



Our Ref:RJW/jmh/  
12<sup>th</sup> October, 2021

Nr N. Rose BA (Hons) Dip Arch RIBA  
Harding Rose Architects Limited  
Sterling House  
Stroudley Road,  
Basingstoke  
Hampshire,  
RG24 8UE

Dear Mr Rose,

## **MARKETING REPORT – 108 High Street, Odiham, Hampshire, RG29 1LP**

### **1.0 INTRODUCTION**

This report has been prepared by commercial agents London Clancy in support of planning for the change of use to provide 2 ground floor retail / kiosk sized units, together with a ground floor studio flat and a one-bedroom, and two-bedroom first floor flat with access.

The development (proposed) is a conversion of a Grade 2 listed retail unit with residential above, formally all let to McColls newsagents. The 1<sup>st</sup> floor flat has always been let on an adhoc basis, previously to the staff in the next door bar / restaurant.

The shop has suffered many years of neglect by the previous Tenant in terms of cosmetic appearance. A dilapidations surveyor was appointed in March 2019 and has still yet to agree any form of settlement.

The premises are situated in Odiham High Street which is home to a varied selection of boutique style and independent retailers, restaurants, cafes etc.

The High Street now has a by-pass servicing towns such as Farnham, which historically has had some detrimental effect on the trading performance for many of the operators current or now closed.



## 2.0 TABLES OF VALUES

Proposed Development 5 units;

UNIT	BEDS	SQ. M	SQ. FT	TYPE	PPSQFT	VALUE
1	Studio	37.5	404	Apartment	£433	£175,000
2	1 Bed	59	636	Apartment	£464	£295,000
3	2 Bed	78	840	Apartment	£417	£350,000
4	n/a	25.6	276	Retail	£634 – 6.9% NIY	£175,000
5	n/a	32.7	352	Retail	£568 7.28% NIY	£200,000
						<b>£1,195,000</b>
<b>CURRENT BUILDING AFTER REFURBISHMENT</b>						
	4 Bed	109	1,174	Apartment	£298	£350,000
	Shop, store and basement	149	1,559	Retail	£192 (incl. basement) 7.37% NIY	£300,000
						<b>£650,000</b>

### CURRENT MARKET

#### RESIDENTIAL

Based on the search we have undertaken, there is currently only 1 central Odiham High Street apartment currently on the market. There are a few available units within a 1 or 2 mile distance from the property. The majority of the competition is say 1.5 miles away from Odiham High Street. This comprises a new scheme at North Warnborough (namely Dunleys Hill).

7 x 1 Bedroom Apartment Dunleys, North Warnborough, ranging from £190,000 to £235,000 (with garden), with allocated car parking.



2 x bedroom apartment on Odiham High Street, kitchen / dinner, balcony. Guiding £450,000.



1 Bedroom flat King Johns Road, North Warnborough, Juliet balcony, communal car parking. £160,000.

**SOLD**

High Street Odiham, 2 Bedroom apartment. No car parking.



King Street Odiham, 2 Bedroom Ground Floor Maisonette, 2 bedrooms, driveway parking. £240,000 June 2021



£240,000

1 Bedroom High Street location. Purpose built one allocated car parking space, open plan living. £205,000 Sep 2020



£205,000

1 Bedroom High Street location. Double bedroom, open plan lounge, kitchen, dinner. Top floor attic space. £205,000 Sept 202



£205,000

1 Bedroom Ground Floor maisonette, Runnmead Drive. Easy reach of High Street. Open plan living, modern kitchen. 1 allocated car space. £200,000 Aug 2021.



£200,000

## COMMERCIAL

At the time of writing there is 1 retail premises on the market at 117 High Street Odiham, marketed through our firm London Clancy. The accommodation was formally owned and occupied by Southern Coop until they relocated along the High Street to a larger format store 6 years ago.

The unit has remained empty for over 6 years until it was sold to an investor this year who will retain as investment and re-let. The price achieved through our firm was in the region of £450,000 and required some substantial structural and roof repairs. The unit is of similar size to 108 High Street (reflecting 1,678 SQ FT), and being advertised at a rent of £23,000 per annum exclusive. The demand appears to be fairly static partly due to the size being quite large and amplifies fitting out costs, and business rates. Odiham High Street doesn't have much demand for larger retail floor plates which are more expensive to fit out and ultimately cost more in terms of rent, rates, fit out etc.

