



Development Viability Report for a development at Customs House, Gravesend

On behalf of Mile Property Group

Date May 2023

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1.0 Instructions and Compliance with RICS Professional Statement

- 1.1 Bespoke Property Consultants have been instructed by Mile Property Group to carry out a viability assessment of their proposed residential development at Customs House, Gravesend and make recommendations for a viable level of S.106 contributions and affordable housing provision in accordance with para 57 of the NPPF.
- 1.2 BPC have not inspected the property.
- 1.3 This assessment is provided for the purposes of agreeing appropriate S.106 and affordable housing obligations and is not a valuation of the subject site or scheme. It is provided for the sole use of the party to whom it is addressed and the Local Planning Authority who will review it.
- 1.4 Bespoke Properties Ltd accepts responsibility to the Client named at the start of this report alone that this report has been prepared with the skill, care and diligence reasonably to be expected of a competent consultant dealing with financial viability of developments but accept no responsibility whatsoever to any person other than the client themselves. As such it is exempted from the RICS “Red Book” (with the exception of PS 2 in relation to ethics, competency, objectivity and disclosures) on the basis of the parties negotiating and agreeing the planning obligations.
- 1.5 The Executive Summary may be extracted by the Local Planning Authority as a “Non-Technical Summary” in line with the requirements of para 21 of the NPPG.
- 1.6 This report may be made publicly available by the Local Planning Authority in accordance with its statutory duties and particularly in accordance with para 21 of the NPPG (Sept 2019).
- 1.7 We confirm compliance with the RICS Professional Statement “Financial Viability in Planning : Conduct and Reporting” May 2019. As required by the Professional Statement we confirm the following matters:

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- a) We have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information.
 - b) We have identified no conflicts of interest or risk of conflicts in preparing this report
 - c) We are not working under a performance related fee agreement or on a contingent fee basis.
 - d) We advocate reasonable, transparent and appropriate engagement between the parties in the planning process and we will do all that we can to assist in that process.
 - e) We have not carried out nor are working on any area wide viability assessments on behalf of the Council in whose area this development is sited.
 - f) We have justified as necessary the assumptions used and where differences arise once the Council's assessor has reviewed this report we will seek to resolve those differences as set out in RICS guidance.
 - g) Our position with regard to the Benchmark Land Value has been suitably supported by market evidence and where this is not available justified by other suitable methodologies.
 - h) All of the sub-consultants who have contributed to this report have been made aware of the Professional Statement and its requirements, they in turn have confirmed compliance with it.
 - i) We have been allowed sufficient time since instruction to carry out this FVA bearing in mind the scale of the development and the status of the information as at the date of this report.
- 1.8 We have not yet carried out sensitivity testing as required by the RICS Professional Statement as we wish to agree with the local authority the parameters for such testing.
- 1.9 The status of this report is Final subject to any sensitivity testing that our Client or the Council may require.

2.0 Executive Summary

- 2.1 The site is to be redeveloped with 27 residential units which includes conversion of the main house and museum, conversion of the rear outbuilding, workshop, old boathouse, and boathouse plus 3 new build town houses and the creation of additional floorspace over the outbuildings to support the delivery of the overall scheme. The scheme presented includes necessary development to support the conversion and alterations to Customs House whilst achieving a deliverable scheme in the current market.
- 2.2 The appraisal has been carried out using drawings provided for the scheme design by the applicant and the accommodation schedule which is attached at Appendix C.
- 2.3 We have carried out the viability assessment using the HCA Development Appraisal Tool and a summary of the results is shown at Appendix A.
- 2.4 The assumptions we have made are set out in Section 6 of this report are generally in line with industry norms, reflective of the site characteristics and the local market.
- 2.5 Local Plan FVA Assumptions
- In line with the requirements of para 8 of the NPPG the table below gives a comparison of the scheme appraisal assumptions and the Local plan viability assessment assumptions for same scheme typology:

Table 1

Item	Local Plan Allowance	BPC Allowance	Comment
Sales values / m ²	£115,000-£320,000	£285,000 - £570,000	To reflect units and location within a listed building
Base build / m ²	£930-£1,545	£2,364	Reflective of scheme design and additional remediation costs
Professional fees	12%	10%	Included in the cost plan

Contingency	5%	5%	Included in the cost plan
Sales & Marketing costs	3%	3%	In accordance with local plan
Finance interest rate	7% inclusive	7% inclusive	In accordance with local plan
Finance fees	See above	See above	In accordance with local plan
Profit margin: Open market Affordable	15% 6%	20%	The profit is considered to be reflective of the risk of development of the listed buildings and the fact that a low contingency has been adopted considering the river wall.

- 2.6 The Benchmark Land Value of the site has been determined based on the investment value of the existing office space, thus giving the Existing Use Value (EUV) of £1,013,438 in accordance with para 14 of the NPPG.
- 2.7 It is normal to add a landowner premium to the EUV of between 10% and 40% to provide an incentive for the landowner to sell. In this instance, as the site is in the ownership of a developer prepared to bring it forward for residential development, we have added a premium of 10%, making the land value for comparative purposes (Benchmark Land Value) £1,114,781.
- 2.8 Based on the proposed scheme of 27 units the residual land value derived by the toolkit is - £132,136. This is £1,246,917 below the Benchmark Land Value. No allowance has been made for any S.106 contributions.
- 2.9 A summary of our appraisal is set out below:

Table 2

Item	BPC Appraisal (£)
Gross Development Value	£10,235,000
Build Cost incl Abnormals & Contingency	£7,575,634
Professional fees	Included in above
Sales & Marketing costs	£307,050
Finance Cost (incl Fees)	£446,437
CIL	£0
Profit	£2,047,000
Residual Land Value	-£132,136
Benchmark Land Value	£1,114,781
Surplus/Deficit	-£1,246,917

2.10 In summary we can conclude the development does not generate enough surplus over the Benchmark Land Value to fund affordable housing on site.

2.11 It should be noted as set out at para 5.4 below the target for on-site delivery of Affordable Housing would be 0.21 units after the application of vacant building credit. Therefore, should the scheme have been able to support an affordable housing provision it would in our opinion have been appropriate to make a commuted sum payment equivalent to that target.

3.0 Development Description

- 3.1 The site is proposed to be redeveloped with 27 residential units, comprising 6 x 1 bed units, 12 x 2 bed units and 9 x 3 bed units. The details of the individual units are shown in Appendix C. The development is comprised of the conversion of the main house and museum, conversion of the rear outbuilding, workshop, old boathouse, and boathouse plus 3 new build town houses and the creation of additional floorspace over the outbuildings to support the overall viability of the development.
- 3.2 The site is currently an office building which can be let immediately but is currently empty.
- 3.3 The main Custom House is being subdivided to provide the level of development necessary in order to create the optimum number and type of residential development units that there is a market for within the local area.



4.0 Housing Market Outlook

- 4.1 Political, economic and financial uncertainty due to the war in the Ukraine and impacts of Brexit, is having a dramatic effect on energy prices, and inflation which in turn is having a negative effect on the general economy. Most commentators expect this to have an impact on housing transactions with implications for those wishing to rent or buy a property.
- 4.2 Fixed rate mortgages (both 2yr and 5yr) exceeded 6% in October 2022 which showed the increased uncertainty in the market with many products being withdrawn. Rates were less than 3% in July 2022. The current base rate is 100 basis points higher than it was in June 2022.
- 4.3 As a result of this more adverse outlook for borrowers, many valuers have revised down forecasts for the next two years and expect prices to fall overall in the period to 2024.
- 4.4 Prices will be under more pressure next year due to higher loan-to-income ratios. As supply and demand changes, the dominant theme of the next two years will be tighter budgets due to higher monthly interest and energy bills.
- 4.5 In addition to this, the current intention by the Government to end Help to Buy (closed for new applicants from 31st October 2022) will affect sales values of smaller units on developments and increase the time to sell units (and thus interest payable on development loans). It is yet to be seen whether First Homes will fill the void created by HtB's withdrawal, but the current evidence suggests lack of interest from developers.
- 4.6 The Bank of England has recently increased the base rate and indicated this may rise again over the next few months. They have also advised that over the short to medium term, the prospect of a recession is likely which will constrain income growth, applying a squeeze on the domestic economy. These factors have the potential to act as a further drag on house price growth, rental growth and transaction levels but the Government has indicated its intent to reduce regulatory burden and thus help the economy grow. For now there is no clear view on which outcome is likely which increases risk.

5.0 Policy Context

5.1 Core Strategy for Gravesham Council¹

- 5.1.1 The Core Strategy was adopted in 2014 and the affordable housing policies are contained in CS16. This states that on developments of 15 or more units 30% affordable housing provision would be required with a tenure split of 70% affordable rented and 30% intermediate housing.
- 5.1.2 The policy goes on to say on viability that *“If, at the planning application stage, the applicant considers the proportion of affordable housing to be unviable, an open book viability assessment will be required to justify a lower provision”*
- 5.1.3 If the proposals are unviable the applicant will be expected to demonstrate this with a detailed open book provision of all the financial information, sufficient to enable the council or independent consultant to assess the viability position. Para 10 of the NPPG states that a financial viability assessment should be supported by appropriate evidence.

