

CONFIDENTIAL

PART II

The report on the following item is **not for publication** by virtue of exempt information of the description contained in Paragraphs 1 and 2 of Part 1 of Schedule 12A of the Local Government Act 1972, as amended by the [Local Government \(Access to Information\)\(Variation\) Order 2006](#). [Rule 8.10.4 of the Constitution also refers.](#)

Supplemental report regarding item 4(1) – planning application

**12 -16 Chapel Street Thatcham West
Berkshire RG18 4QL.**

(Reference 21/01698/FULMAJ)

*(Paragraph 1 – information relating to an individual)
(Paragraph 2 – information identifying an individual)*

Committee considering report:	Eastern Area Planning Committee
Date of Committee:	16 th November 2021
Ward Members:	Councillors Jeremy Cottam and Lee Dillon
Report Author:	Mr Matthew Shepherd - Senior Planning Officer

1 Purpose of the Report

- 1.1 This report accompanies the main Part I agenda report relating to planning application 21/01698/FULMAJ.
- 1.2 To provide Members of the Eastern Area Planning Committee confidential viability information in relation to Item for Decision 15/02842/OUTMAJ on the Part I agenda

2 Introduction

- 2.1 This report includes a package of information to support the Eastern Area Planning Committee's consideration of the viability issues associated with the planning application 12 -16 Chapel Street Thatcham West Berkshire RG18 4QL reference 21/01698/FULMAJ. EAPC will consider this item at its meeting starting 6.30pm on Wednesday 16th November.

- 2.2 Kempton Carr Croft Property Consultants are viability consultants, working on behalf of the applicant, who prepared the viability submissions for the application. Bruton Knowles are viability consultants working on behalf of the Council to independently review the submitted viability information.
- 2.3 The viability negotiations have included emails, supporting submissions and phone calls. The key documents have been provided as appendices to explain the key discussions and findings.
- 2.1 As part of this application viability appraisals were submitted by the applicants showing that the development was unviable and therefore could not contribute to affordable housing. Officers have approached an independent consultant for a review of the viability of the proposal.
- 2.2 However, overall due to the ongoing issues in regards to materials costs and other external factors it is considered that the small surplus there once was for the previous development has been lost by external factors and by a reduction in the quantum of development. Therefore the development is considered to be unviable and therefore cannot deliver affordable housing provision on site or as a contribution.

3 Appendices

1. **Kempton Carr Croft Viability Appraisal & Report.** Prepared on behalf of the Appellants. This document accompanied the planning application.
2. **Bruton Knowles Viability Review.** Prepared on behalf of the Council dated 30th May 2022 which reviews our Viability Appraisal and Report of February 2022
3. **Kempton Carr Croft Viability Addendum.** Prepared on behalf of the Appellants dated 27th June 2022 in response to the Bruton Knowles Viability Review of 30th May 2022.
4. **Bruton Knowles Viability Review.** Prepared on behalf of the Council in response to the Kempton Carr Croft Viability Addendum dated 27th June 2022

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VIABILITY APPRAISAL & REPORT

**12-16 CHAPEL STREET
THATCHAM
BERKSHIRE**

**Prepared by
Kempton Carr Croft**

On behalf of YOUNG ESTATES & LAND LTD

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1. Executive Summary

Gross Development Value

Based on development of 13 no. residential units with a gross sales area of 6,900 sq ft

£2,640,000

Total development costs having regard to the criteria set out in the report

£2,389,674

Net Land Value

£ 250,326

LESS: BENCHMARK LAND VALUE

£ 575,000

Surplus/Deficit

-£ 324,674

In summary, having regard to the criteria as set out in this report, the proposed development is unable to provide any element of affordable housing contribution, either on-site or as an off-site contribution in lieu, already being in deficit by -£324,674 with an adjusted Developers Profit of 5.2%

2. Instructions and Assumptions

- 2.1 We have been instructed by Young Estates and Land Ltd to undertake a viability appraisal and report at the subject property to assess the possibility and viability of providing an affordable housing contribution on the above site having regard to the Benchmark Land Value of the property and the net land value of the proposed redevelopment.
- 2.2 We set out within the report and in the attached appendices information which we have relied upon in arriving at my conclusions.
- 2.3 All information contained within this report is supported by evidence and additional comments are made where necessary.
- 2.4 The viability has been undertaken by Petrina J Froud and Michael Darroch BSc (Hons) MRICS whose CVs are attached (**Appendix A**).
- 2.5 The viability is not intended to represent a Valuation in accordance with the RICS Valuation Global Standards 2019, and should not be relied on as such.

3. Methodology

- 3.1 In preparing this Viability Appraisal and Report, we have taken full consideration of RICS Guidance Note – Assessing viability in planning under the National Planning Policy Framework 2019 for England, 1st edition, March 2021, National Planning Policy Guidance (NPPF) updated February 2019 and National Planning Policy Guidance for Viability (NPPG) updated September 2019 and RICS Professional Statement Financial viability in planning: conduct and reporting 2019. Account has been taken specifically of the effect that planning obligations and other requirements have on the viability of the proposed development, whilst maintaining an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering the project.

4. Objectivity, Impartiality and Reasonableness

- 4.1 We confirm that in undertaking this review we have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information.

5. Contingent Fees

- 5.1 We confirm that in preparing this report, no performance related or contingent fees have been agreed.

6. Date and Extent of Inspection

- 6.1 Our inspection of the above property was made on 6th February 2019 at the time of our report accompanying a previous planning application. Our inspection of the site was undertaken externally by walking around the external areas of the properties.
- 6.2 We also inspected the general vicinity and area which is well known to us.

7. Situation, Communications and Amenities

Location Plan annexed to rear of report (Appendix B)

- 7.1 The site is situated in a mixed commercial and residential area of Thatcham, located between Chapel Street's junctions with Park Avenue and Thatcham Court. Chapel Street forms a section of the A4 Bath Road. The site is situated between the Methodist Church and small local businesses to the front, and a BUPA Care Home to the rear, with the Wheatsheaf Inn B&B located opposite.
- 7.2 Thatcham Town Centre is mainly located on Broadway and High Street, and is situated approximately 350 feet distant from the subject property, where local shops and amenities can be found, together with a Waitrose Supermarket.
- 7.3 The property is located within approximately 2.8 miles of the A339, leading to the A34 within a further 2 miles. Junction 13 of the M4 Motorway is located approximately 6.4 miles distant.
- 7.4 Thatcham Railway Station is located within a 1 mile walk of the property with regular services to London Paddington, Reading, Newbury and Bedwyn.

8. Description of Property

Site Plan annexed to rear of report (Appendix C)

- 8.1 The site currently consists of three terraced houses, two of which (numbers 14 & 16) remain in a reasonable condition, although would benefit from a light refurbishment, with no. 12 requiring a greater level of refurbishment.

- 8.2 It is the combination of 12-16 Chapel Street and garden land to the rear which forms the subject site, and outlined in red on the attached site plan (**Appendix C**).

9. Proposed Scheme

(Plans of the proposed scheme are annexed to the rear of the report **Appendix D**)

- 9.1 It is proposed to demolish 16 Chapel Street, refurbish 12 and 14 Chapel Street (No. 12 to be reduced slightly in size) and to construct 9 no. 1 bedroom flats. 2 no. 2 bedroom semi-detached houses with associated landscaping and car parking.
- 9.2 The Gross Internal Sales Area of the proposed scheme comprises:-

Plot	Type	GIA (m2)	GIA (Sqft)
1	2 bed semi-det house	68.66	739.1
2	2 bed semi-det house	68.66	739.1
3	1 bed flat	46.8	503.8
4	1 bed flat	41.08	442.2
5	1 bed flat	46	495.1
6	1 bed flat	46.8	503.8
7	1 bed flat	41.08	442.2
8	1 bed flat	46	495.1
9	1 bed flat	45.8	493.0
10	1 bed flat	41.08	442.2
11	1 bed flat	45	484.4
Existing No. 12	2 bed terraced house	58.9	634.0
Existing No. 14	1 bed terraced house	45.2	486.5
Total Saleable GIA		536.96	7388.0

10. Planning and Background

- 10.1 West Berkshire Council's Core Strategy Document adopted July 2012 states that affordable housing should be provided on the basis below:-

Policy CS 6

Provision of Affordable Housing

In order to address the need for affordable housing in West Berkshire a proportion of affordable homes will be sought from residential development. The Council's priority and starting expectation will be for affordable housing to be provided on-site in line with Government policy⁽⁴⁸⁾.

Subject to the economics of provision, the following levels of affordable housing provision will be sought by negotiation:-

- On development sites of 15 dwellings or more (or 0.5 hectares or more) 30% provision will be sought on previously developed land, and 40% on greenfield land;
- On development sites of less than 15 dwellings a sliding scale approach will be used to calculate affordable housing provision, as follows:-
 - 30% provision on sites of 10 – 14 dwellings; and
 - 20% provision on sites of 5 – 9 dwellings.

Proposed provision below the levels set out above should be fully justified by the applicant through clear evidence set out in a viability assessment (using an agreed toolkit) which will be used to help inform the negotiated process.

In determining residential applications the Council will assess the site size, suitability, and type of units to be delivered. The Council will seek a tenure split of 70% social rented and 30% intermediate affordable units, but will take into consideration the identified local need and the site specifics, including funding and the economics of provision.

