Furnishings					
	Supply of kitchens to properties; including supply of units, worktops, sink and tap; provisional sum allowance per unit including cooker, hob and extract hood	1	No.	6,250	6,250	
	Installation of kitchens	1	No.	650	650	
	Fixed storage allowance per property				Excluded	£ 6,900
5	**SERVICES**					
5A	Sanitary Appliances					
	Sanitaryware to units; all provisional sum allowance					
	Bathrooms	2	No.	1,575	3,150	
	WCs	1	No.	1,050	1,050	
	Allowance for boxing out to pipes; IPS	1	item	1,310	1,310	
	Fittings; including robe hooks, toilet roll holders, mirrors and the like; provisional sum allowance	3	No.	130	390	£ 5,900
5B	Mechanical & Electrical Installations					
	M&E Installations; provisional cost allowance per unit; design, specification and scope to be confirmed	1	No.	24,560	24,560	
	Cost allowance for AFDD installation				Excluded	
	Allowance for 7KW car charging point	1	No.	1,250	1,250	£ 25,810
5C	Lift and Conveyor Installations					
	N/A				-	£ -
5D	Builder's Work in Connection with Services					
	Forming holes, fire stopping, pattresses, boxing; etc.	105	m2	22	2,314	£ 2,314
6	**WORKS TO EXISTING BUILDINGS**					
6A	Demolition Works and Alteration					n/a
7	**EXTERNAL WORKS**					
7A	External Works					
	Included in 5.6		Incl in Infrastructure Works			£ -
7B	Building Drainage					
	Below ground drainage; to plots; provisional sum	1	No.	3,500	3,500	£ 3,500
7C	External Services					
	Statutory connections; to houses; water, electrical and BT; including trenches	1	No.	3,675	3,675	
	BWIC with external services; trenches, drawpits and the like; provisional sum allowance	1	No.	525	525	£ 4,200
	TO SUMMARY					**£ 177,379**

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1	**SUBSTRUCTURE**					
1A	Substructure					
	Provisional cost/m2 allowance for excavation works, strip foundations, floor slab, stone sub-base and brickwork to DPC level; based on ground slab area	36	m2	335	12,217	£ 12,217
2	**SUPERSTRUCTURE**					
2A	Frame					
	Cost allowance for isolated structural steel members				Excluded	
	Windpost				Incl above	
	Structural beams				Incl above	
	Catnic lintels				Incl above	£ -
2B	Upper Floors					
	Upper floor structure; timber posi-joists / chipboard flooring	62	m2	90	5,580	£ 5,580
2C	Roof					
	Main timber roof structure; including all joinery, fascia and soffit boards	65	m2	125	8,125	
	Fibre cement roof tiles; including breather membrane and insulation between timber members	65	m2	100	6,500	
	Rooflight	1	No.	1,200	1,200	
	Ridge tiles	11	m	55	598	
	Slate dry verge system	10	m	55	576	
	Valleys	7	m	55	385	
	Rainwater installation; UPVC specification	1	item	1,300	1,300	£ 18,684
2D	Stairs					
	Stair flights; including timber handrails and balustrading, finishes and the like; assumes basic softwood staircase for paint decoration	2	No.	1,575	3,150	£ 3,150
2E	External Walls					
	Cavity insulated wall construction; one leaf of 100mm thick blockwork (incl party walls between units)	195	m2	70	13,650	
	Forming cavities and insulation/ties; fully filled with Rockwool	195	m2	65	12,675	
	Facing texture red brick outer leaf (PC sum allowance of £700/1000); includes for labour	45	m2	150	6,750	
	Allowance cost £/m for ribbed soldier course detail	-	m	105	-	
	Allowance for stone lintels, movement joints etc	1	item	1,250	1,250	£ 34,325
2F	External Windows and Doors					
	External dark grey UPVC glazed windows; to main elevations; specification to be confirmed	10	m2	450	4,500	
	Entrance doorset; including frame and ironmongery; composite UPVC specification	1	No.	1,750	1,750	
	Juliet style balustrades to upper floor windows	4	No.	750	Excluded	
	Sliding glazed doors; to back gardens; aluminium specification	1	No.	3,500	3,500	£ 9,750
2G	Internal Walls and Partitions					
	Internal secondary metal stud partitions; to properties; approx. 2800 high; plaster skim coat both sides	35	m	175	6,125	£ 6,125
2H	Internal Doors					
	Single doorset FD30S; including ironmongery and decoration; to properties	9	No.	550	4,950	£ 4,950
3	**FINISHES**					
3A	Wall Finishes					
	Drylining to internal face of external walls	195	m2	40	7,800	