5.2 National Planning Policy Framework (July 2021)

- 5.2.1 Para 56 sets out that *“Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.*
- 5.2.2 The framework, in paragraph 57, states that planning obligations normally required under S.106 agreements should only be sought where they meet all of the following tests:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.
- 5.2.3 Para 58 goes on to say; *“Where up-to-date policies have set out the contributions expected*

¹ <https://www.gravesham.gov.uk/home/planning-and-building/local-plan/gravesham-local-plan-core-strategy>

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

5.3 National Planning Practice Guidance (Sept 2019)

- 5.3.1 Paragraph 2 states that the role of a financial viability assessment (FVA) is primarily at the plan-making stage. It is the responsibility of site promoters to engage in plan making and the price paid for land is not relevant justification for failing to accord with the relevant policies of the plan.
- 5.3.2 Paragraph 6 states that developers should have regard to the total cost of the relevant planning policies when buying land.
- 5.3.3 Paragraph 8 requires that the FVA should refer back to the information that supported the Local Plan making and explain the differences. Ultimately it is for the decision-maker having regard to the transparency of assumptions made in the FVA as to the weight to be applied to the FVA in coming to the final decision.
- 5.3.4 Paragraph 9 of the guidance advises that review mechanisms should be used where appropriate and there is no mention in the guidance of whether these should be pre or post-implementation or whether the size of a scheme impacts on the decision whether to use one.
- 5.3.5 Paragraph 10 states that any FVA should be supported by appropriate evidence and that the FVAs should be proportionate, simple, transparent and publicly available. This ethos is expanded upon in paragraphs 11-18 where the relative values and costs (including land value and profit) are discussed in further detail.

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- 5.3.6 Paragraph 13 states that the benchmark land value should primarily be based on Existing Use Value (EUV) plus a premium and paragraph 14 expands upon this to say that the EUV should reflect the implications of abnormal costs, infrastructure, professional fees and be informed by market evidence.
- 5.3.7 Paragraph 15 states that the EUV is the value of the land in its existing without 'hope value'.
- 5.3.8 Paragraph 16 advises that the premium to be applied to the EUV should be a reasonable incentive to the landowner to bring forward the development whilst allowing for policy compliance. As a practice we have always taken this to mean that EUV plus a premium would equal market value as defined by the RICS Guidance Note 94/2012.
- 5.3.9 The guidance advises at para 17 that AUV should be based on a development that would fully comply with up to date plan policies. To such a value no landowner premium is to be added. If such an alternative use is being utilised as the benchmark, then the applicant should give a justification for why it is not being pursued.

5.4 **Vacant Building Credit**

- 5.4.1 We consider that this scheme should benefit from Vacant Building Credit and as such we have undertaken a calculation of what this would be. *"To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount."*
- 5.4.2 The existing GIA of the development on site is 2,503 m² and the proposed development is 2,569 m² meaning an increase in development on site of 66m².
- 5.4.3 The additional development proposed of 66m² then should be divided by the existing floorspace = 0.026.
- 5.4.4 This should then be multiplied by the affordable housing requirement $0.026 \times 30\% = 0.78\%$. Therefore, the starting point with this development is that further to the application of vacant building credit on site provision of affordable housing would be 0.21 units.

6.0 Model Inputs and Assumptions

6.1 Mix of Units

6.1.1 The appraisal has been carried out on the Scheme (see accommodation schedule at Appendix C) which has the following mix of units:

27 residential units, comprising 6 x 1 bed units, 12 x 2 bed units and 9 x 3 bed units.

6.1.2 The development is comprised of the conversion of the main house and museum, conversion of the rear outbuilding, workshop, old boathouse, and boathouse, additional floorspace over the outbuildings plus 3 new build town houses to support the overall viability of the development.

6.2 Market Research and Sale Prices

6.2.1 We have undertaken an internet-based market research exercise to determine sales values for the units in the current market. We have assessed these results in the context of comparable locations, actual sales prices, unit sizes and anticipated build quality in accordance with para 11 of the NPPG. Our research data is set out in Appendix B.

6.2.2 The average sold price data points to an average price of £3,593 per m² (with a range between £2,023 per m² and £5,500 per m²) and the ceiling price for new build units on the market² are £190,000 for a 1 bed, £325,000 for a 2 bed and £450,000 for a 3 bed unit.

6.2.3 Given that these units are in a converted listed building and there are ceiling prices in the local area for some of the units (i.e. 1 beds) and we have priced each of the units accordingly. This results in an average of £4,324 per m² and a range of £3,677 to £4,814 per m².

6.2.3 The final realisable sales values will of course be dependent on market conditions at the time of marketing, the final specification of the units and any sales incentives offered.

6.2.1 Gross Development Value

² <https://www.rightmove.co.uk/property-for-sale/find.html?locationIdentifier=USERDEFINEDAREA%5E%7B%22polylines%22%3A%22%7Bs%7DxHw%7DjAfRzb%40nHtgBep%40%60fAkYl%40jRoIHIZlq%40%22%7D&maxPrice=500000&propertyTypes=&mustHave=&dontShow=&furnishTypes=&key words=>

Taking all of the capital values noted above and aggregating them gives the Gross Development Value for the scheme which we calculate to be £10,235,000.

6.3 Development Timescale

- 6.3.1 We have allowed for a six month pre-commencement period and then a build period of 18 months with sales commencing 3 months prior to construction completion and selling at a rate of 2-2.5 units per month.

6.4 Build Costs

- 6.4.1 We have been provided with a cost plan for the scheme from Rosewood QS practice with a total cost of £7,575,634 inclusive of professional fees (10%) and contingency (5%). This equates to a base build cost of £2,364 per m² which includes external works, which we consider to be acceptable considering the listed nature of some of the structures on site.
- 6.4.2 The cost of historical restoration works are typically in excess of standard build costs, although this is not proportionally reflected in higher sales revenues. As such, the developer has proposed to add up to two additional floors over the existing outbuildings and has applied for a sympathetic new build of 3 townhouses in the grounds of the site. These new-builds can be constructed at a lesser cost and therefore offer an opportunity to increase the viability of the scheme. This is similar to the term 'enabling development' whereby new-build dwellings can support the viability of a less cost-effective scheme that brings a wider benefit. In this case, it is clear that by constructing the new dwellings and improving the viability of the scheme, the developer will be able to restore the historical features of the Listed building to an appropriate quality for future generations.

6.5 Abnormal Costs

- 6.5.1 There are no additional abnormal costs that are relevant for the scheme being considered other than those allowed in the cost plan, so none have been allowed for in the appraisal.

6.6 General Development Cost Assumptions

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- 6.6.1 Sales and Marketing costs have been taken at 3% in accordance with the local plan figure.
- 6.6.2 Section 106 costs have not been allowed at this stage, as we wished to establish what, if any surplus would be generated by the appraisal to fund them.
- 6.6.3 At the current time a finance interest rate of 6.5% - 7% is applicable, depending on whether fees are inclusive or allowed for separately. The availability of credit is still an issue and many lenders are reluctant to fund developments. They will put a margin on their lending rates to suit. In this appraisal an interest rate of 7% has been adopted (including an allowance for arrangement and monitoring fees) which we regard to be relevant and appropriate for the subject scheme.
- 6.6.4 A developer's profit has been included in the appraisal at 20% of Gross Development Value (GDV) of the private housing for sale element of the scheme. In the current climate with relatively limited credit supply, most lenders will not lend unless a margin of 20% of GDV is achieved. For small, less complex, 'oven ready' schemes competition is stronger and a lower margin of 17/18% may be applicable. We consider that given the listed nature of some of the proposed development and the low contingency figure of 5% adopted that a rate of 20% is a reasonable reflection of risk on this scheme.

6.7 Benchmark Land Value and Comparable Land Market Evidence

- 6.7.1 The existing use of the site is a vacant office comprising 26,949 sqft GIA and 18,123 sqft NLA. We have investigated the office market in Gravesend and consider that as this is an unmodernised listed building with poor layout it could achieve a rent in the region of £6 per sqft. We note that modern facilities are attracting up to £17.64 as set out in Appendix E.
- 6.7.2 On this basis we consider that the estimated rent for the existing building would be £108,738. We consider it appropriate to adopt a yield of 10% on the basis that investment yields for modern buildings derive a capital value of £140-£150 per sqft thus the capital value for this building would be in the order of £70/sqft. On this basis we have adopted an existing use value of £1,013,438.
- 6.7.2 It is normal to add a landowner premium to the EUV of between 10% and 40% to provide an incentive for the landowner to sell. In this instance, as the site is in the ownership of a developer prepared to bring it forward for residential development, we have added a

premium of 10%, making the land value for comparative purposes (Benchmark Land Value) £1,114,781.

