



DEVELOPMENT | AFFORDABLE HOUSING

PRIVATE & CONFIDENTIAL

Financial Viability Assessment Report

**Welling United Football Club
Park View Road Football Stadium and
1-3 Park View Road,
Welling
DA16 1SY**

London Borough of Bexley

Prepared for Woolwich Road Limited

December 2023



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1. Executive Summary

- 1.1 Woolwich Road Limited (the 'Applicant'), in partnership with Welling United Football Club (the 'Club'), has submitted a planning application to the London Borough of Bexley (the 'Council') in respect of Park View Road Football Stadium and 1-3 Park View Road, Welling DA16 1SY (the 'Site').
- 1.2 The prospective application will seek full planning permission for *'Redevelopment of the site to provide new Welling FC stadium and accompanying football facilities (Class F2), residential dwellings (Class C3) and commercial uses (Class E), along with associated public realm improvements, car and cycle parking, and refuse and recycling stores.'*
- 1.3 It is proposed that the new football stadium and facilities will be funded through revenue generated by the residential development. In accordance with the principles of 'enabling development', the scale of development must be the minimum amount necessary to fund the proposed stadium and facilities on Metropolitan Open Land (MOL) and secure the longevity of the Club.
- 1.4 As part of the planning application the Applicant has instructed ULL to assess, and report on, the financial viability of providing affordable housing and Section 106 financial contributions as part of the development proposal; and to assess the deliverability of the stadium and related community benefits, and the extent to which the project can contribute to policy targets.
- 1.5 In compiling the appraisals, we have applied the site-specific construction costs and property values relating to the proposed development, alongside market assumptions concerning other development costs such as finance and profit. This is in line with the principles of a financial viability assessment of this nature.
- 1.6 The Gross Development Value for the scheme is £48,148,000 (rounded) based on the private residential and commercial value.
- 1.7 The total scheme Cost is £48,085,000 (rounded).
- 1.8 Accounting for the inputs explained above, the Argus Developer appraisal for the proposed development calculates a RLV of £62,400 (rounded), effectively a break even position.
- 1.9 When the RLV is compared to a cost of £5,374,000 (rounded) for the new stadium and related facilities, the project produces an overall deficit of (-£5,312,000) (rounded).
- 1.10 The viability assessment indicates the project is unable to sustain any contributions to affordable housing or additional planning financial contributions, in addition to the new stadium and related facilities.



2. Instructions & Report Context

- 2.1 Woolwich Road Limited (the 'Applicant'), in partnership with Welling United Football Club (the 'Club'), has submitted a planning application to the London Borough of Bexley (the 'Council') in respect of Park View Road Football Stadium and 1-3 Park View Road, Welling DA16 1SY (the 'Site').
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- 2.4 As part of the planning application U.L.L. Property ('ULL') is instructed to provide a Financial Viability Assessment ('FVA') Report, the purpose of which is to assess the deliverability of the stadium and related community benefits, and the extent to which the project can contribute to policy targets.

ULL Property

- 2.5 This viability assessment has been prepared with regard to the policies and guidance available at national, regional and local levels, and carried out in accordance with the Royal Institution of Chartered Surveyors (RICS) professional statement 'Financial viability in planning: conduct and reporting' (1st edition, May 2019, effective from September 2019).
- 2.6 ULL is a property services company specialising in development consultancy, affordable housing, financial viability and project management. The company aims to find viable solutions, which facilitate development, while at the same time supporting the reasonable mitigation of development impact. In so doing, we operate at the centre of development economics; assisting developers and Local Planning Authorities reach effective solutions against a challenging financial background.
- 2.7 This report has been prepared by Isabella Rossi, who has over 20 years experience in the affordable housing sector gained within both local government and the private sector, prior to joining ULL Property as a Director. The report has been reviewed by Richard Ashdown, who has in excess of 25 years experience in residential development and consultancy. Richard held numerous senior positions in the industry before starting ULL Property where he is now Managing Director.

Limitations

- 2.8 This report does not constitute a valuation and should not be relied upon for valuation purposes.
- 2.9 It is provided for the sole use of the party to whom it is addressed. It is confidential to the addressee and their professional advisors. ULL accepts no responsibility whatsoever to any person other than the client themselves.



2.10 Neither the whole nor any part of the report nor any reference thereto may be included in any published document, circular, or statement, or published in any way, without the prior written approval of ULL.

Information relied upon

2.11 We have been provided with, and relied upon:

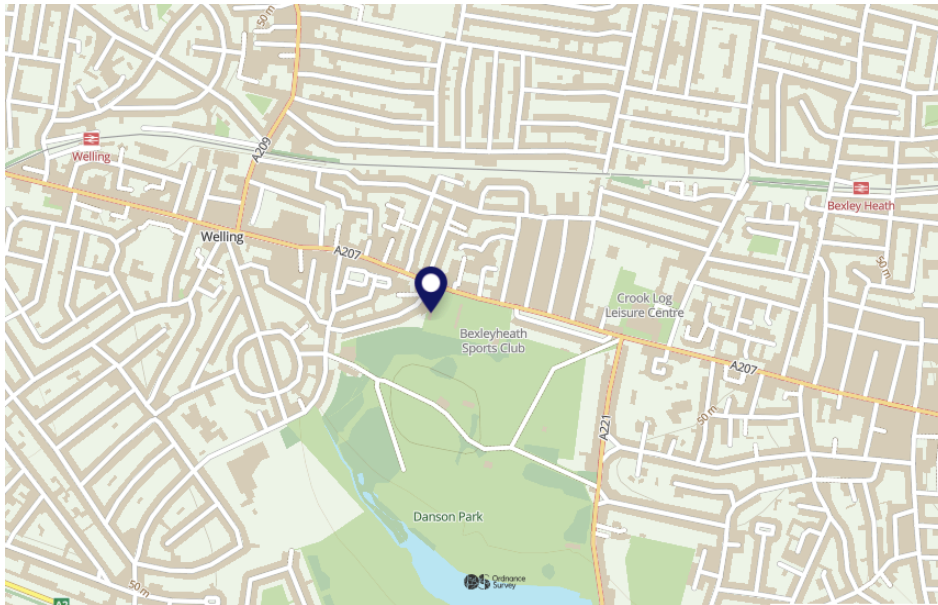
- Proposed plans and accommodation schedules prepared by Create architects, November 2023.
- Construction cost estimates prepared by BPM Project Management Ltd, November 2023.
- Operational financial information provided by Welling United FC and Woolwich Road Limited.



3. Project Details

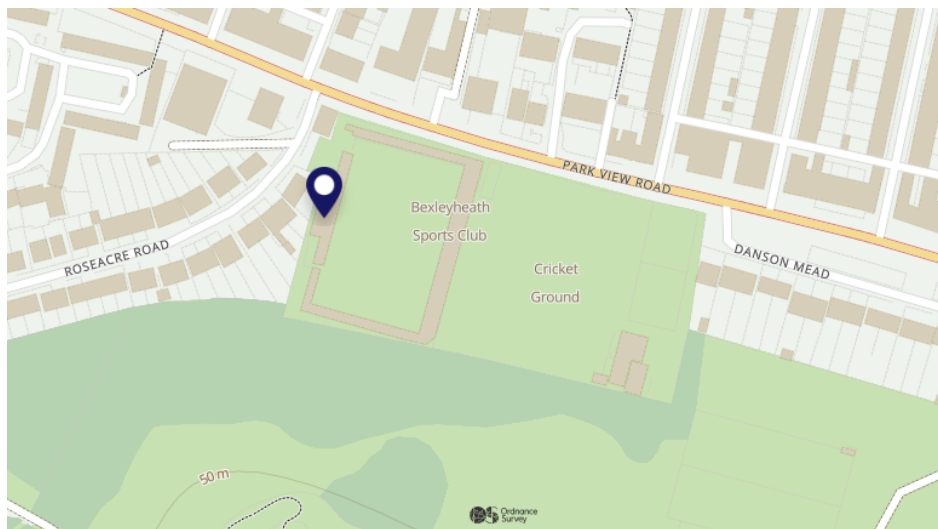
Location

3.1 The Site is situated on the southern side of Park View Road in Welling. The map below indicates the site location.



Source: Ordnance Survey, 2023

3.2 To the west of the Site is Roseacre Road, a residential street, and immediately to the east is Bexley Heath Cricket Club. Danson Park lies immediately south of the Site.



Source: Ordnance Survey, 2023

Transport

- 3.3 Both Welling and Bexley Heath railway stations are situated approximately 1 mile from the site. Both stations provide services west into Central London and towards Kent in the south-east.
- 3.4 Frequent bus services run along Park View Road, including routes 89/96/486/B16/N89 providing access to Bexleyheath, Bluewater and Slade Green to the east and to North Greenwich, Blackheath and Lewisham in the north-west. A bus stop is situated immediately outside the stadium.

Existing Site

- 3.5 The existing Site comprises an area of approximately 1.19ha. The plan below indicates the red line boundary of the Site.



Source: Create, November 2023



Scheme Proposals

3.6 In summary, the overall development proposal will involve redevelopment of the existing Site to provide the following:

- new stadium and related facilities
- 104 new homes
- commercial uses

Enabling development

3.7 The proposed enabling residential development will provide 104 new homes within 4 cores, and includes the following unit mix:

Core	1 bedroom	2 bedroom	3 bedroom	Total units/Core	NSA sqm	NSA sqft
Core A	8	12	8	28	2,054	22,109
Core B	0	21	5	26	2,347	25,263
Core C	0	21	5	26	2,347	25,263
Core D	15	7	2	24	1,395	15,016
Total scheme	23	61	3	104	8,143	87,651

Source: Create, November 2023

3.8 A total of 4 commercial units will be provided in the proposed development, 2 of which will be let to the Club following completion of the development. The proposed area of each unit is detailed in the table below:

Commercial	Area (sqm)	Area (sqft)
Unit 1	98.0	1,055
Unit 2	109.1	1,174
Unit 3	45.1	485
Unit 4	109.1	1,174
Total	361.3	3,889

Source: Create, November 2023

3.9 The proposed occupation and uses of each commercial unit is summarised below:

- Unit 1 - intended as a pre-let for the existing tenant (All Pro Security)
- Unit 2 - intended as a pre-let to the Club for use as a bar/restaurant.
- Unit 3 - intended as a pre-let to the Club for use as a Club shop.
- Unit 4 - available to let.



