

APPENDIX B –Abridged Development Appraisal

Project Budget		
Elemental Items		Amount
Works		
Building, Demolition and site works	4,100,000	
Contractors Prelims	492,000	
Contractors Overhead & Profit	161,000	
		<u>4,753,000</u>
Project Design Fees		
Consultants	380,000	
Main contractor designs	190,000	
Planning Allowance	21,000	
Building Control Allowance	12,000	
Site Investigation	25,000	
Client fees (PM, Comms, Other)	100,000	
		<u>728,000</u>
Risk and Inflation Allowances		
Design development	215,000	
Construction risk	215,000	
Contingencies	500,000	
Inflation	490,000	
		<u>1,420,000</u>
Legal and Marketing		
Marketing & Sales Costs (£500 legals per property	5,500	
Marketing & Sales Costs (£900 legals plus 2% GDV	183,557	
Site Acquisition Costs (SDLT, Agents Fees & Legal	28,988	
		<u>218,044</u>
Finance Cost and Fees (6.5%)	187,942	
		<u>187,942</u>
CIL	302,634	
		<u>302,634</u>
Profit and Overhead		
Overheads & Profit (say 6% on GDV for affordable	70,355	
Overheads & Profit (say 12% on GDV for private u	977,139	
		<u>1,047,494</u>
TOTAL COST		<u>8,657,114</u>