

Schedule 1



**GVA GRIMLEY &
BESPOKE PROPERTY GROUP**

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL



[Click here to proceed](#)

Version 1.3 (October 2007)



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

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	43 & 43a London Road
Site Reference	
Scheme Description	partially demolish existing and erect 12 new units
Date	20 06 2019
Site Area (hectares)	
Author & Organisation	S106 Management
Housing Corporation Officer	

Residential Mix Assumptions

Affordable Housing Tenure 1: Social Rented

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

Affordable Housing Tenure 2: Intermediate - Shared Ownership

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

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

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

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

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

Affordable Housing Tenure 5:

Intermediate - Discounted Market Rented

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

* Other = User-defined

Open Market Housing Type 1:

Flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA			64.0476			
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units			21			

Open Market Housing Type 2:

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

Open Market Housing Type 3:

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

Open Market Housing Type 4:

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

Open Market Housing Type 5:

Freehold Ground Rent

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

Total number of residential car parking spaces

Value of each residential car parking space

	(Open Market and Affordable)
	(Average value of all parking spaces)

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

INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1:

Social Rented

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

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

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

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

Type of Unit	Capital Value pre-discount (£ psm, NIA)
Studio	
1 Bed	
2 Bed	
3 Bed	
4 Bed	
Other	
Other	

% of Open Market Value

100.0%

Timing of Affordable Housing
Tenure 3 Purchase Payment

Start Month

0

End Month

0

(whole number, minimum 0)

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit

Total Unit
Capital Value (£ psm, NIA)Rent per Unit per
week of rented share (£)Studio
1 Bed
2 Bed
3 Bed
4 Bed
Other
Other£0
£0
£0
£0
£0
£0
£0

Owner-occupied share (%)

Unsold Equity Rent Per Annum (%)

Management Costs (% of rent)

(% of gross rent per annum)

Voids / bad debts (% of rent)

(% of gross rent per annum)

Repairs Fund (% of rent)

(% of gross rent per annum)

Yield (%)

(to capitalise the net rent)

Timing of Affordable Housing
Tenure 4 Purchase Payment

Start Month

End Month

(whole number, minimum 0)

Affordable Housing Tenure 5:

Intermediate - Discounted Market Rented

Type of Unit

Rent per Unit per Week (£)

Rent per Unit per Annum (£)

Studio
1 Bed
2 Bed
3 Bed
4 Bed
Other
Other

Management Costs (% of rent)

(% of gross rent per annum)

Voids / bad debts (% of rent)

(% of gross rent per annum)

Repairs Fund (% of rent)

(% of gross rent per annum)

Yield (%)

(to capitalise the net rent)

Timing of Affordable Housing
Tenure 5 Purchase Payment

Start Month

End Month

(whole number, minimum 0)

Open Market ValuesOpen Market Housing Type 1:
Open Market Housing Type 2:
Open Market Housing Type 3:
Open Market Housing Type 4:
Open Market Housing Type 5:Flats
-
-
-
Freehold Ground Rent

Capital Value (£ psm)

£4,432

£105,000

Month

16

(whole number, minimum 0)

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

24

(whole number, minimum 0)

Overall Scheme End Date (this must be completed)

	Month	
Final End Date of Scheme - scheme built and fully let/sold	24	(whole number, minimum 0)

Social Housing Grant & Other Funding

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

	Timing of 1st Payment	Timing of 2nd Payment
Timing Social Housing Grant Paid		

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

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

	Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1: Social Rented		
Affordable Housing Tenure 2: Intermediate - Shared Ownership		
Affordable Housing Tenure 3: Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5: Intermediate - Discounted Market Rented		
Open Market Housing Type 1: Flats	£2,298	93%
Open Market Housing Type 2: -		
Open Market Housing Type 3: -		
Open Market Housing Type 4: -		
Open Market Housing Type 5: Freehold Ground Rent		

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

	Building Costs (£ / car parking space)
Residential Car Parking Building Costs (£ / car parking space)	
	% of Building Costs
Building Cost Fees % (Architects, QS etc)	10.00% (typically around 10%)
Building Contingencies (% of Building Costs)	5.00% (typically around 5% for new)

Section 106 Payments (£) *

Infrastructure / Public Transport
Community Facilities
Public Realm / Environment
Sustainability Issues
Others

Cost (£)	Month of Payment
£192,000	

* This section excludes Affordable Housing section 106 payments

Site Abnormals (£)

Infrastructure Costs
Contamination Costs
Demolition Costs
Other Costs

Site Specific Sustainability Initiatives**

EITHER

Cost (£)	Month of Payment
£186,000	

Building Cost Percentage Increase (if any)

Site Specific Sustainability Initiatives (%)**

OR

Wheelchair provision (%)
Code for Sustainable Homes (%)
Other (%)

%

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

Subsidies (possibly EP Gap Funding)

	Amount (£)	Month of Payment
Subsidies for infrastructure, remediation etc.		

OTHER COSTS**SITE ACQUISITION COSTS**

Agents Fees (% of site value)	%	(typically around 1%)
Legal Fees (% of site value)		(typically around 0.75%)
Stamp Duty (% of site value)		
Other Acquisition Costs (£)	Cost (£)	Month of Payment
	£35,000	

FINANCE COSTS

Arrangement Fee (£)	£70,000	
Interest Rate (%)	7.00%	(typically around 1.5% to 3%)
Misc Fees - Surveyors etc (£)	£20,000	

Marketing Costs**Affordable Housing Marketing Costs**

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

Open Market Housing Marketing Costs

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

BUILDING PERIOD

	Timing (month)	
Construction Start	1	(whole number, minimum of 0, maximum of 60)
Construction End	18	(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

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

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

INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

OFFICE ASSUMPTIONS

Size of office scheme (gross sq m)
Size of office scheme (net lettable sq m)

Values

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

Building Costs

Office Building Costs (Gross, £ psm)
Office Building Professional Fees (% of building costs)
Building Contingencies (% of building costs)

Timing

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

Timing
(month)

Letting, Advertising & Sale fees

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

Return for risk / profit (% of value)

RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)
Size of retail scheme (net lettable sq m)

Values

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

Building Costs

Retail Building Costs (Gross, £ psm)
Retail Building Professional Fees (% of building costs)
Building Contingencies (% of building costs)

Timing

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

Timing
(month)

Letting / sale fees

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

Return for risk / profit (% of value)

INDUSTRIAL ASSUMPTIONS

Size of industrial scheme (gross sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Industrial Building Costs (Gross, £ psm)

Industrial Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

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

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting / sale fees

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

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

Size of Leisure scheme (gross sq m)

Size of Leisure scheme (net lettable sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Leisure Building Costs (Gross, £ psm)

Leisure Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

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

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting / sale fees

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

Return for risk / profit (% of value)

COMMUNITY USE ASSUMPTIONS

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

Values

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

Building Costs

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

Timing

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

**Timing
 (month)**

Letting / sale fees

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

Return for risk / profit (% of value)

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

SUMMARY

Site Address	43 & 43a London Road
Site Reference	
Scheme Description	partially demolish existing and erect 12 new units
Date	20 06 2019
Site Area (hectares)	
Author & Organisation	S106 Management
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	22	units
Total Number of Open Market Units	22	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	1,346	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	#DIV/0!	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Social Rented

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

Total Capital Value of Affordable Housing Tenure 1 £0

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

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

Owner-occupied / rented % share -

Capital Value of owner-occupied part

-

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

Total Capital Value of Affordable Housing Tenure 2

£0

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

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

% of Open Market Value

100%

Total Capital Value of Affordable Housing Tenure 3

£0

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

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

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

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

Total Capital Value of Affordable Housing Tenure 4

£0

Affordable Housing Tenure 5:Intermediate - Discounted Market Rented

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

Total Capital Value of Affordable Housing Tenure 5 £0

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

Social Housing Grant

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

Social Housing Grant per Affordable Housing Person

-

Social Housing Grant per Social Rented Person

-

Social Housing Grant per Intermediate Person

-

TOTAL VALUE OF SOCIAL HOUSING GRANT £0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

OTHER SUBSIDIES SUCH AS EP GAP FUNDING £0

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

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Flats	1,345	£4,432	£5,960,400
-	-	-	-
-	-	-	-
-	-	-	-
Freehold Ground Rent	1	£105,000	£105,000
Total	1,346	-	£6,065,400

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £6,065,400

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £6,065,400

Non-Residential Values

Office	£0	
Retail	£162,107	
Industrial	£0	
Leisure	£0	
Community-use	£0	£162,107

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£162,107
--	-----------------

TOTAL VALUE OF SCHEME	£6,227,507
------------------------------	-------------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£3,315,903	£3,315,903

Cost Multipliers

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

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

Total Building Costs	£3,315,903
-----------------------------	-------------------

OTHER SITE COSTS

Building Contingencies	5.0%	£165,795
Building Cost Fees (Architects, QS etc):	10.0%	£348,170
Other Acquisition Costs (£)		£35,000

Section 106 Costs (£)

Infrastructure / Public Transport	£0
Community Facilities	£0
Public Realm / Environment	£0
Sustainability Issues	£0
Others	£192,000

Site Abnormals

Infrastructure Costs	£186,000
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£926,965
-------------------------------	-----------------

Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£181,962
Legal Fees (per Open Market unit):	£1,000	£22,000

Marketing (Affordable Housing)

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

Total Marketing Costs	£203,962
------------------------------	-----------------

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

Office	£0	
Retail	£69,703	
Industrial	£0	
Leisure	£0	
Community-use	£0	£69,703

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£11,127	
Industrial	£0	
Leisure	£0	
Community-use	£0	£11,127

Total Non-Residential Costs	£80,830
------------------------------------	----------------

TOTAL DIRECT COSTS:	£4,527,660.73
----------------------------	----------------------

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

Arrangement Fee	£70,000
Misc Fees (Surveyors etc)	£20,000
Agents Fees	£0
Legal Fees	£0
Stamp Duty	£0
Total Interest Paid	£289,031

Total Finance Costs	£379,031
----------------------------	-----------------

Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£1,213,080
Affordable Housing 'Profit'	£0

Non-residential

Office	£0	
Retail	£28,369	
Industrial	£0	
Leisure	£0	
Community-use	£0	£28,369

Total Operating Profit	£1,241,449
-------------------------------	-------------------

Residual Site Value

SITE VALUE TODAY	£79,367
-------------------------	----------------

EXISTING USE VALUE	£850,000
--------------------	----------

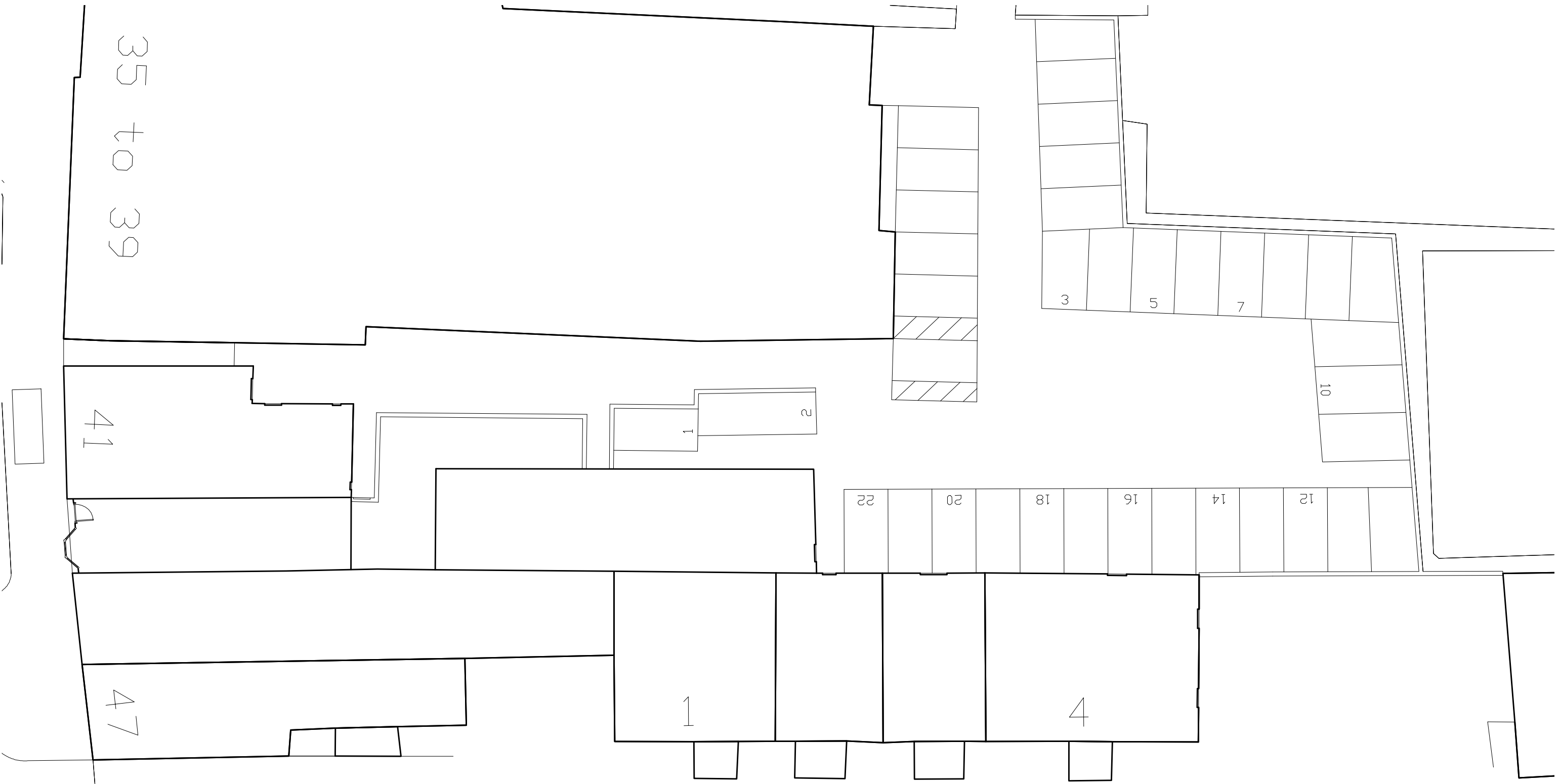
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£770,633
--	-----------

Checks:

