



Trafford Council/ Former B&Q Planning Inquiry

Financial Viability in Planning Proof of Evidence – Appendices

Mr M Lloyd

December 2021



Inspiring Built
Environments

Viability in Planning
Development Management
Regeneration
Planning Consultancy

- A. Appendix 1 – No. 1 Old Trafford Asking Price Data (A1)**
 - B. Appendix 2 – X1 Manchester Waters Sales Value Data (B1)**
 - C. Appendix 3 – Permitted Development Right Sales Value Data (C1 – C2)**
 - D. Appendix 4 – Castlefield Market Sales Value Data (D1 – D3)**
 - E. Appendix 5 – Edmund Shipway Rev D Cost Estimate (E1 – E7)**
 - F. Appendix 6 – Edmund Shipway Rev G Cost Estimate (F1 – F7)**
 - G. Appendix 7 – BCIS Elemental Cost per m2 (G1 – G7)**
 - H. Appendix 8 – Steve Wright MRICS Cost Letter (H1 – H2)**
 - I. Appendix 9 – Valuation Office Agency Rateable Value: B&Q, Great Stone Road (I1)**
 - J. Appendix 10 – North West Comparable Retail Warehouse Yield Data (J1)**
 - K. Appendix 11 – Sensitivity Analysis 10% Affordable Housing (K1 – K8)**
 - L. Appendix 12 – Sensitivity Analysis 40% Affordable Housing (L1 – L9)**
 - M. Appendix 13 – Murray Lloyd Curriculum Vitae (M1 – M3)**
 - N. Appendix 14 – Continuum Viability Experience: Trafford (N1 – N3)**
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A. Appendix 1

1 Old Trafford, Asking Price Values

Apartment	Bedrooms	Floor	Aspect	Total Size (sqft)	Price	Price per sqft
13.1	1	13	East	481	£211,500	£439.71
15.01	1	15	East	481	£215,500	£448.02
15.02	1	15	East	455	£204,500	£449.45
16.01	1	16	East	481	£217,500	£452.18
16.08	1	16	East	481	£217,500	£452.18
16.09	1	16	East	481	£217,500	£452.18
10.05	2	10	West	700	£285,000	£407.14
11.08	2	11	South/West	681	£288,000	£422.91
14.04	2	14	North/West	706	£302,000	£427.76
14.06	2	14	West	718	£303,000	£422.01
Average						£437

B. Appendix 2

Appendix 2 - X1 Manchester Waters Sales Value Data

Property Number	Property Address	Price	Size (sqft)	Price per sq ft	Date Sold
APARTMENT 804	POMONA STRAND	£ 199,995	452	£ 442.38	Apr-20
APARTMENT 102	POMONA STRAND	£ 119,995	280	£ 428.76	Apr-20
APARTMENT 904	POMONA STRAND	£ 174,995	452	£ 387.08	Apr-20
APARTMENT 201	POMONA STRAND	£ 154,995	431	£ 359.98	Aug-20
APARTMENT 803	POMONA STRAND	£ 229,995	657	£ 350.28	Mar-20
APARTMENT 209	POMONA STRAND	£ 149,995	431	£ 348.37	Apr-20
APARTMENT 903	POMONA STRAND	£ 224,995	657	£ 342.66	Mar-20
APARTMENT 805	POMONA STRAND	£ 319,995	947	£ 337.82	Apr-20
APARTMENT 101	POMONA STRAND	£ 144,494	431	£ 335.60	May-21
APARTMENT 905	POMONA STRAND	£ 319,995	980	£ 326.68	Jun-20
APARTMENT 103	POMONA STRAND	£ 139,995	431	£ 325.15	Jun-20
APARTMENT 109	POMONA STRAND	£ 139,995	431	£ 325.15	Mar-20
APARTMENT 601	POMONA STRAND	£ 174,995	549	£ 318.77	Sep-19
APARTMENT 202	POMONA STRAND	£ 164,999	527	£ 312.83	Apr-20
APARTMENT 401	POMONA STRAND	£ 169,995	549	£ 309.67	Apr-20
APARTMENT 902	POMONA STRAND	£ 284,995	947	£ 300.87	Jun-20
APARTMENT 701	POMONA STRAND	£ 159,995	549	£ 291.45	Sep-19
APARTMENT 704	POMONA STRAND	£ 159,995	549	£ 291.45	Apr-20
APARTMENT 806	POMONA STRAND	£ 209,995	721	£ 291.18	Mar-20
APARTMENT 906	POMONA STRAND	£ 204,995	721	£ 284.25	Mar-20
APARTMENT 501	POMONA STRAND	£ 154,995	549	£ 282.34	Aug-20
APARTMENT 504	POMONA STRAND	£ 154,995	549	£ 282.34	Apr-20
APARTMENT 706	POMONA STRAND	£ 199,995	732	£ 273.24	Mar-20
APARTMENT 301	POMONA STRAND	£ 149,995	549	£ 273.23	Apr-20
APARTMENT 304	POMONA STRAND	£ 149,995	549	£ 273.23	Sep-19
APARTMENT 605	POMONA STRAND	£ 194,995	732	£ 266.40	Feb-20
APARTMENT 707	POMONA STRAND	£ 204,995	786	£ 260.88	Mar-20
APARTMENT 406	POMONA STRAND	£ 189,995	732	£ 259.57	Mar-20
APARTMENT 709	POMONA STRAND	£ 244,995	947	£ 258.64	Apr-20
APARTMENT 302	POMONA STRAND	£ 179,995	700	£ 257.26	Sep-19
APARTMENT 303	POMONA STRAND	£ 179,995	700	£ 257.26	Feb-20
APARTMENT 507	POMONA STRAND	£ 199,995	786	£ 254.52	Mar-20
APARTMENT 607	POMONA STRAND	£ 199,995	786	£ 254.52	Sep-19
APARTMENT 609	POMONA STRAND	£ 239,995	947	£ 253.36	Dec-19
APARTMENT 307	POMONA STRAND	£ 194,995	786	£ 248.16	Dec-19
APARTMENT 407	POMONA STRAND	£ 194,995	786	£ 248.16	Jun-20
APARTMENT 606	POMONA STRAND	£ 174,995	732	£ 239.08	Sep-19
APARTMENT 708	POMONA STRAND	£ 184,995	786	£ 235.43	Aug-20
APARTMENT 306	POMONA STRAND	£ 169,995	732	£ 232.25	Sep-19
APARTMENT 405	POMONA STRAND	£ 169,995	732	£ 232.25	Mar-20
APARTMENT 308	POMONA STRAND	£ 174,995	786	£ 222.70	Sep-19

C. Appendix 3

Appendix 3 - Permitted Development Rights Sales Value Data

Property Number	Property Address	Property Address	Price	Size (sqft)	Price per sq ft	Date Sold
APARTMENT 411	KINETIC, 88 - 92	TALBOT ROAD	£ 124,000	355	£ 349.09	Apr-20
APARTMENT 108	KINETIC, 88 - 92	TALBOT ROAD	£ 121,000	355	£ 340.64	Mar-20
APARTMENT 406	KINETIC, 88 - 92	TALBOT ROAD	£ 118,500	291	£ 407.74	Mar-20
APARTMENT 103	KINETIC, 88 - 92	TALBOT ROAD	£ 113,000	344	£ 328.06	Aug-20
APARTMENT 104	KINETIC, 88 - 92	TALBOT ROAD	£ 125,000	409	£ 305.60	Apr-20
APARTMENT 105	KINETIC, 88 - 92	TALBOT ROAD	£ 90,500	269	£ 336.31	Mar-20
APARTMENT 107	KINETIC, 88 - 92	TALBOT ROAD	£ 123,000	344	£ 357.09	Apr-20
APARTMENT 108	KINETIC, 88 - 92	TALBOT ROAD	£ 121,000	355	£ 340.64	Mar-20
APARTMENT 109	KINETIC, 88 - 92	TALBOT ROAD	£ 115,000	355	£ 323.75	Apr-20
APARTMENT 110	KINETIC, 88 - 92	TALBOT ROAD	£ 121,000	355	£ 340.64	Mar-20
APARTMENT 112	KINETIC, 88 - 92	TALBOT ROAD	£ 119,000	312	£ 381.22	Mar-20
APARTMENT 201	KINETIC, 88 - 92	TALBOT ROAD	£ 186,500	603	£ 309.40	Apr-20
APARTMENT 202	KINETIC, 88 - 92	TALBOT ROAD	£ 180,000	570	£ 315.52	Jun-20
APARTMENT 203	KINETIC, 88 - 92	TALBOT ROAD	£ 120,000	344	£ 348.38	Mar-20
APARTMENT 204	KINETIC, 88 - 92	TALBOT ROAD	£ 124,500	409	£ 304.38	Aug-20
APARTMENT 205	KINETIC, 88 - 92	TALBOT ROAD	£ 85,500	269	£ 317.73	Apr-20
APARTMENT 206	KINETIC, 88 - 92	TALBOT ROAD	£ 120,000	291	£ 412.90	Apr-20
APARTMENT 207	KINETIC, 88 - 92	TALBOT ROAD	£ 124,000	344	£ 360.00	Apr-20
APARTMENT 208	KINETIC, 88 - 92	TALBOT ROAD	£ 122,000	355	£ 343.46	Sep-19
APARTMENT 210	KINETIC, 88 - 92	TALBOT ROAD	£ 122,000	355	£ 343.46	Feb-20
APARTMENT 211	KINETIC, 88 - 92	TALBOT ROAD	£ 122,000	355	£ 343.46	Sep-19
APARTMENT 212	KINETIC, 88 - 92	TALBOT ROAD	£ 120,000	312	£ 384.42	Sep-19
APARTMENT 301	KINETIC, 88 - 92	TALBOT ROAD	£ 188,500	603	£ 312.72	Dec-19
APARTMENT 303	KINETIC, 88 - 92	TALBOT ROAD	£ 121,000	344	£ 351.29	Sep-19
APARTMENT 305	KINETIC, 88 - 92	TALBOT ROAD	£ 92,000	269	£ 341.88	Apr-20
APARTMENT 306	KINETIC, 88 - 92	TALBOT ROAD	£ 121,000	291	£ 416.34	Mar-20
APARTMENT 307	KINETIC, 88 - 92	TALBOT ROAD	£ 125,000	344	£ 362.90	Mar-20
APARTMENT 309	KINETIC, 88 - 92	TALBOT ROAD	£ 117,000	355	£ 329.38	Aug-20
APARTMENT 310	KINETIC, 88 - 92	TALBOT ROAD	£ 145,000	355	£ 408.21	Apr-20
APARTMENT 311	KINETIC, 88 - 92	TALBOT ROAD	£ 123,000	355	£ 346.27	Mar-20
APARTMENT 401	KINETIC, 88 - 92	TALBOT ROAD	£ 190,500	603	£ 316.03	Apr-20
APARTMENT 402	KINETIC, 88 - 92	TALBOT ROAD	£ 192,500	570	£ 337.43	Dec-20
APARTMENT 403	KINETIC, 88 - 92	TALBOT ROAD	£ 122,500	344	£ 355.64	Sep-19
APARTMENT 404	KINETIC, 88 - 92	TALBOT ROAD	£ 128,000	409	£ 312.93	Feb-20
APARTMENT 405	KINETIC, 88 - 92	TALBOT ROAD	£ 93,500	269	£ 347.45	Sep-19
APARTMENT 406	KINETIC, 88 - 92	TALBOT ROAD	£ 118,500	291	£ 407.74	Mar-20
APARTMENT 407	KINETIC, 88 - 92	TALBOT ROAD	£ 126,000	344	£ 365.80	Sep-19
APARTMENT 408	KINETIC, 88 - 92	TALBOT ROAD	£ 122,000	355	£ 343.46	Dec-19
APARTMENT 409	KINETIC, 88 - 92	TALBOT ROAD	£ 118,000	355	£ 332.20	Sep-19
APARTMENT 411	KINETIC, 88 - 92	TALBOT ROAD	£ 124,000	355	£ 349.09	Apr-20
APARTMENT 412	KINETIC, 88 - 92	TALBOT ROAD	£ 122,000	312	£ 390.83	Apr-20
APARTMENT 501	KINETIC, 88 - 92	TALBOT ROAD	£ 199,500	657	£ 303.84	Mar-20
APARTMENT 502	KINETIC, 88 - 92	TALBOT ROAD	£ 210,000	667	£ 314.67	Mar-20
APARTMENT 503	KINETIC, 88 - 92	TALBOT ROAD	£ 277,500	969	£ 286.45	Aug-20
APARTMENT 504	KINETIC, 88 - 92	TALBOT ROAD	£ 192,500	614	£ 313.75	Apr-20
APARTMENT 505	KINETIC, 88 - 92	TALBOT ROAD	£ 198,850	614	£ 324.10	Mar-20
APARTMENT 506	KINETIC, 88 - 92	TALBOT ROAD	£ 199,500	614	£ 325.16	Jul-20
APARTMENT 507	KINETIC, 88 - 92	TALBOT ROAD	£ 199,500	614	£ 325.16	Jul-20

APARTMENT 508	KINETIC, 88 - 92	TALBOT ROAD	£	195,225	635	£	307.40	Apr-20
APARTMENT 510	KINETIC, 88 - 92	TALBOT ROAD	£	254,500	797	£	319.51	Apr-20
APARTMENT 511	KINETIC, 88 - 92	TALBOT ROAD	£	249,500	850	£	293.41	Jul-20
APARTMENT 512	KINETIC, 88 - 92	TALBOT ROAD	£	275,000	904	£	304.14	Mar-20
APARTMENT 111	KINETIC, 89 - 92	TALBOT ROAD	£	113,750	355	£	320.23	Mar-20
APARTMENT 10	WEST POINT, 501	CHESTER ROAD	£	83,980	484	£	173.38	Aug-20
APARTMENT 103	WEST POINT, 501	CHESTER ROAD	£	63,840	161	£	395.39	Apr-20
APARTMENT 105	WEST POINT, 501	CHESTER ROAD	£	84,000	161	£	520.25	Apr-20
APARTMENT 112	WEST POINT, 501	CHESTER ROAD	£	63,840	161	£	395.39	Apr-20
APARTMENT 113	WEST POINT, 501	CHESTER ROAD	£	67,640	151	£	448.85	Sep-19
APARTMENT 119	WEST POINT, 501	CHESTER ROAD	£	63,840	151	£	423.63	Feb-20
APARTMENT 1214	WEST POINT, 501	CHESTER ROAD	£	136,500	312	£	437.28	Mar-20
APARTMENT 122	WEST POINT, 501	CHESTER ROAD	£	96,000	151	£	637.04	Sep-19
APARTMENT 124	WEST POINT, 501	CHESTER ROAD	£	89,000	151	£	590.59	Sep-19
APARTMENT 126	WEST POINT, 501	CHESTER ROAD	£	98,000	151	£	650.32	Dec-19
APARTMENT 128	WEST POINT, 501	CHESTER ROAD	£	67,640	161	£	418.93	Sep-19
APARTMENT 130	WEST POINT, 501	CHESTER ROAD	£	97,000	161	£	600.77	Apr-20
APARTMENT 136	WEST POINT, 501	CHESTER ROAD	£	63,840	161	£	395.39	Mar-20
APARTMENT 2	WEST POINT, 501	CHESTER ROAD	£	71,060	215	£	330.08	Mar-20
APARTMENT 201	WEST POINT, 501	CHESTER ROAD	£	63,840	161	£	395.39	Aug-20
APARTMENT 204	WEST POINT, 501	CHESTER ROAD	£	63,840	161	£	395.39	Sep-19
APARTMENT 208	WEST POINT, 501	CHESTER ROAD	£	79,000	161	£	489.29	Feb-20
APARTMENT 220	WEST POINT, 501	CHESTER ROAD	£	63,840	151	£	423.63	Sep-19
APARTMENT 238	WEST POINT, 501	CHESTER ROAD	£	97,000	161	£	600.77	Sep-19
APARTMENT 306	WEST POINT, 501	CHESTER ROAD	£	70,262	215	£	326.37	Mar-20
APARTMENT 308	WEST POINT, 501	CHESTER ROAD	£	71,782	226	£	317.56	Mar-20
APARTMENT 5	WEST POINT, 501	CHESTER ROAD	£	69,540	237	£	293.66	Dec-19
APARTMENT 7	WEST POINT, 501	CHESTER ROAD	£	75,620	312	£	242.25	Sep-19
APARTMENT 712	WEST POINT, 501	CHESTER ROAD	£	69,160	161	£	428.34	Aug-20
APARTMENT 8	WEST POINT, 501	CHESTER ROAD	£	63,726	312	£	204.15	Apr-20
APARTMENT 819	WEST POINT, 501	CHESTER ROAD	£	205,000	689	£	297.58	Apr-20
APARTMENT 503	WEST POINT, 501	CHESTER ROAD	£	120,000	312	£	384.42	May-20

