



Development Viability Report for a development at Station Road, Hythe

On behalf of Kingston Homes

March 2024

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Contents

- 1.0 Instructions and Compliance with RICS Professional Statement (May 19)
- 2.0 Executive Summary
- 3.0 Development Description
- 4.0 Housing Market Outlook
- 5.0 Policy Context
- 6.0 Model Inputs and Assumptions
- 7.0 Conclusions

Appendices

- A HCA DAT Appraisal Results
- B Market Research
- C Accommodation Schedule
- D Cost Plan

1.0 Instructions and Compliance with RICS Professional Statement

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

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- a) We have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information.
 - b) We have identified a risk of conflict of interest in preparing this report in that BPC works for the Council on a project-by-project basis. This was notified to the Council in 2021 when we provided our first report and they advised they were content for us to carry on, albeit on this scheme alone,
 - c) We are not working under a performance related fee agreement or on a contingent fee basis.
 - d) We advocate reasonable, transparent and appropriate engagement between the parties in the planning process and we will do all that we can to assist in that process.
 - e) We have not carried out nor are working on any area wide viability assessments on behalf of the Council in whose area this development is sited.
 - f) We have justified as necessary the assumptions used and where differences arise once the Council's assessor has reviewed this report we will seek to resolve those differences as set out in RICS guidance.
 - g) Our position with regard to the Benchmark Land Value has been suitably supported by market evidence and where this is not available justified by other suitable methodologies.
 - h) All of the sub-consultants who have contributed to this report have been made aware of the Professional Statement and its requirements, they in turn have confirmed compliance with it.
 - i) We have been allowed sufficient time since instruction to carry out this FVA bearing in mind the scale of the development and the status of the information as at the date of this report.
- 1.8 We have not yet carried out sensitivity testing as required by the RICS Professional Statement as we wish to agree with the local authority the parameters for such testing.
- 1.9 The status of this report is Final subject to any sensitivity testing that our Client or the Council may require.

2.0 Executive Summary

- 2.1 We previously provided a viability assessment in respect of this site in February 2021. Since that date the scheme has been amended reducing the number of units to 40 in total. The revised accommodation schedule is set out in Appendix C.
- 2.2 We have carried out the viability assessment using the HCA Development Appraisal Tool and a summary of the results is shown at Appendix A.
- 2.3 The assumptions we have made are set out in Section 6 of this report and are generally in line with industry norms, reflective of the site characteristics and the local market.
- 2.4 Local Plan FVA Assumptions 2017¹
- In line with the requirements of para 8 of the NPPG the table below gives a comparison of the scheme appraisal assumptions and the Local plan viability assessment assumptions for same scheme typology:

Table 1

Item	Local Plan Allowance	BPC Allowance	Comment
Sales values / m ²	£2,800-£3,600	£4,400-£4,700	Reflective of current market
Base build / m ²	£1,175 to £1,350	£3,017	Reflective of scheme and current build costs
Professional fees	10%	10%	In accordance with Local Plan
Contingency	5%	5%	In accordance with Local Plan
Sales & Marketing costs	3% plus £750	3% plus £750	In accordance with Local Plan
Finance interest rate	7% inclusive of fees	7.5% inclusive of fees	Reflective of current finance market

¹ <https://www.folkestone-hythe.gov.uk/downloads/file/1298/eb-03-92-pplp-doc-ref-3-8-viability-assessment-of-the-places-and-policies-local-plan-2017>

Finance fees	Included	Included	In accordance with Local Plan
Profit margin:			
Open market	20%	20%	In accordance with Local Plan
Affordable	6%	6%	In accordance with Local Plan

- 2.5 The Benchmark Land Value of the site has been determined based on the investment value of the existing open land, thus giving the Existing Use Value (EUV) in accordance with para 14 of the NPPG.
- 2.6 It is normal to add a landowner premium to the EUV of between 10% and 40% to provide an incentive for the landowner to sell (see para 16 of the NPPG). In this instance, as the value of open land is very low (circa £10,000 to £15,000 per acre), we have treated the benchmark land value as ten times the agricultural value. Ten times agricultural value is a benchmark that has been suggested by Homes England in their advice of Local Plan viability testing for this type of land. We have therefore considered it appropriate to use a benchmark land value of £350,000 (BLV) which equates to a value of circa £100,000 per acre.
- 2.7 Based on the proposed scheme of 40 units the residual land value derived by the toolkit is negative -£2,650,889 (See Appendix A). This is £3,000,889 below the Benchmark Land Value. No allowance has been made for any CIL/S.106 contributions.
- 2.8 A summary of our appraisal is set out below:

Table 2

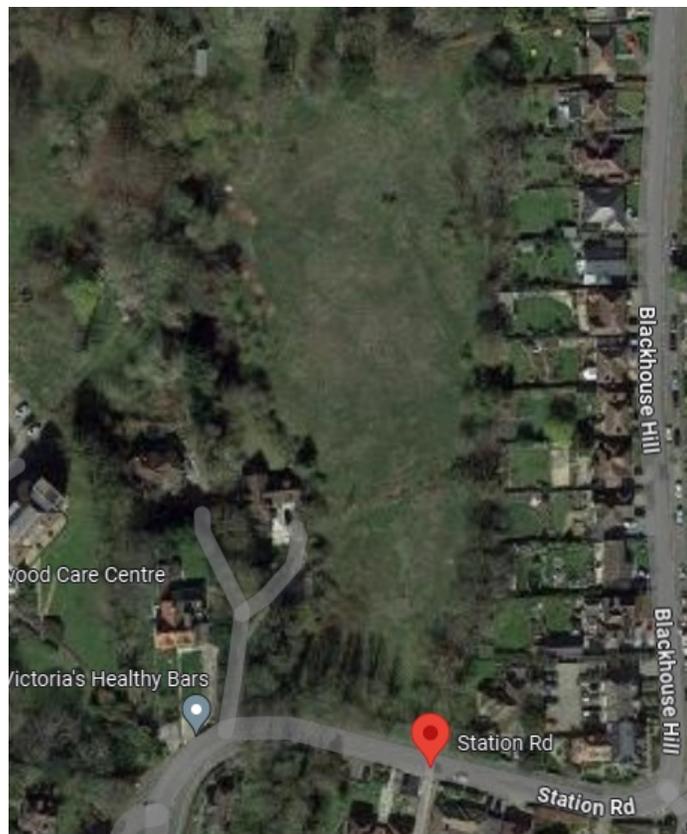
Item	BPC Appraisal (£)
Gross Development Value	£27,368,060
Build Cost incl Abnormals & Contingency	£20,874,000
Professional fees	£2,087,000
Sales & Marketing costs	£851,042
Finance Cost (incl Fees)	£913,555
CIL	£TBC

Profit	£5,473,612
Residual Land Value	-£2,650,889
Benchmark Land Value	£350,000
Surplus/Deficit	-£3,000,889

- 2.9 In summary we can conclude the development does not generate a surplus over the Benchmark Land Value to fund affordable housing on site. However, it is estimated to make a profit of 9% which the applicant advises they will seek to improve by value engineering.

3.0 Development Description

- 3.1 The site has an area of 1.43 hectares and is in a use that could be described as agricultural use or vacant greenspace and is proposed to be redeveloped with 40 dwellings.
- 3.2 The site is located approximately 0.2 miles north-east of the High Street and there are a number of site characteristics to be addressed which include the following:
- A singular vehicle access point to the site constraining construction activities.
 - Some of the site currently lies within Flood Zone 2&3 resulting in the need for additional flood resilience measures within the design of the site layout and buildings.
 - A difference of approximately 14 metres in level between the north-east and southwest corners of the site, resulting in multiple retaining walls.
- 3.3 The entrance to this site has additional build costs associated with re-grading the land to build the necessary structures necessary to meet the Highway Authority's specification.



4.0 Housing Market Outlook

- 4.1 Political, economic and financial uncertainty due to the war in the Ukraine and impacts of Brexit, are having a dramatic effect on energy prices, and inflation which in turn is having a negative effect on the general economy. Most commentators expect this to have an impact on housing transactions with implications for those wishing to rent or buy a property.
- 4.2 Fixed rate mortgages (both 2yr and 5yr) peaked in October 2022 at over 6% which showed the increased uncertainty in the market with many products being withdrawn. Rates were less than 3% in July 2022. Fixed rates have slowly reduced from their peak over the last year despite the increases in BoE base rate to 5.25%
- 4.3 The outlook for borrowers is still negative as many are coming off fixed term deals in the coming months, so many valuers have revised down forecasts for prices and transactions with prices expected to fall overall in 2024 by 5% - 7%.
- 4.4 The dominant theme of the next two years will be tighter budgets due to higher monthly interest costs and energy bills.
- 4.5 In addition to this, the Government has ended the Help to Buy scheme, and this has affected sales values of smaller units on developments and increase the time to sell units (and thus interest payable on development loans). It is yet to be seen whether First Homes will fill the void created by HtB's withdrawal, but the current evidence suggests lack of interest from developers. Major housebuilders reported sales volumes down 25%-33% in 2023.
- 4.6 The Bank of England has recently maintained base rate at 5.25% and indicated this may remain at this level for some time until "Core Inflation" is under control. This has the potential to act as a further drag on house price growth, and transaction levels but the Government has indicated its intent to reduce regulatory burden and thus help the economy grow. For now, there is no clear view on which outcome is likely which increases risk.

