

**Former Kirklees College Main Campus
New North Road
Huddersfield
West Yorkshire
HD1 5NN**

Viability Appraisals

Prepared on behalf of

Trinity One LLP

April 2019

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1.0 Qualifications and Experience

- 1.1 Dove Haigh Phillips are a firm of Chartered Surveyors specialising in the commercial and residential development property markets in the North of England, with a particular focus on sites located in West Yorkshire.
- 1.2 The firm was established in 2006 and all of the partners were formerly operating out of the Leeds Office of Knight Frank.
- 1.3 Dove Haigh Phillips advise owner managed businesses, publicly quoted companies, public bodies, property companies, banks and other financial institutions on the viability, procurement and appraisal of commercial development land and property.
- 1.4 In particular, the firm has advised on the development, letting, sale and acquisition of a wide number of commercial sites, buildings and development land of varying size and purpose throughout the Kirklees and West Yorkshire property markets over the past 12 years.
- 1.5 We therefore consider that we have the appropriate experience to provide objective viability appraisals in order to assess the potential of the part of the property we have been instructed to consider, having regard to the anticipated gross development value, less the costs of conversion and allowance for profit, expected profit levels required to justify economic development on the site.

2.0 Instructions and Basis of Appraisals

Instructions

- 2.1 We have been instructed by Trinity One LLP to undertake viability appraisals of part of the former Kirklees College Main Campus buildings.
- 2.2 We understand that the viability appraisals are required for submission to Kirklees Council as part of a planning application for the site. There are two parts to the viability assessments. Firstly, the majority of the buildings which are the subject of the first stage of the viability report have been identified for demolition as part of the comprehensive redevelopment of the site. However representations have been made to consider the retention of these buildings, and the purpose of this report is to assess whether retention and redevelopment of existing buildings is therefore capable of generating an acceptable profit in order to justify economic development. Secondly, a comprehensive viability assessment has been prepared in respect of the developers preferred scheme. This is an assessment of the whole site whereby only the core heritage asset is retained and the remainder of the site redeveloped for a mixed use office and residential scheme.
- 2.3 The first stage viability relate to a scenario whereby appraisals have been made of a number of the existing buildings. These include the main core heritage asset, (identified as Building F1, and which the developer intends to retain under any scenario), the “wings” behind the main core asset identified as Buildings F2 and Building F3, together with Buildings G, H & J which are located to the north of Building F. The uses which have been appraised within these buildings are a combination of office / retail / residential in Buildings F1, F2 and F3, and office / workshop uses in Buildings G, H & J. This has been prepared as Viability 1.
- 2.4 For ease of reference, the buildings are identified on the plan below. (N.B. on the plan below, Buildings H & J are shown as ‘H’ & ‘K’. The Building identified as ‘J’ on the plan below does not form part of the first stage viability appraisal).
- 2.5 The first stage viability appraisals of the buildings identified above have also been prepared taking into account the proposals for the new build part of the scheme identified for the southern part of the site. This part of the proposed development includes a new Lidl supermarket, 98 apartments and 29 car parking spaces (this part of the site is identified by the area of the buildings marked as A- E on the plan below). This has been prepared as Viability 2.



- 2.6 The second stage viability appraisal (Viability 3) has been prepared for the developers preferred scheme which comprises the Lidl Supermarket, 98 apartments, Building F1 (all as above), together with new Grade A office accommodation. This scheme comprises a total of 288,417 sq ft (gross) / 218,085 sq ft (net) of accommodation. Further detail on this scheme is provided in Section 4 below.

Basis of Appraisals

- 2.7 We have undertaken an inspection of the site and confirm that the appraisals within this report have been prepared in line with current market practice. Due to the nature of the report, this is not a valuation in accordance with the RICS Appraisal & Valuation Manual (the 'Red Book'), although the valuations and appraisal methodology have been undertaken in accordance with the 'Red Book'.
- 2.8 Where we have been supplied with 3rd party information, where appropriate, we have relied on this information as being correct.
- 2.9 We have been provided with the following information:-
- Cost information provided by Fox Lloyd Jones Chartered Surveyors.
 - Design and Access Statement prepared by Enjoy Design.
 - Masterplan scenarios prepared by Enjoy Design.
 - Floor plans and floor areas prepared by Enjoy Design.
 - Planning Statement prepared by I D Planning.

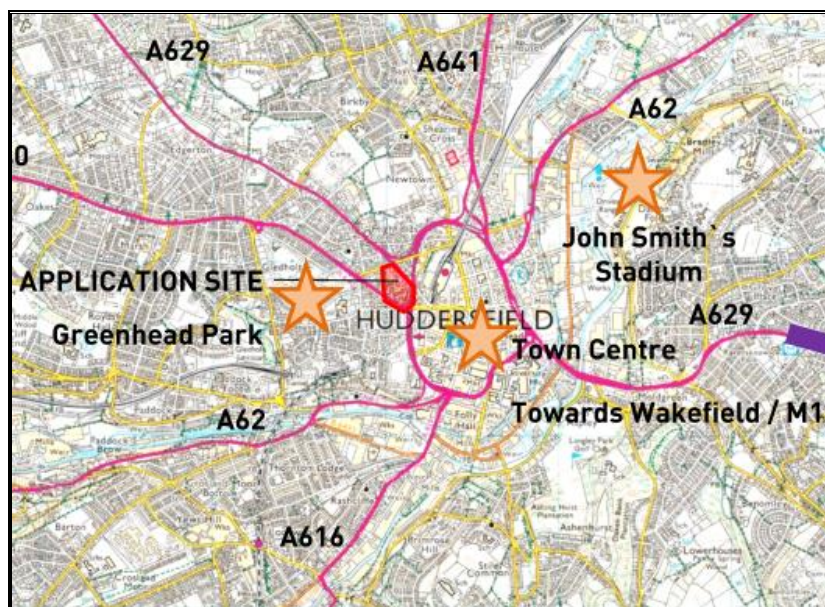
3.0 Location

Location

- 3.1 The application site is located adjacent and to the west of the Huddersfield Town Centre Ring Road (Castlegate A62). The boundaries of the site are formed by Fitzwilliam Street, Portland Street, New North Road, Castlegate and Trinity Street.
- 3.2 The site is also highly accessible to vehicles with the M62 motorway situated miles to the north west. The site itself is accessed by the A640 and the A629 which run adjacent to the sites western and eastern boundaries respectively.

Situation

- 3.3 The site is situated within Huddersfield town centre, albeit just to the west of the Ring Road (Castlegate A62), with the main retail facilities and other services reached via an existing subway beneath the A62.
- 3.4 Huddersfield train station and bus station are also within easy walking distance, being situated approximately 350m to the east and south respectively.
- 3.5 The location of the site is shown on the plan below;



4.0 Description

General

- 4.1 The site comprises the former Kirklees College Campus and can roughly be broken into three character zones as follows:
- a) Upper Site – This area comprises the northern part of the site and includes the 1933 Infirmary extension and a modern corner building:
 - b) Historic Core – situated centrally with the site, the area includes the Grade II* Listed original Huddersfield Infirmary building and the Grade II Listed statue of Edward VII;
 - c) College Campus – This area refers to the southern part of the site and contains a range of buildings dating from the 1970's that are approximately five storey high.
- 4.2 The college vacated the site in 2013 and since that time the site has been marketed for redevelopment. The buildings have therefore been vacant for around 5 years, and whilst in the ownership of Kirklees College, the buildings on site were allowed to deteriorate, and were subject to decay and vandalism.
- 4.3 The developer acquired the site with the buildings in a dilapidated condition, and since the change of ownership has spent a considerable sum making the site secure to prevent further nuisance and damage.
- 4.5 Due to a combination of the age and the dilapidated condition of the existing buildings, a considerable cost would be required for any programme of refurbishment in order to bring the buildings back into occupational commercial use. Notwithstanding this fact, the obsolete layout and arrangement of the accommodation prevents the creation of new 'Grade A' commercial space which is suitable for modern occupiers requirements. Factors influencing occupiers requirements include the need for a quality environment, large open plan floor layouts, energy efficiency compliance and ongoing maintenance / service charge obligations.
- 4.6 In addition, due to the structure of the buildings, it also makes the refurbishment into residential accommodation very difficult to achieve due to restriction on optimum sizes of apartments suitable for the current market.

- 4.7 In addition to the internal physical constraints of the existing buildings on site, the proximity of the existing blocks of accommodation results in a very compromised external layout. In particular, the relationship between each of Block G, H & J with each other is a cramped low level dense layout and the same also applies with the relationship between 'wing' F3 and Block G.
- 4.8 The net effect of these factors is that it restricts natural light internally and the proximity between the respective blocks results in a very compromised layout. For example if residential accommodation is developed in F3, the outlook would face directly into what could be commercial space in Block G, with only a very limited amount of defensible space between the buildings. Therefore in addition to other factors, these compromises also prevent the ability to deliver either modern commercial or residential accommodation to suit modern occupiers requirements.

Proposed Development

- 4.9 The masterplan proposal for the developers preferred scheme on the site is to deliver a landmark comprehensive mixed use development to include a combination of new offices, leisure and retail, together with new residential accommodation. The total floor space proposed under this scenario is 218,085 sq ft (net) saleable / lettable space (this forms the basis of Appraisal 3 – the developers preferred scheme).
- 4.10 This is a prominent site occupying a gateway position in Huddersfield and seeks to provide a high quality new development which will enhance the existing built development in the town centre. In particular, the scheme seeks to provide new 'Grade A' office space; at present there is no provision of this type of office accommodation in the town centre and this would therefore reflect a step-change for the dynamics of the Huddersfield commercial property market.

4.11 The Proposed masterplan for the site is shown in the plan below;



4.12 The proposed floor space within the developers preferred scheme is set out within Appendix 1.

5.0 Site

Shape

- 5.1 The site is broadly elliptical in shape with boundaries formed by Fitzwilliam Street, Portland Street, New North Road, Castlegate and Trinity Street.

Site Area

- 5.2 The site is elliptical in shape and the total site area extends to 2.46 hectares (6.09 acres).
- 5.3 The natural constraints to the future development of the site include the existing boundaries formed by the principal roads surrounding the site, and the layout and arrangement of the existing buildings which are now redundant and becoming dilapidated. Notwithstanding this, the layout and arrangement of the existing buildings do not provide an opportunity for viable redevelopment, (which this report demonstrates) or the ability to provide modern accommodation for Huddersfield.
- 5.4 As a result of the nature of the arrangement of the existing buildings on site, a considerable amount of demolition will be required prior to redevelopment of the site.
- 5.5 Viability Appraisals 1 and 2 also take account of a proposed new build element in the southern part of the site and the buildings on the northern part, therefore these viability scenarios have been assessed maximising the site area.

6.0 Accommodation

Existing Site

- 6.1 As stated above, the existing buildings on site have been subject to an extended period of decay whilst in the ownership of Kirklees College. These buildings are now redundant and obsolete although there is a desire to retain the core heritage asset in the central area.

Masterplan Proposals

- 6.2 The current masterplan for the developers preferred scheme proposes a comprehensive mixed use development to provide a total of 218,085 sq ft of retail, leisure, office and residential accommodation (which includes just over 10,000 sq ft of net space identified for retention in the core asset) over the entire site.

Mix of Uses Considered for the Purpose of Viability Appraisals 1 and 2

- 6.3 As part of the developers preferred scheme, buildings F2, F3, G, H&J are regarded as redundant and obsolete and have been identified for demolition. However, for the purposes of Viabilities 1 and 2, potential alternative uses have been considered for these buildings.
- 6.4 In order to appraise the potential of these existing buildings, a mix of uses including retail, leisure, offices, residential and workshop space have been included. The end values of these uses have been considered with relevant costings undertaken. In the first instance a viability appraisal has been undertaken on buildings F1, F2 & F3 in isolation and secondly, an appraisal to include all of buildings F1, F2, F3, G, H & J.
- 6.5 The proposed development identified for the southern part of the site are known as Building 8 and include a new supermarket, 98 residential apartments and 29 car parking spaces. This has been included within both of the viability appraisals 1 and 2 in order to demonstrate a comprehensive approach.
- 6.6 The table below therefore sets out the mix of uses which have been appraised (these are net saleable / lettable areas; gross areas are considerably larger and have been adopted for the costings used).

Building/Use	Retail/Leisure (Sq Ft)	Residential (Sq Ft)	Offices (Sq Ft)	Workshop (Sq Ft)
8	21,607	63,484		
F1	-	-	10,785	-
F2	9,731	8,870	-	-
F3	-	8,654	-	-
G	-	-	38,901	3,626
H/J	-	-	8,633	-
Totals	31,338	81,008	58,319	3,626

6.7 In addition, 29 car parking spaces have also been included within Building 8. The table above is based on drawings SK-181009-01 to SK181009-04, 16,047-20-100 to 16,047-20-103, 16,047-20-200 to 16,047-20-203, and 16,047-20-300 to 16,047-301.

6.8 For ease of reference, the plan of the buildings is shown below;



6.9 N.B. on the plan above, Buildings H & J are shown as 'H' & 'K'. The Building identified as 'J' on the plan above does not form part of this viability appraisal.

6.10 Viability Appraisal 3 is based on the developers preferred scheme and has been appraised in accordance with the schedule of floor areas set out in Appendix 1.

7.0 Market Overview

Huddersfield Office Market

- 7.1 At present Huddersfield town centre does not have a defined office centre. The majority of existing space is in outmoded accommodation dating from the Victorian era, and 1960s and 1970s. Rental Values in this older stock range from £8.00 - £12.00 per sq ft for refurbished space. Demand has historically been sporadic and take-up is generally small suites to local occupiers.
- 7.2 In addition the buildings themselves occupy spaces designed for use in a different era which do not incorporate many facilities required by modern businesses and employers. The older building stock has inherent issues with regards to accessibility, many having threshold steps and few incorporating passenger lifts. In addition, spaces are inflexible as a result of construction type and many are aged. Car parking also remains an issue within and surrounding the town centre with limited long stay capacity. These factors have limited investment in the office sector with the central area over an extended period.
- 7.3 There are also issues with regards to media connectivity within the town centre. Although a recent partnership with City Fibre aims to deliver next generation full fibre connectivity to businesses and public sector within the town centre to create the UK's first gigabit town, infrastructure restrictions have limited the roll out to date. The Huddersfield Network officially launched in 2014 connecting Kirklees Council sites with the intention that the full fibre network would be expanded to serve multiple buildings across the public and private sector within the town centre. However, delivery has been slow within the central area and, whilst some occupiers on the fringes of the centre, including 3M Innovation Centre and Media Centre, have benefitted the network not yet reached all targeted locations.
- 7.4 A few years ago there was some notable progress on proposed new 'Grade A' space in the city centre, around the Waterfront at the lower end of Chapel Hill, although ultimately this was not delivered. There was some success through a conversion scheme, although as a general comment there is a limited supply of good quality office stock in the town centre.
- 7.5 At present there is no available new office space in the town centre which would be suitable for a footloose enquiry or to provide good quality space to a credible occupier. The overwhelming majority of office accommodation comprises second hand small outdated suites unsuitable for modern requirements.

7.6 We consider that the market is supply led and in order to deliver new office accommodation to a standard suitable for current occupier requirements, this will need to generate a shift in market conditions in the town. At present, we consider that the very best space is capable of achieving £14.00 - £15.00 per sq ft.

7.7 We set out below various examples of comparable evidence in respect of the Huddersfield office market;

7.8

Comparable Number:	1.
Address:	Park Valley Business Park HD4 7BH
Sale Price / Yield / Rent:	£13.50 - £14.95 per sq ft
Date of Sale / Letting:	2017 - 2018
Comparison to subject property:	Small refurbished suites 600 sq ft – 1,400 sq ft. Refurbished to a high standard. Various lettings to small companies in and out of town centre location.

7.9

Comparable Number:	2.
Address:	Norwich Union House HD1 2LR
Sale Price / Yield / Rent:	£7.50 per sq ft (quoting)
Date of Sale / Letting:	Available – and part now under offer
Comparison to subject property:	A 1960's building providing up to 8,000 sq ft. Limited interest from occupiers but part is under offer at £7.50 per sq ft. No parking and high service charge. Dated space, uneconomic to refurbish.

7.10

Comparable Number:	3.
Address:	Broad Lea House, Dyson Wood Way HD2
Sale Price / Yield / Rent:	£14.20 per sq ft
Date of Sale / Letting:	January 2008
Comparison to subject property:	GHCCG took a floor of 7,000 sq ft in a modern building on assignment for 2 years in a building recently occupied by FMG support. Out of town location.

7.11 For the purposes of considering the developers preferred scheme, there is no comparable Grade A office space in Huddersfield, however we have considered neighbouring cities as a benchmark in this market.

7.12

Comparable Number:	4.
Address:	Leeds city centre
Sale Price / Yield / Rent:	Headline office rents £30 per sq ft / Yields 4.75%
Date of Sale / Letting:	2018 acknowledged market tone for Grade A space
Comparison to subject property:	The headline tone for new office accommodation in Leeds is accepted at £30 per sq ft. As the market moves forward, this is expected to reach £32 per sq ft for the best accommodation in 2019. Prime office yields 4.75%

7.13

Comparable Number:	5.
Address:	Manchester city centre
Sale Price / Yield / Rent:	Headline office rents £34 per sq ft / Yields 4.75%
Date of Sale / Letting:	2018 - 2019
Comparison to subject property:	Acknowledged tone of Grade A office rents £34 per sq ft although highest quoting rent £36.50 per sq ft. Prime yields at 4.75%.

Residential Market

7.14 Huddersfield town centre has a limited supply of new-build residential apartments. Whilst there have been a number of mill conversions, the town did not suffer from a wave of new-build schemes (and potential over-supply), in the same way that a number of regional towns did in the mid part of the millennium.

7.15 Unit sales in mill (or other historic buildings) have achieved values of up to £180 - £200 per sq ft for small apartments, however for larger apartments, the capital value rate decreases to around £115 - £150 per sq ft due to the ceiling values achievable in the market.

7.16 We consider that a well-designed new build scheme providing optimum sized apartments is capable of achieving sales values in excess of the above levels due to the efficiencies of a new build process.

7.17 We set out below examples of relevant comparable evidence;

7.18

Comparable Number:	6.
Address:	Highfield Court, New North Road HD1
Sale Price / Yield / Rent:	£170 - £180 per sq ft
Date of Sale / Letting:	2018
Comparison to subject property:	A recent development across the road from the subject property of 1, 2 and 3 bed flats. Prices range from £90,000 - £190,000.

7.19

Comparable Number:	7.
Address:	The Lofts, Water Street, Huddersfield HD1
Sale Price / Yield / Rent:	£115,000 (£130 per sq ft)
Date of Sale / Letting:	2019 - available
Comparison to subject property:	A 2 bed duplex in a converted building just beyond Huddersfield Ring Road.

7.20

Comparable Number:	8.
Address:	The Melting Pot, Firth Street HD1
Sale Price / Yield / Rent:	£120,000 (asking price)
Date of Sale / Letting:	2019 – available
Comparison to subject property:	A compact 1 bed unit in a popular development. Asking price reflects circa £200 - £210 per sq ft. Various sales are the past 12 months between £110,000 - £145,000 subject to size.

7.21

Comparable Number:	9.
Address:	Edgerton Road HD1
Sale Price / Yield / Rent:	£150,000 (asking price)
Date of Sale / Letting:	2019 – available
Comparison to subject property:	An attractive 2 bed property with parking and communal grounds. Period building just outside town centre. Asking price reflects circa £115 per sq ft.

7.22 To date, there have not been any significant new build residential blocks which compare to those proposed by the developer, either in terms of scale as part of a comprehensive mixed use scheme or specification. We have therefore considered the market in neighbouring cities.

7.23

Comparable Number:	10.
Address:	Leeds city centre residential new build units
Sale Price / Yield / Rent:	£300 + per sq ft
Date of Sale / Letting:	2018-2019
Comparison to subject property:	The current acknowledged tone of value for prime new build residential units in the Leeds city centre market.

7.24

Comparable Number:	11.
Address:	Manchester city centre residential new build units
Sale Price / Yield / Rent:	£350 + per sq ft
Date of Sale / Letting:	2018-2019
Comparison to subject property:	The current acknowledged tone of value for prime new build residential units in the Manchester city centre market.

7.25 Within the viability appraisals we have also included a benchmark land value (which is in this instance the purchase price of the site which was agreed in 2017). We also set out comparable evidence of other sites in the region, in accordance with NPPF guidance. However, the application site (and indeed any development site) will be unique and will have a land value subject to specific variables including size, ground conditions, planning permissions and macro / micro location factors. We include comparables which in our opinion have relevance to the site with analysis made as appropriate;

7.26

Comparable Number:	12.
Address:	Former Kirklees College Main Campus
Sale Price / Yield / Rent:	£2,100,000
Date of Sale / Letting:	August 2017
Comparison to subject property:	This is the subject property and it is relevant to state the sale price achieved. It was originally marketed in 2011 seeking offers before it was put 'under offer' to a developer at a higher price but who did not perform. Following this, this site was re-offered to a number of parties and ultimately sold with full transparency to Trinity One LLP. Analysis shows £365,000 per acre of £6.14 per sq ft on the accommodation at the date of disposal (342,000 sq ft).

7.27

Comparable Number:	12.
Address:	Wheelwright Centre, Dewsbury WF13
Sale Price / Yield / Rent:	£1,000,000
Date of Sale / Letting:	Under offer – April 2019
Comparison to subject property:	A former education building extending to 63,565 sq ft on a 2 acre site. Better condition than subject property. Price reflects £15.70 per sq ft.

7.28

Comparable Number:	13.
Address:	Highfields, New North Road, Huddersfield
Sale Price / Yield / Rent:	£1,150,000
Date of Sale / Letting:	April 2018
Comparison to subject property:	Former education buildings in significantly better condition than the subject property, extending to over 33,000 sq ft on a site of 1 acre. Price reflects circa £34 per sq ft but it is a different scenario than the application property.

8.0 Viability Appraisal Inputs and Assumptions

Gross Development Value

- 8.1 In order to undertake a viability appraisal of the site, the Gross Development Value (GDV) has been calculated by reference to current market values relevant to all sectors from which the costs of development including construction, professional fees, interest and other contributions are deducted. The inputs have been entered relevant to each of the viabilities; 1, 2 & 3.

Land Value

- 8.2 For the purposes of the viability appraisal process, the benchmark land value has been entered as a sum equating to 75% of the consideration paid for the site under the first viability scenario, and as a sum equating to 100% of the price paid in the second and third viability scenarios; and moreover, £365,000 per acre which we consider is appropriate under current market conditions. Although we have included comparable evidence above, we consider the most relevant is the ongoing sale of the former Wheelwright centre which demonstrates a modest value for the existing buildings, due to the property characteristics and limited potential for alternative use.

Development Timescale and Interest Calculation

- 8.3 The proposed development timeline is based upon a 60 month period, with an interest rate of 6%.
- 8.4 The development assumes that all costs (including hypothetical land purchase value) are incurred on an “S curve” basis and with phased receipts starting at 25% of GDV will be received in Years 2, 3, 4 and 5, (a developer would not normally expect to forecast any receipts in Year 1 for a site of this scale). Interest has therefore been calculated accordingly; whilst the costs of development peak in Years 2 and 3, due to positive receipts in the cash flow, the net balance (on which interest is payable) is mitigated in order to keep the costs of finance as low as possible. (This therefore assumes that throughout the course of the development, all receipts are paid into the cash flow, rather than profits being taken out).

Inflation

- 8.5 All of the inputs relevant to the GDV have been inputted on a Day 1 basis, although in accordance with market practice, the construction costs do allow for an element of inflation.

Vacant Building Credit

- 8.6 National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floor space of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floor space.
- 8.7 Where there is an overall increase in floor space in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floor space of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided.
- 8.8 The existing floor space of a vacant building should be credited against the floor space of the new development. For example, where a building with a gross floor space of 8,000 square metres building is demolished as part of a proposed development with a gross floor space of 10,000 square metres, any affordable housing contribution should be a fifth of what would normally be sought.
- 8.9 In the case of the redevelopment of the Former Kirklees college site, there is currently 31,773 sq metres of building and the application seeks consent for 26,795 sq metres of new floor space including the refurbishment of the principal grade 2* listed building. In this instance, there would be no requirement to provide affordable housing as part of this application and this would accordingly be policy compliant.

Gross Development Value – Viability 1 & 2

- 8.10 The summary inputs are as follows:-
- Both viability appraisals 1 & 2 include the investment value of the proposed Lidl supermarket at £5,130,000. This is based on the proposed rent of £295,000 per annum and a capitalisation yield of 5.00%.
 - The value of the proposed 98 new build residential apartments at an average capital value of £250 per sq ft and 29 car parking spaces at a capital value of £4,000 per space.

- Viability appraisal 1 includes 10,785 sq ft of office space in F1, 9,731 sq ft of retail space in F2, and 17,254 sq ft of residential space in blocks F2 & F3.
- Viability appraisal 2 builds on the first by including 38,901 sq ft of office space in block G, 3,626 sq ft of workshop space also in block G and 8,633 sq ft of office space in blocks H/J.
- The offices have been rentalised at rates of between £12.00 per sq ft - £14.00 per sq ft. (Even so, we consider that this would be particularly difficult to achieve due to the layout of the space). The retail space has been rentalised at £8.00 per sq ft and the small workshop areas at £7.50 per sq ft.
- The commercial rental income has been capitalised at an initial yield of 8.50%.
- We have adopted residential sales value rates of £150 - £165 per sq ft in the existing blocks, which reflects average unit values of £95,000 - £118,000.
- “Investment purchase costs” of 6.50% have also been deducted in line with usual market practice.
- We have also allowed for the value of ground rents for the 124 residential units at £250 per unit capitalised at 5.50%
- In viability appraisal 1 this shows a GDV of £27,342,457.
- In viability appraisal 2 this shows a GDV of £33,997,729.

Construction Costs

- Base build costs average £126 - £181 per sq ft on gross areas as provided by Fox Lloyd Jones (and in Appendix 2) for Blocks F, G,H & J.
- Build cost of £18,757,000 for Building 8, also provided by FLJ and included within Appendix 2.
- Allowance for Site Service Diversions, BREEAM & Building Regs - £150,000 / £300,000 respectively for each appraisal

S106 / CIL Costs

- Nil. Any allowance for these entries, to in effect demonstrate a 'policy compliant' scheme will only add to the cost burden.

Development Contingency

- An allowance of 3% on the construction costs.

Professional Fees

- Professional fees have been calculated at 9.49% of construction costs.

Disposal Costs including Agents and Legal Fees

- Marketing budget - £100,000.
- Letting fees – 15% of headline rent.
- Legal fees – 5% of headline rent.
- Disposal fees – 1%.
- Legal disposal fees – 0.50%

Additional Costs and Fees

- These costs include a combination of other professional fees, rent free costs (12 months' rent), funding arrangement fee and the cost to acquire the site.

Interest Rate

- An interest rate of 6% has been adopted throughout the development period. This takes account of expenditure and also receipts coming back into the cash flow throughout the course of the development.

Summary

8.11 The summary results of viability appraisals 1 and 2 are as follows;

- Appraisal 1 - demonstrates a **loss of 18.44% (£6,181,328)** on cost without any allowance for profit.
- Appraisal 2 - demonstrates a **loss of 30.53% (£14,941,077)** on cost without any allowance for profit.

Sensitivity Analysis – viability 1 and 2

- 8.12 We have also considered a sensitivity analysis of the appraisals we have undertaken. We have adjusted rents in step changes up to £16.00 per sq ft for the offices and also we have reduced the yield to 8.00% for the commercial space under both of the viability scenarios above, however this does not return either viability appraisal into profit and significant losses remain. Given there is such a gap between profit and loss, and based on market dynamics for the scenarios appraised, there is little scope to consider any other sensible adjustments of the variables. (N.B. any more than these parameters is completely unrealistic, and likewise we have not reduced the rental values nor have we increased capitalisation yields as this would only ever have a more negative impact on the viability.

Developers preferred scheme – viability 3

- 8.13 The developers preferred option reflects a comprehensive redevelopment of the site, and whilst it intends to retain the core heritage asset, the proposed scheme would be a 'Grade A' mixed use development. As such, this has been reflected in anticipated rents and yields which have been included in this appraisal. The principal changes include the inclusion of prime office rents and yields at £23.50 per sq ft / 6.00% respectively. This reflects a completely new office market for Huddersfield, but at a significant discount from the price / value of Grade A offices in neighbouring Manchester and Leeds.
- 8.14 The value of the proposed new build residential accommodation remains at £250 per sq ft (again a significant discount from other northern cities) and a slight adjustment to the ground rent yield to reflect that the whole scheme will be a prime development. Likewise there has been an adjustment to the office rent and capitalisation yield for Building F1 to reflect this, and build costs have also been entered accordingly based on this scheme. An allowance has also been factored in for an infrastructure grant in the sum of £1.8m which is anticipated for this version of the scheme.
- 8.15 There are also some small anticipated efficiencies in the professional team costs which have been factored in, and an education allowance of £326,770 has also been allowed for in this viability to demonstrate policy compliance.
- 8.16 Other than the changes above, the methodology remains the same and this scheme demonstrates a **profit on cost of 8.22% (£4,930,281)**. Whilst this is a modest profit, and less than the usual range of 15%-20%, it is considered that the scheme is viable and with value engineering together with phased / forward funding in respect of office pre-lets, this scheme is therefore viable.

9.0 Viability Summary

Existing Buildings

- 9.1 A combination of the age, layout, design and decay of the existing buildings on site prevents a straightforward development opportunity.
- 9.2 Even refurbished, the existing buildings on site would not be sought after by office occupiers seeking high quality new space, and fundamentally, this site represents an opportunity to deliver this type of accommodation in a new build scheme for the Huddersfield market. Any refurbishment of anything more than the main core heritage asset would just produce more of the same over-supply of second hand space in the Huddersfield market.
- 9.3 The size of any refurbished accommodation into residential apartments in F3 would be compromised due to the outlook, layout and energy inefficiencies of any proposed refurbishment which would not prove attractive to purchasers. The size of the units does not allow for adequate sales values to justify economic development.

Inputs

- 9.4 The viability appraisals have been prepared upon a professionally costed construction programme and relevant market rates for rents, yields, capital values, with appropriate entries for other items relevant to the development. In respect of viability 3, new levels of rent and yield are proposed which reflect the prestigious nature of the scheme and would be market leading for Huddersfield, yet at a sensible discount from other towns / cities in the region.
- 9.5 In respect of the inputs for viabilities 1 and 2, we consider that the sales / rental values adopted are optimistic, (especially for 'refurbished' office space at £12-£14 per sq ft) and in reality it could be particularly difficult to achieve a high level of occupancy due to the existing supply of this type of space and compromised / obsolete type of accommodation. If any lower figures had been entered, the appraisals would show an even bigger loss.
- 9.6 Both of the viability scenarios 1 and 2 include the proposed new build retail and residential accommodation. Whilst this will make a profit in its own right, it does not create any super / windfall-profit to offset against the losses which would be incurred in the retention of the original buildings on the site.
- 9.7 Viability 3 reflects the developers preferred scheme and also a step-change for the Huddersfield property market. This would create a high-profile grade A scheme in a gateway location.

Viability

- 9.8 Under both viability scenarios 1 and 2, the hypothetical refurbishment scheme demonstrates catastrophic losses. The losses demonstrated are not within a close margin of profitability, where for example there could be an opportunity to value engineer the refurbishment costs (which are already at conservative levels), or adjust market rents or the capitalisation yield or residential sales values to try and demonstrate a profit, and as such viable refurbishment of these buildings is just not possible.
- 9.9 Viability 3 demonstrates a profit. Whilst the level of profit demonstrated is just over 8%, with a phased programme of development subject to pre-lets and pre-sales, this would allow value engineering to deliver a commercially viable scheme.