Stadium and related facilities

3.10 The following stadium and related facilities are proposed in respect of the Club:

- New 3G Pitch for professional and community use.
- Stadium/stand works resulting in circa 4,000, four-sided spectator capacity, comprising 600 standing and 1,414 seating (including 30 seats for supporters with a disability).
- New high-quality facilities to replace existing facilities lost to redevelopment (see Planning Statement and Design and Access Statement for more information).



4. Rationale for Development

- 4.1 This section of the report provides a summary of the current financial position of the Club and business case for the development proposals.
- 4.2 An 'Alternative Sites Assessment' has been prepared by Stantec, on behalf of the Applicant, and in partnership with the Club, which supports the planning application. This document details the options considered by the Club for securing its future financial sustainability, before concluding that comprehensive redevelopment of the Site is the only option that will secure the future of the Club.

Current financial position

- 4.3 The current stadium was constructed in 1977 and has a capacity of 4,050 people. The Club has advised that,
- “For the modern-day requirements of a football club acting as a hub in the community the existing stadium falls well short. “*
- 4.4 The existing buildings are in very poor condition and in need of renovation, which also limits the activities that can take place. Essential facilities such as a gym and physiotherapy treatment rooms, class rooms and meeting facilities are lacking. There are limited opportunities to hold events which could generate additional income for the Club. The Club does not have any training facilities, and the pitch falls well below modern standards, as many grounds have 3G astro turf pitches which enable greater usage.
- 4.5 The Club is currently operating at a loss but is maintained by financial contributions from the owner. This is not a long-term financial solution for the Club, particularly as the condition of the buildings will continue to deteriorate without significant investment.
- 4.6 The Club's owner donates funding each year so that the Club can survive financially each season. The owner's forecast contribution for the current year is £460,000. Despite this, the Club is still operating at a loss, which is forecast at £77,000 for the current financial year. The Club is also investing approximately £36,000 per annum just on maintaining the existing stadium and facilities.
- 4.7 Revenue comes from gate receipts, season ticket holders, advertising and sponsorship. On match days the bar generates additional income and functions add to this income. However, this income reflects a fraction of the owner's contribution.
- 4.8 The Club's current income and expenditure position for the current financial year is provided in Appendix 2. This document also includes projected income and expenditure for the new stadium in the first year of operation.

Community benefits

- 4.9 The Club currently provides an extensive range of community focused activities through its partnerships with local schools, charities and businesses.
- 4.10 In 2017 the Club launched Welling Academy and Scholarship programme, which aims to create access to football for children from 5 years of age upwards. The Welling Academy currently has 1,300



participants across a range of programmes and Scholarships (26 teams). A scholarship programme was also established for 16-19 year olds.

- 4.11 The Club has partnered with a range of charities including MIND, Age Concern UK and Chartwell Cancer Trust.
- 4.12 During 2022 Welling United Business Club and Welling United Women's Business Club were created. These clubs are aimed at creating an interactive hub for local businesses, to connect and engage with the Club and its activities.

Proposed package of community benefits

- 4.13 Development of the residential and commercial space will enable the Club to both maintain its existing initiatives and provide a significant new package of public and community benefits. In the Planning Statement and its Very Special Circumstances (VSC) case appendices prepared by Stantec (accompanying the planning application), the following broad community initiatives are targeted:
- Use for local schools to be arranged, free-of-charge, during working hours. School cup finals and other annual tournaments can take place at the site.
 - Holiday activities organised by the Football in the Community team will ensure children and teenagers are positively occupied outside of term time. Football camps, girls' sports development initiatives, summer camps and wider events will be possible on the new 3G astroturf pitch.
 - Greater possibility of hosting community events, and extended hours where this can be facilitated. Opportunities for larger-scale events with local/national organisations.
 - New Astro pitch and function rooms to be integrated into the wider community engagement programme, which can be used more frequently/extensively.
 - New walking football and wheelchair football initiatives to come forward. Increase in community through the delivery of new homes.
 - Pitch hire opportunities to increase significantly, with pitch schedule to indicatively increase from 10 hours per week (on a grass pitch) to 57 hours per week (on the new 3G artificial pitch).
- 4.14 Please refer to the Planning Statement and accompanying VSC appendices prepared by Stantec, which includes a more detailed explanation of the public benefits generated by the proposals.



5. Planning Policy – Affordable Housing & Viability Methodology

- 5.1 Stantec has reviewed the planning policies and guidance that are relevant to these proposals in their Planning Statement and OVSC document. We do not intend to repeat the detail set out in these documents, but we have focused on the policies and guidance relevant to planning obligations under the Section 106 regime in respect of viability matters.

National Planning Practice Guidance (NPPG)

- 5.2 The NPPG provides guidance to participants in the planning system to assist with implementing policies and decisions in a way that is both sustainable and deliverable. In its revision dated 24 July 2018 (paragraph 10), NPPG states: “In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.”
- 5.3 The NPPG defines the key inputs for viability assessments:

“Gross Development Value - Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development broad assessment of value in line with industry practice may be necessary...For viability assessment of a specific site or development, market evidence (rather than average figures) from the actual site or from existing developments can be used. Any market evidence used should be adjusted to take into account variations in use, form, scale, location, rents and yields, disregarding outliers. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

Costs - Assessment of costs should be based on evidence which is reflective of local market conditions. As far as possible, costs should be identified at the plan making stage. Plan makers should identify where costs are unknown and identify where further viability assessment may support a planning application. Costs include:

- a) build costs based on appropriate data, for example that of the Building Cost Information Service”; (in our opinion a site-specific elemental cost breakdown should be provided for site-specific viability assessment)*
- b) abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value;*
- c) site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value;*
- d) the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value;*
- e) general finance costs including those incurred through loans;*
- f) professional, project management, sales, marketing and legal costs incorporating organisational*



overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value;

- g) explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return;*

Land Value - To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing used value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus' (EUV+). In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.

Competitive Return to Developers - Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan. For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development.

A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

Competitive Return to Landowners - The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements. Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. For any viability assessment, data sources to inform the establishment of the landowner premium should include market evidence and can include benchmark land values from other viability assessments. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Local authorities can request data on the price paid for land (or the price expected to be paid through an option agreement)".

London Borough of Bexley Planning Policy

- 5.4 The Bexley Local Plan was adopted on 26th April 2023 and Policy SP2 states that:

"...it is the Council's aspiration to achieve its strategic target of 50% affordable housing as a proportion of all qualifying provision across the borough over the plan period, by application of



the threshold approach set out in policy DP1. This should be achieved with an overall tenure mix of 70% low cost rented and 30% intermediate housing products and with a mix of housing types and sizes identified in the Bexley Strategic Housing Market Assessment (SHMA)."

5.5 Policy DP1 'providing a supply of housing' states that,

"3. For residential development proposals with a capacity of 10 or more (gross) dwellings, the Council will follow a threshold approach to affordable housing in line with London Plan policies H4 and H5 and seek 35% affordable housing on-site".

5.6 Policy DP1 also requires that,

"4. Development proposals that do not meet the affordable housing threshold will be refused unless justified by a full, normally un-redacted viability assessment that is submitted at the same time that a planning application is submitted".

The London Plan

5.7 The new London Plan was published in March 2021. Policy H4 Delivering affordable housing, Policy H5 Threshold approach to applications, and Policy H6 Affordable housing tenure set out the approach to affordable housing delivery in London.

5.8 Policy H4 'Delivering affordable housing' sets a strategic target for 50% of all new homes delivered across London to be 'genuinely affordable'. The provision of affordable housing on major developments is subject to the requirements of Policy H5 'Threshold approach to applications', under which developers may follow a Fast-Track Route. The threshold approach was first introduced in the Mayor's Affordable Housing and Viability SPG, published in August 2017.

5.9 A minimum of 35% of gross residential development (50% for public sector land and industrial sites – Policy E7) is the threshold for the provision of affordable housing. Developers may follow a Fast-Track Route under the threshold approach, subject to meeting specific criteria including meeting (or exceeding) the relevant affordable housing threshold requirement and tenure split detailed in Policy H6 'Affordable housing tenure'.

5.10 We also note that the GLA has recently closed consultation on draft Affordable Housing and Development Viability London Plan guidance (LPG), with both documents being consulted on simultaneously. The outcome of the consultation has not yet been published but GLA anticipate the guidance will be adopted and published winter 2023/spring 2024.

5.11 In summary, the forgoing local and national policies demonstrate that the London Borough of Bexley has policy targets for affordable housing provision as part of new residential developments, and that these targets are not intended to restrain development, based on the outcome of financial viability testing.

5.12 In compliance with policy, the level of contribution can be reduced or waived to ensure that development remains viable; however the Council adopts rigorous testing of viability to identify land value increases arising from the grant of planning permission, to meet affordable housing and other objectives.



Planning History

- 5.13 Various planning applications have been submitted, stretching back to 1991, relating to the operation of the Club. These applications include for example, a new covered stand and floodlights (99/02849/FUL approved in March 2000), and a new building to accommodate a supporters club shop (94/00864/FUL approved in June 2024).
- 5.14 Over recent years, planning applications for change of use, alterations to shop fronts and facias have also been submitted in respect of the commercial properties at numbers 1 and 3 Park View Road.

Enabling Development

- 5.15 The purpose of the residential development proposal for the Club is to finance the cost of improving the existing facilities and the associated community benefits. In accordance with the accepted principles of enabling development, particularly when development is on Metropolitan Open Land (MOL), it must be demonstrated that the scale of development is the minimum amount necessary to deliver the community benefits.
- 5.16 In making the viability case for development on MOL we have referred to national planning practice guidance. We note that National Planning Policy Framework (NPPF, September 2023) refers to enabling development as a departure from planning policy in the context of a 'heritage asset'. Clearly the Club is not a heritage asset however, some of the evidential requirements and principles are pertinent to the proposed development and we have considered these further below.
- 5.17 In respect of enabling development, Paragraph 202 of NPPF states that,
- “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*
- 5.18 For enabling proposals which conflict with planning policies, Paragraph 208 of NPPF states that,
- “Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.”*
- 5.19 In this instance, the purpose of the proposed development is to secure the future of the Club and maintain and enhance the community benefits the Club provides. Whilst we acknowledge there is no specific planning guidance on enabling development in respect of 'non-historic assets', we consider certain principles contained within 'Historic Environment Good Practice Advice in Planning Note 4' from Historic England entitled 'Enabling Development and Heritage Assets' (2020) ('HE Guidance'), to provide a relevant framework for assessing the viability of the development proposals for the Club.
- 5.20 Referring to paragraph NPPF, the HE Guidance (paragraph 5) notes that,
- “...enabling development is development that would not be in compliance with local and/or national planning policies, and not normally be given planning permission, except for the fact that it would secure the future conservation of a heritage asset. However, paragraph 202[8] of*



the NPPF recognises that conflict with planning policies may be justified if the development proposed would secure the future conservation of the asset(s) and the wider benefits outweigh the disbenefits of not adhering to those policies. In such cases, enabling development is an entirely legitimate planning tool.”