5.0 Policy Context

5.1 Core Strategy for Folkestone and Hythe District Council ²

5.1.1 The Core Strategy Review was adopted in 2022 and the affordable housing policies are contained in CSD1. This states that on developments of 15 or more units 22% affordable housing provision would be required with a tenure split of 70% affordable rented and 30% intermediate housing.

5.1.2 The policy goes on to say on viability that *“Where a site-specific viability assessment is provided with an individual planning application and it can be demonstrated to the reasonable satisfaction of the Council that the proposed development would not be viable with the full affordable housing requirement, the Council will give consideration to allowing an appropriate level of relaxation of the requirements”*

5.1.3 If the proposals are unviable the applicant will be expected to demonstrate this with a detailed open book provision of all the financial information, sufficient to enable the council or independent consultant to assess the viability position. Para 10 of the NPPG states that a financial viability assessment should be supported by appropriate evidence.

5.2 National Planning Policy Framework (Dec 2023)

5.2.1 Para 56 sets out that *“Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.*

5.2.2 The framework, in paragraph 57, states that planning obligations normally required under S.106 agreements should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

² <https://www.folkestone-hythe.gov.uk/downloads/file/3598/places-and-policies-local-plan>

5.2.3 Para 58 goes on to say; *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”*

5.3 **National Planning Practice Guidance (Viability Feb 2024)**

5.3.1 Paragraph 2 states that the role of a financial viability assessment (FVA) is primarily at the plan-making stage. It is the responsibility of site promoters to engage in plan making and the price paid for land is not relevant justification for failing to accord with the relevant policies of the plan.

5.3.2 Paragraph 6 states that developers should have regard to the total cost of the relevant planning policies when buying land.

5.3.3 Paragraph 8 requires that the FVA should refer back to the information that supported the Local Plan making and explain the differences. Ultimately it is for the decision-maker having regard to the transparency of assumptions made in the FVA as to the weight to be applied to the FVA in coming to the final decision.

5.3.4 Paragraph 9 of the guidance advises that review mechanisms should be used where appropriate and there is no mention in the guidance of whether these should be pre or post-implementation or whether the size of a scheme impacts on the decision whether to use one.

5.3.5 Paragraph 10 states that any FVA should be supported by appropriate evidence and that the FVAs should be proportionate, simple, transparent and publicly available. This ethos is expanded upon in paragraphs 11-18 where the relative values and costs (including land value and profit) are discussed in further detail.

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

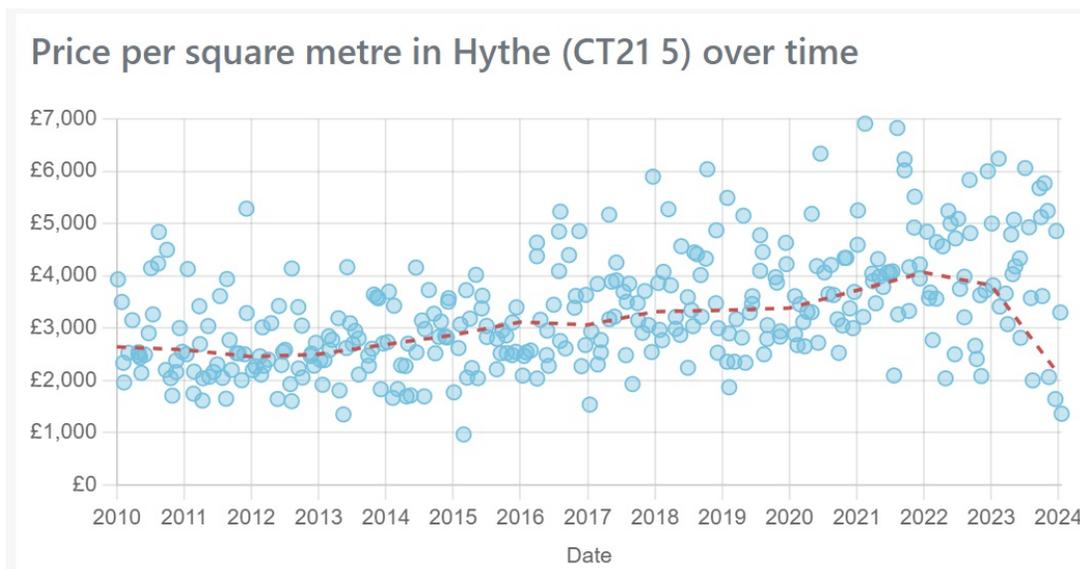
6.0 Model Inputs and Assumptions

6.1 Mix of Units

6.1.1 The appraisal has been carried out on the updated scheme for 40 units (see accommodation schedule at Appendix C).

6.2 Market Research and Sale Prices

6.2.1 We have undertaken an internet-based market research exercise to determine sales values for the units in the current market. We have looked at recent unit sales within CT21 5 (Hythe) and a graph confirms recent recorded sales prices per sqm:



6.2.2 As can be seen from the above graph the mid-range of recent sales (2022-23) has been between £3,000 and £5,000 per m² with average values starting to reduce with the average dropping off considerably during 2024.

6.2.3 We have also provided at Appendix B data from land registry which shows recorded sales at an average of £4,288 per m² and units for sale at an average of £4,394 per m².

6.2.4 We have reviewed the information provided by the Council's consultants DSP in their previous report which is set out in the following table for comparison:

	Flats	Houses
BPC report March 2021	£4,320 per m2	£3,400 per m2
Dixon Searle (DSP) April 2022	£4,460 per m2	£4,200 per m2

6.2.5 We have also had reference to UK National House Price Index for Folkestone and Hythe³ over the period from April 2022 to current and the figures are as follows:

- April 2022 houses 163.40
- Current houses 159.60

- April 2022 flats 152.90
- Current flats 144.40

6.2.6 This would indicate that the prices used in the appraisal in 2022 have fallen. For the purposes of this appraisal, we have adopted the following values:

- Flats: £4,700psm
- Houses: £4,400psm

6.2.7 This equates to approx. 5% uplift on the Dixon Searle figures from 2022 (against a backdrop of a 5% fall in prices generally as evidenced by house price indices for the region).

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

6.2.9 **Gross Development Value**

Taking all the capital values noted above and aggregating them gives the Gross Development Value for the scheme which we calculate to be £27,368,060.

³ <https://landregistry.data.gov.uk/app/ukhpi/browse?from=2022-04-01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2Fshepway&to=2024-03-01&lang=en>

6.3 **Development Timescale**

6.3.1 We have allowed for a 6 month lead in period to construction and then phase 1 to be built within 12 months and phase 2 to commence 2 months prior to the end of phase 1, with a 15 month build period. Sales completions are scheduled to commence 1 month prior to construction completion of each phase with a sales rate of between 1.23 and 2 units per month overall.

6.4 **Build Costs**

6.4.1 We have been provided with a cost plan for the scheme from the B&M QS practice with a total cost of £20,874,000 including contingencies but excluding professional fees (See Appendix D).

6.4.2 We have allowed 10% for professional fees. This reflects the complexity of the subject scheme.

6.5 **Abnormal Costs**

6.5.1 There are abnormal costs associated with the proposed development and these are described and allowed for within the B&M cost plan.

6.6 **General Development Cost Assumptions**

6.6.1 Sales and Marketing costs have been taken at 3% plus £750 in accordance with local plan requirements.

6.6.2 Section 106 costs have not been allowed at this stage, as we wished to establish what, if any surplus would be generated by the appraisal to fund them.

6.6.3 CIL costs have not been allowed at this stage, and this appraisal will be updated once the figure has been provided by the LPA.

6.6.4 At the current time a finance interest rate of 6.75% - 7.5% is applicable, depending on whether fees are inclusive or allowed for separately. The availability of credit is still an issue, and many lenders are reluctant to fund developments. They will put a margin on

their lending rates to suit. In this appraisal an interest rate of 7.5% has been adopted which we regard to be relevant and appropriate for the subject scheme.

6.6.5 We have been instructed to include a developer's profit the appraisal at 20% of Gross Development Value (GDV) of the private housing for sale element of the scheme to reflect the current uncertainties of the market. In the current climate with relatively limited credit supply, most lenders will not lend unless a margin of 20% of GDV is achieved. For small, less complex, 'oven ready' schemes competition is stronger and a lower margin of 17/18% may be applicable.

6.7 **Benchmark Land Value and Comparable Land Market Evidence**

6.7.1 The benchmark land value of the site has been determined based on the investment value of the existing open land, thus giving the Existing Use Value (EUV) in accordance with paras 13,14, and 15 of the NPPG.

6.7.2 It is normal to add a landowner premium to the EUV to provide an incentive for the landowner to sell (see para 16 of the NPPG). In this instance, as the value of open land is very low (circa £10-£15,000 per acre), we have treated the benchmark value as 'rural exception housing' - for which an appropriate maximum (including landowner premium) is often taken as £15,000 a plot or ten times the agricultural value. Ten times agricultural value is also a benchmark that has been suggested by Homes England for agricultural land in Local Plan viability testing. We have therefore considered it appropriate to apply a benchmark land value (BLV) of £350,000 which equates to a value of circa £100,000 per acre.