7.0 Conclusions

- 7.1 The benchmark land value of the site has been determined based on the investment value of the existing office space on site, thus giving the Existing Use Value of £1,013,438 in accordance with para 14 of the NPPG.
- 7.2 It is normal to add a landowner premium to the EUV of between 10% and 40% to provide an incentive for the landowner to sell. In this instance, as the site is in the ownership of a developer prepared to bring it forward for residential development, we have added a premium of 10%, making the land value for comparative purposes (Benchmark Land Value) £1,114,781.
- 7.3 Based on the proposed scheme of 27 units the residual land value derived by the toolkit is - £132,.136. This is £1,246,917 below the Benchmark Land Value. No allowance has been made for any S.106 contributions.
- 7.4 It should be noted as set out at para 5.4 below the target for on-site delivery of Affordable Housing would be 0.21 units after the application of vacant building credit. Therefore, should the scheme have been able to support an affordable housing provision it would in our opinion have been appropriate to make a commuted sum payment equivalent to that target.

Appendix A

Appendix B

Appendix C

Appendix D

Appendix E

Residual Land valuation £0**HCA DEVELOPMENT APPRAISAL TOOL****SUMMARY****DETAIL****SCHEME**

Site Address Appendix A - Customs House, Gravesend
 Site Reference
 File Source
 Scheme Description

Date of appraisal 24/05/2023
 Net Residential Site Area
 Author & Organisation
 Registered Provider (where)

Housing Mix (Affordable + Open Market)

Total Number of Units	27	units
Total Number of Open Market Units	27	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	2,399	sq m
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
Density	No Area input	units/ hectare
Total Number of A/H Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Gross site Area	0.00	hectares
Net Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Average value (£ per unit)	Open Market Phase 1:	Open Market Phase 2:	Open Market Phase 3:	Open Market Phase 4:	Open Market Phase 5:	Total
1 Bed Flat Low rise	£276,667	£0	£0	£0	£0	
2 Bed Flat Low rise	£350,833	£0	£0	£0	£0	
3 Bed Flat Low rise	£480,833	£0	£0	£0	£0	
4 Bed + Flat Low rise	£0	£0	£0	£0	£0	
1 Bed Flat High rise	£0	£0	£0	£0	£0	
2 Bed Flat High rise	£0	£0	£0	£0	£0	
3 Bed Flat High rise	£0	£0	£0	£0	£0	
4 Bed + Flat High rise	£0	£0	£0	£0	£0	
2 Bed House	£0	£0	£493,333	£0	£0	
3 Bed House	£0	£0	£0	£0	£0	
4 Bed + House	£0	£0	£0	£0	£0	
Total Revenue £	£8,755,000	£0	£1,480,000	£0	£0	£10,235,000
Net Area (sq m)	2,083	-	316	-	-	2,399
Revenue (£ / sq m)	£4,204	-	£4,684	-	-	

CAPITAL VALUE OF OPEN MARKET SALES**£10,235,000**

Capital Value of Private Rental

Phase 1	£0
Phase 2	£0
Phase 3	£0
Phase 4	£0
Phase 5	£0
Total PR	£0

CAPITAL VALUE OF OPEN MARKET HOUSING**£10,235,000** £ 3,904 psqm**BUILD COST OF OPEN MARKET HOUSING inc Contingency****£6,881,604** £ 2,625 psqm**CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING****£3,353,396****AH Residential Values****AH & RENTAL VALUES BASED ON NET RENTS**

Type of Unit	Social Rented	Shared Ownership (all phases)	Affordable Rent (all phases)	Total
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House				
3 Bed House				
4 Bed + House				
	£0	£0	£0	£0

£ psqm of CV (phase 1)

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)**£0**

equity

£0

LA s106 commuted in lieu

£0

RP Re-cycled SHG

£0

Use of AR rent conversion income

£0

Other source of AH funding

£0**OTHER SOURCES OF AFFORDABLE HOUSING FUNDING****£0****CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)****£0****BUILD COST OF AFFORDABLE HOUSING inc Contingency****£0** #DIV/0!**CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING****£0****Car Parking**

No. of Spaces	Price per Space (£)	Value
-	-	£0

Value of Residential Car Parking

£0

Car Parking Build Costs

£0

Ground rent

	Capitalised annual ground rent	
Social Rented	£0	
Shared Ownership	£0	
Affordable Rent	£0	
Open market (all phases)	£0	
Capitalised Annual Ground Rents		£0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME		£10,235,000
TOTAL BUILD COST OF RESIDENTIAL SCHEME	£6,881,604	
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME		£3,353,396

Non-Residential

	Cost	Values
Office	£0	£0
Retail	£0	£0
Industrial	£0	£0
Leisure	£0	£0
Community Use	£0	£0
Community Infrastructure Levy	£0	

CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		£0
COSTS OF NON-RESIDENTIAL SCHEME	£0	
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL		£0

GROSS DEVELOPMENT VALUE OF SCHEME		£10,235,000
TOTAL BUILD COSTS	£6,881,604	
TOTAL CONTRIBUTION TO SCHEME COSTS		£3,353,396

External Works & Infrastructure Costs (£)

		Per unit	% of GDV	per Hectare
Site Preparation/Demolition	£0			
Roads and Sewers	£0			
Services (Power, Water, Gas, Telco and IT)	£0			
Strategic Landscaping	£0			
Off Site Works	£0			
Public Open Space	£0			
Site Specific Sustainability Initiatives	£0			
Plot specific external works	£0			
External costs	£0			
Balancing build cost	£38,640	1,431	0.4%	
	£38,640		0.4%	

Other site costs

Fees and certification	10.0%	£655,391	24,274	6.4%
Other Acquisition Costs (£)		£0		

Site Abnormals (£)

De-canting tenants	£0
Decontamination	£0
Other	£0
Other 2	£0
Other 3	£0
Other 4	£0
Other 5	£0
	£0

Total Site Costs inc Fees	£694,031	25,705
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Statutory 106 Costs (£)

Education	£0
Sport & Recreation	£0
Social Infrastructure	£0
Public Realm	£0
Affordable Housing	£0
Transport	£0
Highway	£0
Health	£0
Public Art	£0
Flood work	£0
Community Infrastructure Levy	£0
Other Tariff	£0
Mayors cil	£0
0	£0
Other 3	£0
Other 4	£0

Statutory 106 costs	£0
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Marketing (Open Market Housing ONLY)

Sales/letting Fees	3.0%	£307,050	11,372	per OM unit
Legal Fees (per Open Market unit):	£0	£0		

Marketing (Affordable Housing)

Developer cost of sale to RP (£)	£0	per affordable unit
RP purchase costs (£)	£0	
Intermediate Housing Sales and Marketing (£)	£0	

Total Marketing Costs	£307,050
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Total Direct Costs	£7,882,684
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Finance and acquisition costs

Land Payment	-£132,136	-4,894 per OM home	#DIV/0!	#DIV/0!
Arrangement Fee	£0	0.0% of interest		
Misc Fees (Surveyors etc)	£0	0.00% of scheme value		

Agents Fees	-£1,321
Legal Fees	-£1,057
Stamp Duty	-£6,607
Total Interest Paid	£446,437

Total Finance and Acquisition Costs **£305,315**

Developer's return for risk and profit

Residential

Market Housing Return (inc OH) on Valu	20.0%	£2,047,000	75,815 per OM unit
Affordable Housing Return on Cost	6.0%	£0	per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

Non-residential

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

Total Operating Profit **£2,047,000**
(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST **£10,235,000**

Surplus/(Deficit) at completion 1/1/2026 **£0**

Present Value of Surplus (Deficit) at 24/5/2023 **£0**

Scheme Investment MIRR **18.8%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	-1.3%	Peak Cash Requirement	-£6,190,880
Site Value (PV) per hectare	No area input per hectare	No area input per acre	