Given the current climate in light of the Covid situation, it would be expected that a number of commercial properties especially in the retail sector to increase. Demand appears to be stronger with smaller retail units where the rent and rates are more manageable. The proposed scheme would satisfy that demand well, and without any change to the appearance / street scene.



## 2.0 MARKETING

A summary of the marketing history is set out below.

- 2.1 London Clancy received formal instructions to market the entire premises in March 2019 to act as sole marketing agents.
- 2.2 A prominent V marketing board was erected on the front of the property in April 2019.
- 2.3 Particulars were drafted and uploaded on the following websites - [www.londonclancy.com](http://www.londonclancy.com), [www.each.co.uk](http://www.each.co.uk), [www.zooplar.co.uk](http://www.zooplar.co.uk) [www.propertylink.estategazette.com](http://www.propertylink.estategazette.com) and [www.novaloca.com](http://www.novaloca.com)
- 2.4 Particulars were mailed out locally and regionally to approximately 200 applicants, local agents and occupiers in April 2019.

- 2.5 London Clancy have accompanied 27 applicants to inspect the premises during the course of the marketing campaign.
- 2.6 Particulars were revised in July 2019 showing the Freehold being available For Sale as well as being offered for rent.
- 2.8 Details were recirculated to agents, applicants on our data base and re-uploaded on to above web portals.
- 2.9 During the course of the marketing campaign London Clancy reported an initial influx of activity, but during the course of enforced Lock Downs from March 2020, demand for retail significantly reduced.

### 3.0 FINANCIAL VIABILITY

**In conjunction with the Madlins report prepared 8<sup>th</sup> October 2021, (copy attached) For Lamron Estates.**

<b>TOTAL SITE AREA BUILD COSTS FOR RESTORATION / REFURBISHMENT</b>	<b>£367,000</b>
<b>SITE AREA COSTS</b>	<b>£450,000</b>
<b>LEGAL &amp; PROFESSIONAL ESTIMATED @ 5%</b>	<b><u>£40,850</u></b>
<b>TOTAL DEVELOPMENT COSTS</b>	<b>£857,850</b>
<b>GDV (FOLLOWING REFURBISHMENT)</b>	<b>£650,000</b>
<b>PROFIT (LOSS EXISTING)</b>	<b>- £207,850</b>
<b>PROPOSED DEVELOPMENT</b>	
<b>TOTAL SITE AREA BUILD COSTS (INCLUDING PROFESSIONAL FEES)</b>	<b>£581,252</b>
<b>ACQUISITION VALUE (BASED ON EXISTING SCHEME).</b>	<b>£450,000</b>
<b>LEGAL AND OTHER FEES SDLT ESTIMATED @ 5%</b>	<b><u>£51,562</u></b>
<b>TOTAL DEVELOPMENT COSTS</b>	<b>£1,082,814</b>
<b>GDV</b>	<b>£1,195,000</b>
<b>PROFIT (PROPOSED)</b>	<b>+ £112,186</b>

Due to the nature of the building and extensive refurbishments works involved. The profit margin of (10%) on the proposed development is not significant.

### 4.0 SUMMARY

We believe these premises have been comprehensively marketed during the two and a half years of dealing with these premises.

The numbers and layouts of the development which has been proposed is the only viable option to make the whole development financially viable. The two smaller retail units will attract a higher rent per sq ft, and also reinstates the original period feature entrance for the upper parts (from the front).

My client would not be able to let off the flat above at 1<sup>st</sup> floor level as it stands being a large 4 bedroom apartment as there is no family / garden space or car parking. If this were reduced to 3 bedroom and a study at 1<sup>st</sup> floor it still does not attract any demand

because of these constraints. Larger families are attracted to easier car parking provision and garden / outside amenity space.

The value of a 3 bed apartment would not be significantly greater than a 2 bed apartment due to the aforementioned constraints and would not match the drop in value from a 1 bed apartment to a studio which would make the scheme totally unviable.