7 Conclusions

- 7.1 The Benchmark Land Value of the site has been determined based on the investment value of the existing open land, thus giving the Existing Use Value (EUV) in accordance with para 14 of the NPPG.
- 7.2 It is normal to add a landowner premium to the EUV to provide an incentive for the landowner to sell (see para 16 of the NPPG). In this instance, as the value of open land is very low (circa £10,000 to £15,000 per acre), we have treated the benchmark value as ten times agricultural value. We have therefore used a benchmark land value of £350,000 (BLV) which equates to a value of circa £100,000 per acre.
- 7.3 Based on the proposed scheme of 40 units the residual land value derived by the toolkit is negative -£2,650,889 (see Appendix A). This is £3,000,889 below the Benchmark Land Value. No allowance has been made for any CIL/S.106 contributions.
- 7.4 A summary of our appraisal is set out below:

Table 2

Item	BPC Appraisal (£)
Gross Development Value	£27,368,060
Build Cost incl Abnormals & Contingency	£20,874,000
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Sales & Marketing costs	£851,042
Finance Cost (incl Fees)	£913,555
CIL	£TBC
Profit	£5,473,612
Residual Land Value	-£2,650,889
Benchmark Land Value	£350,000
Surplus/Deficit	-£3,000,889

7.5 In summary we can conclude the development does not generate a surplus over the Benchmark Land Value to fund affordable housing on site. However, it is estimated to make a profit of 9% which the applicant advises they will seek to improve by value engineering.

Ground rent

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

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME		£27,368,060
TOTAL BUILD COST OF RESIDENTIAL SCHEME	£20,851,420	
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME		£6,516,640

Non-Residential

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

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

GROSS DEVELOPMENT VALUE OF SCHEME		£27,368,060
TOTAL BUILD COSTS	£20,851,420	
TOTAL CONTRIBUTION TO SCHEME COSTS		£6,516,640

External Works & Infrastructure Costs (£)		Per unit	% of GDV	per Hectare
Balancing build cost	£24,438	611	0.1%	
Roads and Sewers	£0			
Services (Power, Water, Gas, Telco and IT)	£0			
Strategic Landscaping	£0			
Off Site Works	£0			
Public Open Space	£0			
Site Specific Sustainability Initiatives	£0			
Plot specific external works	£0			
Initial Abnormal Costs	£0			
Other 2	£0			
	£24,438		0.1%	

Other site costs				
Fees and certification	10.0%	£2,085,142	52,129	7.6%
Other Acquisition Costs (£)		£0		

Site Abnormals (£)

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

Total Site Costs inc Fees		£2,109,580	52,739	
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Statutory 106 Costs (£)

Education	£0			
Sport & Recreation	£0			
Social Infrastructure	£0			
Public Realm	£0			
Affordable Housing	£0			
Transport	£0			
Highway	£0			
Health	£0			
Public Art	£0			
Flood work	£0			
Community Infrastructure Levy	£0			
Other Tariff	£0			
CIL	£0			
s106	£0			
Other 3	£0			
Other 4	£0			
	£0			

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

		per OM unit
Sales/letting Fees	3.0%	£821,042 20,526
Legal Fees (per Open Market unit):	£750	£30,000 750

Marketing (Affordable Housing)

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

Total Marketing Costs		£851,042
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Total Direct Costs		£23,812,042
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Finance and acquisition costs

Land Payment	-£2,650,889	-66,272 per OM home	#DIV/0!	#DIV/0!
Arrangement Fee	£0	0.0% of interest		
Misc Fees (Surveyors etc)	£0	0.00% of scheme value		

Agents Fees		-£26,509	
Legal Fees		-£21,207	
Stamp Duty		-£132,544	
Total Interest Paid		£913,555	

Total Finance and Acquisition Costs **-£1,917,594**

Developer's return for risk and profit

Residential

Market Housing Return (inc OH) on Valu	20.0%	£5,473,612	136,840 per OM unit
Affordable Housing Return on Cost	6.0%	£0	per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

Non-residential

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

Total Operating Profit **£5,473,612**

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST **£27,368,060**

Surplus/(Deficit) at completion 1/6/2026 **£0**

Present Value of Surplus (Deficit) at 1/3/2024 **£0**

Scheme Investment MIRR **20.4%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value -9.7% Peak Cash Requirement -£15,532,145

Site Value (PV) per hectare No area input per hectare No area input per acre

Appendix B(i) - Price paid data

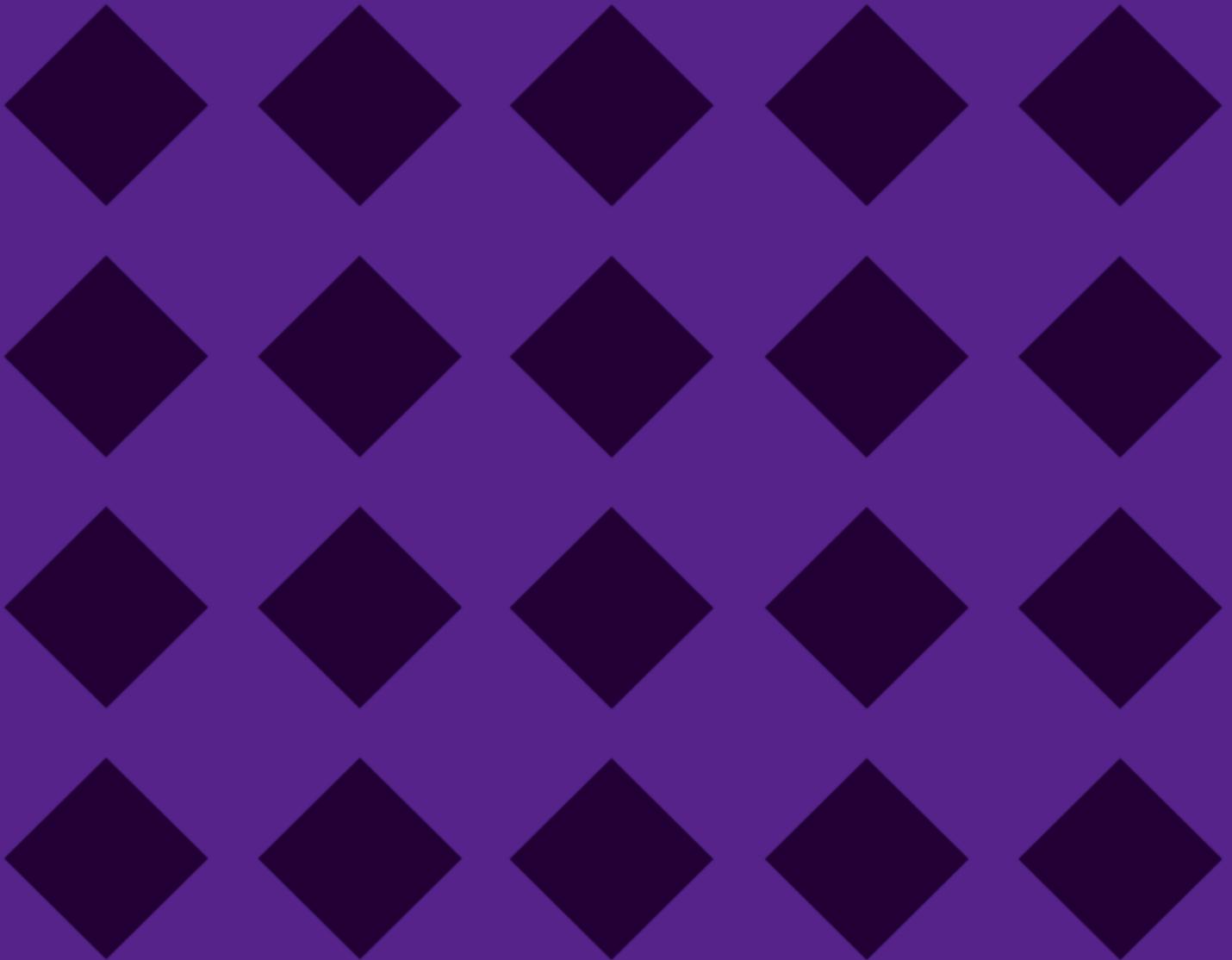
Price	Size	Price per m2	Date	Postcode	Type	F/L	Add1	Add2	Add3	Add4
£585,000	94	£6,223	15/09/2023	CT21 5AD	O	F			35 HIGH STREET	HYTHE
£585,000	116	£5,043	15/09/2023	CT21 5AD	O	F		37 - 39	HIGH STREET	HYTHE
£325,000	62	£5,242	03/11/2023	CT21 5AG	T	F		STUDIO COTTAGE	THREE POSTS LANE	HYTHE
£475,000	124	£3,831	04/08/2023	CT21 5AY	T	F			2 OLD POST OFFICE MEWS	HYTHE
£150,000	57	£2,632	15/12/2023	CT21 5BB	F	L	20	HOMEPEAK HOUSE	BARTHOLOMEW STREET	HYTHE
£435,000	103	£4,223	30/06/2023	CT21 5BS	T	F			14 BARTHOLOMEW STREET	HYTHE
£387,000	76	£5,092	06/09/2023	CT21 5BS	T	F			16 BARTHOLOMEW STREET	HYTHE
£200,000	47	£4,255	21/09/2023	CT21 5BS	T	F		THE SHED	BARTHOLOMEW STREET	HYTHE
£265,000	63	£4,206	16/06/2023	CT21 5DU	T	F			58 NORTH ROAD	HYTHE
£565,000	158	£3,576	04/08/2023	CT21 5EE	S	F			1 VIEW FRANCE CLOSE	HYTHE
£370,000	71	£5,211	14/08/2023	CT21 5EL	T	F			18 HILLSIDE STREET	HYTHE
£880,000	155	£5,677	20/09/2023	CT21 5HB	D	F			8 CASTLE ROAD	HYTHE
£600,000	99	£6,061	04/07/2023	CT21 5HD	D	F			27 CASTLE AVENUE	HYTHE
£625,000	122	£5,123	28/09/2023	CT21 5HD	D	F			33 CASTLE AVENUE	HYTHE
£660,500	136	£4,857	20/12/2023	CT21 5HH	D	F			52 SEATON AVENUE	HYTHE
£250,000	83	£3,012	20/06/2023	CT21 5HX	S	F			53 TANNERS HILL GARDENS	HYTHE
£247,500	75	£3,300	11/01/2024	CT21 5JB	T	F			2 LYELL CLOSE	HYTHE
£240,000	59	£4,068	15/09/2023	CT21 5JL	F	L		139D	HIGH STREET	HYTHE
£425,000	101	£4,208	07/08/2023	CT21 5LJ	T	F	7	THE HYDE	DENTAL STREET	HYTHE
£335,000	67	£5,000	09/06/2023	CT21 5LP	T	F			30 MILL ROAD	HYTHE
£180,000	54	£3,333	23/06/2023	CT21 5NG	F	L	12	WORTHINGTON LODGE, 2	EAST STREET	HYTHE
£190,000	45	£4,222	03/07/2023	CT21 5NG	F	L	9	WORTHINGTON LODGE, 2	EAST STREET	HYTHE
£275,000	70	£3,929	20/10/2023	CT21 5NG	F	L	19	WORTHINGTON LODGE, 2	EAST STREET	HYTHE
£480,000	161	£2,981	01/09/2023	CT21 5NJ	T	F			2 THE AVENUE	HYTHE
£690,000	140	£4,929	25/07/2023	CT21 5NU	S	F			7 TWISS AVENUE	HYTHE
£520,000	119	£4,370	05/07/2023	CT21 5NZ	S	F			26 TWISS ROAD	HYTHE
£850,000	162	£5,247	04/08/2023	CT21 5PT	D	F		MARJOROME	CANNONGATE ROAD	HYTHE
£388,000	84	£4,619	14/09/2023	CT21 5PU	T	F			7 CANNONGATE GARDENS	HYTHE
£375,000	65	£5,769	17/10/2023	CT21 5QA	F	L	1	HOWEY APARTMENTS, 92	SEABROOK ROAD	HYTHE
£690,000	105	£6,571	26/10/2023	CT21 5QD	D	F		LEEWAY	SEABROOK ROAD	HYTHE
£520,000	197	£2,640	08/09/2023	CT21 5RA	D	F			150 SEABROOK ROAD	HYTHE
£390,000	118	£3,305	22/06/2023	CT21 5RL	T	F			268 SEABROOK ROAD	HYTHE
£405,000	120	£3,375	08/06/2023	CT21 5RW	T	F			59 ALEXANDRA CORNICHE	HYTHE
£470,000	167	£2,814	09/06/2023	CT21 5RW	T	F			47 ALEXANDRA CORNICHE	HYTHE
£325,000	75	£4,333	05/06/2023	CT21 5SF	S	F			17 SPRING LANE	HYTHE
£324,000	113	£2,867	06/06/2023	CT21 5SL	T	F			20 HORN STREET	HYTHE
£230,000	104	£2,212	24/11/2023	CT21 5SN	F	L	4A		SEABROOK VALE	HYTHE
£300,000	76	£3,947	18/09/2023	CT21 5SP	S	F			7 CRAYTHORNE CLOSE	HYTHE
£399,995	108	£3,704	17/08/2023	CT21 5SW	S	F			48 VALESTONE CLOSE	HYTHE
£243,500	61	£3,992	11/08/2023	CT21 5TF	S	F			66 HIGH RIDGE	HYTHE
£310,000	101	£3,069	10/07/2023	CT21 5TL	T	F			33 SPRING LANE	HYTHE
£430,000	119	£3,613	05/10/2023	CT21 5TW	S	F			9 QUARRY WALK	HYTHE
£570,000	139	£4,101	23/06/2023	CT21 5UN	S	F	2	THE HALT	BLACKHOUSE HILL	HYTHE
£285,000	91	£3,132	07/09/2023	CT21 5WA	T	L			3 HOLLY CLOSE	HYTHE
£800,000	102	£7,843	27/07/2023	CT21 5XB	D	F			24 SENE PARK	HYTHE
£651,000	119	£5,471	31/10/2023	CT21 5XB	D	F			6 SENE PARK	HYTHE