When related to the Guidance, the Club’s activities represent a significant ‘public benefit’, which would likely cease to exist if the development of the MOL does not proceed. Therefore, whilst the development of MOL conflicts with planning policy, the wider benefits would outweigh this conflict – Stantec’s accompanying Planning Statement and appendices provide a more detailed overview of the public benefits generated by the proposals versus the potential harm.

5.21 It must, however, be recognised that the above is guidance only and it is important to consider the individual circumstances of each application in light of prevailing planning policy. The proposed development must be proportionate and sensitive to the surrounding environment.

5.22 The HE Guidance stresses that,

“The sums of money generated through enabling development are provided to directly solve the conservation needs of the place, not to solve the financial needs of the present owner, to support/finance a business or to compensate for the purchase price paid for the site. The amount of enabling development that can be justified will be the minimum amount necessary in order to address the conservation deficit and to secure the long-term future of the asset”.

5.23 We understand that the Club is currently operating at a financial loss and is only able to continue to operate due to donations made by the owners, which is not sustainable in the long term. Whilst HE Guidance is clear that enabling development cannot be used to solve ‘financial needs’, in this scenario, the proposals are necessary to ensure the retention of an important community asset.

5.24 The existing football pitch at the Club is not fit for purpose and can only be used twice a week, thus limiting the amount of community use of the ground. The buildings are in poor structural condition and therefore, facilities are not up to modern acceptable standards. The lack of facilities such as cafeteria, classrooms and gymnasium mean that there is limited scope for the Club to generate additional income to sustain its financial future.

5.25 It is important to highlight that the financial challenges faced by the Club are related to the limited and poor structural condition of the existing facilities, and this situation would remain regardless of ownership.

5.26 Paragraph 4 of the Guidance advises that,

“The amount of enabling development that can be justified will be the minimum amount necessary in order to address the conservation deficit and to secure the long-term future of the assets.....the amount by which the cost of repair (and conversion to optimum beneficial use if appropriate) of a significant place exceeds its market value on completion of repair and conversion, allowing for all appropriate development costs, but assuming a nil or nominal land value...”

5.27 Therefore, the FVA will establish the cost of the new stadium and related community benefits, which effectively reflect the ‘conservation deficit’ referred to in the above HE Guidance.



- 5.28 The above commentary is intended to provide an overview of how existing policy and guidance in respect of enabling development, to secure the long-term future of heritage assets, provides a relevant framework for assessing the Club’s development proposals. This will be evaluated and presented in further detail in the submitted FVA Report.
- 5.29 Therefore, enabling development is the only option available to the Club to secure its financial future.

Viability Methodology

- 5.30 The purpose of this report is to provide an independent assessment of the viability of the proposed development, and in so doing to assess the level of obligations which can be provided to the local planning authority.
- 5.31 Assessing the viability of a proposed development typically involves comparing the residual land value of the site, based on the proposed scheme, with an appropriate benchmark.
- 5.32 A viable development will support a residual land value at a level sufficiently above the site’s Existing Use Value (EUV) or Alternative Use Value (AUV), to support a land acquisition price acceptable to the landowner. As such, where a development proposal generates a residual value, which is higher than the appropriate benchmark value it is deemed financially viable and therefore likely to proceed. Conversely, if the residual value is lower than the benchmark, it is considered to be economically unviable and consequently unlikely to progress.
- 5.33 In this case however, the proposed residential scheme is intended as enabling development and as such, if the residual land value of the proposed residential development exceeds the capital costs of the new stadium and related facilities, the project will be deemed to be viable. The extent to which there is a surplus, after the new stadium and related facilities have been funded, will determine whether other Council policy contributions, such as affordable housing, can be financially supported by the development.
- 5.34 $A - B = \text{Residual Land Value}$, based on inputs from the attached table:

A: Revenue	B: Costs
Residential Gross Development Value	Build Costs (Construction Costs)
Commercial Investment Value	Planning and Development Fees
	Planning Contributions
	Marketing Costs
	Land Purchase Costs
	Finance Costs
	Developer’s Profit

- 5.35 It need not be the land value that is the target residual. A fixed land price can be input as a cost, and a residual developer profit assessed. Alternatively, the residual target can be the planning contributions. For the purpose of this viability assessment the residual land value approach has been adopted.
- 5.36 An explanation for all the appraisal inputs is provided at Section 6 (Income Analysis) and 7 (Cost Assumptions).



- 5.37 The next task is to arrive at an appropriate benchmark against which to compare the residual land value of the proposed scheme, to determine whether the proposal is viable. This is considered further in Section 8, notwithstanding the comments above in respect of the principles of enabling development.
- 5.38 The purpose of our analysis has been to understand the development economics of the site and to show the results of our analysis. This incorporates appraisal of all costs and values, finance inputs and Section 106 contributions.
- 5.39 The assumptions made in the development appraisal are a reflection of the development's overall economics. Our assumptions are in some cases inter-related such that a change in one assumption can have an impact on other assumptions.
- 5.40 Appendix 1 shows the financial appraisal incorporating the costs and values of the project. We have used Argus Developer appraisal software, a standard appraisal tool used across the property industry, and recognised by local authorities in viability analysis. The model is set up as a residual land value appraisal, making fixed assumptions about costs, revenues and profit.
- 5.41 This element measures the immediate viability of the development but cannot be used to assess the long-term viability of the Club. The second component of the overall assessment of viability is considered below.

Long term financial sustainability

- 5.42 The aim of this second element of the FVA will be to consider if the proposal will be sufficient to enable the Club to continue to maintain financial stability, without recourse to additional future development.
- 5.43 The Club is currently making a loss and in the short-term is being funded directly by the owners. This is not however a sustainable position, and a long-term funding solution must be found to secure the financial future of the Club.
- 5.44 The Club has provided information on income and expenditure:
1. Current annual revenue and costs estimates and assuming that the development proposals do not proceed.
 2. Current cost and revenue estimates and assuming that planning permission is granted for the development proposals, and therefore, factors in the additional revenue that the facilities will be able to generate, for example from events, naming rights and sponsorship.
- 5.45 The purpose of this exercise is to provide an indication of the likely impact upon the Club's finances if the development proposals do not proceed, and what this might mean for the future of the football club and its community focused activities.
- 5.46 Similarly, if the development proposals are approved, the exercise will illustrate that the new stadium and related facilities, funded by the residential enabling development, will ensure the long-term financial sustainability of the Club and remove the requirement for any further development.



6. Income Analysis

- 6.1 The revenue for the appraisal is derived from the sale of the completed residential units and commercial space.

Residential Value

- 6.2 To arrive at an appropriate value for the proposed new homes, we have considered evidence of local comparable residential developments within reasonable proximity of the Site.

The Hyam Apartments, 267 Broadway, Bexley DA6 8BD - a development of 10 apartments, situated approximately 0.5 miles from the subject Site. The following property is currently available:

- 2 bedroom (1 bathroom) apartment on the top floor, with a current asking price of £420,000. This apartment has access to 2 private terraces.

Cornerhouse Apartments, Wrotham Road, DA16 – a scheme of 1, 2 and 3 bedroom apartments, situated in a redeveloped former public house dating back to 1937. The property is located approximately 0.25 miles from the subject Site. The following units are currently available:

- 2 bedroom (2 bathroom) first floor apartment, with a current asking price of £310,000;
- 2 bedroom (2 bathroom) second/top floor apartment, with a current asking price of £350,000

Sycamore Avenue, Sidcup DA15 – a small development of 2 and 3 bedroom properties, located approximately 1.2 miles from the subject Site. The following property is currently available:

- 3 bedroom property, with an area of 1,009 sq ft, sold for £405,000 in November 2021 achieving £368 per sq ft.

- 6.3 Given the limited comparable evidence within close proximity (up to 1 mile) of the Site we have extended our market search to within a 3 mile radius.

Urban Picturehouse, 157 Station Road in Sidcup DA15 7AA – situated approximately 2.2 miles from the Site, Urban Picturehouse is a new development of 31 apartments (studio, 1, 2 and 3 bedrooms). Current average asking prices are detailed below:

- 1 bedroom apartment - £368,846
- 2 bedroom apartment – £465,000
- 3 bedroom apartment - £536,500

We note that this development is set within a high street location, and approximately 0.2 miles from Sidcup railway station. We would expect the subject units to achieve slightly lower values.

Insignis Point, 124 Station Road DA15 7AB – a development of 59 apartments (1, 2 and 3 bedroom apartments, located adjacent to Sidcup railway station, approximately 2.5 miles from the Site. The following apartments are currently available:



- 1 bedroom apartment - £310,00
- 1 bedroom apartment - £315,000
- 1 bedroom apartment - £320,000

- 2 bedroom apartment - £399,995
- 2 bedroom apartment - £420,000
- 2 bedroom apartment - £434,995

- 3 bedroom apartment - £469,995

6.4 We would expect the subject units to achieve slightly lower values than Insignis Point.

6.5 We have identified the following recently completed sales of second hand properties within reasonable proximity of the Site.