The affordable units will be appropriately integrated within the development. The Council will expect units to remain affordable so as to meet the needs of both current and future occupiers. Where this is not relevant or possible, the subsidy will be recycled for the provision of future affordable housing.

- 10.2 The subject application is for 13 units, including 2 existing properties to be refurbished (with one existing unit to be demolished), therefore a net increase of 10 units, on previously developed land. We understand therefore that the Local Authority will be seeking an on-site affordable contribution equivalent to 30% provision, therefore totalling 3 units.
- 10.3 Where a developer disputes the level of affordable housing on viability grounds the Council will require a financial appraisal together with supporting documentation in order to assess whether any particular scheme can support social housing and if so at what level.

- 10.4 It is assumed for the purposes of the viability that planning consent will be granted for the development as described above. It is further assumed that there will be no onerous or unusual conditions attached to any planning consent granted.

11. Viability Commentary

- 11.1 In order to assess the viability of the residential development scheme, in relation to the provision of social housing, it is necessary to establish the relationship between the development land value with the benefit of planning permission, and the Existing Use Value of the existing property plus an uplift to incentivise the landowner to release the land for development.
- 11.2 In order to undertake this exercise an assessment has to be undertaken to establish the end value of the development once completed, together with the associated costs of creating the development.
- 11.3 In order to assess the viability of an off-site contribution we have carried out an appraisal of the site value on the above basis and provide a copy of this assessment below.

12. Benchmark Land Value

- 12.1 The site currently consists of three terraced houses with associated garden land. Two of the properties (14 & 16) remain in reasonable condition although would benefit from a light refurbishment/modernisation, with number 12 requiring a more thorough level of refurbishment.
- 12.2 The Applicant has obtained independent valuations of the Existing Use Value from Jones Robinson (JR) and Duncan Yeardley (DY) Estate Agents. As can be seen from the advice attached within **Appendix E**, the estate agents have advised that their opinion of the value of the existing properties in their current use and for ongoing use as individual residential dwellings is:-

			JR	DY
12 Chapel Street	2 bedroom	740 sq ft	£195,000	£200,000
14 Chapel Street	1 bedroom	487 sq ft	£190,000	£200,000
16 Chapel Street	1 bedroom	487 sq ft	£190,000	£200,000
Total			£575,000	£600,000

- 12.3 We have also undertaken separate research into the most recent market transactions for similar properties within 1 km of the subject properties, and set out this comparable evidence below as follows:-

Address	Photo	Unit Type	Size sq ft	Sold Price	Sold Date	£/Ft 2	Notes
TERRACED HOUSES – SECOND HAND							
11 Snowdon Close Thatcham		End terraced 1 bedroom	441	£200,000	Under offer	£454	End terraced 1 bedroom house constructed circa 1980s. In reasonable/good condition. 800 m from subject.
23 Wolsingham Way Thatcham		End terraced 1 bedroom	472	£205,000	Nov 2021	£434	End terraced 1 bedroom house in reasonable condition. Approx 900 m from subject.
82 Chapel Street Thatcham		Mid terraced 2 bedroom	855	£250,000	March 2021	£292	Character mid terraced 2 bedroom house constructed circa 1700s. In average condition. Approx 200 m from subject
77 Chapel Street Thatcham		Mid terraced 2 bedroom	592	£245,000	On market	£414	Mid terraced 2 bedroom house. In good condition. Downstairs bathroom. Approx 300 m from subject.
64 Chapel Street Thatcham		2 bedroom semi- detached	689	£230,000	August 2021	£334	2 bedroom semi-detached character cottage constructed circa 1850. In need of modernisation. Located approx. 200 m from subject.
17 Dryden Close Thatcham		Mid terraced 2 bedroom	664	£260,000	Sept 2021	£392	Mid terraced 2 bedroom house. In reasonable/good condition. Approx 800 m from subject.
54 Hartmead Road Thatcham		Mid terraced 2 bedroom	754	£270,000	Under offer	£358	Mid terraced 2 bedroom house. Condition unknown. Approx 300 m from subject.

32 Wenlock Way Thatcham		Mid terraced 2 bedroom	822	£270,000	April 2021	£328	Mid terraced 2 bedroom house. Reasonable condition. Constructed circa 1980s. Approx 800 m from subject.
46 Braemore Close Thatcham		Mid terraced 2 bedroom	713	£250,000	July 2021	£351	Mid terraced 2 bedroom house. Average/Reasonable condition. Constructed circa 1980s. Approx 1 km from subject.
37 Quarrington Close Thatcham		Mid terraced 2 bedroom	630	£270,000	Under offer	£429	Mid terraced 2 bedroom house. Reasonable condition. Constructed circa 1990s. Single garage.

12.4 Given the above evidence, particularly that in Chapel Street which has sold at between £230,000 and £250,000, and specifically that of 64 Chapel Street which is a similar type and age to the subject properties and is also in need of modernisation and sold in August 2021 at £230,000, we consider that the values provided by Duncan Yeardley are appropriate, and we have therefore adopted their Existing Use Value for the properties in their current condition and for ongoing use as individual residential dwellings, totalling £575,000.

12.5 However, in accordance with RICS Guidance, and NPPG Viability Guidance, it is usual to apply an uplift or premium to any Existing Use Value in order to encourage the landowner to bring the site forward for development rather than keeping it in its existing use (EUV Plus). This could be a premium of between 10% and 40% in accordance with RICS Guidance.

12.6 It is clear that the existing properties would be popular with individual purchasers wishing to buy a property that they can 'do up' and modernise themselves. Therefore, in order for the property owner to be incentivised to release the properties for development it is necessary for an uplift on the Existing Use Value to be realised. We have not yet applied an uplift on Existing Use Value (EUV+) but reserve the right to do so at a later date if we consider this to be necessary.

13. Gross Development Value

- 13.1 In establishing the appropriate Gross Development Value for the proposed scheme, the applicant has again sought independent advice from two estate agents, Jones Robinson (JR) and Duncan Yeardley (DY). We attach their Schedules of Sales Advice herewith (**Appendix F**), which sets out the values they consider to be achievable for each individual unit. We set out below the total Gross Development Values assessed by each Estate Agent:-

Jones Robinson	£2,392,000
Duncan Yeardley	£2,515,000

- 13.2 We have also undertaken research into values achieved for 1 bedroom flats and 2 bedroom semi-detached houses and 1 and 2 bedroom terraced houses within 1 km of the subject site and the comparable evidence obtained is set out below. It will be noted that there is very little recent new build evidence within Thatcham at present and we have therefore tried to focus upon more modern properties in terms of the semi-detached and flatted units:-

Address	Photo	Unit Type	Size sq ft	Sold Price	Sold Date	£/Ft 2	Notes
TERRACED HOUSES – SECOND HAND							
11 Snowdon Close Thatcham		End terraced 1 bedroom	441	£200,000	Under offer	£454	End terraced 1 bedroom house constructed circa 1980s. In reasonable/good condition. 800 m from subject.
23 Wolsingham Way Thatcham		End terraced 1 bedroom	472	£205,000	Nov 2021	£434	End terraced 1 bedroom house in reasonable condition. Approx 900 m from subject.
82 Chapel Street Thatcham		Mid terraced 2 bedroom	855	£250,000	March 2021	£292	Character mid terraced 2 bedroom house constructed circa 1700s. In average condition. Approx 200 m from subject
77 Chapel Street Thatcham		Mid terraced 2 bedroom	592	£245,000	On market	£414	Mid terraced 2 bedroom house. In good condition. Downstairs bathroom.

							Approx 300 m from subject.
17 Dryden Close Thatcham		Mid terraced 2 bedroom	664	£260,000	Sept 2021	£392	Mid terraced 2 bedroom house. In reasonable/good condition. Approx 800 m from subject.
54 Hartmead Road Thatcham		Mid terraced 2 bedroom	754	£270,000	Under offer	£358	Mid terraced 2 bedroom house. Condition unknown. Approx 300 m from subject.
32 Wenlock Way Thatcham		Mid terraced 2 bedroom	822	£270,000	April 2021	£328	Mid terraced 2 bedroom house. Reasonable condition. Constructed circa 1980s. Approx 800 m from subject.
46 Braemore Close Thatcham		Mid terraced 2 bedroom	713	£250,000	July 2021	£351	Mid terraced 2 bedroom house. Average/Reasonable condition. Constructed circa 1980s. Approx 1 km from subject.
37 Quarrington Close Thatcham		Mid terraced 2 bedroom	630	£270,000	Under offer	£429	Mid terraced 2 bedroom house. Reasonable condition. Constructed circa 1990s. Single garage.
64 Chapel Street Thatcham		2 bedroom semi-detached	689	£230,000	August 2021	£334	2 bedroom semi-detached character cottage constructed circa 1850. In need of modernisation. Front and rear garden. Gated parking area. Located approx. 200 m from subject.

