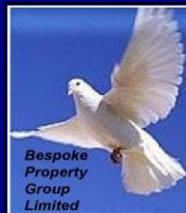


SCHEDULE ONE



**GVA GRIMLEY &
BESPOKE PROPERTY GROUP**

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL



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Version 1.3 (October 2007)



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

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	28 Southampton Road - Reading
Site Reference	
Scheme Description	Brownfield development of 8 flats
Date	23 08 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:

Proposed

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA			40.4286			
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units			7			

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	End Month	
	0	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		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£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		
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 Values

	Capital Value (£ psm)
Open Market Housing Type 1: Proposed	£5,219
Open Market Housing Type 2: -	
Open Market Housing Type 3: -	
Open Market Housing Type 4: -	
Open Market Housing Type 5: freehold ground rent	£35,000
Timing of First Open Market Housing Sale	Month 12
Timing of Last Open Market Housing Sale	Month 14

Overall Scheme End Date (this must be completed)

	Month
Final End Date of Scheme - scheme built and fully let/sold	14

Social Housing Grant & Other Funding

	Grant per unit (£)	Timing of 1st Payment	Timing of 2nd Payment
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 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:	Proposed	£2,469	86%
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 (£) *	Cost (£)
Infrastructure / Public Transport	
Community Facilities	
Public Realm / Environment	
Sustainability Issues	
CIL	£49,500

* This section excludes Affordable Housing section 106 payments

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

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

	Amount (£)	Month of Payment
Subsidies (possibly EP Gap Funding)		
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)		
	Cost (£)	Month of Payment
Other Acquisition Costs (£)	£10,000	

FINANCE COSTS

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

Marketing Costs

Affordable Housing Marketing Costs

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

Cost (£)

Timing (month)

Open Market Housing Marketing Costs

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

2.00%

(typically around 6%)

£1,000

(typically around £600 per unit)

BUILDING PERIODTiming
(month)

Construction Start
 Construction End

1

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

12

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

DEVELOPER'S 'PROFIT' (before taxation)% of Housing
Capital Value

Open Market Housing (%)
 Affordable Housing (%)

20.00%

(typically around 15%)

(typically around 6%)

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

INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

OFFICE ASSUMPTIONS

Size of office scheme (gross sq m)

Size of office scheme (net lettable sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Office Building Costs (Gross, £ psm)

Office Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

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

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting, Advertising & Sale fees

Letting fees (% of annual income)

Advertising fees (% of annual income)

Sale fees (% of sale price)

Return for risk / profit (% of value)

RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)

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
(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)

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	28 Southampton Road - Reading
Site Reference	
Scheme Description	Brownfield development of 8 flats
Date	23 08 2019
Site Area (hectares)	
Author & Organisation	S106 Management
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	8	units
Total Number of Open Market Units	8	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	284	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	#DIV/0!	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Social Rented

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

Total Capital Value of Affordable Housing Tenure 1 £0

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

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

Owner-occupied / rented % share -

Capital Value of owner-occupied part

-

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

Total Capital Value of Affordable Housing Tenure 2

£0

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

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

% of Open Market Value

100%

Total Capital Value of Affordable Housing Tenure 3

£0

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

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

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

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

Total Capital Value of Affordable Housing Tenure 4

£0

Affordable Housing Tenure 5:**Intermediate - Discounted Market Rented**

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

Total Capital Value of Affordable Housing Tenure 5 £0

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

Social Housing Grant

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

Social Housing Grant per Affordable Housing Person -

Social Housing Grant per Social Rented Person -

Social Housing Grant per Intermediate Person -

TOTAL VALUE OF SOCIAL HOUSING GRANT £0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

OTHER SUBSIDIES SUCH AS EP GAP FUNDING £0

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

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Proposed	283	£5,219	£1,477,000
-	-	-	-
-	-	-	-
-	-	-	-
freehold ground rent	1	£35,000	£35,000
Total	284	-	£1,512,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £1,512,000

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £1,512,000

Non-Residential Values

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
--	-----------

TOTAL VALUE OF SCHEME	£1,512,000
------------------------------	-------------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£814,900	£814,900

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	£814,900
-----------------------------	-----------------

OTHER SITE COSTS

Building Contingencies	5.0%	£40,745
Building Cost Fees (Architects, QS etc):	10.0%	£85,565
Other Acquisition Costs (£)		£10,000

Section 106 Costs (£)

Infrastructure / Public Transport	£0
Community Facilities	£0
Public Realm / Environment	£0
Sustainability Issues	£0
CIL	£49,500

Site Abnormals

Infrastructure Costs	£0
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£185,810
-------------------------------	-----------------

Marketing (Open Market Housing ONLY)

Sales Fees:	2.0%	£30,240
Legal Fees (per Open Market unit):	£1,000	£8,000

Marketing (Affordable Housing)

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

Total Marketing Costs	£38,240
------------------------------	----------------

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

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Non-Residential Costs	£0
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TOTAL DIRECT COSTS:	£1,038,949.58
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Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£0
Legal Fees	£0
Stamp Duty	£0
Total Interest Paid	£48,668

Total Finance Costs	£48,668
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Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£302,400
Affordable Housing 'Profit'	£0

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit	£302,400
-------------------------------	-----------------

Residual Site Value

SITE VALUE TODAY	£121,983
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EXISTING USE VALUE	£420,000
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£298,017
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Checks:

Site Value as a Percentage of Total Scheme Value	8.1%
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Site Value per hectare	#VALUE!
------------------------	---------