D. Appendix 4

Appendix 4 - Castlefield Market Sales Value Data

Property Number	Property Address	Property Address	Price	Size (sqft)	Price per sq ft	Date Sold
APARTMENT 105	32 QUAY STREET	QUAY STREET	£ 331,956	678	£ 489.52	Jan-20
APARTMENT 107	32 QUAY STREET	QUAY STREET	£ 162,011	377	£ 430.03	Jan-20
APARTMENT 210	32 QUAY STREET	QUAY STREET	£ 289,838	667	£ 434.30	Jan-20
APARTMENT 408	32 QUAY STREET	QUAY STREET	£ 348,346	678	£ 513.68	Mar-20
APARTMENT 810	32 QUAY STREET	QUAY STREET	£ 315,270	667	£ 472.41	Jan-20
APARTMENT 1110	32 QUAY STREET	QUAY STREET	£ 322,412	678	£ 475.44	Jan-20
APARTMENT 1305	32 QUAY STREET	QUAY STREET	£ 341,081	678	£ 502.97	Jan-20
APARTMENT 1405	32 QUAY STREET	QUAY STREET	£ 342,355	678	£ 504.85	Feb-20
APARTMENT 1502	32 QUAY STREET	QUAY STREET	£ 326,978	646	£ 506.28	Mar-20
APARTMENT 1507	32 QUAY STREET	QUAY STREET	£ 273,513	452	£ 605.00	Mar-20
APARTMENT 1508	32 QUAY STREET	QUAY STREET	£ 423,493	926	£ 457.48	Feb-20
APARTMENT 1609	32 QUAY STREET	QUAY STREET	£ 335,000	678	£ 494.00	Mar-20
APARTMENT 212	LOCAL BLACKFRIARS	56 BURY STREET	£ 151,477	463	£ 327.27	Jan-20
APARTMENY 307	LOCAL BLACKFRIARS	56 BURY STREET	£ 183,907	506	£ 363.52	Mar-20
APARTMENT 608	LOCAL BLACKFRIARS	56 BURY STREET	£ 247,610	700	£ 353.90	Aug-20
APARTMENT 107	LOCAL BLACKFRIARS	54 BURY STREET	£ 170,000	441	£ 385.20	Sep-20
APARTMENT 205	LOCAL BLACKFRIARS	54 BURY STREET	£ 251,354	700	£ 359.25	Feb-20
APARTMENT 302	LOCAL BLACKFRIARS	54 BURY STREET	£ 167,529	463	£ 361.95	Mar-20
APARTMENT 306	LOCAL BLACKFRIARS	54 BURY STREET	£ 248,239	700	£ 354.80	Feb-20
APARTMENT 411	LOCAL BLACKFRIARS	54 BURY STREET	£ 253,467	700	£ 362.27	Jan-20
APARTMENT 1009	LOCAL BLACKFRIARS	54 BURY STREET	£ 267,487	700	£ 382.31	Sep-20
APARTMENT 1103	LOCAL BLACKFRIARS	54 BURY STREET	£ 187,316	463	£ 404.70	Dec-20
APARTMENT 1104	LOCAL BLACKFRIARS	54 BURY STREET	£ 288,000	689	£ 418.06	Jan-21
APARTMENT 1105	LOCAL BLACKFRIARS	54 BURY STREET	£ 316,180	700	£ 451.91	Mar-20
APARTMENT 1112	LOCAL BLACKFRIARS	54 BURY STREET	£ 291,000	689	£ 422.41	Aug-20
APARTMENT 1113	LOCAL BLACKFRIARS	54 BURY STREET	£ 302,000	700	£ 431.64	Mar-20
APARTMENT 1203	LOCAL BLACKFRIARS	54 BURY STREET	£ 338,993	872	£ 388.81	Feb-21
APARTMENT 1204	LOCAL BLACKFRIARS	54 BURY STREET	£ 248,622	549	£ 452.89	Jan-20
APARTMENT 1207	LOCAL BLACKFRIARS	54 BURY STREET	£ 238,575	549	£ 434.59	Mar-20
APARTMENT 1208	LOCAL BLACKFRIARS	54 BURY STREET	£ 229,000	549	£ 417.15	Feb-21
APARTMENT 1209	LOCAL BLACKFRIARS	54 BURY STREET	£ 338,993	872	£ 388.81	Dec-20
APARTMENT 1210	LOCAL BLACKFRIARS	54 BURY STREET	£ 233,274	549	£ 424.93	Feb-20
APARTMENT 1211	LOCAL BLACKFRIARS	54 BURY STREET	£ 229,000	549	£ 417.15	Feb-20
APARTMENT 107	LOCAL BLACKFRIARS	54 BURY STREET	£ 170,000	441	£ 385.20	Sep-20
APARTMENT 205	LOCAL BLACKFRIARS	54 BURY STREET	£ 251,354	700	£ 359.25	Feb-20
APARTMENT 302	LOCAL BLACKFRIARS	54 BURY STREET	£ 167,529	463	£ 361.95	Mar-20
APARTMENT 306	LOCAL BLACKFRIARS	54 BURY STREET	£ 248,239	700	£ 354.80	Feb-20
APARTMENT 310	LOCAL BLACKFRIARS	54 BURY STREET	£ 178,452	570	£ 312.80	Feb-20
APARTMENT 411	LOCAL BLACKFRIARS	54 BURY STREET	£ 253,467	700	£ 362.27	Jan-20
APARTMENT 414	LOCAL BLACKFRIARS	54 BURY STREET	£ 200,000	635	£ 314.92	Mar-21
APARTMENT 708	LOCAL BLACKFRIARS	56 BURY STREET	£ 286,276	700	£ 409.16	Apr-20
APARTMENT 910	LOCAL BLACKFRIARS	56 BURY STREET	£ 302,382	700	£ 432.18	Feb-20
APARTMENT 1001	LOCAL BLACKFRIARS	56 BURY STREET	£ 248,090	635	£ 390.65	Feb-20
APARTMENT 1003	LOCAL BLACKFRIARS	56 BURY STREET	£ 256,400	689	£ 372.19	Sep-20
APARTMENT 1104	LOCAL BLACKFRIARS	56 BURY STREET	£ 286,651	700	£ 409.70	Feb-21

APARTMENT 1110	LOCAL BLACKFRIARS	56 BURY STREET	£	291,551	700	£	416.70	Feb-20
APARTMENT 1111	LOCAL BLACKFRIARS	56 BURY STREET	£	289,000	689	£	419.51	Apr-20
APARTMENT 1204	LOCAL BLACKFRIARS	56 BURY STREET	£	310,000	700	£	443.07	Mar-20
APARTMENT 1205	LOCAL BLACKFRIARS	56 BURY STREET	£	243,000	570	£	425.95	Feb-20
APARTMENT 1206	LOCAL BLACKFRIARS	56 BURY STREET	£	294,502	700	£	420.92	May-20
APARTMENT 1210	LOCAL BLACKFRIARS	56 BURY STREET	£	326,060	700	£	466.03	Mar-20
APARTMENT 1211	LOCAL BLACKFRIARS	56 BURY STREET	£	285,843	689	£	414.93	Feb-20
APARTMENT 1302	LOCAL BLACKFRIARS	56 BURY STREET	£	227,032	570	£	397.96	Feb-21
APARTMENT 1303	LOCAL BLACKFRIARS	56 BURY STREET	£	259,184	689	£	376.23	Sep-20
APARTMENT 1304	LOCAL BLACKFRIARS	56 BURY STREET	£	312,398	700	£	446.50	Mar-20
APARTMENT 1309	LOCAL BLACKFRIARS	56 BURY STREET	£	297,058	700	£	424.57	Mar-20
APARTMENT 1311	LOCAL BLACKFRIARS	56 BURY STREET	£	300,000	689	£	435.48	Mar-20
APARTMENT 1401	LOCAL BLACKFRIARS	56 BURY STREET	£	231,623	635	£	364.72	Apr-21
APARTMENT 1405	LOCAL BLACKFRIARS	56 BURY STREET	£	255,983	700	£	365.87	Dec-20
APARTMENT 1406	LOCAL BLACKFRIARS	56 BURY STREET	£	280,000	700	£	400.19	Mar-21
APARTMENT 1408	LOCAL BLACKFRIARS	56 BURY STREET	£	320,737	700	£	458.42	Mar-20
APARTMENT 1410	LOCAL BLACKFRIARS	56 BURY STREET	£	297,083	700	£	424.61	Mar-20
APARTMENT 1411	LOCAL BLACKFRIARS	56 BURY STREET	£	321,455	689	£	466.62	Jun-20
APARTMENT 1501	LOCAL BLACKFRIARS	56 BURY STREET	£	285,000	635	£	448.77	Feb-20
APARTMENT 1504	LOCAL BLACKFRIARS	56 BURY STREET	£	320,000	700	£	457.37	Mar-20
APARTMENT 1510	LOCAL BLACKFRIARS	56 BURY STREET	£	298,534	700	£	426.68	Mar-20
APARTMENT 1511	LOCAL BLACKFRIARS	56 BURY STREET	£	320,000	689	£	464.51	Oct-20
APARTMENT 1602	LOCAL BLACKFRIARS	56 BURY STREET	£	212,272	549	£	386.68	Sep-20
APARTMENT 1604	LOCAL BLACKFRIARS	56 BURY STREET	£	218,000	549	£	397.11	Jul-20
APARTMENT 1609	LOCAL BLACKFRIARS	56 BURY STREET	£	338,993	850	£	398.65	Feb-20
APARTMENT 1610	LOCAL BLACKFRIARS	56 BURY STREET	£	245,000	549	£	446.30	Jul-20
APARTMENT 206	MIDDLE WAREHOUSE	CASTLE QUAY	£	185,000	441	£	419.19	Mar-21
APARTMENT 301	MIDDLE WAREHOUSE	CASTLE QUAY	£	350,000	947	£	369.50	Apr-21
APARTMENT 310	MIDDLE WAREHOUSE	CASTLE QUAY	£	400,000	1,313	£	304.60	Apr-21
APARTMENT 101	ST GEORGE'S GARDENS	1A SPINNERS WAY	£	315,000	753	£	418.06	Jan-21
APARTMENT 104	ST GEORGE'S GARDENS	1A SPINNERS WAY	£	360,000	753	£	477.78	Jun-21
APARTMENT 304	ST GEORGE'S GARDENS	1A SPINNERS WAY	£	365,000	753	£	484.42	Jun-21
APARTMENT 503	ST GEORGE'S GARDENS	1A SPINNERS WAY	£	210,000	431	£	487.74	Jan-21
APARTMENT 505	ST GEORGE'S GARDENS	1A SPINNERS WAY	£	370,000	753	£	491.05	Jun-21
APARTMENT 605	ST GEORGE'S GARDENS	1A SPINNERS WAY	£	372,500	753	£	494.37	Jun-21
APARTMENT 704	ST GEORGE'S GARDENS	1A SPINNERS WAY	£	375,000	753	£	497.69	Jun-21
APARTMENT 1	2 HULME HALL ROAD	HULME HALL ROAD	£	193,951	549	£	353.30	Apr-20
APARTMENT 9	2 HULME HALL ROAD	HULME HALL ROAD	£	203,700	570	£	357.06	Apr-20
APARTMENT 105	2 HULME HALL ROAD	HULME HALL ROAD	£	253,800	678	£	374.26	Apr-20
APARTMENT 109	2 HULME HALL ROAD	HULME HALL ROAD	£	225,000	560	£	401.98	Apr-20
APARTMENT 112	2 HULME HALL ROAD	HULME HALL ROAD	£	215,600	549	£	392.74	Apr-20
APARTMENT 201	2 HULME HALL ROAD	HULME HALL ROAD	£	302,612	775	£	390.46	Apr-20
APARTMENT 202	2 HULME HALL ROAD	HULME HALL ROAD	£	281,725	753	£	373.90	Apr-20
APARTMENT 208	2 HULME HALL ROAD	HULME HALL ROAD	£	198,800	506	£	392.96	Apr-20
APARTMENT 212	2 HULME HALL ROAD	HULME HALL ROAD	£	212,753	549	£	387.55	Apr-20
APARTMENT 304	2 HULME HALL ROAD	HULME HALL ROAD	£	292,000	732	£	398.93	Apr-20
APARTMENT 403	2 HULME HALL ROAD	HULME HALL ROAD	£	285,000	700	£	407.34	May-20

APARTMENT 404	2 HULME HALL ROAD	HULME HALL ROAD	£	305,000	732	£	416.69	Apr-20
APARTMENT 410	2 HULME HALL ROAD	HULME HALL ROAD	£	210,000	570	£	368.10	May-20
APARTMENT 503	2 HULME HALL ROAD	HULME HALL ROAD	£	285,000	700	£	407.34	Aug-20
APARTMENT 504	2 HULME HALL ROAD	HULME HALL ROAD	£	289,750	732	£	395.86	Apr-20
APARTMENT 606	2 HULME HALL ROAD	HULME HALL ROAD	£	132,500	678	£	195.39	Aug-20
APARTMENT 705	2 HULME HALL ROAD	HULME HALL ROAD	£	335,800	818	£	410.48	May-20
APARTMENT 708	2 HULME HALL ROAD	HULME HALL ROAD	£	365,350	893	£	408.94	Apr-20
APARTMENT 1705	ONE REGENT	REGENT ROAD	£	303,310	624	£	485.83	Dec-20
APARTMENT 1802	ONE REGENT	REGENT ROAD	£	319,088	689	£	463.19	Mar-21
APARTMENT 1803	ONE REGENT	REGENT ROAD	£	362,110	829	£	436.89	Jan-21
APARTMENT 1804	ONE REGENT	REGENT ROAD	£	306,446	614	£	499.47	Apr-21
APARTMENT 1806	ONE REGENT	REGENT ROAD	£	308,608	635	£	485.94	Jan-21
APARTMENT 1905	ONE REGENT	REGENT ROAD	£	308,504	624	£	494.15	Mar-21
APARTMENT 1906	ONE REGENT	REGENT ROAD	£	311,444	635	£	490.40	Jan-21
APARTMENT 2006	ONE REGENT	REGENT ROAD	£	275,000	635	£	433.02	May-21
APARTMENT 2302	ONE REGENT	REGENT ROAD	£	319,872	689	£	464.33	Jan-21
APARTMENT 2402	ONE REGENT	REGENT ROAD	£	322,518	689	£	468.17	Jan-21
APARTMENT 2403	ONE REGENT	REGENT ROAD	£	378,574	829	£	456.76	Feb-21
APARTMENT 2503	ONE REGENT	REGENT ROAD	£	342,510	829	£	413.25	Mar-21