Summary Conclusion

- 9.10 The results of the viability appraisals clearly demonstrate that retention and refurbishment of the existing buildings is unviable, even allowing for the inclusion of profit generated by the proposed new build element of the scheme in the southern part of the site. Viability appraisal 1 demonstrates a significant loss in its own right and this is only compounded with the addition of more 'refurbished' space in appraisal 2. We understand that the developer must seek to retain building F1 and the viability of the refurbishment of this building in its own right can only be supported by a profit element from the wider scheme.
- 9.11 We therefore conclude that it is not viable to refurbish the buildings identified for demolition. The GDV does not justify economic redevelopment for the reasons set out in this report. In addition, Huddersfield has adequate supply of second hand outdated and low value office accommodation, which will not attract high calibre occupiers / employment to the town and refurbishment of this space is unviable. Even the retention and redevelopment of the core heritage asset will need to be supported by the profit generated from a comprehensive new Grade A scheme; this must be comprehensive in order to deliver a viable development.

3 April 2019

Appendix 1 - Developers Preferred Scheme – Floor Areas

TRINITY ONE, HUDDERSFIELD

Schedule of Accommodation

File Ref: 16.047/3.0
Date: 30/11/16
Revision: 5 (02/07/18) - Updates since last revision annotated in red

ENJOY
DESIGN

Building	Level	Accommodation	Use Class A1 (Shops & Retail) Gross Area (ft ²)	Use Class A3 (Food & Drink) Gross Area (ft ²)	Use Class B1 (Business) Gross Area (ft ²)	Use Class C1 (Hotels) Gross Area (ft ²)	Use Class C3 (Dwelling Houses) Gross Area (ft ²)	Total Net Area (ft ²)	Total Gross Area (ft ²)	Studios	1 Beds	2 Beds	3 Beds	Net/Gross	Undercroft Parking	Comments
Building 1 Existing Listed Building Office	B	Office			5,192			2,255	5,192					43%		
	G	Office			5,143			2,746	5,143					53%		
	1	Office			5,167			3,218	5,167					62%		
	2	Office			4,584			2,566	4,584					56%		
	Total (1)		0	0	20,086	0	0	10,785	20,086						0	
Building 2 Retail & Residential	G	Retail		5,203				5,203	n/a					n/a	0	
	G	Resi Circulation / Ancillary					1,172	0	6,493					n/a		
	1	Residential					5,147	5,147	6,493	0	4	5	0	79%		
	2	Residential					5,147	5,147	6,493	0	4	5	0	79%		
	3	Residential					4,726	6,002	6,002	0	3	5	0	79%		
	4	Residential					3,632	3,632	4,656	0	3	3	0	78%		
	Total (2)		0	5,203	0	0	19,824	23,855	30,137	0	14	18	0		0	32 total apartments
Building 3 Residential	G	Undercroft Parking						0	n/a					n/a	14	
	G	Resi Circulation / Ancillary					812	0	5,725					n/a		
	1	Residential					4,901	4,901	5,725	0	2	5	0	86%		
	2	Residential					4,901	4,901	5,725	0	2	5	0	86%		
	3	Residential					4,451	4,451	5,269	0	3	4	0	84%		
	4	Residential					3,071	3,071	3,732	0	2	1	1	82%		
	Total (3)		0	0	0	0	18,136	17,324	26,176	0	9	15	1		14	25 total apartments
Building 4 Residential	G	Undercroft Parking						0	0					n/a	14	Floor area excluded from calculations
	G	Resi Circulation / Ancillary					1,261	0	1,261					0%		parking amount based on office option
	1	Residential					6,390	5,252	6,390		3	4	1	82%		
	2	Residential					6,390	5,252	6,390		3	4	1	82%		
	3	Residential					6,390	5,252	6,390		3	4	1	82%		
	4	Residential					4,433	3,402	4,433		2	2	1	77%		
	Total (4)		0	0	0	0	24,864	19,158	24,864		11	14	4		14	29 total apartments
Building 5 / 6 Residential	G	Undercroft Parking						0	0					n/a	28	Floor area excluded from calculations
	G	Resi Circulation / Ancillary						0	1,875					0%		parking amount based on office option
	1	Residential or Office					12,367	10,117	12,367		6	6	3	82%		
	2	Residential or Office					12,367	10,117	12,367		6	6	3	82%		
	3	Residential or Office					12,367	10,117	12,367		6	6	3	82%		
	4	Residential or Office					9,022	7,325	9,022		2	5	3	81%		
	Total (5)		0	0	0	0	47,998	37,676	47,998		20	23	12		28	55 total apartments
Building 7 Office	G	Office			7,491			5,493	7,491					73%		
	1	Office			7,491			5,823	7,491					78%		
	2	Office			7,491			5,823	7,491					78%		
	3	Office			7,491			5,823	7,491					78%		
	Total (7)		0	0	29,964	0	0	22,962	29,964						0	
Building 8 Food Retail / Residential	LG	Parking						0	0					n/a	29	
	LG	Residential					3,409		3,409					n/a		
	G	Residential					2,194	1,190	n/a	0	1	1	0	n/a		
	G	Retail (Supermarket)	21,607					21,607	23,801					n/a		
	UG	Residential					2,293	1,189	2,293	0	1	1	0	52%		
	1	Residential					12,902	10,074	12,902	1	7	8	0	78%		
	2	Residential					12,902	10,063	12,902	1	7	8	0	78%		
	3	Residential					12,902	10,072	12,902	1	7	8	0	78%		
	4	Residential					12,902	10,063	12,902	1	7	8	0	78%		
	5	Residential					12,902	10,071	12,902	1	7	8	0	78%		
	6	Residential					6,662	5,372	6,662	0	3	2	2	81%		
	7	Residential					6,662	5,390	6,662	0	3	2	2	81%		
	8	Residential					1,855	1,234	1,855					67%		Club room at roof level
	Total (8)		21,607	0	0	0	87,585	86,325	109,192	5	43	46	4		29	98 total apartments
Surface Car Parking		Parking						n/a	n/a					n/a	252	
Development Total = (Building 1-8)			21,607	5,203	30,050	0	198,407	218,085	288,417	5	97	116	21		337	229 apartments

outline application

Schedule of Accommodation

Appendix 2 - Viability 1

Trinity West
Viability Appraisal: Building 8 & F1, F2, F3, only

Summary Accommodation Schedule						
Block / Use	W'shop (sq ft)	Office (sq ft)	Retail (sq ft)	Car Spaces	Resi Units	Resi Car Spaces
F1		10785				
F2			9,731	-	14	-
F3				-	12	-
Building 8	-	-	21,607	29		
Building 8				-	98	-
Sub total	0	10,785	31,338		124	-
Total	Commercial	42,123	Car spaces		Resi Units	124

Summary Appraisal					
Gross Development Value					£27,342,457
less					
Construction Cost					£25,159,003
Devt Contingency					£754,770
Professional Fees					£2,459,217
Agency Fees					£506,966
Additional Costs and Fees					£973,838
S106 / CIL Costs					£0
Interest					£2,094,992
Land Acquisition Cost					£1,575,000
sub-total					£33,523,786
Profit (loss)					-£6,181,328

Gross Development Value

Commercial Investment Calculation						
Block / Use	Sq Ft	Rent psf	MRV	Yield	YP	GDV
F2 - Retail	9,731	£8.00	£77,848	8.50%	11.76470588	£915,859
	0	£0.00	£0	8.50%	11.76470588	£0
	0	£0.00	£0	8.50%	11.76470588	£0
	0	£0.00	£0	8.50%	11.76470588	£0
F1 - Offices	10,785	£14.00	£150,990	8.50%	11.76470588	£1,776,353
8 - Retail (Lidl)	21,607	£13.65	£295,000	5.00%	20	£5,900,007
sub total	20,516		£523,838			£8,592,219
Less investment purchase costs of 6.50%						£524,408
Gross Development Value						£8,067,811

Residential GDV						
Block	No Flats	Total Sq Ft	Avg Size sq ft	£'s psf	Avg value	GDV
F2	14	8,870	634	150	£95,036	£1,330,500
F3	12	8,654	721	165	£118,993	£1,427,910
Building 8 Flats	98	63,484	648	250	£161,949	£15,871,000
Car Parking Spaces	0	0	29	0	£4,000	£116,000
	124	81,008				£18,745,410
Gross Development Value						£18,745,410

Residential Ground Rents GDV						
Block	No Flats	Ground Rent	ERV	Yield	YP	GDV
All Units	124	£250	£31,000	5.50%	18.18181818	£563,636
sub total						£563,636
Less investment purchase costs of 6.50%						£34,400
Gross Development Value						£529,236

TOTAL GDV						£27,342,457
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Construction Costs

Commercial Base Build Costs						
Unit	Sq Ft	Build Rate	Cost			
Block F2	20,592	£125.68	£2,588,003			
Block F3	9,117	£181.20	£1,652,000			
Block F1	20,086	£100.17	£2,012,000			
Building 8	113,239	£165.64	£18,757,000			
Add area	0	£0.00	£0			
Add area	0	£0.00	£0			
Add area	0	£0.00	£0			
Total	163,034	£153.40	£25,009,003			£25,009,003

Residential Base Build Costs						
No Units	Total Sq Ft	Build Rate	Cost			
N/A included in above costs	0	£0.00	£0			
	0	£0.00	£0			
	0	£0.00	£0			
	0	£0.00	£0			
	0		£0			£0

Total Base Build Costs Commercial and Residential						£25,009,002.64
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Part L Regulations						
Part L @ 3% of base build cost inc in above			£0			
sub total			£0			£0

External Works / Landscaping						
Included in above			£0			
sub total			£0			£0

Additional Construction Costs						
Stats Service Diversion			£50,000			
BREEAM			£50,000			
Building Regs			£50,000			
Demolition - included for Building 8 in the above cost			£0			
			£0			
sub total			£150,000			£150,000

Total Construction Cost						
Base Build			£25,009,003			
Part L			£0			
External Works			£0			
Additional Construction Costs			£150,000			
sub total			£25,159,003			£25,159,003

Development Contingency						
Cost sub total		£25,159,003				
Contingency		3.00%	£754,770			
sub total			£754,770			£754,770

Professional Fees

Design Team					
Costs & contingency	£25,913,773				
Architect	4.25%	£1,101,335			
Quantity Surveyor	1.00%	£259,138			
Structural Engineer	1.39%	£360,201			
M & E Engineer	1.00%	£259,138			
Project Manager	0.40%	£103,655			
CD Manager	0.50%	£129,569			
Highways	0.02%	£5,183			
Building Control	0.20%	£51,828			
Planning Supervisor	0.22%	£57,010			
Other Prof Fees	0.51%	£132,160			
sub total		9.49%	£2,459,217		£2,459,217

Agency and Legal Fees -Commercial Space					
Rental Value		£523,838			
Letting Fees		15.00%	£78,576		
Legal Fees on Letting		5.00%	£26,192		
GDV		£8,067,811			
Investment Sale Fees		1.00%	£80,678		
Legal Sale Fee		0.50%	£40,339		
sub total			£225,785		£225,785

Agency and Legal Fees - Residential & Residential Car Park					
GDV		£18,745,410			
Estate Agency Sale Fees		1.00%	£187,454		
Legal Sale Fee		0.50%	£93,727		
sub total			£281,181		£281,181

Additional Costs and Fees					
Planning Fees			£50,000		
Bank Valuation			£10,000		
Marketing Budget			£100,000		
Funding Fees inc monitoring / legals /			£50,000		
Rent Free Costs @ 12 mths rent			£523,838		
Void / Incentive included in above			£0		
Acquisition Fees stamp duty			£25,000		
Acquisition Legal / Agent Fees			£15,000		
Security Costs			£200,000		
sub total			£973,838		£973,838

S106 / CIL /Public Realm Costs					
Public Transport Enhancement			£0		
Highways			£0		
Public Realm			£0		
Off site highways			£0		
Education			£0		
Cost			£0		
Cost			£0		
sub total			£0		£0

All Costs Excluding Interest

Construction Cost	£25,159,003				
Devt Contingency	£754,770				
Design Team	£2,459,217				
Agency / Legal - Com	£225,785				
Agency / Legal - Resi	£281,181				
Additional Costs / Fees	£973,838				
S106 / CIL / PR costs	£0				
All Costs and Fees					£29,853,794

Interest

Interest Cost					
Development Period months		60			
Interest Rate		6%	(Assumes basic S curve)		
All costs		£29,853,794			
Interest					£2,094,992

Profit Based on Benchmark Land Value of £1,575,000

Summary					
GDV		£27,342,457			
Less					
All costs		£29,853,794			
Land Value		£1,575,000			
Interest		£2,094,992			
sub total		£33,523,786			
Profit					-£6,181,328
Profit on Cost					-18.44%
Profit on GDV					-22.61%

Appendix 3 - Viability 2

Trinity West
Viability Appraisal: Buildings 8, F1, F2, F3, G, H & J

Summary Accommodation Schedule					
Block / Use	W'shop (sq ft)	Office (sq ft)	Retail (sq ft)	Car Spaces	Resi Units
F1		10,785			
F2			9,731	-	14
F3				-	12
G	3,626	38,901			
H / J		8,633			
Building 8			21,607	29	98
Sub total	3,626	58,319	31,338	29	124
Total	Commercial	93,283	Car spaces		Resi Units

Gross Development Value

Commercial Investment Calculation					
Block / Use	Sq Ft	Rent psf	MRV	Yield	YP
F2 - Retail	9,731	£8.00	£77,848	8.00%	12.5
G - Workshop	3,626	£7.50	£27,195	8.50%	11.76470588
G - Offices	38,901	£12.00	£466,812	8.50%	11.76470588
H / J - Offices	8,633	£12.00	£103,596	8.50%	11.76470588
F1 - Offices	10,785	£14.00	£150,990	8.50%	11.76470588
Building 8 - Lidl	21,607	£13.65	£295,000	5.00%	20
Sub total	93,283		£1,121,441		
Less investment purchase costs of 6.50%					
Gross Development Value					£14,723,033

Residential GDV					
Block	No Flats	Total Sq Ft	Avg Size sq ft	E's psf	Avg value
F2	14	8,870	634	150	£95,036
F3	12	8,654	721	165	£118,993
Block 8 Flats	98	63,484	648	250	£161,949
Block 8 cp spaces	0	0	29		£4,000
Sub total	124	81,008			£18,745,410
Gross Development Value					£18,745,410

Residential Ground Rents GDV					
Block	No Flats	Ground Rent	ERV	Yield	YP
All Units	124	£250	£31,000	5.50%	18.18181818
Sub total					£563,636
Less investment purchase costs of 6.50%					
Gross Development Value					£529,236

TOTAL GDV					£33,997,729
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Construction Costs

Commercial Base Build Costs					
Unit	Sq Ft	Build Rate	Cost		
Block F2	20,592	£125.68	£2,588,003		
Block F3	9,117	£181.20	£1,652,000		
Block G / H & J	75,295	£126.38	£9,509,253		
F1	20,086	£130.25	£2,616,202		
Building 8	113,239	£185.64	£20,817,000		
Add area	0	£0.00	£0		
Add area	0	£0.00	£0		
Sub total					
Total	238,329	£147.37	£35,121,457		£35,121,457

Residential Base Build Costs					
No Units	Total Sq Ft	Build Rate	Cost		
N/A included in total costs	0	£0.00	£0		
	0	£0.00	£0		
	0	£0.00	£0		
	0	£0.00	£0		
	0	£0.00	£0		
Sub total					£0

Total Base Build Costs Commercial and Residential					£35,121,456.74
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Part L Regulations					
Part L @ 3% of base build cost inc in above			£0		
Sub total			£0		£0

External Works / Landscaping					
Included in above			£0		
Sub total			£0		£0

Additional Construction Costs					
Stats Service Diversion			£100,000		
BREEAM			£100,000		
Building Regs			£100,000		
			£0		
Sub total			£300,000		£300,000

Total Construction Cost					
Base Build			£35,121,457		
Part L			£0		
External Works			£0		
Additional Construction Costs			£300,000		
Sub total			£35,421,457		£35,421,457

Development Contingency					
Cost sub total			£35,421,457		
Contingency			3.00%		
Sub total			£1,062,644		£1,062,644

Summary Appraisal					
Gross Development Value					£33,997,729
Less					
Construction Cost					£35,421,457
Devt Contingency					£1,062,644
Professional Fees					£3,462,341
Agency Fees					£726,316
Additional Costs and Fees					£2,692,883
S106 / CIL Costs					£0
Interest					£3,473,167
Land Acquisition Cost					£2,100,000
Sub total					£48,938,807
Profit (loss)					-£14,941,077

Professional Fees

Design Team					
Costs & contingency			£36,484,100		
Architect			4.25%		£1,550,574
Quantity Surveyor			1.00%		£364,841
Structural Engineer			1.39%		£507,129
M & E Engineer			1.00%		£364,841
Project Manager			0.40%		£145,936
CD Manager			0.50%		£182,421
Highways			0.02%		£7,297
Building Control			0.20%		£72,968
Planning Supervisor			0.22%		£80,265
Other Prof Fees			0.51%		£186,069
Sub total			9.49%		£3,462,341

Agency and Legal Fees - Commercial Space					
Rental Value			£1,121,441		
Letting Fees			15.00%		£168,216
Legal Fees on Letting			5.00%		£56,072
GDV			£14,723,083		
Investment Sale Fees			1.00%		£147,231
Legal Sale Fee			0.50%		£73,615
Sub total					£445,135

Agency and Legal Fees - Residential & Residential Car Park					
GDV			£18,745,410		
Estate Agency Sale Fees			1.00%		£187,454
Legal Sale Fee			0.50%		£93,727
Sub total					£281,181

Additional Costs and Fees					
Planning Fees			£50,000		
Bank Valuation			£10,000		
Marketing Budget			£100,000		
Funding Fees inc monitoring / legal /			£50,000		
Rent Free Costs @ 12 mths rent			£1,121,441		
Void / Incentive inc in above			£1,121,441		
Acquisition Fees stamp duty			£25,000		
Acquisition Legal / Agent Fees			£15,000		
Security Costs			£200,000		
Sub total			£2,692,883		£2,692,883

S106 / CIL / Public Realm Costs					
Public Transport Enhancement			£0		
Highways			£0		
Public Realm			£0		
Off site highways			£0		
Education			£0		
Cost			£0		
Cost			£0		
Sub total			£0		£0

All Costs Excluding Interest

Construction Cost			£35,421,457		
Devt Contingency			£1,062,644		
Design Team			£3,462,341		
Agency / Legal - Com			£445,135		
Agency / Legal - Resi			£281,181		
Additional Costs / Fees			£2,692,883		
S106 / CIL / PR costs			£0		
All Costs and Fees					£43,365,640

Interest

Interest Cost					
Development Period months			60		
Interest Rate			6% (Assumes basic S curve)		
All costs			£43,365,640		
Interest					£3,473,167

Profit Based on Benchmark Land Value of £2,100,000

Summary					
GDV			£33,997,729		
Less					
All costs			£43,365,640		
Land Value			£2,100,000		
Interest			£3,473,167		
Sub total			£48,938,807		
Profit					-£14,941,077
Profit on Cost					-30.53%
Profit on GDV					-43.95%

Appendix 4 - Viability 3

Trinity West
Viability Appraisal: Developers Preferred Scheme

Summary Accommodation Schedule (N.I.A.)						
Block / Use	W'shop (sq ft)	Office (sq ft)	Retail (sq ft)	Car Spaces	Resi Units	Resi Car Spaces
F1 (Building 1)		10785				
2 (new build)			5,203	-	32	-
3 (new build)				-	25	14
4 (new build)		21,135		14		
5/ 6 (new build)		37,676		28		-
7 (new build)		22,962				-
8 (new build)					98	29
Sub total	0	92,558	5,203	42	155	43
Total	Commercial	97,761	Car spaces			

Gross Development Value

Commercial Investment Calculation						
Block / Use	Sq Ft	Rent psf	MRV	Yield	YP	GDV
F1 Offices (conv)	10,785	£18.00	£194,130	7.00%	14.28571429	£2,773,286
2 - Retail	5,203	£15.00	£78,045	6.50%	15.38461538	£1,200,692
4 - Offices (new)	19,158	£23.50	£450,213	6.00%	16.66666667	£7,503,550
5/6 - Offices (new)	37,676	£23.50	£885,386	6.00%	16.66666667	£14,756,433
7 - Offices (new)	22,962	£23.50	£539,607	6.00%	16.66666667	£8,993,450
8 - Lidl	21,607	£13.65	£295,000	5.00%	20	£5,900,007
sub total	117,391		£2,442,381			£41,127,419
Less investment purchase costs of 6.50%						£2,510,124
Gross Development Value						£38,617,295

Residential GDV						
Block	No Flats	Total Sq Ft	Avg Size sq ft	£'s psf	Avg value	GDV
2	32	18,652	583	250	£145,719	£4,663,000
3	25	17,324	693	250	£173,240	£4,331,000
8	98	64,718	660	250	£165,097	£16,179,500
43 cp spaces	0	0	43		£10,000	£430,000
	155	100,694				£25,603,500
Gross Development Value						£25,603,500

Residential Ground Rents GDV						
Block	No Flats	Ground Rent	ERV	Yield	YP	GDV
All Units	155	£250	£38,750	5.25%	19.04761905	£738,095
sub total						£738,095
Less investment purchase costs of 6.50%						£45,048
Gross Development Value						£693,047

TOTAL GDV	£64,913,842
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Construction Costs

All buildings base build costs			
Unit	Sq Ft	Build Rate	Cost
1	20,086	£100.17	£2,012,000
2	30,137	£181.20	£4,711,381
3	26,176	£126.28	£3,852,619
4	24,864	£130.25	£4,199,020
5	47,988	£165.64	£7,896,150
7	29,964	£160.00	£4,794,240
8	109,192	£171.78	£18,757,000
Total	288,407	£160.27	£46,222,410

Residential Base Build Costs			
No Units	Total Sq Ft	Build Rate	Cost
N/A included in total costs	0	£0.00	£0
	0	£0.00	£0
	0	£0.00	£0
	0	£0.00	£0
	0		£0
£0			

Total Base Build Costs Commercial and Residential	£46,222,410
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Part L Regulations			
Part L @ 3% of base build cost inc in above		£0	
sub total		£0	£0

External Works / Landscaping			
Included in above		£0	
sub total		£0	£0

Additional Construction Costs			
Site Preparation and Demolition		£250,000	
Additional Site Works		£500,000	
Infrastructure		£450,000	
Infrastructure GRANT		-£1,800,000	
		£0	
sub total		-£600,000	-£600,000

Total Construction Cost			
Base Build		£46,222,410	
Part L		£0	
External Works		£0	
Additional Construction Costs		-£600,000	
sub total		£45,622,410	£45,622,410

Development Contingency			
Cost sub total		£45,622,410	
Contingency		3.00%	£1,368,672
sub total			£1,368,672

Summary Appraisal					
Gross Development Value					£64,913,842
less					
Construction Cost					£45,622,410
Devt Contingency					£1,368,672
Professional Fees					£3,754,587
Agency Fees					£1,291,236
Additional Costs and Fees					£2,892,381
\$106 / CIL Costs					£326,770
Interest					£2,627,504
Land Acquisition Cost					£2,100,000
sub-total					£59,983,561
Profit (loss)					£4,930,281

Professional Fees

Design Team					
Costs & contingency	£46,991,082				
Architect		2.75%	£1,292,255		
Quantity Surveyor		1.00%	£469,911		
Structural Engineer		1.39%	£653,176		
M & E Engineer		1.00%	£469,911		
Project Manager		0.40%	£187,964		
CD Manager		0.50%	£234,955		
Highways		0.02%	£9,398		
Building Control		0.20%	£93,982		
Planning Supervisor		0.22%	£103,380		
Other Prof Fees		0.51%	£239,655		
sub total		7.99%	£3,754,587		£3,754,587

Agency and Legal Fees -Commercial Space					
Rental Value	£2,442,381				
Letting Fees		15.00%	£366,357		
Legal Fees on Letting		5.00%	£122,119		
GDV	£38,617,295				
Investment Sale Fees		0.75%	£289,630		
Legal Sale Fee		0.50%	£193,086		
sub total			£971,192		£971,192

Agency and Legal Fees - Residential & Residential Car Park					
GDV	£25,603,500				
Estate Agency Sale Fees		0.75%	£192,026		
Legal Sale Fee		0.50%	£128,018		
sub total			£320,044		£320,044

Additional Costs and Fees					
Planning Fees		£50,000			
Bank Valuation		£10,000			
Marketing Budget		£100,000			
Funding Fees inc monitoring / legals /		£50,000			
Rent Free Costs @ 12 mths rent		£2,442,381			
Void / Incentive included in above		£0			
Acquisition Fees stamp duty		£25,000			
Acquisition Legal / Agent Fees		£15,000			
Security Costs		£200,000			
sub total		£2,892,381			£2,892,381

\$106 / CIL /Public Realm Costs					
Public Transport Enhancement		£0			
Highways		£0			
Public Realm		£0			
Off site highways		£0			
Education		£326,770			
Cost		£0			
Cost		£0			
sub total		£326,770			£326,770

All Costs Excluding Interest

Construction Cost	£45,622,410				
Devt Contingency	£1,368,672				
Design Team	£3,754,587				
Agency / Legal - Com	£971,192				
Agency / Legal - Resi	£320,044				
Additional Costs / Fees	£2,892,381				
\$106 / CIL / PR costs	£326,770				
All Costs and Fees					£55,256,057

Interest (See interest worksheet for workings)

Interest Cost					
Development Period months		60			
Interest Rate		6.00%	(Assumes basic S curve)		
All costs		£55,256,057			
Interest					£2,627,504

Profit Based on Benchmark Land Value of £2,100,000

Summary					
GDV		£64,913,842			
Less					
All costs		£55,256,057			
Land Value		£2,100,000			
Interest		£2,627,504			
sub total		£59,983,561			
Profit					£4,930,281
Profit on Cost					8.22%
Profit on GDV					7.60%

Appendix 5 - Build Costs



Feasibility Cost Plan

Building One, Trinity West

Revision: 1

October 2018

Prepared By

**Fox Lloyd Jones
Carlton Tower
34 St Paul's Street
Leeds
LS1 2QB**

NOTES AND EXCLUSIONS

1.0 Costs based on the following information and drawings:

Enjoy Design:

- 1.1 Building One - Existing Basement GA Plan drawing no. 00-040 Rev-
- 1.2 Building One - Existing Ground Floor GA Plan drawing no. 00-041 Rev-
- 1.3 Building One - Existing First Floor GA Plan drawing no. 00-042 Rev-
- 1.4 Building One - Existing Second Floor GA Plan drawing no. 00-043 Rev-
- 1.5 Building One - Basement GA Plan as proposed, drawing no. 20-100 Rev -
- 1.6 Building One - Ground Floor GA Plan as proposed, drawing no. 20-101 Rev -
- 1.7 Building One - First Floor GA Plan as proposed, drawing no. 20-102 Rev -
- 1.8 Building One - Second Floor GA Plan as proposed, drawing no. 20-103 Rev -
- 1.9 Building One - Roof GA Plan as proposed, drawing no. 20-104 Rev -
- 1.10 Building One - East (Front) Elevation Proposals, drawing no. 20-120 Rev -
- 1.11 Building One - North & South (Front) Elevations Proposals, drawing no. 20-121 Rev -
- 1.12 Building One - West (Rear) Elevation Proposals, drawing no. 20-122 Rev -

Met Geo Environmental:

- 1.13 Basement Floor Plan drawing no. P17-00727-BFP-M2-B-001 Rev 1
- 1.14 Ground Floor Plan drawing no. P17-00727-GFP-M2-B-001 Rev 1
- 1.15 First Floor Plan drawing no. P17-00727-1FP-M2-B-001 Rev 1
- 1.16 Second Floor Plan drawing no. P17-00727-2FP-M2-B-001 Rev 1
- 2.0 The costs are prepared based on limited information and without the benefit of surveys and must be viewed as indicative only
- 3.0 The costs assume the works will be competitively tendered
- 4.0 No allowances have been included for enhanced sustainability requirements
- 5.0 Professional design team fees are not included
- 6.0 Acquisition costs, including site surveys and investigations are not included
- 7.0 No allowances included for CIL or other planning costs or contributions
- 8.0 Inflation has been included at 3% to Q3 2019
- 9.0 VAT is excluded
- 10.0 Risk allowance is excluded
- 11.0 Tenant contributions/ Fit-Out are excluded
- 12.0 We have made allowance for a passenger lift as per Enjoy Design drawings (assumed 10 person)
- 13.0 An allowance has been included for the supply and install of white goods to the kitchens/teapoints (allowance includes fridge/freezer and dishwasher)
- 14.0 An allowance has been made for one wall mounted boilers to each kitchen/teapoints
- 15.0 It is assumed that the structural columns proposed on the Enjoy Design drawings are steel columns with circular column casings. We note that a full structural design / review will be required.

Building One, Trinity West

Feasibility Cost Plan

17 October 2018



NOTES AND EXCLUSIONS

- 16.0 It is assumed that the door at basement level of stairs 3 is a single leaf steel fire door
- 17.0 The extent and type of external cleaning is to be confirmed and is likely to be dependant on Planning and Listed Building Consent. We have assumed and only allowed for a soft wash to the full external facade
- 18.0 Asbestos removal has been excluded as this is deemed to be captured under the demolition works (currently proposed in an earlier Phase of works)
- 19.0 It is assumed that the proposed internal walls/partitions and ceilings will be reinstated at the same height of those removed
- 20.0 It has been assumed that a raised access floor will not be viable due to the existing solid floor and that power and data will be provided through perimeter trunking
- 21.0 Due to lack of survey information on the condition of the roof it has been assumed that none of the existing roof covering will be salvageable for the re-roof. However, this could pose a potential saving should some of the existing be suitable for re-use.