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
	Emulsion paint; to new internal plastered walls and partitions	391	m2	6	2,346	
	Ceramic tiling to kitchen splashbacks; three row high; provisional allowance (£25/m2 supply)	1	No.	450	450	
	Ceramic wall tiling to bath enclosures; pc sum allowance of £25/m2 for supply only	2	No.	450	900	£ 11,496
3B	Floor Finishes					
	Screed and 150 thick insulation to ground floor slabs	37	m2	80	2,952	
	LVT to kitchens, corridors, dining areas; provisional allowance (£30/m2 supply)	40	m2	50	2,000	
	Ceramic floor tiling; to bathrooms and ensuites; provisional PC sum allowance of £25/m2 supply only	17	m2	60	1,020	
	Carpet to bedrooms; provisional PC sum allowance of £20/m2 supply only	39	m2	38	1,482	
	Allowance cost £/m for softwood skirting boards	145	m	20	2,900	
	Aluminium thresholds; to internal doors	9	No.	21	189	£ 10,543
3C	Ceiling Finishes					
	Plasterboard ceilings	98	m2	48	4,713	
	extra over for sloping ceiling	79	m2	15	1,185	
	Emulsion paint; to plasterwork	98	m2	6	589	
	Sundry items such as access panels, bulkheads and the like; provisional sum allowance	1	item	525	525	£ 7,012
4	**FITTINGS AND FURNISHINGS**					
4A	Fittings and Furnishings					
	Supply of kitchens to properties; including supply of units, worktops, sink and tap; provisional sum allowance per unit including cooker, hob and extract hood	1	No.	6,250	6,250	
	Installation of kitchens	1	No.	650	650	
	Fixed storage allowance per property				Excluded	£ 6,900
5	**SERVICES**					
5A	Sanitary Appliances					
	Sanitaryware to units; all provisional sum allowance					
	Bathrooms	2	No.	1,575	3,150	
	WCs	1	No.	1,050	1,050	
	Allowance for boxing out to pipes; IPS	1	item	1,310	1,310	
	Fittings; including robe hooks, toilet roll holders, mirrors and the like; provisional sum allowance	3	No.	130	390	£ 5,900
5B	Mechanical & Electrical Installations					
	M&E Installations; provisional cost allowance per unit; design, specification and scope to be confirmed	1	No.	24,560	24,560	
	Cost allowance for AFDD installation				Excluded	
	Allowance for 7KW car charging point	1	No.	1,250	1,250	£ 25,810
5C	Lift and Conveyor Installations					
	N/A				-	£ -
5D	Builder's Work in Connection with Services					
	Forming holes, fire stopping, pattresses, boxing; etc.	98	m2	22	2,160	£ 2,160
6	**WORKS TO EXISTING BUILDINGS**					
6A	Demolition Works and Alteration					n/a
7	**EXTERNAL WORKS**					
7A	External Works					
	Included in 5.6		Incl in Infrastructure Works			£ -
7B	Building Drainage					
	Below ground drainage; to plots; provisional sum	1	No.	3,500	3,500	£ 3,500
7C	External Services					
	Statutory connections; to houses; water, electrical and BT; including trenches	1	No.	3,675	3,675	
	BWIC with external services; trenches, drawpits and the like; provisional sum allowance	1	No.	525	525	£ 4,200
	TO SUMMARY					**£ 172,303**

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1	**SUBSTRUCTURE**					
1A	Substructure					
	Provisional cost/m2 allowance for excavation works, strip foundations, floor slab, stone sub-base and brickwork to DPC level; based on ground slab area	40	m2	335	13,266	£ 13,266
2	**SUPERSTRUCTURE**					
2A	Frame					
	Cost allowance for isolated structural steel members				Excluded	
	Windpost				Incl above	
	Structural beams				Incl above	
	Catnic lintels				Incl above	£ -
2B	Upper Floors					
	Upper floor structure; timber posi-joists / chipboard flooring	73	m2	90	6,583	£ 6,583
2C	Roof					
	Main timber roof structure; including all joinery, fascia and soffit boards	79	m2	125	9,875	
	Fibre cement roof tiles; including breather membrane and insulation between timber members	79	m2	100	7,900	
	Rooflight	1	No.	1,200	1,200	
	Ridge tiles	11	m	55	598	
	Slate dry verge system	10	m	55	576	
	Valleys	7	m	55	385	
	Rainwater installation; UPVC specification	1	item	1,300	1,300	£ 21,834
2D	Stairs					
	Stair flights; including timber handrails and balustrading, finishes and the like; assumes basic softwood staircase for paint decoration	2	No.	1,575	3,150	£ 3,150
2E	External Walls					
	Cavity insulated wall construction; one leaf of 100mm thick blockwork (incl party walls between units)	187	m2	70	13,090	
	Forming cavities and insulation/ties; fully filled with Rockwool	187	m2	65	12,155	
	Facing texture red brick outer leaf (PC sum allowance of £700/1000); includes for labour	129	m2	150	19,350	
	Allowance cost £/m for ribbed soldier course detail	5	m	105	525	
	Allowance for stone lintels, movement joints etc	1	item	1,250	1,250	£ 46,370
2F	External Windows and Doors					
	External dark grey UPVC glazed windows; to main elevations; specification to be confirmed	16	m2	450	7,200	
	Entrance doorset; including frame and ironmongery; composite UPVC specification	1	No.	1,750	1,750	
	Juliet style balustrades to upper floor windows	7	No.	750	5,250	
	Sliding glazed doors; to back gardens; aluminium specification	1	No.	3,500	3,500	£ 17,700
2G	Internal Walls and Partitions					
	Internal secondary metal stud partitions; to properties; approx. 2800 high; plaster skim coat both sides	39	m	175	6,759	£ 6,759
2H	Internal Doors					
	Single doorset FD30S; including ironmongery and decoration; to properties	11	No.	550	6,050	£ 6,050
3	**FINISHES**					
3A	Wall Finishes					
	Drylining to internal face of external walls	187	m2	40	7,480	