Address	Photo	Unit Type	Size sq ft	Sold Price	Sold Date	£/Ft 2	Notes
2 BEDROOM SEMI-DETACHED HOUSES – SECOND HAND							
45 Wenlock Way Thatcham		2 bedroom semi-detached	671	£292,000	Aug 2021	£435	2 bedroom semi-detached house. In good condition. Single garage, partially converted to study at rear plus driveway parking. Constructed approx. 1980s. Approx 800 m from subject site.
8 Crocus Mead Thatcham		2 bedroom semi-Detached	627	£299,950	June 2021	£478	2 bedroom semi-detached house. In good condition. Recently redecorated and recarpeted. Unusually large plot (garden wraps around side and rear of house). Detached garage and driveway parking. Approx 700 m from subject.
9 Harebell Drive Thatcham		2 bedroom semi-detached	743	£285,000	May 2021	£384	2 bedroom semi-detached house. In good condition. Garage and driveway parking. Located approx. 600 m from subject.
2 Hideaway 79a Chapel Street Thatcham		2 bedroom semi-detached	957	£285,000	June 2021	£298	2 bedroom semi-detached house with 2 bathrooms plus cloakroom with WC. In good condition. 2 off road parking spaces. Constructed circa 2006. Located approx. 300 m from subject.
5 St Dunstan Rd Thatcham		2 bedroom semi-detached	861	£250,000	March 2021	£290	2 bedroom semi-detached house in reasonable/good condition. Newly carpeted and redecorated. Refitted

							kitchen. Drive for several vehicles. Located approx. 500 m from subject.
5 Glebelands Thatcham		2 bedroom semi-detached	786	£312,289	Under offer	£472	2 bedroom semi-detached modern house. In good condition. Driveway parking. Close to town centre and Thatcham Lakes. Quieter location than subject.
11 Glebelands Thatcham		2 bedroom semi-detached	660	£299,500	Under offer	£454	2 bedroom semi-detached modern house. In good condition. Driveway parking. Large plot. Potential to extend STPP. Driveway parking. Close to town centre and Thatcham Lakes. Quieter location than subject.
1 Wilfred Way Thatcham		2 bedroom semi-detached	660	£311,500	Under offer	£472	2 bedroom semi-detached house in reasonable/good condition. Garage and Driveway Parking. Closer to train station than subject.
38 Meadowsweet Close Thatcham		2 bedroom semi-detached	749	£291,500	Under offer	£389	2 bedroom semi-detached modern house. In reasonable condition. Garage and driveway parking.
1 BEDROOM FLATS – MODERN SECOND HAND							
Chapel Street Thatcham		1 bedroom flat	491	£175,000	On market	£356	First floor 1 bedroom flat in modern development. 1 year old. Good condition. Balcony. Price reduced October 2021.
Chapel Street Thatcham		1 bedroom flat	485	£190,000	On market	£392	1 bedroom flat in modern development. 1 year old. Good condition. Balcony. Listed since August 2021.
Flat 6 Vela House Frances Court Thatcham		1 bedroom flat	448	£172,000	May 2021	£384	First floor 1 bedroom flat in development constructed in 2018. Good condition. 997 years remaining on lease.

1 Adwood Court Thatcham		1 bedroom flat	431	£149,000	Nov 2020	£346	Ground floor 1 bedroom flat. Constructed circa 1992. Reasonable condition. Communal gardens & parking.
Flat 2 18 London Road Thatcham		1 bedroom flat	582	£149,500	Sept 2020	£257	1 bedroom flat constructed circa 2007. Reasonable/good condition. 2 allocated parking spaces. Communal Gardens.
Flat 4 18 London Road Thatcham		1 bedroom flat	592	£154,950	July 2020	£262	First floor 1 bedroom flat constructed circa 2007. Good condition. 1 allocated parking space. Communal Gardens.
1 BEDROOM FLATS – NEW BUILD							
Flat 2 Thatcham Court Chapel Street Thatcham	No photo available	1 bedroom flat	570	£170,000	Sept 2020	£298	New build flat (constructed 2019). No further information available. Same postcode as subject site.

13.3 Having studied the evidence for sales of terraced housing in good condition, in order to compare this to the subject properties in refurbished condition, we consider that 77 Chapel Street, being a small 2 bedroom terraced house of 592 sq ft in good condition and on the market at £245,000 and 82 Chapel Street, being a larger 2 bedroom mid terraced house of 855 sq ft in average condition and sold at £250,000, provide good evidence to demonstrate the value of the terraced properties at 12 & 14 Chapel Street once refurbished. However, we consider that the estate agents' values are slightly conservative and we consider that increased values should be adopted at:-

12 Chapel Street	2 bedroom house	634 sq ft	£255,000
14 Chapel Street	1 bedroom house	487 sq ft	£220,000

13.4 In terms of the adopted value for the 2 no. semi-detached houses, we have again, considered the estate agents' advice alongside the comparable evidence above. Whilst the comparable evidence is all second hand it is generally situated in superior areas to the subject, being in quieter locations, still within easy walking distance of the town centre and often closer to the railway station. In addition, many of the properties have garages and driveway car parking rather than allocated parking spaces.

- 13.5 79a Chapel Street is the nearest located comparable property, but this is a larger 2 bedroom property at 957 sq ft (218 sq ft larger than those proposed) and also has 2 bathrooms. It transacted at £285,000 in June 2021. We would expect to see a new build premium for the proposed units, however this will be off-set somewhat against the achieved price of 79a Chapel Street due to its larger size and additional bathroom.
- 13.6 The most up-to-date evidence can be found within the last four listed semi-detached properties, being 5 & 11 Glebelands, 1 Wilfred Way and 38 Meadowsweet Close, all of which are currently under offer and are similar sizes to the semi-detached units proposed. Whilst the properties are second hand in nature, they are all modern and in good condition. In addition, they are superior to the proposed properties being situated in quieter locations and in the case of 5 & 11 Glebelands, being closer to the town centre and also close to Thatcham Lakes. They both have driveway parking. 1 Wilfred Way is closer to Thatcham Train Station than the proposed and benefits from a garage and driveway parking. 38 Meadowsweet Close benefits from a garage and driveway parking.
- 13.7 Given the above comparable evidence and analysis, we consider that the estate agents' view on value is slightly pessimistic and we have therefore adopted the following values for the semi-detached units:-
- | | | |
|--------|-----------|----------|
| Plot 1 | 739 sq ft | £320,000 |
| Plot 2 | 739 sq ft | £320,000 |
- 13.8 As stated above, there is very little recent transactional evidence of new build flats in Thatcham. The most recent new build flat sale found was in September 2020 as evidenced within the schedule above, at £170,000, and at 570 sq ft being slightly larger than the flats proposed. We have therefore looked slightly further back to find the most recent modern flat sales. Even so, the majority of these took place within 2020. The most recent sale took place in May 2021. Two further flats, which are part of a development constructed in 2019 in Chapel Street, close to the subject site, have been on the market since the summer of 2021, with one having been reduced in price in October 2021.
- 13.9 We understand from our conversations with local estate agents that the flat market in Thatcham has stalled since the beginning of the Covid-19 Pandemic, with purchasers seeking properties that offer their own personal outdoor areas and are therefore preferring to buy houses rather than flats. This is a common theme throughout the South East of England.
- 13.10 In assessing the appropriate Gross Development Value for the flat units at plots 3-11, we have compared the advice provided by the estate agents with the evidence found above. Whilst there is no transactional evidence within Thatcham to suggest that flatted values have increased

over the last 18 months to 2 years, we do consider the estate agents' advice again to be slightly pessimistic. We have therefore adopted slightly higher values for the proposed flats as follows:-

Plot 3	1 bed flat	504 sq ft	£175,000
Plot 4	1 bed flat	442 sq ft	£165,000
Plot 5	1 bed flat	495 sq ft	£170,000
Plot 6	1 bed flat	504 sq ft	£175,000
Plot 7	1 bed flat	442 sq ft	£165,000
Plot 8	1 bed flat	495 sq ft	£170,000
Plot 9	1 bed flat	493 sq ft	£170,000
Plot 10	1 bed flat	442 sq ft	£165,000
Plot 11	1 bed flat	484 sq ft	£170,000

13.11 The total Gross Development Value adopted is therefore £2,640,000.

14. Development Value

14.1 Build Cost

14.1.1 In assessing the build costs for the proposed scheme, the applicant has appointed an independent Quantity Surveyor, Ridge & Partners to provide a detailed build cost estimate. We attach their cost report herewith at **Appendix G** which advises a total build cost of £1,580,000 including a 5% contingency.

14.2.2 In accordance with Ridge & Partners' advice, we have therefore, adopted build costs at £1,580,000 (including contingency) (£200.53 psf) and we consider that this build cost is necessary in order to achieve the Gross Development Values adopted, particularly at a time when flat sales are extremely challenging.

14.2.3 The applicant is an experienced builder of high quality developments, and based on other development projects undertaken, the knowledge of the specification proposed and required to complete a scheme of this standard, considers that this build cost is the minimum required to complete a scheme of this nature.

14.2 CIL Costs

14.2.1 We have referred to the West Berkshire CIL Charging Schedule adopted March 2014 and effective April 2015. We note that the CIL Levy for 'Newbury, Thatcham and Eastern Urban Area' is £75/m². We have calculated the CIL chargeable as follows:-

Proposed New Build: 582.26 m2
Less 16 Chapel Street: 45.24 m2

Chargeable area: 537.02 m2 x £75/m2 = £40,277

Indexed: 272/350 = £51,826

14.3 Interest Charge

14.3.1 We have assumed an all-in interest rate of 6.5% which is consistent with other recent viability appraisals.

14.4 Agents marketing and legal costs

14.4.1 We have assessed these at 2 % of the Gross Development Value and consider this to be at the lower end of what would usually be expected for a scheme of this nature.