ACCOMODATION SCHEDULE - ALL FLOORS		
Phase	Unit	Unit
	m ²	ft ²
<u>BASEMENT FLOOR</u>		
Office suite B.01	71	764
Office suite B.02	58	624
Office suite B.03	51	549
Plant Rooms	56	603
Circulation areas	85	915
Cycle store	15	161
WC's	35	377
Teapoint	7	75
BASEMENT FLOOR SUB-TOTAL:	<u>378</u>	<u>4,069</u>
<u>GROUND FLOOR</u>		
Office suite G.01	103	1,112
Office suite G.02	73	784
Office suite G.03	43	463
Entrance area	13	140
Reception office and security office	8	86
Circulation areas	99	1,066
WC's	3	32
Refuse and recycling	20	215
Tea point	6	65
GROUND FLOOR SUB-TOTAL:	<u>368</u>	<u>3,963</u>
<u>FIRST FLOOR</u>		
Office suite 1.01	281	3,025
Circulation areas	71	764
WC	4	43
Teapoint	8	86
FIRST FLOOR SUB-TOTAL:	<u>364</u>	<u>3,918</u>
<u>SECOND FLOOR</u>		
Office suite 2.01	169	1,819
Office suite 2.02	44	474
Circulation areas	69	743
Landlords store	9	97
Store room	1	11
WC's	27	291
Teapoint	6	65
SECOND FLOOR SUB-TOTAL:	<u>325</u>	<u>3,498</u>
<u>ALL FLOORS TOTAL:</u>	<u>1,435</u>	<u>15,448</u>

ELEMENTAL BUILD UP - CONSTRUCTION WORKS SUMMARY ALL FLOORS						
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	£ / m²
			£	£	£	£
1	Works to Existing	1,435 m²	68.22	97,904	97,904	68
2	Basement Floor	378 m²	815.22	308,155	308,155	815
3	Ground Floor	368 m²	619.81	228,203	228,203	620
4	First Floor	364 m²	578.40	210,537	210,537	578
5	Second Floor	325 m²	669.28	217,516	217,516	669
6	Roof Works	604 m²	258.33	155,920	155,920	258
7	Façade Works	1,268 m²	165.17	209,439	209,439	165
8	External Works	1 item	52,315.00	52,315	52,315	36
9	Utilities Connections	1 item	100,000.00	100,000	100,000	70
Sub - Total					1,579,987	1,101
Add Preliminaries 15%					236,998	165
Add OH+P 7.5%					136,274	95
Add Inflation 3%					58,598	41
Add Professional Fees					Excluded	
Add Risk Allowance					Excluded	
Total Construction Works					2,011,857	1,402
Say #####						130

Building One, Trinity West

Building 1 - Refurbishment

Revision: 1

17 October 2018



ELEMENTAL BUILD UP - CONSTRUCTION WORKS - BASEMENT FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
7	Works to Existing Buildings				
7.1	Minor Demolition Works and Alteration				
7.1.1	Substructure				760
7.1.1.1	Works to levels in light well to match internal floor level	19 m²	40.00	760	
7.1.2	Partitions and walls				4,110
7.1.2.1	Removal of existing external walls (to both extensions)	45 m²	12.50	563	
7.1.2.2	Removal of internal walls (blockwork)	119 m²	15.00	1,785	
7.1.2.3	Removal of existing partition walls	141 m²	12.50	1,763	
7.1.3	Internal Doors				2,090
7.1.3.1	Removal of single leaf doors	35 nr	50.00	1,750	
7.1.3.2	Removal of leaf and a half doors	4 nr	65.00	260	
7.1.3.3	Removal of double leaf doors	1 nr	80.00	80	
7.1.4	Internal Finishes				13,101
7.1.4.1	Removal of wall finishes to existing openings	767 m²	8.00	6,136	
7.1.4.2	Removal of existing floor finishes	398 m²	8.00	3,184	
7.1.4.3	Removal of existing ceiling finishes	398 m²	9.50	3,781	
7.1.5	Staircases and other structures				3,500
7.1.5.1	Allowance for removing chimney breast (2.65m x 2.45m)	1 item	2,500.00	2,500	
7.1.5.2	Allowance for removing existing staircase	1 item	1,000.00	1,000	
7.1.6	Roof				912
7.1.6.1	Removal of glazed roof to light well extension	23 m²	40.00	912	
7.1.7	Services				5,650
7.1.7.1	Provisional allowance for capping of existing services	1 item	5,000.00	5,000	
7.1.7.2	Removal of sanitary appliances & fittings (6 nr WC's & 3 nr WHB)	1 item	650.00	650	
7.5	External Cleaning				
7.5.1	Cleaning and removing stains and deposits				450
7.5.1.1	Cleaning of existing windows to external elevation (1.48m x 1.26m)	5 nr	60.00	300	
7.5.1.6	Cleaning glazed tiling (beneath external steps)	1 item	150.00	150	
Sub - Total					30,573

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - BASEMENT FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
1	Substructure				7,140
1.1	Reduced level excavation	4 m ²	35.00	140	
1.2	Lift Pit; allowance to create opening and form lift pit within existing floor slab	1 nr	7,000.00	7,000	
2	Superstructure				
2.1	Frame				19,858
2.1.1	Steel column; in circular casing; 300mm dia	1 nr	250.00	250	
2.1.2	Steel column; in circular casing; 500mm dia	2 nr	500.00	1,000	
2.1.3	Allowance for steelwork alterations to accommodate proposed floor arrangement (assumed 20kg/m ²)	8 t	1,800.00	13,608	
2.1.4	New staircase (stair 1); assumed to be concrete staircase	1 nr	5,000.00	5,000	
2.2	Upper floors				15,120
2.2.1	Allowance for self levelling latex screed	378 m ²	17.50	6,615	
2.2.2	Allowance for localised repairs to existing ground floor slab	378 m ²	22.50	8,505	
2.5	External walls				10,415
2.5.1	Walls to form new staircase (external)	14 m ²	65.00	910	
2.5.2	Walls forming new lift shaft	19 m ²	75.00	1,425	
2.5.3	Infilling existing openings in external walls	44 m ²	70.00	3,080	
2.5.4	Making good external walls and openings	1 item	5,000.00	5,000	
2.7	Internal walls and partitions				33,840
2.7.1	Internal stud partitions	161 m ²	65.00	10,465	
2.7.2	Glazed partitions	35 m ²	215.00	7,525	
2.8	Internal doors				
2.8.1	Timber hardwood doors with associated ironmongery; single leaf	14 nr	650.00	9,100	
2.8.2	Single leaf WC doors	5 nr	650.00	3,250	
2.8.3	Cubicle doors	6 nr	500.00	3,000	
2.8.4	Service riser door; single leaf	1 nr	500.00	500	
3	Internal Finishes				
3.1	Wall finishes				18,312
3.1.1	Circulation; one coat mist, 2 coats emulsion	224 m ²	6.50	1,456	
3.1.2	WC; assumed full height tiling	175 m ²	70.00	12,250	
3.1.3	Office; one coat mist, 2 coats emulsion	234 m ²	6.50	1,521	
3.1.4	Tea point; tiling above worktop to underside of wall mounted cabinet	24 m ²	60.00	1,440	
3.1.5	Plant room; one coat mist, 2 coats emulsion	165 m ²	6.50	1,073	
3.1.6	Drying room; one coat mist, 2 coats emulsion	41 m ²	6.50	267	
3.1.7	Cycle store; one coat mist, 2 coats emulsion	47 m ²	6.50	306	
3.2	Floor finishes				9,645

Building One, Trinity West

Building 1 - Refurbishment

Revision: 1

17 October 2018



ELEMENTAL BUILD UP - CONSTRUCTION WORKS - BASEMENT FLOOR				
Ref	Element	Qty / Unit	Rate	Sub Total
			£	£
5.2	Mechanical Installation			
5.2.1	Mechanical Installation	378 m ²	165.00	62,370
5.3	Electrical Installation			
5.3.1	Electrical Installation	378 m ²	150.00	56,700
5.1	Lift Installation			
5.2.1	Lift installation	1 nr	50,000.00	50,000
Sub - Total				308,155

Building One, Trinity West

Building 1 - Refurbishment

Revision: 1

17 October 2018



ELEMENTAL BUILD UP - CONSTRUCTION WORKS - GROUND FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
7	Works to Existing Buildings				
7.1	Minor Demolition Works and Alteration				
7.1.2	Partitions and walls				2,910
7.1.2.1	Removal of internal walls	54 m ²	15.00	810	
7.1.2.2	Removal of existing partitions	168 m ²	12.50	2,100	
7.1.3	Internal Doors				1,795
7.1.3.1	Removal of single leaf doors	18 nr	50.00	900	
7.1.3.2	Removal of double leaf doors	9 nr	80.00	720	
7.1.3.3	Removal of existing external entrance door	1 nr	175.00	175	
7.1.4	Internal Finishes				13,753
7.1.4.1	Removal of wall finishes to existing openings	960 m ²	8.00	7,680	
7.1.4.2	Removal of existing floor finishes	347 m ²	8.00	2,776	
7.1.4.3	Removal of existing ceiling finishes	347 m ²	9.50	3,297	
7.1.5	Staircases and other structures				11,110
7.1.5.1	Allowance for removing chimney breast (3.69m x 2.45m)	1 item	2,750.00	2,750	
7.1.5.2	Allowance for removing chimney breast (3.69m x 1.58m)	1 item	2,500.00	2,500	
7.1.5.3	Allowance for removing chimney breast (3.69m x 1.44m)	1 item	2,350.00	2,350	
7.1.5.4	Allowance for removing existing staircase	1 item	1,000.00	1,000	
7.1.5.5	Infilling voids in floor; including formwork and dowels (following removal of staircase)	4 m ²	100.00	400	
7.1.5.6	Removal of stairs to raised floor	1 item	500.00	500	
7.1.5.7	Infilling lowered floor area to return to former floor level	11 m ²	60.00	660	
7.1.5.8	Removal of stair lift	1 nr	850.00	850	
7.1.5.9	Removal of reception desk	1 nr	100.00	100	
7.1.7	Services				200
7.1.7.1	Provisional allowance for capping of existing services	1 item	Inc in Basement	Inc in Baseme	
7.1.7.2	Removal of sanitary appliances & fittings (1 nr WC & 1 nr WHB)	1 item	200.00	200	
Sub - Total					29,768

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - GROUND FLOOR					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
2	Superstructure				
2.1	Frame				18,498
2.1.1	Steel column; in circular casing; 300mm dia	1 nr	250.00	250	
2.1.2	Allowance for steelwork alterations to accommodate proposed floor arrangement (assumed 20kg/m ²)	7 t	1,800.00	13,248	
2.1.3	New staircase (stair 1); assumed to be concrete staircase	1 nr	5,000.00	5,000	
2.5	External walls				11,180
2.5.1	Walls to form new staircase	20 m ²	65.00	1,300	
2.5.2	Walls forming new lift shaft	24 m ²	75.00	1,800	
2.5.3	Infilling existing openings in external walls	44 m ²	70.00	3,080	
2.5.4	Making good external walls and openings	1 item	5,000.00	5,000	
2.6	Windows and external doors				9,250
2.6.1	External doors to main entrance	2 nr	2,500.00	5,000	
2.6.2	External door to rear entrance	1 nr	2,500.00	2,500	
2.6.3	External door to refuse / recycling room	1 nr	1,750.00	1,750	
2.7	Internal walls and partitions				22,035
2.7.1	Internal stud partitions	81 m ²	65.00	5,265	
2.7.2	Glazed partitions	78 m ²	215.00	16,770	
2.8	Internal doors				13,200
2.8.1	Timber hardwood doors with associated ironmongery; single leaf	17 nr	650.00	11,050	
2.8.2	Single leaf WC doors	1 nr	650.00	650	
2.8.3	Service riser door; single leaf	1 nr	500.00	500	
2.8.4	Service riser door; double leaf	2 nr	500.00	1,000	
3	Internal Finishes				
3.1	Wall finishes				10,565
3.1.1	Circulation; one coat mist, 2 coats emulsion	357 m ²	6.50	2,321	
3.1.2	WC; assumed full height tiling	28 m ²	70.00	1,960	
3.1.3	Office; one coat mist, 2 coats emulsion	515 m ²	6.50	3,348	
3.1.4	Tea point; tiling above worktop to underside of wall mounted cabinet	34 m ²	60.00	2,040	
3.1.5	Reception office / security; one coat mist, 2 coats emulsion	49 m ²	6.50	319	
3.1.6	Refuse / recycling room; one coat mist, 2 coats emulsion	89 m ²	6.50	579	
3.2	Floor finishes				9,090
3.2.1	Circulation; carpet	99 m ²	25.00	2,475	
3.2.2	Office; carpet	219 m ²	25.00	5,475	
3.2.3	WC; vinyl flooring	3 m ²	35.00	105	
3.2.4	Tea point; vinyl flooring	6 m ²	35.00	210	

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ELEMENTAL BUILD UP - CONSTRUCTION WORKS - GROUND FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
3.2.5	Reception office / security; carpet	8 m ²	25.00	200	
3.2.6	Entrance area; carpet	13 m ²	25.00	325	
3.2.7	Refuse / recycling room; painted	20 m ²	15.00	300	
3.3	Ceiling Finishes				11,015
3.3.1	Circulation; plastered and painted	99 m ²	32.50	3,218	
3.3.2	Office; metal ceiling tiles	219 m ²	30.00	6,570	
3.3.3	WC; moisture resistant plaster and paint	3 m ²	35.00	105	
3.3.4	Tea point; moisture resistant plaster and paint	6 m ²	35.00	210	
3.3.5	Reception office / security; metal ceiling tiles	8 m ²	30.00	240	
3.3.6	Entrance area; plastered and painted	13 m ²	32.50	423	
3.3.7	Refuse / recycling room; painted	20 m ²	12.50	250	
4	Fixture fittings and equipment				6,550
4.1	low- level kitchen cabinets and worktop	1 nr	3,750.00	3,750	
4.2	Allowance for white goods to tea point	1 item	800.00	800	
4.3	Wall-mounted water boiler	1 nr	2,000.00	2,000	
5	Services				
5.1	Sanitary Appliances				900
5.1.1	WC	1 nr	450.00	450	
5.1.2	HWB	1 nr	400.00	400	
5.1.5	Vanity mirror	1 nr	50.00	50	
5.2	Mechanical Installation				60,720
5.2.1	Mechanical Installation	368 m ²	165.00	60,720	
5.3	Electrical Installation				55,200
5.3.1	Electrical Installation	368 m ²	150.00	55,200	
Sub - Total					228,203

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FIRST FLOOR					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
7	Works to Existing Buildings				
7.1	Minor Demolition Works and Alteration				
7.1.2	Partitions and walls				4,173
7.1.2.1	Removal of internal walls	119 m ²	15.00	1,785	
7.1.2.2	Removal of existing partition walls	191 m ²	12.50	2,388	
7.1.3	Internal Doors				1,540
7.1.3.1	Removal of single leaf doors	18 nr	50.00	900	
7.1.3.2	Removal of double leaf doors	8 nr	80.00	640	
7.1.4	Internal Finishes				12,154
7.1.4.1	Removal of wall finishes to existing openings	758 m ²	8.00	6,064	
7.1.4.2	Removal of existing floor finishes	348 m ²	8.00	2,784	
7.1.4.3	Removal of existing ceiling finishes	348 m ²	9.50	3,306	
7.1.5	Staircases and other structures				1,200
7.1.5.1	Allowance for removing existing staircase	1 item	1,000.00	1,000	
7.1.5.2	Infilling voids in floor; including formwork and dowels (following removal of staircase)	4 m ²	50.00	200	
7.1.7	Services				200
7.1.7.1	Provisional allowance for capping of existing services	1 item	Inc in Basement	Inc in Basemen	
7.1.7.2	Removal of sanitary appliances & fittings (1 nr WC's & 1 nr WHB)	1 item	200.00	200	
Sub - Total					19,267

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FIRST FLOOR					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
2	Superstructure				
2.1	Frame				18,354
2.1.1	Steel column; in circular casing; 300mm dia	1 nr	250.00	250	
2.1.2	Allowance for steelwork alterations to accommodate proposed floor arrangement (assumed 20kg/m ²)	7 t	1,800.00	13,104	
2.1.3	New staircase (stair 1)	1 nr	5,000.00	5,000	
2.5	External walls				12,295
2.5.1	Walls to form new staircase	20 m ²	65.00	1,300	
2.5.2	Walls forming new lift shaft	23 m ²	75.00	1,725	
2.5.3	Infilling existing openings in external walls	61 m ²	70.00	4,270	
2.5.4	Making good external walls and openings	1 item	5,000.00	5,000	
2.6	Internal walls and partitions				17,500
2.6.1	Internal stud partitions	39 m ²	65.00	2,535	
2.6.2	Glazed partitions	53 m ²	215.00	11,395	
2.6.3	Internal blockwork wall	51 m ²	70.00	3,570	
2.7	Internal doors				9,900
2.7.1	Hardwood doors with associated ironmongery; single leaf	10 nr	650.00	6,500	
2.7.2	Hardwood doors with associated ironmongery; double leaf	1 nr	1,250.00	1,250	
2.7.3	Single leaf WC doors	1 nr	650.00	650	
2.7.4	Service riser door; single leaf	1 nr	500.00	500	
2.7.5	Service riser door; double leaf	2 nr	500.00	1,000	
3	Internal Finishes				
3.1	Wall finishes				9,801
3.1.1	Circulation; one coat mist, 2 coats emulsion	258 m ²	6.50	1,677	
3.1.2	WC; assumed full height tiling	31 m ²	70.00	2,170	
3.1.3	Office; one coat mist, 2 coats emulsion	519 m ²	6.50	3,374	
3.1.4	Tea point; tiling above worktop to underside of wall mounted cabinet	43 m ²	60.00	2,580	
3.2	Floor finishes				9,220
3.2.1	Circulation; carpet	71 m ²	25.00	1,775	
3.2.2	Office; carpet	281 m ²	25.00	7,025	
3.2.3	WC; vinyl flooring	4 m ²	35.00	140	
3.2.4	Tea point; vinyl flooring	8 m ²	35.00	280	

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ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FIRST FLOOR				
Ref	Element	Qty / Unit	Rate £	Sub Total £
				Group Total £
3.3	Ceiling Finishes			11,158
3.3.1	Circulation; plastered and painted	71 m ²	32.50	2,308
3.3.2	Office; metal ceiling tiles	281 m ²	30.00	8,430
3.3.3	WC; moisture resistant plaster and paint	4 m ²	35.00	140
3.3.4	Tea point; moisture resistant plaster and paint	8 m ²	35.00	280
4	Fixture fittings and equipment			6,750
4.1	low- level kitchen cabinets and worktop	1 nr	3,950.00	3,950
4.2	Allowance for white goods to tea point	1 item	800.00	800
4.3	Wall-mounted water boiler	1 nr	2,000.00	2,000
5	Services			
5.1	Sanitary Appliances			900
5.1.1	WC	1 nr	450.00	450
5.1.2	HWB	1 nr	400.00	400
5.1.3	Vanity mirror	1 nr	50.00	50
5.2	Mechanical Installation			60,060
5.2.1	Mechanical Installation	364 m ²	165.00	60,060
5.3	Electrical Installation			54,600
5.3.1	Electrical Installation	364 m ²	150.00	54,600
Sub - Total				210,537

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - SECOND FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
7	Works to Existing Buildings				
7.1	Minor Demolition Works and Alteration				
7.1.2	Partitions and walls				4,153
7.1.2.1	Removal of internal walls	51 m ²	15.00	765	
7.1.2.2	Removal of existing partition walls	271 m ²	12.50	3,388	
7.1.3	Internal Doors				1,050
7.1.3.1	Removal of single leaf doors	21 nr	50.00	1,050	
7.1.4	Internal Finishes				10,944
7.1.4.1	Removal of wall finishes to existing openings	668 m ²	8.00	5,344	
7.1.4.2	Removal of existing floor finishes	320 m ²	8.00	2,560	
7.1.4.3	Removal of existing ceiling finishes	320 m ²	9.50	3,040	
7.1.5	Staircases and other structures				1,950
7.1.5.1	Allowance for removing existing staircase	1 item	1,000.00	1,000	
7.1.5.2	Removal of step and raised floor	35 m ²	20.00	700	
7.1.5.3	Infilling voids in floor; including formwork and dowels (following removal of staircase)	5 m ²	50.00	250	
7.1.7	Services				200
7.1.7.1	Provisional allowance for capping of existing services	1 item	Inc in Basement	Inc in Basemen	
7.1.7.2	Removal of sanitary appliances & fittings (1 nr WC's & 1 nr WHB)	1 item	200.00	200	
Sub - Total					18,297

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - SECOND FLOOR					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
2	Superstructure				
2.1	Frame				16,850
2.1.1	Steel column; in circular casing; 300mm dia	1 item	150.00	150	
2.1.2	Allowance for steelwork alterations to accommodate proposed floor arrangement (assumed 20kg/m ²)	7 t	1,800.00	11,700	
2.1.3	New staircase (stair 1)	1 item	5,000.00	5,000	
2.5	External walls				10,350
2.5.1	Walls to form new staircase	19 m ²	65.00	1,235	
2.5.2	Walls forming new lift shaft	28 m ²	75.00	2,100	
2.5.3	Infilling existing openings in external walls	31 m ²	65.00	2,015	
2.5.4	Making good external walls and openings	1 item	5,000.00	5,000	
2.6	Internal walls and partitions				25,355
2.6.1	Internal stud partitions	228 m ²	65.00	14,820	
2.6.2	Glazed partitions	49 m ²	215.00	10,535	
2.7	Internal doors				13,750
2.7.1	Hardwood doors with associated ironmongery; single leaf	12 nr	650.00	7,800	
2.7.2	Single leaf WC doors	3 nr	650.00	1,950	
2.7.3	Cubicle doors	6 nr	500.00	3,000	
2.7.4	Service riser door; double leaf	2 nr	500.00	1,000	
3	Internal Finishes				
3.1	Wall finishes				16,784
3.1.1	Circulation; one coat mist, 2 coats emulsion	326 m ²	6.50	2,119	
3.1.2	WC; assumed full height tiling	139 m ²	70.00	9,730	
3.1.3	Office; one coat mist, 2 coats emulsion	399 m ²	6.50	2,594	
3.1.4	Tea point; tiling above worktop to underside of wall mounted cabinet	31 m ²	60.00	1,860	
3.1.5	Landlords Store; one coat mist, 2 coats	52 m ²	6.50	338	
3.1.6	Store; one coat mist, 2 coats emulsion	22 m ²	6.50	143	
3.2	Floor finishes				8,345
3.2.1	Circulation; carpet	69 m ²	25.00	1,725	
3.2.2	Office; carpet	212 m ²	25.00	5,300	
3.2.3	WC; vinyl flooring	27 m ²	35.00	945	
3.2.4	Tea point; vinyl flooring	6 m ²	35.00	210	
3.2.5	Landlord Store; painted	9 m ²	15.00	135	
3.2.6	Store room; painted	2 m ²	15.00	30	
3.3	Ceiling Finishes				10,058
3.3.1	Circulation; plastered and painted	69 m ²	32.50	2,243	
3.3.2	Office; metal ceiling tiles	212 m ²	30.00	6,360	
3.3.3	WC; moisture resistant plaster and paint	27 m ²	35.00	945	
3.3.4	Tea point; moisture resistant plaster and paint	6 m ²	35.00	210	

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ELEMENTAL BUILD UP - CONSTRUCTION WORKS - SECOND FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
3.3.5	Landlord store; metal ceiling tiles	9 m ²	30.00	270	
3.3.6	Store room; metal ceiling tiles	1 m ²	30.00	30	
4	Fixture fittings and equipment				6,550
4.1	low- level kitchen cabinets and worktop	1 nr	3,750.00	3,750	
4.2	Allowance for white goods to tea point	1 item	800.00	800	
4.3	Wall-mounted water boiler	1 nr	2,000.00	2,000	
5	Services				
5.1	Sanitary Appliances				7,100
5.1.1	WC	7 nr	450.00	3,150	
5.1.2	HWB	7 nr	400.00	2,800	
5.1.3	Urinals	2 nr	400.00	800	
5.1.4	Vanity mirror	3 nr	50.00	150	
5.1.5	Large vanity mirror (to cover bank of 4)	1 nr	200.00	200	
5.2	Mechanical Installation				53,625
5.2.1	Mechanical Installation	325 m ²	165.00	53,625	
5.3	Electrical Installation				48,750
5.3.1	Electrical Installation	325 m ²	150.00	48,750	
Sub - Total					217,516

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - ROOF WORKS					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
2	Superstructure				
2.3	Roof				101,780
2.3.1	Re-roof existing slate roof	589 m ²	85.00	50,065	
2.3.2	Lead work to stone cornices	130 m	75.00	9,750	
2.3.3	Charcoal / dark grey coloured single ply membrane to staircase 1 roof	15 m ²	90.00	1,350	
2.3.4	Allowance for new upstands where required	1 item	20,000.00	20,000	
2.3.5	New lead rolled ridges	57 m	70.00	3,990	
2.3.6	New lead rolled hips	15 m	75.00	1,125	
2.3.7	New lead rolled valleys	21 m	75.00	1,575	
2.3.8	New lead lined gutters	113 m	85.00	9,605	
2.3.9	Roof safety line; stainless steel cable and pedestals	72 m	60.00	4,320	
2.6	External windows and doors				33,800
2.6.1	EO Conservation style rooflights	30 m ²	950.00	28,500	
2.6.2	Bolted glass glazing system (over staircase 1 void)	4 m ²	950.00	3,800	
2.6.3	New roof hatch; side hinged; opening outwards (800mm x 900mm)	2 nr	750.00	1,500	
7	Works to existing buildings				
7.1	Minor Demolition Works and Alteration Works				
7.1.1	External Windows and Doors				4,895
7.1.1.1	Removal of rooflights	23 m ²	15.00	345	
7.1.1.2	Forming openings for new rooflights	30 m ²	35.00	1,050	
7.1.1.3	Making good following rooflight removal	1 item	1,500.00	1,500	
7.1.1.4	Forming opening for the roof access hatch	2 nr	750.00	1,500	
7.1.1.5	Making good new opening of access hatch	1 item	500.00	500	
7.1.2	Roof Works				13,045
7.1.2.1	Remove existing roof slate roof	604 m ²	15.00	9,060	
7.1.2.2	Removal of existing lead rolled ridges	57 m	7.50	428	
7.1.2.3	Removal of existing lead rolled hips	15 m	7.50	113	
7.1.2.4	Removal of existing lead rolled valleys	21 m	7.50	158	
7.1.2.5	Removal of existing lead lined gutters	113 m	9.00	1,017	
7.1.2.6	Retained chimney stack; raking and repointing and recapping (assumed new lead work)	4 nr	500.00	2,000	
7.1.2.7	Removal of flat roof over existing staircase (stair 3)	18 m ²	15.00	270	

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ELEMENTAL BUILD UP - CONSTRUCTION WORKS - ROOF WORKS					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
7.5	External Cleaning				
7.5.1	Cleaning and removing stains and				2,400
7.5.1.1	Cleaning existing chimney stack	2 nr	200.00	400	
7.5.1.2	Allowance for cleaning gutters and downpipes	1 item	2,000.00	2,000	
Sub - Total					155,920

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FAÇADE WORKS					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
2	Superstructure				
2.6	External windows and doors				71,175
2.6.1	Glazed curtain wall	25 m ²	425.00	10,625	
2.6.2	Conservation windows (including frames and window boards etc.)	129 m ²	350.00	45,150	
2.6.3	Louvres to plant rooms	6 m ²	250.00	1,500	
2.6.4	EO external doors (including all associated ironmongery)	5 nr	2,000.00	10,000	
2.6.5	Steel fire door; single leaf (including frames and ironmongery)	1 nr	1,950.00	1,950	
2.6.6	External door to cycle store (including frame and ironmongery)	1 nr	1,950.00	1,950	
7	Works to existing buildings				
7.1	Minor Demolition Works and Alteration Works				
7.1.1	External Windows				18,110
7.1.1.1	Careful removal of existing windows	116 m ²	10.00	1,160	
7.1.1.2	Making good existing window openings	1 item	3,000.00	3,000	
7.1.1.3	Forming new openings for windows and doors	18 m ²	275.00	4,950	
7.1.1.4	Making good new openings	1 item	2,500.00	2,500	
7.1.1.5	Widening existing openings	3 m ²	500.00	1,500	
7.1.1.6	Making good widened openings	1 item	5,000.00	5,000	
7.5	External Cleaning				
7.5.1	Cleaning and removing stains and				18,406
7.5.1.1	Cleaning existing external façade; soft washing (West elevation - rear)	226 m ²	12.00	2,712	
7.5.1.2	Cleaning existing external façade; soft washing (East elevation - rear)	398 m ²	12.00	4,776	
7.5.1.3	Cleaning existing external façade; soft washing (North elevation - side)	214 m ²	12.00	2,568	
7.5.1.4	Cleaning existing external façade; soft washing (South elevation - side)	260 m ²	10.00	2,600	
7.5.1.5	Cleaning existing external steps to front elevation; jet washing	1 item	2,000.00	2,000	
7.5.1.6	Cleaning existing external ramp to front elevation; jet washing	1 item	2,000.00	2,000	
7.5.1.7	Cleaning existing railings to ramp; soft washing (front elevation)	1 item	1,750.00	1,750	
7.6	Renovation Works				
7.6.1	Masonry/Stone Repairs				101,748
7.6.1.1	Repair vertical and stepped cracks (West elevation) - Assumed 25% of elevation	57 m ²	80.00	4,520	
7.6.1.2	Repair vertical and stepped cracks (East elevation) - Assumed 25% of elevation	100 m ²	80.00	7,960	

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ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FAÇADE WORKS					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
7.6.1.3	Repair vertical and stepped cracks (North elevation) - Assumed 25% of elevation	54 m ²	80.00	4,280	
7.6.1.4	Repair vertical and stepped cracks (South elevation) - Assumed 25% of elevation	65 m ²	80.00	5,200	
7.6.1.5	Rake out and re-point signs of mortar erosion (West elevation) - Assumed 25% of elevation	57 m ²	75.00	4,238	
7.6.1.6	Rake out and re-point signs of mortar erosion (East elevation) - Assumed 25% of elevation	100 m ²	75.00	7,463	
7.6.1.7	Rake out and re-point signs of mortar erosion (North elevation) - Assumed 25% of elevation	54 m ²	75.00	4,013	
7.6.1.8	Rake out and re-point signs of mortar erosion (South elevation) - Assumed 25% of elevation	65 m ²	75.00	4,875	
7.6.1.9	Repair/replace stone showing signs of exfoliation (West elevation), assumed 20% of	45 m ²	125.00	5,650	
7.6.1.10	Repair/replace stone showing signs of exfoliation (East elevation), assumed 20% of	80 m ²	125.00	9,950	
7.6.1.11	Repair/replace stone showing signs of exfoliation (North elevation), assumed 20% of	43 m ²	125.00	5,350	
7.6.1.12	Repair/replace stone showing signs of exfoliation (South elevation), assumed 20% of	26 m ²	125.00	3,250	
7.6.1.13	Repair/replace isolated stonework showing signs of displacement (West elevation)	1 item	10,000.00	10,000	
7.6.1.14	Repair/replace isolated stonework showing signs of displacement (East elevation)	1 item	10,000.00	10,000	
7.6.1.15	Repair/replace isolated stonework showing signs of displacement (North elevation)	1 item	7,500.00	7,500	
7.6.1.16	Repair/replace isolated stonework showing signs of displacement (South elevation)	1 item	7,500.00	7,500	
Sub - Total					209,439

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Building 1 - Refurbishment

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ELEMENTAL BUILD UP - CONSTRUCTION WORKS - EXTERNAL WORKS					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
8	External Works				
8.1	Site Preparation Works				
8.2	Roads, Paths, Paving's and Surfacing's				19,740
8.2.1	Paving slabs	282 m²	70.00	19,740	
8.3	Soft Landscaping				15,000
8.3.1	Allowance for soft landscaping	1 item	15,000.00	15,000	
8.4	Fencing, Railings and Walls				17,575
8.4.1	Retaining wall to form lightwells (2.0m)	185 m²	95.00	17,575	
Sub - Total					52,315
Say					£52,000

Feasibility Cost Plan

Building Two, Trinity West

Revision: 1

October 2018

Prepared By

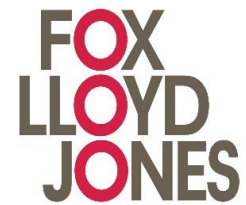
**Fox Lloyd Jones
Carlton Tower
34 St Paul's Street
Leeds
LS1 2QB**

NOTES AND EXCLUSIONS

- 1 Costs based on the following information and drawings:
Enjoy Design:
 - 1) Building 2 - Basement GA Plan as proposed, drawing no. 20-200 Rev -
 - 2) Building 2 - Ground Floor GA Plan as proposed, drawing no. 20-201 Rev -
 - 3) Building 2 - First Floor GA Plan as proposed, drawing no. 20-202 Rev -
 - 4) Building 2 - Second Floor GA Plan as proposed, drawing no. 20-203 Rev -
 - 5) Building 2 - South Elevation Proposals, drawing no. 20-220 Rev -
 - 6) Building 2 - North Elevation Proposals, drawing no. 20-221 Rev -
 - 7) Building 2 & 3 East and West Elevations, drawing no. 20-322 Rev -
- 2 The costs are prepared based on very limited information and without the benefit of surveys and must be viewed as indicative only. We have not had the benefit of structural and building surveys. The scope of works identified in this cost plan are subject to Building regulations and 3rd party approvals.
- 3 The costs assume the works will be competitively tendered
- 4 No allowances have been included for enhanced sustainability requirements
- 5 Professional design team fees are not included
- 6 Acquisition costs, including site surveys and investigations are not included
- 7 No allowances included for CIL or other planning costs or contributions
- 8 Inflation has been included at 3% to Q3 2019
- 9 VAT is excluded
- 10 Contingency/Risk allowance is excluded from this cost plan as it is deemed to be included in the overall budget of the scheme.
- 11 Tenant contributions/ Fit-Out works to the retail units are excluded. Fit out works to apartments have been included however this does not include for any soft furnishings.
- 12 No allowance has been made for the removal of asbestos as this is deemed to be included in allowances made for the overall site enabling works package.
- 12 No allowance has been made for capping off services as this is deemed to be included in the site wide enabling works package.
- 13 We have assumed that all existing doors are to be removed (including service riser door which will be reinstated)
- 14 We have assumed all non-loadbearing internal walls are to be removed.
- 15 An allowance has been included for the protection of the parquet flooring and cupboards that are to be retained (located in the basement).
- 16 It has been assumed that the steps and raised floor in the basement is to be removed and restored back to original levels
- 17 An provisional allowance has been made for structural alterations on each floor.
- 18 No allowance has been made for services to the basement or ground floor.
- 19 It has been assumed that all existing rooflights are to be removed and replaced with new conservation style rooflights. (this assumption is based on the proposed roof works to Building 1).
- 20 It has been assumed that the floor to ceiling heights are consistent with Building One heights across all the floors. The heights and wall areas in this cost plan can be reviewed upon receiving the measured survey of Building Two
- 21 We have assumed that the existing boiler house is to be demolished and a £5,000 allowance has been included.
- 22 We have assumed that the existing fire escape is to be retained and an allowance has been included for cleaning only.
- 23 The roof area has been quantified by applying a percentage uplift to an assumed plan area, the percentage uplift was obtained from that of Building One. The area and cost may be reviewed upon more information becoming available.