Site Value as a Percentage of Total Scheme Value	1.3%
--	------

Site Value per hectare	#VALUE!
------------------------	---------

Schedule 2



35 to 39

41

47

1

2

3

5

7

10

12

14

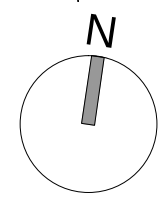
16

18

20

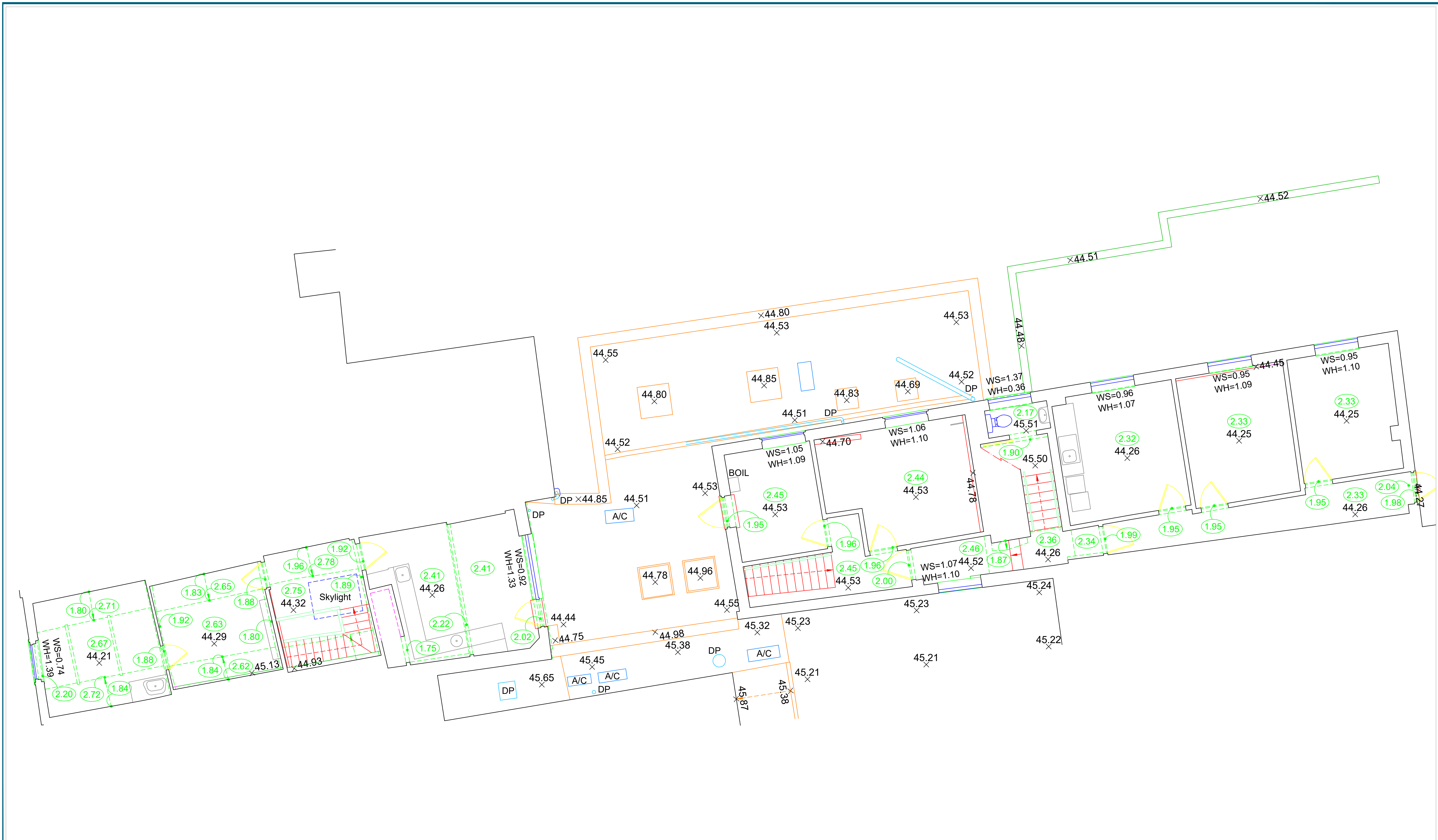
22

London Court

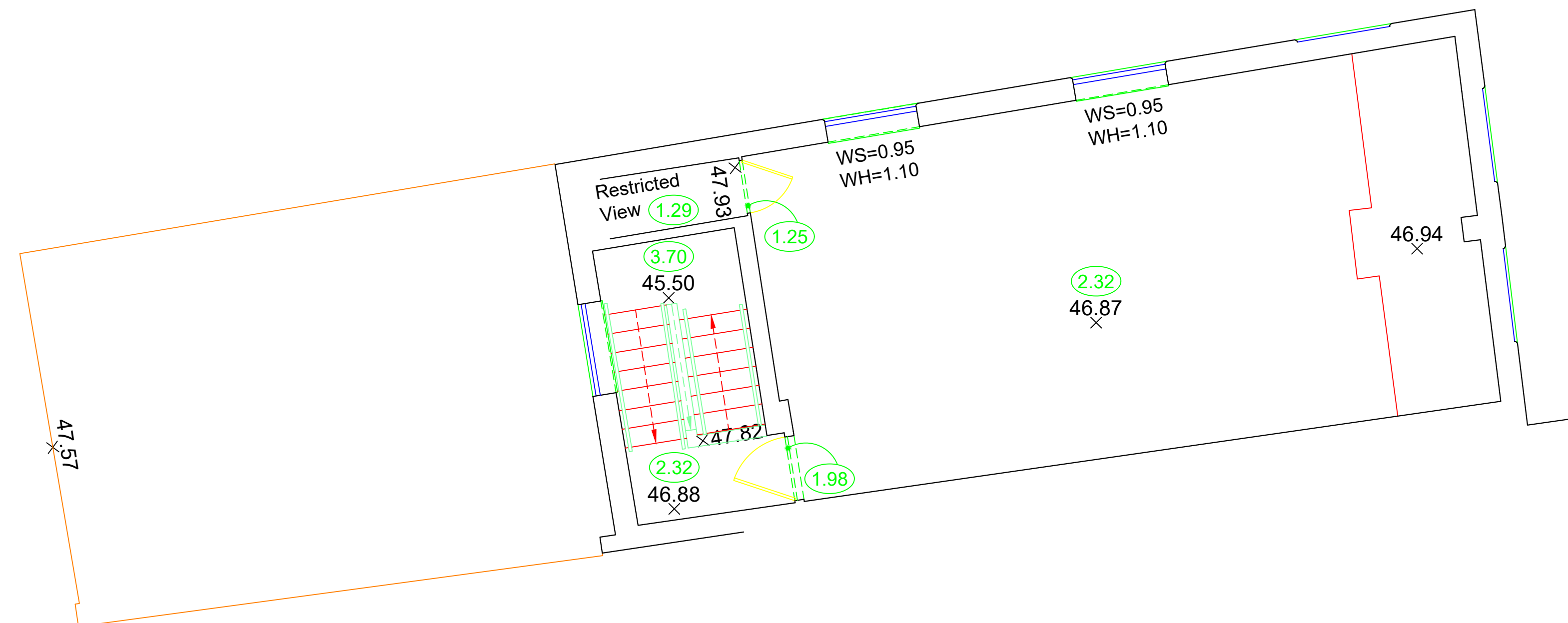


Planning	06 06 19	DL	SC	P1
Pre Application	09 04 19	DL	SC	PA2
Pre Application	30 01 19	DL	SC	PA3
Amendment	Date	In	Ck	Rev
The Douglas Stephen Partnership 104c St. John St. London EC1M 4EH 020 7336 7884 info@dsparchitecture.co.uk www.dsparchitecture.co.uk  dsp architecture				
Project 43 London Street, Reading RG1 4PS				
Title Existing Block Plan				
Status	Scale			
Planning	1:200@A3			
Drawing No.	Rev.			
LSR 002	P1			

Copyright DSPL. Do not scale from this drawing. All dimensions to be verified on site. All discrepancies to be notified to the architect



Sources: Levels are related to Ordnance Survey Datum via GPS Observations Survey location is related to Ordnance Survey Grid via GPS Observations All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.	Key: WS Floor to Window Sill Height WH Window Sill to Head Height 2.30 Floor to Finished Ceiling Height 10.00 Finished Floor Level FC False Ceiling G Gully IC Inspection Cover V Vent A/C Air Conditioning Unit H Height C Column	Project: 43 and 43a London Street, Reading Drawn By: SB Scale: 1:50 @ A1	Title: First Floor Plan Date: January 2019	Point 2 Surveyors Ltd, 3rd Floor, 17 Slingsby Place, London WC2E 9AB, 0207 836 5828 www.point2surveyors.com
---	--	---	--	--



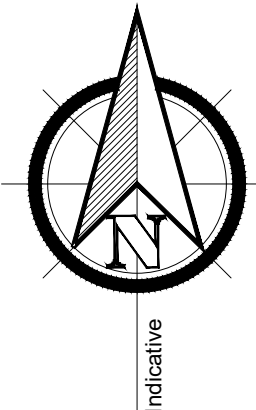
Sources:

Levels are related to Ordnance Survey Datum via GPS Observations

Survey location is related to Ordnance Survey Grid via GPS Observations

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

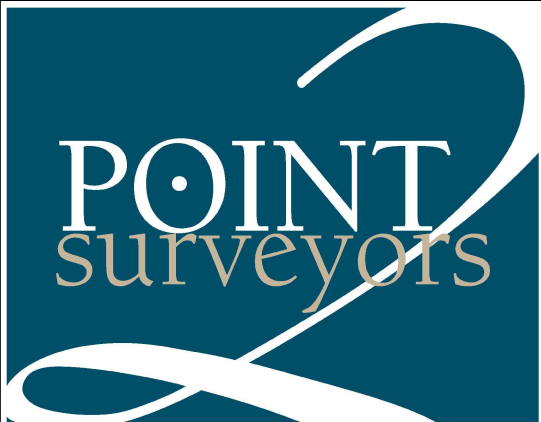
- Key:
- WS Floor to Window Sill Height
 - WH Window Sill to Head Height
 - 2.30 Floor to Finished Ceiling Height
 - 10.00 Finished Floor Level
 - FC False Ceiling
 - G Gully
 - IC Inspection Cover
 - V Vent
 - A/C Air Conditioning Unit
 - H Height
 - C Column



Project: 43 and 43a London Street, Reading

Title: Second Floor Plan

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

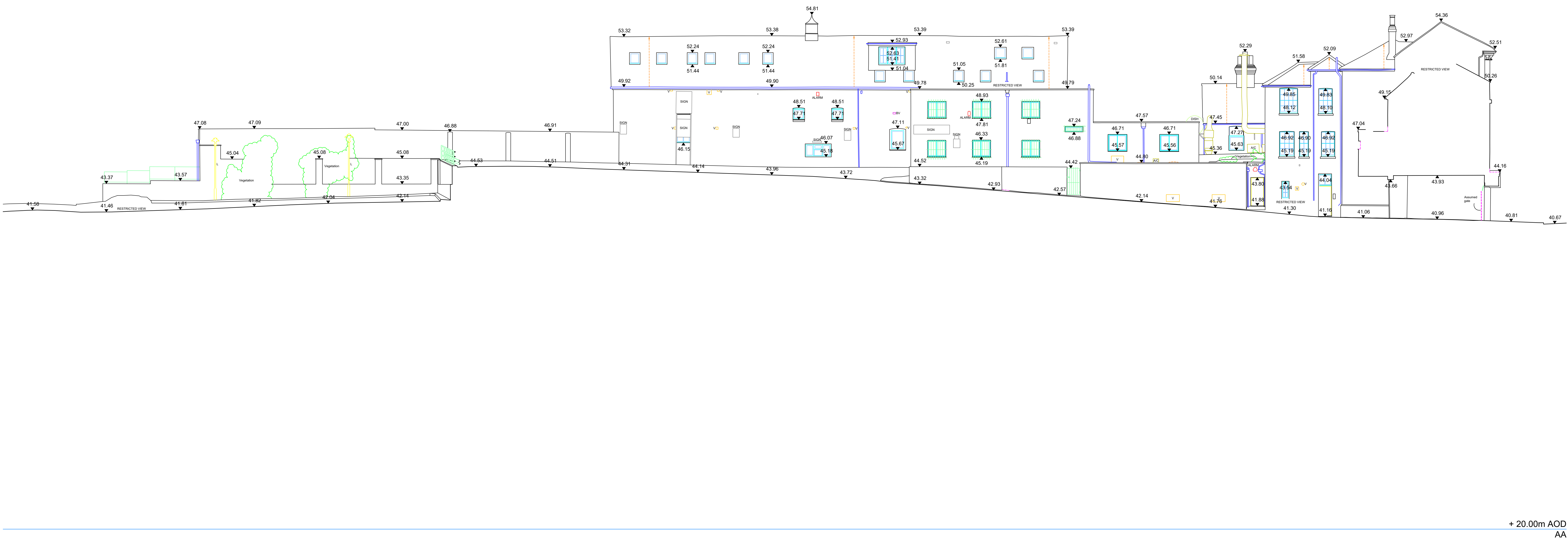


Drawn By: SB

Scale: 1:50 @ A1

Date: January 2019

Dwg No: LS2140/2/01

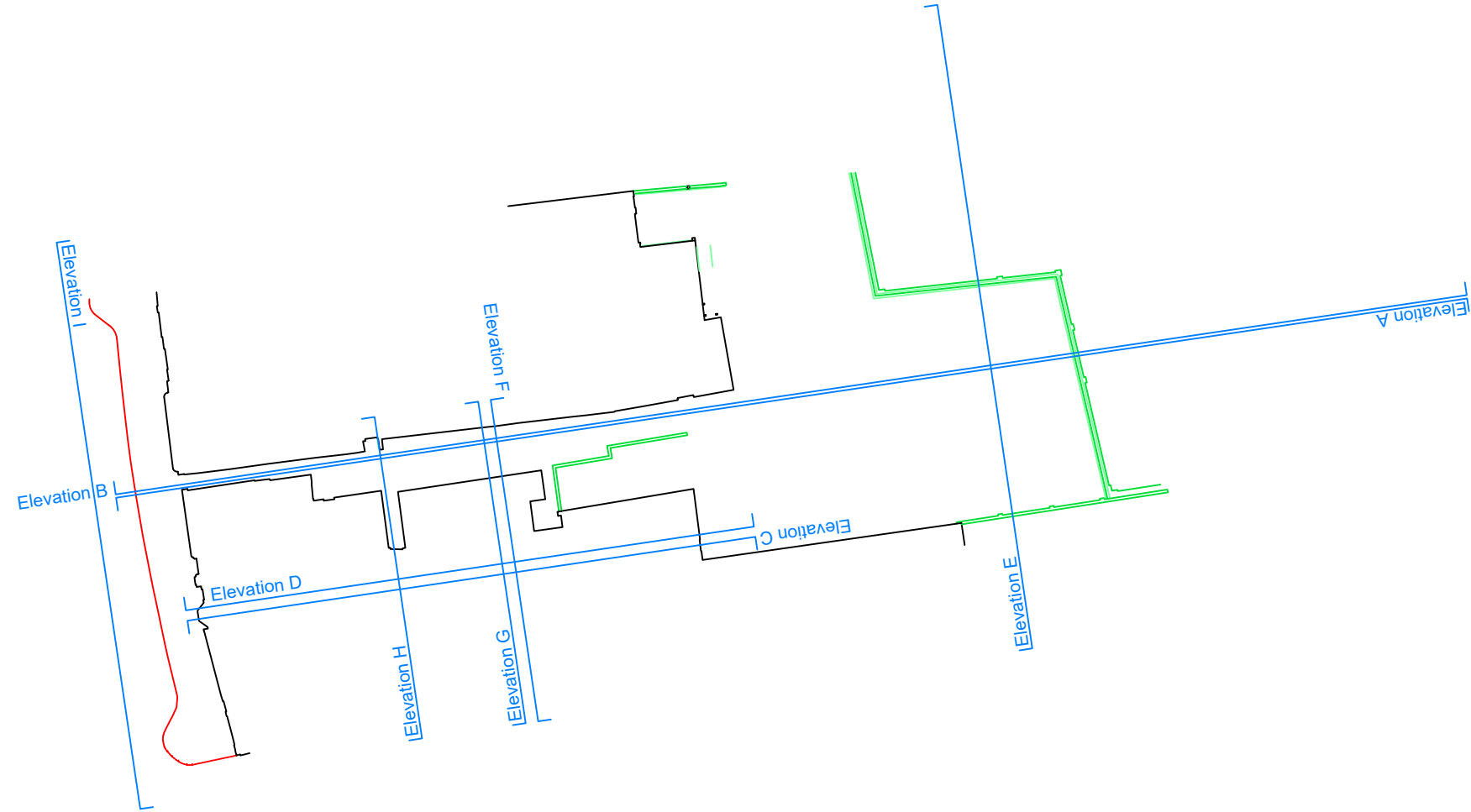


Sources:

Levels are related to Ordnance Survey
Datum via GPS Observations

All information contained in this drawing
(including digital data) should be checked and
verified prior to any fabrication or construction.