Appendix B(ii) - Units for Sale

Address	Beds	Size	Price	Price per m2	Link	Type
Pilgrims Mews	4	256.4	£ 1,199,995	£ 4,680.17	https://www.rightmove.co.uk/properties/140816255#/?channel=RES_BUY	Second Hand
Treetops	5	225	£ 925,000	£ 4,111.11	https://www.rightmove.co.uk/properties/140877407#/?channel=RES_BUY	Second Hand
Dental Street	5	162.2	£ 925,000	£ 5,702.84	https://www.rightmove.co.uk/properties/142602944#/?channel=RES_BUY	Second Hand
Sene Park	3	168.9	£ 850,000	£ 5,032.56	https://www.rightmove.co.uk/properties/142623317#/?channel=RES_BUY	Second hand bungalow
Blackhouse Hill	4	216.4	£ 825,000	£ 3,812.38	https://www.rightmove.co.uk/properties/140876477#/?channel=RES_BUY	Second Hand
Cliff Road	4	164.39	£ 775,000	£ 4,714.40	https://www.rightmove.co.uk/properties/86741262#/?channel=RES_BUY	Second Hand
Cliff Road	3	109.8	£ 699,950	£ 6,374.77	https://www.rightmove.co.uk/properties/135163703#/?channel=RES_BUY	Second hand bungalow
Sene Park	3	110.6	£ 695,000	£ 6,283.91	https://www.rightmove.co.uk/properties/135461651#/?channel=RES_BUY	Second hand bungalow
Station Road	4	165.6	£ 625,000	£ 3,774.15	https://www.rightmove.co.uk/properties/143304902#/?channel=RES_BUY	Second Hand
North Road	4	151	£ 585,000	£ 3,874.17	https://www.rightmove.co.uk/properties/143518928#/?channel=RES_BUY	Second Hand
Cliff Road	4	178.6	£ 569,000	£ 3,185.89	https://www.rightmove.co.uk/properties/138761477#/?channel=RES_BUY	Second Hand
North Road	2	104	£ 500,000	£ 4,807.69	https://www.rightmove.co.uk/properties/144041408#/?channel=RES_NEW	New Build Flat
Tanners Hill	2	110	£ 495,000	£ 4,500.00	https://www.rightmove.co.uk/properties/143603249#/?channel=RES_NEW	New Build Flat
Douglas Avenue	4	192.7	£ 450,000	£ 2,335.24	https://www.rightmove.co.uk/properties/124921649#/?channel=RES_BUY	Second Hand
Theatre Street	3	93.08	£ 425,000	£ 4,565.96	https://www.rightmove.co.uk/properties/128705162#/?channel=RES_BUY	Second Hand
Mill Road	3	104.9	£ 375,000	£ 3,574.83	https://www.rightmove.co.uk/properties/136954193#/?channel=RES_BUY	Second Hand
Sun Court`	1	74	£ 250,000	£ 3,378.38	https://www.rightmove.co.uk/properties/143454293#/?channel=RES_BUY	Second Hand Flat

RIBA Stage 2 Cost Plan

Kingston Homes
Station Road, Hythe



Contents

1 - Executive Summary	2
2 - Project Description	3
3 - Project Budget.....	4
4 - Status of Cost Plan.....	4
5 - Statement of Cost.....	4
6 - Information on which the Cost Plan was prepared	5
7 - Statement of Floor Areas.....	5
8 - Cost Plan	5
9 - Basis of Cost Estimates.....	5
10 - Risk Allowances	7
11 - Changes to Previous Cost Targets.....	7
12 - Decisions on Alternative Proposals	7
13 - Value Engineering Criteria	8
14 - Conclusions & Recommendations.....	8
Appendix A – Cost Summary	9
Appendix B – Detailed Cost Breakdown.....	10
Appendix C – Drawing and Information Register	11
Appendix D – BCIS Cost Analysis.....	12

Owner	Kenny Pratt
Issue	26/03/2024
Version	C

1 – Executive Summary

The Project is to provide 40 residential units, including 12 apartments and 28 houses on land off of Station Road in Hythe, Kent – details are included within this report under **Project Description**.

The budget at the time of this report is unknown – details are included within the report under **Project Budget**.

This Cost Plan report is based on RIBA Stage 2. The status of this is described within the report under **Status of Cost Plan**.

This report details the expected costs as follows: -

Construction Works Estimate (A) project as **£19,880,000** (excluding VAT)

Contract Works Estimate (B) project as **£20,874,000** (excluding VAT)

Project Cost Estimate (C) project as **£22,961,000** (excluding VAT)

Cost details are included within this report under **Statement of Cost**.

Further details including information used to prepare the report, the basis of the estimate and commentary of risk allowances are contained within later sections of this document.