E. Appendix 5

Great Stone Road

Elemental Order of Cost Estimate 2020-01-14 Rev D

February 2020

a business based on
people, personalities and performance

Document Verification

Project Title	Great Stone Road			
Document Title	Cost Plan 2020-01-06			
Job Nr	MR60886			
Version	Date	Author	Checked	Change/Description
Original	14/1/20	JGM	KL	
Revision A	20/2/20	JGM	KL	Updated due to revised accommodation schedule
Revision D	29/6/20	LL	KL	Updated to match Architects GIFA and NIA

Project: Great Stone Road
ES Ref: MR60886

PROJECT INFORMATION & SUMMARY

Type of work	New Build
Building function	Residential
Project	Residential development with external works
Market conditions	Competitive
Accommodation and Design	9 storeys; 333 Units
Base date for estimate	Jan-2020
Location	Trafford
Site description	Level brownfield site; occupied by a single storey retail structure; reasonable access
Site Area	10,250 m ²
Type of contract	Probably JCT 2016 D&B
Estimated contract duration; calculated using BCIS Contract Duration Calculator	120 weeks
Cost fluctuations	Fixed
Client type	Private
Size	
GIFA (includes basement parking)	29,798 m ²
Vertical envelope	14,212 m ²
Primary number of storeys (incl basement parking)	9
Gross area	
Basements	3,731 m ²
Ground floor	1,428 m ²
Upper floors	24,639 m ²
Accommodation Schedule	
Residential Net Internal area	20,276 m ²
Retail Net Internal Area	324 m ²
Circulation/ancillary	4,333 m ²
Basement parking	2,795 m ²
Internal divisions	2,070 m ²
NIA : GIA	69%
Functional Units	
No of Apartments	333
Average storey height (Assumed)	3.0 m
Indices for adjusting price level	
BCIS all-in TPI (base: 1985, mean = 100) at estimate date (3Q 2019)	331 (Forecast)
BCIS Location Factor (Trafford 3Q 2019)	97
Costs	
Total Facilitating and Building Works Estimate (excl fees & contingencies)	£43,565,000
Overall Cost/m ² (excl fees & contingencies)	£1,462/m ²
Overall Cost/ft ² (excl fees & contingencies)	£136/ft ²
Average cost per unit	£130,800

Project: Great Stone Road
ES Ref: MR60886

Cost Plan Date: 1Q2020

ELEMENTAL ORDER OF COST ESTIMATE

GIFA: 29,798 m²

REF	ELEMENT	EUQ	UNIT	RATE	COST	£/m ²	£/ft ²	MEASUREMENT	UNIT RATE SOURCE
FACILITATING WORKS AND BUILDING WORKS									
0	Facilitating Works				150,000	£5/m ²			
0.02	Major demolition works		Item		150,000	£5/m ²		Quotations received	
1	Substructure	5,159	m ²		2,848,100	£96/m ²	£9/ft ²		
1.01	Substructure	5,159	m ²	453.00	2,337,000	£78/m ²		Area of lowest floor	BCIS Element Unit Rate Study - Mean
		3,731	m ²	137.00	511,100	£17/m ²		Basement construction	Element Unit Rate - Estimate
2	Superstructure				18,535,700	£622/m ²	£58/ft ²		
2.01	Frame	29,798	m ²	124.00	3,695,000	£124/m ²		GIFA	BCIS Element Cost per m ² - Mean
2.02	Upper Floors	25,808	m ²	124.00	3,200,200	£107/m ²		Area of upper floors + balcony area	Element Unit Rate - Estimate
2.03	Roof	5,159	m ²	208.00	1,073,100	£36/m ²		Area of Roof on plan	BCIS Element Unit Rate Study - Mean
	Extra over for green roof covering	800	m ²	80.00	64,000	£2/m ²		Approximate measure	Cost - Target
	Roof top hard landscaping	800	m ²	100.00	80,000	£3/m ²		Approximate measure	Cost - Target
	Roof top hard landscaping	600	m ²	50.00	30,000	£1/m ²		Approximate measure	Cost - Target
	Roof top perimeter shrub/hedge planting	300	m	300.00	90,000	£3/m ²		Approximate measure	Cost - Target
2.04	Stairs & Ramps	51	m ²	7,786.00	397,100	£13/m ²		Approximate measure	Element Unit Rate - Estimate
2.05	External Walls	9,821	m ²	451.00	4,429,300	£149/m ²		Approximate measure	Element Unit Rate - Estimate
2.06	Windows & External Doors	5,920	m ²	384.00	2,273,300	£76/m ²		Approximate measure	Element Unit Rate - Estimate
2.07	Internal Walls & Partitions	39,850	m ²	67.00	2,670,000	£90/m ²		Approximate measure	Element Unit Rate - Estimate
2.08	Internal Doors	1,984	m ²	269.00	533,700	£18/m ²		Approximate measure	Element Unit Rate - Estimate
3	Internal Finishes				3,619,400	£121/m ²	£11/ft ²		
3.01	Wall Finishes	78,840	m ²	15.00	1,182,600	£40/m ²		Approximate measure	BCIS Element Unit Rate Study - Median
3.02	Floor Finishes	23,708	m ²	60.00	1,422,500	£48/m ²		Resi NIA + Circ/Ancillary + balconies	BCIS Element Unit Rate Study - Mean
3.03	Ceiling Finishes	22,539	m ²	45.00	1,014,300	£34/m ²		Resi NIA + Circulation/Ancillary	BCIS Element Unit Rate Study - Median
4	Fittings, Furnishings & Equipment	29,474	m ²	70.00	2,063,200	£69/m ²	£6/ft ²	GIFA less Retail & Basement Parking	BCIS Element Unit Rate Study - Mean
5	Services		m ²		9,993,900	£335/m ²	£31/ft ²		
5.01	Sanitary Installations	1,668	m ²	350.00	583,800	£20/m ²		Approximate measure	Element Unit Rate - Estimate
5.02	Service Equipment	26,679	m ²	14.00	373,500	£13/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.03	Disposal Installations	26,679	m ²	12.00	320,100	£11/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.04	Water Installations	26,679	m ²	22.00	586,900	£20/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.05	Heat Source	26,679	m ²	23.00	613,600	£21/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.06	Space Heating & Air Conditioning	26,679	m ²	100.00	2,667,900	£90/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.07	Ventilation	29,474	m ²	13.00	383,200	£13/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
5.08	Electrical Installations	29,474	m ²	78.00	2,299,000	£77/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
5.09	Fuel Installations	26,679	m ²	5.00	133,400	£4/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.10	Lift & Conveyor Installations	6	Nr	107,333.00	644,000	£22/m ²		Approximate measure	Element Unit Rate - Estimate
5.11	Fire & Lightning Protection	26,679	m ²	8.00	213,400	£7/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.12	Communication, Security & Control Systems	26,679	m ²	12.00	320,100	£11/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.13	Special Installations	26,679	m ²	21.00	560,300	£19/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.14	Builder's Work in Connection with Services	29,474	m ²	10.00	294,700	£10/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
6	Complete buildings and building units								
7	Work to existing buildings								
8	External Works	6,520	m ²	259.00	1,687,000	£57/m ²	£5/ft ²		
8.01	Site Preparation Works				174,000	£6/m ²		Estimated allowance	
8.02	Roads, Paths, Pavings and Surfacing				341,000	£11/m ²		Estimated allowance	
8.03	Soft Landscaping, Planting and Irrigation Systems				164,000	£6/m ²		Estimated allowance	
8.04	Fencing, Railings and Walls				283,000	£9/m ²		Estimated allowance	
8.05	External Fixtures & Fittings				75,000	£3/m ²		Estimated allowance	
8.06	External Drainage				350,000	£12/m ²		Estimated allowance	
8.07	External Services				300,000	£10/m ²		Estimated allowance	
8.08	Minor Building Works and Ancillary Buildings								
	SUB-TOTAL: FACILITATING AND BUILDING WORKS				38,897,300	£1,305/m ²	£121/ft ²		
9	Main Contractor's Preliminaries	12.0%			4,667,700			% of Construction Works	
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (Including Main Contractor's Preliminaries)				43,565,000				
10	Main Contractor's Overheads and Profit				Included				
	TOTAL FACILITATING AND BUILDING WORKS ESTIMATE				43,565,000	£1,462/m ²	£136/ft ²		
11	Project/Design Team Fees				Excluded				
12	Other Development/Project Costs				Excluded				
	BASE COST ESTIMATE (Building Works + Fees + Other Costs)				43,565,000	£1,462/m ²	£136/ft ²		
13	Risks				Excluded				
	COST LIMIT (Excluding Inflation)				43,565,000	£1,462/m ²	£136/ft ²		
14	Inflation				Excluded				
	COST LIMIT (Excluding VAT)				43,565,000	£1,462/m ²	£136/ft ²		

Project: Great Stone Road
ES Ref: MR60886

EXTERNAL WORKS ESTIMATES

Ref	Description	Quantity	Rate	Total
	SITE PREPARATION WORKS			
	Break up existing hardstanding & remove from site	9,400 m ³	18.50	173,900.00
	SITE PREPARATION WORKS TOTAL £			173,900.00
	ROADS, PATHS, PAVINGS AND SURFACING			
	Tarmac access road	315 m ²	60.00	18,900.00
	Extra; exc to reduced level; ne 2m deep & remove from site	275 m ³	50.00	13,750.00
	Hard landscaped areas	4,200 m ²	65.00	273,000.00
	Allowance for forming steps	5 Nr	5,000.00	25,000.00
	Allowance for forming ramps	2 Nr	5,000.00	10,000.00
	ROADS, PATHS, PAVINGS AND SURFACING TOTAL £			340,650.00
	SOFT LANDSCAPING, PLANTING AND IRRIGATION SYSTEMS			
	Soft landscaping	1,800 m ²	25.00	45,000.00
	General planting allowance	200 m ²	75.00	15,000.00
	Hedge planting allowance	600 m	150.00	90,000.00
	Tree planting allowance	Item		14,000.00
	SOFT LANDSCAPING, PLANTING AND IRRIGATION SYSTEMS TOTAL £			164,000.00
	FENCING, RAILINGS AND WALLS			
	Retaining wall foundations	130 m	500.00	65,000.00
	Retaining walls	180 m ²	350.00	63,000.00
	Boundary wall foundations	170 m	500.00	85,000.00
	Boundary walls	255 m ²	225.00	57,375.00
	Boundary fence	100 m	125.00	12,500.00
	FENCING, RAILINGS AND WALLS TOTAL £			282,875.00
	EXTERNAL FIXTURES & FITTINGS			
	Allowance for fixtures & fittings	Item		75,000.00
	EXTERNAL FIXTURES & FITTINGS TOTAL £			75,000.00
	EXTERNAL DRAINAGE			
	Surface water drainage	8,500 m ²	26.00	221,000.00
	Allowance for foul water drainage	Item m ²		129,000.00
	EXTERNAL DRAINAGE TOTAL £			350,000.00
	EXTERNAL SERVICES			
	Allowance for utilities connections	Item		250,000.00
	Allowance for external lighting	Item		50,000.00
	EXTERNAL SERVICES TOTAL £			300,000.00

Project: Great Stone Road
ES Ref: MR60886

NOTES





1. Basis of Estimate/Cost Plan

This Estimate/Cost Plan has been prepared to provide an early indication of the potential building cost at a cost datum of 3Q2019

This Estimate/Cost Plan has been produced in accordance with NRM 1. Where possible (ie sufficient design information has been provided) the work has been measured in accordance with the Part 4: Tabulated Rules. Where there is insufficient design information the work has been measured in accordance with Part 2: Measurement Rules for Order of Cost Estimating **and/or** the application of provisional allowances.

The Estimate/Cost Plan is based on the following information:

Architects Information:

-  1664_PL_500 - Schedules.pdf
-  PL_101A - Level -1 Plan.pdf
-  PL_102A - Level 0 Plan.pdf
-  PL_103A - Level 1 Plan.pdf
-  PL_104A - Level 2 Plan.pdf
-  PL_105A - Level 3 Plan.pdf
-  PL_106A - Level 4 Plan.pdf
-  PL_107A - Level 5 Plan.pdf
-  PL_108A - Level 6 Plan.pdf
-  PL_109A - Level 7 Plan.pdf
-  PL_110A - Level 8 Plan.pdf
-  PL_111A - Level 9 Roof Plan.pdf
-  PL_200A - S-W Elevation.pdf
-  PL_201A - N-W Elevation.pdf
-  PL_202A - N-E Elevation.pdf
-  PL_203A - S-E Elevation.pdf
-  PL_208A - GIA Plans.pdf
-  PL_221A - Courtyard Section AA.pdf
-  PL_222A - Coutyard Section BB.pdf
-  PL_223A - Courtyard Section CC.pdf

Services Engineer's Drawings - None Available

Specifications - None Available

Programme - None Available

2. Inflation

Due to the uncertainty surrounding the economy caused by Brexit and hence the reliability of future forecasts we have excluded inflation from the estimate. However the BCIS are forecasting tenders to rise by an annual 3-4% over the next two years then rise by 5 to 6% per annum.

Project: Great Stone Road
ES Ref: MR60886

NOTES

2. Assumptions

- Vacant possession and site cleared of all waste.
- Retail unit to be shell only.
- All Unit Rate sources noted as cost target are budget cost limits for design purposes.

4. Exclusions

- VAT
- The implications of Brexit on the Construction Industry and this project are excluded.
- Unusually onerous planning conditions
- Section 106, Infrastructure or Community Levies
- Unusual or abnormal ground conditions
- dewatering and other hydrological impacts
- Contaminated land
- Service diversions on/off the site
- Utility costs and contributions over and above allowances included
- Party wall & Party wall monitoring costs
- Land acquisition costs and associated fees
- Finance costs & monitoring fees
- Loose fittings/furniture
- Contingencies & risks
- Pre & post contract design fees

5. Benchmarking



£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 04-Jan-2020 00:38

> Rebased to Trafford (97; sample 44)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
816. Flats (apartments)							
Generally (15)	1,454	735	1,213	1,384	1,633	4,938	926
1-2 storey (15)	1,387	860	1,181	1,330	1,535	2,542	220
3-5 storey (15)	1,430	735	1,207	1,371	1,620	3,088	612
6 storey or above (15)	1,772	1,080	1,450	1,650	1,909	4,938	91

The total rate per m² of the Building Works excluding Facilitating & External Works equates to £1393/m² (inclusive of preliminaries).