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
	Emulsion paint; to new internal plastered walls and partitions	403	m2	6	2,420	
	Ceramic tiling to kitchen splashbacks; three row high; provisional allowance (£25/m2 supply)	1	No.	450	450	
	Ceramic wall tiling to bath enclosures; pc sum allowance of £25/m2 for supply only	2	No.	450	900	£ 11,250
3B	Floor Finishes					
	Screed and 150 thick insulation to ground floor slabs	39	m2	80	3,088	
	LVT to kitchens, corridors, dining areas; provisional allowance (£30/m2 supply)	54	m2	50	2,690	
	Ceramic floor tiling; to bathrooms and ensuites; provisional PC sum allowance of £25/m2 supply only	14	m2	60	833	
	Carpet to bedrooms; provisional PC sum allowance of £20/m2 supply only	46	m2	38	1,743	
	Allowance cost £/m for softwood skirting boards	151	m	20	3,014	
	Aluminium thresholds; to internal doors	11	No.	21	231	£ 11,599
3C	Ceiling Finishes					
	Plasterboard ceilings	112	m2	48	5,364	
	extra over for sloping ceiling	79	m2	15	1,185	
	Emulsion paint; to plasterwork	112	m2	6	670	
	Sundry items such as access panels, bulkheads and the like; provisional sum allowance	1	item	525	525	£ 7,744
4	**FITTINGS AND FURNISHINGS**					
4A	Fittings and Furnishings					
	Supply of kitchens to properties; including supply of units, worktops, sink and tap; provisional sum allowance per unit including cooker, hob and extract hood	1	No.	6,250	6,250	
	Installation of kitchens	1	No.	650	650	
	Fixed storage allowance per property				Excluded	£ 6,900
5	**SERVICES**					
5A	Sanitary Appliances					
	Sanitaryware to units; all provisional sum allowance					
	Bathrooms	2	No.	1,575	3,150	
	WCs	1	No.	1,050	1,050	
	Allowance for boxing out to pipes; IPS	1	item	1,310	1,310	
	Fittings; including robe hooks, toilet roll holders, mirrors and the like; provisional sum allowance	3	No.	130	390	£ 5,900
5B	Mechanical & Electrical Installations					
	M&E Installations; provisional cost allowance per unit; design, specification and scope to be confirmed	1	No.	24,560	24,560	
	Cost allowance for AFDD installation				Excluded	
	Allowance for 7KW car charging point	1	No.	1,250	1,250	£ 25,810
5C	Lift and Conveyor Installations					
	N/A				-	£ -
5D	Builder's Work in Connection with Services					
	Forming holes, fire stopping, pattresses, boxing; etc.	112	m2	22	2,458	£ 2,458
6	**WORKS TO EXISTING BUILDINGS**					
6A	Demolition Works and Alteration					n/a
7	**EXTERNAL WORKS**					
7A	External Works					
	Included in 5.6		Incl in Infrastructure Works			£ -
7B	Building Drainage					
	Below ground drainage; to plots; provisional sum	1	No.	3,500	3,500	£ 3,500
7C	External Services					
	Statutory connections; to houses; water, electrical and BT; including trenches	1	No.	3,675	3,675	
	BWIC with external services; trenches, drawpits and the like; provisional sum allowance	1	No.	525	525	£ 4,200
	TO SUMMARY					**£ 201,072**

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1	**SUBSTRUCTURE**					
1A	Substructure					
	Provisional cost/m2 allowance for excavation works, strip foundations, floor slab, stone sub-base and brickwork to DPC level; based on ground slab area	60	m2	335	20,100	£ 20,100
2	**SUPERSTRUCTURE**					
2A	Frame					
	Cost allowance for isolated structural steel members				Excluded	
	Windpost				Incl above	
	Structural beams				Incl above	
	Catnic lintels				Incl above	£ -
2B	Upper Floors					
	Upper floor structure; timber posi-joists / chipboard flooring	120	m2	90	10,800	£ 10,800
2C	Roof					
	Main timber roof structure; including all joinery, fascia and soffit boards	165	m2	125	20,625	
	Fibre cement roof tiles; including breather membrane and insulation between timber members	165	m2	100	16,500	
	Ridge tiles	15	m	55	825	
	Slate dry verge system	15	m	55	825	
	Valleys	8	m	55	440	
	Rainwater installation; UPVC specification	1	item	1,500	1,500	£ 40,715
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	2	No.	10,000	20,000	£ 20,000
2E	External Walls					
	Cavity insulated wall construction; one leaf of 100mm thick blockwork (incl party walls between units)	218	m2	70	15,260	
	Forming cavities and insulation/ties; fully filled with Rockwool	218	m2	65	14,170	
	Facing texture red brick outer leaf (PC sum allowance of £700/1000); includes for labour	86	m2	150	12,900	
	Allowance cost £/m for ribbed soldier course detail	7	m	105	735	
	Allowance for stone lintels, movement joints etc	1	item	1,250	1,250	£ 44,315
2F	External Windows and Doors					
	External dark grey UPVC glazed windows; to main elevations; specification to be confirmed	34	m2	450	15,300	
	External aluminium glazed curtain wall; to stair core main elevations; specification to be confirmed	11	m2	850	9,350	
	Entrance doorset to apartment; including frame and ironmongery; composite UPVC specification	3	No.	1,750	5,250	
	Main entrance to stair core; including frame and ironmongery; composite UPVC specification	1	No.	3,500	3,500	
	Juliet style balustrades to upper floor windows	14	No.	750	Excluded	£ 33,400
2G	Internal Walls and Partitions					
	Internal secondary metal stud partitions; to properties; approx. 2800 high; plaster skim coat both sides	52	m	175	9,100	£ 9,100
2H	Internal Doors					
	Single doorset FD30S; including ironmongery and decoration; to properties	15	No.	550	8,250	£ 8,250
3	**FINISHES**					
3A	Wall Finishes					
	Drylining to internal face of external walls	218	m2	40	8,720	
	Emulsion paint; to new internal plastered walls and partitions	509	m2	6	3,055	

