



Description	Quantity	Unit	Rate	£
6A : SITE WORKS				
Repairs and replacement of damage kerbing/paving (existing paving)	1	item	25,000.00	25,000
Replacement trees and planting	1	item	5,000.00	5,000
Re marking of car parking bays	1	item	2,000.00	2,000
Repairs to boundary fencing	1	item	15,000.00	15,000
Repairs and painting of front gates	1	item	3,000.00	3,000
Bin stores	2	item	2,500.00	5,000
Bike Racks	1	item	5,000.00	5,000
TOTAL CARRIED TO SUMMARY			£	60,000

Description	Quantity	Unit	Rate	£
6B : DRAINAGE				
SW Drainage				
Jet through and clean of all SW drainage	156	m	180.00	28,080
Repairs/ Replacement to covers	1	Nr	2,000.00	2,000
FW Drainage				
Jet through and clean of all FW drainage	101	m	140.00	14,140
Repairs/ Replacement to covers	63	m	180.00	11,340
TOTAL CARRIED TO SUMMARY			£	55,560



Description	Quantity	Unit	Rate	£
6C : SITE SERVICES				
Connection Costs (Existing Used)				
Electricity	1	item	2,000.00	2,000
Water & Drainage - infrastructure charges	1	item	33,600.00	33,600
Water & Drainage	1	item	5,000.00	5,000
Gas	1	item	2,000.00	2,000
Allowance for gas meters	26	item	450.00	11,700
TOTAL CARRIED TO SUMMARY			£	54,300



Description	Quantity	Unit	Rate	£
6A : DEMOLITION & SPOT ITEMS				
Asbestos survey report prior to commencement of work	1	item	5,000.00	5,000
Removal of asbestos (allowance)	1	item	20,000.00	20,000
Strip out all internal floor finishes	1,834	m ²	30.00	55,020
Strip out all suspended ceilings including all framework	1,730	m ²	50.00	86,500
Take off all doors, including heavy weight doors to basement and dispose	1	item	5,000.00	5,000
Take down and remove all internal partitions				
Standard office partitions per floor	3	item	4,000.00	12,000
Blockwalls to cores and lift shaft per floor	3	item	8,000.00	24,000
Remove lift car, doors and all plant	1	item	15,000.00	15,000
Demolish WC's including removing all fittings and plumbing				
small	4	item	4,000.00	16,000
large	3	item	10,000.00	30,000
residential	3	item	1,500.00	4,500
Removing existing kitchens and disposing	3	item	1,000.00	3,000
Allowance for removing all loose furniture and fittings	1	item	1,000.00	1,000
Removing all mechanical and electrical fittings (per floor)	3	item	3,000.00	9,000
Removing all mechanical and electrical installations including risers back to intake areas	1	item	30,000.00	30,000
TOTAL CARRIED TO SUMMARY			£	316,020



Description	Quantity	Unit	Rate	£
8A : PRELIMINARIES				
Allowance for Main Contractor's site preliminaries				
See attached breakdown				
Net Build Cost	2,917,000		11.66%	340,200
TOTAL CARRIED TO SUMMARY			£	340,200

Description	Quantity	Unit	Rate	£
8B : OVERHEADS AND PROFIT				
Allowance for Main Contractor's overheads and profit				
Allowance included at 7% of estimated construction costs including preliminaries				
Net building Cost including preliminaries	3,257,200		7.00%	228,004
TOTAL CARRIED TO SUMMARY			£	228,004

Appendix 8
Turner Morum
Recent Viability Experience



Recent Case Experience: Viability

32-33 COWCROSS STREET
LONDON, EC1M 6DF

www.tmlp.co.uk



Viability

The Development Consultancy department at Turner Morum specialises in advising both Developers and Local Authorities on Development Viability. Detailed analysis is usually carried out in the form of bespoke development appraisals; structured to allow various types of sensitivity analysis and built to incorporate high levels of detailed information. We also frequently use development viability toolkits, such as the HCA Model & Three Dragons Viability Toolkit.