Where alternative proposals have been identified or any potential extra works noted, associated costs have been provided where possible. These will need to be explored and considered during the following stages of the project – details are included within the report under **Decisions on Alternative Proposals**.

We have also made some commentary on Value Engineering criteria and have provided **Conclusions & Recommendations**.

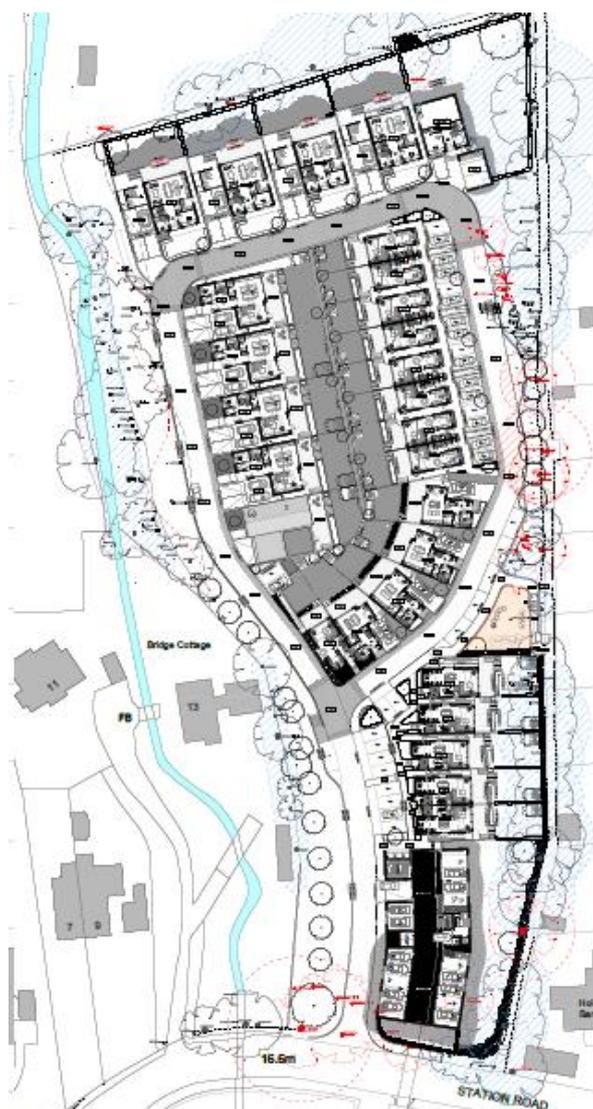
2 - Project Description

The project is to provide 40 residential units, including 12 apartments and 28 houses on land off of Station Road in Hythe, Kent. The site slopes from northeast to southwest with a stream running along the western boundary. Due to the site topography extensive retaining walls will be required, as well as, measures to protect against flood risk.

The 12nr apartments all contain two bedrooms and are located within 1nr apartment block situated closest to the site entrance from Station Road. There are 4nr apartments at each floor level: ground, first and second. The lower ground floor is an undercroft car park.

The 28nr houses comprise a mixture of semi-detached and detached dwellings ranging from three-bedroom to five-bedroom units. All of the houses benefit from their own parking either with a car port or external parking. The houses also have landscaped areas to the front and rear.

The Project Description should be read in conjunction with the drawings and information listed within Appendix C. An extract of the current site plan is identified below:



3 – Project Budget

At the time of developing this cost plan report the project budget was unknown

4 – Status of Cost Plan

This document is a report on the RIBA Stage 2 cost plan, and is an intrinsic part of the Stage 2 Report. The level of this report is based on RIBA Works Stage 2: Concept Design, being the following:-

“Implementation of Design Brief and preparation of additional data [from previous stages]. Preparation of Concept Design including outline proposals for structural and building services systems, outline specifications and Formal Cost Plan 1. Review of procurement route.”

This cost plan has been produced by reviewing each Element of the project. It should be noted that elemental cost planning is an iterative process, which is performed in steps of increasing detail as more design information becomes available. Therefore, this cost plan is based on information available at this stage.

5 – Statement of Cost

The following costs have been estimated for this project. A further breakdown of costs is included elsewhere.

	Construction Works Estimate (A)	Contract Cost Estimate (B)	Project Cost Estimate exc. VAT (C)
Total	£ 19,880,000	£ 20,874,000	£ 22,961,000

Notes:

1. VAT is excluded from all costs
2. Project risk items have been included as percentage allowances.

Definitions:-

A: Construction Works Estimate – the cost of the building works, including main contractor’s preliminary cost and overheads & profit. Excludes inflation, risk allowances, design fees, surveys and client costs. Excludes VAT

B: Contract Cost Estimate – the Construction Works Estimate, plus allowances for inflation, design and construction risks, and (if Design & Build contract) contractor’s design and survey fees. Excludes client-side costs and VAT.

C: Project Cost Estimate – the Contract Cost Estimate, plus client-side design team fees, surveys, other client project costs (refer to exclusions) excluding VAT. Please note that we are not VAT specialists and advice should be sought as necessary.

6 – Information on which the Cost Plan was prepared

Refer to the Drawing and Information Register included within Appendix C.

7 – Statement of Floor Areas

Based on current issued drawings, the following are the calculated Gross Internal Areas (GIA/GFA):-

Building	B&M Areas	B&M Areas
<i>Houses</i>	5,301m ²	57,039ft ²
<i>Apartments</i>	1,288m ²	13,859ft ²
TOTAL	6,589m²	70,898ft²
Areas measured separately:		
Undercroft car park to apartments	543m ²	5,846ft ²
Car port for plot 31	35m ²	371ft ²
Integrated car ports for plots 32-40	264m ²	2,841ft ²

The information used to obtain the above areas are included within **Section 6** of this report.

8 – Cost Plan

A breakdown of the costs of this project are included in Appendices A & B.

9 – Basis of Cost Estimates

A cost plan has been produced on a m² basis for the residential units based on the RICS Building Cost Information Service (BCIS) analysis of other estate housing and apartment projects. The cost is based on current costs, rebased to the Shepway area (see Appendix D).

We have used the Upper Quartile of the BCIS £/m² gross internal floor area due to the high quality bespoke designs and higher quality of materials; thus this is a more appropriate figure to estimate the residential construction costs.

We have included a separate percentage allowance for the uplift to comply with the June 2022 building regulations; at this stage, this is a developed risk allowance based on a previous exercise we had undertaken, as we have not yet completed any projects that have complied with these regulations.

The external works have been measured and costed as detailed in Appendices A and B.

Please refer to Appendix B for the detailed breakdown of costs, however, it is important to note the inclusion of allowances for abnormal cost items within the scheme, as listed below:-

- Land instability – The site is located in an area of potential land instability. The Ground and Environmental Services' Phase 1 geo-environmental assessment for the site concludes that the majority of structures will likely require deep foundations (i.e. piles) and suspended floors.
- Retaining walls – Due to the sloping nature of the site a large number of retaining walls are required including some of the buildings themselves. The lower floor of the apartment block forming the car park is partially retaining on all elevations and a contiguous pile wall and waterproofing has been allowed for. There are also a large number of external retaining walls and stair structures.
- Site access – Due to level differences at the site entrance a large retaining wall structure and support structures to the bell-mouth and entrance road are required.
- Pumping station and rising main – A pump and rising main will be necessary to removal foul sewage from the site due to the site levels.
- Forming site contours and adjustment of levels – Due to the sloping nature of the site a lot of work is required to create the proposed levels for the scheme.
- Flood compensation area – To reduce the risk of flooding from the adjacent river a flood compensation area must be created.
- Electric vehicle charging – All plots to have a dedicated electric vehicle charging point.
- Photovoltaic cells – Allowances have been made for the apartment block and all dwellings to have PV cells installed.
- Recessed balconies – The apartments and a number of the dwellings benefit from recessed balconies, which are not accounted for within the GIFA. Therefore, separate allowances have been included.
- Car ports – Plot 31 has a stand-alone car port and plots 32-40 have integrated car ports. Separate allowances have been included for the car ports.
- Sedum roofs – A number of the houses benefit from sedum roofs and an extra over allowance has been included for them.

The following matters are excluded from the project cost report:-

- VAT.
- Legal fees associated with the works.
- Marketing fees and associated costs.
- Client Direct Costs, including site acquisition.
- Specific costs in relation to abnormal ground conditions and ground remediation/disposal of contaminated material. All material assumed inert.
- Loose furniture and fittings.
- Fit-out of show house(s).
- Any off-site drainage works or major service diversion works.
- Out of sequence works.
- Site boundary treatment works.
- Costs in connection with Section 278 infrastructure upgrade works.
- Costs related to Section 106 and CIL contributions.
- Costs in relation to Party Wall matters.
- Costs associated with unexploded ordnance found on site or archaeological investigations.
- Inflation.

10 – Risk Allowances

Risk allowances are allocated against three criteria, each treated as an individual cost target. It is anticipated that as the project progresses the realised risks will be allocated to the corresponding aspect of the cost plan. The cost targets are: -

- Design Development risks – an allowance for use during the design process to provide for the risks associated with design development, changes in estimating data, third party risks (e.g. planning requirements, legal agreements, covenants, environmental issues and pressure groups), statutory requirements, procurement methodology and delays in tendering.
- Construction risks – an allowance for use during the construction process to provide for the risks associated with site conditions (e.g. access restrictions/limitations, existing buildings, boundaries, and existing occupants and users), ground conditions, existing services and delays by statutory undertakers.
- Employer risks – an allowance for use during both design process and construction process to provide for the risks of employer driven changes, and matters such as early handover, postponement, acceleration, availability of funds, unconventional tender action and special contract arrangements.