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
	Ceramic tiling to kitchen splashbacks; three row high; provisional allowance (£25/m2 supply)	3	No.	450	1,350	
	Ceramic wall tiling to bath enclosures; pc sum allowance of £25/m2 for supply only	3	No.	450	1,350	£ 14,475
3B	Floor Finishes					
	Screed and 150 thick insulation to ground floor slabs	60	m2	80	4,800	
	LVT to kitchens, corridors, dining areas; provisional allowance (£30/m2 supply)	76	m2	50	3,800	
	Ceramic floor tiling; to bathrooms and ensuites; provisional PC sum allowance of £25/m2 supply only	15	m2	60	900	
	Floor finish to stair core; spec tbc	45	m2	75	3,375	
	Carpet to bedrooms; provisional PC sum allowance of £20/m2 supply only	38	m2	38	1,444	
	Allowance cost £/m for softwood skirting boards	208	m	20	4,160	
	Aluminium thresholds; to internal doors	15	No.	21	315	£ 18,794
3C	Ceiling Finishes					
	Plasterboard ceilings	180	m2	48	8,640	
	Emulsion paint; to plasterwork	180	m2	6	1,080	
	Sundry items such as access panels, bulkheads and the like; provisional sum allowance	1	item	1,000	1,000	£ 10,720
4	**FITTINGS AND FURNISHINGS**					
4A	Fittings and Furnishings					
	Supply of kitchens to properties; including supply of units, worktops, sink and tap; provisional sum allowance per unit including cooker, hob and extract hood	3	No.	6,250	18,750	
	Installation of kitchens	3	No.	650	1,950	
	Fixed storage allowance per property				Excluded	£ 20,700
5	**SERVICES**					
5A	Sanitary Appliances					
	Sanitaryware to units; all provisional sum allowance					
	Bathrooms	3	No.	1,575	4,725	
	Allowance for boxing out to pipes; IPS	3	No.	1,310	3,930	
	Fittings; including robe hooks, toilet roll holders, mirrors and the like; provisional sum allowance	3	No.	130	390	£ 9,045
5B	Mechanical & Electrical Installations					
	M&E Installations; provisional cost allowance per unit; design, specification and scope to be confirmed	3	No.	25,500	76,500	
	Cost allowance for AFDD installation				Excluded	£ 76,500
5C	Lift and Conveyor Installations					
	N/A				-	£ -
5D	Builder's Work in Connection with Services					
	Forming holes, fire stopping, pattresses, boxing; etc.	180	m2	22	3,960	£ 3,960
6	**WORKS TO EXISTING BUILDINGS**					
6A	Demolition Works and Alteration					n/a
7	**EXTERNAL WORKS**					
7A	External Works					
	Included in 5.6		Incl in Infrastructure Works			£ -
7B	Building Drainage					
	Below ground drainage; to plots; provisional sum	3	No.	3,500	10,500	£ 10,500
7C	External Services					
	Statutory connections; to houses; water, electrical and BT; including trenches	3	No.	3,675	11,025	
	BWIC with external services; trenches, drawpits and the like; provisional sum allowance	3	No.	525	1,575	£ 12,600
	TO SUMMARY					**£ 363,974**

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1	**SUBSTRUCTURE**					
1A	Substructure					
	Provisinal sum allowance for minor alterations, repair works to existing basement walls	1	Item	35,000	35,000	£ 35,000
2	**SUPERSTRUCTURE**					
2A	Frame					
	Structural interventions / adaptations to levels 00 to 02; following forming demolition and remodelling works; all subject to structural design					
	Ground floor	325	m2	55	17,875	
	First floor	302	m2	55	16,610	£ 34,485
2B	Upper Floors					
	Provisional cost allowance for new raised floor system including fire / acoustic treatment to all existing upper floors structure throughout the building (specification and design to be confirmed)	627	m2	90	56,430	£ 56,430
2C	Roof					
	Strip out of existing roof; disposal off site			Incl in section 6.0 below		
	Replacement roofs to lightwell; Aluminium specification; non fire-rated; excluding AOV or vents	1	Item	15,000	15,000	
	Provisional cost £/m2 allowance for repairs and apteration to roof structure; subject to survey	750	m2	25	18,750	
	Provisional cost £/m2 allowance for slate roof covering, insulation and timber battens; 500 x 250 slates	750	m2	100	75,000	
	Provisional sum allowance for new lead flashing and the like to roof	1	Item	25,000	25,000	
	Provisional sum allowance for making good barge boards (2No) to front elevation	1	Item	5,000	5,000	
	Roofing sundries; provisional sum allowance	1	Item	7,500	7,500	
	Renew rainwater disposal system; downpipes, gutters and the like	1	Item	15,000	15,000	£ 161,250
2D	Stairs					
	Provisional sum allowance for refurbishment works to existing timber staircase, handrails, nosings and the like	1	Item	7,750	7,750	£ 7,750
2E	External Walls					
	New Walls Following Demolition Works					
	Cost £/m2 allowance for new external wall against existing party wall following demolition works; including cavity, insulation and facing brick/stone to match existing building fabric; subject to further design development; **Approximate Quantities**	270	m2	350	94,500	
	Existing Walls					
	Scaffolding external	477	m2	65	31,005	
	Cost allowance £/m2 for repointing external walls and making good / repairs where necessary	477	m2	125	59,625	
	Extra over for further repairs to existing walls; including lead flashing, replacement of copings to bay window projections; scope of works tbc; provisional sum allowance	1	Item	25,000	25,000	£ 210,130
2F	External Windows and Doors					
	Replacement and new external aluminium glazed windows; to all elevations;	159	m2	650	103,350	
	Main entrance door replacement; fob opening system; provisional sum allowance	1	Item	15,000	15,000	£ 118,350
2G	Internal Walls and Partitions					
	Provisional sum allowance for alterations, infill and or forming openings in existing party walls; including making good where necessary approximate quantities	1	Item	38,500	38,500	

