

APPENDIX H

Project - Comet Way, Hatfield	Type	New	Total	m2	units
Base Date - 06th May 2022	Basement	176	176	176	N/A
Status - Cost Plan STC	Parking	3,106	3,106	3,106	N/A
Client - HG Living	Residential	13,170	13,170	13,170	145
	Total	16,452	16,452	16,452	145

	New	Total	£/m2	£/Unit
0 FACILITATING WORKS				
Demolition / Enabling	250,000	250,000	15	1,724
1 SUBSTRUCTURE				
Substructures	2,484,853	2,484,853	151	17,137
2 SUPERSTRUCTURE				
Frame and Upper Floors	4,690,633	4,690,633	285	32,349
Upper Floors	Inc Above	Inc Above	Inc Above	Inc Above
Roof and Rainwater Goods	1,070,025	1,070,025	65	7,379
Staircases and Ballustrades	255,000	255,000	16	1,759
External Walls	4,163,101	4,163,101	253	28,711
Windows and External Doors	1,229,175	1,229,175	75	8,477
Internal Walls and Partitions	1,682,000	1,682,000	102	11,600
Internal Doors	664,725	664,725	40	4,584
3 INTERNAL FINISHES				
Wall Finishes	478,500	478,500	29	3,300
Floor Finishes	1,003,718	1,003,718	61	6,922
Ceiling Finishes	488,916	488,916	30	3,372
4 FITTINGS, FURNISHINGS AND EQUIPMENT				
Kitchens	797,500	797,500	48	5,500
Joinery	N/A	N/A	N/A	N/A
Other	1,350	1,350	0	9
5 SERVICES				
Sanitaryware	264,000	264,000	16	1,821
Mechanical installation	2,537,500	2,537,500	154	17,500
Electrical installation	1,595,000	1,595,000	97	11,000
Lift Installation - Cat 1	750,000	750,000	46	5,172
Builders Work in Connection	154,395	154,395	9	1,065

6 WORKS TO EXISTING BUILDINGS				
N/A	N/A	N/A	N/A	N/A
7 EXTERNAL WORKS				
Site Works	538,250	538,250	33	3,712
Drainage	287,903	287,903	18	1,986
External Services - Provisional Sum	223,500	223,500	14	1,541
SUB TOTAL: FACILITATING AND BUILDING WORKS	25,610,044	25,610,044	1,557	176,621
8 ADJUST FOR:				
Main Contractors Preliminaries				
* Site Welfare and Accommodation	256,100	256,100	16	1,766
* Management and Labour	1,408,552	1,408,552	86	9,714
* Plant	896,352	896,352	54	6,182
* Clearance and Cleaning	256,100	256,100	16	1,766
* Other	384,151	384,151	23	2,649
Main Contractor Overheads and Profit	1,805,778	1,805,778	110	12,454
TOTAL: BUILDING WORKS ESTIMATE	30,617,077	30,617,077	1,861	211,152

Comet Way, Hatfield

Demolition

Description	Quant	Unit	Rate	Total	Comments / Notes
Demolition to existing unit	1	item	250,000	250,000	
Demolition to facilitate extension	1	item		0	
TOTAL				250,000	

**Comet Way, Hatfield
Substructure**

Description	Quant	Unit	Rate	Total	Comments / Notes
<u>Excavation and Preparation</u>					
Reduced Level Dig	2,071	m3	75	155,288	
Piling Mat	3,313	m3	75	248,460	
<u>Piling</u>					
Perimeter Piling (Basement Area)	66	lm	3,000	197,400	
CFA Piling (whole ground floor)	334	nr	1,750	584,063	
Attendance	334	nr	350	116,813	
Bulk Dig Basement Area	990	m3	75	74,250	
<u>Basement Slab</u>					
Concrete	99	m3	250	24,750	
Reinforcement	20	tonne	1,800	35,640	
Foundations Allowance	198	m2	250	49,500	
<u>Perimeter Wall</u>					
Formwork	263	m2	50	13,160	
Concrete	92	m3	250	23,030	
Reinforcement	28	tonne	1,700	46,981	