11 – Changes to Previous Cost Targets

The summary of changes from the previous report (dated 17th August 2023) are as follows:

- There were previously 22nr apartments and 20nr houses with the apartments spread across three different blocks. Therefore, the mix of dwelling types has changed significantly.
- The external works have been remeasured and costed.
- BCIS rates updated in line with current figures.

12 – Decisions on Alternative Proposals

No alternative proposals have been identified.

13 – Value Engineering Criteria

As an overall process we would recommend considering any value engineering criteria as a set of sub-criteria; namely

Must haves – elements that are key to the brief of the project.

Should haves – elements that are good practice and of inherent value for the project

Could haves – elements that are potentially achievable within the project budget.

Won't haves – elements which need to be avoided; from lessons learned on previous schemes.

As we move into the next RIBA Stage, we plan to explore the project costs in more detail. We will look to review the developing design against value engineering criteria with the project team.

14 – Conclusions & Recommendations

This Cost Plan suggests that the current project will require a budget in the region of **£22,961,000** (excluding VAT).

Appendix A – Cost Summary

Base Date of Cost Plan	26-Mar-2024	
Houses - Gross Internal Floor Area	5,301 m2	57,039 ft2
Apartments - Gross Internal Floor Area	1,288 m2	13,859 ft2
Combined - Gross Internal Floor Area	6,589 m2	70,898 ft2
Construction Works Estimate	19,880,000.00	Total (A) - see details below
Contract Cost Estimate	20,874,000.00	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	22,961,000.00	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2	£/ft2
1	Residential Units				
1.1	Houses	11,873,000	See Breakdown	2,240	208
1.1A	Uplift for 2022 Building Regulations	380,000	based on 3.2%	72	7
1.2	Apartments	3,677,000	See Breakdown	2,855	265
1.2A	Uplift for 2022 Building Regulations	118,000	based on 3.2%	92	9
	Total For Construction Works (incl perlims and OH&P)	16,048,000		2,436	226
2	External Works				
2.1	Site Preparation Works	345,000	See Breakdown	52	5
2.2	Roads, Paths and Pavings	555,000	See Breakdown	84	8
2.3	Planting	131,000	See Breakdown	20	2
2.4	Fencing, Railings & Walls	702,000	See Breakdown	107	10
2.5	Stair Structures	47,000	See Breakdown	7	1
2.6	Site / Street Furniture and Equipment	3,000	See Breakdown	0	0
2.7	External Drainage	828,000	See Breakdown	126	12
2.8	External Services	434,000	See Breakdown	66	6
2.9	Minor Building Works and Ancillary Buildings	69,000	See Breakdown	10	1
	Sub-Total	3,114,000		473	44
3	Main Contractor's Preliminaries Estimate (External works Only)	467,000	based on 15.0%	88	8
	Sub-Total	3,581,000		543	51
4	Main Contractor's Overheads & Profit (External Works Only)	251,000	based on 7.0%	38	4
	Total For External Works (incl perlims and OH&P)	3,832,000		582	54
(A)	Construction Works Estimate (Total)	19,880,000		3,017	280
4	Inflation				
4.1	Tender Inflation Estimate	-	Excluded	0	0
4.2	Construction Inflation Estimate	-	Excluded	0	0
5	Risk Allowances Estimate				
5.1	Design Development Risks Estimate	-	Excluded	0	0
5.2	Construction Risks Estimate	994,000	based on 5.0%	151	14
5.3	Dayworks	-	Excluded	0	0
	Sub-Total	20,874,000		3,168	294
6	Main Contractor Fees / Surveys				
6.1	Pre Construction Fees	-	Included elsewhere	0	0
6.2	Professional / Design Fees	-	Included elsewhere	0	0
6.3	Surveys / Reports	-	Included elsewhere	0	0
(B)	Contract Cost Estimate (Total)	20,874,000		3,168	294
7	Project/Design Team Fees				
7.1	Client Direct Consultant Fees	1,670,000	based on 8.0%	253	24
7.2	Other Fees / Surveys	417,000	based on 2.0%	63	6
	Sub-Total	22,961,000		3,485	324
8	Other Development / Project Costs				
8.1	Client Direct Costs	-	Excluded	0	0
8.2	Loose Fittings and Equipment	-	Excluded	0	0
	Sub-Total	22,961,000		3,485	324
9	Employer Risk Allowance	-	Excluded	0	0
(C)	Project Cost Estimate (excl VAT)	22,961,000		3,485	324

Appendix B – Detailed Cost Breakdown



Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
STATION ROAD, HYTHE	2,828.81	262.80	18,639,058.00
Total	<u>2,828.81</u>	<u>262.80</u>	<u>18,639,058.00</u>



STATION ROAD, HYTHE

Detail	Cost/m2 (£)	Cost/ft2 (£)	Sum (£)
Buildings	2359.96	219.25	15549808.00
External Works	468.85	43.56	3089250.00
STATION ROAD, HYTHE	2828.81	262.81	18639058.00

STATION ROAD, HYTHE

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
	Buildings				
	<u>Buildings</u>				
	Houses				
A	Plots 13&14; House Type A; 4 bedrooms; three-storey semi-detached house	300	m2	1845.00	553500.00
B	Plots 15&16; House Type A; 4 bedrooms; three-storey detached house	299	m2	2143.00	640757.00
C	Extra over; for raised foundations to front of plots 15 & 16 due to variance in levels from back to front	2	Nr	7500.00	15000.00
D	Plot 17; House Type A1; 4 bedrooms; three-storey detached house	151	m2	2143.00	323593.00
E	Extra over; for raised foundations to front of plot 17 due to variance in levels from back to front	1	Nr	7500.00	7500.00
F	Extra over to plots 13-17; all works to form the feature recessed balconies on the front elevation, inclusive of structures, aluminium fascias, glazed balustrading, etc	5	Nr	25000.00	125000.00
G	Plot 18; House Type C2; 3 bedrooms; three-storey semi-detached house	140	m2	1845.00	258300.00
H	Extra over; for raised foundations to the western elevation of plot 18 due to variance in levels	1	Nr	7500.00	7500.00
I	Plot 19; House Type B; 3 bedrooms; three-storey semi-detached house	153	m2	1845.00	282285.00
J	Plots 20-22; House Type B; 4 bedrooms; three-storey detached house	458	m2	2143.00	981494.00
K	Extra over; for raised foundations to the southern elevation of plot 22 due to variance in levels	1	Nr	7500.00	7500.00
L	Plots 23-30; House Type C/C1; 3 bedrooms; three-storey semi-detached house	1202	m2	1845.00	2217690.00
M	Plot 31; House Type D1; 5+ bedrooms; three-storey detached house	280	m2	2143.00	600040.00
N	Extra over; for retaining walls and waterproofing on the eastern and northern sides of plot 31	90	m2	180.00	16200.00
O	Extra over; separately constructed car port for two cars (Plot 31); including foundations, walls, side door and roof	35	m2	900.00	31500.00
P	Plots 32-34; House Type D; 5+ bedrooms; three-storey detached house	812	m2	2143.00	1740116.00
Q	Extra over; for raised foundations to the western elevation of plots 32-35 due to variance in levels	4	Nr	7500.00	30000.00
R	Extra over; for integrated car ports to plots 32-34; including foundations, walls, roof, planter to roof and glazed balustrading	99	m2	1100.00	108900.00
S	Plots 35; House Type D2; 5+ bedrooms; three-storey detached house	269	m2	2143.00	576467.00
T	Extra over; for integrated car port to plot 35; including foundations, walls, roof, planter to roof and glazed balustrading	33	m2	1100.00	36300.00
U	Plot 36; House Type E1; 4+ bedrooms; three-storey detached house	248	m2	2143.00	531464.00
V	Extra over; for integrated car port to plot 36; including foundations, walls, roof, planter to roof and glazed balustrading	33	m2	1100.00	36300.00