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
	Non-loadbearing partitions; plasterboard either side; skim finish; approx 4m floor to ceiling height	285	m	350	99,750	£ 138,250
2H	Internal Doors					
	Apartment single doorsets; solid core; paint grade; including ironmongery, decoration	30	No.	750	22,500	
	Common area double doorsets; solid core; paint grade; including ironmongery, decoration	1	No.	1,250	1,250	
	Apartment entrance doorset; solid core; laminate finish; including ironmongery	8	No.	1,250	10,000	£ 33,750
3	**FINISHES**					
3A	Wall Finishes					
	Insulated platerboard to internal face of existing external walls	477	m2	85	40,545	
	Platerboard to internal face of new external walls	270	m2	40	10,800	
	Emulsion paint; to new internal plastered walls and partitions	3,027	m2	4	12,108	
	Ceramic tiling to kitchen splashbacks; three row high; provisional allowance (£20/m2 supply)	8	No.	125	1,000	
	Ceramic wall tiling to bath and shower enclosures; pc sum allowance of £20/m2 for supply only	8	No.	300	2,400	£ 66,853
3B	Floor Finishes					
	LVT flooring to kitchens, corridors, dining areas; provisional allowance (£30/m2 supply)	320	m2	50	16,000	
	Ceramic floor tiling; to bathrooms and ensuites; provisional PC sum allowance of £25/m2 supply only	40	m2	60	2,400	
	Floor finish to communal areas; spec tbc	87	m2	75	6,525	
	Carpet to bedrooms; provisional PC sum allowance of £20/m2 supply only	161	m2	38	6,118	
	Allowance cost £/m for softwood skirting boards	760	m	20	15,200	
	Aluminium thresholds; to internal doors	39	No.	21	819	£ 47,062
3C	Ceiling Finishes					
	Plasterboard ceilings	302	m2	65	19,630	
	Emulsion paint; to new plasterwork ceilings	302	m2	5	1,510	
	Cost £/m2 allowance for making good and repaint existing ceiling to retain	325	m2	35	11,375	
	Sundry items such as access panels, bulkheads and the like; provisional sum allowance	8	No.	750	6,000	£ 38,515
4	**FITTINGS AND FURNISHINGS**					
4A	Fittings and Furnishings					
	Supply of kitchens to properties; including supply of units, worktops, sink and tap; provisional sum allowance per unit including cooker, hob and extract hood	8	No.	6,250	50,000	
	Installation of kitchens	8	No.	650	5,200	
	Way finding signage	1	item	5,000	5,000	
	Communal post boxes	1	item	5,000	5,000	£ 65,200
5	**SERVICES**					
5A	Sanitary Appliances					
	Sanitaryware to units; all provisional sum allowance					
	Bathrooms	8	No.	1,575	12,600	
	Allowance for boxing out to pipes; IPS	8	No.	1,310	10,480	
	Fittings; including robe hooks, toilet roll holders, mirrors and the like; provisional sum allowance	8	No.	130	1,040	£ 24,120
5B	Mechanical & Electrical Installations					
	M&E Installations; provisional cost allowance per unit; specification and scope to be confirmed; including sanitaryware installation	8	No.	30,500	244,000	
	Cost allowance for AFDD installation				Excluded	£ 244,000
5C	Lift and Conveyor Installations					
	N/A				-	£ -
5D	Builder's Work in Connection with Services					
	Forming holes, pattresses, boxing in pipes and the like	627	m2	30	18,810	

	Item	Quantity	Unit	Rate	Total	Collection
		Total		£ p	£ p	£ p
	Allowance for fire proofing works	627	m2	20	12,540	£ 31,350
6	**WORKS TO EXISTING BUILDINGS**					
6A	Demolition Works and Alteration					
	Soft strip out of all internal areas; including partitions, doors, sanitaryware, fixtures and fittings; disposal off site	627	m2	50	31,350	
	Remove and dispose off site existing windows and doors; disposal off site	50	No.	250	12,500	
	Remove and dispose off site existing roof structure and covering, glazing and flashing; disposal off site	750	m2	80	60,000	
	Provisional sum allowance for sundry demolition items	1	item	25,000	25,000	£ 128,850
7	**EXTERNAL WORKS**					
7A	External Works					
	Included in 5.6					£ -
7B	Building Drainage					
	Allowance for adaptation to existing drainage; provisional sum	1	item	22,500	22,500	£ 22,500
7C	External Services					
	Statutory connections; to aparments; water, electrical and BT; including trenches	8	No.	3,675	29,400	
	BWIC with external services; trenches, drawpits and the like; provisional sum allowance	8	No.	525	4,200	£ 33,600
	TO SUMMARY					**£ 1,497,445**