	Date	Price paid	Floor area	£ per square metre
37, Thistle Road, Gravesend, DA12 2JS	24-Feb-23	£287,500	76 sqm	£3,782
Flat 3 90, West Crescent Road, Gravesend, DA12 2AB	22-Feb-23	£175,000	44 sqm	£3,977
6, Gunfleet Close, Gravesend, DA12 2JU	20-Feb-23	£326,000	85 sqm	£3,835
13a, Harmer Street, Gravesend, DA12 2AP	17-Feb-23	£220,000	80 sqm	£2,750
29, Russell Road, Gravesend, DA12 2RT	09-Feb-23	£340,000	75 sqm	£4,533
2, Dickens Road, Gravesend, DA12 2JY	02-Feb-23	£291,000	70 sqm	£4,157
12, St Johns Road, Gravesend, DA12 2SB	17-Jan-23	£266,000	86 sqm	£3,093
46, Suffolk Road, Gravesend, DA12 2SN	12-Jan-23	£215,000	66 sqm	£3,257
24, Farley Road, Gravesend, DA12 2LT	22-Dec-22	£330,000	60 sqm	£5,500
8, Allens Mead, Gravesend, DA12 2JB	20-Dec-22	£536,000	102 sqm	£5,254
47, Lower Higham Road, Gravesend, DA12 2LY	16-Dec-22	£516,000	138 sqm	£3,739
Flat 12 Heritage Quay, Commercial Place, Gravesend, DA12 2BF	14-Dec-22	£282,000	96 sqm	£2,937
9, Suffolk Road, Gravesend, DA12 2SW	14-Dec-22	£271,000	74 sqm	£3,662
Flat 1 28, Harmer Street, Gravesend, DA12 2AX	09-Dec-22	£170,000	84 sqm	£2,023
120, Rochester Road, Gravesend, DA12 2HZ	09-Dec-22	£335,000	77 sqm	£4,350
20, Denton Court Road, Gravesend, DA12 2HS	08-Dec-22	£350,000	84 sqm	£4,166
Flat 21 Aurora Court, Romulus Road, Gravesend, DA12 2SE	05-Dec-22	£190,000	58 sqm	£3,275
9, Gerald Road, Gravesend, DA12 2HT	02-Dec-22	£425,000	104 sqm	£4,086
Kilcrea House, Dering Way, Gravesend, DA12 2DP	28-Nov-22	£512,500	166 sqm	£3,087
83, Raphael Road, Gravesend, DA12 2PN	24-Nov-22	£223,000	80 sqm	£2,787
9, Lodding Salts Road, Gravesend, DA12 2FD	23-Nov-22	£340,000	71 sqm	£4,788
Flat 4 Vine Court, Brewhouse Yard, Gravesend, DA12 2EJ	17-Nov-22	£130,000	42 sqm	£3,095
37, Russell Road, Gravesend, DA12 2RT	15-Nov-22	£207,500	82 sqm	£2,530
2, Beane Croft, Gravesend, DA12 2PB	31-Oct-22	£315,000	61 sqm	£5,163
11, Bernard Street, Gravesend, DA12 2EX	26-Oct-22	£270,000	67 sqm	£4,029
25, Prospect Grove, Gravesend, DA12 2SA	25-Oct-22	£250,000	120 sqm	£2,083
25, Denton Street, Gravesend, DA12 2QZ	25-Oct-22	£300,000	85 sqm	£3,529
200, Lower Higham Road, Gravesend, DA12 2NN	21-Oct-22	£550,000	179 sqm	£3,072
17, Elliott Street, Gravesend, DA12 2JP	20-Oct-22	£200,500	70 sqm	£2,864
Flat 5 Brann House, Barchamber Way, Gravesend, DA12 2FA	19-Oct-22	£251,000	82 sqm	£3,060
15, Prospect Grove, Gravesend, DA12 2SA	14-Oct-22	£165,000	66 sqm	£2,500
61, Suffolk Road, Gravesend, DA12 2SW	14-Oct-22	£305,000	79 sqm	£3,860
2, Elliott Street, Gravesend, DA12 2JP	05-Oct-22	£300,000	80 sqm	£3,750

Price per square metre in Gravesend (DA12 2) over time



Hover on any blue dot to see details of specific sales

		New build/ conversion	building name	floor/ type	Bedrooms	GIA (m2)	GIA (sqft)	Conversion element GIA (m2)	New build/extension element GIA (m2)	Difference vs Original
Residential	Unit 1	Conversion	Main house	lower ground	1 plus study	73	785.8			
Residential	Unit 2	Conversion	Main house	lower ground	2	77	828.8			
Residential	Unit 3	Conversion	Main house	Lower ,upper ground and first floor	1	71	764.2			
Residential	Unit 4	Conversion and one storey extension (1 additional floor over existing)	Museum	ground and first ; incl private garde and drive	3	104.5	1124.8	55	49.5	+2m2
Residential	Unit 5	Conversion	Main house	GF,FF and SF townhouse, incl private courtyard/ terrace	2	155	1668.4			
Residential	Unit 6	Conversion	Main house	ground floor	1	55	592.0			
Residential	Unit 7	Conversion	Main house	ground floor	2	70	753.5			
Residential	Unit 8	Conversion	Main house	first floor	2	81	871.9			
Residential	Unit 9	Conversion	Main house	first floor	2	72	775.0			
Residential	Unit 10	Conversion	Main house	second and third with look out and balcony	3	114	1227.1			
Residential	Unit 11	Conversion	Main house	second	2	74	796.5			
Residential	Unit 12	Conversion	Rear outbuilding	GF,FF and SF townhouse, incl private courtyard	3	132	1420.8			
Residential	Unit 13	Conversion	Rear outbuilding	GF,FF and SF townhouse, incl private balcony	3	137	1474.7			
Residential	Unit 14	Conversion and two storey extension (2 additional floors over existing)	Rear outbuilding	Ground,First and second	3	99	1065.6	40	59	-1m2
Residential	Unit 15	Conversion and two storey extension (2 additional floors over existing)	Rear outbuilding	Ground,First and second incl private roof terrace	3	110	1184.0	40	70	-1m2
Residential	Unit 16	Conversion and one storey extension (1 additional floor over existing)	Rear outbuilding	ground and first	1	54	581.3	28	26	
Residential	Unit 17	Conversion and one storey extension (1 additional floor over existing)	Rear outbuilding	ground and first; poor light on GF living	2	68	732.0	32.9	35.1	
Residential	Unit 18	conversion	Rear outbuilding	ground and first	1	60	645.8			
Residential	Unit 19	conversion	Rear outbuilding	ground and first incl private garden to side and rear	2 plus study /office	90	968.8			
Residential	Unit 20	Conversion with mezzanine floor	Workshop- launch store	ground and first floor mezzanine	2 plus study	117	1259.4			
Residential	Unit 21	Conversion	Old boathouse	ground and first with private garden and balcony on FF	2	80	861.1			
Residential	Unit 22	Conversion	Boathouse	ground and first; poor light in living on GF	2	65	699.7			
Residential	Unit 23	Conversion	Boathouse	ground and first	1	55	592.0			
Residential	Unit 24	Conversion	Boathouse	ground and first	2	69	742.7			
Residential	Unit 25	New build	New build- Townhouse	3 storey with top floor terrace and small garden to front	2	105	1130.2			+5m2
Residential	Unit 26	New build	New build- Townhouse	3 storey with top floor terrace and small garden to front	2	105	1130.2			+5m2
Residential	Unit 27	New build	New build- Townhouse	3 storey with top floor terrace and small garden to front	2	106	1141.0			+1m2
Total Residential (saleable area)						2398.5	25817.5			
Commercial/ Communal (not saleable)		Gazebo building adjacent to the River	to be fully repaired and restored as Grade 2 listed			34	366.0			
		Gatehouse /next to main gate	use as a bin store			18	193.8			
Communal		basement vaults used as storage for resi units				66	710.4			
Communal		Communal internal areas (communal stairs ,halways)				105	1130.2			
GRAND TOTAL SCHEME INCL COMMUNAL						2621.5	28217.8			

INITIAL COST PLAN

Project: Custom House, Gravesend, DA12 2DE

Version: 04
Date: 23 May 2023

Discription: Proposed Conversion, Refurbishment and Extensions to create 27 New Homes

Client:



Mile Property Group Limited

Office 3.3
27 Castle Street
Canterbury
CT1 2PX

Prepared By: Rosewood Project Services Limited

Basing House
46 High Street
Rickmansworth
Herts.
WD3 1HP

Custom House, Gravesend, DA12 2DE

Documents used in the production of this Cost Plan:-

 1735_Design and Access Statement PRELIM.pdf
 1735_Existing and Proposed 3D Site Views.pdf
 1735_Precedent Schemes and Materials PRELIM.pdf
 1735-001_Block and Location Plan.pdf
 1735-002_Existing Site and Roof Plan.pdf
 1735-003_Existing Site Lower and Upper Ground Plan.pdf
 1735-004_Existing Site First and Second Ground Plan.pdf
 1735-005_Existing Plans Custom House Main Building 1 of 2.pdf
 1735-006_Existing Plans Custom House Main Building 2 of 2.pdf
 1735-007_Existing Plans Custom House Main Building Elevations.pdf
 1735-008_Existing Plans Custom House Outbuilding.pdf
 1735-009_Existing Plans Custom House Outbuilding Elevations.pdf
 1735-010_Existing Workshop Plans and Elevations.pdf
 1735-011_Existing Boathouse Plans and Elevations.pdf
 1735-012_Existing Gazebo Plans and Elevations.pdf
 1735-013-PR01_Existing Streetscenes.pdf
 1735-021-PR01_Proposed Site Lower and Upper Ground Plan.pdf
 1735-022-PR01_Proposed Site First and Second Floor Plan.pdf
 1735-023-PR01_Proposed Streetscenes.pdf
 1735-025-PR01_Proposed Plans Custom House Main Building 1 of 2.pdf
 1735-026-PR01_Proposed Plans Custom House Main Building 2 of 2.pdf
 1735-028-PR01_Proposed Custom House Outbuilding.pdf
 1735-030-PR01_Proposed Plans Workshop.pdf
 1735-031-PR01_Proposed Plans Boathouse.pdf
 1735-032-PR01_Proposed New Build Plans.pdf
 1735-040-PR01_Demolition Lower and Upper Ground Plan.pdf
 1735-041-PR01_Demolition First and Second Ground Plan.pdf
 1735-PR01_Accommodation Schedule.pdf
 1735-SK04_7_DRAFT-Boathouse Sections.pdf