Another significant drawback in letting off the Flat separate is the retail unit also has a stock room which is separated by the current entrance hallway to the upper parts. The corridor then would become a common area shared with a residential Tenant. That presents security issues and would become very secondary ancillary space and removed from the shop.

There is also the issue of dilapidations which the previous Tenant, McColls are still fighting without any sign of resolution. This appears to be a common theme in today's climate amongst the larger national known high street names.

Our client has owned this property for a considerable period of time and it should be noted that he has never experienced the premises to fall vacant and has always been on lease to McColl. My client is of course faced with the considerable painful burden of holding costs on top of any mortgage repayments, with little hope of achieving any lettings in the medium to long term, therefore a sale to developer seems the only way forward. There is no demand from owner occupiers due to the strict funding requirements.

Turning to the residential the only viable solution might be more targeted at the HMO market which would detract from the future enhancement and preservation of the building going forwards.

In summary, we believe that the building will remain empty due to the condition being in a very poor state or repair, and cost prohibitive to refurbish the existing structure, as demonstrated in the Madlins report. The only viable option is to re-develop the premises to a high standard in creating multiple units in order to increase the GDV.

The developer has an excellent track record for restoring listed buildings. The apartments would be done to a high standard of living and preserving many of the original remaining features.

Should you require any further information or assistance please do not hesitate to contact Mr R J Ware at the address above.

Yours sincerely



**LONDON CLANCY**

Encl Madlins Budget Estimate

108 High Street, Odiham, RG29 1LP

Lamron Estates



## Budget Estimate

Document Issue Number: 02A

Document Issue Date: 08/10/2021

Job No: 5414

**MADLINS**

Construction # Property Consultants

Nova Scotia House

70 Goldsworth Road

Woking GU21 6LQ

Also at 60 Grays Inn Road, London WC1X 8AQ



## Contents

General Description

Basis of estimate including assumptions and exclusions

Summary

Building Works

External Works

## General Description

Refurbishment and conversion of existing Grade 2 building (shop with residential) to 2nr retail units on the ground floor with 3 nr residential flats on the ground and first floors.

## Basis of Estimate

Basement Floor Plan, Existing Plans & Elevations - EX.01

Ground Floor Plan, Existing Plans & Elevations - EX.02

First Floor Plan , Existing Plans & Elevations - EX.03

Front Elevation, Existing Plans & Elevations - EX.04

Side Elevation, Existing Plans & Elevations - EX.05

Ground Floor Plan, Proposed Plans & Elevations - PL.01

First Floor Plan, Proposed Plans & Elevations - PL.02

## Assumptions

Access to be maintained to all properties to the rear

No temporary roof required

No major works to the basement (left empty)

Incoming Services are available (individual supplies required to 3 nr additional units)

No major external Works.

Retail units are shell with no rear escape doors and no toilet or public health facilities

Existing windows retained. No double glazing. Secondary glazing to first floor front only.

Rear party wall boundary is only assumed and must be confirmed for the layout to work

## Exclusions

Site acquisition costs

Site surveys and investigation costs

Asbestos/hazardous materials removal

Diversion or protection of existing mains services or drainage other than that noted

No mains services/statutory authorities infrastructure improvement costs

Existing concrete roof tiles retained (Budget £5,000 to replace with salvaged clay tiles)

No like-for-like replacement of existing lath and plaster ceilings or partitions

Loose fittings, furnishings, curtains, blinds etc.

Sprinkler System

Planning and other statutory fees

Any CIL/Section 106 fees or off-site works

Party Wall awards/fees

NHBC warranty

Client contingency (minimum recommended allowance 10%)

VAT (*Check position for listed buildings*)