SCHEDULE TWO



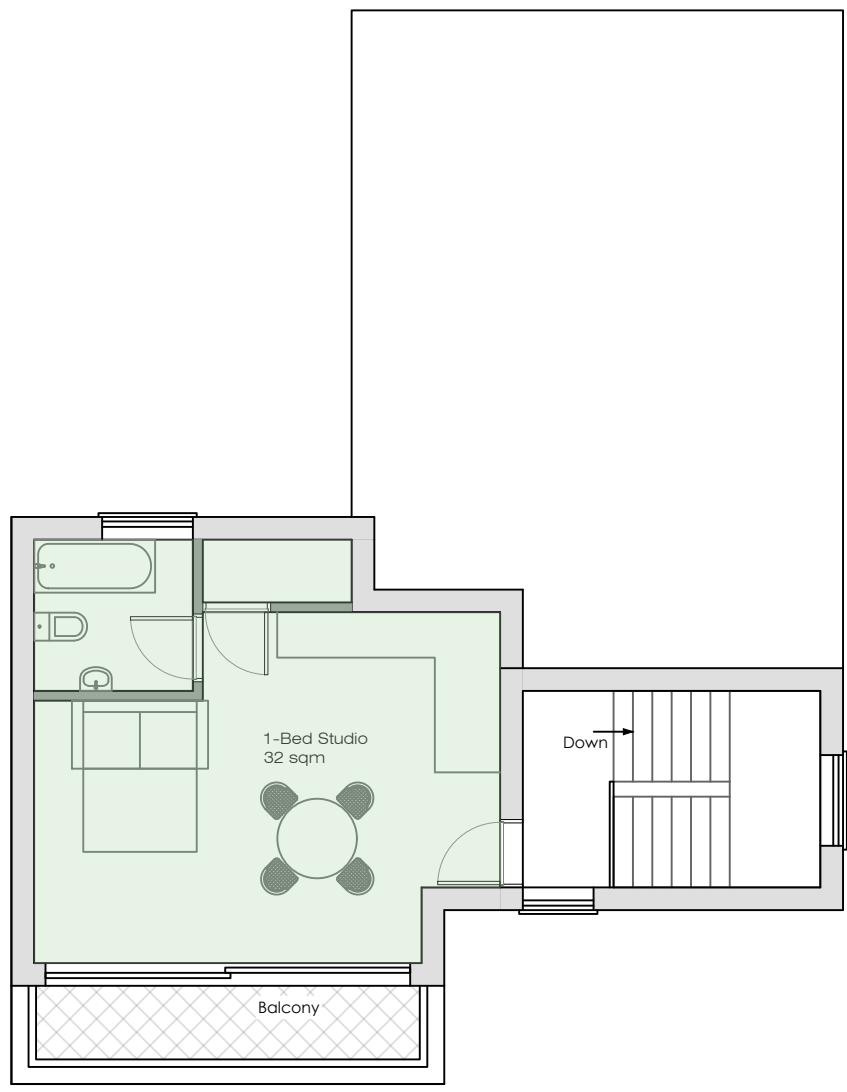
Proposed Ground Floor Plan



Proposed First Floor Plan

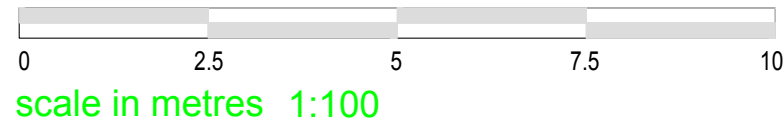


Proposed Second Floor Plan



Proposed Third Floor Plan

Site levels to remain as existing

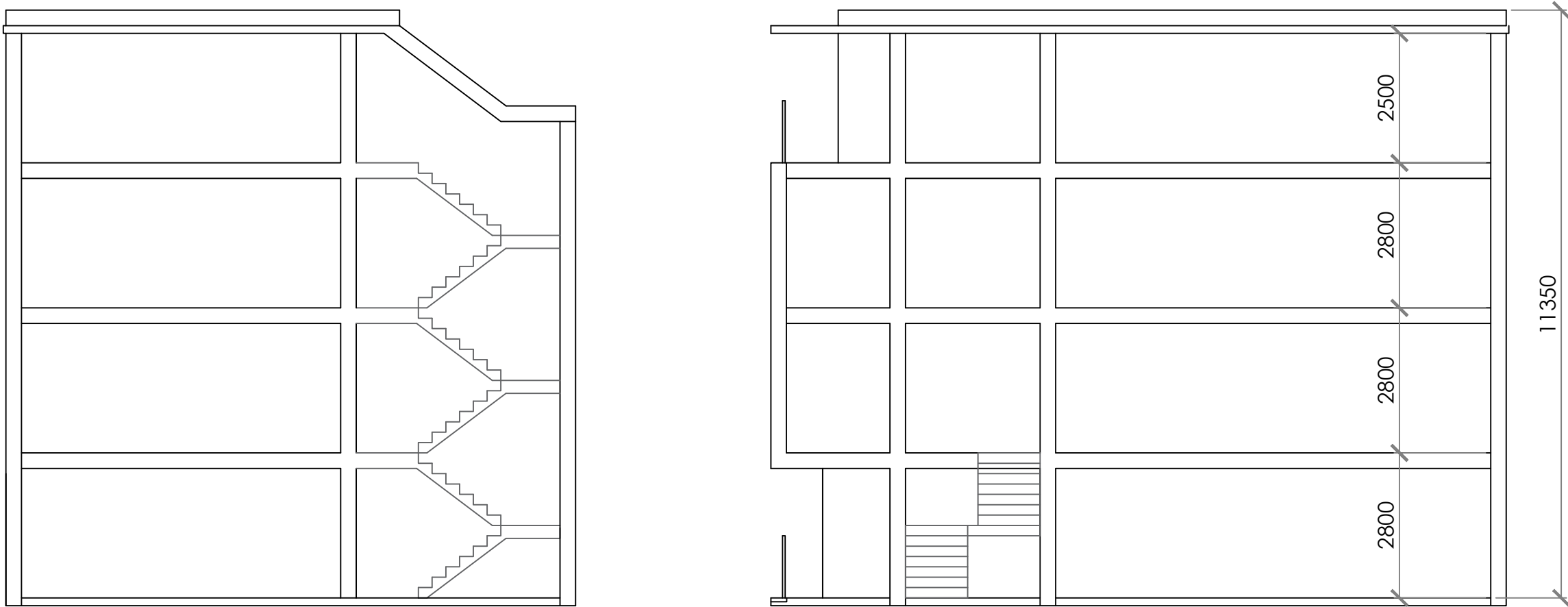
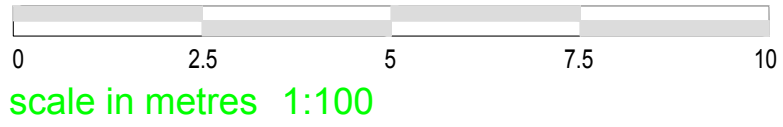


Proposed Side Elevation

Proposed Front Elevation

Proposed Side Elevation

Proposed Rear Elevation



Proposed Sections

Report any discrepancies or omissions between the 'Designer' and any consultants drawings to the designer immediately.