ACCOMODATION SCHEDULE - ALL FLOORS			
Phase	Unit m ²	Unit ft ²	No. of Apartments
<u>BASEMENT FLOOR</u>			
Retail Unit 1	458	4,930	
BASEMENT FLOOR SUB-TOTAL:	<u>458</u>	<u>4,930</u>	
<u>GROUND FLOOR</u>			
Retail Unit 2	446	4,801	
GROUND FLOOR SUB-TOTAL:	<u>446</u>	<u>4,801</u>	
<u>FIRST FLOOR</u>			
Studio Apartments	86	926	2
1 Bed Apartments	104	1,119	2
2 Bed Apartments	222	2,390	3
Circulation areas	93	1,001	
FIRST FLOOR SUB-TOTAL:	<u>505</u>	<u>5,436</u>	<u>7</u>
<u>SECOND FLOOR</u>			
Studio Apartments	86	926	2
1 Bed Apartments	104	1,119	2
2 Bed Apartments	222	2,390	3
Circulation areas	92	990	
SECOND FLOOR SUB-TOTAL:	<u>504</u>	<u>5,425</u>	<u>7</u>
<u>ALL FLOORS TOTAL:</u>	<u>1,913</u>	<u>20,592</u>	<u>14</u>

ELEMENTAL BUILD UP - CONSTRUCTION WORKS SUMMARY ALL FLOORS						
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	£ / m ²
			£	£	£	£
1	Enabling Works	1,913 m ²	28.75	55,000	55,000	29
2	Works to Existing	1,913 m ²	46.24	88,455	88,455	46
3	Basement Floor	458 m ²	141.92	65,000	65,000	142
4	Ground Floor	446 m ²	116.59	52,000	52,000	117
5	First Floor	505 m ²	778.22	393,000	393,000	778
6	Second Floor	504 m ²	803.57	405,000	405,000	804
7	Roof Works	697 m ²	236.66	165,000	165,000	237
8	Façade Works	1 item	532,718.00	532,718	532,718	532,718
9	External Works	1 item	275,890.00	275,890	275,890	275,890
	Sub - Total				2,032,063	1,062
	Add Preliminaries		15%		304,809	159
	Add OH+P		7.5%		175,265	92
	Add Inflation		3%		75,364	39
	Add Professional Fees				Excluded	
	Add Risk Allowance				Excluded	
Total Construction Works				2,587,501	1,353	126
Say				£2,588,000	1,353	126

Enabling Works**Building 2 - Refurbishment****Revision: 1****17 October 2018**

ELEMENTAL BUILD UP - CONSTRUCTION WORKS SITE PREPARATION					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
1	ENABLING WORKS				55,000
1.1	Allowance for removal of asbestos contaminated materials			Excluded	
1.2	Allowance for environmental clean up of guano, needles etc.	1 item	50,000.00	50,000	
1.3	Demolition of boiler house in main courtyard	1 m ²	5,000.00	5,000	
Sub - Total					55,000
Say					£55,000

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ELEMENTAL BUILD UP - CONSTRUCTION WORKS - BASEMENT					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
7	Works to Existing Buildings				
7.1	Minor Demolition Works and Alteration				27,562
7.1.1	Partitions and walls				
7.1.1.1	Removal of internal walls (blockwork)	279 m ²	15.00	4,185	
7.1.2	Internal Doors				
7.1.2.1	Removal of single leaf doors	13 nr	50.00	650	
7.1.2.2	Removal of double leaf doors	3 nr	80.00	240	
7.1.2.3	Removal of service riser doors (double)	1 nr	65.00	65	
7.1.3	Internal Finishes				
7.1.3.1	Removal of wall finishes to perimeter walls	1,041 m ²	8.00	8,328	
7.1.3.2	Removal of existing floor finishes	406 m ²	8.00	3,248	
7.1.3.3	Allowance for making good floor slab following removal of finishes (provisional)	1 item	2,000.00	2,000	
7.1.3.4	Removal of existing ceiling finishes	449 m ²	9.50	4,266	
7.1.3.5	Protection to existing parquet flooring	43 m ²	10.00	430	
7.1.3.6	Protection to existing fitted cupboards	1 item	200.00	200	
7.1.5	Staircases and other structures				
7.1.5.1	Allowance for removing existing steps and raised floor	110 m ²	30.00	3,300	
7.1.7	Services				
7.1.7.1	Provisional allowance for capping of existing services			Excluded	
7.1.7.2	Removal of sanitary appliances & fittings	1 item	650.00	650	
Sub - Total					27,562
Say					£28,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - BASEMENT FLOOR				
Ref	Element	Qty / Unit	Rate £	Sub Total £
1	Substructure			10,120
1.1	Allowance for cut and fill (new staircase)	47 m ²	15.00	705
1.2	Allowance for compacting (new staircase)	47 m ²	15.00	705
1.3	Concrete foundations (Strip foundations subject to engineers advise)(new staircase)	33 m	150.00	4,950
1.4	Floorslab extension (reinforcement and ties inc.)	47 m ²	80.00	3,760
2	Superstructure			29,790
2.1	Frame			
2.1.1	Allowance for structural alterations	1 item	5,000.00	5,000
2.2	External walls			
2.2.1	Allowance for making good of external walls where appropriate (provisional)	1 item	5,000.00	5,000
2.2.2	Tanking to basement walls below ground level	53 m ²	55.00	2,915
2.3	External Windows and Doors			
2.3.1	External entrance door; double leaf glazed	1 nr	2,500.00	2,500
2.3.2	External rear fire door; double leaf steel doors	2 nr	1,500.00	3,000
2.3.3	External rear service doors; double leaf steel doors	1 nr	1,500.00	1,500
2.5	Internal walls and doors			
2.5.1	Lift shaft walls	75 m ²	125.00	9,375
2.5.4	Service riser door; Double leaf	1 nr	500.00	500
3	Internal Finishes			24,979
3.1	Wall finishes			
3.1.1	Allowance for drylining to perimeter walls	331 m ²	15.00	4,965
3.1.2	Allowance for painting perimeter walls	331 m ²	6.50	2,152
3.2	Floor finishes			
3.2.1	Allowance for floor finishes; finish TBC			Excluded
3.3	Ceiling Finishes			
3.3.1	Allowance for plasterboarded ceiling	458 m ²	32.50	14,885
3.3.2	Allowance for painting ceiling	458 m ²	6.50	2,977
4	Fixture fittings and equipment			Excluded
5	Services			
5.1	Sanitary Appliances			
5.1.1	Allowance for sanitary installations			Excluded
5.2	Mechanical Installations			
5.2.2	Mechanical installations			Excluded
5.3	Electrical Installations			
5.3.1	Electrical installations			Excluded
5.4	Builders Work in Connection with Services			
5.4.1	Builders work in connection with services	10%		
Sub - Total				64,889
Say				£65,000

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ELEMENTAL BUILD UP - CONSTRUCTION WORKS - GROUND FLOOR					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
7	Works to Existing Buildings				
7.1	Minor Demolition Works and Alteration				21,570
7.1.2	Partitions and walls				
7.1.2.1	Removal of internal walls	263 m ²	15.00	3,945	
7.1.3	Internal Doors				
7.1.3.1	Removal of single leaf doors	4 nr	50.00	200	
7.1.3.2	Removal of double leaf doors	7 nr	80.00	560	
7.1.3.3	Removal of double leaf service riser doors	1 nr	65.00	65	
7.1.4	Internal Finishes				
7.1.4.1	Removal of wall finishes to perimeter walls	904 m ²	8.00	7,232	
7.1.4.2	Removal of existing floor finishes	421 m ²	8.00	3,368	
7.1.4.3	Allowance for making good floor following removal of finishes (provisional)	1 item	2,000.00	2,000	
7.1.4.3	Removal of existing ceiling finishes	421 m ²	9.50	4,000	
7.1.7	Services				
7.1.7.1	Provisional allowance for capping of existing services			Excluded	
7.1.7.2	Removal of sanitary appliances & fittings (1 nr WC & 1nr WHB)	1 item	200.00	200	
Sub - Total					21,570
Say					£22,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - GROUND FLOOR					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
2	Superstructure				24,730
2.1	Frame				
2.1.1	Allowance for structural alterations	1 item	5,000.00	5,000	
2.2	External walls				
2.2.1	Allowance for making good of external walls where appropriate (provisional)	1 item	5,000.00	5,000	
2.3	External windows and doors				
2.3.1	External doors to main entrance	1 nr	2,500.00	2,500	
2.3.2	External door to rear entrance	2 nr	2,500.00	5,000	
2.3.4	External door to refuse / recycling room	1 nr	1,750.00	1,750	
2.5	Internal walls and doors				
2.5.1	Internal partitions	43 m ²	60.00	2,580	
2.5.2	Hardwood doors with associated ironmongery; single leaf	3 nr	650.00	1,950	
2.5.3	Service riser door; Single leaf	1 nr	450.00	450	
2.5.4	Service riser door; Double leaf	1 nr	500.00	500	
3	Internal Finishes				27,130
3.1	Wall finishes				
3.1.1	Allowance for drylining to perimeter walls	429 m ²	15.00	6,435	
3.1.2	Allowance for painting perimeter walls	429 m ²	6.50	2,789	
3.2	Floor finishes				
3.2.1	Allowance for floor finishes; finish TBC			Excluded	
3.2.2	Allowance for acoustic treatment; system			Excluded	
3.2.3	Bike store/Refuse store	41 m ²	12.50	513	
3.3	Ceiling Finishes				
3.3.1	Allowance for plasterboarded ceiling	446 m ²	32.50	14,495	
3.3.2	Allowance for painting ceiling	446 m ²	6.50	2,899	
4	Fixture fittings and equipment			Excluded	

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ELEMENTAL BUILD UP - CONSTRUCTION WORKS - GROUND FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
5	Services				
5.1	Sanitary Appliances				
5.1.1	Allowance for sanitary installations			Excluded	
5.2	Mechanical Installations				
5.2.1	Mechanical Installations			Excluded	
5.3	Electrical Installations				
5.3.1	Electrical Installations			Excluded	
5.4	Builders Work in Connection with				
5.4.1	Builders work in connection with services	10%		Excluded	
Sub - Total					51,860
Say					£52,000

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ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FIRST FLOOR					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
7	Works to Existing Buildings				
7.1	Minor Demolition Works and Alteration				20,430
7.1.2	Partitions and walls				
7.1.2.1	Removal of internal walls	195 m ²	15.00	2,925	
7.1.2.2	Removal of existing partition walls	174 m ²	12.50	2,175	
7.1.3	Internal Doors				
7.1.3.1	Removal of single leaf doors	12 nr	50.00	600	
7.1.3.2	Removal of double leaf doors	2 nr	80.00	160	
7.1.3.3	Removal of double leaf riser doors	1 nr	65.00	65	
7.1.4	Internal Finishes				
7.1.4.1	Removal of wall finishes to perimeter walls	464 m ²	8.00	3,712	
7.1.4.2	Removal of existing floor finishes	491 m ²	8.00	3,928	
7.1.4.3	Allowance for making good floor following removal of finishes (provisional)	1 item	2,000.00	2,000	
7.1.4.4	Removal of existing ceiling finishes	491 m ²	9.50	4,665	
7.1.7	Services				
7.1.7.1	Provisional allowance for capping of existing services			Excluded	
7.1.7.2	Removal of sanitary appliances & fittings (1 nr WC's & 1 nr WHB)	1 item	200.00	200	
Sub - Total					20,430
Say					£20,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FIRST FLOOR					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
2	Superstructure				94,380
2.1	Frame				
2.1.1	Allowance for structural alterations	1 item	5,000.00	5,000	
2.2	External walls				
2.2.1	Allowance for making good of external walls where appropriate (Provisional)	1 item	5,000.00	5,000	
2.4	Internal walls and partitions				
2.4.1	Internal partitions; 30 min	478 m ²	65.00	31,070	
2.4.3	Internal walls; 60 min	333 m ²	70.00	23,310	
2.4.3	MDF skirting boards	436 m	15.00	6,540	
2.4.4	Coving to all walls	436 m	10.00	4,360	
2.5	Internal doors				
2.5.1	Entrance doors to apartments; single leaf	7 nr	800.00	5,600	
2.5.3	Hardwood doors with associated ironmongery; single leaf	10 nr	650.00	6,500	
2.5.4	Single leaf WC doors	10 nr	650.00	6,500	
2.5.5	Service riser door; double leaf	1 nr	500.00	500	
3	Internal Finishes				100,067
3.1	Wall finishes				
3.1.1	Allowance for drylining to perimeter walls	464 m ²	15.00	6,960	
3.1.2	Circulation; one coat mist, 2 coats emulsion	371 m ²	6.50	2,412	
3.1.3	Bedrooms/lobby/living space; one coat mist, 2 coats emulsion	960 m ²	6.50	6,240	
3.1.4	WC; assumed full height tiling	271 m ²	70.00	18,970	
3.1.5	Painting MDF skirting boards	436 m	5.00	2,180	
3.1.6	Painting coving	436 m	5.00	2,180	
3.2	Floor finishes				
3.2.1	Circulation; carpet	371 m ²	25.00	9,275	
3.2.2	Bedroom; carpet	105 m ²	25.00	2,625	
3.2.3	Kitchen, living space, lobby; Laminate	198 m ²	45.00	8,910	
3.2.4	WC; tiled floor	41 m ²	80.00	3,280	
3.2.5	Allowance for acoustic treatment; system TBC	505 m ²	45.00	22,730	
3.3	Ceiling Finishes				
3.3.1	Circulation; plastered and painted	93 m ²	32.50	3,023	
3.3.2	Bedrooms; plastered and painted	105 m ²	32.50	3,413	
3.3.3	Kitchen, living space, lobby; plastered and painted	198 m ²	32.50	6,435	
3.3.4	WC; moisture resistant plaster and paint	41 m ²	35.00	1,435	
4	Fixture fittings and equipment				36,750
4.1	Kitchen comprising of cabinets, overhead units and worktop	7 nr	3,950.00	27,650	
4.2	Allowance for white goods to kitchens (inc. dishwasher, fridge/freezer, oven & sink)	7 nr	800.00	5,600	
4.3	Kitchen splashbacks	7 nr	500.00	3,500	

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ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FIRST FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
5	Services				
5.1	Sanitary Appliances				27,500
5.1.1	WC	10 nr	450.00	4,500	
5.1.2	HWB	10 nr	400.00	4,000	
5.1.3	Vanity mirror	10 nr	50.00	500	
5.1.4	Shower	3 nr	1,500.00	4,500	
5.1.5	Baths	7 nr	1,000.00	7,000	
5.1.6	Shower over bath (including screens and taps)	7 nr	1,000.00	7,000	
5.2	Mechanical Installations				0
5.2.1	Mechanical Installations	505 m²	150.00		
5.3	Electrical Installations				63,125
5.3.1	Electrical Installations	505 m²	125.00	63,125	
5.4	Lift Installation				50,000
5.4.1	Lift installation (provisional)	1 item	50,000.00	50,000	
5.4	Builders Work in Connection with Services				20,908
5.4.1	Builders work in connection with services	10%		20,908	
Sub - Total					392,730
Say					£393,000

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ELEMENTAL BUILD UP - CONSTRUCTION WORKS - SECOND FLOOR					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
7	Works to Existing Buildings				
7.1	Minor Demolition Works and Alteration				18,894
7.1.2	Partitions and walls				
7.1.2.1	Removal of internal walls	139 m ²	15.00	2,085	
7.1.2.2	Removal of existing partition walls	177 m ²	12.50	2,213	
7.1.3	Internal Doors				
7.1.3.1	Removal of single leaf doors	12 nr	50.00	600	
7.1.3.2	Removal of double leaf doors	2 nr	80.00	160	
7.1.3.3	Removal of double leaf riser doors	1 nr	65.00	65	
7.1.4	Internal Finishes				
7.1.4.1	Removal of wall finishes to perimeter walls	438 m ²	8.00	3,504	
7.1.4.2	Removal of existing floor finishes	461 m ²	8.00	3,688	
7.1.4.3	Allowance for making good floor following removal of finishes (provisional)	1 item	2,000.00	2,000	
7.1.4.4	Removal of existing ceiling finishes	461 m ²	9.50	4,380	
7.1.7	Services				
7.1.7.1	Provisional allowance for capping of existing services			Excluded	
7.1.7.2	Removal of sanitary appliances & fittings (1 nr WC's & 1 nr WHB)	1 item	200.00	200	
Sub - Total					18,894
Say					£19,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - SECOND FLOOR					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
2	Superstructure				93,995
2.1	Frame				
2.1.1	Allowance for structural alterations	1 item	5,000.00	5,000	
2.2	External walls				
2.2.1	Allowance for making good of external walls where appropriate (provisional)	1 item	5,000.00	5,000	
2.4	Internal walls and partitions				
2.4.1	Internal partitions; 30mins	478 m ²	65.00	31,070	
2.4.2	Internal walls; 60 mins	330 m ²	70.00	23,100	
2.4.3	MDF Skirtings	429 m	15.00	6,435	
2.4.4	Allowance for coving to all walls	429 m	10.00	4,290	
2.5	Internal doors				
2.5.1	Entrance doors to apartments; single leaf	7 nr	800.00	5,600	
2.5.2	Hardwood doors with associated ironmongery; single leaf	10 nr	650.00	6,500	
2.5.3	Single leaf WC doors	10 nr	650.00	6,500	
2.5.4	Service riser door; double leaf	1 nr	500.00	500	
3	Internal Finishes				92,393
3.1	Wall finishes				
3.1.1	Allowance for drylining to perimeter walls	438 m ²	15.00	6,570	
3.1.2	Circulation; one coat mist, 2 coats emulsion	347 m ²	6.50	2,256	
3.1.3	Bedrooms/lobby/living space; one coat mist, 2 coats emulsion	960 m ²	6.50	6,240	
3.1.4	WC; assumed full height tiling	271 m ²	70.00	18,970	
3.1.5	Painting MDF skirting boards	429 m	5.00	2,145	
3.1.6	Painting coving	429 m	5.00	2,145	
3.2	Floor finishes				
3.2.1	Circulation; carpet	92 m ²	25.00	2,300	
3.2.2	Bedroom; carpet	105 m ²	25.00	2,625	
3.2.3	Kitchen, living space, lobby; Laminate	198 m ²	45.00	8,910	
3.2.4	WC; tiled floor	41 m ²	80.00	3,280	
3.2.5	Allowance for acoustic treatment; system TBC	504 m ²	45.00	22,680	
3.3	Ceiling Finishes				
3.3.1	Circulation; plastered and painted	92 m ²	32.50	2,990	
3.3.2	Bedrooms; plastered and painted	105 m ²	32.50	3,413	
3.3.3	Kitchen, living space, lobby; plastered and painted	198 m ²	32.50	6,435	
3.3.4	WC; moisture resistant plaster and paint	41 m ²	35.00	1,435	
4	Fixture fittings and equipment				36,750
4.1	Kitchen comprising of cabinets, overhead units and worktop	7 nr	3,950.00	27,650	
4.2	Allowance for white goods to kitchens (inc. dishwasher, fridge/freezer, oven & sink)	7 nr	800.00	5,600	
4.3	Kitchen splashbacks	7 nr	500.00	3,500	

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ELEMENTAL BUILD UP - CONSTRUCTION WORKS - SECOND FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
5	Services				
5.1	Sanitary Appliances				25,400
5.1.1	WC	10 nr	450.00	4,500	
5.1.2	HWB	10 nr	400.00	4,000	
5.1.3	Vanity mirror	10 nr	50.00	500	
5.1.4	Shower	3 nr	800.00	2,400	
5.1.5	Baths	7 nr	1,000.00	7,000	
5.1.6	Shower over baths	7 nr	1,000.00	7,000	
5.2	Mechanical Installations				75,600
5.2.1	Mechanical Installations	504 m²	150.00	75,600	
5.3	Electrical Installations				63,000
5.3.1	Electrical Installations	504 m²	125.00	63,000	
5.4	Builders Work in Connection with Services				17,716
5.4.1	Builders work in connection with services	10%		17,716	
Sub - Total					404,854
Say					£405,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - ROOF					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
7	Works to existing buildings				17,308
7.1	Minor Demolition Works and Alteration Works				
7.1.1	External Windows and Doors				
7.1.1.1	Removal of rooflights	24 m ²	15.00	355	
7.1.1.4	Forming opening for the roof access hatch (provisional)	1 item	750.00	750	
7.1.1.5	Making good new opening of access hatch (provisional)	1 item	500.00	500	
7.1.2	Roof Works				
7.1.2.1	Remove existing roof coverings	697 m ²	15.00	10,458	
7.1.2.2	Removal of existing lead rolled ridges	37 m	7.50	278	
7.1.2.3	Removal of existing lead rolled hips	57 m	7.50	428	
7.1.2.4	Removal of existing lead rolled valleys	19 m	7.50	143	
7.1.2.5	Removal of existing lead lined gutters	133 m	9.00	1,197	
7.1.2.6	Retained chimney stacks; raking and repointing (provisional)	1 item	1,000.00	1,000	
7.5	External Cleaning				
7.5.1	Cleaning and removing stains and				
7.5.1.1	Cleaning existing chimney stack (provisional)	1 item	200.00	200	
7.5.1.2	Allowance for cleaning gutters and downpipes (provisional)	1 item	2,000.00	2,000	
2	Superstructure				148,020
2.1	Roof				
2.1.1	Re-roof existing slate roof	697 m ²	85.00	59,262	
2.1.2	Roof covering to new staircase; to matched existing (including roof timbers)	56 m ²	125.00	7,050	
2.1.3	Insulation to roof void	754 m ²	30.00	22,608	
2.1.4	Lead work to stone cornices	133 m	75.00	9,975	
2.1.5	New lead rolled ridges	37 m	70.00	2,590	
2.1.6	New lead rolled hips	57 m	75.00	4,275	
2.1.7	New lead rolled valleys	19 m	75.00	1,425	
2.1.8	New lead lined gutters	133 m	85.00	11,305	
2.1.9	New flashing to chimney stacks	14 m	70.00	980	
2.1.10	Roof safety line; stainless steel cable and pedestals (provisional)	1 item	5,000.00	5,000	
2.2	External windows and doors				
2.2.1	EO Conservation style rooflights	24 nr	950.00	22,800	
2.2.3	New roof hatch; side hinged; opening outwards (800mm x 900mm)	1 nr	750.00	750	
Sub - Total					165,328
Say					£165,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FAÇADE					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
7	Works to existing buildings				323,065
7.1	Minor Demolition Works and Alteration Works				
7.1.1	External Windows				
7.1.1.1	Careful removal of existing windows	295 m²	10.00	2,950	
7.1.1.2	Making good existing window openings (Provisional)	1 item	3,000.00	3,000	
7.1.1.3	Careful removal of louvres at top of main staircase stack	33 m²	35.00	1,155	
7.1.1.4	Making good existing louver openings (Provisional)	1 item	1,500.00	1,500	
7.5	External cleaning				
7.5.1	Cleaning and removing stains and				
7.5.1.1	Allowance for scaffolding (Provisional)	1 item	50,000.00	50,000	
7.5.1.2	Cleaning existing external façade; soft washing (west elevation - rear)	160 m²	12.00	1,920	
7.5.1.3	Cleaning existing external façade; soft washing (north elevation - side)	711 m²	12.00	8,532	
7.5.1.4	Cleaning existing external façade; soft washing (south elevation - side)	909 m²	12.00	10,908	
7.5.1.5	Cleaning to existing fire escape stairs (Provisional)	1 item	2,000.00	2,000	
7.6	Renovation Works				
7.6.1	Masonry/Stone Repairs				
7.6.1.1	Repair vertical stepped cracks (North elevation) - Assumed 25% of elevation	178 m²	80.00	14,240	
7.6.1.2	Repair vertical stepped cracks (South elevation) - Assumed 25% of elevation	227 m²	80.00	18,160	
7.6.1.3	Repair vertical stepped cracks (West elevation) - Assumed 25% of elevation	40 m²	80.00	3,200	
7.6.1.4	Rake out and re-point signs of mortar erosion (North elevation) - Assumed 100% of	711 m²	75.00	53,325	
7.6.1.5	Rake out and re-point signs of mortar erosion (South elevation) - Assumed 100% of	909 m²	75.00	68,175	
7.6.1.6	Rake out and re-point signs of mortar erosion (West elevation) - Assumed 100% of	160 m²	75.00	12,000	
7.6.1.7	Repair/replace stones showing signs of exfoliation (North elevation) - Assumed 20%	142 m²	125.00	17,750	
7.6.1.8	Repair/replace stones showing signs of exfoliation (South elevation) - Assumed 20%	182 m²	125.00	22,750	
7.6.1.9	Repair/replace stones showing signs of exfoliation (West elevation) - Assumed 20% of	32 m²	125.00	4,000	
7.6.1.10	Repair/replace isolated stonework showing signs of displacement (North elevation)	1 item	10,000.00	10,000	
7.6.1.11	Repair/replace isolated stonework showing signs of displacement (South elevation)	1 item	10,000.00	10,000	
7.6.1.12	Repair/replace isolated stonework showing signs of displacement (West elevation)	1 item	7,500.00	7,500	

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FAÇADE					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
2	Superstructure				209,653
2.1	Frame				
2.1.1	New residential accomodation staircase (assumed concrete)	1 nr	15,000.00	15,000	
2.2	External Walls				
2.2.1	External stone walls to encapsulate new staircase (to match existing)	261 m²	225.00	58,653	
2.3	External windows and doors				
2.3.1	Conservation windows (including frames and window boards etc.)	320 m²	350.00	112,000	
2.3.2	Louvres to top of main staircase stack	33 m²	250.00	8,250	
2.3.3	EO external doors (including all associated ironmongery)	3 nr	2,000.00	6,000	
2.3.4	Steel fire door; single leaf (including frames and ironmongery)	4 nr	1,950.00	7,800	
2.3.5	External door to cycle store (including frame and ironmongery)	1 nr	1,950.00	1,950	
Sub - Total					532,718
Say					£533,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - EXT WORKS					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
8	External Works				275,890
8.1	Site Preparation Works				
8.1.1	Grubbing up existing concrete yard and cobble stone paving	1,082 m ²	15.00	16,230	
8.1.2	Disposal of materials off site (assumed inert)	271 m ³	25.00	6,763	
8.1.3	Levelling courtyard area	1,082 m ²	5.00	5,410	
8.2	Roads, Paths, Pavings and Surfacing				
8.2.1	New cobble road surfacing	1,082 m ²	200.00	216,400	
8.2.2	Allowance for white lining (Provisional)	1 item	2,000.00	2,000	
8.2.3	Allowance for car charging point	2 nr	3,500.00	7,000	
8.3	Soft Landscaping				
8.3.1	Allowance for soft landscaping (areas TBC)	1 item	5,000.00	5,000	
8.4	Fencing, Rails and Walls				
8.4.1	Allowance for cleaning down and preparing retaining walls to existing light wells	81 m ²	12.50	1,013	
8.4.2	Allowance for making good/maintaining existing retaining walls	81 m ²	75.00	6,075	
8.5	Drainage				
8.5.1	Allowance for drainage alterations	1 item	10,000.00	10,000	
Sub - Total					275,890
Say					£276,000

Feasibility Cost Plan

Building Three, Trinity West

Revision: 1

October 2018

Prepared By

**Fox Lloyd Jones
Carlton Tower
34 St Paul's Street
Leeds
LS1 2QB**

NOTES AND EXCLUSIONS

- 1 Costs based on the following information and drawings:
Enjoy Design:
 - 1) Building 3 - Ground Floor GA Plan as proposed, drawing no. 20-300 Rev -
 - 2) Building 3 - First Floor GA Plan as proposed, drawing no. 20-301 Rev -
 - 3) Building 3 - South Elevation Proposals, drawing no. 20-320 Rev -
 - 4) Building 3 - North Elevation Proposals, drawing no. 20-321 Rev -
 - 5) Building 2 & 3 East and West Elevations, drawing no. 20-322 Rev -
- 2 The costs are prepared based on very limited information and without the benefit of surveys and must be viewed as indicative only. We have not had the benefit of structural and building surveys. The scope of works identified in this cost plan are subject to Building regulations and 3rd party approvals.
- 3 The costs assume the works will be competitively tendered
- 4 No allowances have been included for enhanced sustainability requirements
- 5 Professional design team fees are not included
- 6 Acquisition costs, including site surveys and investigations are not included
- 7 No allowances included for CIL or other planning costs or contributions
- 8 Inflation has been included at 3% to Q3 2019
- 9 VAT is excluded
- 10 Contingency/Risk allowance is excluded from this cost plan as it is deemed to be included in the overall budget of the scheme.
- 11 Tenant contributions/ Fit-Out are included however no allowance has been made for soft furnishings
- 12 No allowance has been made for the removal of asbestos as this is deemed to be included in allowances made for the overall site enabling works package.
- 13 An allowance has been made on each floor for capping of existing services and removal of sanitary appliances.
- 14 We have assumed that all existing doors are to be removed (including service riser door which will be reinstated)
- 15 We have assumed all non-loadbearing internal walls are to be removed.
- 16 An allowance has been made for external deck entrance to the first floor apartments. This allowance can be reviewed upon receiving more information about how the deck will be constructed.
- 17 It has been assumed that the internal staircases shown on the drawings are as existing and are to be retained and redecorated.
- 18 An allowance has been made for alteration to steelwork has been included
- 19 It has been assumed that the floor to ceiling heights are consistent with Building One heights across all the floors. The heights and wall areas in this cost plan can be reviewed upon receiving the measured survey of Building Three
- 20 Demolition of the boiler house in the central courtyard is deemed to be included in the building 2 enabling works package and therefore has been excluded from this cost plan.
- 21 We have assumed that the existing fire escape is to be retained and an allowance has been included for cleaning and redecoration only.
- 22 The roof area has been quantified by applying a percentage uplift to an assumed plan area, the percentage uplift was obtained from that of Building One. The area and cost may be reviewed upon more information becoming available.
- 23 An allowance has been made for the removal of the leadwork to the roof (ridges, hips and to cornices) and replacing with new.