14.5 Developer's profit

14.5.1 We have assessed Developer's Profit at 17.5% to reflect the risks of developing a brownfield site. It should also be noted that single phase flatted schemes carry a much higher risk element than multi-phased housing schemes as all costs need to be expended before any revenues are received.

14.5.2 In addition, build costs are currently increasing exponentially with the shortage of labour and skills currently being experienced, together with the accelerating costs of materials. House builders are finding that the costs budgeted for one month have increased significantly by the next month, making the cost of development very difficult to assess. This is a high risk element that needs to be accounted for within the Developers Profit adopted.

14.6 Build Period

14.6.1 We set out in the table below the interest period adopted for the proposed scheme:-

	Proposed scheme.
Lead-in Period	3
Build Period	12
Sales Period	6
Total	24

14.6.2 It should be noted that within the cash flow of our attached appraisal we have assumed that Plots 1 & 2 plus 12 & 14 Chapel Street will be sold off-plan and therefore the revenues will be received on Month 1 following completion. In addition, we have optimistically assumed that 30% of the flat units will be sold off-plan with the remaining 70% being sold over a 6 month period. Given the time period that flats are currently on the market we consider this to be an optimistic assumption.

14.7 Technical Fees

14.7.1 We have assessed these at 8% of build cost, which we consider to be conservative, particularly given the increases in labour costs currently being experienced.

14.8 Contingency

14.8.1 We have allowed a contingency of 5% as is usual viability practice for schemes of this nature and is included for within the build cost estimate.

15. VIABILITY APPRAISAL

15.1 We have set out above the values and inputs necessary to bring the proposed scheme forward for development.

15.2 We set out below, for the sake of clarity, a summary of the viability appraisals. A full copy of this appraisal is appended. **(Appendix H).**

	Proposed Scheme
Gross Development Value	£2,640,000
Total costs (Inc. construction, land acquisition fees, professional fees, disposal fees, CIL, finance and profit)	£2,389,674
Net Land Value	£250,326
LESS: EXISTING USE VALUE	£575,000
Deficit	-£324,674

16. CONCLUSIONS AND ANALYSIS

- 16.1 It can be seen from the summary above that the proposed development of 13 no. units cannot support any element of affordable housing contribution, already being in deficit by -£324,674 with an adjusted Developer's Profit of 5.2%.
- 16.2 Indeed, it is demonstrated within the sensitivity analysis below that the Gross Development Value would need to increase by 10% and build costs would need to reduce by 10% before even a small surplus could be made above the Benchmark Land Value.

Construction: Gross Cost					
Sales: Gross Sales	-10.000%	-5.000%	0.000%	5.000%	10.000%
	1,422,000	1,501,000	1,580,000	1,659,000	1,738,000
-10.000%	-216,745	-136,706	-56,668	23,792	106,370
2,376,000	-216,745	-136,706	-56,668	23,792	106,370
-5.000%	-313,574	-233,535	-153,497	-73,458	6,699
2,508,000	-313,574	-233,535	-153,497	-73,458	6,699
0.000%	-410,403	-330,364	-250,326	-170,287	-90,248
2,640,000	-410,403	-330,364	-250,326	-170,287	-90,248
5.000%	-507,232	-427,193	-347,154	-267,116	-187,077
2,772,000	-507,232	-427,193	-347,154	-267,116	-187,077
10.000%	-604,061	-524,022	-443,983	-363,945	-283,906
2,904,000	-604,061	-524,022	-443,983	-363,945	-283,906

17. CERTIFICATION

- 17.1 The viability report and appraisal has been prepared in accordance with the RICS Professional Guidance, England, Financial Viability in Planning, 1st edition, Guidance Note and specifically in accordance with our Standard Conditions of Engagement – Residential Viabilities and Appraisals. During the preparation of our report we have made assumptions in regard to the property, which are set out within our Conditions of Engagement and these assumptions form an integral part of this report.




PETRINA J FROUD
Senior Development & Viability Surveyor
FOR KEMPTON CARR CROFT



MICHAEL DARROCH BSc (Hons) MRICS
RICS Registered Valuer
FOR KEMPTON CARR CROFT

1st February 2022

APPENDIX A

Professional CV for Petrina Jane Froud		
Position	Senior Viability Surveyor at Kempton Carr Croft	
Discipline	Viability	
Specialisms	<ul style="list-style-type: none">Financial viability in Planning and Land	Contact Trina E: trina.froud@kemptoncarr.co.uk T: 01628 771221 M: 07889 237737

Summary

Petrina joined Kempton Carr in July 1991 in an administration capacity, quickly becoming involved in Commercial Property Agency, disposals and acquisitions. Thereon she became further involved in Rent Review and Lease Renewal work, expanding these skills into commercial and residential property management.

In 1998 this skill set was expanded to residential land sales, and since this time Petrina has sold a number of residential sites, from single plots up to 200 units. In 1999 Petrina became an Associate Director and continued to operate in a range of disciplines, including Landlord and Tenant, Property Management, Commercial Property Agency and Land Sales.


Since 2003 she has concentrated on and specialised in Residential Land Sales together with Commercial Property Agency, including disposals and acquisitions of a wide range of types of commercial property for local, regional and national companies.

Petrina has been based in the Maidenhead Office for the past 25 years, with her work centred around, Maidenhead, Windsor and the Thames Valley, together with the M25 area, and further afield. Throughout this time, she has worked with a wide variety of private and institutional clients and covering a range of disciplines.

Experience and Expertise

For the past 5 years Petrina has specialised in Development Viability and Financial Viability in Planning, undertaking viability appraisal and review work for both Developers and Local Authorities within a wide range of geographical locations, representing clients at Appeal stage, including Written Representations, Informal Hearing and Planning Inquiry.

Petrina also specialises in development consultancy and land sales, acting on behalf of a variety of private and institutional clients in advising upon the sale of their land.

Professional CV for Michael Paul Darroch		
Position	Chartered Surveyor at Kempton Carr Croft	
Disciplines	Valuation	
Qualifications	BSc (Hons) MRICS Registered Valuer	
Specialisms	Commercial and residential valuations for: <ul style="list-style-type: none"> • Expert witness • Landlord and Tenant • Development 	Contact Michael E: michael.darroch@kemptoncarr.co.uk T: 01628 771221 M: 07818 116857

Summary

After graduating from The University of Reading in 2001 with an Honours Degree of Bachelors of Science in Land Management, I joined Slough Estates (now SEGRO) as a Graduate Surveyor within their Shopping Centre Team.

I joined DTZ (now Cushman & Wakefield) in Mayfair, London in 2004 and went on to become a Member of the Royal Institution of Chartered Surveyors in Autumn 2004 by qualifying through their Assessment of Professional Competence. I worked in DTZ's valuation team and became a Senior Surveyor.

In April 2008 I joined Deriaz Slater Commercial in Marlow, Buckinghamshire as a Senior General Practice Surveyor.

I joined Duncan Bailey Kennedy in High Wycombe, Buckinghamshire in June 2010 where I was responsible for valuations, landlord and tenant negotiations and heading their property management team. I became Associate Partner at DBK in October 2014.

In January 2017 I joined Kempton Carr Croft as Senior Surveyor within their General Practice Team. I currently provide valuations of commercial and residential property for loan security, accounts, probate, matrimonial, development, dilapidations and decision making purposes. I advise and represent local, regional and national companies at rent review and lease renewal as well as asset manage commercial and mixed-use property portfolios. I also represent both Developers and Local Authority in financial viability assessments.