6.6 *Talehangers Close, Bexley Heath* - a development of 79 flats and houses, which was completed in 2008/09, and is situated 0.5 miles from the Site. The following properties have sold in recent years:

Address	Unit type	Area sqm	Area sqft	Value	Date	Rate £/sqft	Status
3 Talehangers Close	Flat	40	431	£195,000	22/02/2022	£453	Sold
6 Talehangers Close	Flat	54	581	£291,750	05/08/2022	£502	Sold
24 Talehangers Close	Flat	66	710	£412,500	14/03/2023	£581	Sold
31 Talehangers Close	Flat	56	603	£242,000	28/10/2022	£401	Sold
33 Talehangers Close	Flat	55	592	£265,000	31/08/2022	£448	Sold
38 Talehangers Close	Flat	39	420	£248,000	14/10/2022	£591	Sold

6.7 We would expect the proposed units to achieve higher values than the recently sold second hand properties at Talehangers Close.

6.8 Based upon the above evidence we have applied an average rate of £530 per sq for the private residential units. This produces a total investment value of £46,455,000, which we have adopted in our viability appraisal.

Commercial Value

6.9 We have had regard to achieved lettings and asking rents for comparable properties within reasonable proximity of the Site. We have considered properties with a Class E planning use as detailed in the table below:



Property address	Description	Distance from Site	Area (sqft)	Annual rent	Achieved rent £/sqft	Date
26 Bellegrove Road, Welling DA16 3PU	New 10 lease. Property built in 1920.	0.5 miles	456	£15,000	£32.89	Apr-22
134 Welling High Street, Welling DA16 1TJ	New lease. Property built 1802.	0.4 miles	434	£13,500	£31.11	Nov-21
89 Welling High Street, Welling DA16 1TY	New 5 year lease. Property built 1960.	0.4 miles	1,517	£25,000	£16.48	Oct-21
8A Bellegrove Road, Welling DA16 3PR	New 10 year lease. Property built 1950	0.4 miles	1,018	£16,000	£15.72	Mar-21
333 Broadway, Bexleyheath DA6 8DT	New lease, Property built 1990.	0.8 miles	1,100	£20,000	£18.18	May-22
135-137 Bellegrove Road, Welling DA16 3QS	New 15 year lease. Property built 1960.	0.7 miles	1,061	£25,000	£23.56	Oct-23
62 Bellegrove Road, Welling DA16 3PY	New 5 year lease. Property built 1970.	0.7 miles	540	£15,000	£27.78	Feb-23
42 Bellegrove Road, Welling DA16 3PY	New 5 year lease. Property built 1950.	0.7 miles	1,304	£25,000	£19.17	Jan-23
151-153 Blendon Road, Bexley DA5 1BT	New 15 year lease. Property built 1950.	1.4 miles	1,511	£30,000	£19.85	Aug-21
254-256 Blackfen Road, Sidcup DA15 8PW	New lease. Property built 1985.	1.1 miles	430	20,000	£46.51	Nov-23
14 Bellegrove Road, Welling DA16 3PU	New 10 year lease signed. Property built 1925.	0.5 miles	1,250	£27,500	£22.00	Dec-22

- 6.10 Taking into consideration the above evidence, the location and type of the subject property, we have adopted a rate of £26.50 per sq ft for the proposed commercial space. We have allowed for a 3 month rent free period.
- 6.11 To arrive at an appropriate investment yield we have had regard to the following transactional evidence:



Property address	Description	Distance from Site	Area (sqft)	Achieved price	Net Initial Yield	Date
41 Bellegrove Road, Welling, DA16 3PB	Storefront retail/residential. Built in 1950.	0.8 miles	786	£600,000	4.20%	Asking price (CoStar)
35 Upper Wickham Lane, Welling, DA16 3AB	Storefront retail/residential. Built in 1900.	0.5 miles	2,152	£780,000	6.40%	Asking price (CoStar)
144 High Street, Welling DA16 1TN	Retail storefront. Built 1975.	0.4 miles	993	£225,000	5.60%	Apr-21
242 Blackfen Road, Sidcup DA15 8PW	Storefront retail/residential. Built in 1976.	1.1 miles	652	£215,000	7.00%	Jul-21
Gloucester Parade, Blackfen Road, Sidcup DA15 8PS	Storefront retail/residential. Built in 1951.	1.0 miles	1,302	£700,000	7.50%	Aug-21

- 6.12 Taking into consideration the above evidence, we have assumed a yield of 6.00% for the proposed commercial space.
- 6.13 Based upon the above inputs we have arrived at a gross value of £1,637,000 (rounded) for the proposed commercial space.



7. Cost Assumptions

Construction Costs

Residential development costs

- 7.1 In determining the construction costs for the proposed scheme, we have had regard to the 'Preliminary Construction Cost Estimate' prepared by BPM Project Management Ltd ('BPM'), dated November 2023. The cost estimate document is provided in Appendix 3.
- 7.2 The total Gross Internal Area (GIA) of the proposed development (residential and commercial element, excluding the stadium and related facilities) as measured by BPM 11,726 sqm (126,218 sq ft). We understand that the Order of Cost Estimate is based upon the submitted planning application drawings.
- 7.3 The total estimated build cost of the proposed residential and commercial element of the scheme, and adopted in our appraisal, is £30,514,000 (rounded).

Welling United FC Stadium costs

- 7.4 BPM have also prepared a cost estimate for the proposed stadium and related facilities, which totals total of £5,374,000 (rounded). This can be found in Appendix 3.

Buy back costs

- 7.5 Included in the appraisal are costs associated with acquiring land and leases which will allow the enabling development to proceed. We have been advised of the following costs by the Applicant:

Enabling Development: Buy-back item	Cost
GMB freehold	£625,000
Rent loss 2 years - All Pro security	£60,000
LB Bexley 150 year lease, peppercorn rent	£150,000
Total	£835,000

- 7.6 There is also an additional cost of acquiring a lease held by Erith FC which relates to the stadium development. This cost forms part of the stadium delivery and is shown below:

Stadium Development: Buy-back item	Cost
Erith FC lease	£500,000



Other Costs

7.7 Within the Argus Developer model at Appendix 1 we have made the following cost assumptions:

Item	Value	Elements
Land		
Stamp Duty	UK SDLT Rates	Residual Land Value
Agents Fee	1.00%	Residual Land Value
Legal Fee	0.50%	Residual Land Value
Construction Costs		
Professional Fees	08.00%	Residential Build Cost Sum
Lettings and Disposal Costs		
Marketing	0.75%	Residential GDV
Letting Agent Fees	10.00%	Commercial Rent
Letting Legal Fees	5.00%	Commercial Rent
Sales Agent Fees – Residential	1.25%	Residential GDV
Sales Agent Fees – Commercial	0.75%	Residential
Sales Legal Fees – Residential	£700 per unit	Residential GDV
Sales Legal Fees – Commercial	0.50%	Commercial Rent
Purchasers Costs - Commercial	6.80%	Commercial Rent
Section 106 costs		
<p>The Applicant has received draft Section 106 Heads of Terms from the Council albeit, a financial sum has yet to be agreed. We have therefore, included an indicative sum of £200,000 in our appraisal stressing that this is an estimate for viability purposes only and the final amount is subject to agreement with the Council.</p>		
CIL costs		
<p>We have assumed that both Mayoral CIL and Borough CIL will be chargeable to the proposed development and is calculated on the net gain in floor space (sq m) on a Gross Internal Area (GIA) basis.</p> <p>We have included a total Borough CIL contribution of £994,504 and MCIL2 contribution of £355,398 within the appraisal.</p> <p>These figures have been provided by Stantec and are an estimate for viability purposes only; the applicant/ developer should take specialist advice in relation to CIL from the local authority or a specialist adviser. Should this assumption change significantly, the viability appraisal will require updating.</p>		
Finance Costs		
<p>The finance rate is assumed to be 8.00%. This reflects the average cost of capital to include debt interest (senior and mezzanine), and arrangement, exit and valuation fees.</p>		
Developer Return		
<p>The appraisal has been set up to show profit as a cost to the project, at 17.5% of GDV for the private residential element and 15.0% for the commercial element.</p>		



8. Viability Benchmark

- 8.1 As explained at Section 5, viability is typically tested by comparing the residual land value of the proposed scheme with a Benchmark Land Value (BLV). The benchmark can be derived following an assessment of the value of the site in its Existing Use (EUV) or a reasonable Alternative Use Value (AUV).
- 8.2 However, in this case where the proposed residential scheme is intended as enabling development for the construction of a new football stadium and facilities, the first objective is to identify the minimum quantum of development required to generate a land value that is sufficient to fund the works. Thereby demonstrating that the development is financially viable.

Viability appraisal

- 8.3 Where the residual land value of the proposed residential development exceeds the capital costs of the new stadium and facilities, the project will be deemed to be viable. The extent to which there is a surplus, after the stadium and facilities have been funded, will determine whether other Council policy contributions, such as affordable housing, can be financially supported by the development.
- 8.4 The revenue and cost assumptions adopted in the viability appraisal for the residential development, new stadium and facilities, are detailed in Sections 6 and 7 respectively. A summary of the appraisal outputs is detailed in Section 9.
- 8.5 The viability benchmark is, therefore, comprised of the following elements:

Viability Benchmark	Cost
New stadium & related facilities	£5,374,000
Acquisition of Erith FC lease	£500,000
Total	£5,874,000

- 8.6 This element measures the immediate viability of the development but cannot be used to assess the long-term viability of the Club.

Long term financial sustainability

- 8.7 The aim of this part of the viability assessment is to broadly consider whether the development proposal will be sufficient to enable the Club to continue to maintain financial stability, without recourse to additional future development.
- 8.8 As noted in Section 4 above, the Club is currently being supported by significant financial donations from the owner, in addition to the much lower income received from ticket sales, sponsorship and bar income. Whilst the financial support from the owner has enabled the Club to continue to operate season by season, it does not cover any ongoing maintenance costs or essential works. This situation is not sustainable in the long-term, as it would result in continuing deterioration of the fabric of the stadium and facilities to such a degree that the Club's activities could no longer safely function.
- 8.9 We have utilised a Discounted Cashflow (DCF) forecast model to understand the long term financial stability of the Club. Two illustrative DCF appraisals have been prepared on the following bases:



1. Current annual revenue and costs estimates and assuming that the enabling development proposals do not proceed.
 2. Current cost and revenue estimates and assuming that planning permission is granted for the enabling development proposals and therefore, factors in the additional revenue that the new Club and facilities will be able to generate.
- 8.10 The Club has provided actual cost and revenue figures for the current year and estimates for the first operational year of the new the stadium and facilities.
- 8.11 We have assumed that planning permission is secured by the end of March 2024, and construction of the new stadium and facilities takes 18 months to complete. Year 1 of the cashflow is therefore 2026 when the new stadium becomes operational.
- 8.12 The DCF model includes the following assumptions:
- 10 year cashflow model
 - Discount rate of 8.00%
 - Annual Operational Cost inflation – 3.0% (see note below)
 - Annual Operational Revenue inflation – 3.0%, aligned with cost inflation assumption
 - Measure of viability – a positive cumulative net cash flow position
- 8.13 We note that the current UK inflation figure 4.60% (ONS, figures released 15/11/23). The overall government target for inflation is 2.0%, but for the purpose of the cashflow we have applied a rate of 3%.
- 8.14 The results of each DCF appraisal are detailed below.
- 8.15 Discounted Cash Flow 1 shows what happens to the net cashflow if the development proposals do not proceed. Whilst the owner has been financially supporting the Club over recent years, this is not sustainable into the future. We have therefore assumed that this income will not continue beyond the end of year 1.