Building Three, Trinity West

Feasibility Cost Plan

17 October 2018



NOTES AND EXCLUSIONS

- 24 New walls and partitions have been measured full height assuming that the heights are consistent to building one.
- 25 The extent of the works to the façade has been based on building 2, assuming that the condition of the two wings are in a consistent condition to each other.
- 26 Due to a lack of information regarding the scope of the external works, the allowances made in this cost plan are purely indicative and would be subject to review, should an external works plan be provided.
- 27 An allowance has been made to remove all existing surfacings to the courtyard and replace with new cobble stone paving, it has been assumed that this is suitable from a conservation perspective.
- 28 An allowance has been made from soft landscaping and planting.

ACCOMODATION SCHEDULE - ALL FLOORS			
Phase	Unit m ²	Unit ft ²	No. of Apartments
<u>GROUND FLOOR</u>			
1 Bed Apartments	110	1,184	2
2 Bed Apartments	284	3,057	4
Circulation areas	28	301	
GROUND FLOOR SUB-TOTAL:	<u>422</u>	<u>4,542</u>	<u>6</u>
<u>FIRST FLOOR</u>			
1 Bed Apartments	55	592	1
2 Bed Apartments	355	3,821	5
Circulation areas	15	161	
FIRST FLOOR SUB-TOTAL:	<u>425</u>	<u>4,575</u>	<u>6</u>
<u>ALL FLOORS TOTAL:</u>	<u>847</u>	<u>9,117</u>	<u>12</u>

ELEMENTAL BUILD UP - CONSTRUCTION WORKS SUMMARY ALL FLOORS							
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £	£ / m ² £	£ / m ² £
1	Works to Existing	847 m ²	49.59	42,000	42,000	50	5
3	Ground Floor	422 m ²	817.54	345,000	345,000	818	76
4	First Floor	425 m ²	903.53	384,000	384,000	904	84
6	Roof Works	748 m ²	145.80	109,000	109,000	146	14
7	Façade Works	1 item	311,000.00	311,000	311,000	311,000	28,893
8	External Works	1 item	106,000.00	106,000	106,000	106,000	9,848
	Sub - Total				1,297,000	1,531	142
	Add Preliminaries		15%		194,550	230	21
	Add OH+P		7.5%		111,866	132	12
	Add Inflation		3%		48,102	57	5
	Add Professional Fees				Excluded		
	Add Risk Allowance				Excluded		
Total Construction Works					1,651,519	1,950	181
Say					£1,652,000	1,950	181

Enabling Works

Building 3 - Refurbishment

Revision: 1

02 October 2018



ELEMENTAL BUILD UP - CONSTRUCTION WORKS SITE PREPARATION					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
1	ENABLING WORKS				
1.1	Allowance for removal of asbestos contaminated materials			Excluded	25,000
1.2	Allowance for environmental clean up of guano, needles etc.	1 item	25,000.00	25,000	
1.3	Demolition of Boiler house in main courtyard			Excluded	
Sub - Total					25,000
Say					£25,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - GROUND FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
7	Works to Existing Buildings				
7.1	Minor Demolition Works and Alteration				23,726
7.1.2	Partitions and walls				
7.1.2.1	Removal of internal walls	294 m ²	15.00	4,410	
7.1.2.2	Removal of existing partition walls	28 m ²	12.50	350	
7.1.3	Internal Doors				
7.1.3.1	Removal of single leaf doors	6 nr	50.00	300	
7.1.3.2	Removal of double leaf doors	3 nr	80.00	240	
7.1.3.3	Removal of double leaf riser doors	1 nr	65.00	65	
7.1.4	Internal Finishes				
7.1.4.1	Removal of wall finishes to perimeter walls	437 m ²	8.00	3,496	
7.1.4.2	Removal of existing floor finishes	438 m ²	8.00	3,504	
7.1.4.3	Allowance for making good floor following removal of finishes (provisional)	1 item	2,000.00	2,000	
7.1.4.4	Removal of existing ceiling finishes	438 m ²	9.50	4,161	
7.1.7	Services				
7.1.7.1	Provisional allowance for capping of existing services	1 item	5,000.00	5,000	
7.1.7.2	Removal of sanitary appliances & fittings (1 nr WC's & 1 nr WHB)	1 item	200.00	200	
Sub - Total					23,726
Say					£24,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - GROUND FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
2	Superstructure				87,235
2.1	Frame				
2.1.1	Allowance for structural alterations	1 item	5,000.00	5,000	
2.2	External walls				
2.2.1	Allowance for making good of external walls where appropriate (provisional)	1 item	5,000.00	5,000	
2.3	Exteneral Windows and Doors				
2.3.1	External Entrance doors to apartments; single leaf	4 nr	1,200.00	4,800	
2.3.2	External entrance doors to circulation areas; single leaf	3 nr	1,000.00	3,000	
2.3.3	External entrance doors to cycle store; double leaf	1 nr	2,000.00	2,000	
2.4	Internal walls and partitions				
2.4.1	Internal stud partitions; 30 min	326 m ²	65.00	21,190	
2.4.2	Internal walls; 60 min	236 m ²	70.00	16,520	
2.4.3	MDF skirtings	441 m	15.00	6,615	
2.4.4	Allowance for coving to all walls	441 m	10.00	4,410	
2.5	Internal doors				
2.5.1	Entrance doors to apartments; single leaf	2 nr	800.00	1,600	
2.5.2	Hardwood doors with associated ironmongery; single leaf	14 nr	650.00	9,100	
2.5.3	Hardwood doors with associated ironmongery; double leaf	1 nr	800.00	800	
2.5.4	Single leaf WC doors	10 nr	650.00	6,500	
2.5.5	Hardwood doors with associated ironmongery; single leaf circulation door with vision panel	1 nr	700.00	700	
3	Internal Finishes				70,399
3.1	Wall finishes				
3.1.1	Allowance for drylining to perimeter walls	437 m ²	15.00	6,555	
3.1.2	Circulation; one coat mist, 2 coats emulsion	123 m ²	6.50	800	
3.1.3	Bedrooms/lobby/living space; one coat mist, 2 coats emulsion	1,200 m ²	6.50	7,800	
3.1.4	WC; assumed full height tiling	273 m ²	70.00	19,110	
3.1.5	Painting skirtings	441 m	5.00	2,205	
3.1.6	Painting covings	441 m	5.00	2,205	
3.1.7	Bike store/ refuse store	93 m ²	6.50	605	

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - GROUND FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
3.2	Floor finishes				
3.2.1	Circulation; carpet	49 m ²	25.00	1,230	
3.2.2	Bedroom; carpet	116 m ²	25.00	2,900	
3.2.3	Kitchen, living space, lobby; Laminate	222 m ²	45.00	9,990	
3.2.4	WC; Tiled	44 m ²	80.00	3,520	
3.2.5	Bike store/ refuse store	24 m ²	12.50	300	
3.3	Ceiling Finishes				
3.3.1	Circulation; plastered and painted	49 m ²	32.50	1,590	
3.3.2	Bedrooms; plastered and painted	105 m ²	32.50	3,410	
3.3.3	Kitchen, living space, lobby; plastered and painted	198 m ²	32.50	6,440	
3.3.4	WC; moisture resistant plaster and paint	41 m ²	35.00	1,440	
3.3.5	Bike store/ refuse store	24 m ²	12.50	300	
4	Fixture fittings and equipment				31,500
4.1	Kitchen comprising of cabinets, overhead units and worktop	6 nr	3,950.00	23,700	
4.2	Allowance for white goods to kitchens (inc. dishwasher, fridge/freezer, oven & sink)	6 item	800.00	4,800	
4.3	Kitchen splashbacks	6 nr	500.00	3,000	
5	Services				
5.1	Sanitary Appliances				156,263
5.1.1	WC	10 nr	450.00	4,500	
5.1.2	HWB	10 nr	400.00	4,000	
5.1.3	Vanity mirror	10 nr	50.00	500	
5.1.4	Shower	3 nr	1,500.00	4,500	
5.1.5	Baths	6 nr	1,000.00	6,000	
5.1.6	Shower over baths	6 nr	1,000.00	6,000	
5.2	Mechanical Installations				
5.2.1	Mechanical Installations	422 m ²	150.00	63,300	
5.3	Electrical Installations				
5.3.1	Electrical Installations	422 m ²	125.00	52,750	
5.4	Builders Work in Connection with Services				
5.4.1	Builders work in connection with services	10%		14,713	
Sub - Total					345,397
Say					£345,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FIRST FLOOR					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
7	Works to Existing Buildings				
7.1	Minor Demolition Works and Alteration				18,067
7.1.2	Partitions and walls				
7.1.2.1	Removal of internal walls	235 m ²	15.00	3,525	
7.1.2.2	Removal of existing partition walls	43 m ²	12.50	538	
7.1.3	Internal Doors				
7.1.3.1	Removal of single leaf doors	6 nr	50.00	300	
7.1.3.2	Removal of double leaf doors	2 nr	80.00	160	
7.1.3.3	Removal of double leaf riser doors	1 nr	65.00	65	
7.1.4	Internal Finishes				
7.1.4.1	Removal of wall finishes to perimeter walls	443 m ²	8.00	3,544	
7.1.4.2	Removal of existing floor finishes	442 m ²	8.00	3,536	
7.1.4.3	Allowance for making good floor following removal of finishes (provisional)	1 item	2,000.00	2,000	
7.1.4.4	Removal of existing ceiling finishes	442 m ²	9.50	4,199	
7.1.7	Services				
7.1.7.1	Provisional allowance for capping of existing services	1 item	inc. in ground floor	inc. in ground floor	
7.1.7.2	Removal of sanitary appliances & fittings (1 nr WC's & 1 nr WHB)	1 item	200.00	200	
Sub - Total					18,067
Say					£18,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FIRST FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
2	Superstructure				102,620
2.1	Frame				
2.1.1	Allowance for structural alterations	1 item	5,000.00	5,000	
2.2	External walls				
2.2.1	Allowance for making good of external walls where appropriate (provisional)	1 item	5,000.00	5,000	
2.3	Extrenal Windows and Doors				
2.3.1	External Entrance doors to apartments; single leaf	4 nr	1,200.00	4,800	
2.3.2	External entrance doors to circulation areas; single leaf	3 nr	1,000.00	3,000	
2.4	Internal walls and partitions				
2.4.1	Internal stud partitions; 30min	521 m ²	65.00	33,865	
2.4.2	Internal walls; 60min	304 m ²	70.00	21,280	
2.4.3	MDF skirtings	373 m	15.00	5,595	
2.4.4	Allowance for coving to all walls	373 m	10.00	3,730	
2.5	Internal doors				
2.5.1	Entrance doors to apartments; single leaf	2 nr	800.00	1,600	
2.5.2	Hardwood doors with associated ironmongery; single leaf	16 nr	650.00	10,400	
2.5.3	Single leaf WC doors	11 nr	650.00	7,150	
2.5.4	Service riser door; double leaf	1 nr	500.00	500	
2.5.5	Hardwood doors with associated ironmongery; single leaf circulation door with vision panel	1 nr	700.00	700	
3	Internal Finishes				88,358
3.1	Wall finishes				
3.1.1	Allowance for drylining to perimeter walls	443 m ²	15.00	6,645	
3.1.2	Circulation; one coat mist, 2 coats emulsion	347 m ²	6.50	2,256	
3.1.3	Bedrooms/lobby/living space; one coat mist, 2 coats emulsion	960 m ²	6.50	6,240	
3.1.4	WC; assumed full height tiling	271 m ²	70.00	18,970	
3.1.5	Painting to skirtings	373 m	5.00	1,865	
3.1.6	Painting to covings	373 m	5.00	1,865	

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FIRST FLOOR					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
3.2	Floor finishes				
3.2.1	Circulation; carpet	92 m ²	25.00	2,300	
3.2.2	Bedroom; carpet	105 m ²	25.00	2,625	
3.2.3	Kitchen, living space, lobby; Laminate	198 m ²	45.00	8,910	
3.2.4	WC; tiled	41 m ²	80.00	3,280	
3.2.5	Allowance for acoustic treatment; system TBC	425 m ²	45.00	19,130	
3.3	Ceiling Finishes				
3.3.1	Circulation; plastered and painted	92 m ²	32.50	2,990	
3.3.2	Bedrooms; plastered and painted	105 m ²	32.50	3,413	
3.3.3	Kitchen, living space, lobby; plastered and painted	198 m ²	32.50	6,435	
3.3.4	WC; moisture resistant plaster and paint	41 m ²	35.00	1,435	
4	Fixture fittings and equipment				36,250
4.1	Kitchen comprising of cabinets, overhead units and worktop	7 nr	3,950.00	27,650	
4.2	Allowance for white goods to kitchens (inc. dishwasher, fridge/freezer, oven & sink)	7 nr	800.00	5,600	
4.3	Kitchen splashbacks	6 nr	500.00	3,000	
5	Services				156,303
5.1	Sanitary Appliances				
5.1.1	WC	10 nr	450.00	4,500	
5.1.2	HWB	10 nr	400.00	4,000	
5.1.3	Vanity mirror	10 nr	50.00	500	
5.1.4	Shower	4 nr	800.00	3,200	
5.1.5	Baths	6 nr	1,000.00	6,000	
5.1.6	Shower over baths	6 nr	1,000.00	6,000	
5.2	Mechanical Installations				
5.2.1	Mechanical Installations	425 m ²	150.00	63,750	
5.3	Electrical Installations				
5.3.1	Electrical Installations	425 m ²	125.00	53,125	
5.4	Builders Work in Connection with Services				
5.4.1	Builders work in connection with services	10%		15,228	
Sub - Total					383,531
Say					£384,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - ROOF					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
7	Works to existing buildings				16,652
7.1	Minor Demolition Works and Alteration Works				
7.1.1	External Windows and Doors				
7.1.1.1	Forming opening for the roof access hatch (provisional)	1 item	750.00	750	
7.1.1.2	Making good new opening of access hatch (provisional)	1 item	500.00	500	
7.1.2	Roof Works				
7.1.2.1	Remove existing roof coverings	748 m ²	15.00	11,214	
7.1.2.2	Removal of existing lead rolled ridges	37 m	7.50	278	
7.1.2.3	Removal of existing lead rolled hips	15 m	7.50	113	
7.1.2.5	Removal of existing lead lined gutters	122 m	9.00	1,098	
7.1.2.6	Retained chimney stack; raking and repointing	1 item	500.00	500	
7.5	External Cleaning				
7.5.1	Cleaning and removing stains and				
7.5.1.1	Cleaning existing chimney stack (provisional)	1 item	200.00	200	
7.5.1.2	Allowance for cleaning gutters and downpipes (provisional)	1 item	2,000.00	2,000	
2	Superstructure				92,531
2.1	Roof				
2.1.1	Re-roof existing slate roof	748 m ²	85.00	63,546	
2.1.3	Lead work to stone cornices	122 m	75.00	9,150	
2.1.4	New lead rolled ridges	37 m	70.00	2,590	
2.1.5	New lead rolled hips	15 m	75.00	1,125	
2.1.7	New lead lined gutters	122 m	85.00	10,370	
2.1.8	Roof safety line; stainless steel cable and pedestals (provisional)	1 item	5,000.00	5,000	
2.2	External windows and doors				
2.2.1	New roof hatch; side hinged; opening outwards (800mm x 900mm)	1 nr	750.00	750	
Sub - Total					109,183
Say					£109,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FAÇADE					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
7	Works to existing buildings				194,419
7.1	Minor Demolition Works and Alteration Works				
7.1.1	External Windows				
7.1.1.1	Careful removal of existing windows	240 m ²	10.00	2,400	
7.1.1.2	Making good existing window openings (provisional)	1 item	3,000.00	3,000	
7.1.1.3	Careful removal of existing external door	2 nr	200.00	400	
7.1.1.4	Making good existing door openings	1 item	1,000.00	1,000	
7.5	External cleaning				
7.5.1	Cleaning and removing stains and				
7.5.1.1	Allowance for scaffolding (provisional)	1 item	50,000.00	50,000	
7.5.1.2	Cleaning existing external façade; soft washing (west elevation - rear)	98 m ²	12.00	1,176	
7.5.1.3	Cleaning existing external façade; soft washing (north elevation - side)	358 m ²	12.00	4,296	
7.5.1.4	Cleaning existing external façade; soft washing (south elevation - side)	411 m ²	12.00	4,932	
7.5.1.5	Cleaning to existing fire escape stairs (provisional)	1 item	3,000.00	3,000	
7.6	Renovation Works				
7.6.1	Masonry/Stone Repairs				
7.6.1.1	Repair vertical stepped cracks (North elevation) - Assumed 25% of elevation	90 m ²	80.00	7,200	
7.6.1.2	Repair vertical stepped cracks (South elevation) - Assumed 25% of elevation	103 m ²	80.00	8,240	
7.6.1.3	Repair vertical stepped cracks (West elevation) - Assumed 25% of elevation	25 m ²	80.00	2,000	
7.6.1.4	Rake out and re-point signs of mortar erosion (North elevation) - Assumed 100% of	358 m ²	75.00	26,850	
7.6.1.5	Rake out and re-point signs of mortar erosion (South elevation) - Assumed 100% of	411 m ²	75.00	30,825	
7.6.1.6	Rake out and re-point signs of mortar erosion (West elevation) - Assumed 100% of elevation	98 m ²	75.00	7,350	
7.6.1.7	Repair/replace stone showing signs of exfoliation (North elevation) - Assumed 20%	72 m ²	125.00	9,000	
7.6.1.8	Repair/replace stone showing signs of exfoliation (South elevation) - Assumed 20%	82 m ²	125.00	10,250	
7.6.1.9	Repair/replace stone showing signs of exfoliation (West elevation) - Assumed 20% of	20 m ²	125.00	2,500	
7.6.1.1	Repair/replace isolated stonework showing signs of displacement (North elevation)	1 item	7,500.00	7,500	

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - FAÇADE					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
7.6.1.1:	Repair/replace isolated stonework showing signs of displacement (South elevation)	1 item	7,500.00	7,500	
7.6.1.1:	Repair/replace isolated stonework showing signs of displacement (West elevation)	1 item	5,000.00	5,000	
2	Superstructure				116,850
2.1	Frame				
2.1.1	External access deck (provisional)	1 item	50,000.00	50,000	
2.2	External windows and doors				
2.2.1	Conservation windows (including frames and window boards etc.)	191 m²	350.00	66,850	
Sub - Total					311,269
Say					£311,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - EXT WORKS					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
8	External Works				106,056
8.1	Site Preparation Works				
8.1.1	Grubbing up existing concrete yard and cobble stone paving	345 m ²	15.00	5,175	
8.1.2	Disposal of material off site	86 m ³	25.00	2,156	
8.1.3	Levelling courtyard area	345 m ²	5.00	1,725	
8.2	Roads, Paths, Pavings and Surfacing				
8.2.1	New cobble stone road surfacing	345 m ²	200.00	69,000	
8.2.2	Allowance for white lining (provisional)	1 item	2,000.00	2,000	
8.2.3	Allowance for car charging points	2 nr	3,500.00	7,000	
8.3	Soft Landscaping				
8.3.1	Allowance for soft landscaping (areas TBC) (provisional)	1 item	5,000.00	5,000	
8.4	Fencing, Rails and Walls				
8.4.1	Allowance for cleaning and preparing existing retaining walls (provisional)	1 item	2,000.00	2,000	
8.4.2	Allowance for making good/ maintaining existing retaining walls (provisional)	1 item	2,000.00	2,000	
8.5	Drainage				
8.5.1	Allowance for drainage alterations	1 item	10,000.00	10,000	
Sub - Total					106,056
Say					£106,000

Indicative costs

Refurbishment of Building G, H / J

Trinity West Huddersfield

Revision: -

October 2018

Prepared By

**Fox Lloyd Jones
Carlton Tower
34 St Paul's Street
Leeds
LS1 2QB**

NOTES AND EXCLUSIONS

- 1 Costs based on the following information and drawings:
Enjoy Design:
SK-181009-01
SK-181009-02
SK-181009-03
SK-181009-04
- 2 The costs are prepared based on very limited information and without the benefit of surveys and must be viewed as indicative only.
- 3 Costs assume all existing internal finishes and mechanical, electrical and plumbing installations are stripped out and removed off site
- 4 No allowances have been included for enhanced sustainability requirements
- 5 Professional design team fees are not included
- 6 Acquisition costs, including site surveys and investigations are not included
- 7 No allowances included for CIL or other planning costs or contributions
- 8 Inflation has been included at 3% to Q3 2019
- 9 VAT is excluded
- 10 Office areas assumed fit out to Cat A, including floor wall and ceiling finishes
- 11 Tenant contributions/ Cat B Fit-Out are excluded
- 12 No allowance has been made for the removal of asbestos or treating infestation, invasive species, etc
- 13 No allowance has been included for structural alterations or repairs
- 14 The allowance for external works and drainage is provisional at this stage. If more details are available this figure can be firmed up.
- 15 The costs assume the existing windows and external doors are retained / refurbished and not

Indicative costs

Refurbishment of Building G, H / J

Trinity West Huddersfield

October 2018



SUMMARY				
Ref	Element	Qty / Unit	Rate £	Total £
Building G & H				
1	Ground Floor	2,005 m ²		
2	First Floor	1,916 m ²		
3	Roof Works	1,590 m ²		
4	Façade Works	1,525 m ²		
	Total	7,036 m ²	875.00	6,156,500
Extra over for abnormals				
	New lifts & shafts (3 Nr)			240,000
	Re-roof	2,005 m ²	150.00	300,750
	External Works & drainage	1 item	500,000.00	500,000
Sub - Total				7,197,250
Add Preliminaries			10%	719,725
Add OH+P			6%	475,019
Add Inflation			3%	251,760
Add Contingency			10%	864,375
Add Professional Fees			Excluded	
				£ 9,508,129
			£ / m ²	£1,351
			£ / ft ²	£126

Cost Estimate

Portland Street, Huddersfield

Building 8 & Associated External Works

Revision: 4

Date : December 2018

Prepared By

**Fox Lloyd Jones
Carlton Tower
34 St Paul's Street
Leeds
LS1 2QB**

Accommodation Schedule	Studio	1 Bed	2 Bed	3 Bed	Total
Lower Ground		1	1		2
Upper Ground		1	1		2
Level 1	1	7	8		16
Level 2	1	7	8		16
Level 3	1	7	8		16
Level 4	1	7	8		16
Level 5	1	7	8		16
Level 6		3	2	2	7
Level 7		3	2	2	7
Level 8					0
Total	5	43	46	4	98

ELEMENTAL BUILD UP - CONSTRUCTION WORKS SUMMARY ALL FLOORS							
Ref	Element	Unit	Qty / Unit	Rate	Sub Total	Group Total	£ / m²
		nr	m²	£	£	£	£
1	Demolition and Enabling Works					639,000	
2	Lidl Unit (Type 1265)		1,955 m²			1,931,000	988
3	Residential Apartments (98nr)		10,123 m²			12,236,000	1,209
4	External works & drainage		10,993 m²			1,106,000	101
5	Allowance for renewable energy					Excluded	
6	Utilities connections		1 item	175,000.00	175,000	175,000	17
	Provisional allowance						
Sub - Total						16,087,000	1,530
Total						16,087,000	1,530
Add Preliminaries						1,126,090	107
Add OH&P (5%)						860,655	82
Add Contingency/Risk Allowance (5%)						Excluded	
Add Fees						Excluded	
Add Inflation 2Q 2019 (2.0%)						683,215	65
Total Construction Works						18,756,959	
Say						£18,757,000	1,783

NOTES AND EXCLUSIONS

Notes

1.0 Costs based on the following Enjoy Design & MWL Consulting Preliminary drawings:

Revised Enjoy Design

- 1.1) General Arrangement - Lower Ground & Ground Floor Plan - 16047 (20) 800 - Rev E
- 1.2) General Arrangement - Upper Ground & First Floor Plan - 16047 (20) 801 - Rev D
- 1.3) General Arrangement - Typical Upper Floor Plans (Second - Fifth) - 16047 (20) 802 - Rev C
- 1.4) General Arrangement - Typical Upper Floor Plans (Sixth - Eighth) - 16047 (20) 803 - Rev C
- 1.5) General Arrangement - Elevations - 16047 (20) 821, 822, 823 & 824
- 1.6) General Arrangement - Sections - 16047 (20) 830 - Rev C

WML Consulting

- 1.7) Foundation Layout - 7913-WML-00-F1-DR-S-02 Rev P2
- 1.8) Lower Ground Floor Layout & Details - 7913-WML-00-01-DR-S-03 Rev P1
- 1.9) Ground Floor General Arrangement - 7913-WML-00-02-DR-S-06 Rev P3
- 1.10) Level 1 GA & Details - 7913-WML-00-03-DR-S-07 Rev P3
- 1.11) Level 2 GA & Details - 7913-WML-00-04-DR-S-08 Rev P3
- 1.12) Level 3 GA & Details - 7913-WML-00-04-DR-S-09 Rev P3
- 1.13) Level 4 GA & Details - 7913-WML-00-04-DR-S-10 Rev P3
- 1.14) Level 5 GA & Details - 7913-WML-00-04-DR-S-11 Rev P3
- 1.15) Level 6 GA & Details - 7913-WML-00-04-DR-S-12 Rev P3
- 1.16) Level 7 GA & Details - 7913-WML-00-04-DR-S-13 Rev P3
- 1.17) Level 8 GA & Details - 7913-WML-00-04-DR-S-14 Rev P3
- 1.18) Level 9 GA & Details - 7913-WML-00-04-DR-S-15 Rev P3
- 1.19) Steelwork Elevations - Sheet 1 - 7913-WML-00-ZZ-DR-S-21 Rev P2
- 1.20) Steelwork Elevations - Sheet 2 - 7913-WML-00-ZZ-DR-S-22 Rev P1

- 2.0 The costs are prepared based on very limited information and without the benefit of surveys and must be viewed as indicative only
- 3.0 No allowance has been included for remediation/decontamination of the site or removal of contaminated materials from the site
- 4.0 The costs allow for a full piled foundation solution along with drilling and grouting to the building footprint following discussion with WML
- 5.0 No allowance has been included for ground gas protection measures as noted in the Phase 1 (Desk Study) and Phase 2 Geo-Environmental Assessment report produced by WML (Dated January 2017)
- 6.0 The costs assume the works will be competitively tendered
- 7.0 The costs assume sufficient excavated material from site and Demolition materials (such as concrete, asphalt and building foundations) are suitable for fill (no requirement for import or export of materials), this is based upon current advice from WML on the proposed cut & fill requirements
- 8.0 No allowances have been included for enhanced sustainability requirements

- 9.0 Professional design team fees are not included
 - 10.0 Acquisition costs, including site surveys and investigations are not included
 - 11.0 Provisional allowance of £175,000 for new services (Inc. a new sub-station) has been included, final requirements a be confirmed/reviewed
 - 12.0 Provisional allowance of £250,000 has been included for 278 works to the footpath outside the site excluding any se diversion or lowering
 - 13.0 No allowances included for CIL or any other planning costs or contributions
 - 14.0 Inflation has been included at 3.0% as 2Q 2019
 - 15.0 We have included for two 10 person passenger lifts (both to allow travel from lower ground to level 8) as shown on t Enjoy Design drawings
 - 16.0 VAT is excluded
 - 17.0 Treating and removal of invasive species is excluded
 - 18.0 Tenant contributions and fit-out of the Lidl unit has been excluded
 - 19.0 Asbestos removal has been excluded as this is deemed to form part of the Demolition Contract works
 - 20.0 Tenant Signage is excluded (Signage zones and Signage Totem have been allowed for)
 - 21.0 Drainage diversions have been excluded as extent or requirements is currently unknown
 - 22.0 We have excluded mansafe system and access walkways, we assume that the proposed parapet will be sufficient
 - 23.0 No allowance has been included for a Goods lift/hoist
 - 24.0 An allowance for 300mm of imported top soil has been included to all soft landscape areas as noted in the Phase 1 (Desk Study) and Phase 2 Geo-Environmental Assessment report produced by WML (Dated January 2017) to remc the low risk pollution link
 - 25.0 We have made allowance for a tank fed sprinkler system to the full building
-

Demolition and Enabling Works

Portland Street, Huddersfield

Revision: 4

Date : December 2018



ELEMENTAL BUILD UP - CONSTRUCTION WORKS SITE PREPARATION					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
1	ENABLING WORKS				
1.2	Cut & fill				638,610
Revision: 3					
1.2.1	Allowance for reduce levels / net cut (assumed inert)	4,207 m ³	10.00	42,070	
1.2.2	Allowance for demolition of existing buildings (to footprint of Building 8 & associated ext works)	1 item	250,000.00	250,000	
1.2.3	Allowance for retaining structures (Building 8 only, all others retaining walls accounted for in ext works)	487 m ²	275.00	133,930	
1.2.4	Allowance for drilling and grouting ground stabilisation (extent is unknown)	2,185 m ²	75.00	163,880	
1.2.4	Allowance for cut and fill (based upon WML initial outline advise)	4,873 m ³	10.00	48,730	
Sub - Total					638,610
Say					£639,000

Lidl Unit

Portland Street, Huddersfield

Revision: 4

Date : December 2018



ELEMENTAL BUILD UP - CONSTRUCTION WORKS - LIDL					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
0	Facilitating Works				0
0.1	Contaminated Material Treatment				
0.1.1	Allowance for Contaminated material removal			Excluded	
Revision: 3					
1	Substructure				558,730
1.1	Reduced level excavation / stone make up	1,955 m ²	5.00	9,780	
1.2	450mm thick RC wall	126 m ²	195.00	24,570	
1.3	300mm thick RC wall	253 m ²	175.00	44,280	
1.4	RC lift shaft walls	89 m ²	125.00	11,130	
1.5	RC riser walls			Excluded	
1.6	Ground beam	368 m	295.00	108,560	
1.7	Piled foundations, 450 dia 8m deep, assumed rotary augured piles, Inc. cropping piles	201 nr	625.00	125,630	
1.8	Pile caps (3 piles per cap)	8 nr	450.00	3,600	
1.9	Pile caps (4 piles per cap)	28 nr	495.00	13,860	
1.10	Pile caps (5 piles per cap)	13 nr	525.00	6,830	
1.11	Substructure masonry 1.00m depth	218 m ³	70.00	15,260	
1.12	Lift pit (to accommodate 2 lifts)	1 nr	9,500.00	9,500	
1.13	Transfer deck (EO allowance)	1,955 m ²	40.00	78,200	
1.14	New ground slab	1,955 m ²	55.00	107,530	
2	Frame				511,920
2.1	Precast RC frame	1,386 m ²	285.00	395,010	
2.2	New steel frame to Lidl FoH area (assumed 65kg/m ²)	54 t	1,800.00	97,700	
2.3	EO for secondary support for cladding/roof			Inc	
2.4	Structural Fire protection	835 m ²	23.00	19,210	
3	Roof				281,120
3.1	Roof Cladding	1,962 m ²	85.00	166,770	
3.2	Canopy	187 m ²	75.00	14,030	
3.3	EO gutters and rainwater goods	528 m	90.00	47,520	
3.4	Coping to the parapets	528 m	100.00	52,800	
3.5	Allowance for mansafe and access walkways			Excluded	
4	External Masonry & cladding				336,000
4.1	Flat Composite Cladding System	331 m ²	195.00	64,550	
4.2	Stone Cladding System	920 m ²	295.00	271,450	
5	Windows and External Doors				155,680
5.1	New aluminium framed double curtain walling	260 m ²	435.00	112,930	
5.2	Extra over for automated doors to entrance	3 nr	5,000.00	15,000	
5.3	Glazed manual door (Single)	1 nr	3,500.00	3,500	
5.4	New service doors/ fire doors; Steel (Double)	2 nr	2,750.00	5,500	
5.5	New service doors/ fire doors; Steel (Single)	3 nr	1,750.00	5,250	
5.6	3m x 3m shutter	3 nr	4,500.00	13,500	
6	Canopy & Colonnade Inc. Signage				Included
6.1	Canopies			Included	