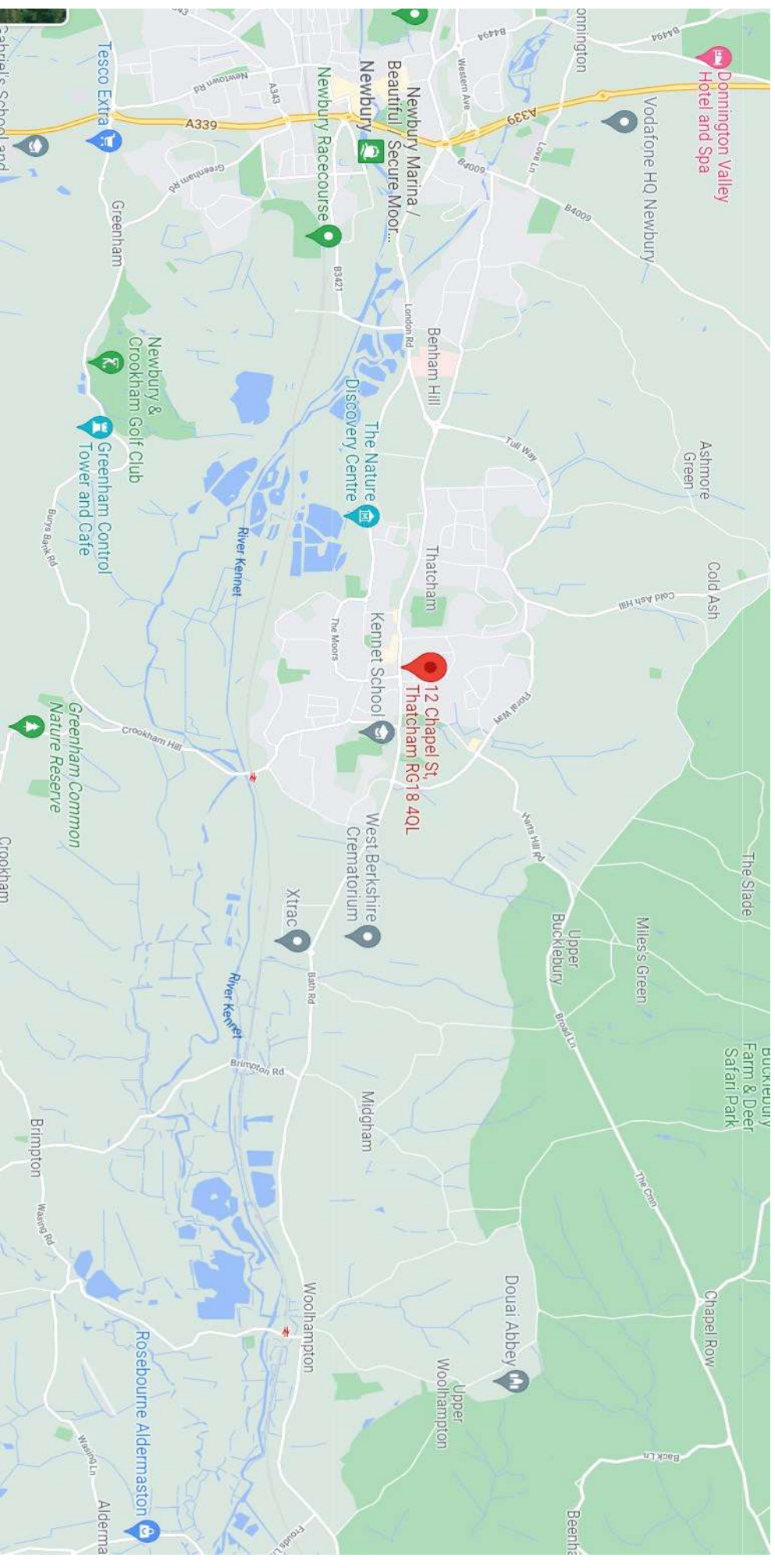
Experience and Expertise

Throughout my career, I have worked with private practices, public bodies, property development companies, pension funds and The Crown Estate. My principle activities are valuation work, landlord and tenant representation, asset management and financial viability in planning. I undertake valuations of commercial, residential and mixed-use properties for a range of purposes including taxation, financial reporting, dilapidations, development, probate, matrimonial and decision making. I also specialize in Public Asset Valuations in line with CIPFA reporting requirements.

Previous clients include:

- Legal & General
- The Crown Estate
- Lloyds Bank
- Capital & Regional
- Warner Estates
- NatWest Bank
- Castlemore
- John Lewis Partnership
- Barclays Bank

APPENDIX B



APPENDIX C

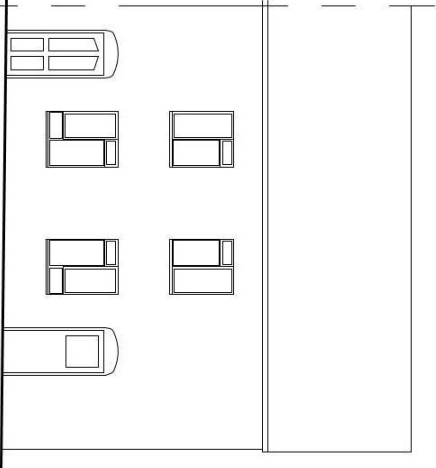


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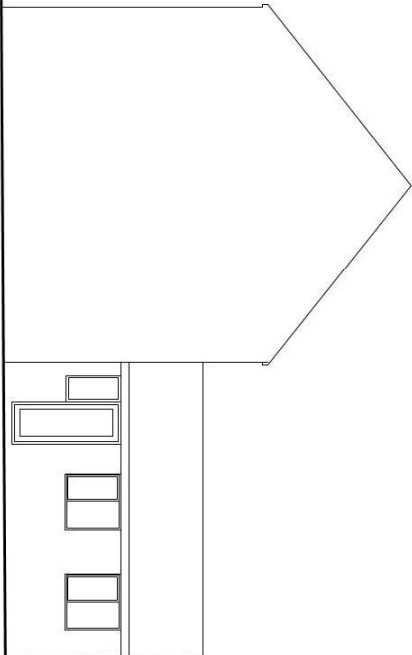
APPENDIX D

Notes

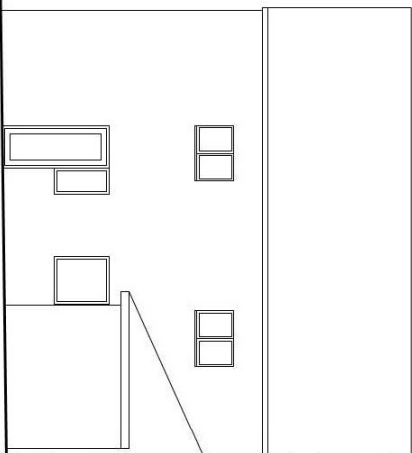
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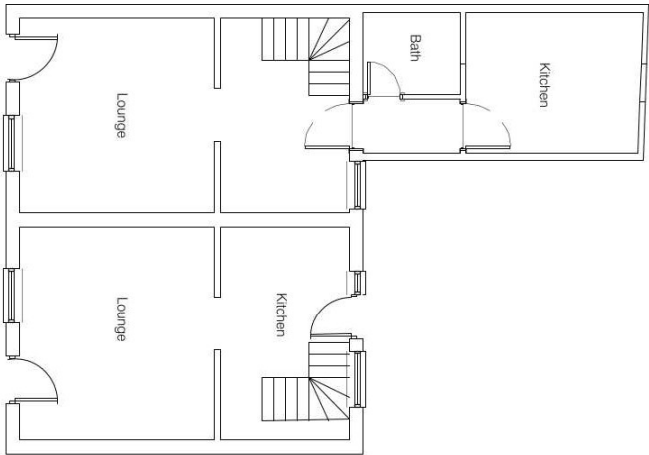
Front Elevation



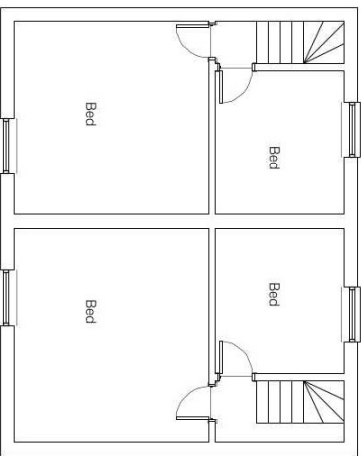
Side Elevation



Rear Elevation



Ground Floor



First Floor

PLANNING



12 - 16 CHAPEL STREET, THATCHAM

mmu architecture

94 Viridian | 75 Battersea Park Road | London | SW8 4DA
t: 01952 676 163 m: 07590 211 072

Project: Residential Redevelopment at
12 - 16 Chapel Street, Thatcham

Client: Young Estates & Land Ltd

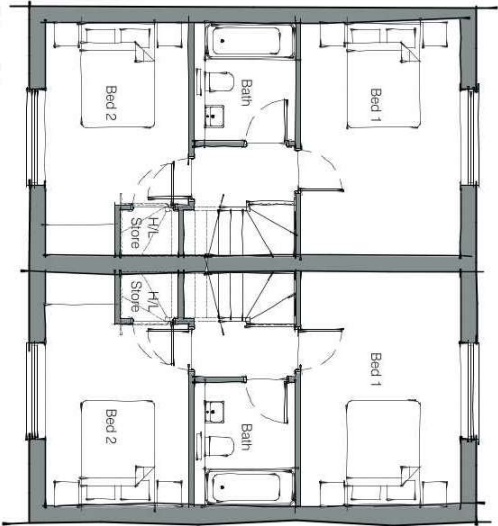
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Scale: 1/100 @ A3 Date: Sep 18