Discounted Cash Flow 1 - No Development							
Financial Year	End	Total Expenditure	Total Income	Net Cashflow	Discount Rate	PV Cumulative Net Cashflow	Notes
1	2023/24	742,769	665,633	(77,137)	0.9259259	(71,423)	Current financial year
2	2024/25	765,052	225,602	(539,451)	0.8573388	(462,492)	Owner's donation stops
3	2025/26	788,004	232,370	(555,634)	0.7938322	(441,080)	
4	2026/27	811,644	239,341	(572,303)	0.7350299	(420,660)	
5	2027/28	835,993	246,521	(589,472)	0.6805832	(401,185)	
6	2028/29	861,073	253,917	(607,156)	0.6301696	(382,612)	
7	2029/30	886,905	261,534	(625,371)	0.5834904	(364,898)	
8	2030/31	913,512	269,380	(644,132)	0.5402689	(348,005)	
9	2031/32	940,918	277,462	(663,456)	0.5002490	(331,893)	
10	2032/33	969,145	285,785	(683,360)	0.4631935	(316,528)	

- 8.16 If the Club were to continue as it is, and the owners financial support is withdrawn after Year 1, the DCF shows a significant increase in negative net cashflow at the end of Year 2 (2024/25).



- 8.17 Discounted Cashflow 2 details the financial position if the development proposal proceeds, as summarised in the table below:

Discounted Cash Flow 2 - Development Proceeds							
Financial Year	End	Total Expenditure	Total Income	Net Cashflow	Discount Rate	PV Cumulative Net Cashflow	Notes
1	2023/24	742,769	665,633	(77,137)	0.9259259	(71,423)	Current financial year
2	2024/25	328,000	235,075	(92,925)	0.8573388	(79,668)	Build period - temporary ground hire
3	2025/26	337,840	242,127	(95,713)	0.7938322	(75,980)	Build period - temporary ground hire
4	2026/27	1,040,168	1,307,904	267,736	0.7350299	196,794	New stadium operational
5	2027/28	1,071,373	1,347,141	275,768	0.6805832	187,683	
6	2028/29	1,103,514	1,387,555	284,042	0.6301696	178,994	
7	2029/30	1,136,619	1,429,182	292,563	0.5834904	170,708	
8	2030/31	1,170,718	1,472,057	301,340	0.5402689	162,804	
9	2031/32	1,205,839	1,516,219	310,380	0.5002490	155,267	
10	2032/33	1,242,015	1,561,706	319,691	0.4631935	148,079	

- 8.18 In contrast, upon completion of the new stadium and related facilities, and factoring in the additional income receivable from improved bar and catering facilities, the net cashflow becomes positive in Year 4 (2026), the first operational year.
- 8.19 We have prepared 2 DCF appraisals which model what happens if the development proposals proceed, or if the Club 'does nothing' and continues to operate from the existing stadium and deteriorating facilities.
- 8.20 The results indicate that 'doing nothing' would move the Club into a significant negative cashflow position by the end of 2024. However, if the enabling residential development proceeds and funds the new stadium and related improvements, a positive net cashflow is produced in the first year of operation.
- 8.21 We conclude therefore, that the re-development of the Site to create a new stadium and related facilities, will help to secure the future of the Club.



9. Summary of the Appraisal

- 9.1 For ease of reference we provide here a summary of the appraisal relating to this project, demonstrating the viability position. A summary of the Argus Developer appraisal is provided in Appendix 1:

Welling United FC	
Revenue	
Private Residential	£46,455,030
Commercial	£1,692,802
Total Revenue	£48,147,832
Costs	
Purchaser's Costs	£115,111
Acquisition Costs	£937
Construction Costs	£30,514,354
Borough CIL	£994,504
Mayoral CIL	£355,398
Section 106	£200,000
Professional Fees	£2,441,148
Marketing & Letting	£363,872
Disposal Fees	£904,045
Buy-back costs	£835,000
Total finance costs	£2,973,656
Profit	£8,387,352
Total Costs	£48,085,377
RESIDUAL LAND VALUE	£62,455
VIABILITY BENCHMARK	£5,374,254
RLV - EUV (Net Residual)	(£5,311,799)

- 9.2 The appraisal produces a Residual Land Value (RLV) of £62,400 (rounded).
- 9.3 When the RLV is compared to the cost of the new stadium and related facilities, it produces an overall scheme deficit of (-£5,300,000) (rounded), which indicates that the project is unable to sustain any contributions to affordable housing or additional planning financial contributions.



10. Summary and Conclusions

- 10.1 In compiling the appraisals, we have applied the site-specific construction costs and property values relating to the proposed development, alongside market assumptions concerning other development costs such as finance and profit. This is in line with the principles of a financial viability assessment of this nature.
- 10.2 The Gross Development Value for the scheme is £48,148,000 (rounded) based on the private residential and commercial value.
- 10.3 The total scheme Cost is £48,085,000 (rounded).
- 10.4 Accounting for the inputs explained above, the Argus Developer appraisal for the proposed development calculates a RLV of £62,400 (rounded), effectively a break even position. A summary of the appraisal is included in Appendix 1.
- 10.5 When the RLV is compared to a cost of £5,374,000 (rounded) for the new stadium and related facilities, the project produces an overall deficit of (-£5,312,000) (rounded).
- 10.6 The viability assessment indicates the project is unable to sustain any contributions to affordable housing or additional planning financial contributions.
- 10.7 The amount of enabling development proposed is therefore considered to represent the minimum quantum required to deliver the new stadium and related facilities.
- 10.8 It is anticipated that the project will be developed as a single phase and that delivery of both the residential element, the stadium and related facilities will be secured and linked via a legal planning agreement.
- 10.9 The Council's policy makes clear that the affordable housing contribution is subject to viability testing, and this report has been compiled in compliance with this policy, National Planning Policy Framework and RICS Guidance.
- 10.10 Should the Council require further information from ULL to consider the above, we would be happy to provide it, and our contact details can be found at the end of this report.



Appendix 1 – Argus Developer Appraisal Summary

Welling United FC

Development Appraisal
Confidential
December 1, 2023

APPRAISAL SUMMARY**CONFIDENTIAL**

Welling United FC

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Market Sale	104	87,651	530.00	446,683	46,455,030

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Commercial - Class E	1	3,889	26.50	103,059	103,059	103,059
Totals	1	3,889			103,059	103,059

Investment Valuation**Commercial - Class E**

Market Rent	103,059	YP @	6.0000%	16.6667	
(3mths Rent Free)		PV 3mths @	6.0000%	0.9855	1,692,802

Total Investment Valuation**1,692,802****GROSS DEVELOPMENT VALUE****48,147,832**

Purchaser's Costs
Effective Purchaser's Costs Rate

(115,111)

6.80%

(115,111)

NET DEVELOPMENT VALUE**48,032,721****NET REALISATION****48,032,721****OUTLAY**

Project: Appraisals\Welling United FC- Viability Appraisal 23.12.01.wcfx

ARGUS Developer Version: 8.30.004

- 2 -

Date: 12/1/2023

APPRAISAL SUMMARY**CONFIDENTIAL****Welling United FC****ACQUISITION COSTS**

Residualised Price		62,455	
			62,455
Agent Fee	1.00%	625	
Legal Fee	0.50%	312	
			937

CONSTRUCTION COSTS

Construction	ft²	Build Rate	ft²	Cost
Construction - resi & commercial	126,218	241.76		30,514,354
Borough CIL				994,504
Mayoral CIL				355,398
Section 106				200,000
				32,064,256

PROFESSIONAL FEES

Professional Fees	8.00%	2,441,148	
			2,441,148

MARKETING & LETTING

Marketing - Residential	0.75%	348,413	
Letting Agent Fee	10.00%	10,306	
Letting Legal Fee	5.00%	5,153	
			363,872

DISPOSAL FEES

Sales Agent Fee - Residential		1.25%	579,249	
Sales Agent Fee - Commercial		0.75%	11,833	
Sales Legal Fee - Residential	104 un	700.00 /un	72,800	
Sales Legal Fee - Commercial		0.50%	240,164	
				904,045

Additional Costs

Buy-back costs		835,000	
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APPRAISAL SUMMARY**CONFIDENTIAL**

Welling United FC 835,000

TOTAL COSTS BEFORE FINANCE 36,671,713

FINANCE

Debit Rate 8.00%, Credit Rate 0.00% (Nominal)