Notes & Assumptions: -

- Excludes VAT
- Cost plan based on the drawings and documents listed above
- Current day pricing; no allowance for inflation
- All excavation included as clean inert
- No allowance made for asbestos
- No allowance has been made for Section 106, Section 278, CIL or any other third party costs
- Only structural works specifically shown on the drawings have been included in the cost plan
- Allowance made for sprinklers to 8 units only
- We would draw your attention to the Provisional and PC sums included in the pricing schedules in regard to some finishes.
- No allowance has been made for any works to utilities beyond the site boundary
- Piled foundations allowed to newbuild units
- Cost + scope for works to sea wall based on quotation from Knights Brown, dated 09/03/2022, with allowance for inflation

Project: Custom House, Gravesend, DA12 2DE

Version: 04
Date: 23/05/2023



GRAND SUMMARY

Total GIA:	2,569 m2	Total NIA:	2,393 m2
	27,653 ft2		25,759 ft2
		Units	27 Nr

		£	£/m² GIA	£/ft² GIA	£/Unit
Custom House		£1,679,198	£1,231.08	£114.37	£152,654
Custom House Out Buildings		£1,262,763	£1,612.72	£149.83	£157,845.42
Workshop		£212,072	£1,606.61	£149.26	£212,072.42
Boathouse		£427,955	£1,517.57	£140.99	£106,988.82
New Buld		£557,627	£1,664.56	£154.64	£185,875.65
Site Works		£437,391	£170.26	£15.82	£16,199.66
Constructing New Sea Wall		£569,333	£221.62	£20.59	£21,086.40
Utility Connections		£89,125	£34.69	£3.22	£3,300.93
Prelims	16%	£5,235,465	£2,037.94	£189.33	£193,906.11
		£837,674			
Main Contractor's OH&P	8%	£6,073,139	£2,364.01	£219.62	£224,931.08
		£485,851			
Design Fees	10%	£6,558,990	£2,553.13	£237.19	£242,925.57
		£655,899			
Contingency	5%	£7,214,889	£2,808.44	£260.91	£267,218.13
		£360,744			
Total Cost		£7,575,634	£2,948.86	£273.96	£280,579.03

1 CUSTOMS HOUSE

Demolition & Alterations

Soft Strip	1,313	m2	£46.00	£60,398.00
Remove plaster from walls	1,510	m2	£8.63	£13,023.75
Remove ceilings	1,313	m2	£11.50	£15,099.50
Demolish walls	819	m2	£40.25	£32,964.75
Remove chimney - 4 floors	1	item	£11,500.00	£11,500.00
Remove lift	1	item	£11,500.00	£11,500.00
Remove staircases	2	nr	£1,725.00	£3,450.00
Block-up doorways	24	nr	£230.00	£5,520.00
Form holes in external walls for new doors/windows	23	m2	£172.50	£3,967.50
Remove roof for 2nd Storey extension	65	m2	£287.50	£18,687.50
Allow for re-pointing/cleaning of brickwork	1,510	m2	£28.75	£43,412.50
Allowance for building drainage	1,313	m2	£23.00	£30,199.00

£249,722.50

First Floor Extension

Underpinning of foundations below additional storey	66	m2	£287.50	£18,975.00
Brick leaf to cavity wall - 100mm Blockwork	111	m2	£28.75	£3,191.25
Brick leaf to cavity wall - Labour	111	m2	£17.25	£1,914.75
Brick leaf to cavity wall - misc. materials	111	m2	£17.25	£1,914.75
Hanging slate tile cladding	111	m2	£86.25	£9,573.75

Blockwork inner skin - wall, Blocks	111	m2	£13.80	£1,531.80
Blockwork inner skin - Labour	111	m2	£18.40	£2,042.40
Blockwork inner skin - misc. materials	111	m2	£2.30	£255.30

E/O for recon stone window cills	7	m	£143.75	£1,006.25
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E/O for recon stone window heads	7	m	£86.25	£603.75
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New roof structure	66	m²	£86.25	£5,692.50
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New slated roof	99	m²	£92.00	£9,108.00
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Timber joist upper floors - Material	51	m2	£40.25	£2,046.43
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Timber joist upper floors - Labour	51	m2	£23.00	£1,169.39
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18mm Chipboard boarding to upper floor	51	m2	£18.40	£935.51
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Plaster to inner face of external walls	111	m2	£25.30	£2,808.30
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General Refurbishment

Windows - Replacement double glazed sash windows	207	m2	£632.50	£130,927.50
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New External doors: -

Single doors	4	nr	£920.00	£3,680.00
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Double doors	4	nr	£2,415.00	£9,660.00
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Upgrade floors to comply with fire and sound requirements	1,313	m²	£69.00	£90,597.00
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Plaster to existing walls	1,510 m ²	£27.60	£41,676.00	
Scaffolding	1,621 m2	£63.25	£102,528.25	
Temporary roof to 1st floor extension	66 m2	£230.00	£15,180.00	
Replace Flat Roofs	146 m2	£172.50	£25,185.00	
Refurbish slated roofs	151 m2	£57.50	£8,682.50	
Soffits - supply	116 m	£46.00	£5,336.00	
Soffits - fix	116 m	£5.75	£667.00	
Fascias/bargeboards - supply	116 m	£28.75	£3,335.00	
Fascias/bargeboards - fix	116 m	£5.75	£667.00	
Rainwater pipework				
Gutters - supply	58 m	£17.25	£1,000.50	
Gutters - fix	58 m	£5.75	£333.50	
Downpipes - supply	48 m	£23.00	£1,104.00	
Downpipes - fix	48 m	£5.75	£276.00	
				£503,604.37
Plumbing - Gas boiler + radiators	11 nr	£18,400.00	£202,400.00	
Comfort Cooling	nr		Excluded	
Electrical	11 nr	£8,050.00	£88,550.00	
BWIC	5%		£14,547.50	
				£305,497.50
Joinery				
Internal staircases	6 nr	£920.00	£5,520.00	
Single Doors - supply	18 nr	£115.00	£2,070.00	
Single Doors - fix	18 nr	£86.25	£1,552.50	
Single Doors - ironmongery	18 nr	£57.50	£1,035.00	
Double Doors - supply	1 nr	£201.25	£201.25	
Double Doors - fix	1 nr	£115.00	£115.00	
Double Doors - ironmongery	1 nr	£86.25	£86.25	
Architraves - supply	192 m	£9.20	£1,766.40	
Architraves - fix	192 m	£4.60	£883.20	
Skirtings - supply	1,348 m	£9.20	£12,401.60	
Skirtings - fix	1,348 m	£4.60	£6,200.80	
Window Boards - supply	90 m	£17.25	£1,552.50	
Window Boards - fix	90 m	£6.90	£621.00	
Replacement window shutters	207 m ²	£287.50	£59,512.50	
Built-in wardrobes	m		Excluded	
Paint doors	20 nr	£51.75	£1,035.00	
Paint architraves	192 m	£5.18	£993.60	
Paint skirtings	1,348 m	£5.18	£6,975.90	
Paint window boards	90 m	£9.20	£828.00	
Paint shutters	207 m ²	£11.50	£2,380.50	
				£105,731.00

Floor Finishes

Wood floor - PC Sum £60.00/m² for materials	1,266 m²	£69.00	£87,343.16
Wood floor - fix	1,266 m²	£28.75	£36,392.98
Carpet to Bedrooms -PC Sum £20.00/m² for materials	- m²	£23.00	£0.00
Carpet to Bedrooms - fix	- m²	£9.20	£0.00
Tiling to floor in kitchen/Utility - PC Sum £20.00/m² for materials	m²	£23.00	£0.00
Tiling to floor in kitchen/Utility - fix	m²	£17.25	£0.00
Tiling floor to Bathrooms - PC Sum £45.00/m² for materials	98 m²	£51.75	£5,071.50
Tiling floor to Bathrooms - fix	98 m²	£28.75	£2,817.50
Carpet to communal areas	407 m²	£28.75	£11,701.25
			£143,326.39

Wall Finishes

Tiling to bathrooms - Wet Areas. PC sum £45/m² for materials	664 m2	£51.75	£34,362.00
Tiling to bathrooms - Wet Areas - fix	664 m2	£28.75	£19,090.00
Tiling to kitchen splashbacks. PC sum £45/m² for materials	105 m2	£51.75	£5,433.75
Tiling to kitchen splashbacks - fix	105 m2	£28.75	£3,018.75
Paint walls	1,180 m2	£9.20	£10,856.00
			£72,760.50