Key:



Project: 43 and 43a London Street, Reading

Title: Site Sections/Elevations
Elevation A

RevA: Drawings Updated following
internal survey of No. 43a

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

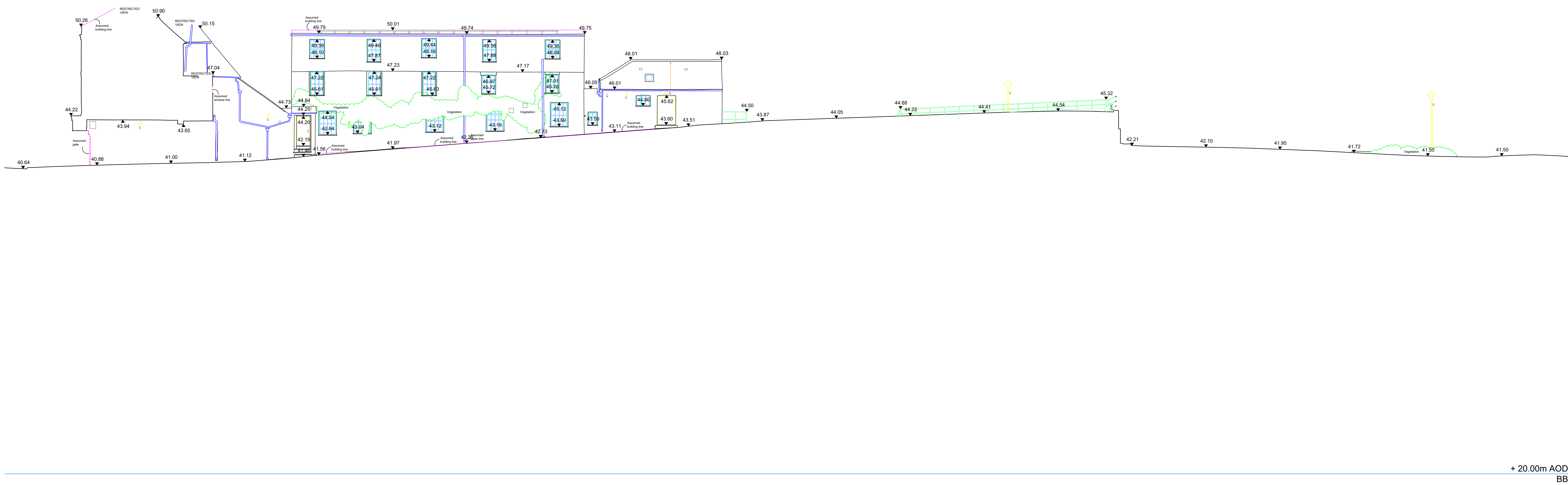


Drawn By: SB

Scale: 1:100 @ A0

Date: December 2018

Dwg No: **LS2140/E/01_RevA**

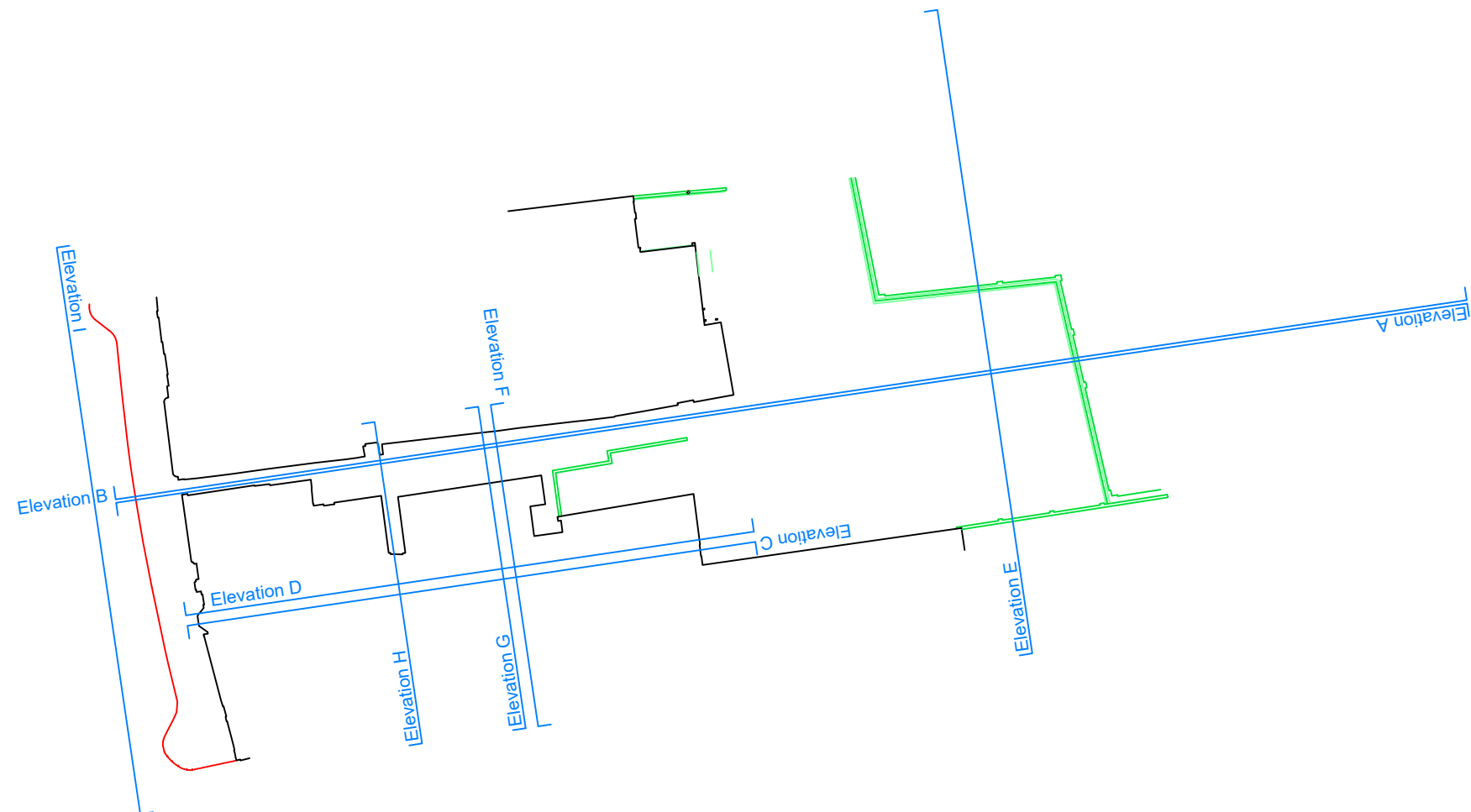


Sources:

Levels are related to Ordnance Survey
Datum via GPS Observations

All information contained in this drawing
(including digital data) should be checked and
verified prior to any fabrication or construction.

Key:



Project: 43 and 43a London Street, Reading

Title: Site Sections/Elevations
Elevation B

RevA: Drawings Updated following
internal survey of No. 43a

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

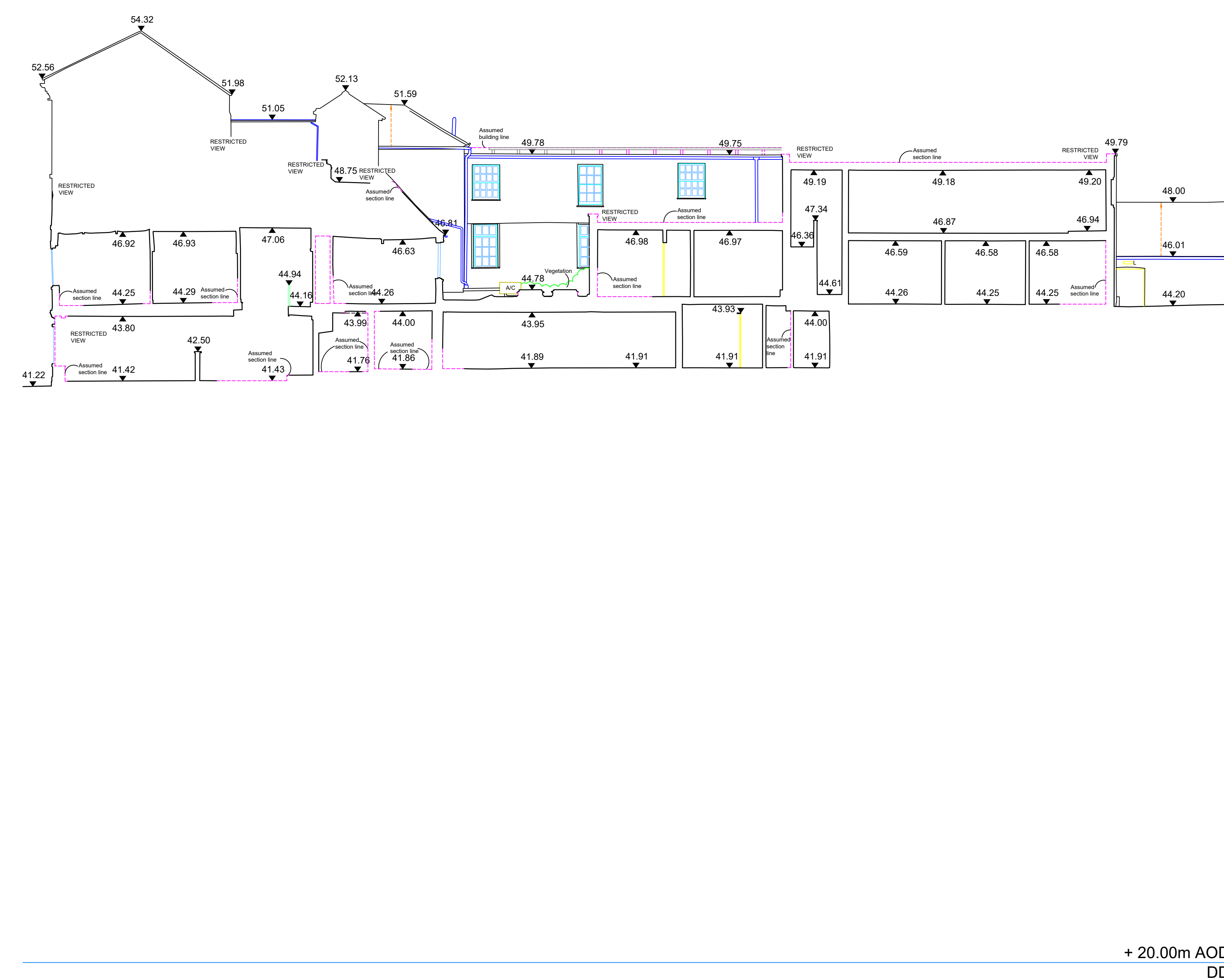


Drawn By: SB

Scale: 1:100 @ A0

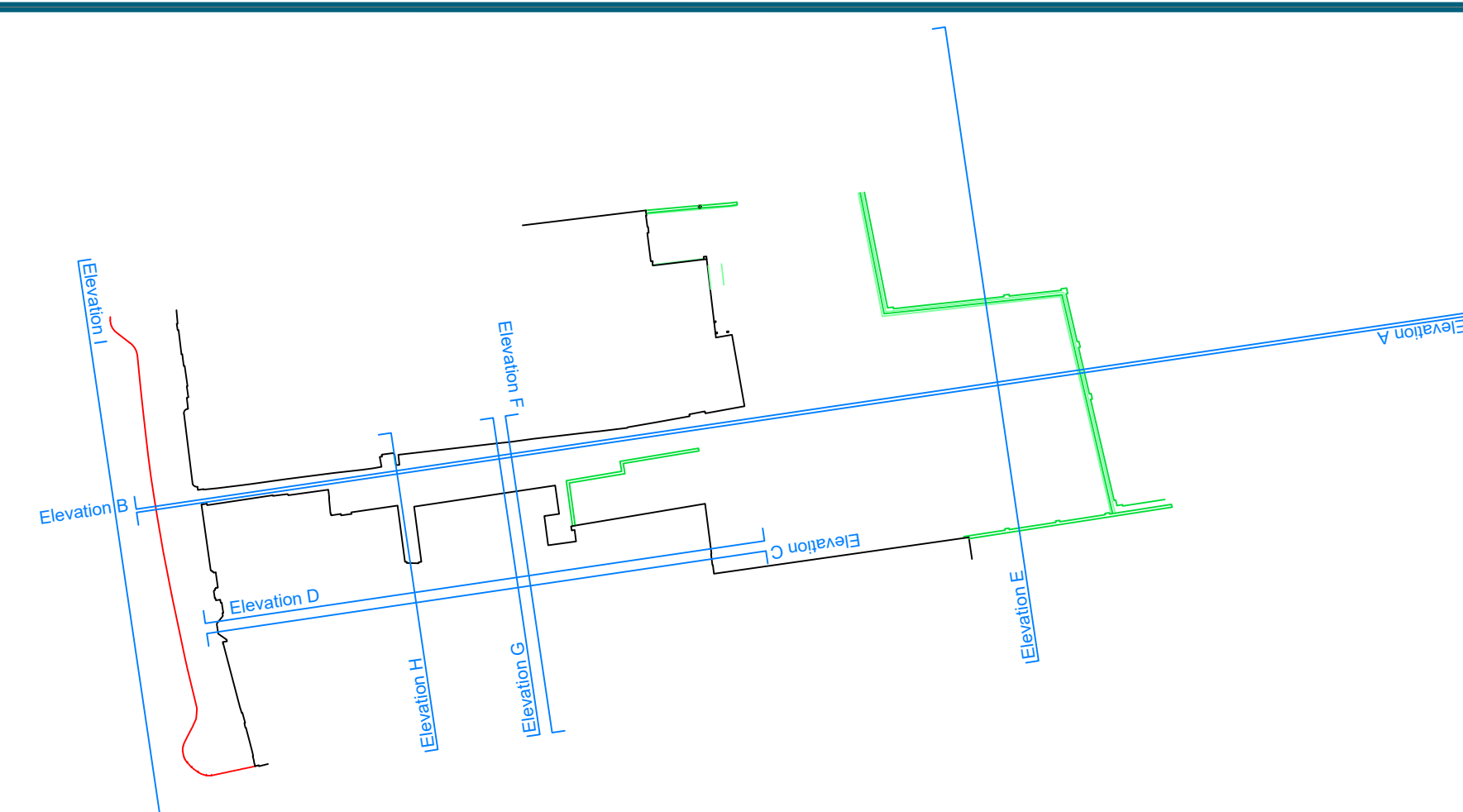
Date: December 2018

Dwg No: **LS2140/E/02_RevA**



All information contained in this drawing
(including digital data) should be checked and
verified prior to any fabrication or construction.

Key:



Project: 43 and 43a London Street, Reading

Title:	Site Sections/Elevations Elevations C and D
--------	--

RevA: Drawings Updated following
internal survey of No. 43a

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

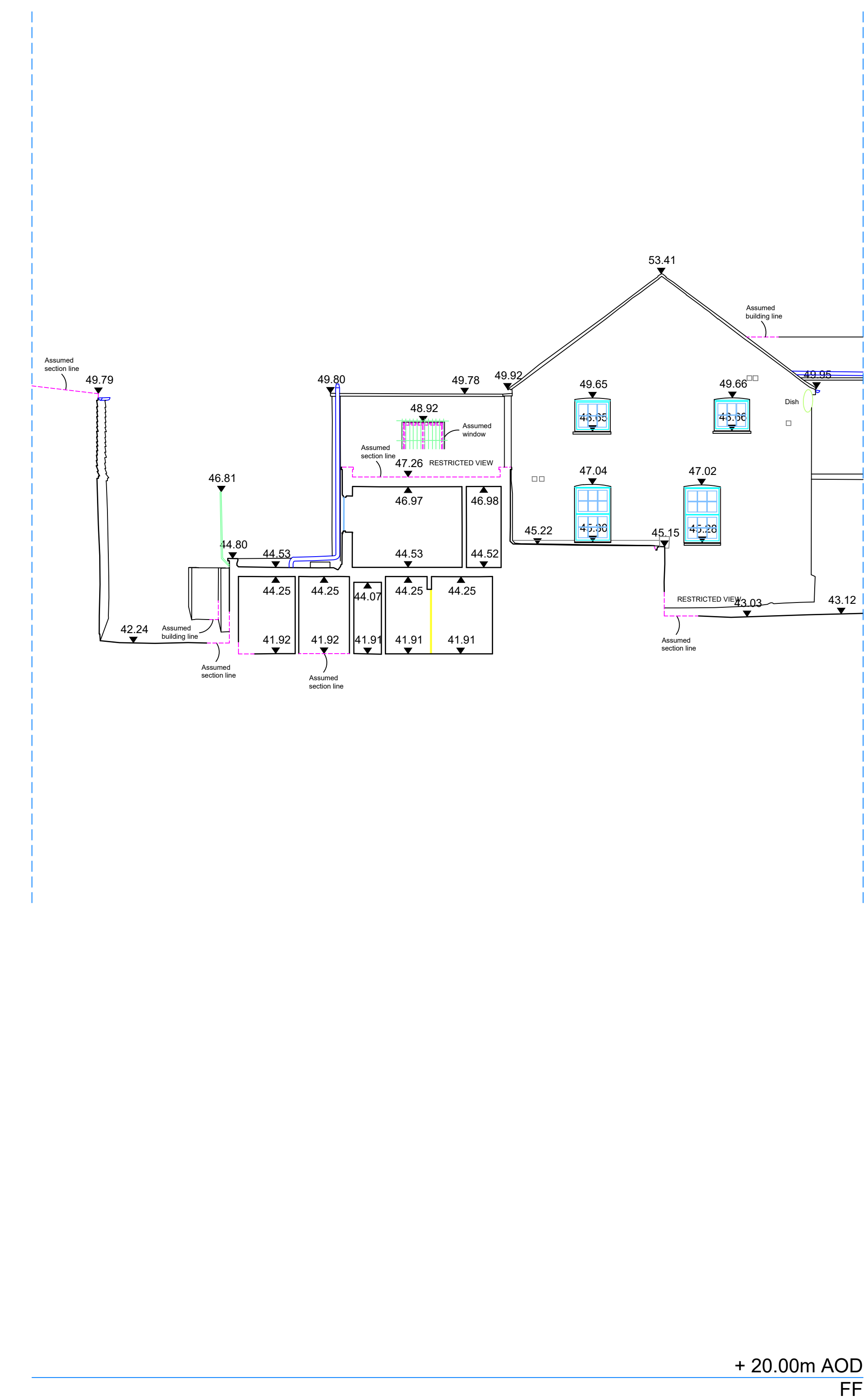


Drawn By: SB

Scale: 1:100 @ A0

Date: December 2018

Dwg No: **LS2140/E/03 RevA**

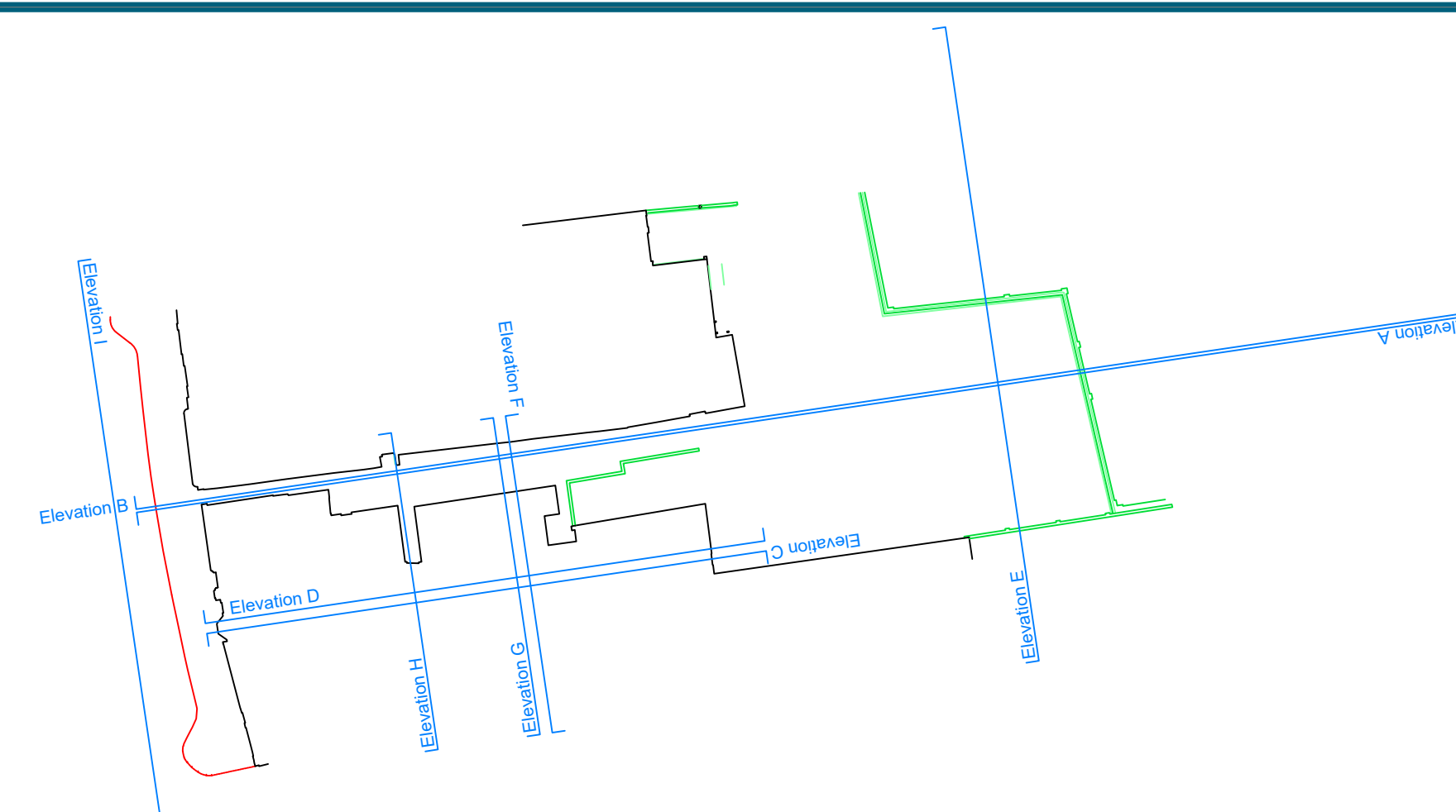


Sources:

Levels are related to Ordnance Survey Datum via GPS Observations

All information contained in this drawing
(including digital data) should be checked and
verified prior to any fabrication or construction.

Key:



Project: 43 and 43a London Street, Reading

Title:	Site Sections/Elevations Elevations E and F
--------	--

RevA: Drawings Updated following
internal survey of No. 43a

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com



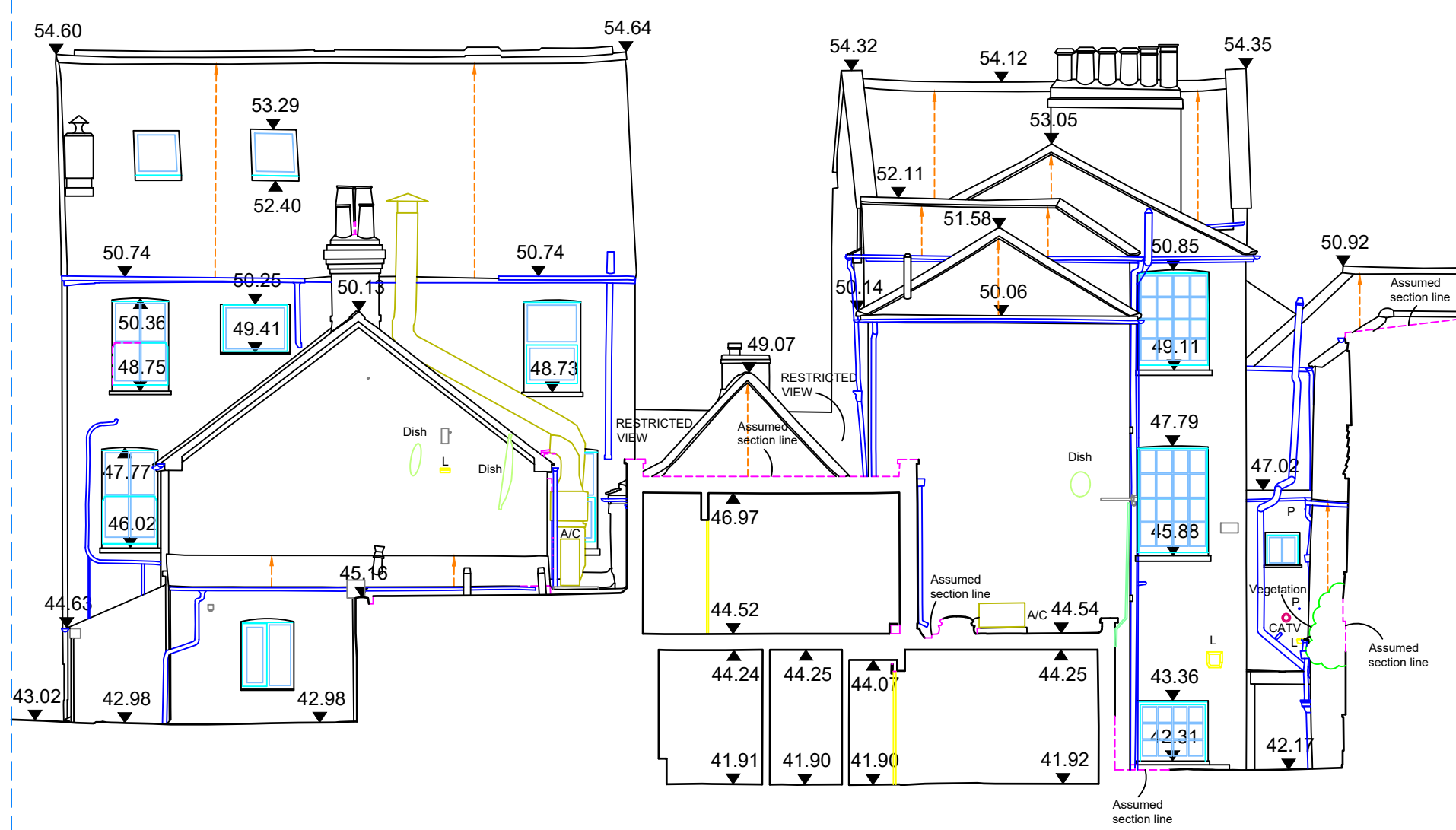
POINT
surveyors

Drawn By: SB

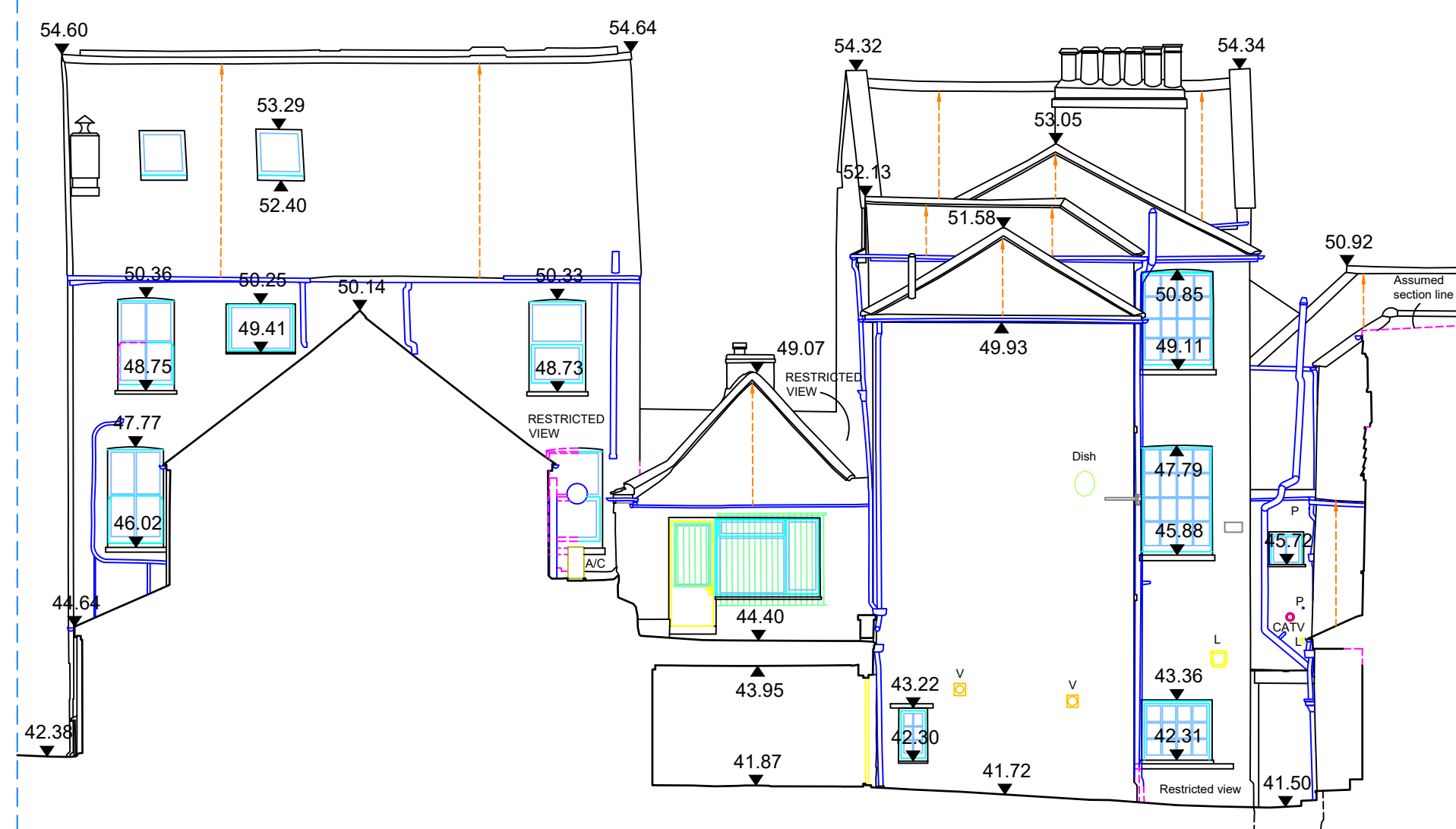
Scale: 1:100 @ A0

Date: December 2018

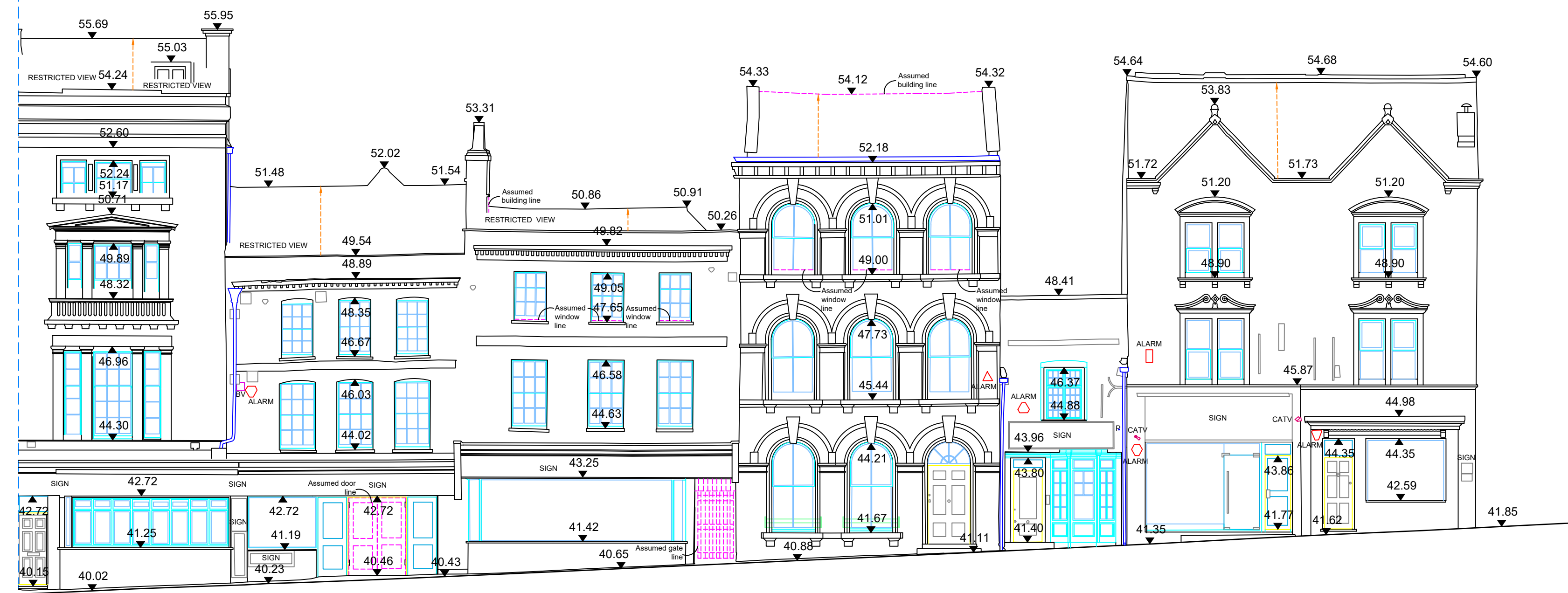
Dwg No: **LS2140/E/04_RevA**



+ 20.00m AOD
GG



+ 20.00m AOD
HH



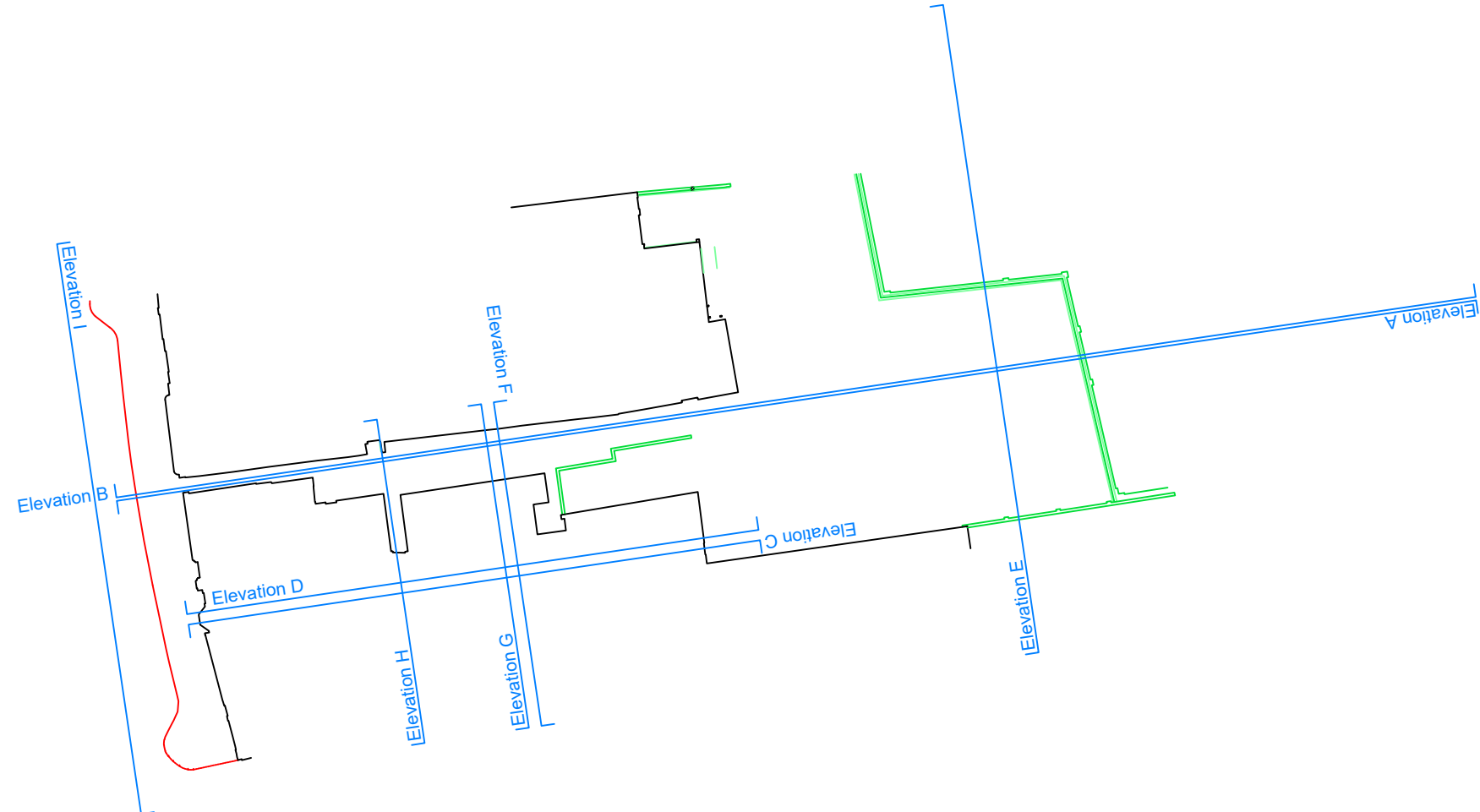
+ 20.00m AOD
II

Sources:

Levels are related to Ordnance Survey
Datum via GPS Observations

All information contained in this drawing
(including digital data) should be checked and
verified prior to any fabrication or construction.