F. Appendix 6

Great Stone Road

Elemental Order of Cost Estimate 2020-01-14 Rev D

February 2020

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people, personalities and performance

Document Verification

Project Title	Great Stone Road			
Document Title	Cost Plan 2020-01-06			
Job Nr	MR60886			
Version	Date	Author	Checked	Change/Description
Original	14/1/20	JGM	KL	
Revision A	20/2/20	JGM	KL	Updated due to revised accommodation schedule
Revision D	29/6/20	LL	KL	Updated to match Architects GIFA and NIA

Project: Great Stone Road
ES Ref: MR60886

PROJECT INFORMATION & SUMMARY

Type of work	New Build
Building function	Residential
Project	Residential development with external works
Market conditions	Competitive
Accommodation and Design	9 storeys; 333 Units
Base date for estimate	Jan-2020
Location	Trafford
Site description	Level brownfield site; occupied by a single storey retail structure; reasonable access
Site Area	10,250 m ²
Type of contract	Probably JCT 2016 D&B
Estimated contract duration; calculated using BCIS Contract Duration Calculator	120 weeks
Cost fluctuations	Fixed
Client type	Private
Size	
GIFA (includes basement parking)	29,798 m ²
Vertical envelope	14,212 m ²
Primary number of storeys (incl basement parking)	9
Gross area	
Basements	3,731 m ²
Ground floor	1,428 m ²
Upper floors	24,639 m ²
Accommodation Schedule	
Residential Net Internal area	20,276 m ²
Retail Net Internal Area	324 m ²
Circulation/ancillary	4,333 m ²
Basement parking	2,795 m ²
Internal divisions	2,070 m ²
NIA : GIA	69%
Functional Units	
No of Apartments	333
Average storey height (Assumed)	3.0 m
Indices for adjusting price level	
BCIS all-in TPI (base: 1985, mean = 100) at estimate date (3Q 2019)	331 (Forecast)
BCIS Location Factor (Trafford 3Q 2019)	97
Costs	
Total Facilitating and Building Works Estimate (excl fees & contingencies)	£43,565,000
Overall Cost/m ² (excl fees & contingencies)	£1,462/m ²
Overall Cost/ft ² (excl fees & contingencies)	£136/ft ²
Average cost per unit	£130,800

Project: Great Stone Road
ES Ref: MR60886

Cost Plan Date: 1Q2020

ELEMENTAL ORDER OF COST ESTIMATE

GIFA: 29,798 m²

REF	ELEMENT	EQ	UNIT	RATE	COST	£/m ²	£/ft ²	MEASUREMENT	UNIT RATE SOURCE
FACILITATING WORKS AND BUILDING WORKS									
0	Facilitating Works				150,000	£5/m ²			
0.02	Major demolition works		Item		150,000	£5/m ²		Quotations received	
1	Substructure	5,159	m ²		2,848,100	£96/m ²	£9/ft ²		
1.01	Substructure	5,159	m ²	453.00	2,337,000	£78/m ²		Area of lowest floor	BCIS Element Unit Rate Study - Mean
		3,731	m ²	137.00	511,100	£17/m ²		Basement construction	Element Unit Rate - Estimate
2	Superstructure				18,535,700	£622/m ²	£58/ft ²		
2.01	Frame	29,798	m ²	124.00	3,695,000	£124/m ²		GIFA	BCIS Element Cost per m ² - Mean
2.02	Upper Floors	25,808	m ²	124.00	3,200,200	£107/m ²		Area of upper floors + balcony area	Element Unit Rate - Estimate
2.03	Roof	5,159	m ²	208.00	1,073,100	£36/m ²		Area of Roof on plan	BCIS Element Unit Rate Study - Mean
	Extra over for green roof covering	800	m ²	80.00	64,000	£2/m ²		Approximate measure	Cost - Target
	Roof top hard landscaping	800	m ²	100.00	80,000	£3/m ²		Approximate measure	Cost - Target
	Roof top hard landscaping	600	m ²	50.00	30,000	£1/m ²		Approximate measure	Cost - Target
	Roof top perimeter shrub/hedge planting	300	m	300.00	90,000	£3/m ²		Approximate measure	Cost - Target
2.04	Stairs & Ramps	51	m ²	7,786.00	397,100	£13/m ²		Approximate measure	Element Unit Rate - Estimate
2.05	External Walls	9,821	m ²	451.00	4,429,300	£149/m ²		Approximate measure	Element Unit Rate - Estimate
2.06	Windows & External Doors	5,920	m ²	384.00	2,273,300	£76/m ²		Approximate measure	Element Unit Rate - Estimate
2.07	Internal Walls & Partitions	39,850	m ²	67.00	2,670,000	£90/m ²		Approximate measure	Element Unit Rate - Estimate
2.08	Internal Doors	1,984	m ²	269.00	533,700	£18/m ²		Approximate measure	Element Unit Rate - Estimate
3	Internal Finishes				3,619,400	£121/m ²	£11/ft ²		
3.01	Wall Finishes	78,840	m ²	15.00	1,182,600	£40/m ²		Approximate measure	BCIS Element Unit Rate Study - Median
3.02	Floor Finishes	23,708	m ²	60.00	1,422,500	£48/m ²		Resi NIA + Circ/Ancillary + balconies	BCIS Element Unit Rate Study - Median
3.03	Ceiling Finishes	22,539	m ²	45.00	1,014,300	£34/m ²		Resi NIA + Circulation/Ancillary	BCIS Element Unit Rate Study - Median
4	Fittings, Furnishings & Equipment	29,474	m ²	70.00	2,063,200	£69/m ²	£6/ft ²	GIFA less Retail & Basement Parking	BCIS Element Unit Rate Study - Mean
5	Services		m ²		9,993,900	£335/m ²	£31/ft ²		
5.01	Sanitary Installations	1,668	m ²	350.00	583,800	£20/m ²		Approximate measure	Element Unit Rate - Estimate
5.02	Service Equipment	26,679	m ²	14.00	373,500	£13/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.03	Disposal Installations	26,679	m ²	12.00	320,100	£11/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.04	Water Installations	26,679	m ²	22.00	586,900	£20/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.05	Heat Source	26,679	m ²	23.00	613,600	£21/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.06	Space Heating & Air Conditioning	26,679	m ²	100.00	2,667,900	£90/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.07	Ventilation	29,474	m ²	13.00	383,200	£13/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
5.08	Electrical Installations	29,474	m ²	78.00	2,299,000	£77/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
5.09	Fuel Installations	26,679	m ²	5.00	133,400	£4/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.10	Lift & Conveyor Installations	6	Nr	107,333.00	644,000	£22/m ²		Approximate measure	Element Unit Rate - Estimate
5.11	Fire & Lightning Protection	26,679	m ²	8.00	213,400	£7/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.12	Communication, Security & Control Systems	26,679	m ²	12.00	320,100	£11/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.13	Special Installations	26,679	m ²	21.00	560,300	£19/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.14	Builder's Work in Connection with Services	29,474	m ²	10.00	294,700	£10/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
6	Complete buildings and building units								
7	Work to existing buildings								
8	External Works	6,520	m ²	259.00	1,687,000	£57/m ²	£5/ft ²		
8.01	Site Preparation Works				174,000	£6/m ²		Estimated allowance	
8.02	Roads, Paths, Pavings and Surfacing				341,000	£11/m ²		Estimated allowance	
8.03	Soft Landscaping, Planting and Irrigation Systems				164,000	£6/m ²		Estimated allowance	
8.04	Fencing, Railings and Walls				283,000	£9/m ²		Estimated allowance	
8.05	External Fixtures & Fittings				75,000	£3/m ²		Estimated allowance	
8.06	External Drainage				350,000	£12/m ²		Estimated allowance	
8.07	External Services				300,000	£10/m ²		Estimated allowance	
8.08	Minor Building Works and Ancillary Buildings								
	SUB-TOTAL: FACILITATING AND BUILDING WORKS				38,897,300	£1,305/m ²	£121/ft ²		
9	Main Contractor's Preliminaries	12.0%			4,667,700			% of Construction Works	
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (Including Main Contractor's Preliminaries)				43,565,000				
10	Main Contractor's Overheads and Profit				Included				
	TOTAL FACILITATING AND BUILDING WORKS ESTIMATE				43,565,000	£1,462/m ²	£136/ft ²		
11	Project/Design Team Fees				Excluded				
12	Other Development/Project Costs				Excluded				
	BASE COST ESTIMATE (Building Works + Fees + Other Costs)				43,565,000	£1,462/m ²	£136/ft ²		
13	Risks				Excluded				
	COST LIMIT (Excluding Inflation)				43,565,000	£1,462/m ²	£136/ft ²		
14	Inflation				Excluded				
	COST LIMIT (Excluding VAT)				43,565,000	£1,462/m ²	£136/ft ²		

Project: Great Stone Road
ES Ref: MR60886

EXTERNAL WORKS ESTIMATES

Ref	Description	Quantity	Rate	Total
	SITE PREPARATION WORKS			
	Break up existing hardstanding & remove from site	9,400 m ³	18.50	173,900.00
	SITE PREPARATION WORKS TOTAL £			173,900.00
	ROADS, PATHS, PAVINGS AND SURFACING			
	Tarmac access road	315 m ²	60.00	18,900.00
	Extra; exc to reduced level; ne 2m deep & remove from site	275 m ³	50.00	13,750.00
	Hard landscaped areas	4,200 m ²	65.00	273,000.00
	Allowance for forming steps	5 Nr	5,000.00	25,000.00
	Allowance for forming ramps	2 Nr	5,000.00	10,000.00
	ROADS, PATHS, PAVINGS AND SURFACING TOTAL £			340,650.00
	SOFT LANDSCAPING, PLANTING AND IRRIGATION SYSTEMS			
	Soft landscaping	1,800 m ²	25.00	45,000.00
	General planting allowance	200 m ²	75.00	15,000.00
	Hedge planting allowance	600 m	150.00	90,000.00
	Tree planting allowance	Item		14,000.00
	SOFT LANDSCAPING, PLANTING AND IRRIGATION SYSTEMS TOTAL £			164,000.00
	FENCING, RAILINGS AND WALLS			
	Retaining wall foundations	130 m	500.00	65,000.00
	Retaining walls	180 m ²	350.00	63,000.00
	Boundary wall foundations	170 m	500.00	85,000.00
	Boundary walls	255 m ²	225.00	57,375.00
	Boundary fence	100 m	125.00	12,500.00
	FENCING, RAILINGS AND WALLS TOTAL £			282,875.00
	EXTERNAL FIXTURES & FITTINGS			
	Allowance for fixtures & fittings	Item		75,000.00
	EXTERNAL FIXTURES & FITTINGS TOTAL £			75,000.00
	EXTERNAL DRAINAGE			
	Surface water drainage	8,500 m ²	26.00	221,000.00
	Allowance for foul water drainage	Item m ²		129,000.00
	EXTERNAL DRAINAGE TOTAL £			350,000.00
	EXTERNAL SERVICES			
	Allowance for utilities connections	Item		250,000.00
	Allowance for external lighting	Item		50,000.00
	EXTERNAL SERVICES TOTAL £			300,000.00

Project: Great Stone Road
ES Ref: MR60886

NOTES





1. Basis of Estimate/Cost Plan

This Estimate/Cost Plan has been prepared to provide an early indication of the potential building cost at a cost datum of 3Q2019

This Estimate/Cost Plan has been produced in accordance with NRM 1. Where possible (ie sufficient design information has been provided) the work has been measured in accordance with the Part 4: Tabulated Rules. Where there is insufficient design information the work has been measured in accordance with Part 2: Measurement Rules for Order of Cost Estimating **and/or** the application of provisional allowances.

The Estimate/Cost Plan is based on the following information:

Architects Information:

-  1664_PL_500 - Schedules.pdf
-  PL_101A - Level -1 Plan.pdf
-  PL_102A - Level 0 Plan.pdf
-  PL_103A - Level 1 Plan.pdf
-  PL_104A - Level 2 Plan.pdf
-  PL_105A - Level 3 Plan.pdf
-  PL_106A - Level 4 Plan.pdf
-  PL_107A - Level 5 Plan.pdf
-  PL_108A - Level 6 Plan.pdf
-  PL_109A - Level 7 Plan.pdf
-  PL_110A - Level 8 Plan.pdf
-  PL_111A - Level 9 Roof Plan.pdf
-  PL_200A - S-W Elevation.pdf
-  PL_201A - N-W Elevation.pdf
-  PL_202A - N-E Elevation.pdf
-  PL_203A - S-E Elevation.pdf
-  PL_208A - GIA Plans.pdf
-  PL_221A - Courtyard Section AA.pdf
-  PL_222A - Coutyard Section BB.pdf
-  PL_223A - Courtyard Section CC.pdf

Services Engineer's Drawings - None Available

Specifications - None Available

Programme - None Available

2. Inflation

Due to the uncertainty surrounding the economy caused by Brexit and hence the reliability of future forecasts we have excluded inflation from the estimate. However the BCIS are forecasting tenders to rise by an annual 3-4% over the next two years then rise by 5 to 6% per annum.

Project: Great Stone Road
ES Ref: MR60886

NOTES

2. Assumptions

- Vacant possession and site cleared of all waste.
- Retail unit to be shell only.
- All Unit Rate sources noted as cost target are budget cost limits for design purposes.

4. Exclusions

- VAT
- The implications of Brexit on the Construction Industry and this project are excluded.
- Unusually onerous planning conditions
- Section 106, Infrastructure or Community Levies
- Unusual or abnormal ground conditions
- dewatering and other hydrological impacts
- Contaminated land
- Service diversions on/off the site
- Utility costs and contributions over and above allowances included
- Party wall & Party wall monitoring costs
- Land acquisition costs and associated fees
- Finance costs & monitoring fees
- Loose fittings/furniture
- Contingencies & risks
- Pre & post contract design fees

5. Benchmarking



£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 04-Jan-2020 00:38

> Rebased to Trafford (97; sample 44)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
816. Flats (apartments)							
Generally (15)	1,454	735	1,213	1,384	1,633	4,938	926
1-2 storey (15)	1,387	860	1,181	1,330	1,535	2,542	220
3-5 storey (15)	1,430	735	1,207	1,371	1,620	3,088	612
6 storey or above (15)	1,772	1,080	1,450	1,650	1,909	4,938	91

The total rate per m² of the Building Works excluding Facilitating & External Works equates to £1393/m² (inclusive of preliminaries).

G. Appendix 7

element cost per m2

Description: Rate per m2 gross internal floor area for the element Cost excluding prelims.