We have significant experience in providing viability advice on large, phased schemes, structuring review mechanisms, carrying out commuted sum calculations and dealing with 'deferred contributions' (where applicable). Some examples of viability assessments undertaken are provided below:-

CHILMINGTON GREEN, ASHFORD, KENT

Consortium inc. BDW Kent, Hodson Developments, Jarvis Homes & Pentland Homes

We were instructed by a Consortium of housebuilders to provide detailed viability advice on this scheme of 5,750 dwellings in Ashford, Kent. Our modelling required us to consider the viability on a phase-by-phase basis, as well as the delivery of significant amounts of infrastructure and S.106 contributions. This scheme included a complex viability review mechanism, which we were responsible for structuring.

OLD POWDER MILLS, LEIGH, SEVENOAKS

Ashill Group

Ashill Group appointed us to assess the viability of this scheme and to calculate and agree an appropriate commuted sum payment. The agreed consent included the delivery of market and shared ownership housing, with an off-site contribution towards affordable rented properties elsewhere in Sevenoaks Borough.

BITTERNE, SOUTHAMPTON

Taylor Wimpey (Southern Counties) Ltd

We were instructed by Taylor Wimpey Ltd to assess the viability of their proposed development of 32 residential units on this scheme in Bitterne, Southampton. We provided detailed viability analysis and an associated report and then entered in negotiations with Southampton City Council, agreeing 0% affordable housing.

SITTINGBOURNE TOWN CENTRE, SITTINGBOURNE, KENT

Swale Borough Council (SBC)

Swale Borough Council appointed us to carry out an independent assessment of the applicant's viability submission. We then provided professional advice on the proposed review mechanism structure.

SWEETS WAY, WHETSTONE, LONDON BOROUGH OF BARNET

Annington Developments Ltd

We were instructed to assess the viability of this 288 unit scheme at the former MOD site in Whetstone, Barnet. Following a series of extensive negotiations with Barnet Council's valuers, 20% on-site affordable housing was agreed. We then assisted in negotiating the S.106 structure and conditions.

SALVATORI WORKS, PRESTON, DOVER**Dover District Council (DDC)**

DDC appointed us to assess a viability submission made by the applicant for this residential scheme, which was required to cross-subsidise the costly relocation of a business including extensive associated machinery. We considered the applicant's submission, re-built the appraisal analysis in our own bespoke format, and then provided our advice and recommendations to DDC. Our assessment included advice on the review mechanism proposed by the Applicant, which sought to compare the actual (outturn) scheme costs versus those included within the applicant's viability submission.

CHAPEL ARCHES, MAIDENHEAD**Shanly Homes**

We were appointed to represent Shanly Homes on this landmark scheme in central Maidenhead. The development comprised multiple buildings which had been secured by Shanly Homes over a considerable timeframe. We were asked to assess the viability of the scheme, and negotiate the viability on Shanly's behalf. A planning consent was subsequently agreed with 0% affordable housing. We also agreed the S.106 package, which included a contribution towards Maidenhead's waterways improvement scheme.

LEIGHTON LINSLADE, BEDFORDSHIRE**Willis Dawson Holdings (WDH)**

WDH instructed us to provide viability advice on their proposed 1,210 residential unit mixed-use scheme, which is a key urban extension site in Leighton Linlade, Bedfordshire. Following the production of a detailed appraisal model which considered various affordable housing scenarios, we entered into negotiations with the Council and their appointed Valuer, before reaching a satisfactory viability agreement.

CARDINGTON, BEDFORDSHIRE**Fosbern Manufacturing Ltd**

We were instructed by Fosbern Manufacturing Ltd to assess the viability of their proposed development of 592 residential units and the required refurbishment of the iconic World War 1 Airship Hanger within the S.106 agreement and following extensive negotiations with Bedford Borough Council, an agreement for 10% affordable housing was reached.