Key:



Project: 43 and 43a London Street, Reading

Title: Site Sections/Elevations
Elevations G, H and I

RevA: Drawings Updated following
internal survey of No. 43a

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com



Drawn By: SB

Scale: 1:100 @ A0

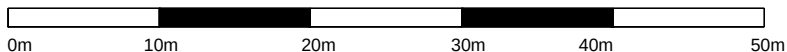
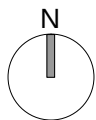
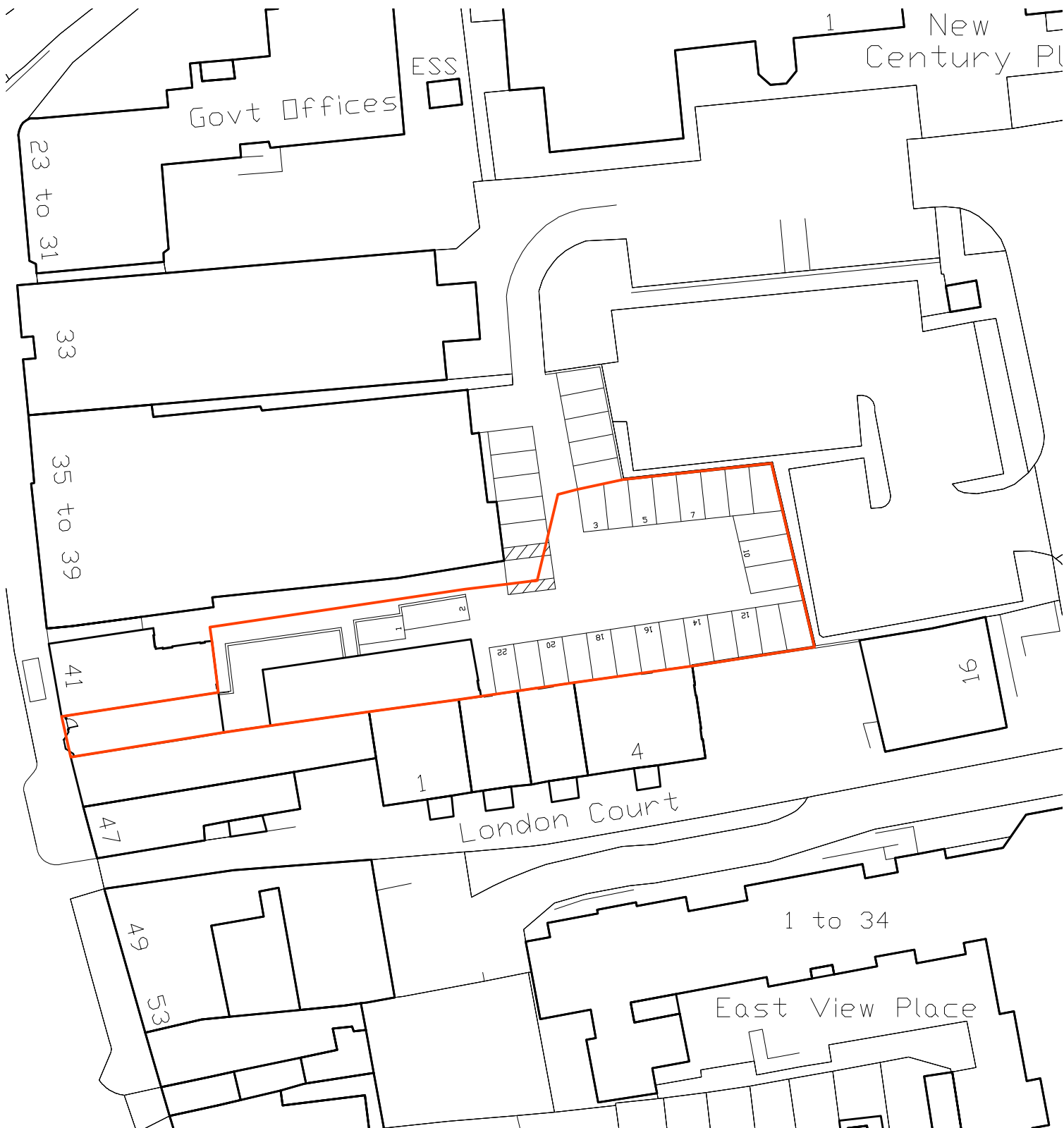
Date: December 2018

Dwg No: LS2140/E/05_RevA



Planning	06 06 19	DL	SC	P1
Pre Application	09 04 19	DL	SC	PA2
Pre Application	30 01 19	DL	SC	PA1
Amendment	Date	Dn	Ck	Rev
The Douglas Stephen Partnership 134 Old Street London EC1V 9EL 020 7336 7884 info@dsparchitecture.co.uk www.dsparchitecture.co.uk				
 				
Project 43 London Street, Reading RG1 4PS				
Title Location Plan				
Status Planning		Scale 1:1250@A4		
Drawing No. LSR 000		Rev. P1		

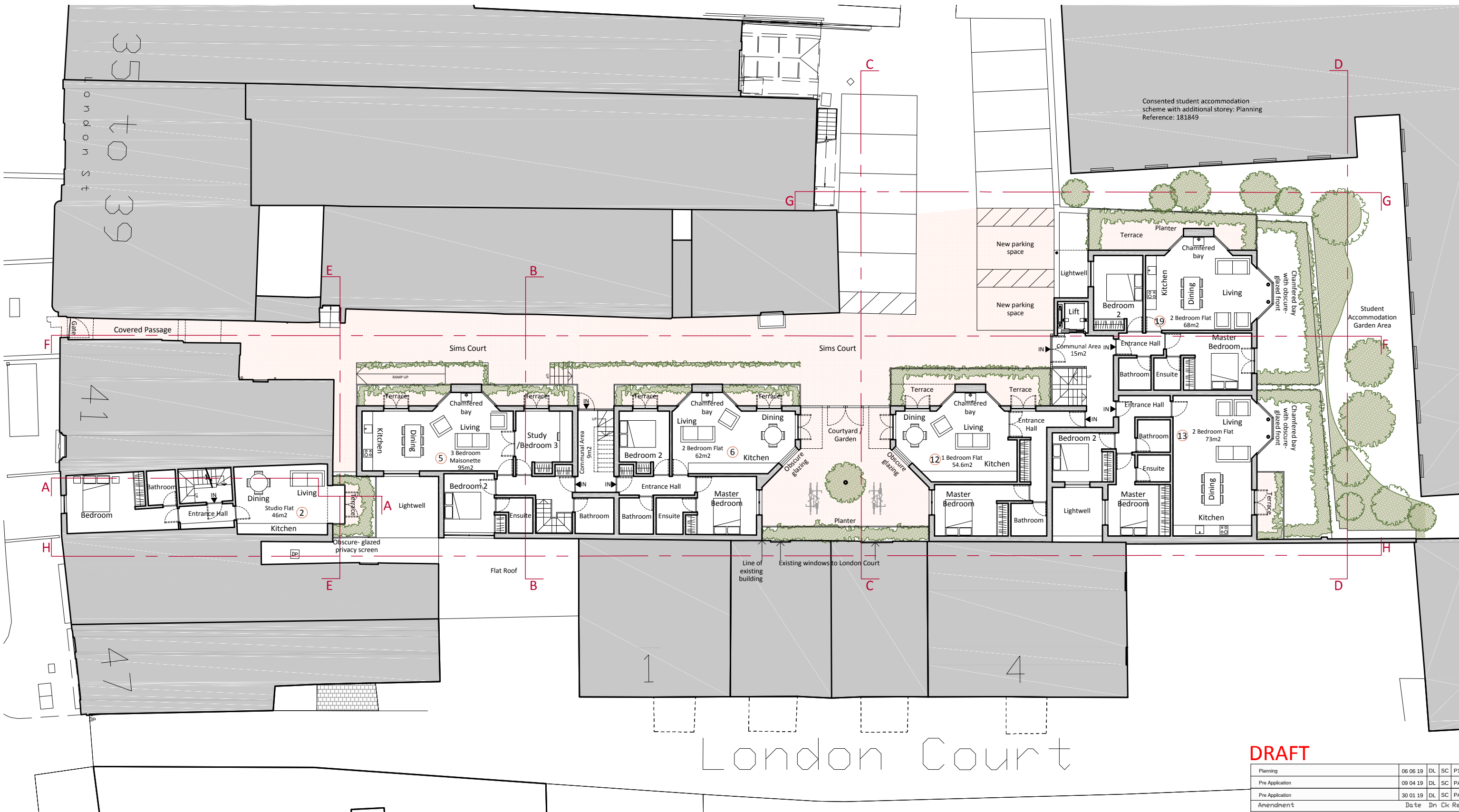
Copyright DSPL. Do not scale from this drawing. All dimensions to be verified on site. All discrepancies to be notified to the architect



Planning	06 06 19	DL	SC	P1
Pre Application	09 04 19	DL	SC	PA2
Pre Application	30 01 19	DL	SC	PA2
Amendment	Date	Dn	Ck	Rev
The Douglas Stephen Partnership 134 Old Street London EC1V 9SE 020 7336 7884 info@dsparchitecture.co.uk www.dsparchitecture.co.uk				
 				
Project				
43 London Street, Reading RG1 4PS				
Title				
Site Plan				
Status	Scale			
Planning	1:500@A4			
Drawing No.	Rev.			
LSR 001	P1			

Copyright DSPL. Do not scale from this drawing. All dimensions to be verified on site. All discrepancies to be notified to the architect

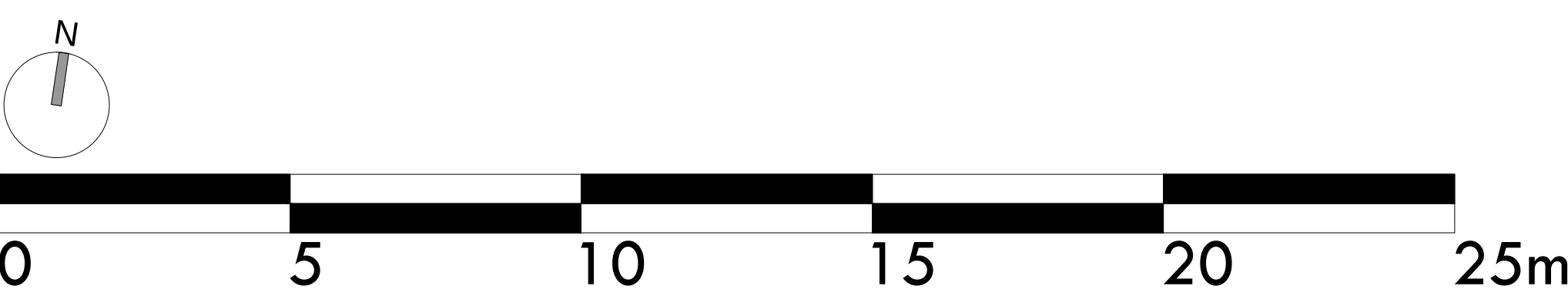
[illegible]

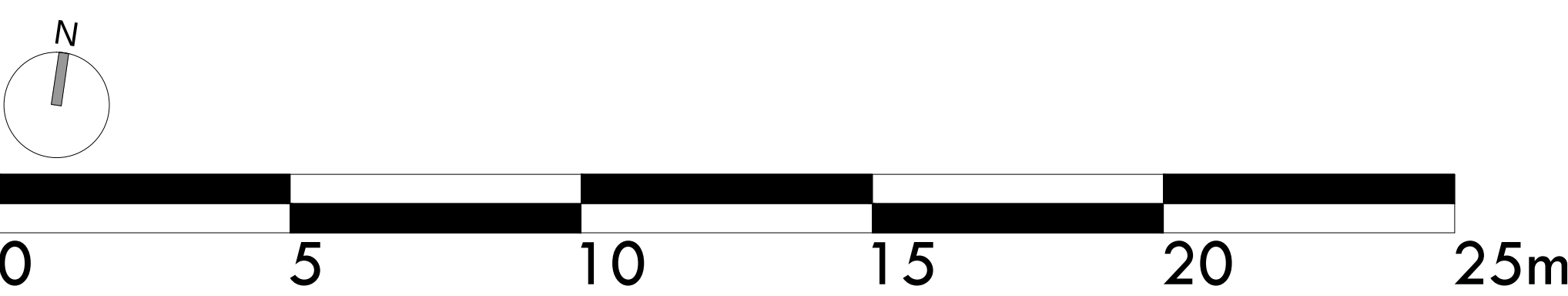


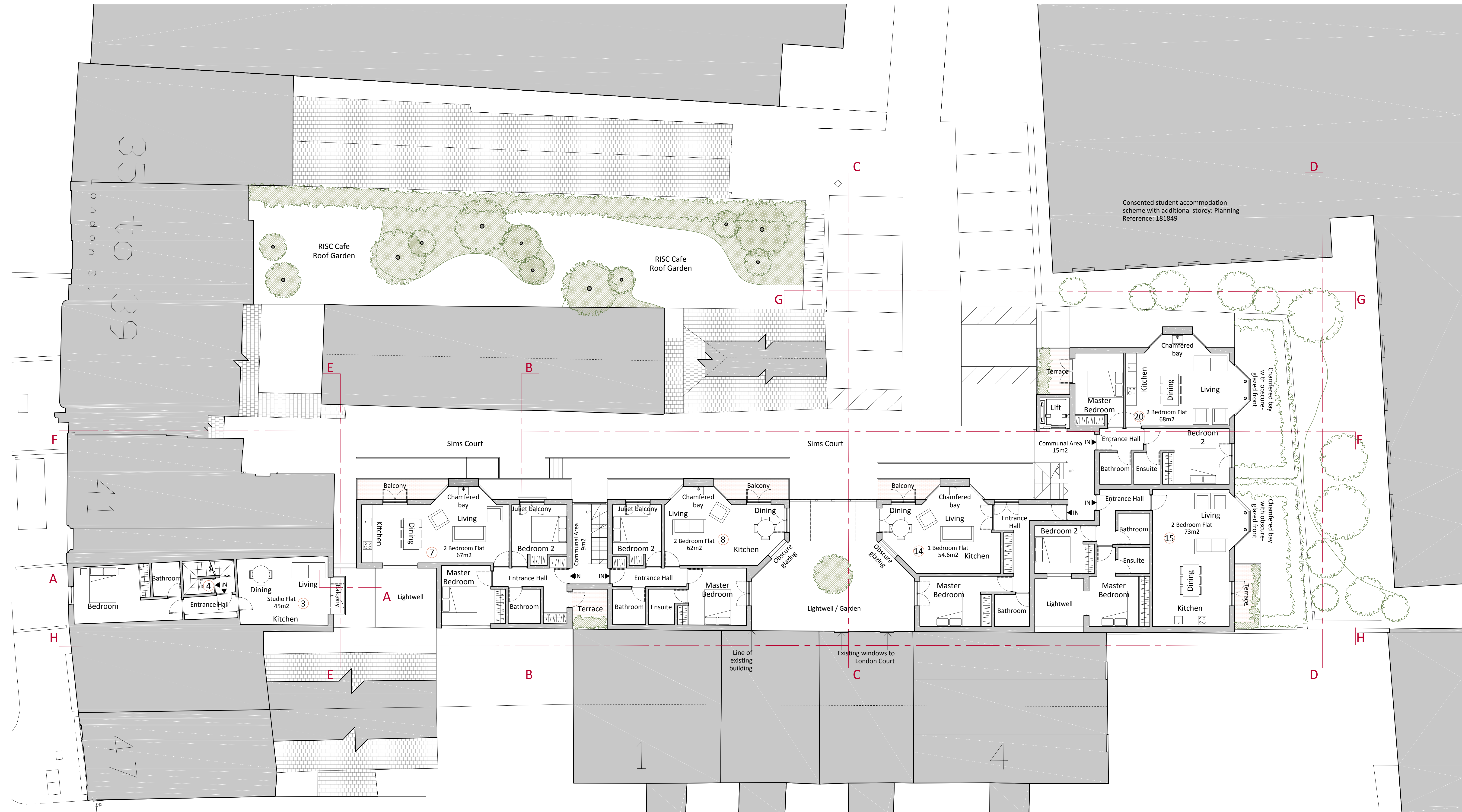
DRAFT

Planning	06 06 19	DL	SC	P1
Pre Application	09 04 19	DL	SC	PA2
Pre Application	30 01 19	DL	SC	PA3
Amendment	Date	In	Ck	Rev
The Douglas Stephen Partnership 104c St. John St. London EC1M 4EH 020 7336 7884 info@dsparchitecture.co.uk www.dsparchitecture.co.uk  dsp architecture				
Project 43 London Street, Reading RG1 4PS				
Title Proposed Block Plan				
Status	Scale			
Planning	1:200@A3			
Drawing No.	Rev.			
LSR 003	P1			