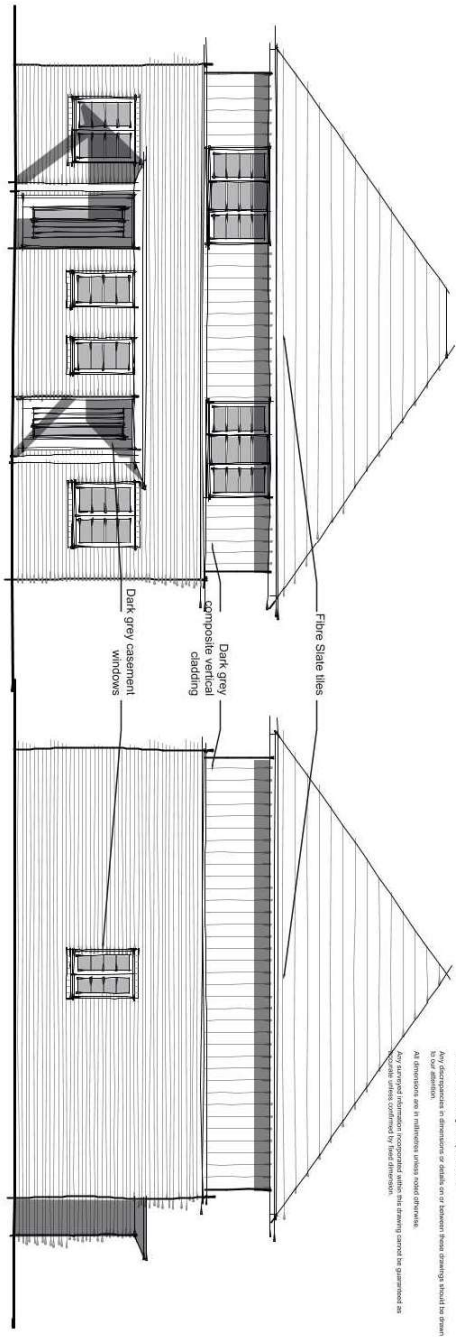
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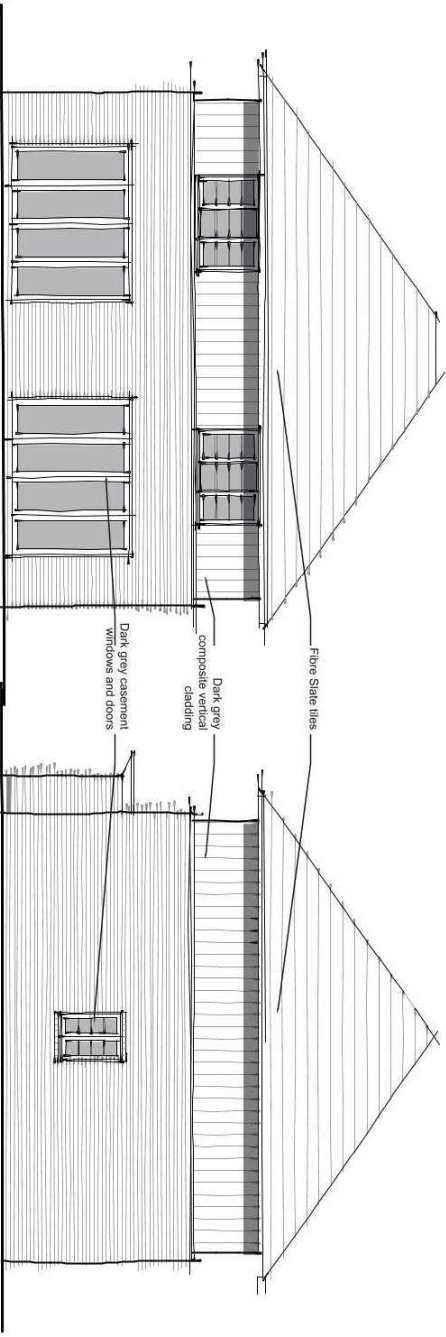
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First Floor

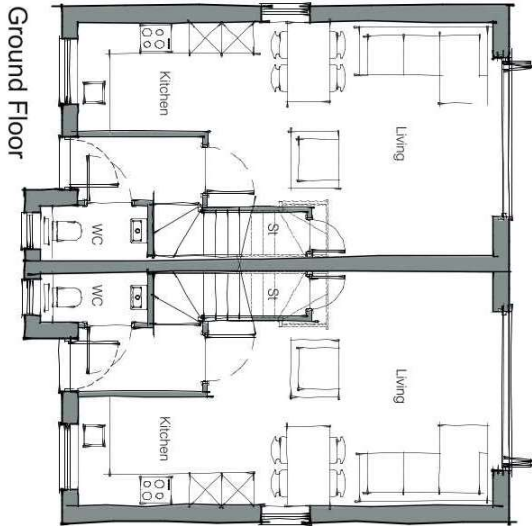


Front Elevation



Rear Elevation

Side Elevation



Ground Floor

PLANNING



12 - 16 CHAPEL STREET, THATCHAM

mmu architecture

94 Viridian | 75 Battersea Park Road | London SW8 4DA
t: 01392 676 165 m: 01590 211 072

Project Residential Redevelopment at

Client Young Estates & Land Ltd

Drawings Plot 1 & 2 Plans & Elevations

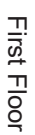
Scale 1/100 @ A3 Date Sep 18

Draw No. 13.377.P2.100F

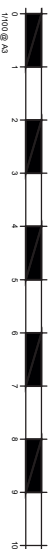
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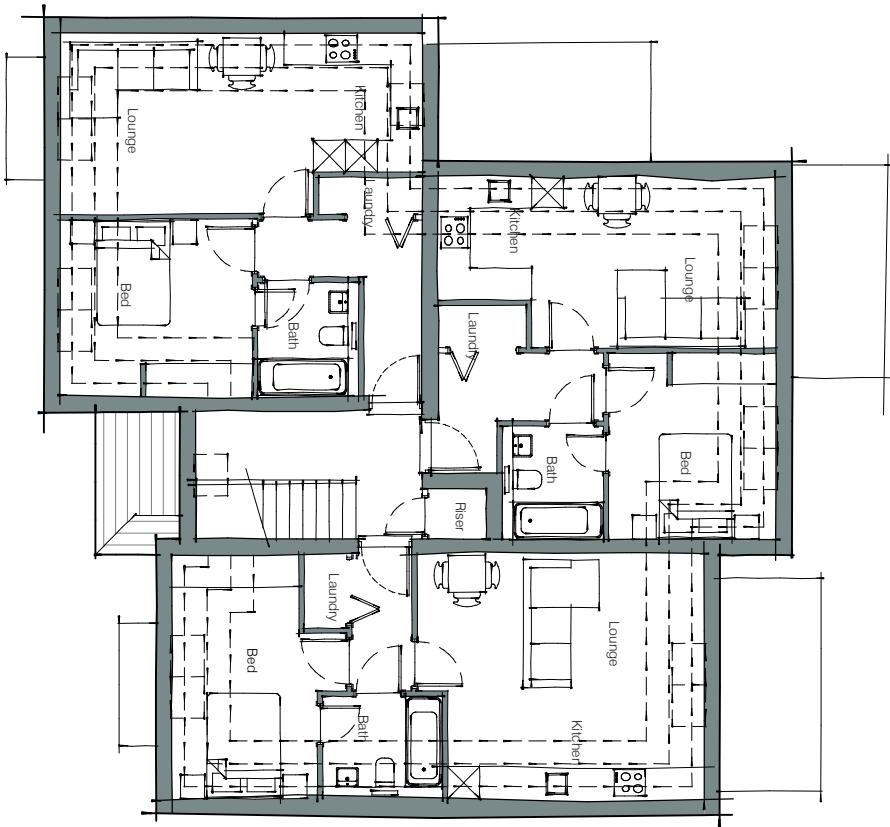


12 - 16 CHAPEL STREET, THATCHAM

94 Viridian 75 Battersea Park Road London SW8 4QA t: 01862 6765 163	
Project	Residential Redevelopment at 12 - 16 Chapel Street, Thatcham
Client	Young Estates & Land Ltd
Delivery	Phd 3-11 Floor Plans
Scale	1/100 @ A3 Date Apr 21
Draw No.	13.377.P2.120F
Author	
Checker	
Project Manager	

Notes.

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Second Floor

PLANNING



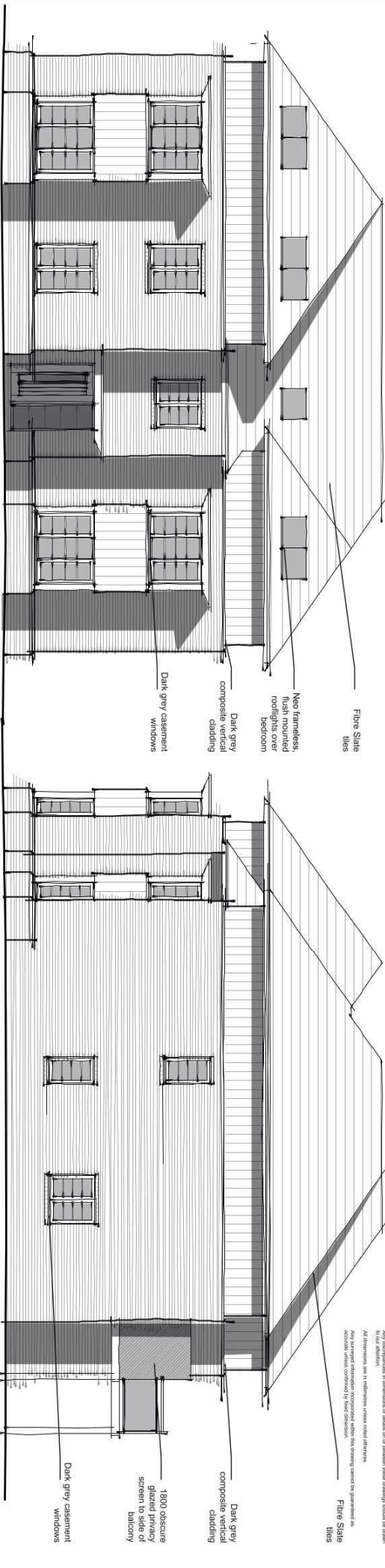
12 - 16 CHAPEL STREET, THATCHAM

Rev	Amendment	Date

Project	94 Winton 75 Battersea Park Road London SW8 4DA
Client	Young Estates & Land Ltd
Drawing	Plot 3-11 Second Floor Plan
Scale	1/100 @ A3
Date	Apr 21
Dwg No.	13.377.P2.121A