Lidl Unit

Portland Street, Huddersfield

Revision: 4

Date : December 2018



ELEMENTAL BUILD UP - CONSTRUCTION WORKS - LIDL					
Ref	Element	Qty / Unit	Rate £	Sub Total £	Group Total £
7	Dock Leveller				23,500
7.1	Dock leveller, loading bay & shutter	1 item	23,500.00	23,500	
8	Sub-division wall				46,000
8.1	Inner blockwork leaf	1,022 m ²	45.00	46,000	
9	Fit out & Internal Finishes				17,860
9.1	Utility room walls	34 m ²	65.00	2,210	
9.2	BoH walls (assumed metal stud)	110 m ²	65.00	7,150	
9.3	Internal doors (Single)	12 nr	500.00	6,000	
9.4	Internal metal doors (Double)	1 nr	2,500.00	2,500	
5.11	Fire and lightning protection				Excluded
5.11.2	Fire Suppression systems				
5.11.2.1	Mains sprinkler system	1,955 m ²		Excluded	
Sub - Total					1,930,810
Say					£1,931,000

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - RESIDENTIAL APARTMENTS					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
0 Facilitating Works					0
0.1 Contaminated Material Treatment					
0.1.1	Allowance for Contaminated material removal			Excluded	
Revision: 3					
1 Substructure					
1.1	Substructure				421,520
1.1.1	Excavate for ground floor slab Inc. disposal off site	39 m³	40.00	1,550	
1.1.2	RC lift shaft walls	634 m²	125.00	79,250	
1.1.3	RC riser walls	1,503 m²	100.00	150,300	
1.1.4	Piled foundations, 450 dia 10m deep, assumed rotary augured piles, Inc. cropping piles	35 nr	625.00	21,880	
1.1.5	Pile caps (2 piles per cap)	4 nr	400.00	1,600	
1.1.6	Pile caps (3 piles per cap)	1 nr	450.00	450	
1.1.7	Pile caps (4 piles per cap)	7 nr	495.00	3,470	
1.1.8	Ground beam	32 m	295.00	9,440	
1.1.9	New ground floor slab; assumed 150mm thick	245 m²	70.00	17,150	
1.1.10	Gas protection membrane to underside of ground floor slab			Excluded	
1.1.11	Service zone (timber construction) 1.5m deep	986 m²	80.00	78,880	
1.1.12	Undercroft Car-park slab (tarmac)	1,151 m²	50.00	57,550	
2 Superstructure					
2.1	Frame				3,405,060
2.1.1	Precast RC frame	10,123 m²	285.00	2,885,060	
2.1.2	Bolt on balconies	65 nr	8,000.00	520,000	
2.2	Upper Floors				809,840
2.2.1	Metal deck/concrete upper floors	10,123 m²	80.00	809,840	
2.3	Roof				403,490
2.3.1	Trocal single ply membrane roof system (or similar equal and approved)	1,191 m²	130.00	154,830	
2.3.2	Terrace roof covering	432 m²	125.00	54,000	
2.3.3	Green roof planting	1 item	10,000.00	10,000	
2.3.4	Roof terrace planters and benches	1 item	20,000.00	20,000	
2.3.5	Parapet capping	64 m	100.00	6,400	
2.3.6	EO rainwater goods	1,191 m	105.00	125,060	
2.3.7	Allowance for mansafe (assumed full roof perimeter)			Excluded	
2.3.8	Allowance for walkways (to provide plant access)			Excluded	
2.3.9	PV array	104 nr	175.00	18,200	
2.3.10	Allowance to create lift over run structure	1 Item	15,000.00	15,000	
2.4	Stairs and Ramps				152,600
2.4.1	New staircase with two half landings;	22 nr	5,000.00	110,000	
2.4.3	Balustrading to new rear stair	198 m	200.00	39,600	
2.4.5	Caged ladder and access hatch (to provide access to the roof)	1 nr	3,000.00	3,000	

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - RESIDENTIAL APARTMENTS					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
2.5	External Walls				924,410
2.5.1	Flat Composite Cladding System	196 m ²	195.00	38,220	
2.5.2	Rainscreen Cladding System	2,973 m ²	295.00	876,990	
2.5.3	Louvres to glazed metal composite windows	92 m ²	100.00	9,200	
2.6	Windows and External Doors				503,870
2.6.1	Double glazed metal composite windows	1,550 m ²	325.00	503,870	
2.6.2	EO allowance for patio doors	1		Inc in Lidl	
2.6.3	EO allowance for single leaf double glazed doors			Inc in Lidl	
2.7	Internal Walls and Partitions				727,120
2.7.1	RC lift & Riser shaft walls	1,422 m ²	125.00	177,750	
2.7.3	Stud partition 60 mins fire rated	3,812 m ²	50.00	190,600	
2.7.4	Stud partition 30 mins fire rated	5,754 m ²	55.00	316,470	
2.7.7	IPS panel for WC	141 nr	300.00	42,300	
2.8	Internal Doors				379,400
2.8.1	Apartment front door	98 nr	900.00	88,200	
2.8.2	Internal doors (corridor) Inc. ironmongery allowance (as detail unknown)	32 nr	600.00	19,200	
2.8.3	Internal doors (living) Inc. ironmongery allowance (as detail unknown)	388 nr	600.00	232,800	
2.8.4	Duct door	98 nr	400.00	39,200	
3	Internal Finishes				
3.1	Wall Finishes				210,730
3.1.1	Paint; 1 mist coat and 2 full coats of emulsion; assumed to all areas	8,168 m ²	5.00	40,840	
3.1.2	Paint; 1 mist coat and 2 full coats of emulsion; to column casings	1 item	10,000.00	10,000	
3.1.3	Ceramic tiling to WC's; assumed full height	2,907 m ²	55.00	159,890	
3.2	Floor Finishes				341,830
3.2.1	New carpet; assumed to all circulation areas only	1,084 m ²	25.00	27,100	
3.2.2	Carpet to bedrooms	1,933 m ²	25.00	48,330	
3.2.3	Laminate to living areas	3,487 m ²	45.00	156,920	
3.2.4	150mm MDF skirting to the above	4,012 m	15.00	60,180	
3.2.5	Allowance for barrier matting to main entrance	20 m ²	200.00	4,000	
3.2.6	Ceramic tiling to bath & shower rooms	472 m ²	75.00	35,400	
3.2.7	Stair nosings	396 nr	25.00	9,900	
3.3	Ceiling Finishes				323,395
3.3.1	Plasterboard ceilings to circulation spaces only	2,585 m ²	35.00	90,475	
3.3.2	Moisture resistant plasterboard ceiling to WC's	539 m ²	37.50	20,210	
3.3.3	Plasterboard ceilings to bedroom areas	5,506 m ²	35.00	192,710	
3.3.4	Allowance for bulkheads	1 item	20,000.00	20,000	
4	Fittings, Furnishings and Equipment				
4.1	Fittings, Furnishings and Equipment				589,800
4.1.1	Allowance for built in wardrobe to all apartment(one wardrobe per bedroom)	152 nr	1,250.00	190,000	

ELEMENTAL BUILD UP - CONSTRUCTION WORKS - RESIDENTIAL APARTMENTS					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
4.1.2	Allowance for kitchen (inc white goods)	98 nr	3,750.00	367,500	
4.1.3	Allowance for reception desk at ground floor level	1 Item	5,000.00	5,000	
4.1.4	Statutory signage	1 Item	5,000.00	5,000	
4.1.5	Building signage	1 Item	10,000.00	10,000	
4.1.6	Reception FF&E	1 item	2,500.00	2,500	
4.1.7	Post box	98 nr	100.00	9,800	
5 Services					
5.1 Sanitary Installations					362,940
5.1.1	WC's	148 nr	500.00	74,000	
5.1.2	Wash Hand Basin; fitted to vanity units	148 nr	450.00	66,600	
5.1.3	Vanity unit	148 nr	200.00	29,600	
5.1.4	Mirror; above vanity unit; assumed 1000mm high	148 nr	55.00	8,140	
5.1.5	Bath	98 nr	600.00	58,800	
5.1.6	Shower	148 nr	850.00	125,800	
5.2 Mechanical & Electrical Installations					1,923,380
5.2.1	Mechanical Installations	10,123 m ²	105.00	1,062,920	
5.2.2	Electrical Installations	10,123 m ²	85.00	860,460	
5.10 Lift and Conveyor Installations					170,000
5.10.1	Passenger lift	2 nr	85,000.00	170,000	
5.11 Fire and lightning protection					556,770
5.11.2 Fire Suppression systems					
5.11.2.1	Tank fed sprinkler system	10,123 m ²	55.00	556,770	
5.14 Builder Work in Connections with Services					30,000
5.14.1	BWIC with Services	1 Item	30,000.00	30,000	
Sub - Total					12,236,155
Total					12,236,155
Total Construction Works					12,236,000

External works & drainage
Portland Street, Huddersfield
Revision: 4
Date : December 2018



ELEMENTAL BUILD UP - CONSTRUCTION WORKS - EXTERNAL WORKS					
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
			£	£	£
10	External Works & Drainage				1,106,330
10.1	Site preparation	10,993 m²	2.50	27,480	
10.2	Hardcore fill	1,334 m³	28.00	37,360	
10.3	Compacting	6,672 m²	1.50	10,010	
10.4	New Paving	1,605 m²	45.00	72,230	
10.5	New Tarmac car park (Inc. kerbs)	3,585 m²	45.00	161,330	
10.6	Concrete yard	1,482 m²	50.00	74,100	
10.7	Landscaping Inc. trees	1,894 m²	10.00	18,940	
10.8	Road entrance; 278 works excluding any diversions /	1 item	250,000.00	250,000	
10.9	White lining	1 item	10,000.00	10,000	
10.10	Signage totem	1 nr	15,000.00	15,000	
10.11	New bollards (anti ram raid)	30 nr	325.00	9,750	
10.12	External Lighting	1 item	40,000.00	40,000	
10.13	Allowance for boundary treatment & railings	1 item	45,000.00	45,000	
10.14	Retaining walls	209 m	350.00	73,150	
10.15	Knee railing	159 m	75.00	11,930	
10.16	Allowance for foul drainage installation	1 item	75,000.00	75,000	
10.17	Allowance for surface water attenuation	1 item	80,000.00	80,000	
10.18	Allowance for surface water drainage installation	1 item	75,000.00	75,000	
10.19	CCTV survey on completion	1 item	3,000.00	3,000	
10.20	Top soil (300mm deep) to soft landscaped areas	568 m³	30.00	17,050	
Sub - Total					1,106,330
Say					£1,106,000

Indicative costs

Mixed Use Development

Trinity West Huddersfield

Revision: -

February 2019

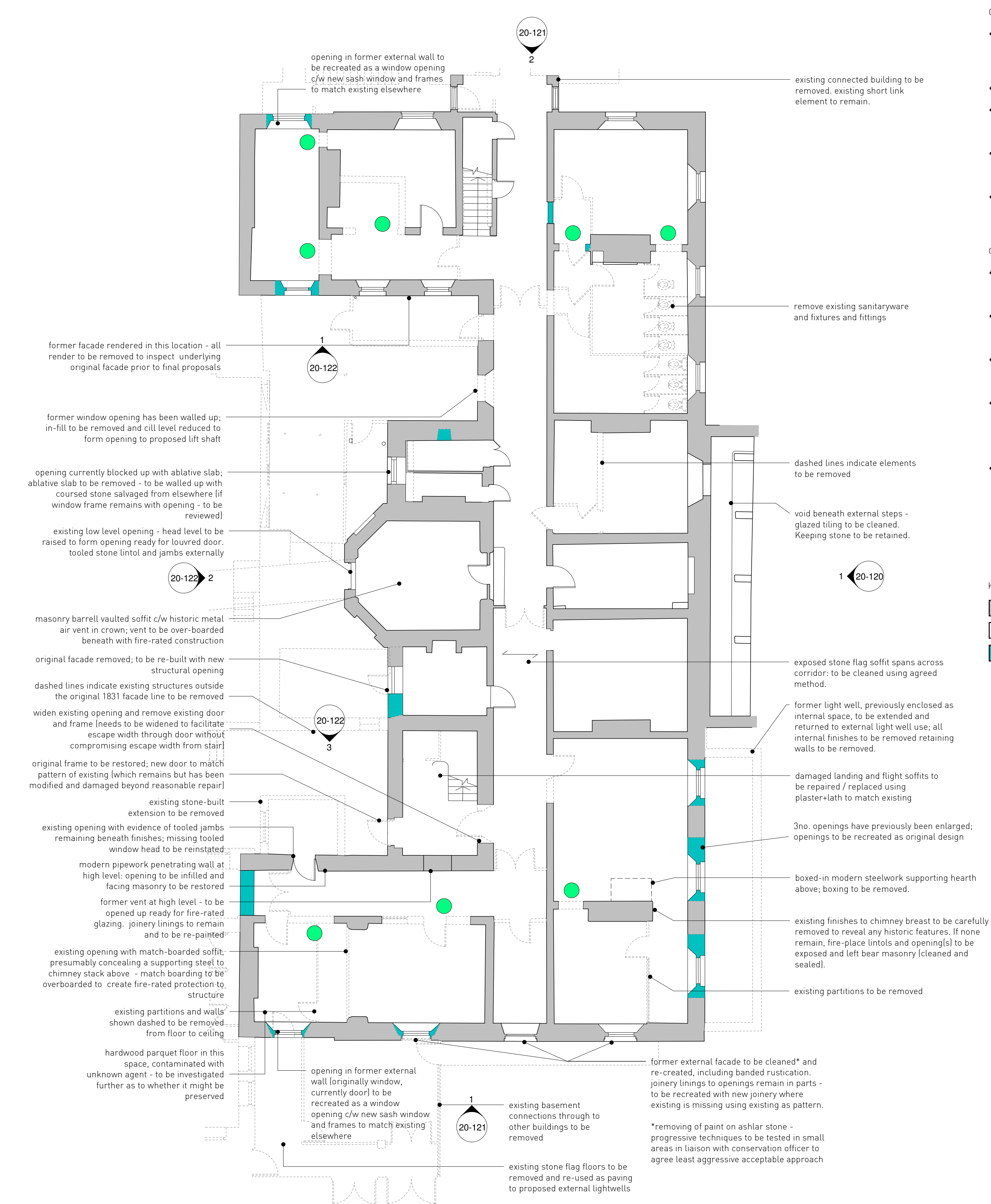
Prepared By

**Fox Lloyd Jones
Carlton Tower
34 St Paul's Street
Leeds
LS1 2QB**

Revision: -

SUMMARY					
Ref	Element	Qty / Unit		Rate	Total
				£	£
	Building 1	Refurbished Office	20,086 sqft	100.17	2,012,000
	Building 2	New Build 32 Apts	30,137 sqft	156.33	4,711,381
	Building 3	New Build 25 Apts	26,176 sqft	147.18	3,852,619
	Building 4	New Build Office	24,864 sqft	168.88	4,199,020
	Building 5 / 6	New Build Office	47,988 sqft	164.54	7,896,150
	Building 7	New Build Office	29,964 sqft	160.00	4,794,240
	Building 8	New build food store & 98 Apts	109,192 sqft	171.78	18,757,000
	Additional Site preparation & demolition				250,000
	Additional Site works				500,000
	Infrastructure				450,000
Total					47,422,410
<u>Please Note:</u>					
1	This is a cost summary only, please also refer to the separate cost plans for each building for list of notes and exclusions relevant to each block cost.				
2	Areas noted above are Gross Internal excluding undercroft Parking				
3	Professional design team fees are not included				
4	Contingency is not included				
5	No allowances have been included for enhanced sustainability requirements				
6	Acquisition costs, including site surveys and investigations are not included				
7	No allowances included for CIL or other planning costs or contributions				
8	Inflation has been included to Q3 2019				
9	VAT is excluded				
10	Office areas assumed fit out to Cat A, including floor wall and ceiling finishes				
11	Tenant contributions/ Cat B Fit-Out are excluded				
12	No allowance has been made for decontamination of the site, including the removal of asbestos or treating infestation, invasive species, etc				

Appendix 6 - Floor Layout Plans – Original Buildings



Building 1 - Basement GA Plan - Works to Existing

1 : 100

For survey of Building 1 as existing, refer to Met Surveys drg P17-00727-MET-INT-BFP-M2-B-001

GENERALLY : WORKS TO EXISTING

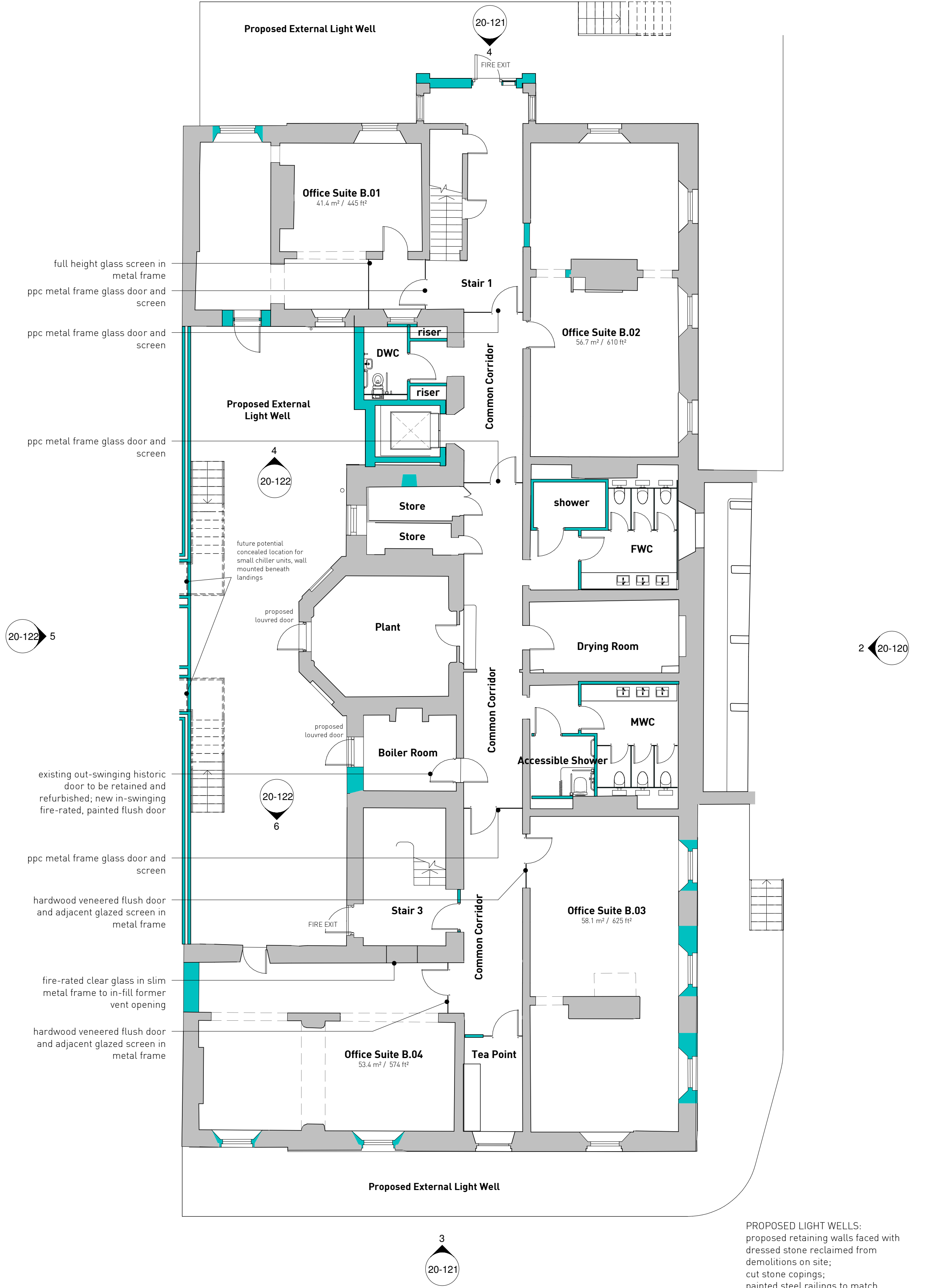
- existing non-historic floor finishes to be carefully removed to reveal historic floors. Floor finishes to be further assessed for heritage value and condition.
- existing suspended grid ceilings and their integrated services to be removed.
- existing services generally to be removed. historic bracketry or vestiges of historic services to be identified and retained for further consideration.
- historic, timber-lined air-vents above doors to be retained and in-filled with fire-resisting construction or fire-rated glazing - to be reviewed further.
- where openings are to be formed in original walls, nibs and downstands are to remain to describe the location of the former wall.

GENERALLY : PROPOSED

- proposed internal walls to be formed in metal stud partition, boarded and painted, c/w suitable insulation to fulfill acoustic and fire-rating requirements.
- proposed doors within proposed partitions to be flush, hardwood veneered doors c/w stainless steel ironmongery.
- proposed sanitary facilities - rooms to be formed from metal stud partition and existing walls to be lined in universal wall liner, ready for internal finishes.
- proposed ceilings in office suites to be typically overboarding of exposed existing soffit to create suitable fire-rated separation, (overboarding to be as slim as practicable and existing covings to remain), skim and paint.
- covings, picture rails, skirtings, architraves and door details: vary by location and some spaces appear never to have had covings and picture rails. generally rooms to be restored with joinery and moulding details authentic to their location.

KEY

- Existing Construction to Retain
- Existing Construction to Remove
- Proposed Construction
- Indicates opening to be formed in original walls: nibs and ceiling downstands to remain to describe the location of the former wall.



Building 1 - Basement GA Plan - As Proposed

1 : 100

1 : 100

0 1 2 3 4 5m

Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Enjoy Design Ltd

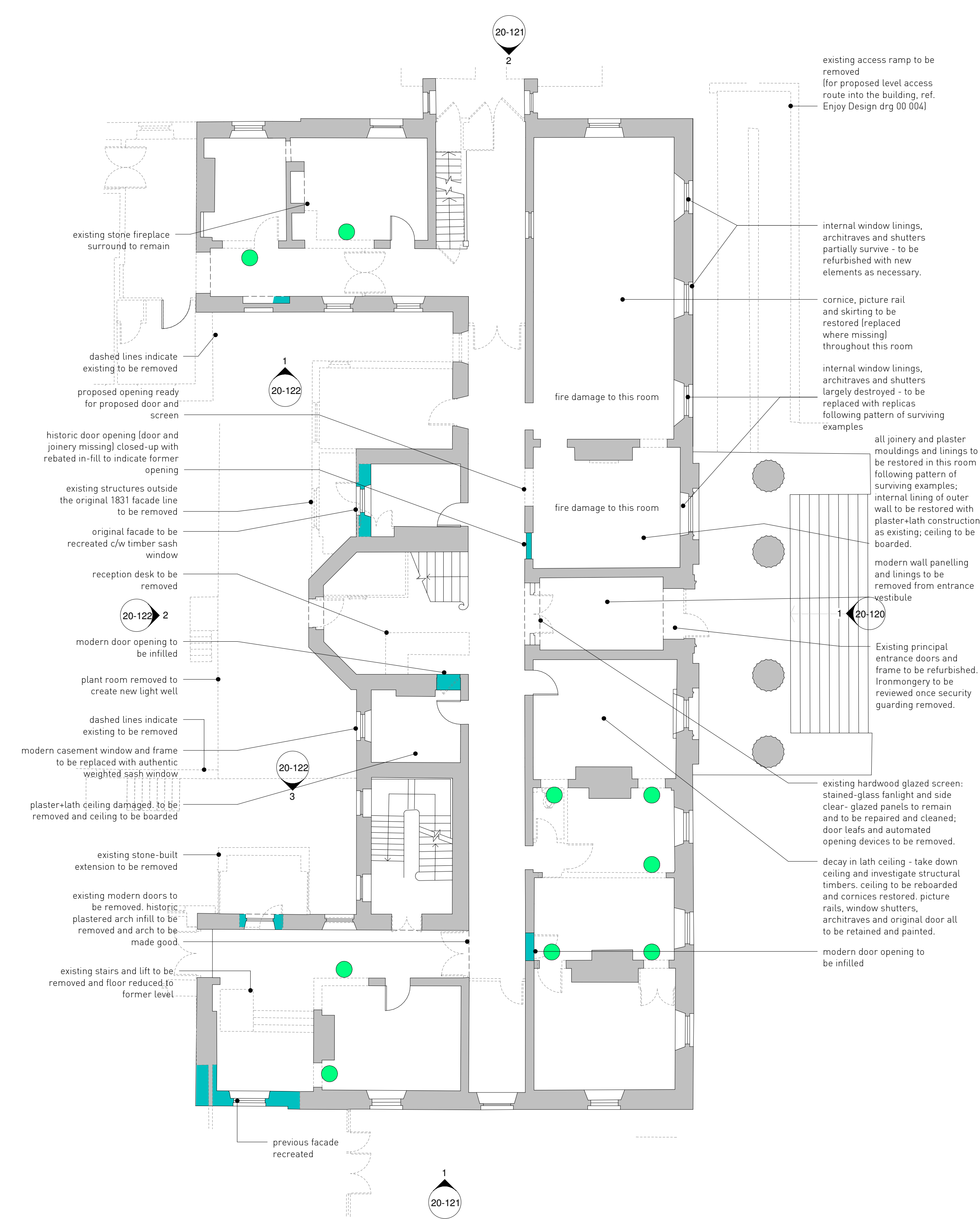
Notes.

A		Updated with latest comments from design team.	JNS	11Jul18	APPROVAL
Rev.	Des.		By	Date	

The Old Brewery
High Court
Leeds
LS2 7ES
Tel: 0113 242 3622
www.enjoy-design.co.uk

Client:		Job No:	
Trinity One LLP		16,047	
Project:		Trinity One, Huddersfield	
Title:		Building 1 - Basement GA Plans as Proposed	
Date:	Scale:	Checked by:	
Nov 17	1 : 1000A1	RG	
Drawing No:	Drawn By:	Revision:	
20-100	JNS	A	





Building 1 _ Ground Floor GA Plan _ Works to Existing

1 : 100

For survey of Building 1 as existing, refer to Met Surveys drg P17-00727-MET-INT-GFP-M2-B-001

GENERALLY : WORKS TO EXISTING

- existing non-historic floor finishes to be carefully removed to reveal historic floors. Floor finishes to be further assessed for heritage value and condition.
- existing suspended grid ceilings and their integrated services to be removed.
- existing services generally to be removed. historic bracketry or vestiges of historic services to be identified and retained for further consideration.
- historic, timber-lined air-vents above doors to be retained and in-filled with fire-resisting construction or fire-rated glazing - to be reviewed further.
- where openings are to be formed in original walls, ribs and downstands are to remain to describe the location of the former wall.

GENERALLY : PROPOSED

- proposed internal walls to be formed in metal stud partition, boarded and painted, c/w suitable insulation to fulfill acoustic and fire-rating requirements.
- proposed doors within proposed partitions to be flush, hardwood veneered doors c/w stainless steel ironmongery.
- proposed sanitary facilities - rooms to be formed from metal stud partition and existing walls to be lined in universal wall liner, ready for internal finishes.
- proposed ceilings in office suites to be typically overboarding of exposed existing soffit to create suitable fire-rated separation. (overboarding to be as slim as practicable and existing covings to remain). skim and paint.
- covings, picture rails, skirtings, architraves and door details: vary by location and some spaces appear never to have had covings and picture rails. generally rooms to be restored with joinery and moulding details authentic to their location.

KEY

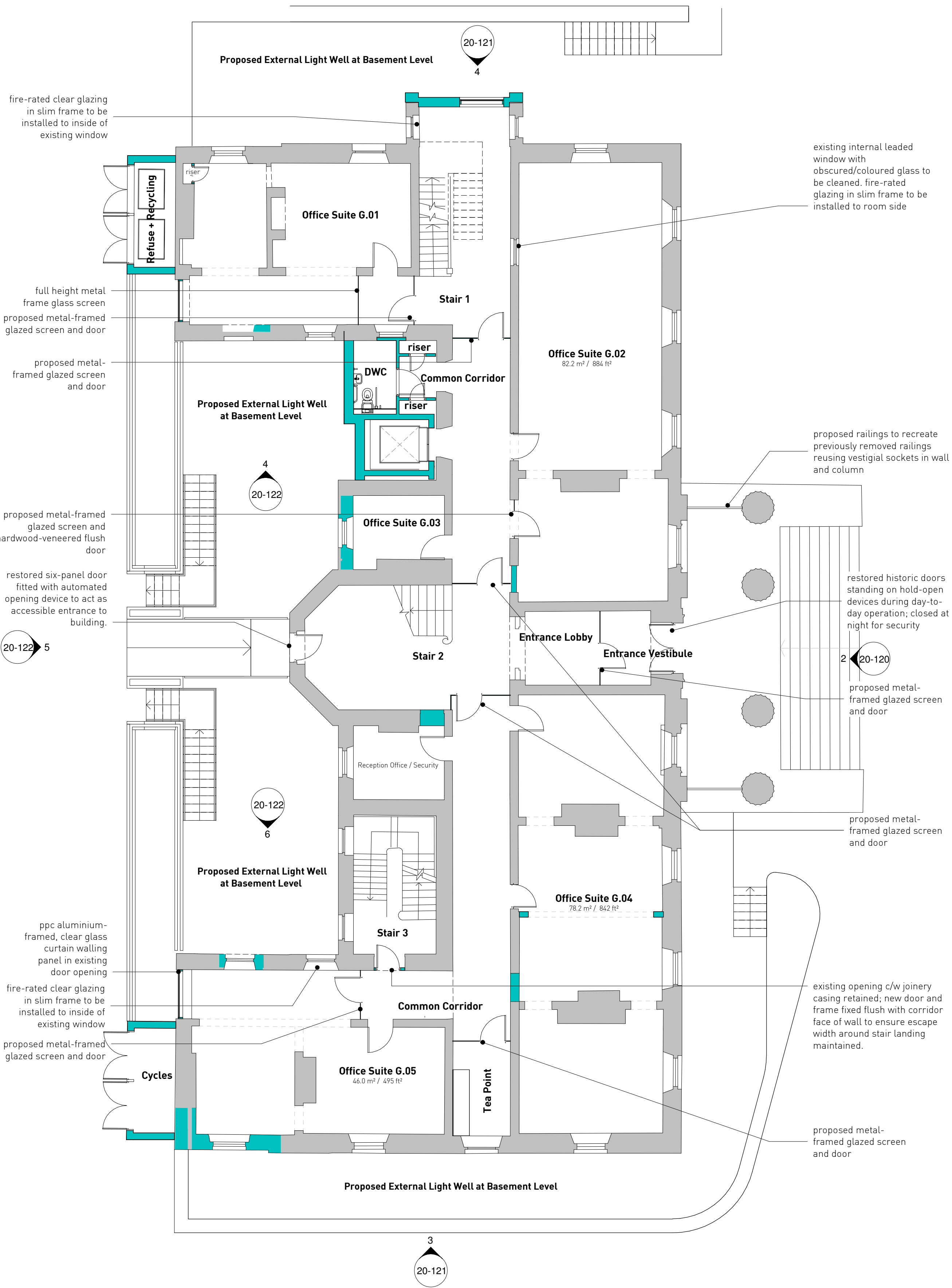
- Existing Construction to Retain
- Existing Construction to Remove
- Proposed Construction
- Indicates opening to be formed in original walls, ribs and ceiling downstands to remain to describe the location of the former wall.