Copyright DSPL. Do not scale from this drawing. All dimensions to be verified on site. All discrepancies to be notified to the architect





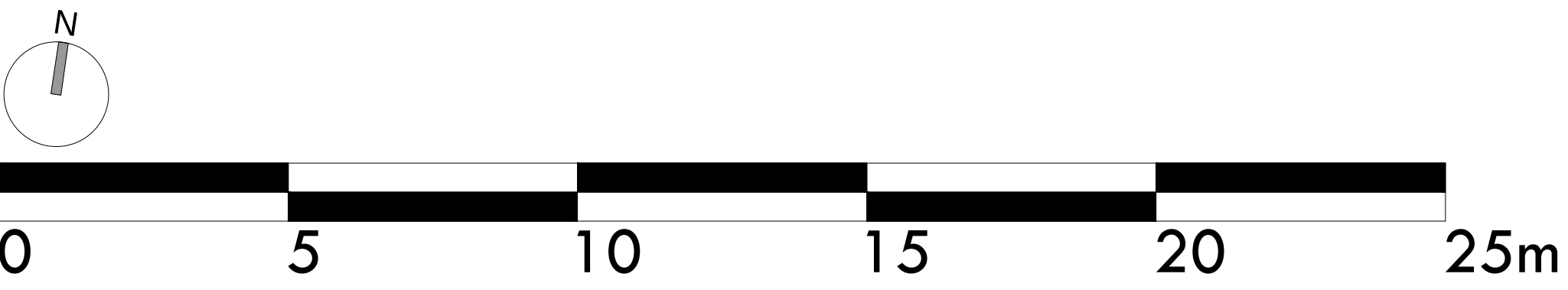
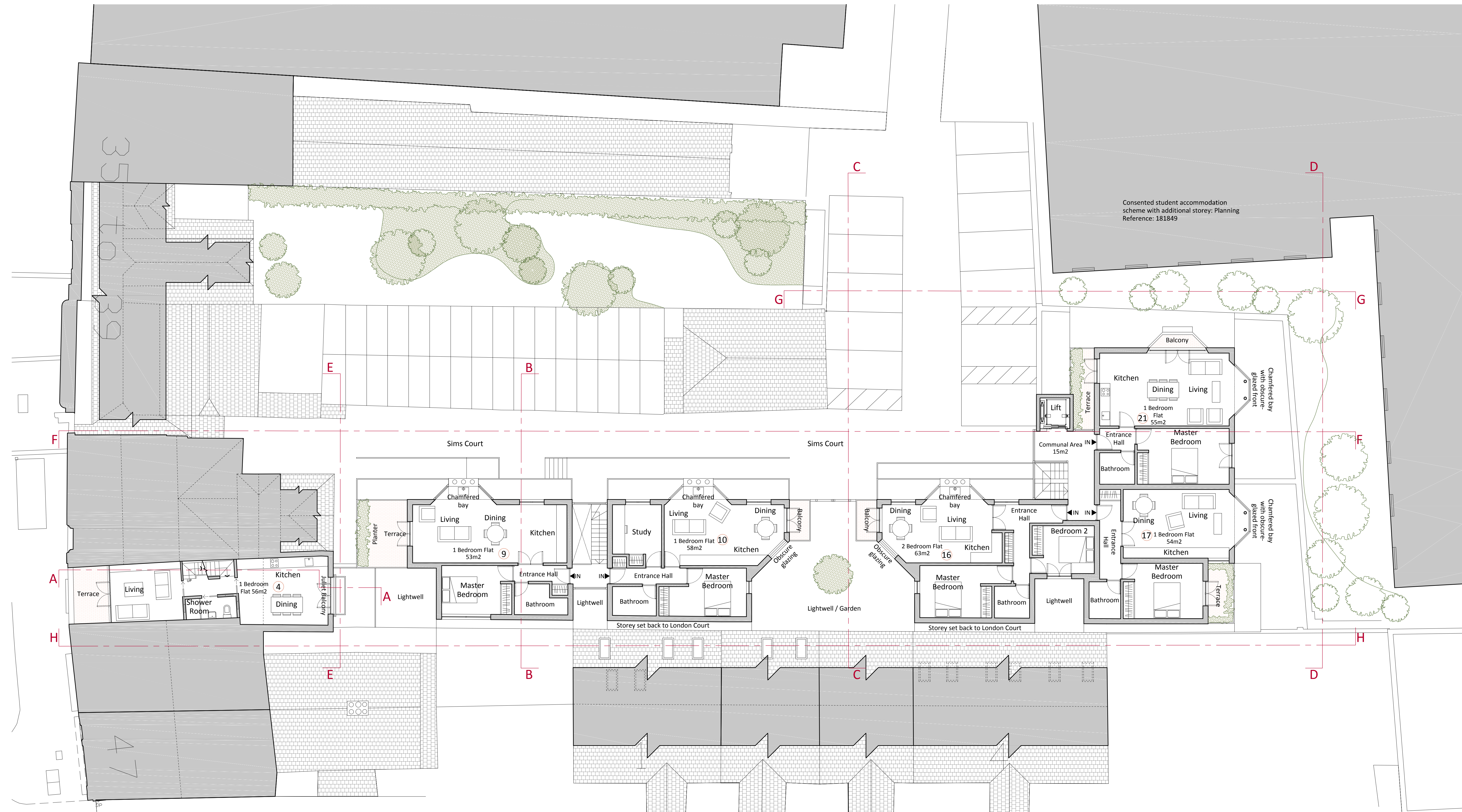


DRAFT

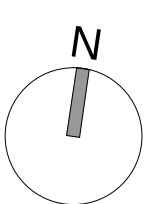
Drawn	05/09/15	DL	SC	PA
Pre-Application	09/04/15	DL	SC	PA2
Pre-Application	01/03/15	DL	SC	PA3
Pre-Application	01/03/15	DL	SC	PA4
Pre-Application	01/03/15	DL	SC	PA5
Pre-Application	01/03/15	DL	SC	PA6
Pre-Application	01/03/15	DL	SC	PA7
Pre-Application	01/03/15	DL	SC	PA8
Pre-Application	01/03/15	DL	SC	PA9
Pre-Application	01/03/15	DL	SC	PA10

43 London Street, Reading RG1 4PS	
First Floor Layout	
Planning	Scale: 1:100@A1
LSR 013	P1

Copyright 2015. Do not scale from this drawing. All dimensions to be verified on site. All discrepancies to be notified to the architect.







Planning	06.06.19	DL	SC
Pre Application	09.04.19	DL	SC
Pre Application	30.01.19	DL	SC
Amendment	Date	DL	DL

The Douglas Stephen Partnership
 150-151 High Street
 London SE1 1TH
 020 7375 7884
 info@dsppartnership.co.uk
 www.dsppartnership.co.uk



dsp
 architecture

Project
 43 London Street, Reading RG1 4P

Title
 Roof Layout

Status
 Planning

Scale
 1:100@A

Drawing No.
 LSR 016

Rev.
 P1

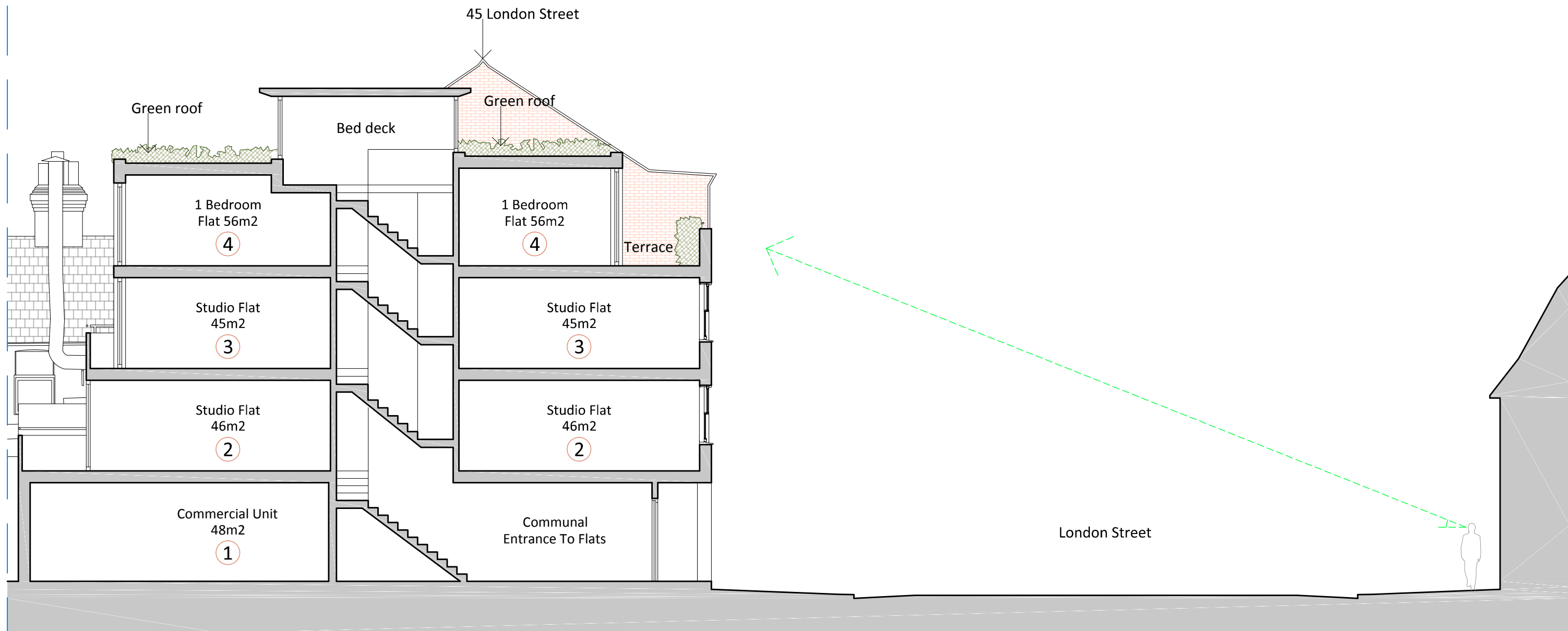
Copyright DSPL. Do not scale from this drawing. All dimensions to be verified on site. All discrepancies to be notified to the architect.



DRAFT

Planning	06 06 19	DL	SC	P1
Pre Application	09 04 19	DL	SC	PA2
Pre Application	30 01 19	DL	SC	PA1
Amendment	Date Dn Ck Rev			
The Douglas Stephen Partnership 104c St. John St. London EC1M 4EH 020 7336 7884 info@dsparchitecture.co.uk www.dsparchitecture.co.uk  dsp architecture				
Project		43 London Street, Reading RG1 4PS		
Title		Proposed Street Elevation		
Status		Scale		
Planning		1:100@A4		
Drawing No.		Rev.		
LSR 020		P1		

Copyright DSPL. Do not scale from this drawing. All dimensions to be verified on site. All discrepancies to be notified to the

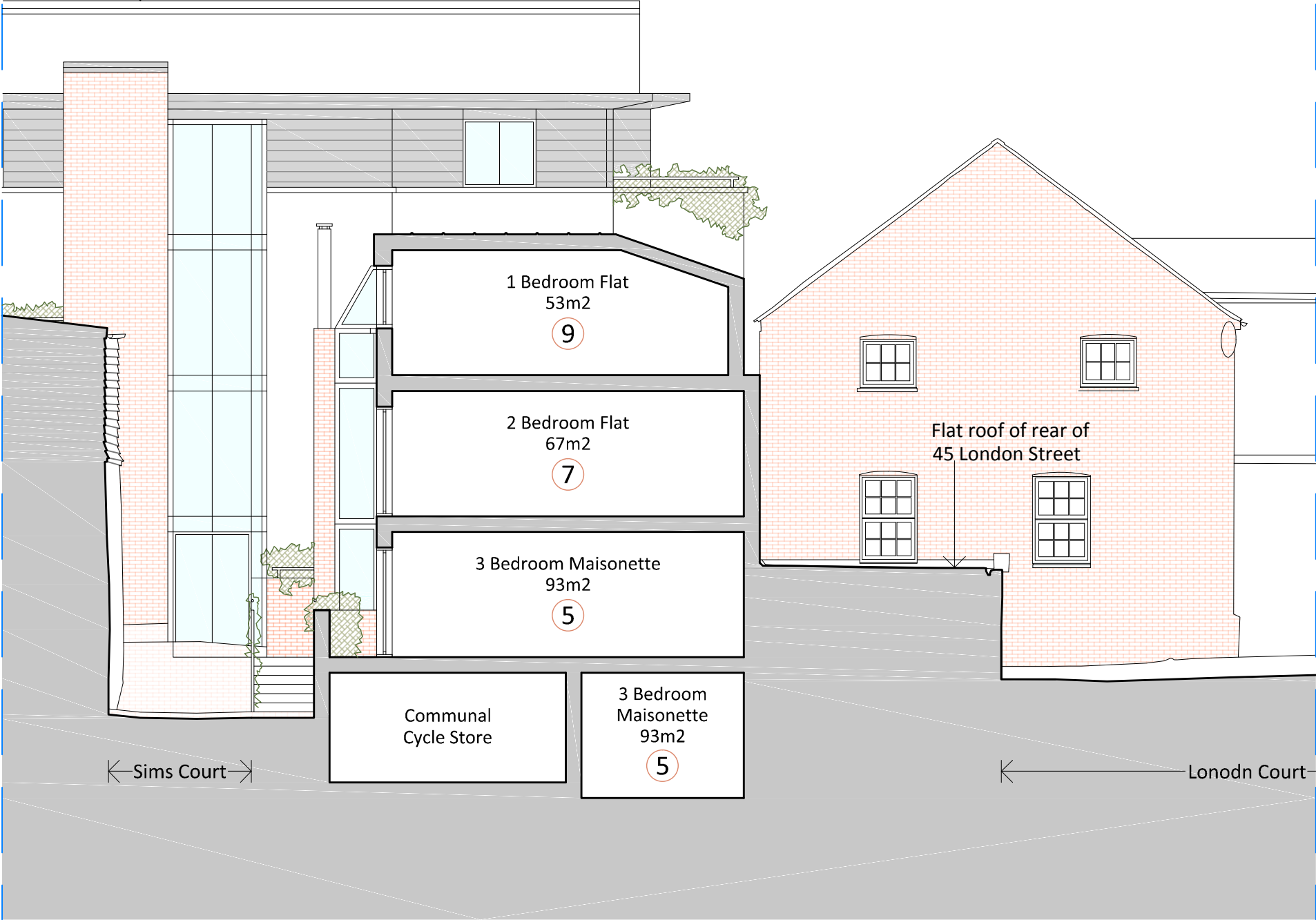


DRAFT

Planning	06 06 19	DL	SC	P1
Pre Application	09 04 19	DL	SC	PA2
Pre Application	30 01 19	DL	SC	PA1
Amendment	Date	Dn	Ck	Rev
The Douglas Stephen Partnership 104c St. John St, London, EC1M 4EH 020 7336 7884 info@dsparchitecture.co.uk www.dsparchitecture.co.uk  dsp architecture				
Project 43 London Street, Reading RG1 4PS				
Title Proposed Cross Section AA				
Status Planning	Scale 1:100@A3			
Drawing No. LSR 030	Rev. P1			