EASTLEIGH, HAMPSHIRE**Taylor Wimpey (Southern Counties) Ltd**

Taylor Wimpey instructed us to assess the viability of their proposed development of 120 residential units on a Brownfield site in Eastleigh, Hampshire. Following the construction a bespoke viability model, our assessment was submitted and after negotiations with Eastleigh Borough Council, we reached an agreement for 24% affordable housing to be delivered.

The Team

John Turner BSc (Hons) MRICS

BSc (Hons) Estate Management
Member: Royal Institution of Chartered Surveyors 1977



After starting his career in the Valuation Office Agency, and following 10-years in Development Consultancy at DTZ (formerly Debenham Tewson & Chinnocks), John Turner set up Turner Morum in 1991.

Within the firm John heads up the Development Consultancy Team and has wide experience of advising on several of the country's largest and most complicated schemes. A particular skill comprises computer modelling of large scale developments, including sensitivity, viability and valuation analysis. John has provided expert reports and witness evidence at numerous public inquiries, arbitrations and court cases.

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Thomas Hegan BSc (Hons) MRICS

BSc (Hons) Real Estate Valuation and Management
Member: Royal Institution of Chartered Surveyors 2009



Tom joined Turner Morum in 2007 and was made Partner in 2013. Responsibilities in this role include producing development appraisals, built to incorporate large amounts of variable information with high levels of accuracy on site development capacity and value. Tom specialises in viability and valuation advice, and has been involved in bringing forward some of the key strategic sites across the country. Tom is a specialist in residual valuations, cashflow appraisals and review mechanisms.

In addition, Tom's role is to provide Expert Reports and Witness Evidence at public inquiries, arbitrations and court cases, and all other development consultancy matters. Tom is also an accredited expert and has undertaken the advanced professional award in expert witness evidence.

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Nick Bignall BSc (Hons) MSc MRICS

BSc (Hons) Land Management
MSc Urban Planning and Development
Member: Royal Institution of Chartered Surveyors 2013



Nick joined Turner Morum in 2010 and was promoted to Associate in 2015. Nick works mainly alongside Tom Hegan and John Turner, carrying out detailed financial modelling of development scenarios, specialising in complex development appraisals and cashflows, allowing our clients to easily test sensitivities within particular valuation and viability assessments.

Nick is a specialist in residual valuations, cashflow appraisals, review mechanisms, 5-year housing land supply assessments and proofs of evidence. Nick regularly produces detailed reports explaining and justifying inputs, setting out the conclusions of our detailed analysis, and negotiating planning consents on behalf of our clients.

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Samuel Carson BA (Hons)

BA (Hons) Property Development and Planning



Sam joined the Development Team in March 2014 to work closely with Tom Hegan and Nick Bignall, mainly working on development appraisals and associated analysis on residential schemes across the country. His primary role is assisting the team with the production of these valuation models. He is a specialist in researching and analysing proposed local authority 5-year housing land supply housing trajectories. Sam is currently undertaking his APC to become a Chartered Surveyor.

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Ramsay Evans BA (Hons)

BA (Hons) Property Development and Planning



Ramsay joined the Development Team in April 2014 to work closely with Tom Hegan and Nick Bignall in the production of development appraisals for residential schemes throughout the country. Ramsay provides specialist assistance, constructing valuation models and carrying out sensitivity analysis to inform the valuation outcomes. Ramsay assists with the production of detailed reports and the analysis of 5-year housing land supply trajectories. Ramsay is currently undertaking his APC to become a Chartered Surveyor.

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Public Sector Clients



Private Sector Clients



BLOOR HOMES[™]



Country & Metropolitan
HOMES by Gladedale



Fairview
NEW HOMES Ltd.

SHANLY
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barwood
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BenBailey
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Higgins
HOMES



Bellway



CRITERION CAPITAL



Chartwell
Land & New Homes.



BANNER
HOMES

Deloitte.

Aberdeen
Asset management



COUNTRYSIDE
Places People Love



GALLAGHER
ESTATES

gleeson



Lands Improvement

ashill

THAKEHAM