Ceilings

New Ceilings	1,364 m2	£29.90	£40,783.60
New fibrous plaster cornices	1,348 m	£46.00	£62,008.00
Paint Ceilings	1,364 m2	£9.20	£12,548.80
Paint cornices	1,348 m	£13.80	£18,602.40
			£133,942.80

Fixtures & Fittings

Kitchen, including white goods + laminate worktop	11 item	£11,500.00	£126,500.00
Utility Room	1 item	£1,725.00	£1,725.00
			£128,225.00

Sanitaryware

Bathroom	11 item	£1,380.00	£15,180.00
Ensuite	9 item	£1,380.00	£12,420.00
Cloakroom	3 item	£690.00	£2,070.00
			£29,670.00

Mastic	35 nr	£57.50	£2,012.50
Builders Clean	1,364 m2	£3.45	£4,705.80
			£6,718.30

£1,679,198.36	£1,679,198.36
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2 CUSTOMS HOUSE OUT BUILDINGS

Demolition & Alterations

Soft Strip	587	m2	£46.00	£27,002.00
Remove plaster from walls	888	m2	£8.63	£7,659.00
Remove ceilings	587	m2	£11.50	£6,750.50
Demolish walls	260	m2	£40.25	£10,465.00
Block-up doorways	2	nr	£230.00	£460.00
Form holes in external walls for new doors/windows	20	m2	£172.50	£3,450.00
Remove existing beams + replace with new steels at higher level (design TBA)	1	item	£46,000.00	£46,000.00
Remove roof for new build extension	136	m2	£287.50	£39,100.00
Allow for re-pointing/cleaning of brickwork	888	m2	£28.75	£25,530.00
Allowance for building drainage	587	m2	£23.00	£13,501.00

£179,917.50

First Floor Extension

Underpinning of foundations below additional storey	136	m2	£287.50	£39,100.00
Brick leaf to cavity wall - 100mm Blockwork	307	m2	£28.75	£8,826.25
Brick leaf to cavity wall - Labour	307	m2	£17.25	£5,295.75
Brick leaf to cavity wall - misc. materials	307	m2	£17.25	£5,295.75
Hanging slate tile cladding	307	m2	£86.25	£26,478.75
Blockwork inner skin - wall, Blocks	307	m2	£13.80	£4,236.60
Blockwork inner skin - Labour	307	m2	£18.40	£5,648.80
Blockwork inner skin - misc. materials	307	m2	£2.30	£706.10
E/O for recon stone window cills	63	m	£143.75	£9,056.25
E/O for recon stone window heads	63	m	£86.25	£5,433.75
New roof structure	136	m²	£86.25	£11,730.00
New slated roof	204	m²	£92.00	£18,768.00
Timber joist upper floors - Material	196	m2	£40.25	£7,889.00
Timber joist upper floors - Labour	196	m2	£23.00	£4,508.00
18mm Chipboard boarding to upper floor	196	m2	£18.40	£3,606.40
Plaster to inner face of external walls	307	m2	£25.30	£7,767.10

General Refurbishment

Windows - Replacement double glazed sash windows	81	m2	£632.50	£51,232.50
New External doors: -				
Single doors	8	nr	£920.00	£7,360.00
Double doors	2	nr	£2,415.00	£4,830.00
Upgrade floors to comply with fire and sound requirements	587	m²	£69.00	£40,503.00
Plaster to existing walls	888	m²	£27.60	£24,508.80

Scaffolding	1,195 m2	£63.25	£75,583.75	
Temporary roof to 1st floor extension	136 m2	£230.00	£31,280.00	
Replace Flat Roofs	m2	£172.50	£0.00	
Refurbish slated roofs	194 m2	£57.50	£11,155.00	
Soffits - supply	153 m	£46.00	£7,024.78	
Soffits - fix	153 m	£5.75	£878.10	
Fascias/bargeboards - supply	153 m	£28.75	£4,390.49	
Fascias/bargeboards - fix	153 m	£5.75	£878.10	
Rainwater pipework				
Gutters - supply	76 m	£17.25	£1,317.15	
Gutters - fix	76 m	£5.75	£439.05	
Downpipes - supply	87 m	£23.00	£2,001.00	
Downpipes - fix	87 m	£5.75	£500.25	
				£428,228.46
Plumbing - Gas boiler + radiators	8 nr	£18,400.00	£147,200.00	
Comfort Cooling	nr		Excluded	
Sprinklers	8 nr	£2,875.00	£23,000.00	
Electrical	8 nr	£8,050.00	£64,400.00	
BWIC	5%		£11,730.00	
				£246,330.00
Joinery				
Internal staircases	12 nr	£920.00	£11,040.00	
Single Doors - supply	64 nr	£115.00	£7,360.00	
Single Doors - fix	64 nr	£86.25	£5,520.00	
Single Doors - ironmongery	64 nr	£57.50	£3,680.00	
Double Doors - supply	- nr	£201.25	£0.00	
Double Doors - fix	- nr	£115.00	£0.00	
Double Doors - ironmongery	- nr	£86.25	£0.00	
Architraves - supply	640 m	£9.20	£5,888.00	
Architraves - fix	640 m	£4.60	£2,944.00	
Skirtings - supply	993 m	£9.20	£9,135.60	
Skirtings - fix	993 m	£4.60	£4,567.80	
Window Boards - supply	63 m	£17.25	£1,086.75	
Window Boards - fix	63 m	£6.90	£434.70	
Built-in wardrobes	m		Excluded	
Paint doors	64 nr	£51.75	£3,312.00	
Paint architraves	640 m	£5.18	£3,312.00	
Paint skirtings	993 m	£5.18	£5,138.78	
Paint window boards	63 m	£9.20	£579.60	
				£63,999.23

Floor Finishes

Wood floor - PC Sum £60.00/m² for materials	704 m²	£69.00	£48,576.00
Wood floor - fix	704 m²	£28.75	£20,240.00
Carpet to Bedrooms -PC Sum £20.00/m² for materials	- m²	£23.00	£0.00
Carpet to Bedrooms - fix	- m²	£9.20	£0.00
Tiling to floor in kitchen/Utility - PC Sum £20.00/m² for materials	m²	£23.00	£0.00
Tiling to floor in kitchen/Utility - fix	m²	£17.25	£0.00
Tiling floor to Bathrooms - PC Sum £45.00/m² for materials	79 m²	£51.75	£4,088.25
Tiling floor to Bathrooms - fix	79 m²	£28.75	£2,271.25

£75,175.50

Wall Finishes

Tiling to bathrooms - Wet Areas. PC sum £45/m² for materials	496 m2	£51.75	£25,668.00
Tiling to bathrooms - Wet Areas - fix	496 m2	£28.75	£14,260.00
Tiling to kitchen splashbacks. PC sum £45/m² for materials	105 m2	£51.75	£5,433.75
Tiling to kitchen splashbacks - fix	105 m2	£28.75	£3,018.75
Paint walls	1,348 m2	£9.20	£12,401.60

£60,782.10

Ceilings

New Ceilings	783 m2	£29.90	£23,411.70
Fibrous plaster cornice s	993 m	£46.00	£45,678.00
Paint Ceilings	783 m2	£9.20	£7,203.60
Paint cornices	993 m	£13.80	£13,703.40

£89,996.70

Fixtures & Fittings

Kitchen, including white goods + laminate worktop	8 item	£11,500.00	£92,000.00
Utility Room	item	£1,725.00	£0.00

£92,000.00

Sanitaryware

Bathroom	8 item	£1,380.00	£11,040.00
Ensuite	5 item	£1,380.00	£6,900.00
Cloakroom	6 item	£690.00	£4,140.00

£22,080.00

Mastic	27 nr	£57.50	£1,552.50
Builders Clean	783 m2	£3.45	£2,701.35

£4,253.85

£1,262,763.34	£1,262,763.34
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3 WORKSHOP

Demolition & Alterations

Demolish adjacent building	144 m2	£172.50	£24,840.00
Soft Strip	132 m2	£46.00	£6,072.00
Remove plaster from walls	144 m2	£8.63	£1,242.00
Remove ceilings	- m2	£11.50	£0.00
Demolish external walls (archways)	20 m²	£86.25	£1,725.00
Demolish internal walls	132 m2	£40.25	£5,313.00
Remove existing beams + replace with new steels at higher level (design TBA)	1 item	£11,500.00	£11,500.00
Form holes in external walls for new doors/windows	10 m2	£172.50	£1,725.00
Allow for re-pointing/cleaning of brickwork	144 m2	£28.75	£4,140.00
Allowance for building drainage	132 m2	£23.00	£3,036.00

£59,593.00

First Floor Extension

Mezzanine floor	45 m2	£172.50	£7,762.50
Staircase	1 item	£920.00	£920.00

£8,682.50

General Refurbishment

Windows - Replacement double glazed sash windows	24 m2	£632.50	£15,180.00
New External doors: -			
Single doors	1 nr	£920.00	£920.00
Double doors	1 nr	£2,415.00	£2,415.00
Plaster to existing walls	144 m²	£27.60	£3,974.40
Scaffolding	144 m2	£63.25	£9,108.00
Replace Flat Roofs	m2	£172.50	£0.00
Refurbish slated roofs	132 m2	£57.50	£7,590.00
Soffits - supply	42 m	£46.00	£1,932.00
Soffits - fix	42 m	£5.75	£241.50
Fascias/bargeboards - supply	42 m	£28.75	£1,207.50
Fascias/bargeboards - fix	42 m	£5.75	£241.50