Building One - Proposed GIA

Name	Area	Area sqft
Building 1 Basement (Level 1.B)	482.4 m ²	5192 ft ²
Building 1 Ground Floor (Level 1.0)	477.8 m ²	5143 ft ²
Building 1 First Floor (Level 1.1)	480.1 m ²	5167 ft ²
Building 1 Second Floor (Level 1.2)	425.8 m ²	4584 ft ²
Grand total: 4	1866.0 m ²	20086 ft ²

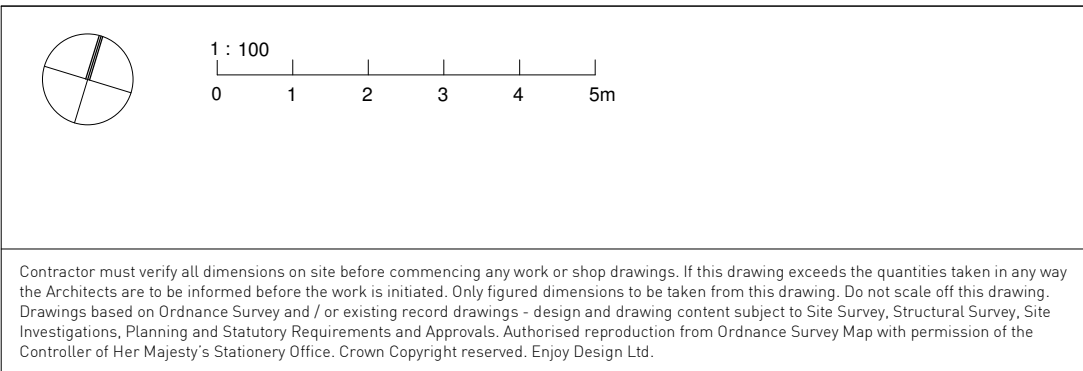
Building One - Proposed Office Suites NIA

Name	Area	Area [sqft]
Level 1.B		
Office Suite B.01	41.4 m ²	445 ft ²
Office Suite B.02	56.7 m ²	610 ft ²
Office Suite B.03	58.1 m ²	625 ft ²
Office Suite B.04	53.4 m ²	574 ft ²
	209.5 m ²	2255 ft ²
Level 1.0		
Office Suite G.01	40.7 m ²	438 ft ²
Office Suite G.02	82.2 m ²	884 ft ²
Office Suite G.03	8.0 m ²	86 ft ²
Office Suite G.04	78.2 m ²	842 ft ²
Office Suite G.05	46.0 m ²	495 ft ²
	255.1 m ²	2746 ft ²
Level 1.1		
Office Suite 1.01	41.7 m ²	449 ft ²
Office Suite 1.03	9.3 m ²	100 ft ²
Open Plan Office 1.02	247.9 m ²	2668 ft ²
	298.9 m ²	3218 ft ²
Level 1.2		
Office Suite 2.01	190.6 m ²	2051 ft ²
Office Suite 2.02	47.8 m ²	515 ft ²
	238.4 m ²	2566 ft ²
Grand total: 14	1001.9 m ²	10784 ft ²



Building 1 _ Ground Floor GA Plan _ As Proposed

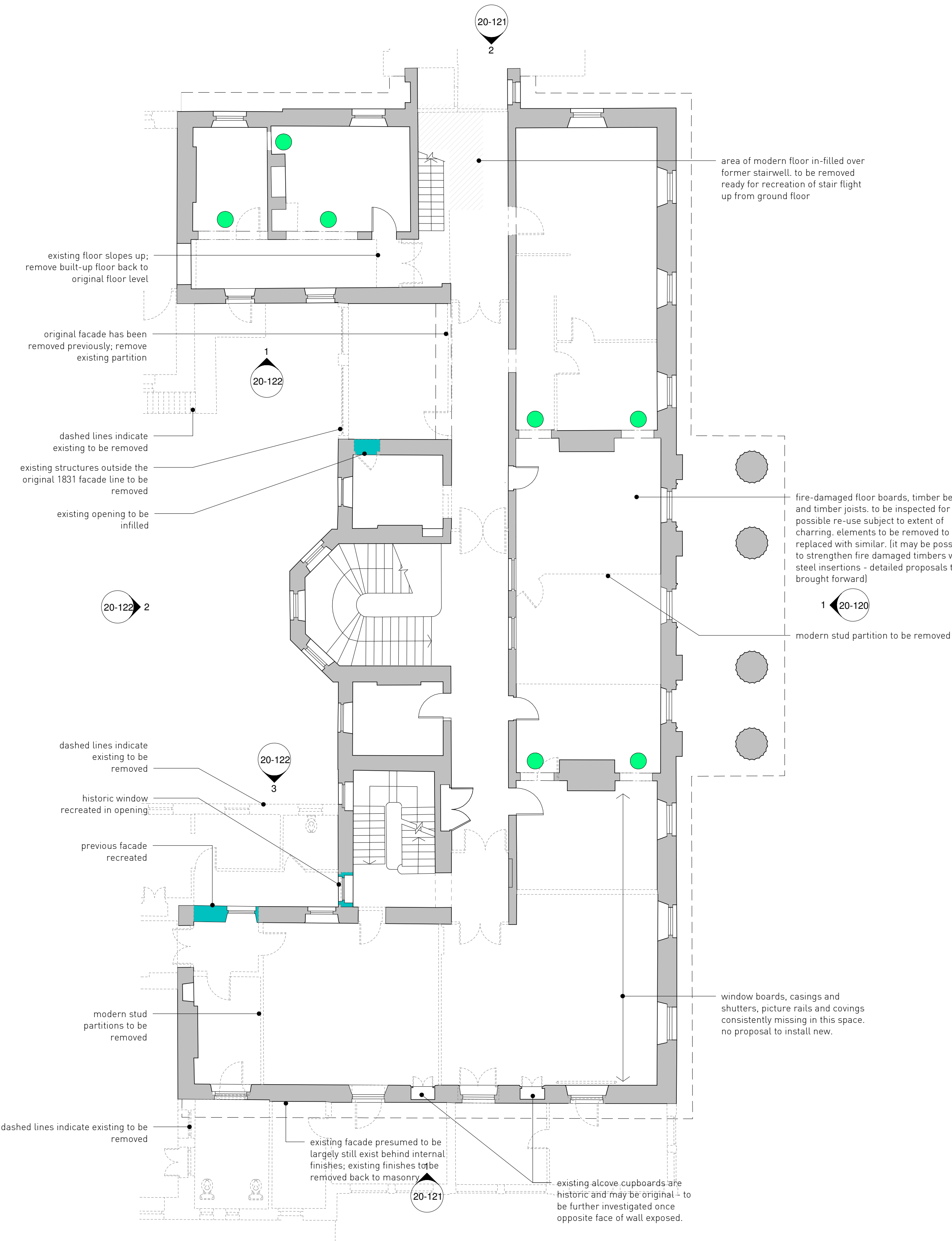
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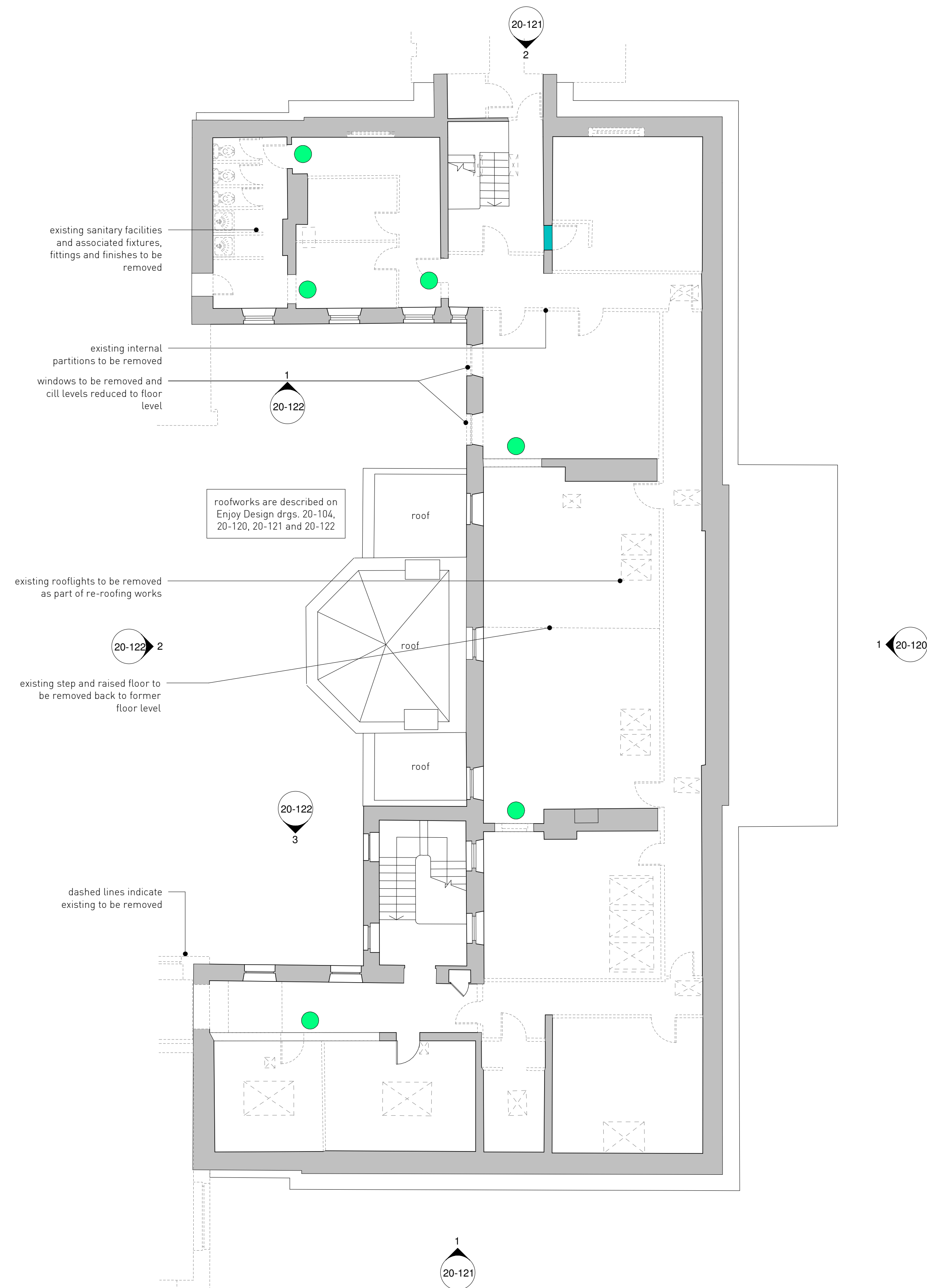


Notes.

A	Updated with latest comments from design team.			JNS	11Jul18	APPROVAL	The Old Brewery High Court Leeds LS2 7ES Tel: 0113 242 3622 www.enjoy-design.co.uk	Client: Trinity One LLP Job No: 16,047	
	Rev. Des.			By	Date			Project: Trinity One, Huddersfield	
				Ch.	Status:			Title: Building 1 - Ground Floor GA Plan as Proposed	
								Date: Nov 17 Drawing No: 20-101	Scale: 1 : 1000A1 Drawn By: JNS Checked by: RG Revision: A

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Building 1 _ Second Floor GA Plan _ Works to Existing

1 : 100

For survey of Building 1 as existing, refer to Met Surveys drg P17-00727-MET-INT-2FP-M2-B-001

GENERALLY : WORKS TO EXISTING

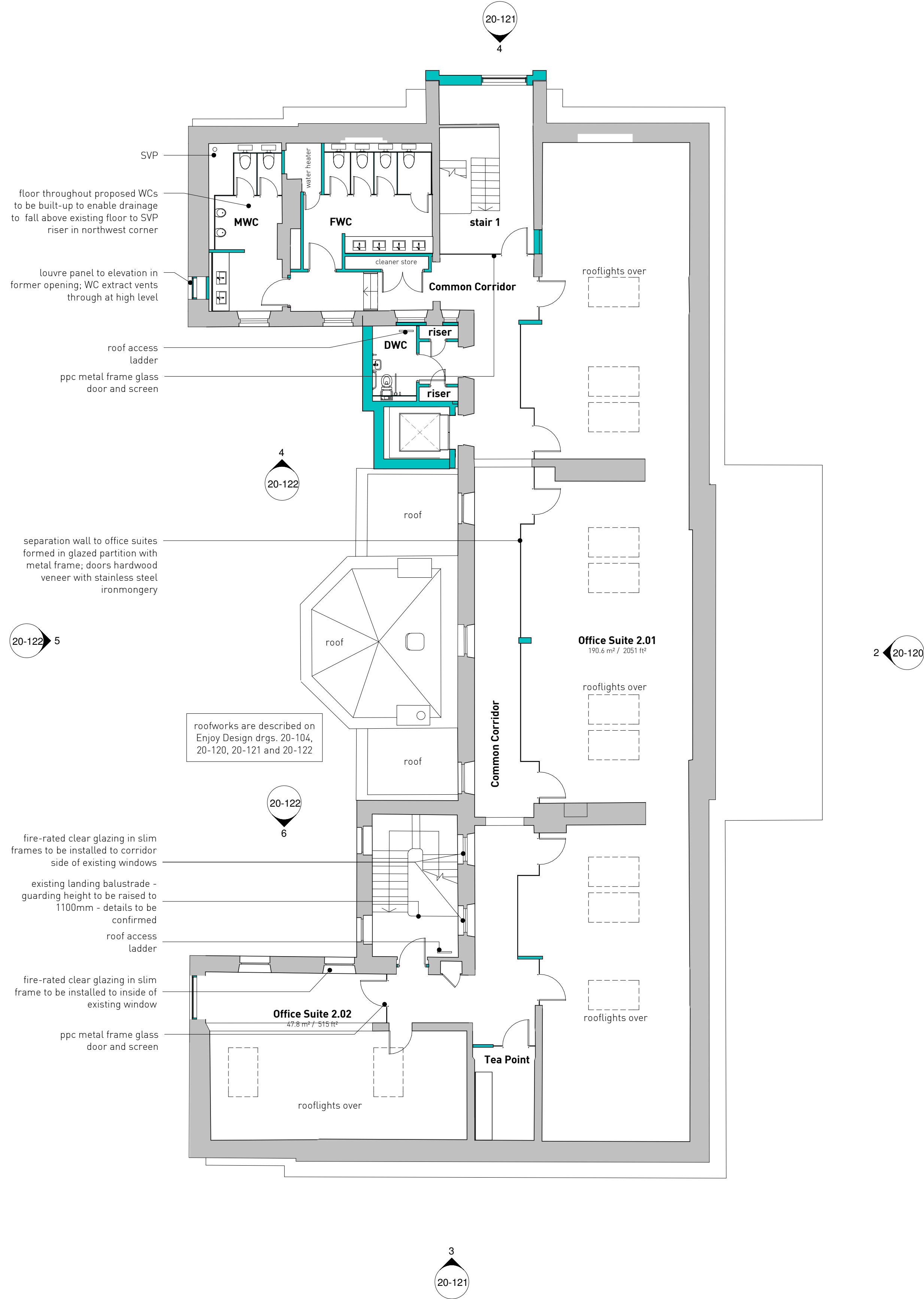
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- existing suspended grid ceilings and their integrated services to be removed.
- existing services generally to be removed. historic bracketry or vestiges of historic services to be identified and retained for further consideration.
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- where openings are to be formed in original walls, nibs and downstands are to remain to describe the location of the former wall.

GENERALLY : PROPOSED

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- proposed doors within proposed partitions to be flush, hardwood veneered doors c/w stainless steel ironmongery.
- proposed sanitary facilities - rooms to be formed from metal stud partition and existing walls to be lined in universal wall liner, ready for internal finishes.
- proposed ceilings in office suites to be typically overboarding of exposed existing soffit to create suitable fire-rated separation, (overboarding to be as slim as practicable and existing covings to remain), skim and paint.
- covings, picture rails, skirtings, architraves and door details: vary by location and some spaces appear never to have had covings and picture rails. generally rooms to be restored with joinery and moulding details authentic to their location.

KEY

- Existing Construction to Retain
- Existing Construction to Remove
- Proposed Construction
- Indicates opening to be formed in original walls: nibs and ceiling downstands to remain to describe the location of the former wall.



Building 1 _ Second Floor GA Plan _ As Proposed

1 : 100

1 : 100

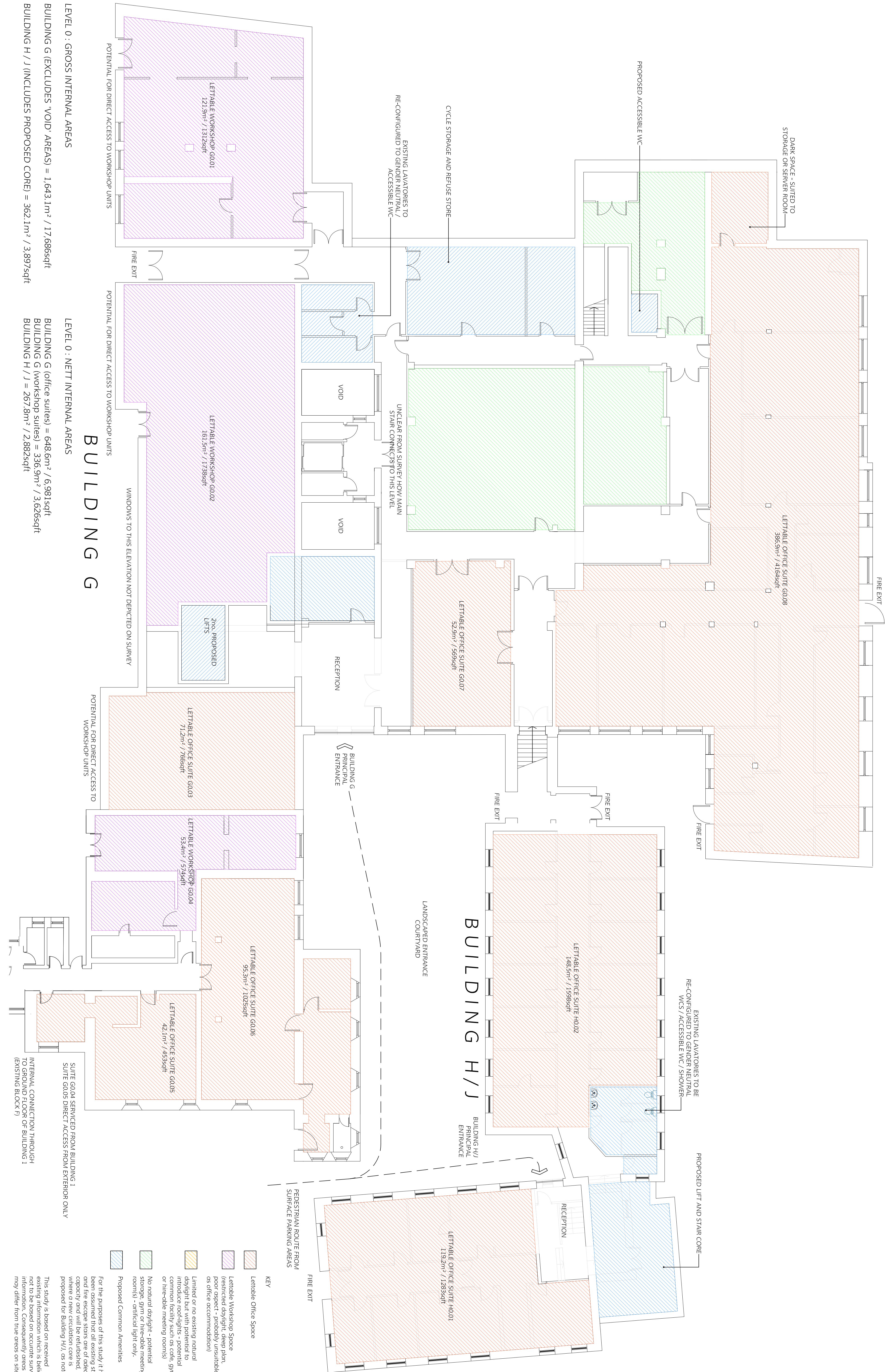
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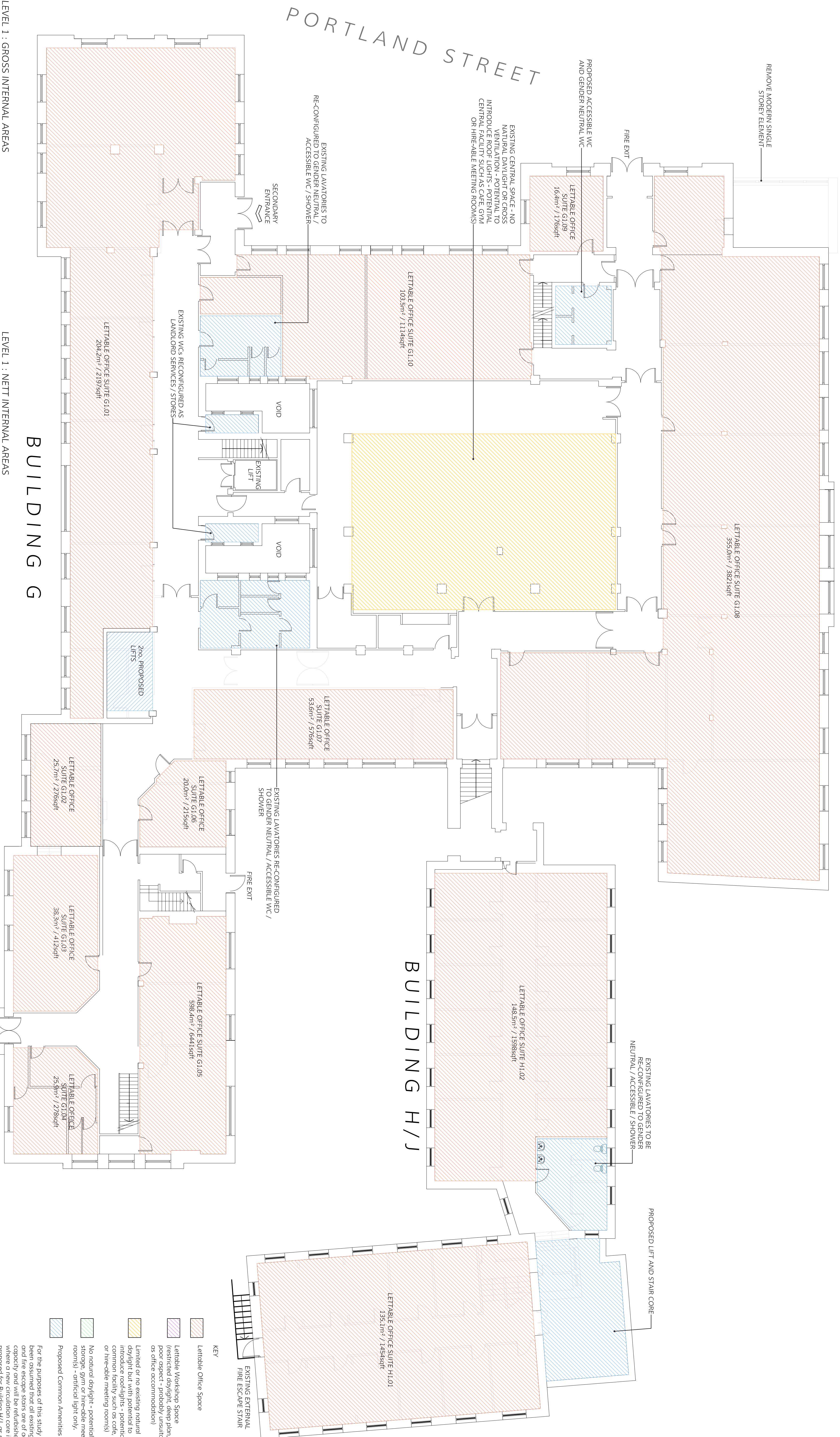
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Notes.

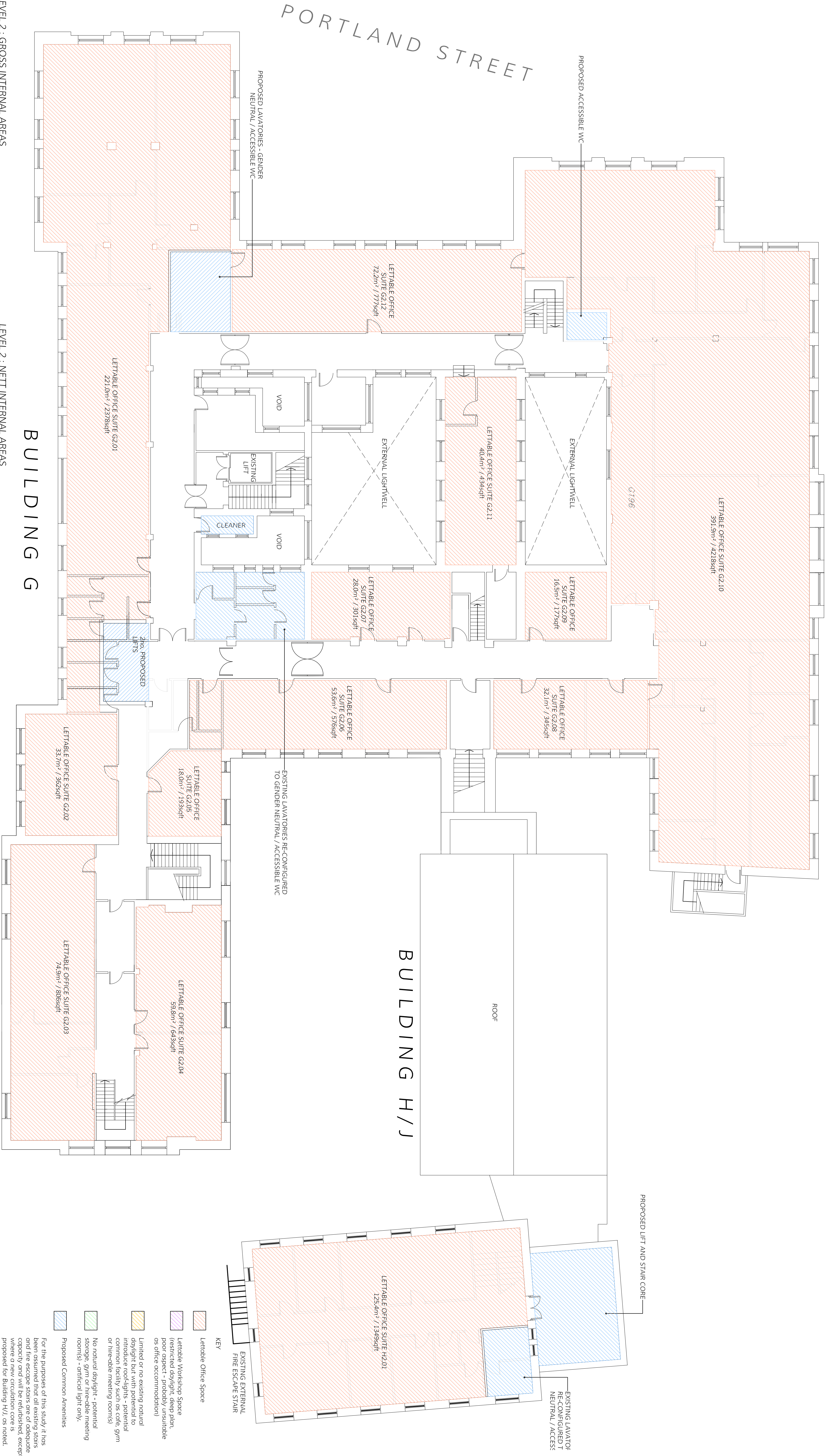
A	Updated with latest comments from design team.	JNS	11Jul18	APPROVAL	The Old Brewery High Court Leeds LS2 7ES Tel: 0113 242 3622 www.enjoy-design.co.uk	Client: Trinity One LLP Project: Trinity One, Huddersfield Title: Building 1 - Second Floor GA Plan as Proposed Date: Nov 17 Drawing No: 20-103	Job No: 16,047 Checked by: RG Revision: A
	Rev.	Des.	By	Date	Ch.	Status:	

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LEVEL 1 : GROSS INTERNAL AREAS	LEVEL 1 : NETT INTERNAL AREAS
BUILDING G (EXCLUDES VOID AREAS) = 1,554.5m ² / 16.732sqft	BUILDING G = 902.8m ² / 9,717sqft
BUILDING H / J (INCLUDES PROPOSED CORE) = 362.1m ² / 3,897sqft	BUILDING H / J = 283.7m ² / 3,053sqft



0 1 2 3 4 5m

Scale 1:100

N

Notes:

Client: **Trinity One**

Project: **Trinity One, Huddersfield**

Title: **Feasibility Study**

Date: **Oct 18**

Drawing No: **SK-181009-03**

Scale: **1:100 @ A1**

Drawn By: **JNS**

Checked By: **A**

Revision:

Job No. **16,047**

Rev. A

Des. Net areas shown

By JNS

Date 01Nov18

Ch. RG

Status: **INFORMATION**

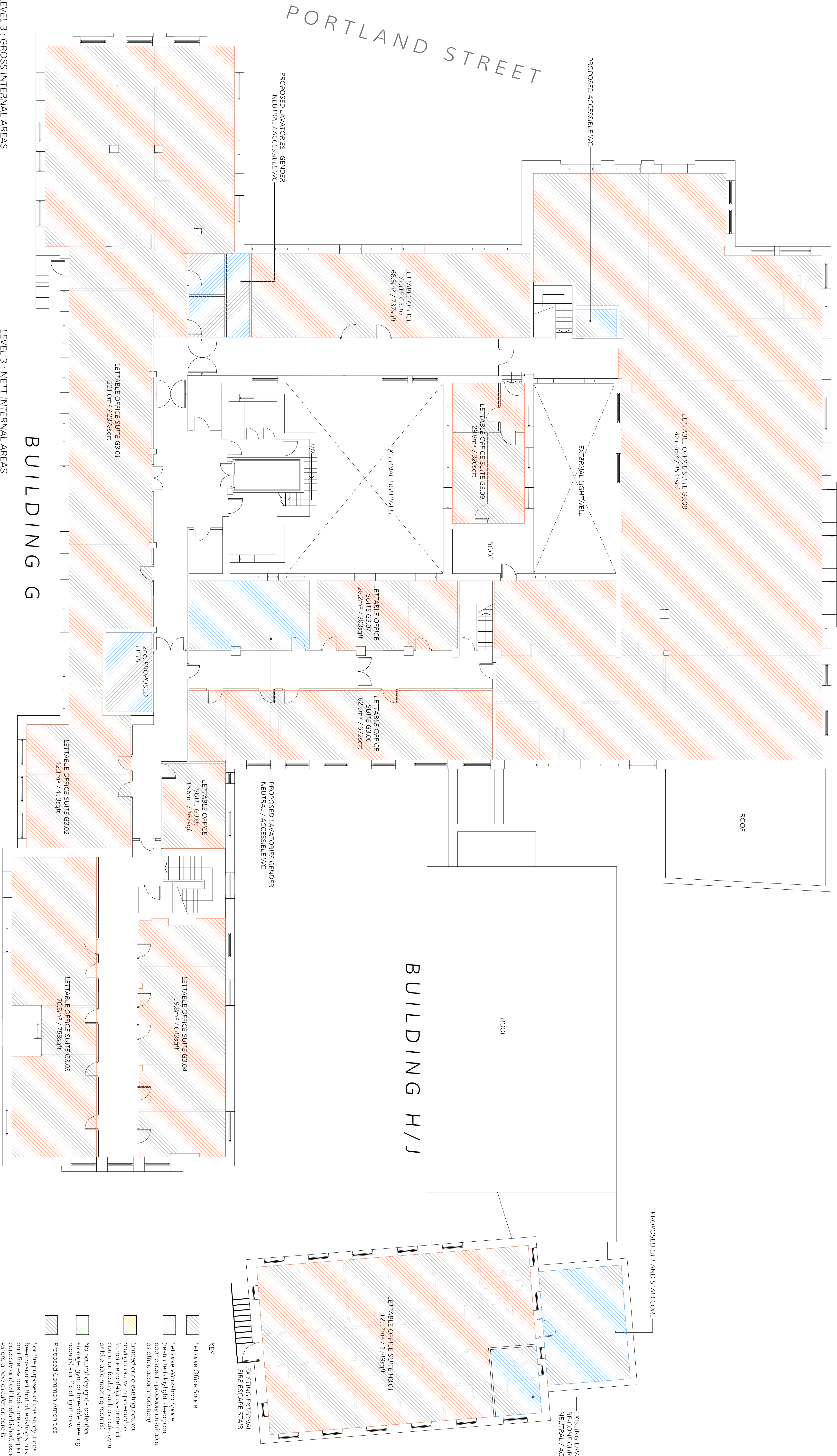
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012345m