Do not scale from Drawings. All dimensions to be checked by contractor on site prior to commencing any work. IF IN DOUBT ASK.

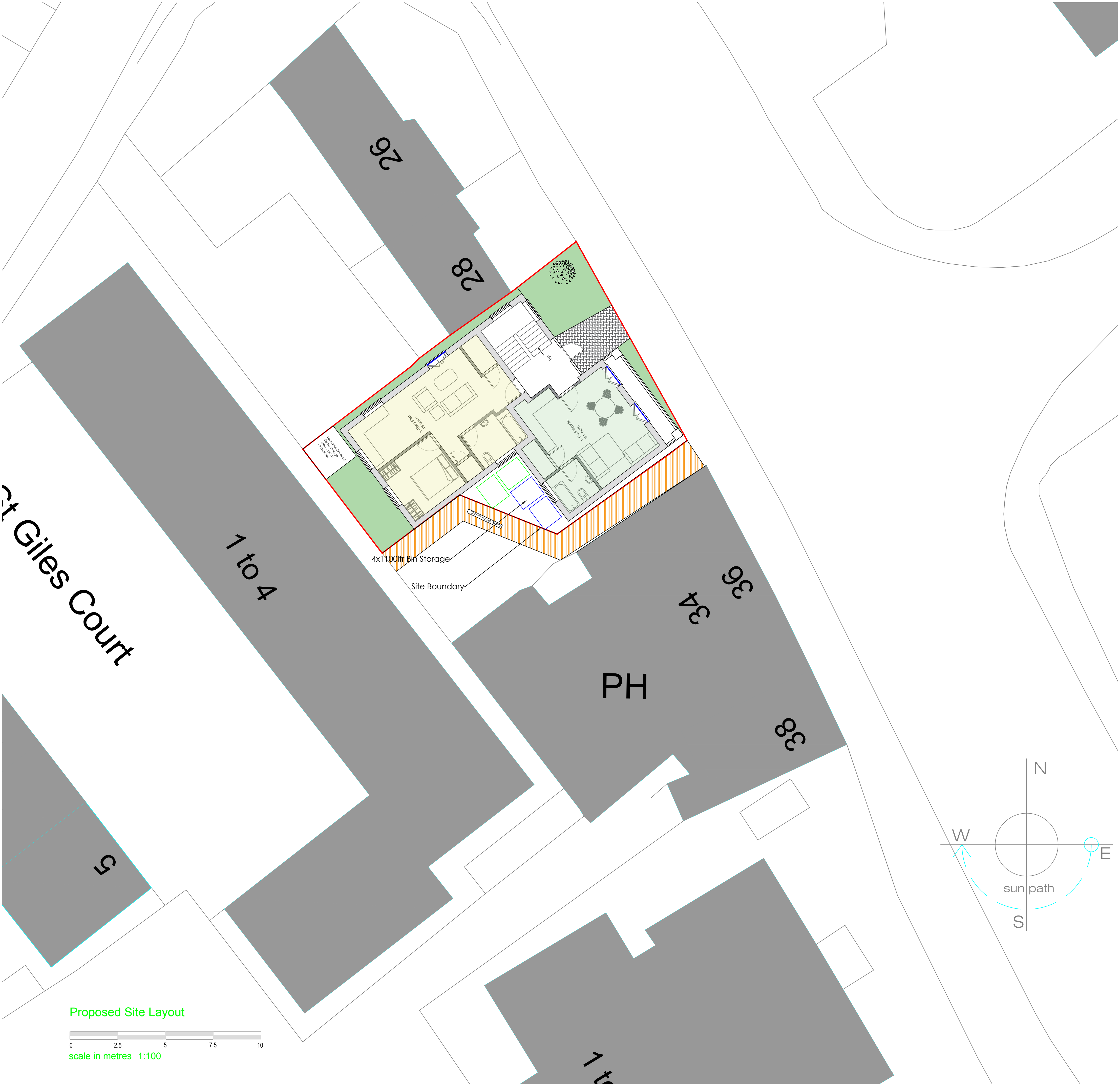
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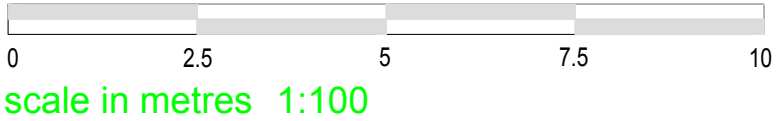
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REVISIONS :
Recycle all previous versions of this drawing and check with designer that you have the latest revision.



St Giles Court

Proposed Site Layout



Example images of cycle storage from <https://securecyclestore.com/product/street-shelter>

NOTES:
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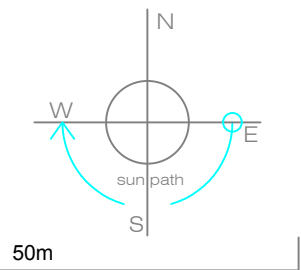
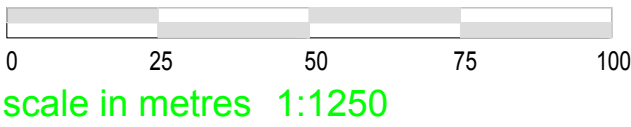
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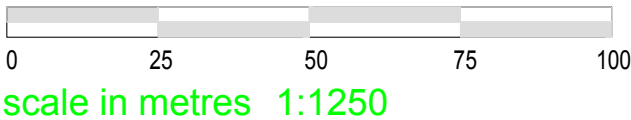
REVISIONS:
Recycle all previous versions of this drawing and check with designer that you have the latest revision.



Existing Site Plan



Proposed Site Plan



Client:
Wexham Homes Ltd

Project:
Land Adjacent to 28 Southampton Street, Reading, RG1 2QL

Drawing Title:
SITE LAYOUT PLANS

Date:
08.02.19

Designer:
SR

Checked:
+

Scale:
1:100/1250

Drawing Number:
17063-01

Revision:
C

NOTES:
Report any discrepancies or omissions between the 'Designer' and any consultants drawings to the designer immediately.

Do not scale from Drawings. All dimensions to be checked by contractor on site prior to commencing any work. IF IN DOUBT ASK.