	Item	Quantity	Unit	Rate	Total	Collection
		Total		£ p	£ p	£ p
1	**Site Works**					
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 500mm), disposal, hardcore bed	3,506	m2	70	245,420	
	Concrete block pavers; grey colour	1,984	m2	95	188,480	
	Patio paving flags	807	m2	75	60,525	
	Decking to back gardens	68	m2	65	4,420	
	Setts to crossings	73	m2	150	10,950	
	Tactile paving to crossings	24	m2	250	6,000	
	Tarmac complete to pavements and roads; to adoptable standards	550	m2	150	82,500	
	Cost £/m2 allowance for kerbs and edgings	2,631	m2	21	55,251	
	Extra over for road junctions; S278			Incl Abnormals		£ 653,546
1C	**Soft Landscaping**					
	Topsoil to grass and planting areas; 300 deep approx	714	m3	45	32,130	
	Grass turf; to public space and rear gardens	2,380	m2	20	47,600	
	Provisional sum allowance for hedge planting, etc.	525	m	105	55,125	
	Tree planting; trees (spec to be confirmed); incl basic pit (assumes no urban tree pit and/or grille); provisional cost allowance	34	No.	1,000	34,000	£ 168,855
1D	**Fencing, Railings and Walls**					
	Timber fencing to properties; cost £/unit allowance	53	No.	3,500	185,500	
	Pedestrian gates to match timber fencing	14	No.	450	6,300	
	Cost £/m for low boundary wall and metal fencing to Langley road; including foundation, coping, etc.	140	m	750	105,000	
	Pedestrian gates to match fencing	12	No.	650	7,800	
	Provisional sum allowance for automated sliding gate and pedestrian gate to main site entrance; fob access system	1	Item	25,000	25,000	
	Allowance cost £/m for making good existing boundary walls; including repointing/new coping where necessary and the like	245	m	250	61,250	
	Provisional sum allowance for retaining walls / boundary walls; subject to further design development	1	Item	65,000	65,000	£ 455,850
1E	**Site / Street Furniture and Equipment**					
	Allowance for bins, benches, bollards, and the like; specification to be confirmed; allowance only	1	item	30,000	30,000	
	Bike/bin stores to houses; provisional sum allowance	42	No.	1,150	48,300	
	Bin enclosure to houses; provisional sum allowance	1	item	30,000	30,000	
	Bin enclosure to apartments; provisional sum allowance	1	item	15,000	15,000	
	Signage; provisional cost allowance	1	item	5,000	5,000	£ 128,300
1F	**Drainage and Incoming Services**					
	Drainage					
	Surface water drains; including trenches, backfill, beds and surrounds and disposal off site; allowance cost £/m2 allowance pending design information	3,506	m2	40	140,240	
	Cost £/m3 allowance for underground geocellular storage crates	490	m3	500	245,000	
	Alllowance for new manholes	4	No.	1,500	6,000	
	Alllowance for hydrobrakes to proposed manholes	2	No.	5,000	10,000	
	Drainage sewer connections; provisional cost allowance	1	item	65,000	65,000	£ 466,240
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	65,000	65,000	£ 65,000
	TO BUILD COST					**£ 1,937,791**
	COST £/m2					**£ 352**

	Item	Quantity Total	Unit	Rate £ p	Total £ p	Collection £ p
1.0	**Site Abnormals & Enabling Works**					
	Site clearance; disposal off site	5,886	m2	8	47,088	
	Capping layer to all soft landscaping areas; 300 deep approx	714	m3	45	32,130	
	Trees to be removed	11	No	350	3,850	
	Allowance for pruning and protection to trees to be retained	23	No	250	5,750	
	Asbestos removal; As per Innov8UK quote ref IUG2587	1	Item	88,010	88,010	
	Demolition of existing buildings; including grubbing out foundations; disposal off site; excluding asbestos removal; As per Innov8UK quote ref IUG2587	1	Item	159,380	159,380	£ 336,208
2.0	**Foundations and substructure**					
	Allowance for abnormal foundations to all new build houses; awaiting foundation design	42	No	5,000	210,000	
	Gas membrane to ground floor slab areas					
	Houses	42	No	500	21,000	
	Apartments				n/a	£ 231,000
3.0	**Drainage**					
	Drainage attenuation; awaiting design details and capacity / size				Incl in site works	£ -
4.0	**External Services**					
	Provisional cost allowance for service diversions and / or lowering of existing services	1	Item	50,000	50,000	
	Allowance for electric sub-station	1	Item	80,000	80,000	£ 130,000
5.0	**Other**					
	Acoustic measures to windows (acoustic trickle vents and triple glazing) - as highlighted in acoustic report (5 units)	5	No.	3,500	17,500	
	Cost allowance for mist sprinkler system to apartments				excl	
	Cost allowance for mist sprinkler system to houses				excl	£ 17,500
6.0	**Works to Existing Highways**					
	Provisional cost allowance for Section 278 works to site entrances (scope of works to be confirmed)	1	Item	75,000	75,000	75,000
	TO BUILD COST					**£ 789,708**
	COST £/m2					**£ 143**