## Anticipated Programme

Start on site mid 2020

36 week contract period

Summary

Areas		<b>ft<sup>2</sup></b>	<b>m<sup>2</sup></b>
	Basement	1,292	120
	Ground Floor	1,496	139
	First Floor	1,701	158
GIA		<b>4,489</b>	<b>417</b>
Costs		<b>£</b>	<b>£/m<sup>2</sup></b>
	1. Building Works	363,247	871
	2. External Works	21,500	52
		<b>384,747</b>	
Main Contractors Preliminaries including OHP	20%	76,949	
		<b>461,696</b>	
		£ 461,696	
Design and Construction Contingency	10%	46,200	
<b>Total budget estimate excluding fees and VAT</b>		<b>£ 507,896</b>	1,220
Professional fees	say 10%	51,000	
		<b>558,896</b>	
Inflation from 4Q19 to 4Q21	4%	22,356	
<b>Total budget estimate including fees but excluding VAT</b>		<b>£ 581,252</b>	1,390

	unit	rate	total
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## Building Works

Elemental Collection	£
<b>0</b> Demolitions and Alterations	£48,991.00
<b>1</b> Substructure	£0.00
<b>2</b> Frame	£3,000.00
<b>3</b> Upper Floors	£7,470.00
<b>4</b> Roof Structure & Coverings	£26,106.00
<b>5</b> Stairs	£500.00
<b>6</b> External Walls	£5,000.00
<b>7</b> Windows and External Doors	£22,150.00
<b>8</b> Partitions	£18,560.00
<b>9</b> Internal Doors	£22,300.00
<b>10</b> Wall Finishes	£23,970.00
<b>11</b> Floor Finishes	£26,945.00
<b>12</b> Ceiling Finishes	£15,450.00
<b>13</b> Decorations	£11,760.00
<b>14</b> Fittings and fixtures	£34,000.00
<b>15</b> Sanitary Installations	£15,400.00
<b>16</b> Services Equipment	£0.00
<b>17</b> Disposal Installations	£9,500.00
<b>18</b> Water installations	£5,000.00
<b>19</b> Heat Source	£0.00
<b>20</b> Space Heating and Air Conditioning	£23,500.00
<b>21</b> Ventilation Systems	£5,250.00
<b>22</b> Electrical Installations	£29,300.00
<b>23</b> Fuel Installation/Systems	£0.00
<b>24</b> Lift and Conveyor Installations/Systems	£0.00
<b>25</b> Fire and Lightning Protection	£3,345.00
<b>26</b> Communication, Security and Control Systems	£4,250.00
<b>27</b> Specialist Installations	£0.00
<b>28</b> Builder's Work in Connection with Services	£1,500.00

Total to Summary

£

£363,247.00

	unit	rate	total	
<b>0 Demolitions and Alterations</b>				
0.1	Stripout all electrical cabling and wiring	1 item	1,000.00	£1,000.00
0.2	Stripout all loose fittings and Furniture	1 item	2,000.00	£2,000.00
0.3	Stripout all existing Finishes;			
-	Wall	221 m2	12.00	£2,652.00
-	Skirtings	256 m	5.00	£1,280.00
-	Floors	297 m <sup>2</sup>	15.00	£4,455.00
-	Ceilings	297 m <sup>2</sup>	12.00	£3,564.00
0.4	Demolish Internal Partitions	53 m	40.00	£2,120.00
0.5	Remove chimney breast, hearth and flue in retail unit and also at first floor; provide structural support (e.g. steelwork) to support retained chimney stack at roof level	2 nr	1,300.00	£2,600.00
0.6	Remove large central chimney breast, hearth and flue in retail unit and also at first floor; provide structural support (e.g. steelwork) to support retained chimney stack at roof level	1 nr	1,700.00	£1,700.00
0.7	Remove large rear chimney breast, hearth and flue on ground floor and also at first floor; provide structural support for roof flank wall/party wall/staicase wall (mass brickwork on assumed boundary, extent unclear).	1 nr	2,500.00	£2,500.00
0.8	Removal of staircase at the rear	1 nr	1,000.00	£1,000.00
0.9	Remove shop front, canopy, door and windows; cut out and adapt external brickwork with loadbearing side and central piers, structural steel concealed beam and feature brick arches and cills (detail required)	1 nr	10,000.00	£10,000.00
0.10	Remove Internal & External Doors including architraves	28 nr	40.00	£1,120.00
0.11	Demolish 500mm thick Structural walls in retail; provide temporary supports	10 m <sup>2</sup>	300.00	£3,000.00
0.12	Strip out all sanitary fittings ; Baths, sink, toilet seats,taps,showers	1 item	1,000.00	£1,000.00
0.13	Remove all existing heating sytem pipework, boilers, radiators & Hot and Cold water supply	1 item	1,000.00	£1,000.00
0.14	Allowance for temporary disconnection of water, gas mains for pipework	1 item	1,000.00	£1,000.00
0.15	Budget for damp proof treatment e.g. injected DPC	1 item	2,500.00	£2,500.00
0.16	Budget for timber woodworm treatment	1 item	2,500.00	£2,500.00
0.17	Budget for minor works to basement e.g. filling voids between floors at open arilles	1 item	2,000.00	£2,000.00
	To Collection			<u>£48,991.00</u>
<b>1 Substructure</b>				
0.1	N/A			£0.00
	To Collection			<u>£0.00</u>