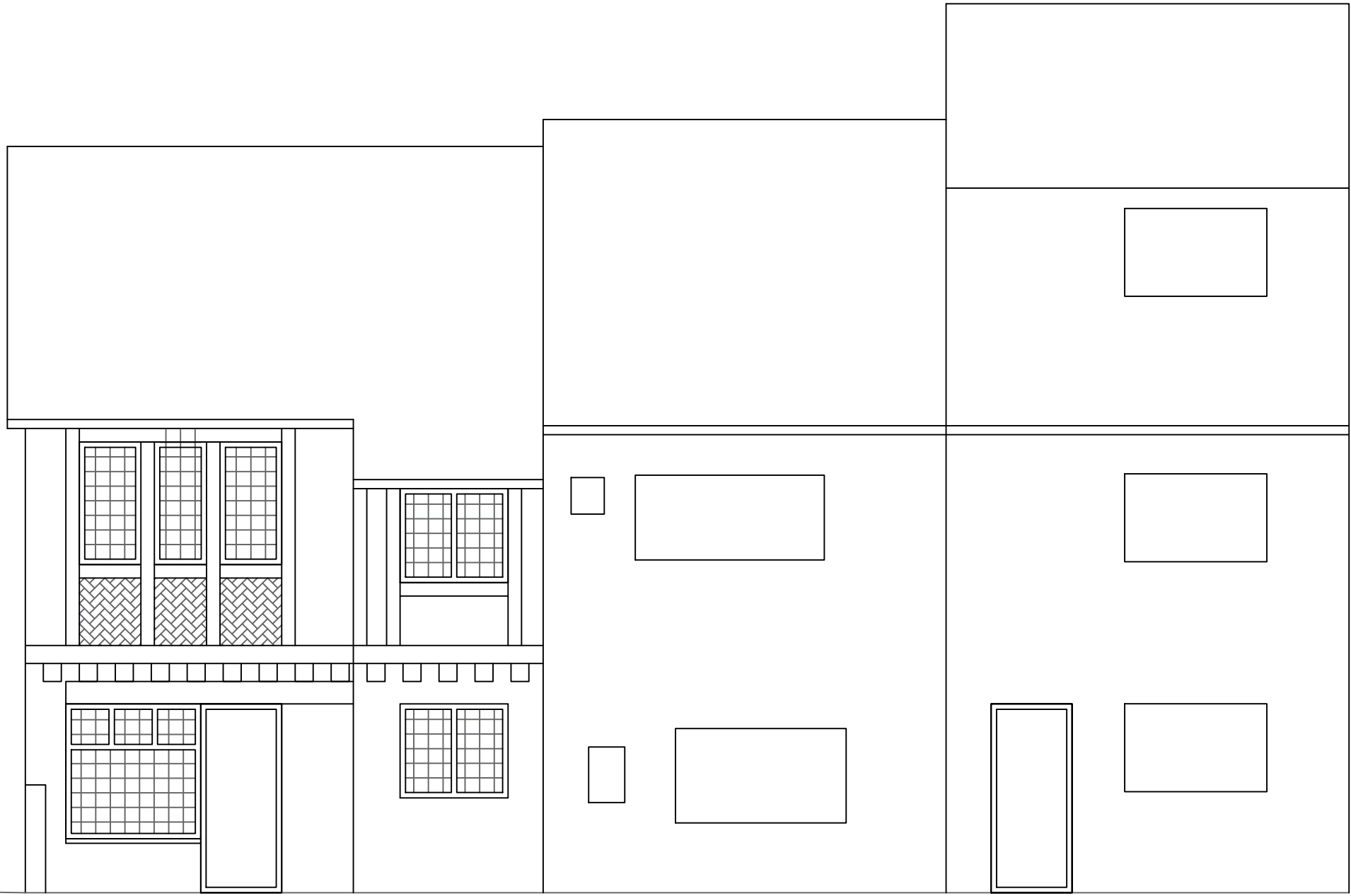
Levels and dimensions of existing structure/site may be from various sources and may be inaccurate.

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Land adjacent to No.28 Southampton Street



Client
Wexham Homes Ltd

Project
Land Adjacent to 28 Southampton Street, Reading, RG1 2QL

Drawing Title
Proposed Streetscene

Date 08.02.19	Designer SR	Checked -	Scale NTS
Drawing number 17063-03			Revision B

SCHEDULE THREE

Flats For Sale in RG1 2QL, within 0.25 miles, including sold STC >  Create Alert

60 results

Lowest Price ▾



 Prioritise properties with...

+ Add keyword



FEATURED PROPERTY - PREMIUM LISTING

£250,000



2 bedroom flat for sale
Aveley House, Iliffe Close, Reading, RG1
0.22 miles



RG1 2QL



+ 1/4 mile

Filters (1)



£112,500

Guide Price

2 bedroom flat for sale
London Street, READING
0.18 miles

Added on 20/08/2019



RG1 2QL



+ 1/4 mile

Filters (1)

2 bedroom flat for sale

Compass House, South Street, Reading, RG1

0.19 miles

Reduced on 04/07/2019



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park



£165,000

Guide Price

TOWN
CENTRE
LOCATION

1 bedroom apartment for sale

RG1 2QL



+ 1/4 mile

Filters (1)

Added on 22/08/2019



£175,000

3 bedroom duplex for sale
East View Place, East Street, Reading, Berkshire
0.24 miles

Added on 22/08/2019



RG1 2QL



+ 1/4 mile ▼

Filters (1) ▼



£185,000

1 bedroom apartment for sale

East Street, Reading

0.21 miles

Reduced on 20/06/2019



£190,000

Offers in Excess of

1 bedroom apartment for sale

Thomsons Yard, 106 Southampton Street, Reading, Berkshire, RG1

0.14 miles

RG1 2QL



+ 1/4 mile

Filters (1)