STATION ROAD, HYTHE

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
A	Plots 37-39; House Type E; 4+ bedrooms; three-storey detached house	743	m2	2143.00	1592249.00
B	Extra over; for integrated car ports to plots 37-39; including foundations, walls, roof, planter to roof and glazed balustrading	99	m2	1100.00	108900.00
C	Plot 40; House Type E2; 4+ bedrooms; three-storey detached house	247	m2	2143.00	529321.00
D	Extra over; for integrated car port to plot 40; including foundations, walls, roof, planter to roof and glazed balustrading	33	m2	1100.00	36300.00
E	Extra over; for sedum roofs to plots 31-40	673	m2	110.00	74030.00
F	Extra over to all houses; for piled foundations due to land instability	5301	m2	50.00	265050.00
G	Extra over to all houses; for supply and installation of PV panels; allowance	28	Nr	5000.00	140000.00
Apartments					
H	Apartment Block; four-storeys, including undercroft car park; 12nr apartments, comprising all 2-bedroom units	1288	m2	2044.00	2632672.00
I	Apartment Block; undercroft carpark to lower ground floor	543	m2	1200.00	651600.00
J	Extra over; for piled foundations due to land instability	1831	m2	50.00	91550.00
K	Extra over; for retaining wall to the lower car park level; assumed contiguous pile wall with waterproofing strategy (details unknown)	102	m	1300.00	132600.00
L	Extra over; ragstone facing to the ground floor walls on the western and southern elevations	105	m2	250.00	26250.00
M	Extra over; for sedum and tanking flat roof detail over the roof of the lower ground floor which projects on the western side of the building	46	m2	180.00	8280.00
N	Extra over; for all works associated with recessed balconies	148	m2	700.00	103600.00
O	Extra over; for supply and installation of PV panels to the apartment block roof; allowance	1	Item	30000.00	30000.00
Buildings					15549808.00
External Works					
<u>Site Preparation Works</u>					
Site Clearance					
P	Strip 150mm from entire site area (excluding river bank); excavation and disposal ; assumed inert	1960	m3	50.00	98000.00
Q	Tree works; felling and pruning trees as required along with specialist protection measures; allowance	1	Item	40000.00	40000.00
Preparatory Groundworks					
R	Forming new site contours and adjusting existing site levels; excavation and muck away of ground material; assumed inert	13067	m2	15.00	196005.00
S	Formation of excavated compensation area to reduce risk of flooding; volume 225m3; all excavated material to be removed from site	225	m3	50.00	11250.00
External Works					
<u>Roads, Paths and Pavings</u>					
Roads, Paths and Pavings					
T	Adoptable roads; assumed tarmac	1243	m2	130.00	161590.00
U	Extra over for cobbled areas	38	m2	120.00	4560.00

STATION ROAD, HYTHE

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
A	Allowance for forming the new site entrance and connected S278 works	1	Item	50000.00	50000.00
B	Non-adoptable roads; permeable	479	m2	120.00	57480.00
C	Driveways; permeable	958	m2	110.00	105380.00
D	Kerbs; including flush kerbs	876	m	45.00	39420.00
E	Pavements; tarmac	273	m2	100.00	27300.00
F	Pavements; permeable	223	m2	105.00	23415.00
G	Private pathways	299	m2	100.00	29900.00
H	Edgings	324	m	25.00	8100.00
I	Patios	683	m2	70.00	47810.00
	External Works				
	<u>Planting</u>				
	Seeding and Turfing				
J	Rear gardens; grass	2143	m2	15.00	32145.00
K	Front gardens and other areas of planting; mixture of grass, planting and shrubbery	534	m2	35.00	18690.00
	External Planting				
L	Wild Flora grassland with shrub planting; to public areas; details unknown	2515	m2	20.00	50300.00
M	Trees; allowance	1	Item	30000.00	30000.00
	External Works				
	<u>Fencing, Railings and Walls</u>				
	Fencing and Railings				
N	1.8m high close boarded fencing	693	m	65.00	45045.00
O	Railings; details unknown	92	m	250.00	23000.00
	Walls and Screens				
P	Retaining wall; 3m high; to western side of the site entrance supporting bridge or alike structure; details unknown	38	m	1500.00	57000.00
Q	Extra over; for ragstone facing to road elevation side	16	m2	145.00	2320.00
R	Additional allowance for support work to the site entrance road	1	Item	30000.00	30000.00
S	Wall; assumed not retaining; to eastern side of site entrance; 1m high; details unknown	19	m	230.00	4370.00
T	Extra over; for ragstone facing to both sides	38	m2	145.00	5510.00
U	Retaining wall; 2m high; to western side of adoptable road; details unknown	34	m	800.00	27200.00
V	Retaining wall; 1.5m high; to western side of adoptable road; details unknown	102	m	600.00	61200.00
W	Extra over; for ragstone facing to road elevation side	52	m2	145.00	7540.00
X	Retaining wall; ragstone; to eastern side of plot 18 at rear; 1m high	7	m	350.00	2450.00
Y	Retaining wall; ragstone; to front of plots 18 and 19; 1m high	15	m	350.00	5250.00
Z	Retaining wall; ragstone; to front of plots 32-35; 1m high	85	m	350.00	29750.00
AA	Retaining wall; ragstone; to eastern side of top road; 1.5m high	104	m	500.00	52000.00
AB	Retaining wall; ragstone; to playground area; 1m high	40	m	350.00	14000.00
AC	Retaining wall; 1.5m high; to eastern side of plot 35 boundary; details unknown	31	m	600.00	18600.00

STATION ROAD, HYTHE

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
A	Retaining wall; 1m high; to northern end of apartments; details unknown	14	m	500.00	7000.00
B	Retaining walls; 1.5m; to the rear of plots 13-17 separating garden levels; details unknown	47	m	600.00	28200.00
C	Retaining walls; 0.5m; to the front of plots 13-14; details unknown	12	m	300.00	3600.00
D	Retaining walls; 1m; to the front of plots 15-17; details unknown	11	m	500.00	5500.00
E	Retaining wall; 2m high; between plot 17 and play area; details unknown	22	m	750.00	16500.00
F	Retaining wall; 2.5-3m high; separating gardens of plots 23-30 and 36-40; crib retaining wall	68	m	1400.00	95200.00
G	Retaining wall; 2m high; separating gardens of plots 18-22; details unknown	41	m	750.00	30750.00
H	Retaining wall; 2m high; to north of plots 30 and 36, separating them from the road; details unknown	40	m	800.00	32000.00
I	Extra over; for ragstone facing to both sides	160	m2	145.00	23200.00
J	Retaining walls; low levels within gardens forming planters, etc	301	m	250.00	75250.00
External Works					
<u>Stair Structures</u>					
Stair Structures					
K	Concrete; in-situ; straight; 3nr risers; 1200mm wide; to north of apartments	1	Item	350.00	350.00
L	Concrete; in-situ; straight; 1nr riser; 1200mm wide; to plot 13 entrance	1	Item	250.00	250.00
M	Concrete; in-situ; straight; 2nr risers; 1200mm wide; to plot 14 entrance	1	Item	300.00	300.00
N	Concrete; in-situ; straight; 5nr risers; 1200mm wide; to plot 15 entrance	1	Item	550.00	550.00
O	Concrete; in-situ; straight; 6nr risers; 1200mm wide; to plot 16 entrance	1	Item	700.00	700.00
P	Concrete; in-situ; straight; 4nr risers; 1200mm wide; to plot 17 entrance	1	Item	400.00	400.00
Q	Concrete; in-situ; straight; 6nr risers; 1500mm wide; to rear of plots 13-17	5	Nr	1000.00	5000.00
R	Concrete; in-situ; straight; 3nr risers; 1200mm wide; to plot 18 entrance	1	Item	350.00	350.00
S	Concrete; in-situ; straight; 1nr riser; 1200mm wide; to plots 19-22 entrance	4	Nr	250.00	1000.00
T	Concrete; in-situ; straight; 2nr riser; 1500mm wide; to gardens of plots 18-19	2	Nr	350.00	700.00
U	Concrete; in-situ; straight; 6nr risers; 1500mm wide; to rear gardens of plots 20-22	3	Nr	1000.00	3000.00
V	Concrete; in-situ; straight; 6nr risers; 1500mm wide; to rear gardens of plots 23-30	8	Nr	1000.00	8000.00
W	Concrete; in-situ; straight; 6nr risers; 3600mm wide; to rear gardens of plots 36-40	5	Nr	2500.00	12500.00
X	Concrete; in-situ; straight; 9nr risers; 1200mm wide; to entrances of plots 32-35	4	Nr	1100.00	4400.00

STATION ROAD, HYTHE

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
A	Concrete; in-situ; straight; 9nr risers; 1500mm wide; to garens of plots 32-35	4	Nr	1300.00	5200.00
B	Concrete; in-situ; 90 degree angle; 3nr risers; wide with large landing area; to entrance of plot 31	1	Item	1200.00	1200.00
C	Concrete; in-situ; two flights with quarter landing; 10nr risers; to side of plot 31	1	Item	1500.00	1500.00
D	Concrete; in-situ; straight; 8nr risers; 1900mm wide; public steps to side of road	1	Item	1600.00	1600.00
External Works					
<u>Site / Street Furniture and Equipment</u>					
Ecological / Biodiversity Enhancements					
E	Allowance for biodiversity enhancement measures; details unknown; allowance	1	Item	3000.00	3000.00
External Works					
<u>External Drainage</u>					
Surface Water Drainage					
F	Surface drainage runs	1247	m	180.00	224460.00
G	Extra over; RWP connections	78	Nr	80.00	6240.00
H	Extra over; Rodding eyes	19	Nr	60.00	1140.00
I	Extra over; Road gulleys	8	Nr	150.00	1200.00
J	Extra over; connections to attenuation tank or other	21	Nr	80.00	1680.00
K	Extra over; headwall output to river	1	Item	1000.00	1000.00
L	Manholes; 1200mm diameter	4	Nr	1100.00	4400.00
M	Chambers; flow control chamber; 1500mm diameter	1	Nr	2300.00	2300.00
N	Chambers; flow control chamber; 1200mm diameter	2	Nr	2000.00	4000.00
O	Chambers; catchpit chamber; 1800mm diameter	2	Nr	1300.00	2600.00
P	Chambers; catchpit chamber; 1200mm diameter	6	Nr	1000.00	6000.00
Q	Chambers; inspection chamber; 450mm diameter	54	Nr	700.00	37800.00
R	Attenuation tank 1; 39m x 9.5m x 1.2m deep; 445m3 volume; beneath adoptable road; including excavation and muck away	445	m3	300.00	133500.00
S	Attenuation tank 1; 45m x 5m x 1.2m deep; 270m3 volume; beneath non-adoptable road; including excavation and muck away	270	m3	300.00	81000.00
T	Attenuation tank 1; 42m x 4m x 1.2m deep; 202m3 volume; beneath non-adoptable road; including excavation and muck away	202	m3	300.00	60600.00
Foul Water Drainage					
U	Foul drainage runs	943	m	180.00	169740.00
V	Extra over; SVP/SS connection	46	Nr	70.00	3220.00
W	Extra over; back inlet gully	13	Nr	80.00	1040.00
X	Pump station; 1800mm diameter	1	Item	10000.00	10000.00
Y	Rising main pipe	99	m	250.00	24750.00
Z	Foul drainage manholes; 1200mm diameter	7	Nr	1100.00	7700.00
AA	Foul drainage inspection chambers; 450mm diameter	55	Nr	700.00	38500.00
AB	Connection to main sewer line in public road; allowance	1	Item	5000.00	5000.00
External Works					
<u>External Services</u>					