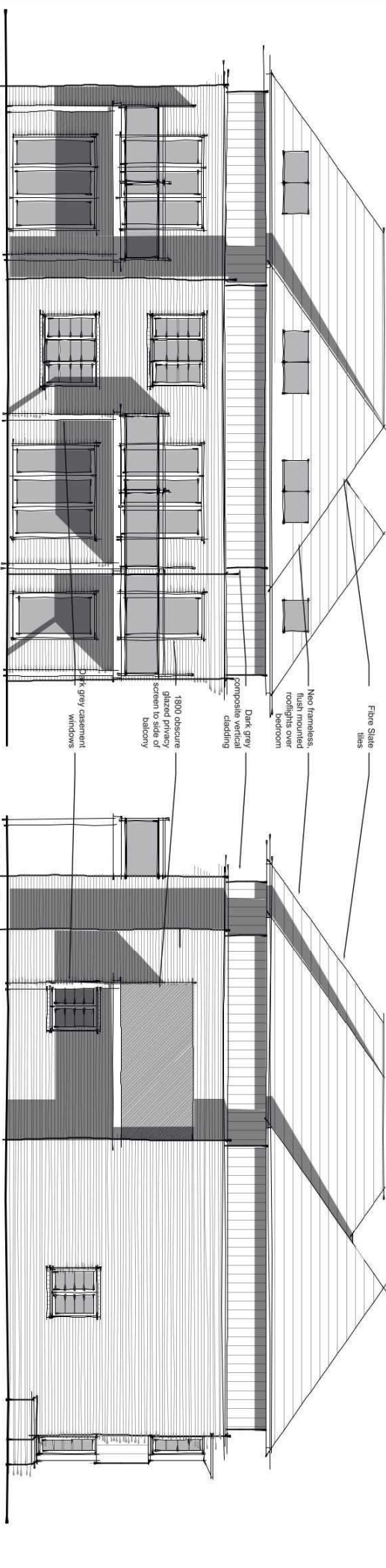
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Front Elevation

Side Elevation



Rear Elevation

Side Elevation

PLANNING



12 - 16 CHAPEL STREET, THATCHAM

mmu architecture

94 Viridian | 75 Battersea Park Road | London SW8 4DA
t. 01362 676 165 m. 07590 211 072

Project Residential Redevelopment at

12 - 16 Chapel Street, Thatcham

Client Young Estates & Land Ltd

Drawing Plot 3-11 Elevations

Scale 1/100 @ A3 Date Apr 21

Draw No 13.377.P2.220C

APPENDIX E



Open market valuation opinion for 12 – 16 Chapel Street and the proposed new development of 9 apartments and 2 x 2 bedroom semi detached houses.

Description and Overview

The existing properties and potential residential development are located on Chapel Street in the centre of Thatcham. The existing properties 12 – 16 Chapel Street are 2 bedroom cottages with 260 ft rear gardens, there is vehicular access to the rear gardens from Chapel Street between no's 16 and 18. The cottages are in need of refurbishment and are currently vacant.

Planning permission for the proposed residential development has been submitted, application no: 21/01698/FULMAJ for the demolition of 16 Chapel Street and the erection of 2 x 3 bedroom semi detached dwellings and 9 apartments, the decision is pending.

Thatcham is a market town located in West Berkshire that offers a range of shops, supermarkets, schools. Newbury which is a short drive has an excellent range of retail, leisure and entertainment facilities, including, of course, Newbury Racecourse. Thatcham has good road links via the M4 and A4, the mainline railway station provides access to London Paddington, Reading and Newbury.

Accommodation and Estimated Resale Values

Address	Sq Ft	Accommodation	Existing Value	Value if Renovated
12 Chapel Street	740	2 bedrooms	£195,000	£255,000 (634 sq ft)
14 Chapel Street	487	2 bedrooms	£190,000	£240,000
16 Chapel Street	487	2 bedrooms	£190,000	Demolished
Total			£575,000	£495,000

9 Crown Row, Bracknell, RG12 0TH



01344 860 121
duncanyearley.co.uk



The resale values for the proposed development of 2 x semi detached dwellings and 9 apartments are as follow,

PLOT	Type	Size (m2)	Sq ft	Resale
1	2 bed semi detached	68.66	739.1	£290,000
2	2 bed semi detached	68.66	739.1	£290,000
3	Ground floor 1 bed	46.8	503.8	£165,000
4	Ground floor 1 bed	41.08	442.2	£165,000
5	Ground floor 1 bed	46	495.1	£165,000
6	First floor 1 bed	46.8	503.8	£160,000
7	First floor 1 bed	41.08	442.2	£160,000
8	First floor 1 bed	46	495.1	£160,000
9	Second floor 1 bed	45.8	493	£155,000
10	Second floor 1 bed	41.08	442.2	£155,000
11	Second floor 1 bed	45	484.4	£155,000

The gross development value for the proposed development is £2,020,000.

Disclaimer

We have thoroughly researched the property values attributed to 12 – 16 Chapel Street and the proposed new residential development and have estimated these using the best tools and information available. This valuation should not be relied upon for lending purposes or as a formal valuation.

9 Crown Row, Bracknell, RG12 0TH



01344 860 121

duncanyearley.co.uk

From: Paul Hodgson <paul.hodgson@jonesrobinson.co.uk>

Sent: 14 January 2022 10:20

To: Tim Young <Tim@YoungEstates.co.uk>

Cc: Admin & Compliance <admin@jonesrobinson.co.uk>

Subject: RE: 12 -16 Chapel Street Thatcham

Hi Tim

Thanks for sending this through, and to clarify, the two one-beds (14 & 16) both have a bathroom upstairs (currently shown on the plan as a bedroom). I also understand that the two bed (no12) needs some refurbishment before occupation.

I would suggest a guide of £200,000 for 14 & 16 and the same for No 12, bearing in mind the extra work required.

Please let me know if you require a more detailed report.

Kind regards



Paul Hodgson

Director

DDI: 01635 275003

Office: 01635 35010

118 Bartholomew Street, Newbury, RG14 5DT



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APPENDIX F



Open market valuation opinion for 12 – 16 Chapel Street and the proposed new development of 9 apartments and 2 x 2 bedroom semi detached houses.

Description and Overview

The existing properties and potential residential development are located on Chapel Street in the centre of Thatcham. The existing properties 12 – 16 Chapel Street are 2 bedroom cottages with 260 ft rear gardens, there is vehicular access to the rear gardens from Chapel Street between no's 16 and 18. The cottages are in need of refurbishment and are currently vacant.

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Accommodation and Estimated Resale Values

Address	Sq Ft	Accommodation	Existing Value	Value if Renovated
12 Chapel Street	740	2 bedrooms	£195,000	£255,000 (634 sq ft)
14 Chapel Street	487	2 bedrooms	£190,000	£240,000
16 Chapel Street	487	2 bedrooms	£190,000	Demolished
Total			£575,000	£495,000

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01344 860 121

duncanyeardeley.co.uk



The resale values for the proposed development of 2 x semi detached dwellings and 9 apartments are as follow,

PLOT	Type	Size (m2)	Sq ft	Resale
1	2 bed semi detached	68.66	739.1	£290,000
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3	Ground floor 1 bed	46.8	503.8	£165,000
4	Ground floor 1 bed	41.08	442.2	£165,000
5	Ground floor 1 bed	46	495.1	£165,000
6	First floor 1 bed	46.8	503.8	£160,000
7	First floor 1 bed	41.08	442.2	£160,000
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10	Second floor 1 bed	41.08	442.2	£155,000
11	Second floor 1 bed	45	484.4	£155,000

The gross development value for the proposed development is £2,020,000.

Disclaimer

We have thoroughly researched the property values attributed to 12 – 16 Chapel Street and the proposed new residential development and have estimated these using the best tools and information available. This valuation should not be relied upon for lending purposes or as a formal valuation.

9 Crown Row, Bracknell, RG12 0TH



01344 860 121

duncanyeardeley.co.uk

Mr T Young
 Youngs Industrial Estate
 Paices Hill
 Aldermaston
 RG7 4PQ

16th December 2021

Dear Tim

Further to your email and our recent discussion I enclose our assessment of your proposed site with some realistic figures.

Plot	Description	Sq Ms	SqFt	Price £	£/sqft
1	2 bed house	68.66	739.1	£295,000	£400
2	2 bed house	68.66	739.1	£295,000	£400
3	1 bed flat	46.8	503.8	£160,000	£318
4	1 bed flat	41.08	442.2	£140,000	£317
5	1 bed flat	46	495.1	£155,000	£313
6	1 bed flat	46.8	503.8	£160,000	£318
7	1 bed flat	41.08	442.2	£140,000	£317
8	1 bed flat	46	495.1	£155,000	£313
9	1 bed flat	45.8	493	£155,000	£314
10	1 bed flat	41.08	442.2	£140,000	£317
11	1 bed flat	45	484.4	£152,000	£314
12	2 bed house	58.9	634.0	£245,000	£386
14	1 bed house	45.2	486.5	£200,000	£411
TOTALS		641	6901	£2,392,000	£347

Please let me know if I can assist you further.