Scale 1:100

N

Notes:

Client: Trinity One

Job No: 16.047

Project: Trinity One, Huddersfield

Title: Feasibility Study

Proposed Level 3 GA Plan

Date: Oct 18

Scale: 1:100 @ A1

Checked By: JNS

Drawing No: SK-181009-04

Drawn By: JNS

Revision: A

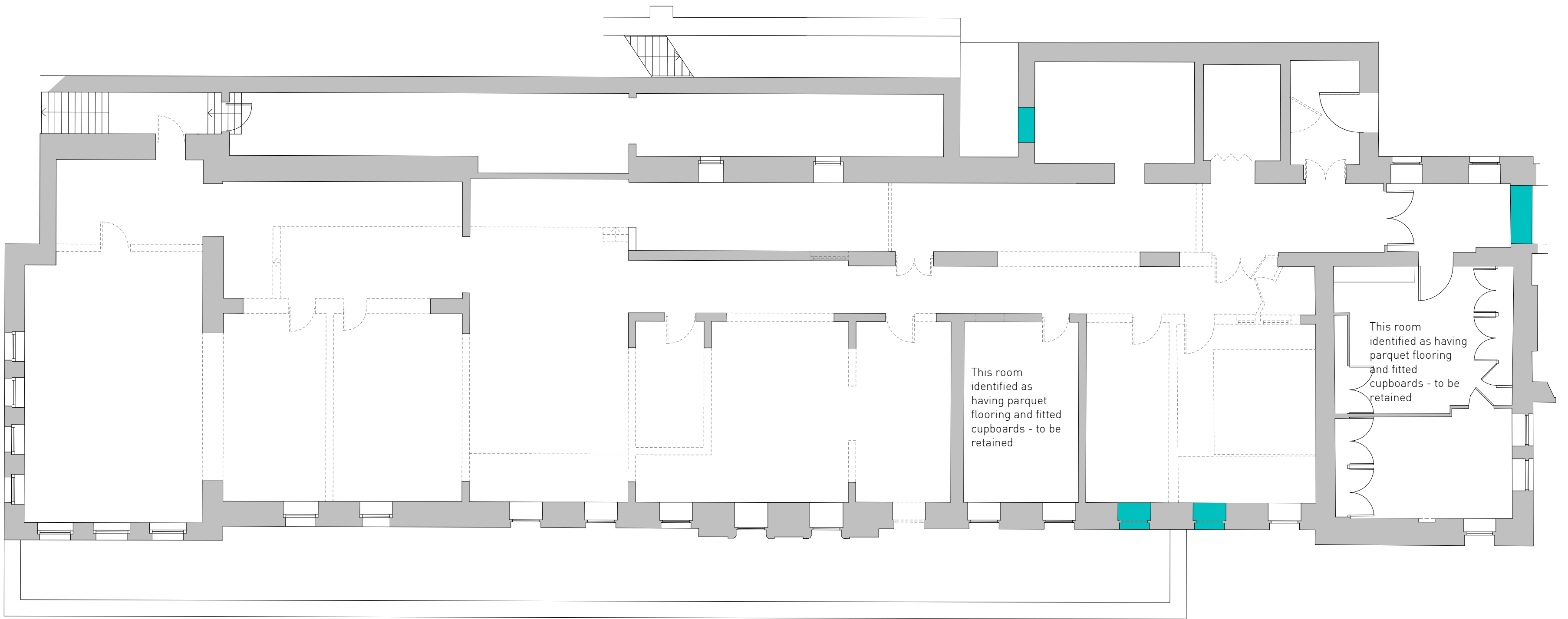
Rev. Des. Net area shown

By Date Ch. Status

INFORMATION

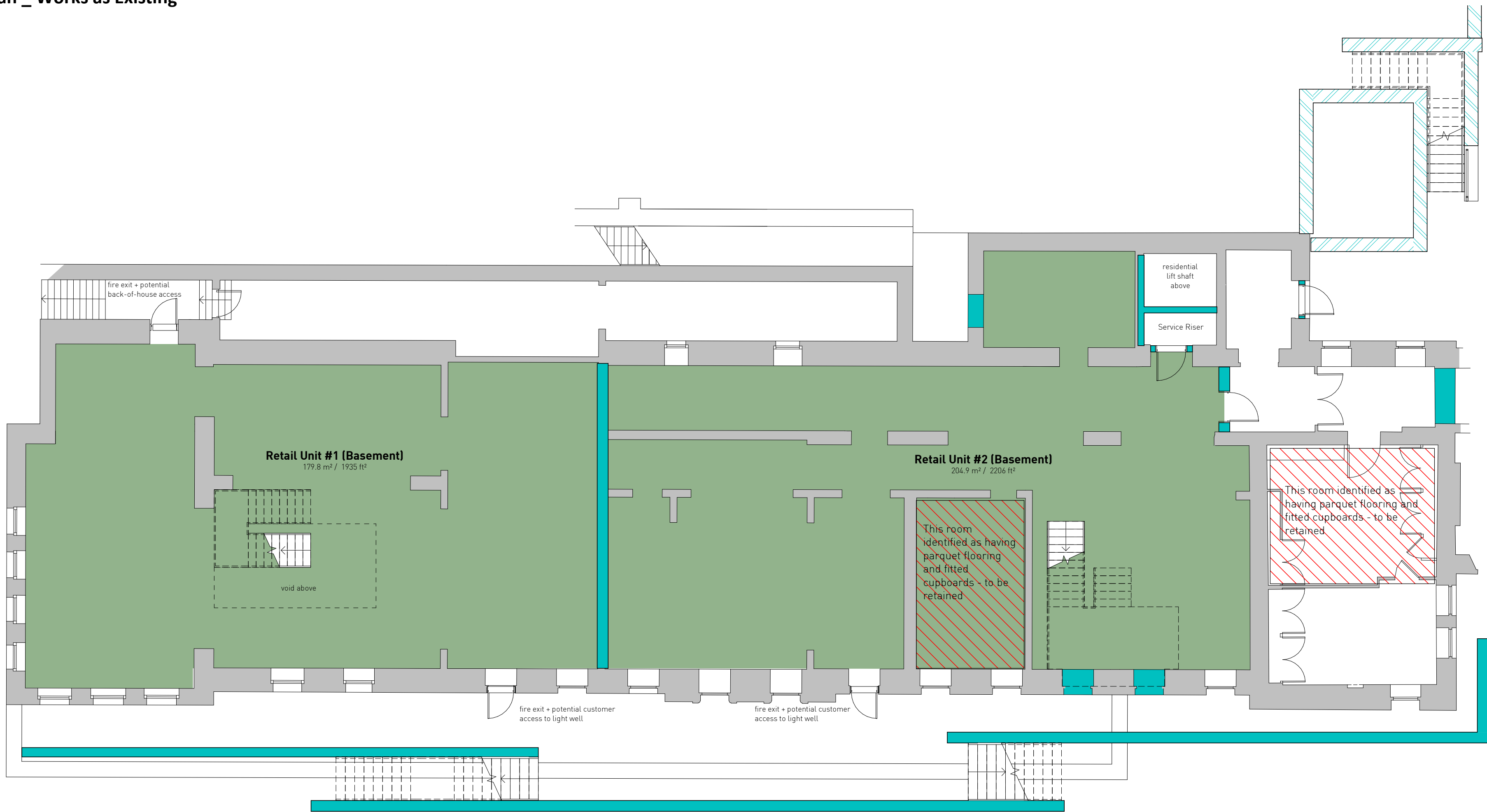
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2 - Building 2 _ Basement Floor GA Plan _ Works as Existing

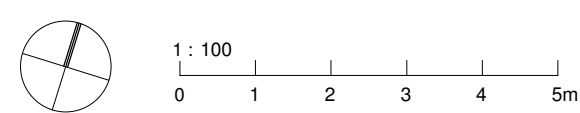
1 : 100



Building 2 Schedule of Retail Nett Accommodation			
Number	Name	Area	Area (sqft)
Level 2.B			
2.B.1	Retail Unit #1 (Basement)	179.8 m ²	1935 SF
		179.8 m ²	1935 SF
Level 2.0			
2.0.1	Retail Unit #1 (Ground Floor)	155.5 m ²	1674 SF
		155.5 m ²	1674 SF
Grand total: 2		335.3 m ²	3609 SF

1 - Building 2 _ Basement Floor GA Plan _ As Proposed

1 : 100



Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Enjoy Design Ltd.

Notes.

WORK-IN-PROGRESS 02May18

Rev. Des.

By Date

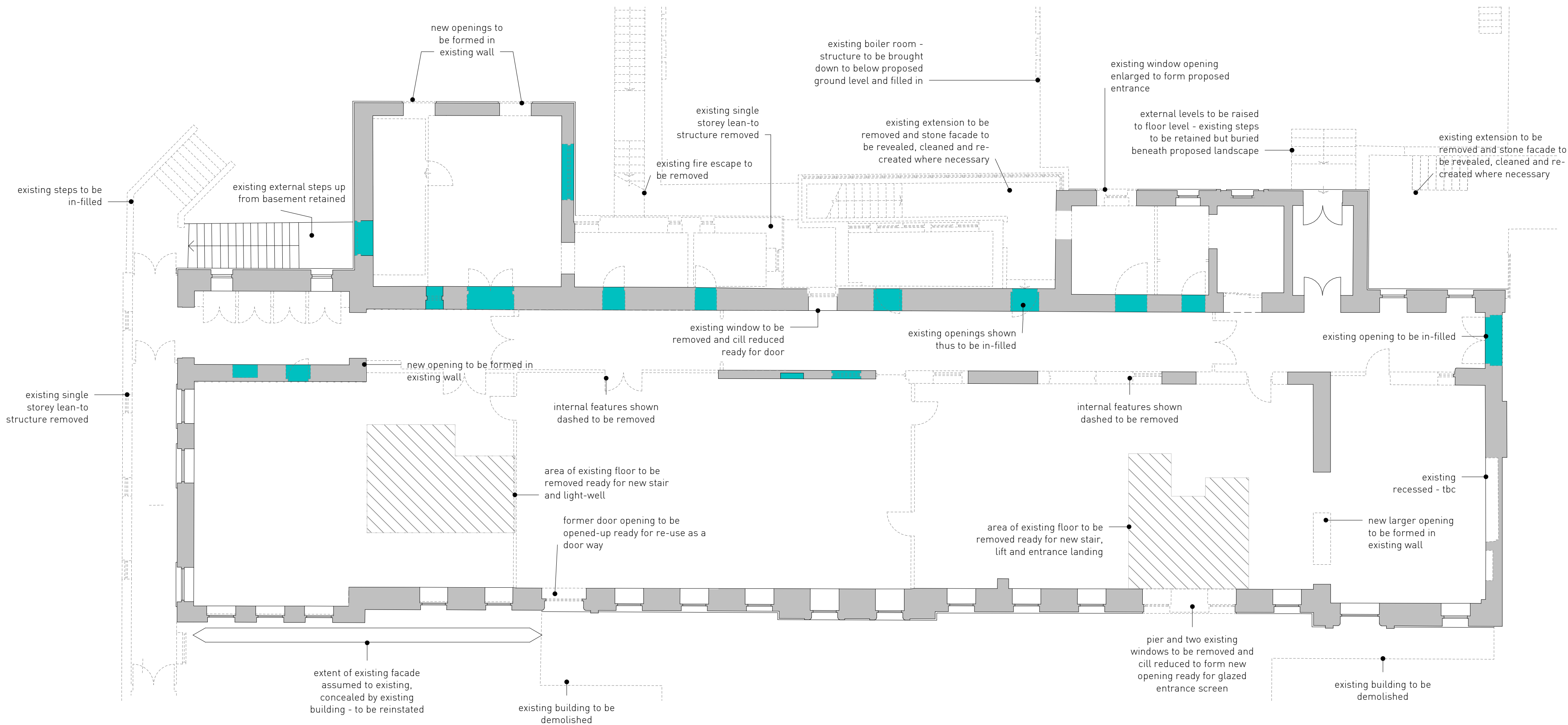
Ch.

Status:

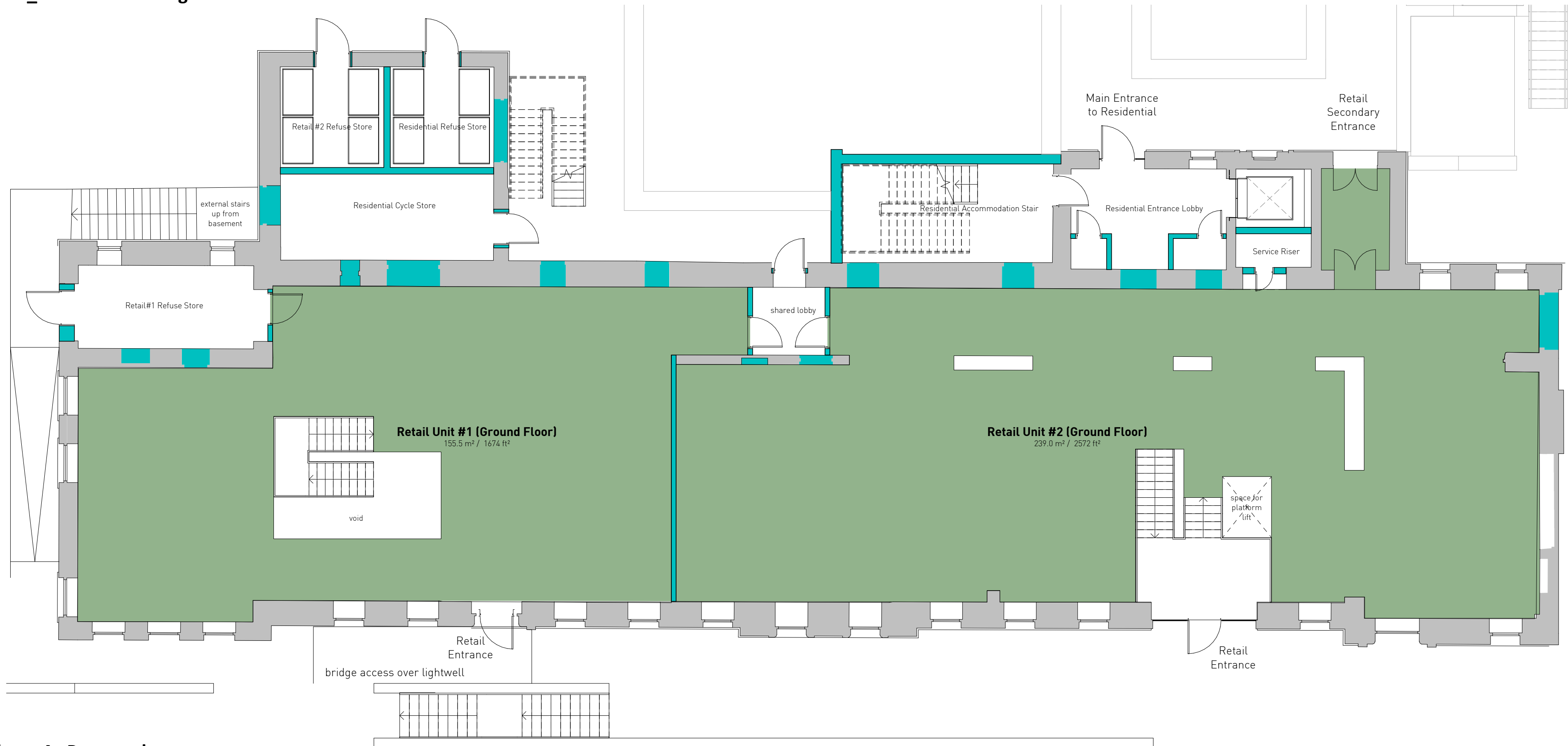
The Old Brewery
High Court
Leeds
LS2 7ES
Tel: 0113 242 3622
www.enjoy-design.co.uk

Client:		Job No:
Trinity One LLP		16,047
Project:		Trinity One, Huddersfield
Title:		
Building 2 - Basement GA Plan as Proposed		
Date:	Scale:	Checked by:
03/13/18	1 : 1000A1	Checker
Drawing No:	Drawn By:	Revision:
20-200	Author	

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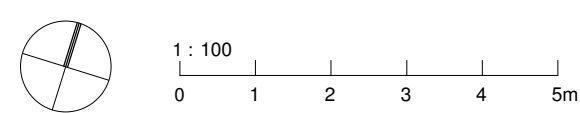


2 - Building 2 _ Ground Floor GA Plan _ Works to Existing
1 : 100



1 - Building 2 _ Ground Floor GA Plan _ As Proposed
1 : 100

Building 2 Schedule of Retail Nett Accommodation			
Number	Name	Area	Area (sqft)
Level 2.B			
2.B.1	Retail Unit #1 (Basement)	179.8 m²	1935 SF
		179.8 m²	1935 SF
Level 2.0			
2.0.1	Retail Unit #1 (Ground Floor)	155.5 m²	1674 SF
		155.5 m²	1674 SF
Grand total: 2		335.3 m²	3609 SF



Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Enjoy Design Ltd.

Notes.

WORK-IN-PROGRESS 02May18

Rev. Des.

By

Date

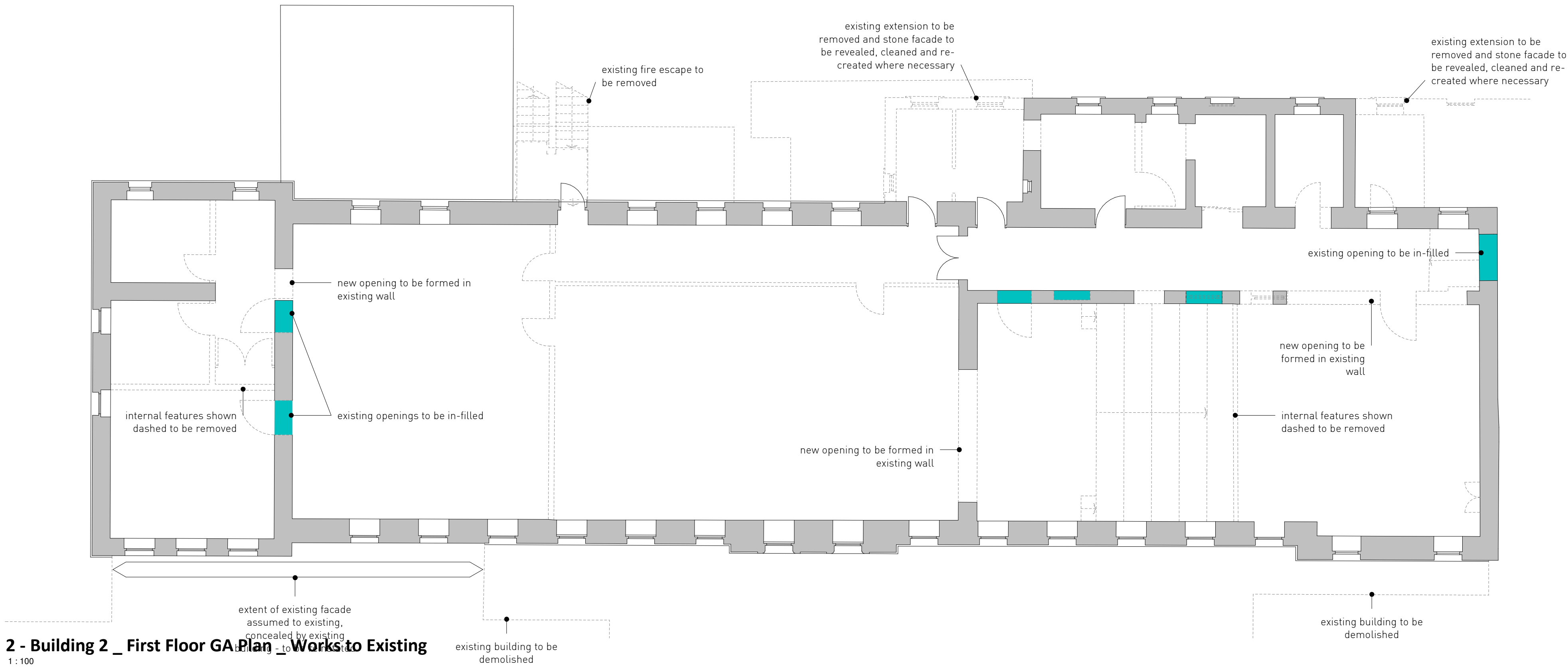
Ch.

Status:

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LS2 7ES
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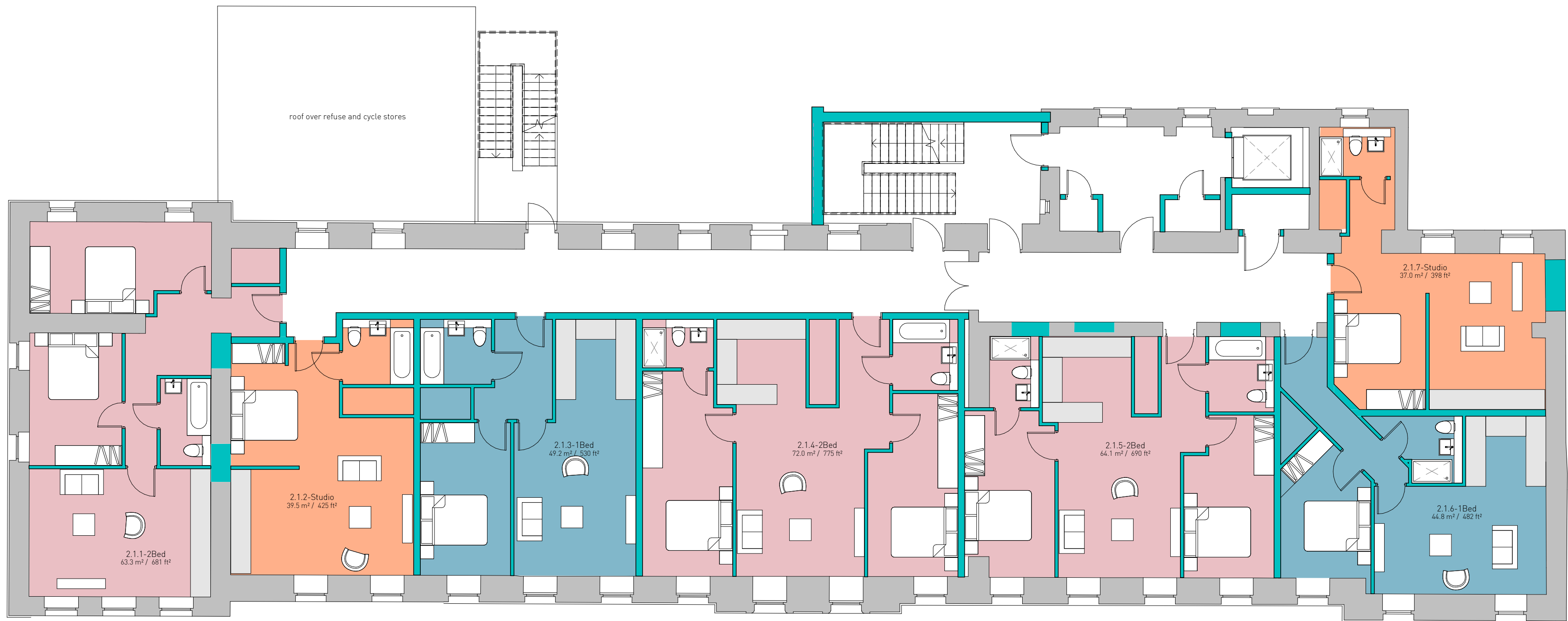
Client: Trinity One LLP		Job No: 16,047
Project: Trinity One, Huddersfield		
Title: Building 2 - Ground Floor GA Plan as Proposed		
Date: 03/13/18	Scale: 1 : 1000A1	Checked by: Checker
Drawing No: 20-201	Drawn By: Author	Revision:

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DESIGN



2 - Building 2 _ First Floor GA Plan _ Works to Existing

1:100



1 - Building 2 _ First Floor GA Plan _ As Proposed

1:100

Building 2 Schedule of Residential Nett Accommodation			
Number	Name	Area	Area (sqft)

Level 2.1

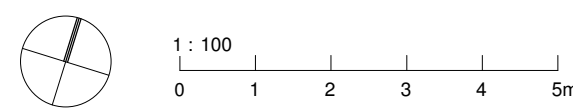
2.1.1	2Bed	63.3 m²	681 SF
2.1.2	Studio	39.5 m²	425 SF
2.1.3	1Bed	49.2 m²	530 SF
2.1.4	2Bed	72.0 m²	775 SF
2.1.5	2Bed	64.1 m²	690 SF
2.1.6	1Bed	44.8 m²	482 SF
2.1.7	Studio	37.0 m²	398 SF
		369.9 m²	3982 SF

Level 2.2

2.2.1	2Bed	63.3 m²	682 SF
2.2.2	Studio	39.5 m²	425 SF
2.2.3	1Bed	49.2 m²	530 SF
2.2.4	2Bed	72.0 m²	775 SF
2.2.5	2Bed	64.0 m²	689 SF
2.2.6	1Bed	45.8 m²	493 SF
2.2.7	Studio	37.0 m²	399 SF
		370.9 m²	3992 SF

Grand total: 14 740.8 m² 7974 SF

Notes.



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Rev. Des.

By Date

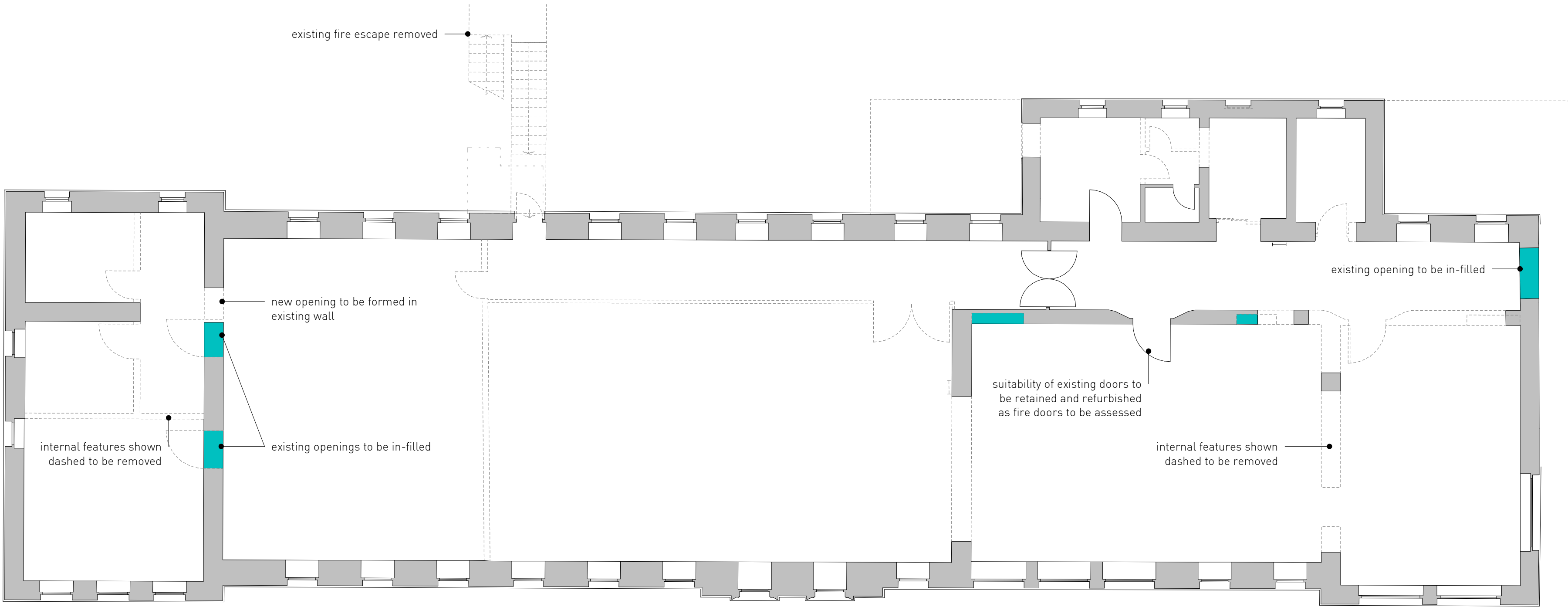
Ch.

Status:

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Client:		Job No:
Trinity One LLP		16,047
Project:		Trinity One, Huddersfield
Title:		Building 2 - First Floor GA Plan as Proposed
Date:	Scale:	Checked by:
03/13/18	1 : 1000A1	Checker
Drawing No:	Drawn By:	Revision:
20-202	Author	

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2 - Building 2 _ Second Floor GA Plan _ Works to Existing
1 : 100



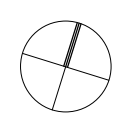
1 - Building 2 _ Second Floor GA Plan _ As Proposed
1 : 100

Building 2 Schedule of Residential Nett Accommodation			
Number	Name	Area	Area (sqft)

Level 2.1			
2.1.1	2Bed	63.3 m ²	681 SF
2.1.2	Studio	39.5 m ²	425 SF
2.1.3	1Bed	49.2 m ²	530 SF
2.1.4	2Bed	72.0 m ²	775 SF
2.1.5	2Bed	64.1 m ²	690 SF
2.1.6	1Bed	44.8 m ²	482 SF
2.1.7	Studio	37.0 m ²	398 SF
		369.9 m ²	3982 SF

Level 2.2			
2.2.1	2Bed	63.3 m ²	682 SF
2.2.2	Studio	39.5 m ²	425 SF
2.2.3	1Bed	49.2 m ²	530 SF
2.2.4	2Bed	72.0 m ²	775 SF
2.2.5	2Bed	64.0 m ²	689 SF
2.2.6	1Bed	45.8 m ²	493 SF
2.2.7	Studio	37.0 m ²	399 SF
		370.9 m ²	3992 SF

Grand total: 14 740.8 m² 7974 SF



1 : 100
0 1 2 3 4 5m

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Notes.

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03/13/18 1 : 100GA1 Checker
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