Land 11,380

Construction 2,627,130

Other 335,146

Total Finance Cost 2,973,656

TOTAL COSTS 39,645,369

PROFIT

8,387,352

Performance Measures

Profit on Cost% 21.16%

Profit on GDV% 17.42%

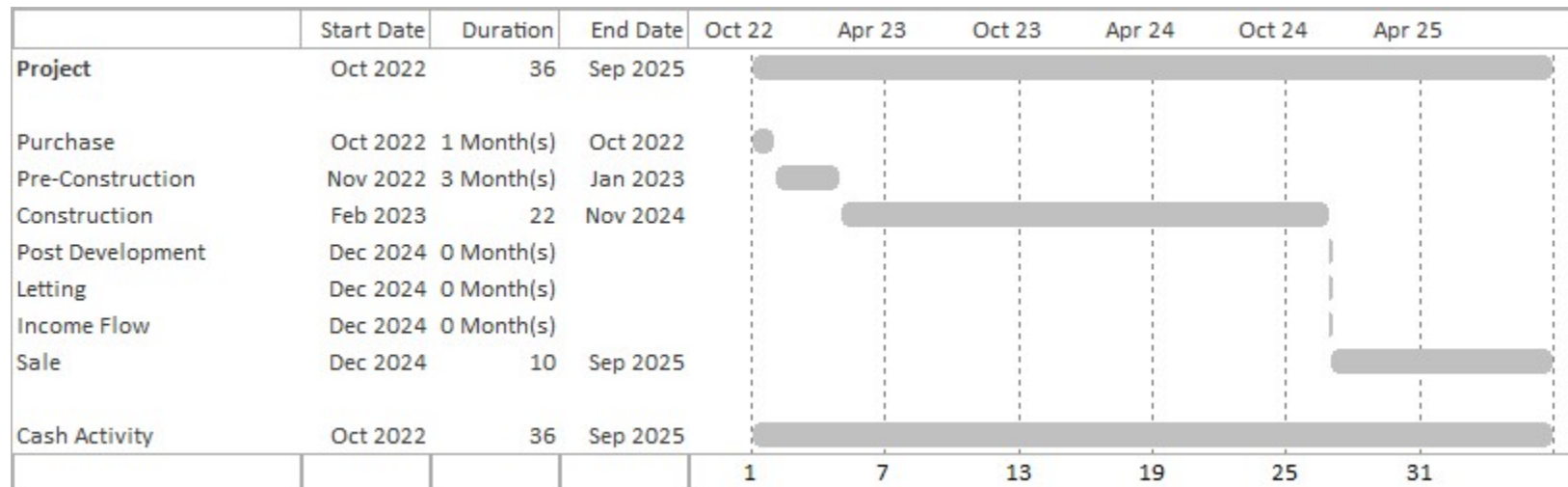
TIMESCALE AND PHASING CHART

CONFIDENTIAL

Welling United FC

Project Timescale	
Project Start Date	Oct 2022
Project End Date	Sep 2025
Project Duration (Inc Exit Peric	36 months

Phase 1





Appendix 2 – Welling United FC – Income & Expenditure Summary

Welling United FC	Total - 2023/24	Total - 2024/25	Total - 2025/26	Total - 2026/27
KEY OPERATING INDICATORS	Existing Stadium	Temporary Ground Hire	Temporary Ground Hire	New Stadium
HOME GAMES	25	25	25	28
No. supporters	680	680	680	1175
No. Pitch hire sessions	0	0	0	2784
GROSS INCOME				
Gate receipts	£104,040	£62,424	£62,424	£240,000
Season Ticket Holders	£17,689	£14,151	£14,151	£53,067
Advertising & Sponsorship	£67,000	£33,500	£33,500	£150,000
Bar (match days)	£65,000	£25,000	£25,000	£280,000
Wings Bar Functions	£63,500	£0	£0	£158,750
Pitch hire revenue	£0	£0	£0	£417,600
Owners donations	£460,000	£100,000	£100,000	£0
TOTAL OPERATING INCOME	£665,633	£235,075	£235,075	£1,307,904
OPERATING EXPENDITURE				
Players Wages & Salaries	£190,000	£190,000	£190,000	£250,000
Non Team Wages	£113,000	£113,000	£113,000	£168,000
Pitch hire - match days	£0	£17,500	£17,500	£0
Pitch hire - training	£0	£7,500	£7,500	£0
Rent	£16,500	£0	£0	£16,500
TOTAL OPERATING EXPENDITURE	£742,769	£328,000	£328,000	£1,040,168
Net income	-£77,137	-£92,925	-£92,925	£267,736



Appendix 3 – Construction Cost Estimate (BPM Ltd)

PRELIMINARY CONSTRUCTION COST ESTIMATE

for

**A RESIDENTIAL DEVELOPMENT
AND REPLACEMENT SPORTS VENUE**

at

WELLING UNITED FC, LB BEXLEY

FOR

WOOLWICH ROAD LTD

NOVEMBER 2023

CONTENTS

1.0	Introduction
2.0	Objectives
3.0	Basis of Cost Estimate
4.0	Procurement
5.0	Project Overview
6.0	Key Assumptions and Exclusions
7.0	Cost Estimate Clarifications
	Appendix A - Cost Breakdown
	Appendix B - Schedule of Accomodation

**PRELIMINARY CONSTRUCTION COST ESTIMATE
WELLING UNITED FC LB BEXLEY
NOVEMBER 2023**

1.0 Introduction

The purpose of this report is to provide Woolwich Road Ltd with an initial assessment of construction costs for the proposed mixed use development at Welling United FC, LB Bexley. Create Architects have produced an initial design proposal consisting of the construction of 104nr flats and commercial space, replacement and refurbishment of sports facilities, club rooms and offices, new 3G pitch and floodlighting.

The estimate has been produced in as much detail as possible commensurate with the level of information available at the time of preparing this estimate (refer to Section 3.0. Basis of Estimate)

A full list of Key Assumptions, broad outline specifications and exclusions/inclusions are identified in Section 6.0 of the report.

2.0 Objectives

The key purpose is to provide a competitive preliminary construction cost estimate to enable an internal feasibility review to be undertaken by Woolwich Road Ltd.

3.0 Basis of Cost Estimate

Please refer to Appendix B which includes the Architects schedule of accommodation which is summarised as follows:

Woolwich Road Ltd

	RESI GIFA	Comm GIFA
Basement	407	
Ground Floor	785	251
First Floor	1416	
Second Floor	1723	
Third Floor	1853	
Fourth Floor	1663	
Fifth floor	1597	
Sixth Floor	1195	
Seventh Floor	836	
Total	11475	251

Welling United FC

	Facilities	Stands
Ground Floor	823	1414 seats
First Floor	370	2600 stands
Second Floor		
Third Floor		
Fourth Floor		
Fifth floor		
Sixth Floor		
Seventh Floor		
Total	1193	4014 spaces

**PRELIMINARY CONSTRUCTION COST ESTIMATE
WELLING UNITED FC LB BEXLEY
NOVEMBER 2023**

4.0 Procurement

BPM's Construction Cost Estimate is based on the assumption that the works are competitively procured with a JCT Design & Build fixed price, lump sum contract.

The procurement process will be two stage and will take 3 months to complete and enable the selected contractor to participate in the design process to add value wherever possible.

The works programme is estimated to be 22 months from vacant site possession.

5.0 Budget Overview

BPM have estimated the total cost for the proposed works to be £35,888,607. .

The costs are summarised between the key main elements as:

Residential Development - £30,514,354 which equates to £2,602/m²

Sports and Welling FC facilities - £5,374,254 which equates to £4,505/m² (built area)

The estimated costs can be summarised as follows:

	Woolwich Road Ltd		Welling Utd FC	
	Cost	Cost/m ²	Cost	Cost/m ²
Facilitating Works	£ 375,000.00	32	£80,000.00	67
Building works	£ 26,110,982.00	2227	£4,723,092.50	3959
Preliminaries	£ 2,634,750.00	192	£395,212.50	331
Overheads & Profit	£ 873,621.96	75	£155,949.15	131
Project fees	£ 520,000.00	44	£20,000.00	17
Other costs	£ -	0		
Risk	£ -	0		
Total	£ 30,514,353.96	2602	£5,374,254.15	4505

6.0 Key Assumptions & Exclusions

General Key Assumptions

1. Costs are based on current day costs as 3Q 2023
2. Anticipated form of contract – JCT 2016 Design & Build
3. Anticipated procurement route – 2 stage tender
4. All works to be carried out in normal working hours
5. Sufficient time will be allowed for design development to allow completion of full design information
6. Total vacant possession at start on site
7. Residential tenure is based on entry level private sale
8. We are not in receipt of Structural Engineers design proposals. Piled foundation and concrete frame solution has been allowed for.
9. All commercial spaces are to shell only
10. Approx. 50% of stands and club facilities are retained with light refurbishment

Specific Assumptions

1. Standard entry level market sale specification is included
2. We have not conducted a detailed survey of the site, just a basic site inspection
3. All cost allowances are indicative, based on the information provided and from costs obtained for schemes of a similar nature. Consequently costs are likely to evolve as the design progresses and more information is made available.
4. Costs are based on a Contractor 'best programme' contract period, and assumes single phase construction.
5. Assumed no Party Wall or Rights of Lights Issues.
6. Assumes no obstruction removal, contamination or remediation works required.
7. Assumed all statutory services are available to service the site and there is no requirement for a new substation or any other service diversions to the site
8. Numbers of units types and areas are taken from the accommodation schedule provided
9. Services diversions will not be required
10. Welling United FC sports facilities decorated and fitted out to basic specification.
11. New 3G pitch and floodlighting
12. Allowances made for signage.

Exclusions

The following items are excluded from this estimate. They may have costs and allowances that should be provided from other budgets.