£195,000

1 bedroom apartment for sale

London Street, Reading, Berkshire, RG1

0.17 miles

UNDER OFFER

Added on 23/05/2019



5

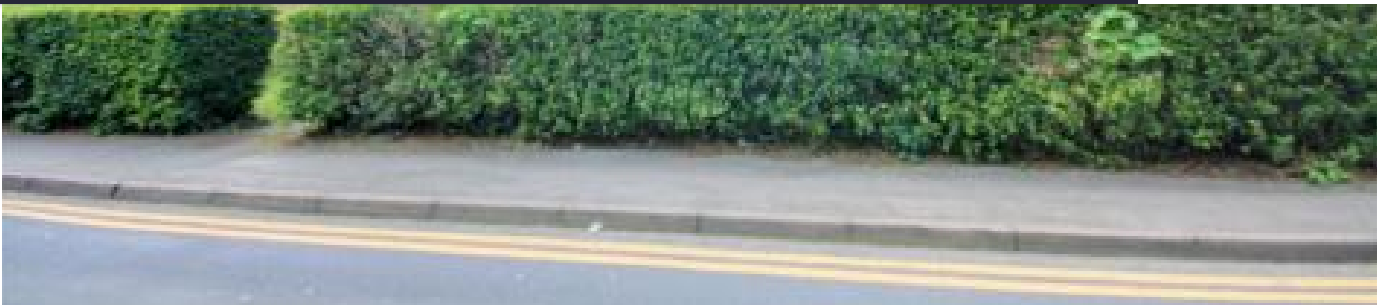


RG1 2QL



+ 1/4 mile ▼

Filters (1) ▼



£210,000

1 bedroom apartment for sale

Elizabeth Mews, East Street, Reading, Berkshire, RG1

0.25 miles

SOLD STC

Added on 01/05/2019



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RG1 2QL



+ 1/4 mile ▾

Filters (1) ▾

2 bedroom apartment for sale

Capital Point, Temple Place, Reading, Berkshire, RG1

0.22 miles

Reduced on 22/08/2019



6



£210,000

Offers in Excess of

PREMIUM
LISTING

2 bedroom apartment for sale

Capital Point, Reading

0.19 miles

Reduced on 21/08/2019



RG1 2QL



+ 1/4 mile

Filters (1)



£219,950

1 bedroom apartment for sale
Maltings Place, Reading, Berkshire, RG1



0.18 miles

SOLD STC

Added on 07/06/2019



RG1 2QL



+ 1/4 mile

Filters (1)



£220,000

2 bedroom apartment for sale
Capital Point, Temple Place, Reading

0.22 miles

SOLD STC

Reduced on 07/05/2019



5

£225,000

1 bedroom apartment for sale
Indigo Apartments, Crown Street, Reading

0.13 miles

Reduced on 20/08/2019



RG1 2QL



+ 1/4 mile

Filters (1)



£225,000

1 bedroom apartment for sale
Maltings Place, Reading, Berkshire, RG1
0.19 miles
SOLD STC
Added on 04/05/2019



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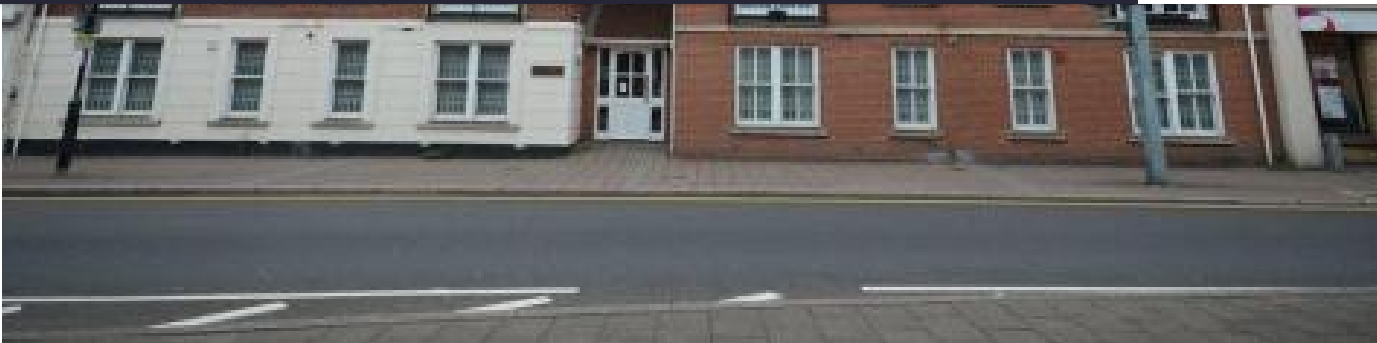


RG1 2QL

×

+ 1/4 mile ▼

Filters (1) ▼



£225,000

Offers in Region of

2 bedroom apartment for sale

Blenheim Court, 115 London Street, Reading

0.19 miles

Reduced today



£229,950

2 bedroom apartment for sale

London Street, Reading

LANSLEY

RG1 2QL



+ 1/4 mile

Filters (1)

Added on 25/06/2019



6



£230,000

Offers in Excess of

2 bedroom flat for sale

Compass House, South Street, Reading, RG1

0.17 miles

Reduced on 29/08/2019



8



RG1 2QL



+ 1/4 mile ▼

Filters (1) ▼



£230,000

Offers in Excess of

2 bedroom maisonette for sale

Platinum Apartments, 32 Silver Street, Reading, Berkshire, RG1

0.23 miles

Added on 22/08/2019



£230,000

2 bedroom apartment for sale

Aveley House, Iliffe Close, Reading, Berkshire, RG1

0.22 miles

RG1 2QL



+ 1/4 mile

Filters (1)



£230,000

2 bedroom apartment for sale
Aveley House, Iliffe Close, Reading

0.22 miles

SOLD STC

Reduced on 01/05/2019

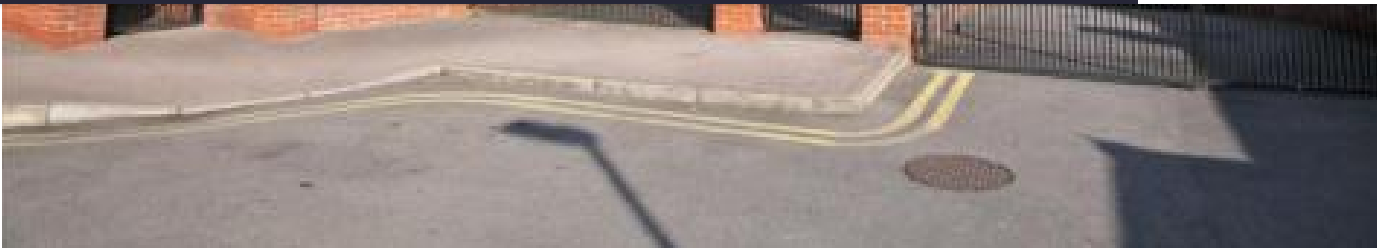


RG1 2QL

×

+ 1/4 mile ▾

Filters (1) ▾



£235,000

Guide Price

TOWN
CENTRE
LOCATION

1 bedroom apartment for sale

Quadrant Court, Jubilee Square, Reading, Berkshire, RG1

0.22 miles

UNDER OFFER

Added on 14/06/2019



RG1 2QL



+ 1/4 mile

Filters (1)