Document Title	Reference	Author
Surveys / Reports		
Heritage Statement	1989008	Watkins Jones
Air Quality Assessment	1989039	Redmore Environmental
Noise Impact Assessment	1989026	PDA Acoustic Consultants
Ground Investigation Report	1580332	Tier Consultant
Asbestos Refurbishment/Demolition Survey Report		Innov8 Group
Tree Survey Report		Lancashire Tree Surgeons
Sewer Records Plan		United Utilities
Archaelogical Desk-Based Assessment	26336	RPS Group PLC
Environmental Standards Statement	Rev 02	CIVIC
Heritage Statement	260205	Heritage Architecture Ltd
Preliminary Ecological Appraisal & Root Assessment	43684621	Arbtech
Flood Risk Assessment and Outline Drainage Strategy	FRA251189	LK Group
Noise Assessment for Planning Purposes	P5689/R01/PJK	ANC
Ground Level Tree Assessment		EPS
Arboricultural Statement	CW/11871-AS	Cheshire Woodlands
Air Quality Assessment	9946r2	Redmore Environmental
Phase 1 Geoenvironmental Site Assessment	18-568-R1-2	E3P
Transport Statement	J000664-TS01	Focus
Interim Travel Plan	J000664-TS01	Focus
Drawings		
Exist Block Plan P1_compressed	AL(02)001	Nick Moss Architects
Exist Location Plan P1_compressed	AL(02)002	Nick Moss Architects
Exist B P1_compressed	AL(02)009	Nick Moss Architects
Exist 00 P1_compressed	AL(02)010	Nick Moss Architects
Exist 01 P1_compressed	AL(02)011	Nick Moss Architects
Exist 02 P1_compressed	AL(02)012	Nick Moss Architects
Exist 03 P1_compressed	AL(02)013	Nick Moss Architects
Exist 04 P1_compressed	AL(02)014	Nick Moss Architects
Exist Elev 01 P1_compressed	AL(02)020	Nick Moss Architects
Exist Elev 0 P1_compressed2	AL(02)021	Nick Moss Architects
Exist Elev 03 P1_compressed	AL(02)022	Nick Moss Architects
Exist Elev 04 P1_compressed	AL(02)023	Nick Moss Architects
Exist Elev 05 P1_compressed	AL(02)024	Nick Moss Architects
Exist Elev 06 P1_compressed	AL(02)025	Nick Moss Architects
Historical Development P1_compressed	AL(02)050	Nick Moss Architects
Exist 00 Demo P1_compressed	AL(02)060	Nick Moss Architects
Exist 02 Demo P1_compressed	AL(02)062	Nick Moss Architects
Location Plan P1 DRAFT05_compressed	AL(05)001	Nick Moss Architects
Lvl B P1 DRAFT05_compressed	AL(05)009	Nick Moss Architects
Lvl 00 P1 DRAFT05_compressed	AL(05)010	Nick Moss Architects
Lvl 01 P1 DRAFT05_compressed	AL(05)011	Nick Moss Architects
Lvl 02 P1 DRAFT05_compressed	AL(05)012	Nick Moss Architects
Lvl 03 P1 DRAFT05_compressed	AL(05)013	Nick Moss Architects
Levels P1 DRAFT05_compressed	AL(05)015	Nick Moss Architects
Elev01 P1 DRAFT05_compressed	AL(05)020	Nick Moss Architects
Elev02 P1 DRAFT05_compressed	AL(05)021	Nick Moss Architects
Elev03 P1 DRAFT05_compressed	AL(05)022	Nick Moss Architects
Elev04 P1 DRAFT05_compressed	AL(05)023	Nick Moss Architects
Elev05 P1 DRAFT05_compressed	AL(05)024	Nick Moss Architects
Elev06 P1 DRAFT05_compressed	AL(05)025	Nick Moss Architects
Elev07 P1 DRAFT05_compressed	AL(05)026	Nick Moss Architects
Elev08 P1 DRAFT05_compressed	AL(05)027	Nick Moss Architects
Elev09 P1 DRAFT05_compressed	AL(05)028	Nick Moss Architects
Elev10 P1 DRAFT05_compressed	AL(05)029	Nick Moss Architects
Elev11 P1 DRAFT05_compressed	AL(05)030	Nick Moss Architects
Elev12 P1 DRAFT05_compressed	AL(05)031	Nick Moss Architects
Elev13 P1 DRAFT05_compressed	AL(05)032	Nick Moss Architects
Materials P1 DRAFT05_compressed	AL(05)040	Nick Moss Architects
Materials P1 DRAFT05_compressed	AL(05)041	Nick Moss Architects
Villa B P1 DRAFT05_compressed	AL(05)049	Nick Moss Architects