Core Walls				
Formwork	192	m2	50	9,600
Concrete	34	m3	250	8,400
Reinforcement	10	tonne	1,700	17,136
Basement Lid				
Formwork	198	m2	50	9,900
Concrete	35	m3	250	8,663
Reinforcement	10	tonne	1,800	18,711
Ground Slab				
Concrete	419	m3	200	83,700
Reinforcement	84	tonne	1,800	150,660
Foundations	2,435	m2	250	608,750
TOTAL				2,484,853

Comet Way, Hatfield

Frame

Description	Quant	Unit	Rate	Total	Comments / Notes
Core Walls					
Formwork	4,883	m2	50	244,140	
Concrete	1,221	m3	250	305,175	
Reinforcement	366	tonne	1,800	659,178	
Suspended Slabs					
Formwork	16,276	m2	50	813,800	
Concrete	4,069	m3	250	1,017,250	
Reinforcement	814	tonne	1,800	1,464,840	
Thermal Breaks	745	lm	250	186,250	
TOTAL				4,690,633	

Description	Quant	Unit	Rate	Total	Comments / Notes
Core Walls					
Formwork	1,600	m2	50	80,006	

Concrete	400	m3	250	100,007	
Reinforcement	120	tonne	1,800	216,015	
Suspended Slabs (Podium and First Floor)					
Formwork	5,334	m2	50	266,685	
Concrete	1,333	m3	250	333,356	
Reinforcement	267	tonne	1,800	480,033	
Thermal Breaks	745	lm	250	186,250	
Kingspan					
Base Price	1	item	2,802,515	2,802,515	
CP Board	1	item	216,775	216,775	
Upper Floors	1	item	750,686	750,686	
BWIC Holes	1	item	4,807	4,807	
Loading out p'board	1	item	6,314	6,314	
Stairs	1	item	122,808	122,808	
Edge Protection	1	item	124,950	124,950	
TOTAL				5,691,206	

Current Value

Frame / Upper Floors	4690633
Stairs	255,000
SFS	455,250
CP Board	127,480
Internal Walls Studwork	193,950

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Comet Way, Hatfield
Stairs

Description	Quant	Unit	Rate	Total	Comments / Notes
Staircases & Balustrades					
New staircase	30	nr	8,500	255,000	
TOTAL				255,000	

Comet Way, Hatfield
External Walls

Description	Quant	Unit	Rate	Total	Comments / Notes
External Walls					
Access	9,105	m2	50	455,250	
SFS	9,105	m2			
* Stick System	9,105	m2	50	455,250	
* Insulation	6,374	m2	20	127,480	
* Vapour Layers	6,374	m2	15	95,610	
* CP Board	6,374	m2	20	127,480	
Brickwork	6,374	m2			
* Supply at £750 per thousand	6,374	m2	46	291,799	
* Labour	6,374	m2	150	956,025	
* Masonry Support (Every Other Level)	6,374	m2	42	265,563	
* Insulation	6,374	m2	20	127,470	
* Sundries	6,374	m2	50	318,675	
Balconies					
Snap on balconies	145	no	6,500	942,500	
TOTAL				4,163,101	

**Comet Way, Hatfield
Windows and External Doors**

Description	Quant	Unit	Rate	Total	Comments / Notes
Windows & External Doors					
Windows	2,732	m2	450	1,229,175	
				0	
				0	
TOTAL				1,229,175	

**Comet Way, Hatfield
Internal Walls and Partitons**

Description	Quant	Unit	Rate	Total	Comments / Notes
Internal Walls & Partitions					
Party Walls	145	nr	11,000	1,595,000 0	
Firestopping	145	nr	600	87,000 0	
				0	
TOTAL				1,682,000	

**Comet Way, Hatfield
Internal Doors and Screens**

Description	Quant	Unit	Rate	Total	Comments / Notes
Apartment entrance doors	145	no	955	138,475	
Internal apartment doors	725	no	550	398,750	
Corridor fire doors / stair core doors	150	no	850	127,500	
TOTAL				664,725	