1. Site acquisition costs or CIL charges
2. VAT
3. Professional fees
4. Planning fees
5. Financing, legal, advertising & marketing costs, client costs, project insurances.
6. Planning requirements e.g Section 278, 106, Agreements, stopping up orders etc
7. Any site decontamination and removal and disposal of contaminated materials/debris
8. Any ground obstruction removal
9. Archaeological investigations
10. Conservation matters
11. Flood Risk and Environmental Impact assessments
12. Traffic Impact Assessments
13. Works associated with potential burial grounds
14. Works beyond the boundary of the site
15. Over sailing licenses Sunlight, daylight or rights of light issues

**PRELIMINARY CONSTRUCTION COST ESTIMATE
WELLING UNITED FC LB BEXLEY
NOVEMBER 2023**

16. Acoustic treatments to external elevations or provision of any acoustic fencing/bunds that may be required
17. Works to adjacent/adjoining properties, e.g. underpinning, party wall works surveys etc
18. Provision for utility upgrades/diversions, Any off site reinforcement of services infrastructure
19. Any phasing costs
20. Artwork/sculptures
21. Maintenance of hard and soft landscaped areas beyond 12 months defects liability period
22. No alteration to existing road junctions
23. Irrigation systems or SUDS systems
24. Sound Attenuation measures
25. Temporary plant associated with maintaining services to building
26. Legislation changes
27. Specialist equipment not specifically identified
28. Any Planning Conditions
29. Asbestos Removal
30. Wheelchair specific units or wheelchair user adaptations
31. Out of hours working
32. Costs of project collaboration tool (e.g project intranet)
33. Show homes, marketing suites and marketing costs
34. Loose furniture and fittings, Wardrobes in secondary bedrooms
35. No Finishes enhancements and white goods
36. Any shop fronts, commercial space fit out

7.0 Cost Estimate Clarifications

1. Please note that the areas on the accommodation schedule shown on the drawings were used to calculate the cost of the development
2. Unknowns are a significant risk: including soil condition, substructure solution, underground obstructions/service utilities upgrades, etc some are particularly volatile e.g. allowance for sewage or service diversion
3. The location and capacity of existing services infrastructure can rely on old records, for the avoidance of doubt, we have assumed no upgrades or diversions are necessary
4. Preliminaries costs can also vary, this is mainly due to perceived risks/unknowns which may factor into the price.
5. Cost increases are greatest when significant risks remain unresolved, particularly where the contractor is entirely responsible for the inherent commercial risk associated with such unknowns.
6. Another significant factor remains tender price inflation. At this juncture it is proving difficult to predict the impact of market forces and whether the level of activity currently being experienced will improve, therefore, given that likely timescales are unknown, no allowance has been made for inflation or for increases in labour, plant and material costs

APPENDIX A
COST BREAKDOWN

GROUP	ITEM	QUANTITY	UNIT	£/UNIT	ELEMENTAL COST
0	FACILITATING WORKS				£375,000.00
0.1	General clearance and site preperation		Item		£50,000.00
0.2	Terminate and remove utilities		Item		£25,000.00
0.3	Boundary wall protection and treatment		Item		£50,000.00
0.4	Site entrance works		Item		£50,000.00
0.5	Demolition		Item		£150,000.00
0.6	Reduce levels		Item		£50,000.00
1.00	BUILDING WORKS				£26,110,982.00
1	Substructure				£1,368,200.00
1.1	Pile foundations and ground beams	1416	m ²	400	£566,400.00
1.2	Reinforced concrete ground slab	1416	m ²	125	£177,000.00
1.3	Below slab drainage and services	1416	m ²	150	£212,400.00
1.4	Masonry foundation walls to dpc	1416	m ²	100	£141,600.00
1.5	Insulation to slab on dpm	1416	m ²	50	£70,800.00
1.6	Lift pits	10	No	20000	£200,000.00
1.7	Contamination		Item		£0.00
1.8	Basement	407	m2	1500	£610,500.00
2	Superstructure				£15,090,673.00
2.1	Frame;				
2.2	Reinforced concrete frame;columns & beams	11726	m ²	400	£4,690,400.00
2.3	Upper floors; reinforced concrete	9974	m ²	150	£1,496,100.00
2.4	Roof;				
2.5	Slab/flat roof formation	1853	m ²	250	£463,250.00
2.6	Slab insulation & membrane, garden	1853	m ²	225	£416,925.00
2.7	Parapet to perimeter	3120	m	75	£234,000.00
2.8	Roof access & AOV	10	no	2000	£20,000.00
2.9	Lift overruns	10	no	10000	£100,000.00
2.1	Rainwater goods, outlets and disposal	1853	m ²	70	£129,710.00
2.11	Stairs;				
2.12	PCC with balustrade	45	flights	7000	£315,000.00
2.13	Internal timber stairs	49	flights	900	£44,100.00
2.14	External walls;				
2.15	A1 rated external wall system, brick external sin, insulation, metsec, plasterboard, form openings,	5650	m ²	600	£3,390,000.00
2.16	Add for cladding system type 2	250	m ²	300	£75,000.00
2.17	Add for Type 3	150	m ²	150	£22,500.00
2.18	Add for Type 4	0	m ²	150	£0.00
2.18	Brick panels/features	100	m ²	500	£50,000.00
2.19	Railings/metalwork	104	No	5000	£520,000.00
2.2	Add for elevation features	0	m	250	£0.00
2.21	PPC Aluminium External windows and doors;				
2.22	Entrance doors	10	No	2500	£25,000.00
2.23	Windows a doors	372	No	1800	£669,600.00
2.24	Shop front	0	m ²	750	£0.00
2.25	Service yard gates	3	No	10000	£30,000.00
2.26	Internal walls and partitions;				
2.27	Party Walls; stud, plasterboard, insulation	9204	m ²	100	£920,394.00
2.28	Stud walls, plasterboard, insultation	9204	m ²	100	£920,394.00
2.29	Masonry walls, dri lining	410	m ²	150	£61,500.00

2.3	Internal doors;				
2.31	Flat entrance doors	104	No	1200	£124,800.00
2.32	Internal doors	364	No	750	£273,000.00
2.33	Communal fire doors & screen	70	No	1200	£84,000.00
2.34	Communal service doors	20	No	750	£15,000.00
3	Internal finishes				£1,994,330.00
3.1	Emulsion to walls and ceilings	104	No	3000	£312,000.00
3.2	Oil paint to woodwork	104	No	1500	£156,000.00
3.3	Wall tiles	104	No	1500	£156,000.00
3.4	Floor tiles to wet areas	624	m ²	75	£46,800.00
3.5	Carpet to other floors	11102	m ²	40	£444,080.00
3.6	Insulated screed	11726	m ²	75	£879,450.00
4	Fittings				£582,400.00
4.1	Kitchens; units and appliances	104	No	5000	£520,000.00
4.2	Shelving etc	104	No	500	£52,000.00
4.3	Letter boxes	104	No	100	£10,400.00
5	Services				£3,148,000.00
5.1	Sanitary appliances; baths & en suites	104	No	2200	£228,800.00
5.2	Disposal installations	104	No	1800	£187,200.00
5.3	Water & Heating installations	104	No	7000	£728,000.00
5.4	Ventilating systems	104	No	2500	£260,000.00
5.5	Electrical installations	104	No	7000	£728,000.00
5.6	Communications and security installations	104	No	2000	£208,000.00
5.7	Lift Installations	10	Item	60000	£600,000.00
5.8	Builders work in connection	104	No	1000	£104,000.00
5.9	Commissioning of services	104	No	1000	£104,000.00
6	External works				£3,927,379.00
6.1	Site preparation works	9204	m ²	50	£460,197.00
6.2	Hard landscaping	9204	m ²	80	£736,315.20
6.3	Soft Landscaping	9204	m ²	55	£506,216.70
6.4	Boundary Walls & Treatments	9204	m ²	60	£552,236.40
6.5	Site furniture	9204	m ²	15	£138,059.10
6.6	External Lighting	9204	m ²	30	£276,118.20
6.7	Drainage	9204	m ²	60	£552,236.40
6.8	Cycle and bin store	6	No	5000	£30,000.00
6.9	Statutory Services - Connections				
6.9.1	Electricity	104	Nr	4000	£416,000.00
6.9.2	Gas	104	Nr	0	£0.00
6.9.3	Water	104	Nr	2000	£208,000.00
6.9.4	BT	104	Nr	500	£52,000.00
0-6	SUB-TOTAL OF FACILITATING WORKS AND BUILDING WORKS				£26,485,982.00
7	PRELIMINARIES	9204		£286	£2,634,750.00
7.1	Project Manager	85	weeks	2300	£195,500.00
7.2	Site Manager	85	weeks	3800	£323,000.00
7.3	Assistant Site Manager/foreman	85	weeks	5000	£425,000.00
7.4	QS/Buyer	85	weeks	3800	£323,000.00
7.5	H&S	85	weeks	1500	£127,500.00
7.6	Hoardings		Item		£60,000.00
7.7	Security	85	weeks	1500	£127,500.00
7.8	Administrator	45	weeks	1500	£67,500.00

7.9	Labourer	85	weeks	750	£63,750.00
7.1	Forklift driver & banksman	85	weeks	5000	£425,000.00
7.11	Site welfare/office	85	weeks	2000	£170,000.00
7.12	Temp lighting power and water	85	weeks	500	£42,500.00
7.13	Consumables	85	weeks	500	£42,500.00
7.14	Cranes	45	weeks	4000	£180,000.00
7.15	Forklift & Dumper	45	weeks	150	£6,750.00
7.16	Road sweeper	45	weeks	250	£11,250.00
7.17	Waste mnagement /skips	85	weeks	400	£34,000.00
7.18	Cleaning & protection		Item		£10,000.00
0-7	SUB-TOTAL OF FACILITATING WORKS, BUILDING				£29,120,732.00
8	OVERHEADS AND PROFIT	3%			£873,621.96
0-8	TOTAL BUILDING WORKS ESTIMATE				£29,994,353.96
9	PROJECT AND DESIGN TEAM FEES				£520,000.00
9.1	Architect	0.0%			£0.00
9.2	Structural Engineer	0.0%			£0.00
9.3	Services Engineer	0.0%			£0.00
9.4	Principal Designer	0	Item	15000	£0.00
9.5	Building Insurance Warranty i.e. NHBC	104	Nr	2500	£260,000.00
9.6	Building Control	104	Nr	2500	£260,000.00
10	OTHER DEVELOPMENT COSTS				£0.00
0-10	BASE COST ESTIMATE				£30,514,353.96
11	RISK/CONTINGENCY				£0.00
11.1	Design Development Risk	0%			£0.00
11.2	Stat Changes Risk	0%			£0.00
11.3	Inflation	0%			£0.00
0-11	TOTAL D&B BUDGET ESTIMATE				£30,514,353.96
	OVERALL RATE/G.I.F.A	11726			£2,602