Villa 00 P1 DRAFT05_compressed	AL(05)050	Nick Moss Architects
Villa 01 P1 DRAFT05_compressed	AL(05)051	Nick Moss Architects
Villa 02 P1 DRAFT05_compressed	AL(05)052	Nick Moss Architects
Villa Roof P1 DRAFT05_compressed	AL(05)053	Nick Moss Architects
HTA Plans P1 DRAFT05_compressed	AL(05)200	Nick Moss Architects
HTA Elevs P1 DRAFT05_compressed	AL(05)201	Nick Moss Architects
HTA Sect P1 DRAFT05_compressed	AL(05)202	Nick Moss Architects
HTB Plans P1 DRAFT05_compressed	AL(05)210	Nick Moss Architects
HTB Elevs P1 DRAFT05_compressed	AL(05)211	Nick Moss Architects
HTB Sect P1 DRAFT05_compressed	AL(05)212	Nick Moss Architects
HTC Plans P1 DRAFT05_compressed	AL(05)220	Nick Moss Architects
HTC Elevs P1 DRAFT05_compressed	AL(05)221	Nick Moss Architects
HTC Sect P1 DRAFT05_compressed	AL(05)222	Nick Moss Architects
HTC Plans P1 DRAFT05_compressed	AL(05)230	Nick Moss Architects
HTC Elevs P1 DRAFT05_compressed	AL(05)231	Nick Moss Architects
HTC Sect P1 DRAFT05_compressed	AL(05)232	Nick Moss Architects
Rear Sections Key with guides P1 DRAFT05_compressed	AL(05)300	Nick Moss Architects
P1 DRAFT05_compressed	AL(05)310	Nick Moss Architects
P1 DRAFT05_compressed	AL(05)311	Nick Moss Architects
P1 DRAFT05_compressed	AL(05)312	Nick Moss Architects
P1 DRAFT05_compressed	AL(05)313	Nick Moss Architects
P1 DRAFT05_compressed	AL(05)314	Nick Moss Architects
Hard Landscape P1 DRAFT05_compressed	AL(05)500	Nick Moss Architects
Trees P1 DRAFT05_compressed	AL(05)700	Nick Moss Architects
Hardstanding P1 DRAFT05_compressed	AL(05)701	Nick Moss Architects
Refuse Strategy P1 DRAFT05_compressed	AL(05)800	Nick Moss Architects
Access P1 DRAFT05_compressed	AL(05)801	Nick Moss Architects
Highways P1 DRAFT05_compressed	AL(05)810	Nick Moss Architects
		Nick Moss Architects

Appendix 2 – 20% AH & No S106 Appraisal

APPRAISAL SUMMARY — ARGUS SOFTWARE

2609 Oakley Gardens, Fallowfield_v2 PC

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**ft²**	**Sales Rate ft²**	**Unit Price**	**Gross Sales**
OMS Houses	42	48,085	420.97	481,966	20,242,566
AFF Apartments	11	6,829	225.23	139,828	1,538,107
Totals	**53**	**54,914**			**21,780,673**

NET REALISATION				**21,780,673**
OUTLAY				
ACQUISITION COSTS				
Residualised Price			908,814	
				908,814
Stamp Duty			34,941	
Effective Stamp Duty Rate		3.84%		
Agent Fee		1.00%	9,088	
Legal Fee			10,000	
				54,029

CONSTRUCTION COSTS

Construction	**ft²**	**Build Rate ft²**	**Cost**	
OMS Houses	48,085	243.44	11,705,812	
AFF Apartments	11,278	243.44	2,745,585	
Totals	**59,363 ft²**		**14,451,397**	
				14,451,397
Other Construction Costs				
BNG			50,000	
				50,000
PROFESSIONAL FEES				
Professional Fees		8.00%	1,156,112	
				1,156,112
MARKETING & LETTING				
Marketing		1.50%	303,638	
				303,638
DISPOSAL FEES				
Sales Agent Fee		1.50%	303,638	
Sales Legal Fee	53 un	750.00 /un	39,750	
				343,388
TOTAL COSTS BEFORE FINANCE				**17,267,379**
FINANCE				
Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Land			7,508	
Construction			334,225	
Total Finance Cost				341,732
TOTAL COSTS				**17,609,111**
PROFIT				
				4,171,562

Performance Measures

Profit on Cost%	23.69%
Profit on GDV%	19.15%
Profit on NDV%	19.15%
IRR% (without Interest)	48.54%

2609 Oakley Gardens, Fallowfield_v2 PC

Profit Erosion (finance rate 7.500)	2 yrs 10 mths

Appendix 3 – 100% Market Sale & No S106 Appraisal

APPRAISAL SUMMARY — ARGUS SOFTWARE

2609 Oakley Gardens, Fallowfield_v2 OMS

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**ft²**	**Sales Rate ft²**	**Unit Price**	**Gross Sales**
OMS Houses	42	48,085	420.97	481,966	20,242,566
OMS Apartments	11	6,829	351.28	218,081	2,398,888
Totals	**53**	**54,914**			**22,641,454**

NET REALISATION		**22,641,454**

OUTLAY

ACQUISITION COSTS

Residualised Price		1,318,166	
			1,318,166
Stamp Duty		55,408	
Effective Stamp Duty Rate	4.20%		
Agent Fee	1.00%	13,182	
Legal Fee		10,000	
			78,590

CONSTRUCTION COSTS

Construction	**ft²**	**Build Rate ft²**	**Cost**	
OMS Houses	48,085	243.44	11,705,812	
OMS Apartments	11,278	243.44	2,745,585	
Totals	**59,363 ft²**		**14,451,397**	
				14,451,397

Other Construction Costs

BNG	50,000	
		50,000

PROFESSIONAL FEES

Professional Fees	8.00%	1,156,112	
			1,156,112

MARKETING & LETTING

Marketing	1.50%	339,622	
			339,622

DISPOSAL FEES

Sales Agent Fee		1.50%	339,622	
Sales Legal Fee	53 un	750.00 /un	39,750	
				379,372

TOTAL COSTS BEFORE FINANCE	**17,773,259**

FINANCE

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)		
Land	10,920	
Construction	328,983	
Total Finance Cost		339,904

TOTAL COSTS	**18,113,163**

PROFIT

	4,528,291

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR% (without Interest)	47.79%

2609 Oakley Gardens, Fallowfield_v2 OMS

Profit Erosion (finance rate 7.500)	3 yrs



RogerHannah

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