Last updated: 04-Dec-2021 04:30

› Rebased to 1Q 2020 (335) and Trafford (99; sample 44)

Maximum age of results: 5 years

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	Unpriced excl
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
810. Housing, mixed developments								
01 Substructure (5)	153	47	117	153	183	354	35	0
02.01 Frame (5)	125	3	78	141	187	210	15	8
02.02 Upper Floors (5)	28	3	8	25	38	82	22	0
02.03 Roof (5)	74	28	51	65	90	147	28	0
02.04 Stairs (5)	14	6	9	12	16	37	26	0
02.05 External Walls (5)	170	50	117	150	204	330	29	0
02.06 External Windows and Doors (5)	66	22	44	56	76	181	29	0
02.07 Internal Walls and Partitions (5)	46	5	14	41	73	127	25	0
02.08 Internal Doors (5)	32	10	22	30	35	72	26	0
02 Superstructure (5)	537	386	464	518	609	749	35	0
03.01 Wall Finishes (5)	82	20	60	76	97	172	26	0
03.02 Floor Finishes (5)	26	1	14	23	32	84	29	0
03.03 Ceiling Finishes (5)	27	3	19	27	36	46	26	0
03 Finishes (5)	130	53	107	131	155	213	35	0
04 Fittings, Furnishings and Equipment (5)	34	15	22	28	38	107	33	0
05.01 Sanitary Installations (5)	24	3	9	16	31	127	19	1
05.02 Services Equipment (5)	8	2	-	9	-	14	3	24
05.03 Disposal Installations (5)	11	3	5	7	11	44	11	2
05.04 Water Installations (5)	22	6	12	19	30	44	10	2
05.05 Heat Source (5)	3	3	-	-	-	4	2	6
05.06 Space Heating and Air Conditioning (5)	67	33	43	53	89	121	6	0
05.07 Ventilating Systems (5)	10	2	5	6	13	25	11	7
05.08 Electrical Installations (5)	59	35	42	51	74	107	16	0

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	Unpriced excl
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
05.09 Fuel Installations (5)	4	3	-	4	-	4	3	20
05.10 Lift and Conveyor Installations (5)	14	3	-	-	-	24	2	27
05.11 Fire and Lightning Protection (5)	10	1	2	4	6	47	9	20
05.12 Communications and Security Installations (5)	8	2	4	6	10	26	11	9
05.13 Special Installations (5)	11	1	-	-	-	21	2	27
05.14 Builder's Work in Connection with Services (BWIC) (5)	7	2	2	6	9	21	29	10
05 Services (5)	185	77	150	173	223	343	35	0
06 Prefabricated Buildings and Building Units (5)	21	-	-	-	-	-	1	30
07 Work to Existing Building (5)	280	-	-	-	-	-	1	30
810.1 Estate housing								
01 Substructure (5)	161	69	118	149	199	487	67	0
02.01 Frame (5)	140	10	92	124	190	509	18	33
02.02 Upper Floors (5)	35	2	14	31	38	171	39	10
02.03 Roof (5)	105	40	68	81	124	476	58	0
02.04 Stairs (5)	13	5	8	10	16	43	44	11
02.05 External Walls (5)	183	87	134	179	219	342	59	0
02.06 External Windows and Doors (5)	70	27	43	56	67	508	59	0
02.07 Internal Walls and Partitions (5)	50	4	21	44	67	154	53	0
02.08 Internal Doors (5)	36	13	27	33	44	99	56	1
02 Superstructure (5)	536	283	418	488	607	1,932	67	0
03.01 Wall Finishes (5)	72	25	55	66	86	190	49	0
03.02 Floor Finishes (5)	37	8	17	26	46	146	53	0
03.03 Ceiling Finishes (5)	26	5	19	25	32	46	49	0
03 Finishes (5)	131	38	102	126	144	380	67	0
04 Fittings, Furnishings and Equipment (5)	48	5	30	42	55	163	57	2
05.01 Sanitary Installations (5)	28	6	14	25	38	83	24	2
05.02 Services Equipment (5)	12	4	-	10	-	24	4	46
05.03 Disposal Installations (5)	11	4	6	9	17	20	11	2
05.04 Water Installations (5)	27	2	9	20	24	89	12	3

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	Unpriced excl
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
05.05 Heat Source (5)	31	21	-	32	-	40	3	5
05.06 Space Heating and Air Conditioning (5)	93	-	-	-	-	-	1	0
05.07 Ventilating Systems (5)	18	3	8	9	21	49	8	12
05.08 Electrical Installations (5)	53	24	35	39	63	112	23	0
05.09 Fuel Installations (5)	10	2	4	7	14	23	6	42
05.10 Lift and Conveyor Installations (5)	23	2	-	30	-	38	3	55
05.11 Fire and Lightning Protection (5)	12	2	-	12	-	20	4	51
05.12 Communications and Security Installations (5)	24	4	6	23	36	57	9	25
05.13 Special Installations (5)	0	-	-	-	-	-	0	58
05.14 Builder's Work in Connection with Services (BWIC) (5)	10	0	6	9	15	25	46	30
05 Services (5)	195	39	125	160	216	1,049	68	0
06 Prefabricated Buildings and Building Units (5)	0	-	-	-	-	-	0	50
07 Work to Existing Building (5)	0	-	-	-	-	-	0	50
810.11 Estate housing detached								
01 Substructure (5)	306	125	-	-	-	487	2	0
02.01 Frame (5)	509	-	-	-	-	-	1	2
02.02 Upper Floors (5)	22	-	-	-	-	-	1	2
02.03 Roof (5)	220	86	-	98	-	476	3	0
02.04 Stairs (5)	11	-	-	-	-	-	1	2
02.05 External Walls (5)	217	196	-	221	-	235	3	0
02.06 External Windows and Doors (5)	212	64	-	64	-	508	3	0
02.07 Internal Walls and Partitions (5)	56	14	-	50	-	105	3	0
02.08 Internal Doors (5)	49	21	-	27	-	99	3	0
02 Superstructure (5)	935	412	-	459	-	1,932	3	0
03.01 Wall Finishes (5)	114	55	-	95	-	190	3	0
03.02 Floor Finishes (5)	66	18	-	33	-	146	3	0
03.03 Ceiling Finishes (5)	33	24	-	32	-	44	3	0
03 Finishes (5)	213	121	-	137	-	380	3	0
04 Fittings, Furnishings and Equipment (5)	92	68	-	72	-	137	3	0

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	Unpriced excl
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
05.01 Sanitary Installations (5)	54	-	-	-	-	-	1	0
05.02 Services Equipment (5)	0	-	-	-	-	-	0	3
05.05 Heat Source (5)	0	-	-	-	-	-	0	1
05.08 Electrical Installations (5)	39	-	-	-	-	-	1	0
05.09 Fuel Installations (5)	0	-	-	-	-	-	0	2
05.10 Lift and Conveyor Installations (5)	0	-	-	-	-	-	0	3
05.11 Fire and Lightning Protection (5)	0	-	-	-	-	-	0	2
05.12 Communications and Security Installations (5)	0	-	-	-	-	-	0	1
05.13 Special Installations (5)	0	-	-	-	-	-	0	3
05.14 Builder's Work in Connection with Services (BWIC) (5)	11	10	-	11	-	11	3	2
05 Services (5)	432	109	-	138	-	1,049	3	0
06 Prefabricated Buildings and Building Units (5)	0	-	-	-	-	-	0	1
07 Work to Existing Building (5)	0	-	-	-	-	-	0	1
810.12 Estate housing semi detached								
01 Substructure (5)	144	72	106	129	187	220	10	0
02.01 Frame (5)	230	-	-	-	-	-	1	5
02.02 Upper Floors (5)	40	28	-	30	-	74	4	2
02.03 Roof (5)	102	47	66	98	147	152	8	0
02.04 Stairs (5)	13	7	8	12	16	22	6	2
02.05 External Walls (5)	179	101	135	155	192	342	8	0
02.06 External Windows and Doors (5)	50	30	39	54	56	67	8	0
02.07 Internal Walls and Partitions (5)	55	24	45	54	72	79	8	0
02.08 Internal Doors (5)	42	21	39	42	48	55	8	0
02 Superstructure (5)	537	372	445	552	640	658	10	0
03.01 Wall Finishes (5)	66	47	56	60	74	92	7	0
03.02 Floor Finishes (5)	28	18	21	22	35	46	7	0
03.03 Ceiling Finishes (5)	25	12	17	23	33	41	7	0
03 Finishes (5)	124	67	90	116	135	252	10	0
04 Fittings, Furnishings and Equipment (5)	46	26	34	45	52	92	9	0

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	Unpriced excl
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
05.01 Sanitary Installations (5)	28	10	13	27	40	52	6	0
05.02 Services Equipment (5)	0	-	-	-	-	-	0	7
05.03 Disposal Installations (5)	17	-	-	-	-	-	1	0
05.04 Water Installations (5)	10	-	-	-	-	-	1	0
05.07 Ventilating Systems (5)	8	6	-	-	-	9	2	2
05.08 Electrical Installations (5)	33	28	-	-	-	38	2	0
05.09 Fuel Installations (5)	0	-	-	-	-	-	0	7
05.10 Lift and Conveyor Installations (5)	0	-	-	-	-	-	0	8
05.11 Fire and Lightning Protection (5)	15	-	-	-	-	-	1	7
05.12 Communications and Security Installations (5)	21	6	-	-	-	36	2	5
05.13 Special Installations (5)	0	-	-	-	-	-	0	8
05.14 Builder's Work in Connection with Services (BWIC) (5)	9	5	6	6	7	25	7	2
05 Services (5)	155	104	118	144	180	254	10	0
06 Prefabricated Buildings and Building Units (5)	0	-	-	-	-	-	0	8
07 Work to Existing Building (5)	0	-	-	-	-	-	0	8
810.13 Estate housing terraced								
01 Substructure (5)	177	130	151	171	207	230	10	0
02.01 Frame (5)	15	-	-	-	-	-	1	6
02.02 Upper Floors (5)	42	21	27	36	54	75	6	1
02.03 Roof (5)	107	73	78	93	115	217	9	0
02.04 Stairs (5)	21	8	10	20	26	43	7	1
02.05 External Walls (5)	207	95	137	203	225	334	9	0
02.06 External Windows and Doors (5)	90	47	59	66	132	150	9	0
02.07 Internal Walls and Partitions (5)	79	21	63	81	98	122	8	0
02.08 Internal Doors (5)	39	19	26	38	48	63	8	0
02 Superstructure (5)	574	377	436	605	646	879	10	0
03.01 Wall Finishes (5)	66	30	49	68	86	99	8	0

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	Unpriced excl
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
03.02 Floor Finishes (5)	56	11	25	49	75	145	9	0
03.03 Ceiling Finishes (5)	25	16	19	23	29	46	8	0
03 Finishes (5)	146	79	109	124	169	245	10	0
04 Fittings, Furnishings and Equipment (5)	70	42	45	49	52	163	5	1
05.01 Sanitary Installations (5)	45	25	26	38	54	83	5	0
05.02 Services Equipment (5)	4	-	-	-	-	-	1	4
05.03 Disposal Installations (5)	8	7	-	-	-	9	2	0
05.04 Water Installations (5)	12	7	-	-	-	17	2	0
05.07 Ventilating Systems (5)	10	8	-	8	-	13	3	1
05.08 Electrical Installations (5)	59	35	-	56	-	87	3	0
05.09 Fuel Installations (5)	20	16	-	-	-	23	2	5
05.10 Lift and Conveyor Installations (5)	0	-	-	-	-	-	0	8
05.11 Fire and Lightning Protection (5)	0	-	-	-	-	-	0	7
05.12 Communications and Security Installations (5)	6	-	-	-	-	-	1	2
05.13 Special Installations (5)	0	-	-	-	-	-	0	8
05.14 Builder's Work in Connection with Services (BWIC) (5)	13	4	6	15	17	25	13	5
05 Services (5)	221	92	148	218	252	434	10	0
06 Prefabricated Buildings and Building Units (5)	0	-	-	-	-	-	0	4
07 Work to Existing Building (5)	0	-	-	-	-	-	0	4
816. Flats (apartments)								
01 Substructure (5)	142	46	96	138	162	330	38	0
02.01 Frame (5)	81	8	32	53	134	205	15	14
02.02 Upper Floors (5)	78	3	38	51	80	382	30	1
02.03 Roof (5)	93	16	57	84	117	183	35	1
02.04 Stairs (5)	23	6	13	19	27	76	34	2
02.05 External Walls (5)	185	29	130	152	216	582	36	0
02.06 External Windows and Doors (5)	78	23	53	71	97	250	37	0

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	Unpriced excl
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
02.07 Internal Walls and Partitions (5)	78	6	44	85	99	149	35	0
02.08 Internal Doors (5)	43	14	30	42	53	99	37	0
02 Superstructure (5)	635	322	512	587	781	1,123	40	0
03.01 Wall Finishes (5)	71	8	42	59	92	171	34	0
03.02 Floor Finishes (5)	57	12	38	53	72	123	37	0
03.03 Ceiling Finishes (5)	36	5	28	34	44	66	34	0
03 Finishes (5)	165	54	125	162	202	270	40	0
04 Fittings, Furnishings and Equipment (5)	65	5	29	45	75	279	31	0
05.01 Sanitary Installations (5)	33	7	16	24	39	99	20	0
05.02 Services Equipment (5)	28	-	-	-	-	-	1	26
05.03 Disposal Installations (5)	16	5	7	11	23	44	9	0
05.04 Water Installations (5)	31	9	12	28	33	74	9	1
05.05 Heat Source (5)	34	18	-	26	-	68	4	10
05.06 Space Heating and Air Conditioning (5)	59	22	41	48	68	123	7	0
05.07 Ventilating Systems (5)	15	2	5	13	19	38	11	5
05.08 Electrical Installations (5)	81	26	64	78	94	140	18	0
05.09 Fuel Installations (5)	10	3	6	9	14	19	7	23
05.10 Lift and Conveyor Installations (5)	28	9	18	21	37	59	13	21
05.11 Fire and Lightning Protection (5)	11	2	4	9	14	33	11	20
05.12 Communications and Security Installations (5)	16	2	9	14	23	30	14	12
05.13 Special Installations (5)	11	-	-	-	-	-	1	36
05.14 Builder's Work in Connection with Services (BWIC) (5)	12	4	7	9	14	40	29	12
05 Services (5)	269	75	190	242	336	986	40	0
06 Prefabricated Buildings and Building Units (5)	0	-	-	-	-	-	0	33
07 Work to Existing Building (5)	9	-	-	-	-	-	1	32

H. Appendix 8

12th December 2021

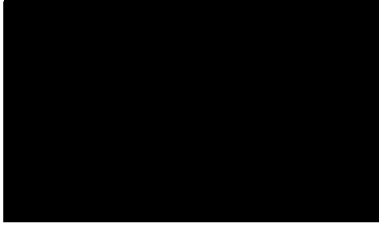
Murray Lloyd
Trebbs Continuum
Quayside House
Furnival Road
Sheffield
S4 7YA

Dear Murray,

Former B&Q, Trafford (ref: 100400/OUT/20) – Planning Inquiry

My name is Steven Wright. I am a qualified cost consultant (RICS Member) and Director at Monaghans. In my professional capacity as a cost consultant working in the residential development market, I have been requested to review two cost estimates prepared by Edmund Shipway and provide my opinion on the approach taken and the conclusions reached. Firstly, I would comment that without the explanation and justification that sit behind Revision G (Nov 2021) it is very difficult for me to form an opinion. All I can do with the information provided is undertake a comparison with revision D (June 2020) that I understand was the agreed position between parties. It is clear that there have been a number of major changes with elements of the cost plan and that these changes are not as the result of cost inflation to take into account the intervening period between cost plans. Edmund Shipway (ES) have relied on BCIS data for some elements of their cost plan. The areas where the major costs changes have occurred are for elements that have not been costed using BICS data. Without a detailed explanation of why ES have changed their inhouse costs estimates it is difficult for me to form an opinion. What I can say is that the scale of the cost increase without the impact of cost inflation is unusual, especially when it is considered that cost reduced from the original Jan 2020 cost plan only to revert to their original level nearly two years later.

I will be able to provide a detailed review once the approach and methodology used is explained by ES.



Steve Wright

Steve.wright@monaghans.co.uk

I. Appendix 9

B & Q Plc, Great Stone Road, Stretford, Manchester, M32 0YP

1 April 2017 - present

Your rateable value is **£178,000.00**



This is not the amount you will pay.