STATION ROAD, HYTHE

Ref	Detail	Quantity	Unit	Rate (£)	Sum (£)
	Water Mains Supply				
A	Water mains supply; allowance	1	Item	50000.00	50000.00
B	Allowance for connections per unit	43	Nr	500.00	21500.00
	Electricity Mains Supply				
C	Electricity mains supply; allowance	1	Item	175000.00	175000.00
D	Allowance for connections per unit	43	Nr	300.00	12900.00
	Gas Mains Supply				
E	Gas mains supply; excluded	1	Item	0.00	0.00
	Telecommunications and Other Communication System Connections				
F	Telecommunications supply; allowance	1	Item	40000.00	40000.00
	Facilitating Works Related to External Services				
G	Diversions of existing services; allowance	1	Item	15000.00	15000.00
	Site / Street Lighting Systems				
H	External lighting to roads; allowance	1	Item	20000.00	20000.00
	Electric Vehicle Charging				
I	Allowance for all dwellings to receive their own electric vehicle charging point	40	Nr	2500.00	100000.00
	External Works				
	<u>Minor Building Works and Ancillary Buildings</u>				
	Ancillary Buildings and Structures				
J	Sheds/cycle stores in rear gardens	18	Nr	2400.00	43200.00
	External Works				3089250.00

Appendix C – Drawing and Information Register

Station Road, Hythe
Design Info Register

BM3730			Date	11	10	8	27	28	11	15	17	12	26	
			Month	1	2	5	6	6	7	8	8	3	3	
			Year	21	21	21	22	22	23	23	23	24	24	
			RIBA STAGE	2	2	2	2	2	2	2	2	2	2	
Source	Document No	Document Title	B&M Doc Type	Rev		CP		CP			CP		CP	
						-		A			B		C	
Architect	08484-A-L-(00)-x-0111 23.0125-05	Proposed Site Layout Plan		P1	1st		1st	A	A	B		B	P1	P1
Architect	08484-A-L-(00)-x-0112 23.0125-04	Proposed Site Roof Plan		P1	1st		1st		1st			1st	P1	P1
Architect	08484-A-L-(00)-x-0121	House Type 1A – Proposed Plans		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0122	House Type 1A – Proposed Elevations		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0123	House Type 1B – Proposed Plans		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0124	House Type 1B – Proposed Elevations		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0125	House Type 1C – Proposed Plans		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0126	House Type 1C – Proposed Elevations		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0127	House Type 1D – Proposed Plans		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0128	House Type 1D – Proposed Elevations		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0129	House Type 1E – Proposed Plans		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0130	House Type 1E – Proposed Elevations		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0131	House Type 2A – Proposed Plans		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0132	House Type 2A – Proposed Elevations		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0133	House Type 2B – Proposed Plans		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0134	House Type 2B – Proposed Elevations		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0141	House Type 3A Proposed Plans		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0142	House Type 3A – Proposed Elevations (East and South)		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0143	House Type 3A – Proposed Elevations (West and North)		1st	1st		1st		1st			1st		
Architect	08484-A-L-(00)-x-0151	House Type 4A – Proposed Plans		A	1st		1st	A	A			A		
Architect	08484-A-L-(00)-x-0152	House Type 4A – Proposed Plans		A	1st		1st	A	A			A		
Architect	08484-A-L-(00)-x-0153	House Type 4A – Proposed Elevations		A	1st		1st	A	A			A		
Architect	08484-A-L-(00)-x-0154	House Type 4B – Proposed Plans		A	1st		1st	A	A			A		
Architect	08484-A-L-(00)-x-0155	House Type 4B – Proposed Plans		A				A	A			A		
Architect	08484-A-L-(00)-x-0156	House Type 4B – Proposed Elevations		A				A	A			A		
Architect	08484-A-L-(00)-x-0157	House Type 4C – Proposed Plans		1st				1st	1st			1st		
Architect	08484-A-L-(00)-x-0158	House Type 4C – Proposed Plans		1st				1st	1st			1st		
Architect	08484-A-L-(00)-x-0159	House Type 4C – Proposed Elevations		1st				1st	1st			1st		
Architect	08484-A-L-(00)-x-0160	House Type 4C – Proposed Elevations		1st				1st	1st			1st		
Architect	23.0125-08	Plots 13 & 14 - Proposed Plans & Elevations		P3								P3	P3	
Architect	23.0125-09	Plots 15 & 16 - Proposed Plans & Elevations		P3								P3	P3	
Architect	23.0125-10	Plot 17 - Proposed Plans & Elevations		P3								P3	P3	
Architect	23.0125-11	Plots 18 & 19 - Proposed Plans & Elevations		P3								P3	P3	

Architect	23.0125-12	Plots 20-22 - Proposed Plans & Elevations	P3							P3	P3
Architect	23.0125-13	Plots 23-30 - Proposed Plans & Elevations	P3							P3	P3
Architect	23.0125-14	Plot 31 - Proposed Plans & Elevations	P1							P1	P1
Architect	23.0125-15	Plots 32-34 - Proposed Plans & Elevations	P1							P1	P1
Architect	23.0125-16	Plot 35 - Proposed Plans & Elevations	P2							P2	P2
Architect	23.0125-17	Plot 36 - Proposed Plans & Elevations	\							\	\
Architect	23.0125-18	Plots 37-39 - Proposed Plans & Elevations	P1							P1	P1
Architect	23.0125-19	Plot 40 - Proposed Plans & Elevations	P1							P1	P1
Architect	08484-A-L-(00)-x-0161	Apartment Block A Plans (Plots 1-8)	1st	1st	1st	1st			1st		
Architect	08484-A-L-(00)-x-0162	Apartment Block A Elevations (Plots 1-8)	1st	1st	1st	1st			1st		
Architect	08484-A-L-(00)-x-0171	Apartment Block B Plans (Plots 30-37)	1st	1st	1st	1st			1st		
Architect	08484-A-L-(00)-x-0172	Apartment Block B Elevations (Plots 30-37)	1st	1st	1st	1st			1st		
Architect	08484-A-L-(00)-x-0181	Apartment Block B Plans (Plots 38-44)	1st	1st	1st	1st			1st		
Architect	08484-A-L-(00)-x-0182	Apartment Block B Elevations (Plots 38-44)	1st	1st	1st	1st			1st		
Architect	08484-A-L-(00)-x-0201	Proposed Site Sections Sheet 01	1st	1st	1st	1st			1st		
Architect	08484-A-L-(00)-x-0202	Proposed Site Sections Sheet 02	1st	1st	1st	1st			1st		
Architect	08484-A-L-(00)-x-0203	Proposed Site Sections Sheet 03	1st	1st	1st	1st			1st		
Architect	23.0125-06	Apartment - Proposed Floor Plans	P3							P3	P3
Architect	23.0125-07	Apartment - Proposed Elevations	P3							P3	P3
Architect		Proposed Schedule of Accommodation	V3			002	002	002	002	V3	V3
Surveys	K838-FRA	Flood Risk Assessment and Drainage Strategy Report (Alan Baxter Partnership) - dated XX/03/2024	C	0	0		0		0	C	C
Surveys	12449	Phase 1 Geo-Environmental Assessment (GES) - dated July 2020	0		0		0		0		0

Appendix D – BCIS Cost Analysis

£/M2 STUDY

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

Last updated: 09-Mar-2024 07:30

Rebased to Shepway (103; sample 18)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810.11 Estate housing detached (15)	2,026	1,144	1,528	1,732	2,143	5,368	21
810.12 Estate housing semi detached							
Generally (15)	1,574	909	1,334	1,539	1,724	3,470	356
Single storey (15)	1,754	1,134	1,496	1,715	1,911	3,470	81
2-storey (15)	1,520	909	1,322	1,475	1,660	2,637	263
3-storey (15)	1,539	1,137	1,232	1,477	1,845	2,224	12
816. Flats (apartments)							
Generally (15)	1,840	921	1,519	1,729	2,075	6,293	833
1-2 storey (15)	1,742	1,062	1,477	1,647	1,948	3,451	175
3-5 storey (15)	1,814	921	1,512	1,723	2,044	3,785	557
6 storey or above (15)	2,168	1,324	1,744	2,054	2,352	6,293	98