1 bedroom apartment for sale

London Street, Reading

0.17 miles

Added on 04/09/2019



£235,000

Offers in Excess of

2 bedroom apartment for sale

Blenheim Court, 115 London Street, Reading, Berkshire, RG1

0.19 miles

Reduced on 12/07/2019



RG1 2QL

×

+ 1/4 mile ▾

Filters (1) ▾



£240,000

2 bedroom apartment for sale
St. Giles Close, Reading, Berkshire, RG1
0.07 miles
SOLD STC
Reduced on 08/08/2019



Previous

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- Sold House Prices ▾
- Nearby RG1 2QL ▾
- Suggested Links ▾
- Rightmove ^
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- Search for rent
- Search sold prices
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- Resources ▾
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RG1 2QL

×

+ 1/4 mile ▼

Filters (1) ▼

regions

▼

Professional

▼

House Prices in RG1 2QL

25 sold properties found

Flat 5, 68, London Street, Reading RG1 4SQ

£135,000	Flat, Leasehold, Residential	05 Jul 2019
£111,000	Flat, Leasehold, Residential	25 Sep 2009
£100,000	Flat, Leasehold, Residential (New Build)	15 Apr 2005

Flat 11, Simmonds Malthouse, Fobney Street, Reading RG1 6BS

£575,000	Flat, Leasehold, Residential	28 Jun 2019	2 bedrooms
£440,000	Flat, Leasehold, Residential (New Build)	20 Oct 2006	

**28, Maltings Place, Reading RG1 6QG**

£234,950	Flat, Leasehold, Residential	14 Jun 2019	1 bedroom
£76,950	Flat, Leasehold, Residential	11 Jun 1999	

**Flat 8, 20, South Street, Reading RG1 4FG**

£206,500	Flat, Leasehold, Residential	07 Jun 2019
£169,950	Flat, Leasehold, Residential (New Build)	18 Sep 2015

52, Aveley House, Iliffe Close, Reading RG1 2QF

£250,000	Flat, Leasehold, Residential	24 May 2019
-----------------	------------------------------	-------------

23, Aveley House, Iliffe Close, Reading RG1 2QF

£255,000	Flat, Leasehold, Residential	10 May 2019
£182,500	Flat, Leasehold, Residential	20 Aug 2013
£190,750	Flat, Leasehold, Residential	06 Aug 2007
£189,950	Flat, Leasehold, Residential (New Build)	04 Aug 2004

Flat 4, Archway House, 72a, London Street, Reading RG1 4SJ

£310,000	Flat, Leasehold, Residential	16 Apr 2019
£210,000	Flat, Leasehold, Residential	31 Mar 2015
£225,000	Flat, Leasehold, Residential	29 Jun 2007

17 Compass House, South Street, Reading RG1 4GP

£265,000	Flat, Leasehold, Residential	11 Apr 2019	2 bedrooms
£199,950	Flat, Leasehold, Residential	12 Nov 2012	

**9, New Bright Street, Reading RG1 6QQ**

£285,000	Flat, Leasehold, Residential	13 Mar 2019	2 bedrooms
£195,000	Flat, Leasehold, Residential	19 Apr 2004	
£145,000	Flat, Leasehold, Residential	17 Sep 1999	

**1, Talbot Court, Reading RG1 6QH**

£150,000	Flat, Leasehold, Residential	18 Feb 2019	2 bedrooms
£95,000	Flat, Leasehold, Residential	03 Jun 2011	
£65,000	Flat, Leasehold, Residential	19 Dec 1997	

**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

House price data produced by the
this material was last updated on 03 September 2019.



£188,500 Flat, Leasehold, Residential 04 Oct 2007
 £135,000 Flat, Leasehold, Residential (New Build) 28 Feb 2000

House price data produced by the
 this material was last updated on 03 September 2019.



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

66, Aveley House, Iliffe Close, Reading RG1 2QF

£237,000 Flat, Leasehold, Residential 30 Nov 2018
 £210,000 Flat, Leasehold, Residential 01 Jun 2007
 £234,950 Flat, Leasehold, Residential (New Build) 30 Mar 2005

3a, Elgar Road, Reading RG2 0BH

£102,500 Flat, Leasehold, Residential 27 Nov 2018 1 bedroom



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

£250,000 Flat, Leasehold, Residential 23 Oct 2018
 £180,000 Flat, Leasehold, Residential (New Build) 08 Feb 2005

2, Deansgate Road, Reading RG1 2RZ

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



House price data produced by the
this material was last updated on 03 September 2019.



4, Capital Point, Temple Place, Reading RG1 6QJ

£226,250	Flat, Leasehold, Residential	19 Oct 2018
£160,000	Flat, Leasehold, Residential	23 Mar 2016
£188,000	Flat, Leasehold, Residential	14 Dec 2006
£189,995	Flat, Leasehold, Residential (New Build)	23 Dec 2003

6, Katesgrove Lane, Reading RG1 2ND

£175,000	Flat, Leasehold, Residential	19 Oct 2018	1 bedroom
£129,000	Flat, Leasehold, Residential	23 Sep 2013	
£27,000	Flat, Leasehold, Residential	07 Nov 1997	



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

54, Maltings Place, Reading RG1 6QG

£225,000	Flat, Leasehold, Residential	28 Sep 2018	1 bedroom
£147,500	Flat, Leasehold, Residential	15 Jul 2003	



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

19, Aveley House, Iliffe Close, Reading RG1 2QF

£240,000 Flat, Leasehold, Residential 20 Sep 2018

£202,000 Flat, Leasehold, Residential 19 Dec 2005

£194,000 Flat, Leasehold, Residential (New Build) 28 Jan 2005

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

House price data produced by the
this material was last updated on 03 September 2019.