[Open all](#)

Valuation information

+

How the valuation was calculated

-

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Ground floor sales	3,030.06	£54.00	£163,623.00
Ground	Glasshouse	167.17	£15.00	£2,508.00
Ground	Outdoor display/seating area	1,422.44	£9.00	£12,802.00
Total		4,619.67		£178,933.00

Total value **£178,933.00**

J. Appendix 10

Appendix 10 – North West Comparable Retail Warehouse Yield Data

Address	Submarket	Notes	Price	Size (sq ft)	Yield	Sale Date	Vendor
Pin Mill Brow, Manchester	Manchester	Let to Curry's PC World	£4,375,000	27,319	11.15%	Aug-20	Christs Hospital
North Road Retail Park, Preston	Preston	2 no. retail warehouse units let to Pure Gym and Evans Cycles	£1,630,000	21,539	12.55%	Aug-20	Deloitte
Manchester Road, Bolton	Bolton	Retail unit let to Halfords.	£1,550,000	14,994	10.48%	Jun-20	Trison Estates Ltd

K. Appendix 11

Former B&Q, Trafford
10% Affordable Housing
Continuum's Assessment

**Former B&Q, Trafford
10% Affordable Housing
Continuum's Assessment**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Phase 1 Market Resi	108	74,571	385.00	265,832	28,709,835
Phase 1 Affordable Resi	8	5,524	231.00	159,506	1,276,044
Phase 2 Market Resi	190	121,128	385.00	245,444	46,634,280
Phase 2 Affordable Resi	26	16,575	231.00	147,263	3,828,825
Car Parking	<u>98</u>	<u>29,278</u>	66.94	20,000	<u>1,960,000</u>
Totals	430	247,076			82,408,984

Rental Area Summary

	Units	ft ²	Rent Rate ft ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Commercial Retail	1	1,647	15.00	24,705	24,705	24,705
Commercial Cafe	<u>1</u>	<u>1,938</u>	15.00	29,070	<u>29,070</u>	<u>29,070</u>
Totals	2	3,585			53,775	53,775

Investment Valuation

Commercial Retail						
Market Rent	24,705	YP @	7.5000%	13.3333		
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	306,419	
Commercial Cafe						
Market Rent	29,070	YP @	7.5000%	13.3333		
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	360,558	
Total Investment Valuation					666,977	

GROSS DEVELOPMENT VALUE

83,075,961

Purchaser's Costs			(44,687)	
Effective Purchaser's Costs Rate	6.70%			(44,687)

NET DEVELOPMENT VALUE

83,031,273

NET REALISATION

83,031,273

OUTLAY

ACQUISITION COSTS

Residualised Price			7,043,320	
				7,043,320
Stamp Duty			341,666	
Effective Stamp Duty Rate	4.85%			
Agent Fee	1.20%		84,520	
Legal Fee	0.60%		42,260	
				468,446

CONSTRUCTION COSTS

Construction	ft ²	Build Rate ft ²	Cost	
Commercial Retail	1,647	150.60	248,038	
Commercial Cafe	1,938	150.60	291,863	
Phase 1 Market Resi	93,622	150.60	14,099,473	
Phase 1 Affordable Resi	6,936	150.60	1,044,562	
Phase 2 Market Resi	163,177	150.60	24,574,456	
Phase 2 Affordable Resi	22,330	150.60	3,362,898	
Car Parking	<u>29,278</u>	150.60	<u>4,409,267</u>	
Totals	318,928 ft²		48,030,557	
Contingency		5.00%	2,401,528	
CIL			4,640	
				50,436,725

Section 106 Costs

S106 Contributions			1,865,362	
				1,865,362

PROFESSIONAL FEES

All Professional Fees	8.00%		3,842,445	
				3,842,445

MARKETING & LETTING

K2

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Letting Agent Fee	10.00%	5,378	
Letting Legal Fee	5.00%	2,689	
			8,066

DISPOSAL FEES

Marketing	1.50%	1,159,562	
Sales Agent Fee	1.00%	779,264	
Sales Legal Fee	0.50%	12,911	
Sales Legal Fee	332 un 650.00 /un	215,800	
			2,167,537

FINANCE

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)			
Land		1,680,304	
Construction		1,686,921	
Total Finance Cost			3,367,225

TOTAL COSTS

69,199,126

PROFIT

13,832,147

Performance Measures

Profit on Cost%	19.99%
Profit on GDV%	16.65%
Profit on NDV%	16.66%
Development Yield% (on Rent)	0.08%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.87%
IRR% (without Interest)	22.63%
Rent Cover	257 yrs 3 mths
Profit Erosion (finance rate 6.000)	3 yrs 1 mth

K3

**Former B&Q, Trafford
10% Affordable Housing
Continuum's Assessment**

Detailed Cash flow Phase 1

Monthly B/F	001:Dec 2021	002:Jan 2022	003:Feb 2022	004:Mar 2022	005:Apr 2022	006:May 2022	007:Jun 2022	008:Jul 2022	009:Aug 2022	010:Sep 2022	011:Oct 2022
	0	(7,511,766)	(7,549,325)	(7,586,884)	(7,624,818)	(7,662,753)	(7,700,687)	(8,487,475)	(8,881,067)	(9,467,909)	(10,225,936)
Revenue											
Cap - Commercial Retail	0	0	0	0	0	0	0	0	0	0	0
Cap - Commercial Cafe	0	0	0	0	0	0	0	0	0	0	0
Sale - Phase 1 Market Resi	0	0	0	0	0	0	0	0	0	0	0
Sale - Phase 1 Affordable Resi	0	0	0	0	0	0	352,591	33,580	33,580	33,580	33,580
Sale - Phase 2 Market Resi	0	0	0	0	0	0	0	0	0	0	0
Sale - Phase 2 Affordable Resi	0	0	0	0	0	0	0	0	0	0	0
Sale - Car Parking	0	0	0	0	0	0	0	0	0	0	0
Disposal Costs											
Purchaser's Costs	0	0	0	0	0	0	0	0	0	0	0
Marketing	0	0	0	0	0	0	0	0	0	0	0
Sales Agent Fee	0	0	0	0	0	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0	0	0	0	0	0
Acquisition Costs											
Residualised Price	(7,043,320)	0	0	0	0	0	0	0	0	0	0
Stamp Duty	(341,666)	0	0	0	0	0	0	0	0	0	0
Agent Fee	(84,520)	0	0	0	0	0	0	0	0	0	0
Legal Fee	(42,260)	0	0	0	0	0	0	0	0	0	0
Construction Costs											
Con. - Commercial Retail	0	0	0	0	0	0	0	0	0	0	0
Con. - Commercial Cafe	0	0	0	0	0	0	0	0	0	0	0
Con. - Phase 1 Market Resi	0	0	0	0	0	0	(140,031)	(317,279)	(475,053)	(613,353)	(732,178)
Con. - Phase 1 Affordable Resi	0	0	0	0	0	0	(10,374)	(23,506)	(35,194)	(45,440)	(54,244)
Con. - Phase 2 Market Resi	0	0	0	0	0	0	0	0	0	0	0
Con. - Phase 2 Affordable Resi	0	0	0	0	0	0	0	0	0	0	0
Con. - Car Parking	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	(7,520)	(17,039)	(25,512)	(32,940)	(39,321)
CIL	0	0	0	0	0	0	0	0	0	0	0
Professional Fees											
All Professional Fees	0	0	0	0	0	0	(12,032)	(27,263)	(40,820)	(52,703)	(62,914)
Marketing/Letting											
Letting Agent Fee	0	0	0	0	0	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0	0	0	0	0	0
Other Related Items (+/-)											
S106 Contributions	0	0	0	0	0	0	(932,681)	0	0	0	0
Net Cash Flow Before Finance	(7,511,766)	0	0	0	0	0	(750,047)	(351,506)	(542,999)	(710,856)	(855,076)
Debit Rate 6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	0	(37,559)	(37,559)	(37,934)	(37,934)	(37,934)	(36,740)	(42,086)	(43,843)	(47,172)	(50,726)
Net Cash Flow After Finance	(7,511,766)	(37,559)	(37,559)	(37,934)	(37,934)	(37,934)	(786,788)	(393,592)	(586,842)	(758,027)	(905,802)
Cumulative Net Cash Flow Monthly	(7,511,766)	(7,549,325)	(7,586,884)	(7,624,818)	(7,662,753)	(7,700,687)	(8,487,475)	(8,881,067)	(9,467,909)	(10,225,936)	(11,131,738)

**Former B&Q, Trafford
10% Affordable Housing
Continuum's Assessment**

Detailed Cash flow Phase 1

012:Nov 2022 (11,131,738)	013:Dec 2022 (12,162,400)	014:Jan 2023 (13,295,652)	015:Feb 2023 (14,507,579)	016:Mar 2023 (15,774,911)	017:Apr 2023 (17,075,253)	018:May 2023 (18,384,105)	019:Jun 2023 (19,677,844)	020:Jul 2023 (20,934,001)	021:Aug 2023 (22,127,441)	022:Sep 2023 (23,234,186)	023:Oct 2023 (24,231,700)	024:Nov 2023 (25,094,207)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
33,580	33,580	33,580	33,580	33,580	33,580	33,580	33,580	33,580	33,580	33,579	33,579	33,579
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(831,529)	(911,406)	(971,809)	(1,012,737)	(1,034,191)	(1,036,171)	(1,018,677)	(981,708)	(925,265)	(849,348)	(753,957)	(639,091)	(504,751)
(61,604)	(67,522)	(71,997)	(75,029)	(76,618)	(76,765)	(75,469)	(72,730)	(68,548)	(62,924)	(55,857)	(47,347)	(37,395)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(44,657)	(48,946)	(52,190)	(54,388)	(55,540)	(55,647)	(54,707)	(52,722)	(49,691)	(45,614)	(40,491)	(34,322)	(27,107)
0	0	0	0	0	0	0	0	0	0	0	0	0
(71,451)	(78,314)	(83,504)	(87,021)	(88,865)	(89,035)	(87,532)	(84,355)	(79,505)	(72,982)	(64,785)	(54,915)	(43,372)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(975,660)	(1,072,608)	(1,145,920)	(1,195,595)	(1,221,635)	(1,224,038)	(1,202,804)	(1,157,935)	(1,089,429)	(997,287)	(881,511)	(742,096)	(579,046)
6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(55,001)	(60,644)	(66,007)	(71,737)	(78,707)	(84,815)	(90,935)	(98,221)	(104,011)	(109,458)	(116,003)	(120,411)	(124,121)
(1,030,662)	(1,133,252)	(1,211,927)	(1,267,332)	(1,300,341)	(1,308,852)	(1,293,739)	(1,256,156)	(1,193,440)	(1,106,746)	(997,514)	(862,507)	(703,167)
(12,162,400)	(13,295,652)	(14,507,579)	(15,774,911)	(17,075,253)	(18,384,105)	(19,677,844)	(20,934,001)	(22,127,441)	(23,234,186)	(24,231,700)	(25,094,207)	(25,797,373)

**Former B&Q, Trafford
10% Affordable Housing
Continuum's Assessment**

Detailed Cash flow Phase 1

025:Dec 2023 (25,797,373)	026:Jan 2024 (27,251,232)	027:Feb 2024 (5,281,013)	028:Mar 2024 (4,104,500)	029:Apr 2024 (3,243,460)	030:May 2024 (2,665,599)	031:Jun 2024 (2,339,294)	032:Jul 2024 (3,991,338)	033:Aug 2024 (5,839,937)	034:Sep 2024 (7,852,969)	035:Oct 2024 (9,998,445)	036:Nov 2024 (12,243,614)	037:Dec 2024 (14,555,861)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	21,532,376	1,794,365	1,794,365	1,794,365	1,794,365	0	0	0	0	0	0	0
33,579	319,011	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	1,044,224	87,018	87,018	87,018	87,018	87,018	87,018	87,018	87,018	87,018	87,018	87,018
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	(322,986)	(26,915)	(26,915)	(26,915)	(26,915)	0	0	0	0	0	0	0
0	(215,324)	(17,944)	(17,944)	(17,944)	(17,944)	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	(71,214)	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	(1,936)	(4,297)	(6,437)	(8,356)	(10,054)	(11,532)	(12,789)	(13,826)	(14,642)	(15,237)	(15,611)	(15,765)
0	(2,278)	(5,056)	(7,574)	(9,832)	(11,831)	(13,570)	(15,049)	(16,269)	(17,229)	(17,929)	(18,370)	(18,550)
(350,937)	0	0	0	0	0	0	0	0	0	0	0	0
(25,999)	0	0	0	0	0	0	0	0	0	0	0	0
0	(191,835)	(425,709)	(637,720)	(827,866)	(996,148)	(1,142,565)	(1,267,119)	(1,369,808)	(1,450,633)	(1,509,594)	(1,546,690)	(1,561,922)
0	(26,252)	(58,256)	(87,269)	(113,290)	(136,318)	(156,355)	(173,399)	(187,452)	(198,512)	(206,581)	(211,657)	(213,742)
0	(34,420)	(76,383)	(114,423)	(148,540)	(178,734)	(205,005)	(227,353)	(245,778)	(260,280)	(270,859)	(277,515)	(280,248)
(18,847)	(12,836)	(28,485)	(42,671)	(55,394)	(66,654)	(76,451)	(84,785)	(91,657)	(97,065)	(101,010)	(103,492)	(104,511)
0	(4,640)	0	0	0	0	0	0	0	0	0	0	0
(30,155)	(20,538)	(45,576)	(68,274)	(88,631)	(106,647)	(122,322)	(135,657)	(146,651)	(155,304)	(161,616)	(165,587)	(167,218)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(932,681)	0	0	0	0	0	0	0	0	0	0	0	0
(1,325,040)	21,991,353	1,192,761	872,156	584,615	330,137	(1,640,783)	(1,829,134)	(1,984,421)	(2,106,646)	(2,195,807)	(2,251,904)	(2,274,938)
6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(128,819)	(21,134)	(16,248)	(11,116)	(6,755)	(3,832)	(11,261)	(19,465)	(28,611)	(38,830)	(49,363)	(60,342)	(72,344)
(1,453,859)	21,970,219	1,176,513	861,041	577,860	326,306	(1,652,044)	(1,848,599)	(2,013,032)	(2,145,475)	(2,245,170)	(2,312,246)	(2,347,283)
(27,251,232)	(5,281,013)	(4,104,500)	(3,243,460)	(2,665,599)	(2,339,294)	(3,991,338)	(5,839,937)	(7,852,969)	(9,998,445)	(12,243,614)	(14,555,861)	(16,903,143)