GROUP	ITEM	QUANTITY	UNIT	£/UNIT	ELEMENTAL COST
0	FACILITATING WORKS				£ 80,000.00
0.1	General clearance and site preperation		Item		£ 10,000.00
0.2	Terminate and remove utilities		Item		£ 10,000.00
0.3	Boundary wall protection and treatment		Item		£ 10,000.00
0.4	Site entrance works		Item		£ -
0.5	Demolition		Item		£ 25,000.00
0.6	Reduce levels		Item		£ 25,000.00
1.0	BUILDING WORKS				£ 4,723,092.50
1	Substructure				£ 450,925.00
1.1	Pile foundations and ground beams	823	m ²	175	£ 144,025.00
1.2	Reinforced concrete ground slab	823	m ²	100	£ 82,300.00
1.3	Below slab drainage and services	823	m ²	75	£ 61,725.00
1.4	Masonry foundation walls to dpc	823	m ²	75	£ 61,725.00
1.5	Insulation to slab on dpm	823	m ²	50	£ 41,150.00
1.6	Lift pits	1	No	10000	£ 10,000.00
1.7	Low level contamination		Item		£ 50,000.00
1.8	Basement	0	m2	1500	£ -
2	Superstructure				£ 1,745,740.00
2.0	Frame;				
2.0.1	4000 seat/stands	4000	No	100	£ 400,000.00
2.0.2	Upper floors;	338	m ²	100	£ 33,800.00
2.0.3	Roof;				
2.0.3.1	Timber/steel roof structure	823	m ²	120	£ 98,760.00
2.0.3.2	Slab insulation & sheet covering	823	m ²	150	£ 123,450.00
2.0.3.3	Perimeter treatment	823	m	50	£ 41,150.00
2.0.3.4	Roof access & AOV	3	no	2000	£ 6,000.00
2.0.3.5	Lift overuns	0	no	15000	£ -
2.0.3.6	Rainwater goods, outlets and disposal	823	m ²	10	£ 8,230.00
2.1	Stairs;				
2.1.1	PCC with balustrade	6	flights	7000	£ 42,000.00
2.1.2	Internal timber stairs	0	flights		£ -
2.2.1	External walls;				
2.2.2	A1 rated external wall system, brick external sin, insulation	600	m ²	700	£ 420,000.00
2.2.3	Add for cladding system system type 2	50	m ²	500	£ 25,000.00
2.2.4	Add for Type 3	0	m ²	150	£ -
2.2.5	Add for Type 4	0	m ²	150	£ -
2.2.6	Brick panels/features	0	m ²	500	£ -
2.2.7	Railings/metalwork	0	No	5000	£ -
2.2.8	Add for elevation features/signage	1	ITEM	25000	£ 25,000.00
2.3	PPC Aluminium External windows and doors;				
2.3.1	Entrance doors	10	No	2500	£ 25,000.00
2.3.2	Windows a doors	50	No	1500	£ 75,000.00
2.3.3	Shop front	75	m ²	1250	£ 93,750.00
2.3.4	Reinforced glazing	1	No	150000	£ 150,000.00
2.4	Internal walls and partitions;				
2.4.1	Party Walls; stud, plasterboard, insulation	150	m ²	100	£ 15,000.00
2.4.2	Stud walls, plasterboard, insultation	755	m ²	100	£ 75,500.00
2.4.3	Masonry walls, dri lining	128	m ²	150	£ 19,200.00
2.5	Internal doors;				
2.5.1	Security doors	12	No	1500	£ 18,000.00
2.5.2	Internal doors	30	No	750	£ 22,500.00
2.5.3	Communal fire doors & screen	19	No	1100	£ 20,900.00
2.5.4	Communal service doors	10	No	750	£ 7,500.00

3	Internal finishes				£	183,832.50	
3.1	Emulsion to walls and ceilings	1193	m2	30	£	35,790.00	
3.2	Oil paint to woodwork	1193	No	15	£	17,895.00	
3.3	Wall tiles	283	m2	65	£	18,362.50	
3.4	Floor tiles to wet/hard areas	565	m ²	75	£	42,375.00	
3.5	Carpet to other floors	628	m ²	45	£	28,260.00	
3.6	Insulated screed	823	m ²	50	£	41,150.00	
4	Fittings				£	85,000.00	
4.1	Commercial kitchen fit out	1	No	50000	£	50,000.00	
4.2	Storage shelving and fittings		Item	20000	£	20,000.00	
4.3	Reception area		Item	15000	£	15,000.00	
5	Services				£	575,095.00	
5.1	Sanitary appliances	1193	m2	50	£	59,650.00	
5.2	Disposal installations	1193	m2	30	£	35,790.00	
5.3	Water & Heating installations	1193	m2	100	£	119,300.00	
5.4	Ventilating systems	1193	m2	35	£	41,755.00	
5.5	Electrical installations	1193	m2	100	£	119,300.00	
5.6	Communications and security installations	1193	No	100	£	119,300.00	
5.7	Lift Installations	1	Item	50000	£	50,000.00	
5.8	Builders work in connection		Item	20000	£	20,000.00	
5.9	Commissioning of services		Item	10000	£	10,000.00	
6	External works				£	1,682,500.00	
6.1	Site preparation works		Item	25000	£	25,000.00	
6.2	Hard landscaping	550	m ²	200	£	110,000.00	
6.3	Soft Landscaping, 3G pitch		Item	1100000	£	1,100,000.00	
6.4	Boundary Walls & Treatments		Item	50000	£	50,000.00	
6.5	Site furniture/Signage		Item	25000	£	25,000.00	
6.6	External Lighting		Item	250000	£	250,000.00	
6.7	Drainage		Item	100000	£	100,000.00	
6.8	Cycle and bin store	100	m2	75	£	7,500.00	
6.9	Statutory Services - Connections						
6.9.1	Electricity	1	Nr	6000	£	6,000.00	
6.9.2	Gas	1	Nr	0	£	-	
6.9.3	Water	1	Nr	2000	£	2,000.00	
6.9.4	BT; assume 10 connections required	10	Nr	700	£	7,000.00	
0-6	SUB-TOTAL OF FACILITATING WORKS AND BUILDING WORKS				£	4,803,092.50	
7	PRELIMINARIES	15% of prelims value below				£	395,212.50
7.1	Project Manager	85	weeks	2300	£	195,500.00	
7.2	Site Manager	85	weeks	3800	£	323,000.00	
7.3	Assistant Site Manager/foreman	85	weeks	5000	£	425,000.00	
7.4	QS/Buyer	85	weeks	3800	£	323,000.00	
7.5	H&S	85	weeks	1500	£	127,500.00	
7.6	Hoardings		Item		£	60,000.00	
7.7	Security	85	weeks	1500	£	127,500.00	
7.8	Administrator	45	weeks	1500	£	67,500.00	
7.9	Labourer	85	weeks	750	£	63,750.00	
8	Forklift driver & banksman	85	weeks	5000	£	425,000.00	
8.1	Site welfare/office	85	weeks	2000	£	170,000.00	
8.2	Temp lighting power and water	85	weeks	500	£	42,500.00	
8.3	Consumables	85	weeks	500	£	42,500.00	
8.4	Cranes	45	weeks	4000	£	180,000.00	
8.5	Forklift & Dumper	45	weeks	150	£	6,750.00	
8.6	Road sweeper	45	weeks	250	£	11,250.00	

8.7	Waste mngement /skips	85	weeks	400	£	34,000.00
8.8	Cleaning & protection		Item		£	10,000.00
0-7	SUB-TOTAL OF FACILITATING WORKS, BUILDING WORKS & PRELIMINAIRES				£	5,198,305.00
8	OVERHEADS AND PROFIT	3%			£	155,949.15
0-8	TOTAL BUILDING WORKS ESTIMATE				£	5,354,254.15
9	PROJECT AND DESIGN TEAM FEES				£	20,000.00
9.1	Architect	0			£	-
9.2	Structural Engineer	0			£	-
9.3	Services Engineer	0			£	-
9.4	Principal Designer	0	Item	5000	£	-
9.5	Building Insurance Warranty i.e. NHBC	0	Nr	3000	£	-
9.6	Building Control	1	Nr	20000	£	20,000.00
10	OTHER DEVELOPMENT COSTS				£	-
0-10	BASE COST ESTIMATE				£	5,374,254
11	RISK/CONTINGENCY				£	-
11.1	Design Development Risk	0			£	-
11.2	Stat Changes Risk	0			£	-
11.3	Inflation	0			£	-
0-11	TOTAL D&B BUDGET ESTIMATE				£	5,374,254
	OVERALL RATE/G.I.F.A	1193			£	4,505

APPENDIX B
SCHEDULE OF ACCOMMODATION

Resi Area Schedule			
Home Story Name	Purpose	Zone Name	Total Measured Area
LEVEL B1			
	Residential	Circulation	138
	Residential	Cycle Storage	269
TOTAL GIA			407
LEVEL 00			
	Residential	Bulk Refuse	17
	Residential	Circulation	268
	Residential	Comms	6
	Residential	Energy Centre	22
	Residential	Hot Water Cylinder	2
	Residential	LV Switch	14
	Residential	Parking	309
	Residential	Refuse	81
	Residential	Security Control Room	10
	Residential	Substation	20
	Residential	Water Tank Room	36
TOTAL GIA			785
LEVEL 01			
	Residential	GIA Block A	536
	Residential	GIA Block B	258
	Residential	GIA Block C	258
	Residential	GIA Block D	364
TOTAL GIA			1416
	Residential	Circulation	262
TOTAL NIA			1127
LEVEL 02			
	Residential	GIA Block A	536
	Residential	GIA Block B	410
	Residential	GIA Block C	410
	Residential	GIA Block D	367
TOTAL GIA			1723
	Residential	Circulation	229
TOTAL NIA			1366
LEVEL 03			
	Residential	GIA Block A	476
	Residential	GIA Block B	505
	Residential	GIA Block C	505
	Residential	GIA Block D	367
TOTAL GIA			1853
	Residential	Circulation	130
TOTAL NIA			1500

LEVEL 04			
	Residential	GIA Block A	476
	Residential	GIA Block B	410
	Residential	GIA Block C	410
	Residential	GIA Block D	367
TOTAL GIA			1663
	Residential	Circulation	220
TOTAL NIA			1312
LEVEL 05			
	Residential	GIA Block A	389
	Residential	GIA Block B	497
	Residential	GIA Block C	497
	Residential	GIA Block D	214
TOTAL GIA			1597
	Residential	Circulation	103
TOTAL NIA			1305
LEVEL 06			
	Residential	GIA Block A	196
	Residential	GIA Block B	391
	Residential	GIA Block C	391
	Residential	GIA Block D	217
TOTAL GIA			1195
	Residential	Circulation	203
TOTAL NIA			901
LEVEL 07			
	Residential	GIA Block B	394
	Residential	GIA Block C	394
	Residential	GIA Block D	48
TOTAL GIA			836
TOTAL NIA			632
TOTAL GIA			11,475
TOTAL NIA			8,143



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