Rainwater pipework

Gutters - supply	25 m	£17.25	£428.92
Gutters - fix	25 m	£5.75	£142.97
Downpipes - supply	6 m	£23.00	£138.00
Downpipes - fix	6 m	£5.75	£34.50

£43,554.30

Plumbing - Gas boiler + radiators	1 nr	£18,400.00	£18,400.00
Comfort Cooling	nr		Excluded

Electrical	1 nr	£8,050.00	£8,050.00
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BWIC	5%		£1,322.50
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£27,772.50

Internal Walls				
Internal partitions	94	m²	£63.25	£5,945.50
				£5,945.50
Joinery				
Single Doors - supply	6	nr	£115.00	£690.00
Single Doors - fix	6	nr	£86.25	£517.50
Single Doors - ironmongery	6	nr	£57.50	£345.00
Double Doors - supply	-	nr	£201.25	£0.00
Double Doors - fix	-	nr	£115.00	£0.00
Double Doors - ironmongery	-	nr	£86.25	£0.00
Architraves - supply	60	m	£9.20	£552.00
Architraves - fix	60	m	£4.60	£276.00
Skirtings - supply	123	m	£9.20	£1,131.60
Skirtings - fix	123	m	£4.60	£565.80
Window Boards - supply	3	m	£17.25	£51.75
Window Boards - fix	3	m	£6.90	£20.70
Built-in wardrobes		m		Excluded
Paint doors	6	nr	£51.75	£310.50
Paint architraves	60	m	£5.18	£310.50
Paint skirtings	123	m	£5.18	£636.53
Paint window boards	3	m	£9.20	£27.60
				£5,435.48
Floor Finishes				
Wood floor - PC Sum £60.00/m² for materials	123	m²	£69.00	£8,487.00
Wood floor - fix	123	m²	£28.75	£3,536.25
Carpet to Bedrms -PC Sum £20.00/m² for materials	-	m²	£23.00	£0.00
Carpet to Bedrms - fix	-	m²	£9.20	£0.00
Tiling to floor in kitchen/Utility - PC Sum £20.00/m² for materials		m²	£23.00	£0.00
Tiling to floor in kitchen/Utility - fix		m²	£17.25	£0.00
Tiling floor to Bathrooms - PC Sum £45.00/m² for materials	9	m²	£51.75	£465.75
Tiling floor to Bathrooms - fix	9	m²	£28.75	£258.75
				£12,747.75
Wall Finishes				
Tiling to bathrooms - Wet Areas. PC sum £45/m² for materials	50	m2	£51.75	£2,587.50
Tiling to bathrooms - Wet Areas - fix	50	m2	£28.75	£1,437.50
Tiling to kitchen splashbacks. PC sum £45/m² for materials	105	m2	£51.75	£5,433.75
Tiling to kitchen splashbacks - fix	105	m2	£28.75	£3,018.75
Paint walls	1,794	m2	£9.20	£16,504.80
				£28,982.30
Ceilings				
New Ceilings	132	m2	£29.90	£3,946.80
Paint Ceilings	132	m2	£9.20	£1,214.40
				£5,161.20

Fixtures & Fittings

Kitchen, including white goods + laminate worktop	1 item	£11,500.00	£11,500.00	
Utility Room	item	£1,725.00	£0.00	
				£11,500.00
Sanitaryware				
Bathroom	1 item	£1,380.00	£1,380.00	
Ensuite	item	£1,380.00	£0.00	
Cloakroom	1 item	£690.00	£690.00	
				£2,070.00
Mastic				
	3 nr	£57.50	£172.50	
Builders Clean	132 m2	£3.45	£455.40	
				£627.90
			<u>£212,072.42</u>	<u>£212,072.42</u>

4 BOAT HOUSE

Demolition & Alterations

Soft Strip	282	m2	£46.00	£12,972.00
Remove plaster from walls	384	m2	£8.63	£3,312.00
Remove ceilings	282	m2	£11.50	£3,243.00
Demolish walls	214	m2	£40.25	£8,613.50
Block-up doorways	1	nr	£230.00	£230.00

Remove existing beams + replace with new steels at higher level (design TBA)	1	item	£17,250.00	£17,250.00
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Form holes in external walls for new doors/windows	16	m2	£172.50	£2,760.00
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Allow for re-pointing/cleaning of brickwork	384	m2	£28.75	£11,040.00
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Allowance for building drainage	282	m2	£23.00	£6,486.00
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£65,906.50

General Refurbishment

Windows - Replacement double glazed sash windows	45	m2	£632.50	£28,462.50
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New External doors: -

Single doors	4	nr	£920.00	£3,680.00
Double doors	2	nr	£2,415.00	£4,830.00

Upgrade floors to comply with fire and sound requirements	139	m²	£69.00	£9,591.00
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Plaster to existing walls	144	m²	£27.60	£3,974.40
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Scaffolding	144	m2	£63.25	£9,108.00
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Replace Flat Roofs	9	m2	£172.50	£1,552.50
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Refurbish slated roofs	236	m2	£57.50	£13,570.00
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Soffits - supply	63	m	£46.00	£2,898.00
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Soffits - fix	63	m	£5.75	£362.25
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Fascias/bargeboards - supply	63	m	£28.75	£1,811.25
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Fascias/bargeboards - fix	63	m	£5.75	£362.25
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Rainwater pipework

Gutters - supply	50	m	£17.25	£864.84
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Gutters - fix	50	m	£5.75	£288.28
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Downpipes - supply	23	m	£23.00	£522.38
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Downpipes - fix	23	m	£5.75	£130.60
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£82,008.25

Plumbing - Gas boiler + radiators	4	nr	£18,400.00	£73,600.00
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Comfort Cooling		nr		Excluded
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Electrical	4	nr	£8,050.00	£32,200.00
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BWIC	5%			£5,290.00
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£111,090.00

Joinery

Internal staircases	4	nr	£920.00	£3,680.00
Single Doors - supply	22	nr	£115.00	£2,530.00
Single Doors - fix	22	nr	£86.25	£1,897.50
Single Doors - ironmongery	22	nr	£57.50	£1,265.00
Double Doors - supply	1	nr	£201.25	£201.25
Double Doors - fix	1	nr	£115.00	£115.00
Double Doors - ironmongery	1	nr	£86.25	£86.25
Architraves - supply	232	m	£9.20	£2,134.40
Architraves - fix	232	m	£4.60	£1,067.20
Skirtings - supply	993	m	£9.20	£9,135.60
Skirtings - fix	993	m	£4.60	£4,567.80
Window Boards - supply	24	m	£17.25	£414.00
Window Boards - fix	24	m	£6.90	£165.60
Built-in wardrobes		m		Excluded
Paint doors	24	nr	£51.75	£1,242.00
Paint architraves	232	m	£5.18	£1,200.60
Paint skirtings	993	m	£5.18	£5,138.78
Paint window boards	24	m	£9.20	£220.80

£35,061.78

Floor Finishes

Wood floor - PC Sum £60.00/m² for materials	237	m²	£69.00	£16,353.00
Wood floor - fix	237	m²	£28.75	£6,813.75
Carpet to Bedrms -PC Sum £20.00/m² for materials	-	m²	£23.00	£0.00
Carpet to Bedrms - fix	-	m²	£9.20	£0.00
Tiling to floor in kitchen/Utility - PC Sum £20.00/m² for materials		m²	£23.00	£0.00
Tiling to floor in kitchen/Utility - fix		m²	£17.25	£0.00
Tiling floor to Bathrooms - PC Sum £45.00/m² for materials	31	m²	£51.75	£1,604.25
Tiling floor to Bathrooms - fix	31	m²	£28.75	£891.25

£25,662.25

Wall Finishes

Tiling to bathrooms - Wet Areas. PC sum £45/m² for materials	202	m2	£51.75	£10,453.50
Tiling to bathrooms - Wet Areas - fix	202	m2	£28.75	£5,807.50
Tiling to kitchen splashbacks. PC sum £45/m² for materials	105	m2	£51.75	£5,433.75
Tiling to kitchen splashbacks - fix	105	m2	£28.75	£3,018.75
Paint walls	1,642	m2	£9.20	£15,106.40

£39,819.90

Ceilings

New Ceilings	282	m2	£29.90	£8,431.80
Paint Ceilings	282	m2	£9.20	£2,594.40

£11,026.20

Fixtures & Fittings

Kitchen, including white goods + laminate worktop	4	item	£11,500.00	£46,000.00
Utility Room		item	£1,725.00	£0.00

£46,000.00

Sanitaryware

Bathroom	4	item	£1,380.00	£5,520.00
Ensuite	1	item	£1,380.00	£1,380.00
Cloakroom	4	item	£690.00	£2,760.00