**Former B&Q, Trafford
10% Affordable Housing
Continuum's Assessment**

Detailed Cash flow Phase 1

038:Jan 2025 (16,903,143)	039:Feb 2025 (19,251,771)	040:Mar 2025 (21,568,631)	041:Apr 2025 (23,821,700)	042:May 2025 (25,976,277)	043:Jun 2025 (27,998,750)	044:Jul 2025 (29,857,117)	045:Aug 2025 (31,515,669)	046:Sep 2025 (32,940,300)	047:Oct 2025 (34,098,956)	048:Nov 2025 (34,954,984)	049:Dec 2025 2,465,042	050:Jan 2026 4,359,559
0	0	0	0	0	0	0	0	0	0	306,419	0	0
0	0	0	0	0	0	0	0	0	0	360,558	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	34,975,710	1,943,095	1,943,095
87,018	87,018	87,018	87,018	87,022	87,022	87,022	87,022	87,022	87,022	957,206	0	0
0	0	0	0	0	0	0	0	0	0	1,960,000	0	0
0	0	0	0	0	0	0	0	0	0	(44,687)	0	0
0	0	0	0	0	0	0	0	0	0	(554,036)	(29,146)	(29,146)
0	0	0	0	0	0	0	0	0	0	(375,580)	(19,431)	(19,431)
0	0	0	0	0	0	0	0	0	0	(12,911)	0	0
0	0	0	0	0	0	0	0	0	0	(144,586)	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(15,698)	(15,410)	(14,902)	(14,173)	(13,223)	(12,053)	(10,662)	(9,050)	(7,218)	(5,165)	0	0	0
(18,472)	(18,133)	(17,535)	(16,677)	(15,560)	(14,183)	(12,546)	(10,649)	(8,493)	(6,077)	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(1,555,290)	(1,526,793)	(1,476,433)	(1,404,208)	(1,310,119)	(1,194,165)	(1,056,347)	(896,665)	(715,119)	(511,709)	0	0	0
(212,834)	(208,934)	(202,043)	(192,159)	(179,284)	(163,416)	(144,556)	(122,704)	(97,861)	(70,025)	0	0	0
(279,058)	(273,945)	(264,909)	(251,950)	(235,068)	(214,263)	(189,535)	(160,884)	(128,310)	(91,813)	0	0	0
(104,068)	(102,161)	(98,791)	(93,958)	(87,663)	(79,904)	(70,682)	(59,998)	(47,850)	(34,239)	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(166,508)	(163,457)	(158,066)	(150,333)	(140,260)	(127,846)	(113,092)	(95,996)	(76,560)	(54,783)	0	0	0
0	0	0	0	0	0	0	0	0	0	(5,378)	0	0
0	0	0	0	0	0	0	0	0	0	(2,689)	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(2,264,909)	(2,221,817)	(2,145,661)	(2,036,441)	(1,894,155)	(1,718,808)	(1,510,399)	(1,268,926)	(994,390)	(686,790)	37,420,026	1,894,518	1,894,518
6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(83,719)	(95,043)	(107,408)	(118,136)	(128,319)	(139,559)	(148,153)	(155,705)	(164,266)	(169,238)	0	0	0
(2,348,628)	(2,316,860)	(2,253,069)	(2,154,578)	(2,022,473)	(1,858,367)	(1,658,552)	(1,424,631)	(1,158,656)	(856,028)	37,420,026	1,894,518	1,894,518
(19,251,771)	(21,568,631)	(23,821,700)	(25,976,277)	(27,998,750)	(29,857,117)	(31,515,669)	(32,940,300)	(34,098,956)	(34,954,984)	2,465,042	4,359,559	6,254,077

**Former B&Q, Trafford
10% Affordable Housing
Continuum's Assessment**

Detailed Cash flow Phase 1

Page A 5

051:Feb 2026	052:Mar 2026	053:Apr 2026	054:May 2026
6,254,077	8,148,595	10,043,112	11,937,630
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
1,943,095	1,943,095	1,943,095	1,943,095
0	0	0	0
0	0	0	0
0	0	0	0
(29,146)	(29,146)	(29,146)	(29,146)
(19,431)	(19,431)	(19,431)	(19,431)
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
1,894,518	1,894,518	1,894,518	1,894,518
6.000%	6.000%	6.000%	6.000%
0.000%	0.000%	0.000%	0.000%
0	0	0	0
1,894,518	1,894,518	1,894,518	1,894,518
8,148,595	10,043,112	11,937,630	13,832,147

K8

L. Appendix 12

Former B&Q, Trafford
40% Affordable Housing
Continuum's Assessment

Development Appraisal
Trebbi
14 December 2021

L1

**Former B&Q, Trafford
40% Affordable Housing
Continuum's Assessment**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Phase 1 Market Resi	69	47,643	385.00	265,832	18,342,395
Phase 1 Affordable Resi	47	32,454	231.00	159,506	7,496,759
Phase 2 Market Resi	129	82,240	385.00	245,444	31,662,222
Phase 2 Affordable Resi	87	55,463	231.00	147,263	12,811,838
Car Parking	<u>98</u>	<u>29,278</u>	66.94	20,000	<u>1,960,000</u>
Totals	430	247,076			72,273,212

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Commercial Retail	1	1,647	15.00	24,705	24,705	24,705
Commercial Cafe	<u>1</u>	<u>1,938</u>	15.00	29,070	<u>29,070</u>	<u>29,070</u>
Totals	2	3,585			53,775	53,775

Investment Valuation

Commercial Retail						
Market Rent	24,705	YP @	7.5000%	13.3333		
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	306,419	
Commercial Cafe						
Market Rent	29,070	YP @	7.5000%	13.3333		
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	360,558	
Total Investment Valuation					666,977	

GROSS DEVELOPMENT VALUE

72,940,189

Purchaser's Costs			(44,687)		
Effective Purchaser's Costs Rate	6.70%			(44,687)	

NET DEVELOPMENT VALUE

72,895,502

NET REALISATION

72,895,502

OUTLAY

ACQUISITION COSTS

Residualised Price			2,844,615		
Stamp Duty				2,844,615	
Effective Stamp Duty Rate	4.63%		131,731		
Agent Fee	1.20%		34,135		
Legal Fee	0.60%		17,068		
				182,934	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Commercial Retail	1,647	150.60	248,038
Commercial Cafe	1,938	150.60	291,863
Phase 1 Market Resi	59,814	150.60	9,007,997
Phase 1 Affordable Resi	40,749	150.60	6,136,799
Phase 2 Market Resi	110,789	150.60	16,684,762
Phase 2 Affordable Resi	74,720	150.60	11,252,774
Car Parking	<u>29,278</u>	150.60	<u>4,409,267</u>
Totals	318,934 ft²		48,031,500
Contingency		5.00%	2,401,575
CIL			4,640
			50,437,715

Section 106 Costs

S106 Contributions			1,865,362		
				1,865,362	

PROFESSIONAL FEES

All Professional Fees	8.00%		3,842,520		
				3,842,520	

MARKETING & LETTING

L2

**Former B&Q, Trafford
40% Affordable Housing
Continuum's Assessment**

Letting Agent Fee	10.00%	5,378	
Letting Legal Fee	5.00%	2,689	
			8,066

DISPOSAL FEES

Marketing	1.50%	779,469	
Sales Agent Fee	1.00%	525,869	
Sales Legal Fee	0.50%	12,911	
Sales Legal Fee	332 un 650.00 /un	215,800	
			1,534,050

FINANCE

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)			
Land		595,237	
Construction		1,271,259	
Total Finance Cost			1,866,497

TOTAL COSTS

62,581,759

PROFIT

10,313,743

Performance Measures

Profit on Cost%	16.48%
Profit on GDV%	14.14%
Profit on NDV%	14.15%
Development Yield% (on Rent)	0.09%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.87%
IRR% (without Interest)	28.61%
Rent Cover	191 yrs 10 mths
Profit Erosion (finance rate 6.000)	2 yrs 7 mths

L3

**Former B&Q, Trafford
40% Affordable Housing
Continuum's Assessment**

Table of Land Cost and Profit on GDV%

Sales: Rate /ft²					
Construction: Rate /ft²	-10.000%	-7.500%	-5.000%	-2.500%	0.000%
0.000%	£2,233,474	£877,194	-£434,803	-£1,644,895	-£2,844,615
150.60 /ft²	14.140%	14.140%	14.140%	14.140%	14.140%
+2.500%	£3,514,395	£2,150,090	£794,664	-£509,704	-£1,719,505
154.36 /ft²	14.140%	14.140%	14.140%	14.140%	14.140%
+5.000%	£4,801,601	£3,430,419	£2,066,707	£712,158	-£584,602
158.13 /ft²	14.140%	14.140%	14.140%	14.140%	14.140%
+7.500%	£6,096,262	£4,716,904	£3,346,443	£1,983,303	£629,652
161.89 /ft²	14.140%	14.140%	14.140%	14.140%	14.140%
+10.000%	£7,397,003	£6,010,464	£4,632,207	£3,262,467	£1,899,939
165.66 /ft²	14.140%	14.140%	14.140%	14.140%	14.140%

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /ft²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
Phase 1 Market Resi	1	£385.00	5 Down only
Phase 1 Affordable Resi	1	£231.00	5 Down only
Phase 2 Market Resi	1	£385.00	5 Down only
Phase 2 Affordable Resi	1	£231.00	5 Down only

Construction: Rate /ft²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
Commercial Retail	1	£150.60	5 Up only
Commercial Cafe	1	£150.60	5 Up only
Phase 1 Market Resi	1	£150.60	5 Up only
Phase 1 Affordable Resi	1	£150.60	5 Up only
Phase 2 Market Resi	1	£150.60	5 Up only
Phase 2 Affordable Resi	1	£150.60	5 Up only
Car Parking	1	£150.60	5 Up only
Commercial Retail	1	£150.60	5 Up only
Commercial Cafe	1	£150.60	5 Up only

**Former B&Q, Trafford
40% Affordable Housing
Continuum's Assessment**

Detailed Cash flow Phase 1

Monthly B/F	001:Dec 2021	002:Jan 2022	003:Feb 2022	004:Mar 2022	005:Apr 2022	006:May 2022	007:Jun 2022	008:Jul 2022	009:Aug 2022	010:Sep 2022	011:Oct 2022
	0	(3,027,549)	(3,042,686)	(3,057,824)	(3,073,113)	(3,088,402)	(3,103,691)	(2,140,025)	(2,337,535)	(2,727,485)	(3,287,325)
Revenue											
Cap - Commercial Retail	0	0	0	0	0	0	0	0	0	0	0
Cap - Commercial Cafe	0	0	0	0	0	0	0	0	0	0	0
Sale - Phase 1 Market Resi	0	0	0	0	0	0	0	0	0	0	0
Sale - Phase 1 Affordable Resi	0	0	0	0	0	0	2,071,474	197,285	197,285	197,285	197,285
Sale - Phase 2 Market Resi	0	0	0	0	0	0	0	0	0	0	0
Sale - Phase 2 Affordable Resi	0	0	0	0	0	0	0	0	0	0	0
Sale - Car Parking	0	0	0	0	0	0	0	0	0	0	0
Disposal Costs											
Purchaser's Costs	0	0	0	0	0	0	0	0	0	0	0
Marketing	0	0	0	0	0	0	0	0	0	0	0
Sales Agent Fee	0	0	0	0	0	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0	0	0	0	0	0
Acquisition Costs											
Residualised Price	(2,844,615)	0	0	0	0	0	0	0	0	0	0
Stamp Duty	(131,731)	0	0	0	0	0	0	0	0	0	0
Agent Fee	(34,135)	0	0	0	0	0	0	0	0	0	0
Legal Fee	(17,068)	0	0	0	0	0	0	0	0	0	0
Construction Costs											
Con. - Commercial Retail	0	0	0	0	0	0	0	0	0	0	0
Con. - Commercial Cafe	0	0	0	0	0	0	0	0	0	0	0
Con. - Phase 1 Market Resi	0	0	0	0	0	0	(89,464)	(202,706)	(303,506)	(391,864)	(467,780)
Con. - Phase 1 Affordable Resi	0	0	0	0	0	0	(60,948)	(138,096)	(206,767)	(266,962)	(318,681)
Con. - Phase 2 Market Resi	0	0	0	0	0	0	0	0	0	0	0
Con. - Phase 2 Affordable Resi	0	0	0	0	0	0	0	0	0	0	0
Con. - Car Parking	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	(7,521)	(17,040)	(25,514)	(32,941)	(39,323)
CIL	0	0	0	0	0	0	0	0	0	0	0
Professional Fees											
All Professional Fees	0	0	0	0	0	0	(12,033)	(27,264)	(40,822)	(52,706)	(62,917)
Marketing/Letting											
Letting Agent Fee	0	0	0	0	0	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0	0	0	0	0	0
Other Related Items (+/-)											
S106 Contributions	0	0	0	0	0	0	(932,681)	0	0	0	0
Net Cash Flow Before Finance	(3,027,549)	0	0	0	0	0	968,827	(187,821)	(379,324)	(547,189)	(691,416)
Debit Rate 6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	0	(15,138)	(15,138)	(15,289)	(15,289)	(15,289)	(15,289)	(9,688)	(10,627)	(12,651)	(15,387)
Net Cash Flow After Finance	(3,027,549)	(15,138)	(15,138)	(15,289)	(15,289)	(15,289)	963,666	(197,509)	(389,951)	(559,840)	(706,803)
Cumulative Net Cash Flow Monthly	(3,027,549)	(3,042,686)	(3,057,824)	(3,073,113)	(3,088,402)	(3,103,691)	(2,140,025)	(2,337,535)	(2,727,485)	(3,287,325)	(3,994,129)

**Former B&Q, Trafford
40% Affordable Housing
Continuum's Assessment**

Detailed Cash flow Phase 1

025:Dec 2023 (15,981,204)	026:Jan 2024 (17,221,486)	027:Feb 2024 1,193,763	028:Mar 2024 3,076,651	029:Apr 2024 4,638,933	030:May 2024 3,678,192	031:Jun 2024 2,462,973	032:Jul 2024 1,026,337	033:Aug 2024 (598,650)	034:Sep 2024 (2,380,463)	035:Oct 2024 (4,293,411)	036:Nov 2024 (6,305,032)	037:Dec 2024 (8,382,710)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	13,756,796	2,292,799	2,292,799	0	0	0	0	0	0	0	0	0
197,277	1,874,190	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	3,494,134	291,175	291,175	291,175	291,175	291,175	291,175	291,175	291,175	291,175	291,175	291,175
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	(206,352)	(34,392)	(34,392)	0	0	0	0	0	0	0	0	0
0	(137,568)	(22,928)	(22,928)	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	(71,214)	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	(1,936)	(4,297)	(6,437)	(8,356)	(10,054)	(11,532)	(12,789)	(13,826)	(14,642)	(15,237)	(15,611)	(15,765)
0	(2,278)	(5,056)	(7,574)	(9,832)	(11,831)	(13,570)	(15,049)	(16,269)	(17,229)	(17,929)	(18,370)	(18,550)
(224,210)	0	0	0	0	0	0	0	0	0	0	0	0
(152,745)	0	0	0	0	0	0	0	0	0	0	0	0
0	(130,246)	(289,034)	(432,978)	(562,077)	(676,332)	(775,742)	(860,307)	(930,028)	(984,903)	(1,024,935)	(1,050,121)	(1,060,463)
0	(87,842)	(194,935)	(292,015)	(379,084)	(456,141)	(523,187)	(580,220)	(627,242)	(664,253)	(691,251)	(708,238)	(715,212)
0	(34,420)	(76,383)	(114,423)	(148,540)	(178,734)	(205,005)	(227,353)	(245,778)	(260,280)	(270,859)	(277,515)	(280,248)
(18,848)	(12,836)	(28,485)	(42,671)	(55,394)	(66,655)	(76,452)	(84,786)	(91,657)	(97,065)	(101,010)	(103,493)	(104,512)
0	(4,640)	0	0	0	0	0	0	0	0	0	0	0
(30,156)	(20,538)	(45,576)	(68,274)	(88,631)	(106,647)	(122,323)	(135,657)	(146,651)	(155,304)	(161,617)	(165,588)	(167,219)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(932,681)	0	0	0	0	0	0	0	0	0	0	0	0
(1,161,363)	18,415,250	1,882,888	1,562,282	(960,740)	(1,215,220)	(1,436,635)	(1,624,987)	(1,780,276)	(1,902,501)	(1,991,662)	(2,047,760)	(2,070,794)
6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(78,920)	0	0	0	0	0	0	0	(1,537)	(10,446)	(19,959)	(29,917)	(40,458)
(1,240,283)	18,415,250	1,882,888	1,562,282	(960,740)	(1,215,220)	(1,436,635)	(1,624,987)	(1,781,813)	(1,912,947)	(2,011,621)	(2,077,677)	(2,111,252)
(17,221,486)	1,193,763	3,076,651	4,638,933	3,678,192	2,462,973	1,026,337	(598,650)	(2,380,463)	(4,293,411)	(6,305,032)	(8,382,710)	(10,493,962)