Copyright DSPL. Do not scale from this drawing. All dimensions to be verified on site. All discrepancies to be notified to the architect

Consented student accommodation
scheme with additional storey: Planning
Reference: 181849



DRAFT

Planning	06 06 19	DL	SC	P1
Pre Application	09 04 19	DL	SC	PA2
Pre Application	30 01 19	DL	SC	PA1
Amendment	Date	Dn	Ck	Rev
The Douglas Stephen Partnership 104c St John St, London EC1M 4EH 020 7336 7884 info@dsarchitecture.co.uk www.dsarchitecture.co.uk  dsp architecture				
Project				
43 London Street, Reading RG1 4PS				
Title				
Proposed Cross Section BB				
Status	Scale			
Planning	1:100@A3			
Drawing No.	Rev.			
LSR 031	P1			

Copyright DSPL. Do not scale from this drawing. All dimensions to be verified on site. All discrepancies to be notified to the architect

Consented student accommodation
scheme with additional storey: Planning
Reference: 181849



DRAFT

Planning	06 06 19	DL	SC	P1
Pre Application	09 04 19	DL	SC	PA2
Pre Application	30 01 19	DL	SC	PA1
Amendment	Date	Dn	Ck	Rev
The Douglas Stephen Partnership 104c St. John St, London, EC1M 4EH 020 7336 7884 info@dsparchitecture.co.uk www.dsparchitecture.co.uk  dsp architecture				
Project 43 London Street, Reading RG1 4PS				
Title Proposed Cross Section CC				
Status Planning	Scale 1:100@A3			
Drawing No. LSR 032	Rev. P1			

Copyright DSPL. Do not scale from this drawing. All dimensions to be verified on site. All discrepancies to be notified to the architect



DRAFT

Planning	06 06 19	DL	SC	P1
Pre Application	09 04 19	DL	SC	PA2
Pre Application	30 01 19	DL	SC	PA1
Amendment	Date	Dn	Ck	Rev
The Douglas Stephen Partnership 104c St. John St, London EC1M 4EH 020 7336 7884 info@dsparchitecture.co.uk www.dsparchitecture.co.uk				
				
				
Project				
43 London Street, Reading RG1 4PS				
Title				
Proposed Cross Section DD				
Status		Scale		
Planning		1:100@A3		
Drawing No.		Rev.		
LSR 033		P1		

Copyright DSPL. Do not scale from this drawing. All dimensions to be verified on site. All discrepancies to be notified to the architect



DRAFT

Planning	06 06 19	DL	SC	P1
Pre Application	09 04 19	DL	SC	PA2
Pre Application	30 01 19	DL	SC	PA1
Amendment	Date	Dn	Ck	Rev
The Douglas Stephen Partnership 104c St. John St, London EC1M 4EH 020 7336 7884 info@dsparchitecture.co.uk www.dsparchitecture.co.uk  				
Project 43 London Street, Reading RG1 4PS				
Title Proposed Cross Section EE				
Status Planning	Scale 1:100@A3			
Drawing No. LSR 034	Rev. P1			

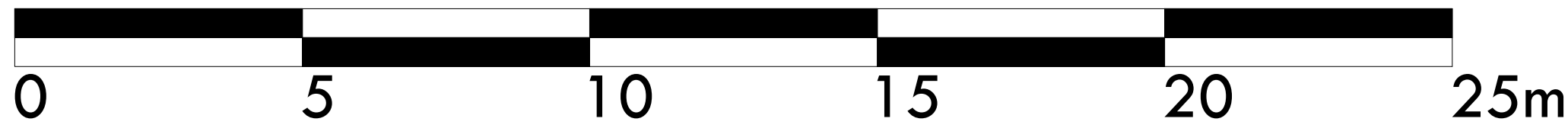
Copyright DSPL. Do not scale from this drawing. All dimensions to be verified on site. All discrepancies to be notified to the architect

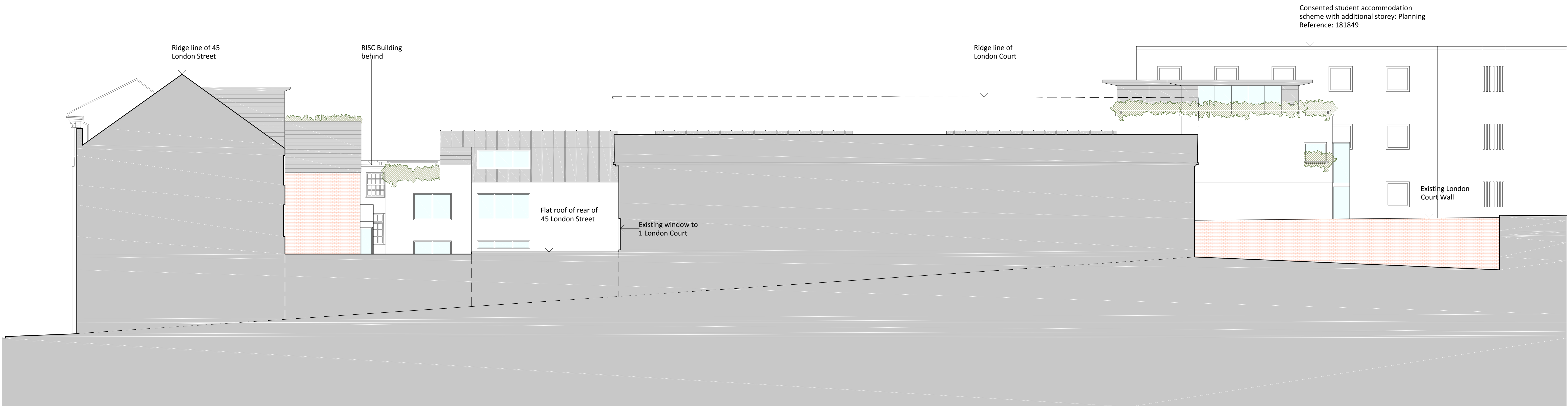


PROPOSED LONG SECTION FF



PROPOSED LONG SECTION GG





PROPOSED LONG SECTION HH



DRAFT

Planning	09/08/19	DL	SC	P1
Pre-Application	09/04/19	DL	SC	P02
Pre-Application	30/01/19	DL	SC	P01
Approved/Refused				
	06/06/19	DL	SC	Rev

The Douglas Stephen Partnership
100-102a London Road
Reading RG1 4PS
0118 988 1100
www.douglasstephen.co.uk

dsp
architecture

43 London Street, Reading RG1 4PS

Proposed Long Section HH

Scale: 1:100@A1

Planning

LSR 036

P1

Copyright DSP. Do not scale from this drawing. All dimensions to be verified on site. All discrepancies to be notified to the architect

Schedule 3

House Prices in RG1 4PS

41 sold properties found

8, Selborne Court, Reading RG1 3BW

£375,000	Flat, Leasehold, Residential	14 Jan 2019	2 bedrooms
£250,000	Flat, Leasehold, Residential	02 Nov 2012	
£209,000	Flat, Leasehold, Residential	02 May 2006	
£71,500	Flat, Leasehold, Residential (New Build)	10 Mar 1997	

**Flat 67, Kennet House, 80, Kings Road, Reading RG1 3BJ**

£211,000	Flat, Leasehold, Residential	11 Jan 2019	
£168,000	Flat, Leasehold, Residential (New Build)	27 Feb 2015	

Flat 14, City Gate, 95 - 107, Southampton Street, Reading RG1 2QW

£255,000	Flat, Leasehold, Residential	02 Jan 2019	
£187,500	Flat, Leasehold, Residential	23 Mar 2012	
£188,500	Flat, Leasehold, Residential	04 Oct 2007	
£135,000	Flat, Leasehold, Residential (New Build)	28 Feb 2000	

Flat 19, Blenheim Court, 115, London Street, Reading RG1 4PH

£110,000	Flat, Leasehold, Residential	07 Dec 2018	
£85,000	Flat, Leasehold, Residential	21 Apr 2005	

5, Platinum Apartments, 32, Silver Street, Reading RG1 2SJ

£255,000	Flat, Leasehold, Residential	30 Nov 2018	
£185,000	Flat, Leasehold, Residential	22 Apr 2005	
£179,950	Flat, Leasehold, Residential (New Build)	18 Dec 2002	

Flat 3, 42, Market Place, Reading RG1 2DE

£179,000	Flat, Leasehold, Residential	28 Nov 2018	
£184,000	Flat, Leasehold, Residential (New Build)	08 Jun 2016	

Flat 2, 42, Market Place, Reading RG1 2DE

£177,500	Flat, Leasehold, Residential	05 Nov 2018	
£205,000	Flat, Leasehold, Residential (New Build)	08 Jun 2016	

10, Mayflower Court, Highbridge Wharf, Reading RG1 3AJ

£300,000	Flat, Leasehold, Residential	01 Nov 2018	
£206,250	Flat, Leasehold, Residential	30 Nov 2015	
£87,500	Flat, Leasehold, Residential (New Build)	17 Sep 1997	

2, Deansgate Road, Reading RG1 2RZ

£193,000	Flat, Leasehold, Residential	22 Oct 2018	1 bedroom
£51,950	Flat, Leasehold, Residential	18 Sep 1997	

**Flat 111, Kings Reach, 38 - 50, Kings Road, Reading RG1 3FF**

£270,000	Flat, Leasehold, Residential	05 Oct 2018	
£252,500	Flat, Leasehold, Residential (New Build)	03 Mar 2017	

9, Indigo Apartments, 45, Crown Street, Reading RG1 2SW

£405,000	Flat, Leasehold, Residential	02 Oct 2018	
£300,000	Flat, Leasehold, Residential	16 Oct 2006	
£265,000	Flat, Leasehold, Residential (New Build)	29 Nov 2004	

2, Bispham Court, Kendrick Road, Reading RG1 5DQ

£124,950	Flat, Leasehold, Residential	28 Sep 2018	
£110,000	Flat, Leasehold, Residential	01 Feb 2008	
£85,000	Flat, Leasehold, Residential	13 May 2005	
£34,000	Flat, Leasehold, Residential	26 Nov 1998	

Flat 73, Kennet House, 80, Kings Road, Reading RG1 3BJ

House price data produced by the
This material was last updated on 29 March 2019.



£260,000	Flat, Leasehold, Residential	26 Sep 2018	
£222,000	Flat, Leasehold, Residential (New Build)	27 Feb 2015	
Flat 2, Archway House, 72a, London Street, Reading RG1 4SJ			
£275,000	Flat, Leasehold, Residential	24 Sep 2018	
£225,000	Flat, Leasehold, Residential (New Build)	18 Jul 2008	
120, Quadrant Court, Jubilee Square, Reading RG1 2GU			
£230,000	Flat, Leasehold, Residential	20 Sep 2018	
£85,000	Flat, Leasehold, Residential	18 Jun 2008	
£65,000	Flat, Leasehold, Residential (New Build)	21 Nov 2003	
Flat 1, 25, Kings Road, Reading RG1 3AR			
£288,000	Flat, Leasehold, Residential	17 Sep 2018	
£210,000	Flat, Leasehold, Residential (New Build)	23 Jul 2014	
49, Quadrant Court, Jubilee Square, Reading RG1 2GW			
£218,000	Flat, Leasehold, Residential	14 Sep 2018	
£145,000	Flat, Leasehold, Residential (New Build)	30 Jan 2004	
44, Queens Wharf, 47, Queens Road, Reading RG1 4QE			
£335,000	Flat, Leasehold, Residential	14 Sep 2018	
£245,000	Flat, Leasehold, Residential (New Build)	25 Jul 2002	
Flat 208, Sussex House, 6, The Forbury, Reading RG1 3EJ			
£300,000	Flat, Leasehold, Residential	07 Sep 2018	
£267,500	Flat, Leasehold, Residential (New Build)	02 Oct 2015	
22, Albion Terrace, London Road, Reading RG1 5BG			
£250,000	Flat, Leasehold, Residential	07 Sep 2018	
£167,300	Flat, Leasehold, Residential	29 Apr 2013	
16, Selborne Court, Reading RG1 3BW			
£257,500	Flat, Leasehold, Residential	24 Aug 2018	
£122,500	Flat, Leasehold, Residential	12 Apr 2001	
£58,000	Flat, Leasehold, Residential (New Build)	27 Mar 1997	
Flat 5, 38, Queens Road, Reading RG1 4AU			
£280,000	Flat, Leasehold, Residential (New Build)	24 Aug 2018	
Flat 18, Greys Court, Sidmouth Street, Reading RG1 4PP			
£170,000	Flat, Leasehold, Residential	15 Aug 2018	1 bedroom
£124,000	Flat, Leasehold, Residential	19 Sep 2003	
£110,000	Flat, Leasehold, Residential	28 Jun 2002	
£60,000	Flat, Leasehold, Residential	20 Mar 2000	
£45,000	Flat, Leasehold, Residential	26 Sep 1996	
4, Brightwell House, 40, Queens Road, Reading RG1 4AU			
£245,000	Flat, Leasehold, Residential	13 Aug 2018	
Flat 5, 24 - 26, Queens Road, Reading RG1 4AU			
£155,000	Flat, Leasehold, Residential	07 Aug 2018	
£155,000	Flat, Leasehold, Residential	10 Dec 2010	



Schedule 4

BUDGET ESTIMATE OF COSTS

FOR CONSTRUCTION OF

21NR APARTMENTS AND 1NR RETAIL UNIT

AT

43 LONDON STREET, READING, RG1 4PS

FOR

ROSE HILL COMMERCIAL ESTATES LTD

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

APRIL 2019

43 LONDON STREET, READING, RG1 4PS

	<u>CONTENTS</u>	<u>PAGE</u>
1.00	INTRODUCTION	1
2.00	INFORMATION USED	1
3.00	BASIS OF ESTIMATING	1
4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS	2
5.00	APPROXIMATE ESTIMATE OF COSTS – RETAIL UNIT	9
6.00	APPROXIMATE ESTIMATE OF COSTS – EXTERNAL WORKS	12
7.00	OVERALL SUMMARY	13
8.00	EXCLUSIONS	13

1.00 2.00 3.00	INTRODUCTION This report has been produced in order to provide budget estimate of costs for construction of 21nr apartments and 1nr retail unit comprising 2nr studio, 7nr 1 bed, 9nr 2 bed and 3nr 3 bed apartments at 43 London Street, Reading, RG1 4PS for Rose Hill Commercial Estates Ltd. INFORMATION USED The following information prepared by DSP Architecture has been used in formulating the estimate: - Plans and elevations LSR011/PA2 – 015/PA2, 020/PA2, 030/PA2 - 036/PA2 - Existing plans and elevations LS2140/T/01, G/01, 1/01, 2/01, E/01/A – 05/A. - Schedule of accommodation. BASIS OF ESTIMATING The estimate has been set out on an elemental basis and priced upon approximate quantity measurements taken from the drawings described in item 2.00 and priced upon competitive tender return levels anticipated for a commencement at current levels. It has been assumed that the works will be carried out as one continuous operation and as one contract and with the building vacant at all times and the level of specification to a medium standard. Costs have been based upon a contract period of approximately 16 months. The location and vicinity of other buildings has been considered in the preparation of this estimate. Costs may be subject to revision on receipt of building regulation and structural drawings.		