	unit	rate	total
<b>Superstructure</b>			
<b>2 Frame</b>			
0.1 Allowance for checking timbers in basement for rot and providing structural support (e.g. steelwork, padstoned and piers) for new loadbearing party wall between retail units	1 item	3,000.00	£3,000.00
			£3,000.00
To Collection			
<b>3 Upper Floors</b>			
0.1 Allowance for taking up all first floor boarding, levelling and replacing, following layout changes	158 m2	45.00	£7,110.00
0.2 200mm insulation quilt in floor of underpass	18 m2	20.00	£360.00
			£7,470.00
To Collection			
<b>4 Roof</b>			
0.1 Allowance for overhauling plain clay tile roof	181 m2	40.00	£7,240.00
0.2 Valley gutter replacement (side boundary)	7 m	300.00	£2,100.00
0.3 Relay central lead valley gutter where ponding	1 item	1,500.00	£1,500.00
0.4 Repoint retained chimneys and check flashings	3 nr	500.00	£1,500.00
0.5 Overhaul cast iron rainwater goods and replace plastic	45 m	50.00	£2,250.00
0.6 Overhaul and redecorate dentil eaves	45 m	50.00	£2,250.00
0.7 Provide roof ventilation to loft spaces	158 m2	2.00	£316.00
0.8 250mm layer of roof insulation quilt	158 m2	25.00	£3,950.00
0.9 Allowance for cutting out and replacing rotten timbers in roof	1 item	2,500.00	£2,500.00
0.10 Budget for new roof access hatch, skylight to central valley and access ladder	1 item	2,500.00	£2,500.00
			£26,106.00
To Collection			
<b>5 Stairs</b>			
0.1 Overhaul existing stair and balustrade	1 nr	500.00	£500.00
			£500.00
To Collection			
<b>6 External Walls</b>			
0.1 Budget to overhaul and repoint existing masonry where necessary, isolated brick repairs and rendered plinth repairs	1 item	5,000.00	£5,000.00
			£5,000.00
To Collection			

	unit	rate	total
<b>7 Windows and External Doors</b>			
0.1 Allowance to overhaul existing timber windows and window cills (by specialist)	14 nr	675.00	£9,450.00
0.2 Take out redundant side window and infill opening	1 nr	800.00	£800.00
0.3 Take out damaged grilled side window in retail unit and fit new	1 nr	1,500.00	£1,500.00
0.4 External period style single entrance doors to shop front & rear	4 nr	2,000.00	£8,000.00
0.5 Budget for secondary glazing to first floor front windows	4 nr	600.00	£2,400.00
			£22,150.00
	To Collection		
<b>8 Internal Walls and Partitions</b>			
0.1 300mm Thick structural blockwork party wall	28 m <sup>2</sup>	120.00	£3,360.00
0.2 100mm Thick metal stud partitions with 15mm Fireline board each side, taped and jointed finish ready for decoration	190 m <sup>2</sup>	65.00	£12,350.00
0.3 Sundry plywood pattresses and/or sound insulation	190 m <sup>2</sup>	15.00	£2,850.00
			£18,560.00
	To Collection		
<b>9 Internal Doors</b>			
0.1 Single moulded panel FD30 doors including frame, architraves & ironmongery	9 nr	1,275.00	£11,475.00
0.2 Single moulded panel doors to cupboards and bathroom, including frame, architraves & ironmongery	7 nr	975.00	£6,825.00
0.3 Double moulded panel FD30 doors, including frame, architraves & ironmongery	2 pr	2,000.00	£4,000.00
			£22,300.00
	To Collection		
<b>Internal Finishes</b>			
<b>10 Wall finishes</b>			
0.1 Strip, dub out and skim existing plastered walls	444 m <sup>2</sup>	15.00	£6,660.00
0.2 Extra for thermal dry lining external walls	296 m <sup>2</sup>	45.00	£13,320.00
0.3 2 coat plaster to new blockwork generally	56 m <sup>2</sup>	15.00	£840.00
0.4 Ceramic tiles to kitchen & bathroom (6 sqm each)	42 m <sup>2</sup>	75.00	£3,150.00
			£23,970.00
	To Collection		