**Former B&Q, Trafford
40% Affordable Housing
Continuum's Assessment**

Detailed Cash flow Phase 1

038:Jan 2025 (10,493,962)	039:Feb 2025 (12,605,539)	040:Mar 2025 (14,684,326)	041:Apr 2025 (16,697,808)	042:May 2025 (18,611,778)	043:Jun 2025 (20,392,612)	044:Jul 2025 (22,007,772)	045:Aug 2025 (23,422,094)	046:Sep 2025 (24,601,473)	047:Oct 2025 (25,513,254)	048:Nov 2025 (26,121,386)	049:Dec 2025 2,596,076	050:Jan 2026 4,525,493
0	0	0	0	0	0	0	0	0	0	306,419	0	0
0	0	0	0	0	0	0	0	0	0	360,558	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	23,746,666	1,978,889	1,978,889
291,175	291,175	291,175	291,175	291,187	291,187	291,187	291,187	291,187	291,187	3,202,959	0	0
0	0	0	0	0	0	0	0	0	0	1,960,000	0	0
0	0	0	0	0	0	0	0	0	0	(44,687)	0	0
0	0	0	0	0	0	0	0	0	0	(385,600)	(29,683)	(29,683)
0	0	0	0	0	0	0	0	0	0	(263,290)	(19,789)	(19,789)
0	0	0	0	0	0	0	0	0	0	(12,911)	0	0
0	0	0	0	0	0	0	0	0	0	(144,586)	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(15,698)	(15,410)	(14,902)	(14,173)	(13,223)	(12,053)	(10,662)	(9,050)	(7,218)	(5,165)	0	0	0
(18,472)	(18,133)	(17,535)	(16,677)	(15,560)	(14,183)	(12,546)	(10,649)	(8,493)	(6,077)	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(1,055,960)	(1,036,612)	(1,002,420)	(953,383)	(889,502)	(810,775)	(717,204)	(608,789)	(485,528)	(347,423)	0	0	0
(712,175)	(699,127)	(676,066)	(642,994)	(599,910)	(546,815)	(483,707)	(410,588)	(327,457)	(234,314)	0	0	0
(279,058)	(273,945)	(264,909)	(251,950)	(235,068)	(214,263)	(189,535)	(160,884)	(128,310)	(91,813)	0	0	0
(104,068)	(102,161)	(98,792)	(93,959)	(87,663)	(79,904)	(70,683)	(59,998)	(47,850)	(34,240)	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(166,509)	(163,458)	(158,067)	(150,334)	(140,261)	(127,847)	(113,092)	(95,997)	(76,561)	(54,783)	0	0	0
0	0	0	0	0	0	0	0	0	0	(5,378)	0	0
0	0	0	0	0	0	0	0	0	0	(2,689)	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(2,060,765)	(2,017,672)	(1,941,516)	(1,832,296)	(1,690,000)	(1,514,653)	(1,306,242)	(1,064,768)	(790,230)	(482,629)	28,717,462	1,929,417	1,929,417
6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(50,812)	(61,115)	(71,966)	(81,673)	(90,835)	(100,507)	(108,080)	(114,612)	(121,551)	(125,503)	0	0	0
(2,111,577)	(2,078,788)	(2,013,482)	(1,913,969)	(1,780,834)	(1,615,160)	(1,414,322)	(1,179,379)	(911,781)	(608,131)	28,717,462	1,929,417	1,929,417
(12,605,539)	(14,684,326)	(16,697,808)	(18,611,778)	(20,392,612)	(22,007,772)	(23,422,094)	(24,601,473)	(25,513,254)	(26,121,386)	2,596,076	4,525,493	6,454,909

**Former B&Q, Trafford
40% Affordable Housing
Continuum's Assessment**

Detailed Cash flow Phase 1

051:Feb 2026	052:Mar 2026
6,454,909	8,384,326

0	0
0	0
0	0
0	0
1,978,889	1,978,889
0	0
0	0
0	0
(29,683)	(29,683)
(19,789)	(19,789)
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0

1,929,417	1,929,417
6.000%	6.000%
0.000%	0.000%
0	0
1,929,417	1,929,417
8,384,326	10,313,743

M. Appendix 13

Murray Lloyd

Director



Profile

An experienced Director level Agency & Development Consultant and Development Project Coordinator with a 30-year track record of successfully helping to deliver development projects of all types.

Providing a bespoke service in consultancy and development management to Local Authorities and Public Body organisations; including managing the full planning application process and taking responsibility for initial and ongoing financial project appraisal/analysis.

Specialisms & Highlights

- Guest lectureship at Oxford Brookes University, providing a seminar and workshop to 3rd year undergraduates on Development.
- PhD currently being undertaken in the subject of Project Viability
- Widely experienced in taking responsibility for the facilitation of the full range of strategic and development functions required for the successful delivery of major and profitable schemes.
- Development management to deliver complex integrated schemes through to planning and beyond
- Development Director role for a strategic land fund
- Extensive experience of negotiating and facilitating joint ventures including public/private collaborations
- Strategic development advice to initiate and successfully progress complex private and public sector development schemes from either an external or an internally embedded position
- Hands-on expertise in project financial appraisal and land asset strategic review
- Consultancy / interim resource to augment existing capacity / capability as required by clients
- Considerable experience in operating across the challenging terrain of local authority planning and development

Key Information

PHD Researcher	Specialist Viability Expertise
Experienced Director status	30 Years Industry Experience

Contact Information

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Experience

Trebbi Continuum – July 2017 to Present

- Director of Trebbi Continuum, a development consultancy providing integrated development and viability advice to local, regional and national clients.
- Founded on the successful track record of delivering complex mixed-use development and regeneration, Trebbi Continuum provides a unique level of property, development and viability expertise to the public sector.
- Continuum's approach is to deliver an all-encompassing assessment of the outputs of development, giving clients a level of knowledge at all stages of the Development Lifecycle allowing them to make informed decisions on how to proceed.

Murray Lloyd Associates – May 2009 to July 2017

- Director and sole owner of development consultancy MLA - focusing on commercial, residential, and mixed-use development and regeneration
- MLA established itself as a go-to consultancy for multifaceted development advice. This involves having a wide knowledge of the planning process from both inside and outside local authorities and a dedicated skill in viability negotiation (with an understanding of CIL, S106 and Affordable Housing). The company has negotiated and then implemented development agreements with land owners, developers and local authorities. It is not sector-specific and advises on Residential, Leisure, Logistics, Retail, Office and Civic development plans.

DTZ

- As Director, the immediate role at DTZ was to lead and turn around an underperforming Industrial and Logistics Department that focused on larger scale development projects.
- In parallel, DTZ were looking to upscale their public sector offer. Working closely with both internal and external partners the assigned task was to offer strategic development advice to local, regional and national publically funded bodies.

- Strategic Development (SD) department formed to advise on large development projects in the Northern region and beyond.
- In 2003 working with KPMG, SD was successful in pitching to become the new strategic advisers to Doncaster Metropolitan Borough Council. A new vehicle to deliver Doncaster's Transformational Projects 3D, was created.
- A seat was assigned on the Board of the Regeneration Company with a role to advise on projects as diverse as: Doncaster Rovers Football Stadium, Large scale residential development, New Performance Venue, New Local Authority Office HQ, Large Scale Public Realm, New Doncaster College, A New Marina, Civic and Cultural Quarter (office, leisure, residential, public realm), which required a new creative approach to funding/delivery.
- In 2005, through the regeneration work in Doncaster, an introduction was made to a high wealth private individual seeking to invest money in strategic land. The introduction developed into a strong working relationship with a role as "Development Director" for the newly created strategic land fund. Activities included; Funding advice including direct interface with current and new lenders, Opportunity identification, Land negotiation and acquisition, Planning pursuit, Joint venture negotiations, Investment Portfolio sales advice, Trustee of Outward Bound (Royal Charity)
- Total fund invested over 5 years £30m generating £50m in investment and land sales.

Stiles Harold Williams

- Junior Equity Director at Read Commercial a commercial agency and development practice in the Thames Valley
- Read Commercial purchased by SHW
- Appointed as Equity Director of SHW with responsibility for running the Thames Valley office

Experience

Mixed Use

- **Wokingham BC** - embedded prime consultant-facilitator 2 days per week. 9 years duration advising on the comprehensive redevelopment of town centre, leisure and mixed use housing and commercial site. All planning consents now granted for a total scheme gross development value of £140m.
- **Chorley Borough Council;** Advising CBC on a range of projects including a strategic retail and residential opportunity, the delivery of a Digital Campus and a number of strategic housing sites

Leisure

- **Doncaster – Woodward Leisure Park** – Planning consent achieved on 200 acres for the delivery of a leisure park incorporating 200 residential lodges, moto park and outdoor leisure facilities. MLA acted as development manager (funded by high wealth individual).

Industrial

- **Doncaster – Gazeley Logistics Park Jnc 4 M18** – Planning consent achieved for 1.5m sq ft of logistics space and site subsequently sold to Gazeley. MLA acted as development manager (funded by high wealth individual).
- **Stanton (Jnc 25 M1);** Development Manager co-ordinating the professional team pursuing a planning consent on a 450 acre former industrial site for 2,000 homes and 22 hectares of employment. MLA acts as the client interface with all consultants and the Local Authority on behalf of client Saint-Gobain. Current exploration of extended PRS (private rented sector) option as part of the development package. Also working with UKTI and the LEP to secure funding to facilitate upfront infrastructure work.

Residential

- **Tameside MBC;** Currently advising TMBC on a major strategic housing site delivering up to 2,350 homes as part of the Greater Manchester Strategic Framework. Secured £10mil HIF fund for site enabling
- **Stafford;** Advising on a property swap with Kier/Staffordshire County Council on behalf of client Saint Gobain that involves relocation of an existing business and the development of the existing facility covering 18 acres for a residentially led mixed use scheme. Also advising on a ransom strip and the potential CPO implications.
- **Doncaster-Jnc 4 M18** - Acting as development and planning advisor to a land owner pursuing a planning consent for a new residential scheme of 400 homes that will provide a new bypass.
- **Goostrey (Cheshire)** – MLA as part of a joint venture development company advised on the securing of a planning consent on a 16 acre site for the delivery of 150 homes.
- **Stafford – Saint-Gobain** - Planning consent achieved for 175 homes with subsequent sale to Bellway Homes. MLA acted as advisor, structuring the deal with Bellway and then monitoring all aspects of the planning application process to make sure best land value was achieved.
- **Buxton (Derbyshire)** – Purchase of 20 acres allocated for residential development, subsequent agreement of joint venture with Miller Homes to deliver 200 homes.
- **Wokingham** – Advising Wokingham Housing (local authority owned housing association) on strategy and helped develop its current business plan.

N. Appendix 14

Appendix 14 – Continuum Viability Experience Trafford

No	Scheme	Planning Ref	Submission Date	Residential Units	Initial AH Offer %	Final AH Offer %	Final AH Units	Applicants Viability Consultant	TC Viability Consultant	Current Planning Status	Notes
1	Wharf Road	93153/FUL/17	Nov-17	99	0%	20%	20	Grasscroft	Continuum	Refused	
2	Bridgewater Road	93143/FUL/17	Dec-17	48	0%	20%	10	Grasscroft	Continuum	Refused	
3	Trafford Plaza	90711/FUL/17	Mar-17	174	0%	0%	0	Grasscroft	CBRE	Approved	Trebbi Overage Negotiations
4	Royal Canal Works	91948/FUL/17	Jul-17	47	0%	10%	5	Savills	Continuum	Approved	
5	52-78 Higher Street	91984/FUL/17	Dec-17	29	0%	20%	6	Resolve 106	Continuum	Withdrawn	
6	Regents Road	93153/FUL/17	Dec-17	70	0%	Overage	0	Grasscroft	Continuum	Refused	
7	One Trafford	90738/FUL/17	Mar-17	354	0%	0%	0	Paul Butler Associates	Savills	Approved	
8	Land Bound by Bridgewater Way (Cornbrook)	90991/FUL/17	Mar-17	363	0%	0%	0	Tim Claxton Property	Savills	Approved	
9	Pomona Island Phase 1	90799/FUL/17	Mar-17	216	0%	0%	0	Turleys	CBRE	Approved	
10	Pomona Island Phase 2	93779/FUL/18	Mar-18	526	0%	4.60%	24	Turleys	Continuum	Approved	£192,000 S106 initial offer, Extant Planning @ 0%, Permission. Fully compliant based on the additional units to the extant planning permission
11	Timperley Library	93987/FUL/18	Apr-18	29	0%	48%	14	Grasscroft	Continuum	Approved	
12	39 Talbot Road	94483/FUL/18	Jun-18	156	0%	Withdrawn	Withdrawn	Grasscroft	Continuum	Withdrawn	

13	Cross Street	94497/FUL/18	May-18	59	0%	Withdrawn	Withdrawn	CBRE	Continuum	Withdrawn	Council didn't like the scheme
14	Land at Railway Street (Nick's Bar)	95548/FUL/18	Aug-18	29	0%	31%	9	S106 Management/Grasscroft	Continuum	Approved	
15	Former B&Q	94974/OUT/18	Jun-18	440	5%	10%	44	Cushman & Wakefield	Continuum	Refused	
16	Heath Farm	94949/HYB/18	Jun-18	600	0%	16.70%	100	Savills	Continuum	Ongoing	Condition to provide 100 AH/ 16.7%
17	Itron	95723/FUL/18	Sep-18	282	0%	4.60%	13	Cushman & Wakefield	Continuum	Approved	VBC
18	The Square	94986/FUL/18	Jun-18	202	0%	10%	20	LSH	Continuum	Ongoing	
19	Warburton Lane	98031/OUT/19	Jun-19	400	0%	Ongoing	Ongoing	Cushman & Wakefield	Continuum	Appeal	
20	Elsinore Road	100270/FUL/20	Mar-20	380	0%	Ongoing	Ongoing	Roger Hannah	Continuum	Ongoing	
21	Former Kelloggs	99795/OUT/20	Jan-20	750	10%	Ongoing	Ongoing	Avison Young	Continuum	Ongoing	
22	86 Talbot Road	97705/VAR/19	May-19	90	0%	0%	0	Turleys	Continuum	Approved	Extant planning permission @ 0%
23	Carrington Village	99245/OUT/19	Nov-19	320	0%	10%	32	Cushman & Wakefield	Continuum	Approved	
24	City Road	94417/OUT/18	May-18	16	2%	Appeal Dismissed	Appeal Dismissed	Affordable Housing Consultancy	Continuum	Appeal Dismissed	
25	1-3 Old Crofts Bank	98110/FUL/19	Jun-19	24	0%	Withdrawn	Withdrawn	Section 106 Management	Continuum	Withdrawn	
26	Hall Lane, Partington	100109/FUL/20	Feb-20	156	0%	Ongoing	Ongoing	Grasscroft	Continuum	Ongoing	
27	House of Frazer, George Street	97241/FUL/19	Mar-19	61	0%	Withdrawn	Withdrawn	Savills	Continuum	Withdrawn	
28	Mayfield House	98438/FUL/19	Jul-19	29	0%	Ongoing	Ongoing	Garner Town Planning	Continuum	Ongoing	
29	Meadowside (Torbay Road)	93818/FUL/18	Feb-18	17	0%	6%	1	Section 106 Management	Continuum	Approved	

30	Robin Hood Hotel	98744/FUL/19	Sep-19	21	0%	Withdrawn	Withdrawn	Affordable Housing Consultancy	Continuum	Withdrawn	
31	Botanical Avenue	101044/FUL/20	Jul-20	149	0%	22%	33	Cushman & Wakefield	Continuum	Approved	
32	MKM House	101651/FUL/20	Sep-20	88	0%	10%	9	Avison Young	Continuum	Refused	