£9,660.00

Mastic	13	nr	£57.50	£747.50
Builders Clean	282	m2	£3.45	£972.90

£1,720.40

£427,955.27	£427,955.27
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5 New Build

Substructure

Piled foundations	117 m2	£345.00	£40,365.00
Contamination/Remediation - PROV SUM	1 item	£0.00	£0.00
RC suspended slab 200 thick to Gnd Floor	117 m2	£86.25	£10,091.25
Allowance for building drainage	117 m2	£28.75	£3,363.75

£53,820.00

Structure & External Elevations

External Cavity Wall

Brick leaf to cavity wall - 100mm Blockwork	462 m2	£28.75	£13,282.50
Brick leaf to cavity wall - Labour	462 m2	£17.25	£7,969.50
Brick leaf to cavity wall - misc. materials	462 m2	£17.25	£7,969.50
Hanging slate tile cladding	462 m2	£86.25	£39,847.50

Blockwork inner skin - wall, Blocks	462 m2	£28.75	£13,282.50
Blockwork inner skin - Labour	462 m2	£17.25	£7,969.50

Blockwork to party walls - labour	143 m2	£51.75	£7,400.25
Blockwork to party walls walls - materials	143 m2	£40.25	£5,755.75

Timber joist upper floors - Material	315 m2	£39.10	£12,316.50
Timber joist upper floors - Labour	315 m2	£18.40	£5,796.00

Timber staircase	3 item	£2,070.00	£6,210.00
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Windows	65 m2	£632.50	£41,112.50
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Front Door	3 nr	£920.00	£2,760.00
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Single external doors	3 nr	£920.00	£2,760.00
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Scaffolding	432 m2	£63.25	£27,324.00
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Balustrade to terrace	21 m	£345.00	£7,245.00
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Flat Roof	18 m2	£287.50	£5,175.00
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Roof truss structure	117 m2	£92.00	£10,764.00
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Tiled roof	176 m2	£86.25	£15,180.00
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Soffits & Fascias

Soffits	47 m	£46.58	£2,189.03
Fascias/bargeboards	47 m	£25.88	£1,216.13

Rainwater pipework

Gutters	34 m	£41.40	£1,407.60
Downpipes	36 m	£46.58	£1,676.70

Insulation	117 m2	£15.53	£1,816.43
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£248,425.88

Mechanical + Electrical

Plumbing - Gas boiler + radiators	3	nr	£18,400.00	£55,200.00
Comfort Cooling		nr		Excluded
Electrical	3	nr	£8,050.00	£24,150.00
BWIC	5%			£3,967.50
				£83,317.50

Ceilings + Partitions

MF Ceilings	304	m2	£29.90	£9,089.60
Drylining to Blockwork	748	m2	£25.30	£18,924.40
Drywall partitions	192	m2	£63.25	£12,144.00
				£40,158.00

Joinery

Internal staircases	3	nr	£1,840.00	£5,520.00
E/O for dogleg	1	nr	£920.00	£920.00
Single Doors - supply	27	nr	£115.00	£3,105.00
Single Doors - fix	27	nr	£86.25	£2,328.75
Single Doors - ironmongery	27	nr	£57.50	£1,552.50
Double Doors - supply	3	nr	£201.25	£603.75
Double Doors - fix	3	nr	£115.00	£345.00
Double Doors - ironmongery	3	nr	£86.25	£258.75
Architraves - supply	306	m	£9.20	£2,815.20
Architraves - fix	306	m	£4.60	£1,407.60
Skirtings - supply	365	m	£9.20	£3,358.00
Skirtings - fix	365	m	£4.60	£1,679.00
Window Boards - supply	31	m	£17.25	£534.75
Window Boards - fix	31	m	£6.90	£213.90
Built-in wardrobes		m		Excluded
Paint doors	33	nr	£51.75	£1,707.75
Paint architraves	306	m	£5.18	£1,583.55
Paint skirtings	365	m	£5.18	£1,888.88
Paint window boards	31	m	£9.20	£285.20

£30,107.58

Floor Finishes

Wood floor - PC Sum £60.00/m² for materials	269	m²	£69.00	£18,561.00
Wood floor - fix	269	m²	£28.75	£7,733.75
Carpet to Bedrooms -PC Sum £20.00/m² for materials	-	m²	£23.00	£0.00
Carpet to Bedrooms - fix	-	m²	£9.20	£0.00
Tiling to floor in kitchen/Utility - PC Sum £20.00/m² for materials		m²	£23.00	£0.00
Tiling to floor in kitchen/Utility - fix		m²	£17.25	£0.00

Tiling floor to Bathrooms - PC Sum £45.00/m² for materials	35	m²	£51.75	£1,811.25
Tiling floor to Bathrooms - fix	35	m²	£28.75	£1,006.25
Wall Finishes				£29,112.25
Tiling to bathrooms - Wet Areas. PC sum £45/m² for materials	209	m2	£51.75	£10,815.75
Tiling to bathrooms - Wet Areas - fix	209	m2	£28.75	£6,008.75
Tiling to kitchen splashbacks. PC sum £45/m² for materials	-	m2	£51.75	£0.00
Tiling to kitchen splashbacks - fix	-	m2	£28.75	£0.00
Paint walls	923	m2	£6.90	£6,368.70
Paint ceilings	304	m2	£9.20	£2,796.80
Fixtures & Fittings				£25,990.00
Kitchen, including white goods + laminate worktop	3	item	£11,500.00	£34,500.00
Utility Room		item	£1,725.00	£0.00
Sanitaryware				£34,500.00
Bathroom	3	item	£1,380.00	£4,140.00
Ensuite	3	item	£1,380.00	£4,140.00
Cloakroom	3	item	£690.00	£2,070.00
Mastic	12	nr	£57.50	£690.00
Builders Clean	335	m2	£3.45	£1,155.75
				£1,845.75
				£557,626.95 £557,626.95

6 Site Works

Roads/shared surface - assumed 80mm block pavior	1,138 m²	£92.00	£104,696.00
Footpaths and pedestrian paved areas	701 m²	£69.00	£48,369.00
Extra over paving for steps	24 m²	£575.00	£13,800.00
Paved area to Communal Recreation (overlooking beach)	307 m²	£28.75	£8,826.25
Areas seeded for grass	743 m²	£13.80	£10,251.48
New hedgerow/planting	112 m²	£46.00	£5,152.00
New trees	33 nr	£575.00	£18,975.00
Drainage	3,001 m²	£17.25	£51,764.85
New Bin Store	27 m²	£287.50	£7,762.50
New Cycle Store - Light weight roof	44 m²	£115.00	£5,060.00
New Cycle Store - Security gate	1 item	£2,875.00	£2,875.00
Refurbishment of existing garden walls	850 m²	£46.00	£39,100.00
Pedestrian gates	5 nr	£1,725.00	£8,625.00
Main vehicle gates	1 item	£17,250.00	£17,250.00
Refurbishment of Gazebo	1 item	£23,000.00	£23,000.00
Allowance for works to sea wall	1 item	£46,000.00	£46,000.00
Allowance for external lighting	3,001 m²	£8.63	£25,883.63

£437,390.71

7 Utility Connections

Connections to residential units	27 nr	£2,875.00	£77,625.00
Water storage tank	200 m³	£57.50	£11,500.00
New Substation	1 item		Excluded

£89,125.00

Lettings

Lettings

24/05/2023

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Address	Postcode	Accumulation		Lease details										Key contacts				Notes
		Postcode zone	Size	Unit of measure	Primary use type	Grade of space	SPC	Lease start date	Lease end date	Lease type	Assigned to (S/O)*	Assigned to (Owner)*	Business ref (S)	Unit of measure	Grade of space (S)	Unit of measure	Primary agent	
18 Stone Street, Gloucester Road (GL1 1JH)	GL1 1JH	18	1,300	Sq Ft	Office - Office (B1)	Grade B	D	01/11/2007	01/10/2019	04/12/2014	none	7.76	30,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Suite 12 First Floor, Imperial Business Store, Gloucester Road (GL1 1JH)	GL1 1JH	18	801	Sq Ft	Office - Office (B1)	Grade A, Prime	D	10/12/2015				11.07	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
	GL1 1JH	18	1,700	Sq Ft	Office - Office (B1)	Grade B	D	11/09/2015	10/10/2016			17.24	20,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
141 Woodford Green Road, Woodford Green (GL1 1JH)	GL1 1JH	1801 J4	800	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
7, The Aves, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
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Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
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Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
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Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office - Office (B1)	Grade B	D	10/12/2015	10/10/2016			11.06	10,000				Ben Cunniff ben@cunniffconsulting.com	Private Individual
Woodford Green (GL1 1JH), Woodford Green, Gloucester (GL1 1JH)	GL1 1JH	1801	10,000	Sq Ft	Office -													

Landlord
Private Individual
Private Individual
Private Individual
Land & Development Property Investment Ltd
Landlord
Development Asset Group