	unit	rate	total	
<b>11 Floor Finishes</b>				
0.1	Break up existing screed and allow for new Insulation laid on DPM, 65mm thick cement & screed finish to ground floor generally	139 m <sup>2</sup>	45.00	£6,255.00
0.2	Carpet and underlay (or similar) to all areas except retail	223 m <sup>2</sup>	55.00	£12,265.00
0.3	Extra for porcelain tiles to kitchens and bathrooms	33 m <sup>2</sup>	65.00	£2,145.00
0.4	Finish to retail units (none)	74 m <sup>2</sup>	-	£0.00
0.5	MDF skirtings throughout inc decoration	314 m	20.00	£6,280.00
	To Collection			<u>£26,945.00</u>
<b>12 Ceiling Finishes</b>				
0.1	New MF suspended ceiling in retail units	74 m <sup>2</sup>	45.00	£3,330.00
0.2	New MF suspended ceiling to remainder of ground floor	65 m <sup>2</sup>	45.00	£2,925.00
0.3	New MF suspended ceiling to first floor	158 m <sup>2</sup>	45.00	£7,110.00
0.4	Insulation quilt as sound proofing between floors	139 m <sup>2</sup>	15.00	£2,085.00
	To Collection			<u>£15,450.00</u>
<b>13 Decorations</b>				
0.1	Mist and two coats matt emulsion paint to plastered walls	879 m <sup>2</sup>	10.00	£8,790.00
0.2	Mist and two coats matt emulsion paint to plastered Ceilings	297 m <sup>2</sup>	10.00	£2,970.00
	To Collection			<u>£11,760.00</u>
<b>14 Fittings, Furnishings and Equipment</b>				
0.1	Allowance for new kitchen units including worktops white goods, Sink and Hobs	3 nr	8,500.00	£25,500.00
0.2	Allowance for wardrobes to main bedrooms	3 nr	2,500.00	£7,500.00
0.3	Allowance for general joinery	1 item	1,000.00	£1,000.00
	To Collection			<u>£34,000.00</u>



	unit	rate	total
<b>Services</b>			
<b>15 Sanitary Installations</b>			
0.1 Wash Basins inc taps	3 nr	600.00	£1,800.00
0.2 Toilet pan	4 nr	500.00	£2,000.00
0.3 Shower tray including fittings & Cubicle	1 nr	1,400.00	£1,400.00
0.4 Baths including shower fittings and screen	3 nr	1,400.00	£4,200.00
0.5 Bathroom cabinets, vanity units and fittings	4 nr	1,500.00	£6,000.00
			£15,400.00
To Collection			
<b>16 Services Equipment</b>			
0.1 N/a			£0.00
			£0.00
To Collection			
<b>17 Disposal Installations</b>			
0.1 Allowance for waste pipework and fittings (N.B. Unclear of route from shower room)	1 item	7,500.00	£7,500.00
0.2 Allowance for soil and vent pipework to Retail	2 nr	1,000.00	£2,000.00
			£9,500.00
To Collection			
<b>18 Water Installations</b>			
0.1 Allowance for capped services to Retail units	2 nr	1,000.00	£2,000.00
0.2 Install hot and cold water supply	1 item	3,000.00	£3,000.00
			£5,000.00
To Collection			
<b>19 Heat Source</b>			
0.1 N/A			£0.00
			£0.00
To Collection			
<b>20 Space Heating</b>			
0.1 Combi- boiler system to each flat	3 nr	4,000.00	£12,000.00
0.2 Install radiators with thermostatic valves	11 nr	600.00	£6,600.00
0.3 Towel heater radiators in the bathrooms	4 nr	600.00	£2,400.00
0.4 Testing and commisioning	1 item	2,500.00	£2,500.00
			£23,500.00
To Collection			