SCHEDULE FOUR

BUDGET ESTIMATE OF COSTS

FOR CONSTRUCTION OF

**4 STOREY BLOCK OF APARTMENTS COMPRISING
4NR STUDIOS AND 3NR 1 BED APARTMENTS**

AT

**28 SOUTHAMPTON STREET, READING, BERKSHIRE,
RG1 2QL**

FOR

WREXHAM HOMES LTD

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

SEPTEMBER 2019

**28 SOUTHAMPTON STREET, READING,
BERKSHIRE, RG1 2QL**

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2.00	INFORMATION USED	1
3.00	BASIS OF ESTIMATING	1
4.00	APPROXIMATE ESTIMATE OF COSTS	2
5.00	EXCLUSIONS	8

1.00 2.00 3.00	INTRODUCTION This report has been produced in order to provide budget estimate of costs for construction of 1nr 4 storey block of apartments comprising 4nr studios and 3nr 1 bedroom apartments at 28 Southampton Street, Reading, Berkshire, RG1 2QL for Wrexham Homes Ltd. INFORMATION USED The following information prepared by Arcitek Building Design has been used in formulating the estimate: - Proposed plans, elevations and sections – 17063-02/B, 03/B - Proposed site plan and location plan 17063-01/C. - Design and access statement dated July 2019. 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 at current tender return 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 46-52 weeks. 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		
4.01	DEMOLITIONS		
-	Clear existing site of vegetation, trees, paving, hardstandings etc.		2,500
4.02	FOUNDATIONS		
-	Traditional strip foundations say 2m deep (61m).	14,200	
-	Pad foundations to columns ground terrace (2nr).	1,200	
-	Construct concrete ground slab comprising, excavation, remove soil, compact, hardcore, blinding, dpm, insulation, concrete slab, mesh reinforcement to slab, screed to insulation (93m ²).	14,000	
			29,400
4.03	FRAME		
-	Structural steel frame as support for floors and steelwork to form roof – say.		25,000
4.04	EXTERNAL WALLS		
-	Brickwork/blockwork to dpc level in grey brick – cavity walls (50m).	3,500	
-	Cavity walls comprising brick outer leaf (£750/1000 supply), cavity, insulation, block inner leaf, forming all openings, dpcs, cavity trays etc (508m ²).	88,400	
-	Extra render to walls in lieu of facing bricks.	2,500	
-	Extra feature brick panels and cedar board cladding.	5,000	
-	Render brick/block columns to ground terrace (2nr).	2,000	
-	Parapet walls including aluminium cappings (60m).	7,200	
-	Plaster to inside face of walls.	10,000	
			118,600
4.05	ROOFS		
-	Flat roof structure, boarding, insulation, flashings, and rubberised coverings to ground (97m ²).	23,300	
-	Extra rainwater outlets (3nr).	600	
-	Paving third floor terrace.	600	
-	Rainwater downpipes in aluminium.	4,000	
-	Aluminium balustrade to terraces (7m).	2,700	
-	Soffit over ground terrace.	1,500	
-	Aluminium panelling to third floor terrace.	3,000	
			35,700
	C/F £		211,200

4.00	APPROXIMATE ESTIMATE OF COSTS (CONT)		
		B/F £	211,200
4.06	UPPER FLOORS		
-	Timber joists, plywood decking, acoustic floors to first to third floors (216m ²). (Note this may be P.C concrete.)	24,000	
-	Extra forming stair openings (3nr).	1,200	
-	Extra double joists under partitions	900	
-	Extra WBP ply to bathroom areas.	100	
-	Allow for sound proofing and fireproofing around perimeters.	1,500	
			27,700
4.07	STAIRCASES		
-	Timber or metal staircase from ground to third floors complete with stainless steel balustrade and handrails.		21,000
4.08	WINDOWS, DOORS AND SCREENS		
-	Aluminium framed double glazed casement type windows to all elevations (28nr).	25,000	
-	Aluminium framed double glazed door and windows to entrance.	4,000	
-	Aluminium framed double glazed pair doors to ground - second floor terraces and balconies (6nr).	20,300	
-	Glass Juliette balconies to first and second floor (4nr).	2,400	
-	Aluminium framed double glazed sliding doors to 3 rd floor.	6,000	
-	Window boards internally.	1,300	
-	Ironmongery to doors and windows including door release/entry to common door (incl in rates above).	-	
-	Note all windows/doors pre-finished.	-	
			59,000
4.09	INTERNAL PARTITIONS		
-	Blockwork in two leaves to form party walls and between apartments and common areas complete with insulation plaster and skim coat to each side, fireproofing, forming door openings etc (107m ²).	14,800	
-	Softwood/metal stud partitions within apartments complete with insulation, one layer plasterboard and skim coat to each side incl forming all door openings (192m ²).	11,700	
			26,500
		C/F £	345,400

4.00	APPROXIMATE ESTIMATE OF COSTS (CONT)		
		B/F £	345,400
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) (7nr).	5,000	
-	Doors within apartment, flush plywood faced to receive paint finish, softwood lining and architrave including all stainless steel effect ironmongery (supply ironmongery £50/door) (10nr).	3,800	
			8,800
4.11	JOINERY		
-	Supply and fit kitchen including worktops, splashbacks and white goods (washing machine, fridge/freezer, hob, oven, extractor, sink and taps) (supply £5,000.00 allowed) (7nr).	45,000	
-	Built in wardrobes to bedrooms; spray painted MDF (6nr) (assumed by owner).	-	
-	Shelving/hanging rails to cupboards within apartments including door (10nr).	7,000	
-	Cupboard under common hall stairs including partition door, shelves.	1,000	
-	Skirtings simple profile softwood or mdf to all rooms except bathrooms.	6,500	
-	Mirrors to bathrooms (7nr).	700	
-	Sundry boxing and the like.	2,000	
-	Service risers/smoke outlets etc.	1,500	
-	Letter boxes to ground common area.	800	
-	Timber batten above windows for curtain rails.	1,500	
			66,000
4.12	FLOOR FINISHES		
-	Laminate effect wood flooring on underlay to all rooms (£30/m ² supply) (240m ²).	12,000	
-	Tiles to bathrooms on and including ditra matting (£20/m ² supply) (37m ²).	3,900	
-	Carpet to common area landings and ground floor (£20/m ² supply including underlay) (37m ²).	1,100	
-	Carpet to staircases from ground to third floors.	1,900	
-	Matwell and matting to entrance.	600	
			19,500
		C/F £	439,700