4.00	APPROXIMATE ESTIMATE OF COSTS - APARTMENTS		
4.01	DEMOLITIONS		
-	Demolish buildings, including asbestos survey (front façade of 43 retained).		90,000
-	Clear existing site of vegetation, trees, paving, hard standings etc.		
4.02	FOUNDATIONS		
-	Excavation to rear and middle of site and lowering to adjacent car parking and possible underpin London Court Building – say.	80,000	
-	Traditional strip foundations 2m deep to external walls, corridor walls (120m).	36,000	
-	Construct concrete ground slab comprising, excavation, remove soil, compact, hardcore, blinding, dpm, insulation, concrete slab, mesh reinforcement to slab, screed to insulation (375m ²).	54,000	
-	Retaining walls to lowered area units 11, 18.	55,000	
-	Slab to lightwells.	12,900	
-	Tanking retaining walls.	12,000	
			249,900
4.03	FRAME		
-	Structural steel frame as support for floors and steelwork to form roof – say.		120,000
4.04	EXTERNAL WALLS		
-	Brickwork/blockwork to dpc level (120m).	8,500	
-	Cavity walls comprising brick outer leaf (£700/1000 supply) cavity, insulation, block inner leaf, forming all openings, dpcs, cavity trays etc (622m ²) (incl raising wall to 43 London Street).	102,600	
-	Extra copings (20m).	800	
-	Cavity walls but two leaves block, self coloured render externally (692m ²).	101,800	
-	Extra copings (70m).	4,200	
-	Timber walls, insulation, vapour membrane, breather membrane, ply and black timber effect cladding (200m ²).	30,000	
-	Plasterboard and skim timber walls, plaster to brick or block walls.	35,000	
			282,900
4.05	ROOFS		
-	Timber structure to form roofs, including insulation, firrings, joists, hangers and plywood (374m ²).	52,000	
		C/F £	
		52,000	742,800

4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS (CONT)		
		B/F £	52,000
			742,800
4.05	ROOFS (CONT)		
-	Cover roof with Sarna or similar rubberised roof.	45,000	
-	Overhang/soffit to third floor penthouse (42m).	3,800	
-	Sedum green roof on rubberised roof (32m ²).	2,000	
-	Paving to terraces (118m ²).	9,800	
-	Glass balustrades to terraces (51m).	12,500	
-	Overhanging terraces including structure, coverings, soffit, waterproofing, balustrading (100m ²).	34,000	
-	Rainwater installation (gutters, gulleys, downpipes) – say.	13,000	
			172,100
4.06	UPPER FLOORS		
-	Precast concrete floors including insulation, screed etc (1048m ²).	104,800	
-	Extra for opening for stairs.	3,200	
-	Timber joisted floor, insulation, boarding, acoustic floors to first and second floors 43 (148m ²).	14,800	
-	Extra forming stair openings (4nr).	800	
-	Allow for sound proofing and fireproofing around perimeters.	10,000	
			133,600
4.07	STAIRCASES		
-	Metal and timber staircase to all floors complete with glass balustrade and handrails (timber to unit 43).		34,000
-	Ditto to staircases within apartments (2nr) (timber).		
4.08	WINDOWS, DOORS AND SCREENS		
-	Hardwood double glazed sash windows to 43 (2nr).	2,000	
-	Entrance to 43 common.	1,500	
-	PPC aluminium framed double glazed windows to all elevations (23nr).	23,000	
-	Ditto to bays full height and bay roof.	32,000	
-	Ditto framed double glazed door and screen all levels (40nr).	120,000	
-	Ditto framed double glazed doors and screen unit 4 (3nr).	15,000	
-	Ditto framed double glazed doors, unit 22 (4nr).	10,000	
-	Glazed screen communal area (60m ²).	34,000	
-	Extra for entrance door including release (2nr).	4,000	
		C/F £	241,500
			1,082,600

4.00	APPROXIMATE ESTIMATE OF COSTS (CONT)			
		B/F £	241,500	1,082,600
4.08	WINDOWS, DOORS AND SCREENS (CONT)			
-	Window boards internally (23nr).		1,600	
-	Ironmongery to doors and windows including door release/entry to common door (cost included above).		-	
-	Juliette balconies units 20, 14, 8, 16 (6nr).		4,300	
-	Note all windows/doors pre-finished.			
				247,400
4.09	INTERNAL PARTITIONS			
-	Blockwork in two leaves to form party walls and between apartments and common areas complete with insulation, plaster to each side, forming door openings etc or plaster (354m ²).		46,000	
-	Softwood/metal stud partitions within apartments complete with insulation, one layer plasterboard and skim coat to each side incl forming all door openings (942m ²).		56,500	
				102,500
4.10	INTERNAL DOORS			
-	Front door to each apartment, flush plywood faced to receive paint finish including all ironmongery, all to Secured by Design (supply ironmongery £125/door) (21nr).		14,700	
-	Doors within apartment, flush plywood faced to receive paint finish, softwood lining and architrave including all stainless steel effect ironmongery (supply ironmongery £50/door) (79nr).		31,600	
-	Ditto pair of doors (9nr).		5,400	
-	Ditto sliding doors including sliding door gear (3nr).		2,400	
-	Ditto pair of sliding doors (1nr).		1,000	
				55,100
4.11	JOINERY			
-	Supply and fit kitchen including worktops, splashbacks and white goods (washing machine, fridge/freezer, hob, oven, extractor, sink and taps) (supply £4,000.00 allowed) (21nr).		115,500	
-	Built in wardrobes to bedrooms; spray painted MDF (37nr).		43,000	
-	Shelving/hanging rails to cupboards within apartments to halls including door (14nr) (includes door).		9,500	
-	Cupboard under common hall stairs including partition door, shelves (2nr).		2,000	
		C/F £	170,000	1,487,600

4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS (CONT)		
	B/F £	170,000	1,487,600
4.11	JOINERY (CONT)		
-	Skirting's simple profile softwood or mdf to all rooms including common areas except bathrooms.	27,000	
-	Mirrors to bathrooms (33nr).	4,000	
-	Sundry boxing and the like.	8,000	
-	Service risers/smoke outlets etc.	8,000	
-	Letter boxes to ground common area (3nr locations).	2,500	
-	Signage.	1,000	
-	Timber batten over windows for future curtain rail.	5,000	
			225,500
4.12	FLOOR FINISHES		
-	Laminate wood effect flooring on underlay to all rooms except bathrooms (£25/m ² supply) (1345m ²).	67,300	
-	Tiles to bathrooms on and including ditra matting (£18/m ² supply) (112m ²).	10,500	
-	Carpet to common area landings and ground floor (£15/m ² supply including underlay) (97m ²).	3,300	
-	Carpet to staircases from lower ground to third floors.	9,000	
-	Carpet to staircase within apartments 4 and 5.	3,000	
-	Matwell and matting to entrance (3nr).	2,400	
			95,500
4.13	WALL FINISHES		
-	For wall plaster and plasterboard see internal partitions and external walls.	-	
-	Kitchen splash backs (£15/m ² supply) (see 4.11).	-	
-	Tiling to bathrooms (£18m ² supply) (includes plastic edge trims at corner) (15m ² /bathroom = 480m ²).	30,300	
			30,300
4.14	CEILING FINISHES		
-	Plasterboard and skim to ceilings abutting roofs (319m ²).	6,400	
-	Ditto underside of staircases to common areas and within apartments.	1,500	
-	Fireproofed and acoustic ceilings between apartments (1230m ²).	92,300	
			100,200
	C/F £		1,939,100

4.00	APPROXIMATE ESTIMATE OF COSTS - APARTMENTS (CONT)		
		B/F £	1,939,100
4.15	DECORATIONS (externally all self-finished)		
-	Internal decorations (emulsion walls and ceilings, gloss to woodwork).		75,000
-	Decorations to common areas incl staircases.		
4.16	SANITARY INSTALLATION		
-	White sanitaryware, with chrome plated taps, showers, bath panel, heated towel rails, glass shower screens (21nr bathrooms and 11nr ensuites).	78,000	
-	Fit sanitaryware.	95,000	
-	Provide bathroom fixtures (toilet roll holders, hooks, toilet brush holders etc) (£50/bathroom) (32nr).	1,600	
-	Fit the above.	1,600	
-	Provide waste and stack installation to suit layout.	Incl above	
			176,200
4.17	PLUMBING INSTALLATION		
-	Combination boiler, controls, pumps, plant etc to all units (21nr).	52,500	
-	Gas supply to boiler including rising main (21nr).	14,000	
-	Hot and cold water including cold water supply common area, bin stores.	52,500	
-	Cold water riser.	12,500	
-	Supply to towel rails (32nr).	7,400	
-	Heating installation – standard stelrads or similar (97nr).	24,300	
-	Heating to common areas, electric storage heaters – say.	4,000	
-	Outside taps to lightwell/courtyards/gardens (5nr).	1,000	
-	Allow for testing and commissioning, design.	6,500	
-	Allow for all builders work.	8,000	
			182,700
4.18	ELECTRICAL INSTALLATION		
-	Fuse board and sub main to suit (24nr) (includes common areas).	24,000	
-	Power for heating controls, boiler etc (21nr).	4,200	
-	Extract fans and all ductwork to bathrooms, kitchens (53nr).	15,900	
-	TV/satellite to living rooms run to shared dishes and aerials (21nr).	4,200	
-	Satellite dishes and TV aerials to suit 21nr apartments.	2,000	
		C/F £	50,300
			2,373,000

4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS (CONT)	B/F £	50,300	2,373,000
4.18	ELECTRICAL INSTALLATION (CONT)			
-	Telephone points to living room run back to service riser (21nr).		2,300	
-	LED low energy downlighters to all rooms including all white standard switch plates (730nr) (£10/light to supply).		51,100	
-	Power installation generally (4nr living, 3nr beds, 1nr hall) (220nr).		15,400	
-	Power to kitchen including to white goods, cooker etc, all standard white.		8,500	
-	Shaver points to bathrooms (32nr).		3,200	
-	Lighting to under kitchen units.		9,600	
-	Mirror light to bathrooms (32nr).		3,200	
-	Lighting/power balconies, lightwells, gardens.		7,000	
-	Smoke heat detectors within flats (44nr).		4,400	
-	Video door entry system serving each block (3nr systems).		15,000	
-	Power and lighting to common areas including external light at entrances and power to lift.		20,000	
-	Fire alarm to common areas serving each block.		20,000	
-	Earthing.		4,800	
-	Testing/commissioning.		10,500	
-	Solar panels to 3nr areas.		20,000	
-	Builders work in connection.		13,500	
-	(Note all standard white MK logic range).			
				258,800
4.19	INCOMING SERVICES			
-	Incoming water, gas and electrical mains including all builders work.			75,000
-	Incoming telephone ducting rising to each flat.			
4.20	ACOUSTIC TESTING			
-	Test each apartment for acoustic and provide certificates.			10,500
4.21	UNDERGROUND DRAINAGE			
-	Provide underground drainage to suit flats including drain runs, manholes etc (assumed main run connected to existing run).		33,000	
-	Provide underground drainage to suit rainwater and surface water.		33,000	
				66,000
		C/F £		2,783,300

4.00	APPROXIMATE ESTIMATE OF COSTS – APARTMENTS (CONT)		
		B/F £	2,783,300
	4.22 NHBC/WARRANTY		
	- NHBC or similar warranty.		45,000
	4.23 EXTERNAL WORKS (See Section 6.00)		-
			2,828,200
	MAIN CONTRACTORS PRELIMINARIES (confined site)	}	300,000
	SCAFFOLDING		
			3,128,200
	MAIN CONTRACTORS PROFIT AND OVERHEAD 6%		187,700
	<u>TOTAL APPROXIMATE COSTS FOR APARTMENTS</u>		£3,315,900
	<u>Cost/m²</u>		
	Gross internal residential floor area = 1,345m ²		
	Therefore cost/m ² = £3,315,900 ÷ 1,345m ² = £2,465/m ²		
	Gross internal floor area including common areas = 1,443m ²		
	Therefore cost/m ² = £3,315,900 ÷ 1,443m ² = £2,298/m ²		

5.00	APPROXIMATE ESTIMATE OF COSTS – RETAIL UNIT		
5.01	DEMOLITIONS		
-	Remove staircase to upper ground level.	400	
-	Remove walls internally and externally.	2,500	
-	Remove shop front including walls and bay.	600	
-	For removal of ceiling and structure see section 4.00.	-	
			3,500
5.02	FOUNDATIONS/SLAB		
-	Foundations to rear wall, shop front and dividing wall to staircase (16m).	4,000	
-	Upgrade existing slab for thermal including new screed, insulation and dpm (48m ²).	4,000	
			8,000
5.03	EXTERNAL WALLS		
-	Cavity brick wall (£700/1000), insulation and block inner leaf including forming door opening (18m ²).	2,200	
-	Extra tying to existing (6m).	400	
-	Plaster to walls.	400	
			3,000
5.04	UPPER FLOORS		
-	See section 4.00 for upper floors.		-
5.05	WINDOWS/DOORS		
-	Shop front (aluminium double glazed).	12,000	
-	Rear exit door.	2,000	
			14,000
5.06	INTERNAL WALLS		
-	Block wall between apartment staircase and unit plastered both sides (23m ²).	2,300	
-	Internal partition to form WC area and kitchen – say.	1,500	
			3,800
5.07	INTERNAL DOORS		
-	2nr doors to kitchen and WC.		1,000
		C/F £	33,300

5.00	APPROXIMATE ESTIMATE OF COSTS – RETAIL UNIT (CONT)		
	B/F £		33,300
5.08	JOINERY		
-	Boxing to WC and kitchenette area – say.	600	
-	Timber skirtings to walls (40m).	400	
-	Kitchen including white goods, sink, worktop, splashback etc – say.	1,500	
			2,500
5.09	WALL FINISHES		
-	Plaster to existing wall (40m ²).	800	
-	Splashback to basin.	100	
			900
5.10	CEILING FINISHES		
-	Acoustic and fire proofed ceiling (48m ²).		4,000
5.11	FLOOR FINISHES		
-	By tenant.		-
5.12	DECORATIONS		
-	By tenant.		-
5.13	UNDERGROUND DRAINAGE		
-	Underground drainage to suit WC and kitchen – say.		2,000
5.14	SANITARY INSTALLATION		
-	WC, basin including taps.	600	
-	Fit the above.	1,000	
-	Stub stack and waste connection.		
			1,600
5.15	PLUMBING INSTALLATION		
-	Condensating gas boiler incl controls.	2,000	
-	Gas riser.	500	
-	Hot and cold water.	1,000	
-	Heating installation including standard metal pressed radiators (say 5nr rads).	1,700	
-	Builders work/testing.	300	
			5,500
	C/F £		49,800

5.00	APPROXIMATE ESTIMATE OF COSTS – RETAIL UNIT (CONT)		
		B/F £	49,800
5.16	ELECTRICAL INSTALLATION		
-	Power for boiler and controls.	200	
-	Extract fan (2nr).	600	
-	Power installation – say 10nr double sockets.	600	
-	Lighting to shop front.	100	
-	Lighting generally – say.	1,000	
-	Earthing.	100	
-	Alarm to unit (by tenant).	-	
-	Testing/builders work.	200	
			2,800
5.17	INCOMING SUPPLIES		
-	Incoming electric, water, gas, telephone including all builders work.		4,000
			56,600
	PRELIMINARIES – say		6,000
			62,600
	MAIN CONTRACTORS PROFIT AND OVERHEAD 6%		3,800
	TOTAL APPROXIMATE COSTS FOR RETAIL UNIT		£66,400

6.00	APPROXIMATE ESTIMATE OF COSTS - EXTERNAL WORKS		
	- Communal cycle store and bin store (slab, walls, foundations, doors, cycle storage, lighting, outside taps) (54m ²).		27,000
	- Gate to covered passage.		1,000
	- Brick retaining walls to terraces and access (68m).		35,000
	- Metal gates and screen to courtyard.		3,000
	- Paving to lightwells (97m ²) (see section 4.00 for slab).		8,500
	- Render self-finished to lightwell walls (120m ²).		5,000
	- Brick walls to top of lightwells (26m).		4,000
	- Metal handrail to ramps (22m).		1,200
	- Works to existing boundaries (not shown) – say.		5,000
	- Planter to courtyard.		1,000
	- Paving/parking on base (448m ²).		44,800
	- For excavation see section 4.00.		-
	- Extra cost for steps and ramps over paving – say.		4,000
	- Underground drainage to suit – say.		10,000
	- General landscaping – say (minimal).		5,000
	- Lighting.		5,000
	- Signage.		1,000
			160,500
	PRELIMINARIES – say		15,000
			175,500
	MAIN CONTRACTORS PROFIT AND OVERHEAD 6%		10,500
	<u>TOTAL APPROXIMATE COSTS FOR EXTERNAL WORKS</u>		£186,000

7.00	OVERALL SUMMARY		
4.00	APARTMENTS		3,315,900
5.00	RETAIL UNIT		66,400
6.00	EXTERNAL WORKS		186,000
	TOTAL OVERALL COSTS		£3,568,300
8.00	EXCLUSIONS		
	- VAT.		
	- District surveyors/planning fees.		
	- Excavating and removal contaminated soil.		
	- Contingency.		
	- Security alarms to apartments.		