	unit	rate	total
<b>21 Ventilation Systems</b>			
0.1 Allowance for extract fans to kitchens & Bathrooms	7 nr	750.00	£5,250.00
			£5,250.00
<b>22 Electrical Installations</b>			
0.1 Generally (to all areas other than retail)	223 m2	100.00	£22,300.00
0.2 Basic lighting and power supply to retail	2 nr	500.00	£1,000.00
0.3 Budget for feature lighting to common areas	1 item	5,000.00	£5,000.00
0.4 Basic lighting and power supply to basement	1 nr	1,000.00	£1,000.00
			£29,300.00
<b>23 Fuel Installations/Systems</b>			
0.1 N/a			£0.00
			£0.00
<b>24 Lift and Conveyor Installations/Systems</b>			
0.1 N/a			£0.00
			£0.00
<b>25 Fire and Lightning Protection</b>			
0.1 Earth bonding, smoke and heat detection and alarms	223 sqm	15	£3,345.00
			£3,345.00
<b>26 Communication, Security and Control Systems</b>			
0.1 TV aerial system and sockets	1 item	2,000.00	£2,000.00
0.2 Intercom system to flats	3 nr	500.00	£1,500.00
0.3 Intruder Alarm Wiring to flats	3 nr	250.00	£750.00
			£4,250.00
<b>27 Specialist Installations</b>			
0.1 N/A			£0.00
			£0.00
<b>28 Builder's Work in Connection with Services</b>			
0.1 Generally	3 nr	500	£1,500.00
			£1,500.00

**Lamron Estates**

108 High Street, Odiham, RG29 1LP

## External Works

unit rate total

## External Works

Elemental Collection**£**

<b>1</b>	Site Preparation Works	£0.00
<b>2</b>	Roads, Paths, Pavings and Surfacing	£2,500.00
<b>3</b>	Soft Landscaping, Planting and Irrigation Systems	£0.00
<b>4</b>	Fencing, Railings and Walls	£0.00
<b>5</b>	External Fixtures	£6,000.00
<b>6</b>	External Drainage	£5,000.00
<b>7</b>	External Services	£7,500.00
<b>8</b>	Builder's Work in Connection with Services	£500.00

Total to Summary

£

£21,500.00

	unit	rate	total
<b>1 Site Preparation Works</b>			
0.1			£0.00
	To Collection		<u>£0.00</u>
<b>2 Roads, Paths, Pavings and Surfacing</b>			
0.1	Stone front door steps and sundry making good of external pavings on completion	1 item	2,500.00
			£2,500.00
	To Collection		<u>£2,500.00</u>
<b>3 Soft Landscaping, Planting and Irrigation Systems</b>			
0.1			£0.00
	To Collection		<u>£0.00</u>
<b>4 Fencing, Railings and Walls</b>			
0.1			£0.00
	To Collection		<u>£0.00</u>
<b>5 External Fixtures</b>			
0.1	Budget for door canopies	4 nr	1,500.00
			£6,000.00
	To Collection		<u>£6,000.00</u>
<b>6 External Drainage</b>			
0.1	Budget for cleaning and repairing existing drains, new manhole connection for first floor drainage and drain connections for 2 nr retail units	1 item	5,000.00
			£5,000.00
	To Collection		<u>£5,000.00</u>
<b>7 External Services</b>			
0.1	Additional service supplies to new flats	3 nr	2,500.00
			£7,500.00
	To Collection		<u>£7,500.00</u>
<b>8 Builder's Work in Connection with Services</b>			
0.1	Generally	1 item	500.00
			£500.00
	To Collection		<u>£500.00</u>