4.00	APPROXIMATE ESTIMATE OF COSTS (CONT)		
		B/F £	439,700
4.13	WALL FINISHES		
-	For wall plaster and plasterboard see internal partitions and external walls.	-	
-	Kitchen splashbacks (£20/m ² supply) (54m x 450 high) (see kitchen).	-	
-	Tiling to bathrooms (£20/m ² supply) (includes plastic edge trims at corner) (15m ² per bathroom) (105m ²).	7,200	
			7,200
4.14	CEILING FINISHES		
-	Plasterboard and skim to roof ceilings (91m ²).	2,200	
-	Ditto to ground to second floors including acoustic and fireproofed ceilings (203m ²).	20,300	
-	Ditto underside of stairs and landings ground to third.	1,600	
			24,100
4.15	DECORATIONS		
-	Internal decorations (emulsion walls and ceilings, gloss to woodwork).		
-	Decorations to common areas incl staircases.		
			26,000
4.16	SANITARY INSTALLATION		
-	White sanitaryware, with chrome plated taps, showers, bath panel, heated towel rails, glass shower screens and cubicles supply (7nr bathrooms).	18,000	
-	Fit sanitaryware.	15,000	
-	Provide bathroom fixtures (toilet roll holders, hooks, toilet brush holders etc) (£150/bathroom) (7nr).	1,050	
-	Fit the above.	450	
-	Provide waste and stack installation to suit layout.	Incl above	
			34,500
4.17	PLUMBING INSTALLATION		
-	Combination boiler, controls, pumps, plant etc to all units (7nr).	22,500	
-	Gas supply to boiler including rising main (7nr).	7,000	
-	Hot and cold water including cold water supply common area.	17,000	
		C/F £	531,500

4.00	APPROXIMATE ESTIMATE OF COSTS (CONT)			
		B/F £	46,500	531,500
4.17	PLUMBING INSTALLATION (CONT)			
-	Cold water riser.		6,000	
-	Supply to towel rails (6nr).		1,200	
-	Heating installation – say 14nr radiators, standard steel panel, all thermostatically controlled.		4,400	
-	Heating to common areas, electric storage heaters (4nr).		1,600	
-	Allow for testing and commissioning, design.		2,500	
-	Allow for all builders work.		2,500	
				64,700
4.18	ELECTRICAL INSTALLATION			
-	Fuse board and sub main to suit (8nr).		8,000	
-	Power for central heating controls, boiler, cylinder etc (7nr).		2,400	
-	Extract fans and all ductwork to bathrooms, kitchens (14nr).		4,200	
-	TV/satellite to living rooms run to shared dishes and aerials (7nr).		1,400	
-	Satellite dishes and TV aerials to suit 7nr apartments.		900	
-	Telephone points to living room run back to service riser (7nr).		1,400	
-	LED low energy downlighters to all rooms including hallway including all white standard switch plates (140nr) (supply £10 each).		9,800	
-	Power installation generally (4nr living rooms, 3nr bedrooms) (49nr).		3,100	
-	Power to kitchen including to white goods, cooker etc, all standard white.		3,400	
-	Shaver points to bathrooms (12nr).		800	
-	Lighting to under kitchen units.		2,100	
-	Mirror light to bathrooms (7nr).		700	
-	External power point to balconies (2nr).		200	
-	External lighting to balconies (2nr).		300	
-	Smoke heat detectors within flats (14nr).		1,500	
-	Video door entry system.		3,500	
-	Power and lighting to common areas including external light porch.		1,800	
-	Fire alarm to common areas.		4,500	
-	Earthing.		1,000	
		C/F £	51,000	596,200

4.00	APPROXIMATE ESTIMATE OF COSTS (CONT)	B/F £	51,000	596,200
4.18	ELECTRICAL INSTALLATION (CONT)			
-	Testing/commissioning.		3,000	
-	Builders work in connection.		3,500	
-	Note: All sockets and switches standard white MK or similar.		-	
				57,500
4.19	INCOMING SERVICES			
-	Incoming water, gas and electrical mains including all builders work.	}	30,000	
-	Incoming telephone ducting rising to each flat.			
				30,000
4.20	ACOUSTIC TESTING			
-	Test each apartment for acoustic and provide certificates.			3,500
4.21	UNDERGROUND DRAINAGE			
-	Provide underground drainage to suit flats including drain runs, manholes etc.		6,000	
-	Provide underground drainage to suit rainwater and surface water drainage connecting to main sewer.		6,000	
-	Sewer connection by statutory authority.		8,400	
				20,400
4.22	EXTERNAL WORKS			
-	Slab for bins and bike shed (20m ²).		2,000	
-	Bike rack/enclosure (1nr).		1,000	
-	Paving to shared path and entrance (40m ²).		4,600	
-	Topsoil and turf to garden areas (40m ²).		1,200	
-	Tree/shrub/planting – say.		1,500	
-	Paving and railings ground terrace.		2,500	
-	Lighting to bin store, paving, entrance – say.		1,500	
				14,300
		C/F £		721,900

4.00	APPROXIMATE ESTIMATE OF COSTS (CONT)		
		B/F £	721,900
	MAIN CONTRACTORS PRELIMINARIES	}	93,000
	SCAFFOLDING TO PERIMETER		
	MAIN CONTRACTORS PROFIT AND OVERHEAD 9% (incl in rates)		814,900
	TOTAL APPROXIMATE COSTS £		-
			814,900
	<u>Cost/m²</u> Gross internal residential floor area = 283m ² Therefore cost/m ² = £814,900 ÷ 283m ² = £2,880/m ² Gross internal floor area including common areas = 330m ² Therefore cost/m ² = £814,900 ÷ 330 ² = £2,469/m ²		
5.00	EXCLUSIONS		
	- VAT (zero rated as new build). - District surveyors/planning fees. - Excavating and removal contaminated soil. - Contingency. - Piling. Assumed traditional strip foundations will be adequate. - Built in wardrobes.		