Comet Way, Hatfield
Wall Finishes

Description	Quant	Unit	Rate	Total	Comments / Notes
Apartments					
Decorating to walls	43.500	m2	11	478.500	
Common Areas					
Standard paint emulsion to common walls	0	m2	11	0	
TOTAL				478.500	

Comet Way, Hatfield
Floor Finishes

Description	Quant	Unit	Rate	Total	Comments / Notes
Screed / Preparation	13,581	m2	18	244,458	
Apartments					
Bedroom floor finish	6,111	m2	45	275,015	
Living room / kitchen floor finish	6,111	m2	55	336,130	
Skirting	7,250	lm	12	87,000	
Common Areas					
Corridor floor finish	1,358	m2	45	61,115	
TOTAL				1,003,718	

Comet Way, Hatfield
Ceiling Finishes

Description	Quant	Unit	Rate	Total	Comments / Notes
Ceiling Finishes					
Apartments					
Bedroom Ceiling finish	6,111	m2	35	213,901	Decorating inc in wall finishes
Living room / kitchen Ceiling finish	6,111	m2	35	213,901	Decorating inc in wall finishes
Common Areas					
Corridor Ceiling finish	1,358	m2	45	61,115	Decorating inc in wall finishes
TOTAL				488,916	

**Comet Way, Hatfield
Fittings**

Description	Quant	Unit	Rate	Total	Comments / Notes
Fittings, Furniture & Equipment					
Kitchens					
Supply and install new kitchens	145	no	5,500	797,500	Howdens or similar - Average Rate incl appliances
TOTAL				797,500	

**Comet Way, Hatfield
Sanitary Installations**

Description	Quant	Unit	Rate	Total	Comments / Notes
Sanitaryware	176	nr	1,500	264,000	
				0	
				0	
				0	
				0	
TOTAL				264,000	

TOTAL					1,595,000

Comet Way, Hatfield

External Works

Description	Quant	Unit	Rate	Total	Comments / Notes
Site Works					
* Tarmac - making good allowance only	1	item	150,000	150,000	
Tarmac	3,106	m2	125	388,250	
* Pavement - making good allowance only				0	
* Grass - new turfing where required				0	
Drainage				0	
External Services				0	
TOTAL				538,250	

APPENDIX I

Viability Appraisal
All private scheme

Former Beales Hotel
Comet Way
Hatfield
AL10 9NG

Development Appraisal
Kempton Carr Croft
25 May 2022

APPRAISAL SUMMARY**KEMPTON CARR CROFT****Viability Appraisal
All private scheme****Appraisal Summary for Phase 1 Phase 1****Currency in £****REVENUE**

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Residential Development	145	104,206	430.00	309,025	44,808,580

NET REALISATION**44,808,580****OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)			(1,945,871)	(1,945,871)	
Stamp Duty			214,750		
Effective Stamp Duty Rate		0.00%			214,750

CONSTRUCTION COSTS**Construction**

	ft²	Build Rate ft²	Cost	
Residential Development	177,089	172.89	30,617,077	30,617,077
Contingency		5.00%	1,530,854	
Section 106			1,150,957	
				2,681,811

PROFESSIONAL FEES

Professional Fees		6.00%	1,837,025	1,837,025
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DISPOSAL FEES

Effective Purchaser's Costs Rate		0.00%		
Private Sales Marketing & Legal Fee		3.00%	1,344,257	1,344,257

FINANCE

Timescale	Duration	Commences
Preconstruction & demo	6	May 2022
Construction	18	Nov 2022
Sale	20	May 2024
Total Duration	44	

Debit Rate 6.500%, Credit Rate 0.000% (Effective)

Land	(160,332)	
Construction	1,583,079	
Other	795,283	
Total Finance Cost		2,218,030

TOTAL COSTS**36,967,078****PROFIT****7,841,502****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%
IRR% (without Interest)	23.53%

**Viability Appraisal
All private scheme**

Profit Erosion (finance rate 6.500)

2 yrs 12 mths