Kind regards



Paul Hodgson
 01635 35010

118 Bartholomew Street, Newbury, Berkshire RG14 5DT

Sales Newbury - 01635 35010 Marlborough - 01672 556640 Lambourn - 01488 73337 Devizes - 01380 730200 Didcot - 01235 816222

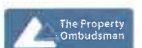
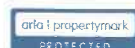
Lettings Newbury - 01635 581991 Marlborough - 01635 581991 Lambourn - 01635 581991 Devizes - 01635 581991 Didcot - 01235 816222

Property Management Newbury - 01635 523707 Didcot - 01235 816222

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FINE & COUNTRY



APPENDIX G



RIDGE

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham
Youngs Estates & Land Limited

28 January 2022



12 - 16 Chapel Street, Thatcham

Youngs Estates & Land Limited

28 January 2022

Prepared for

Youngs Estates & Land Limited
Estate Office
Youngs Industrial Estate
Paices Hill
Aldermaston
RG7 4PW

Prepared by

Ridge and Partners LLP
Beaumont House
59 High Street
Theale
Reading
RG7 5AL
Tel: 0118 932 3088

Contact

Ben Lawrence
Chartered Quantity Surveyor
0118 929 7211
blawrence@ridge.co.uk

Version Control

Issue Date	28/01/2022
Originator Initials	BL
Checked Initials	BG
Version	2.00
Notes	Review of Accommodation Schedule

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham



CONTENTS

1	EXECUTIVE SUMMARY	1
2	INTRODUCTION	2
3	DESIGN BASIS OF THE REPORT	4
4	FINANCIAL BASIS OF THE REPORT	5
5	SCHEDULE OF ACCOMMODATION	6
6	EXCLUSIONS AND QUALIFICATIONS	7
7	ESTIMATE OF PROJECT COSTS	10

APPENDICES (ESTIMATE ANALYSES)

A	Plots 1 & 2	A/1
B	Plots 3 - 11	B/1
C	12 & 14 Chapel Road	C/1
D	External Works	D/1

1. EXECUTIVE SUMMARY

1.1 Report Summary

This Project Estimate relates to the refurbishment of 12 - 14 Chapel Street and the demolition of 16 Chapel Street and construction of 2nr semi-detached dwellings and 9nr apartments at 12 - 16 Chapel Street in Thatcham, including all associated external works.

Ridge and Partners (Ridge) have been appointed by Youngs Estates & Land to provide a Project Estimate at present day rates for the proposed scheme based on the information listed in Section 3 current at 28 January 2022.

Estimate Summary		£
1	Construction Works (Excl. VAT)	1,369,005
2	Main Contractor Preliminaries	136,901
3	Main Contractor Overheads and Profit	Included
4	Construction Contingency	75,295
Total Building Works		£ 1,581,201
5	Professional Fees	Excluded
6	Other Development / Project Costs	Excluded
7	Inflation	Excluded
8	VAT	Excluded
Total Project Cost (Excluding VAT)		£ 1,581,201
SAY		£ 1,580,000

The above costs need to be read in conjunction with the assumptions and exclusions in Section 6. Particular attention should be given to the exclusions to ensure they are included elsewhere in the overall appraisal of the scheme if the client deems them necessary.

This Report has been prepared solely for the use of the Clients named on the front cover of this document and should not be relied upon by any third party. The measurements contained within this document should not be relied upon for any purpose other than the formulation of the Project Estimate itself.

2. INTRODUCTION

2.1 Project Background

This Project Estimate relates to the refurbishment of 12 - 14 Chapel Street and the demolition of 16 Chapel Street and construction of 2nr semi-detached dwellings and 9nr apartments at 12 - 16 Chapel Street in Thatcham, including all associated external works.

2.2 Project Brief

Ridge and Partners (Ridge) have been appointed by Youngs Estates & Land to provide a Project Estimate at present day rates for the proposed scheme based on the information listed in Section 3 current at 28 January 2022.

2.3 Previous Estimate Reports

This is the first Project Estimate undertaken by Ridge to date.

2.4 Further Considerations

There is limited design detail available to us at the time of producing this Project Estimate. As such, budget allowances have largely been included based on approximate quantities measured from the design information provided (noted in Section 3).

For the purposes of this Project Estimate, it has currently been assumed that all works will be procured and undertaken under a single contract.

3. DESIGN BASIS OF THE REPORT










3.1 Information Requirements

The Project Estimate has been based on the design information listed below.

3.2 Design Proposals, Drawings

The Project Estimate has been prepared from the following drawings/sketches:

Architect : **RMV Architecture**

-  13.377.P.010 Existing Plans
-  13.377.P.011 Existing Elevations
-  13.377.P.012 Proposed Plans and Elevations
-  13.377.P2.001D Chapel Street Site Plan
-  13.377.P2.100F P1 and 2 Plans and Elevations
-  13.377.P2.120F P5to11 Floor Plan
-  13.377.P2.121A P5to11 Second Floor Plan
-  13.377.P2.220B P3to11 Elevations
-  13.377.P2.220C P3to11 Elevations

Structural Engineer : N/A

No information available

Mechanical & Electrical Consultants : N/A

No information available

3.3 Design Proposals, Specifications

This Project Estimate has been produced based on the drawings listed above, however, a number of assumptions have been made in regards to the required specification, which have been listed in **Section 6** and contained within **Appendices A - D**.

4. FINANCIAL BASIS OF THE REPORT

4.1 Basis for Measurement

The Cost Estimate has been prepared generally on the basis of approximate quantities measured from the design information listed in Section 3 in addition to lump sum budget allowances based on a number of assumptions.

4.2 Cost Information

Rates have been derived from our in-house cost information.

Percentages for Preliminaries and Construction Contingency have been shown separately.

The estimate analysis for the proposed works been included in **Appendices A - D** and are summarised in Section 7 of this Report.

4.3 Procurement

This Project Estimate assumes that, tenders will be sought on a competitive basis directly by a developer that will build the Project themselves. As a result, a lower amount of Preliminaries have been allowed than would be typically required under a Main Contractor.

The choice of procurement route may have an effect on the cost for the Project.

4.4 Programme

Assuming that the Works are undertaken concurrently, we have assumed that the duration of the Works will be for a period of approximately **12 - 15 months** subject to how the Works are phased.

An inflation factor has currently been excluded and prices have been based on present day rates.

4.5 Risk Allowances

Due to the early stages of the Project and the limited information available, a Risk Allowance / Construction Contingency has been included as a global percentage.

5. SCHEDULE OF ACCOMMODATION

The Gross Internal Floor Areas below have been advised by the Architect. These areas have been used to inform this Project Estimate as instructed.

5.1 Schedule of Accommodation (for Construction Cost Calculations)

For the purposes of this Project Estimate the 'Gross Internal Floor Area' (as advised) is defined as;

Ref.	Description	ft ²	m ²
1	Plots 1 - 2	1,478.20	137.32
2	Plots 3 - 11		
1	Ground Floor	1,603.10	148.88
2	First Floor	1,603.10	148.88
3	Second Floor	1,583.10	147.18
3	12 & 14 Chapel Street	1,120.50	104.10
Total 'Gross Internal Floor Area' (Excl. Balconies)		7,388.00	686.36
4	Plots 3 - 11 Balconies	258.00	24.00
Total IPMS2 (Incl. Balconies)		7,646.00	710.36

6. EXCLUSIONS AND QUALIFICATIONS

6.1 Exclusions

The following are not included in this Project Estimate.

- Value Added Tax
As Value Added Tax (VAT) in relation to buildings is a complex area, it has been excluded from the estimate. It is recommended that specialist advice is sought on VAT matter to ensure that the correct rates are applied to the various aspects of the building project
- Land purchase and legal fees
- Inflation
- Professional fees
- Planning and other Local Authority charges
- Contributions and Works in accordance with Section 106 and 278 works agreements
- Finance Charges
- Sales and Marketing costs
- Any costs caused by 'Third Party Rights'
- Costs arising from Party Wall or Rights of Light issues
- Ground investigation surveys and reports
- Works associated with any archaeological studies.
- Removal of contaminated land / materials (in excess of the asbestos removal costs included)
- Removal of invasive species e.g. Japanese Knotweed
- On site service diversion Works
- BREEAM Requirements
- Piling or major substructure works
- Working below water tables
- Pumped drainage
- Window blinds / curtains
- Loose furniture and soft furnishings including Artwork
- Phasing of the works
- Specialist Security
- Out of Hours Working
- Restricted delivery of materials
- Works beyond the boundary of the Site
- PV / Solar / Renewable installations
- CCTV security systems
- External transformation devices / sub-station
- Feature lighting

6. EXCLUSIONS AND QUALIFICATIONS

6.2 Qualifications

The following qualifications apply to this Project Estimate.

- Due to the level of information available, all allowances should be regarded as budget allowances on the basis that the scope of works has not yet been defined. Please refer to the specific allowances included within the estimate analyses (**Appendices A - D**). As this information is developed it may/will effect the allowances and assumptions made in this report
- The demolition / enabling works will be undertaken by the Main Contractor under a single Contract
- Asbestos is present in the existing building(s) that requires removal. A budget allowance has been included
- The 12 - 14 Chapel Street properties have been uninhabited and are in a poor state of repair. The Works required include full strip of the building (back to basic shell), roof repairs, windows and full internal refurbishment in order to adhere to current regulations
- Allowances have been made for limited structural repairs to the building envelope / structure to 12 - 14 Chapel Street; full replacement of all superstructures has not been allowed. It is assumed that the properties will be possible to repair in a cost effective manner
- A medium standard of finish has been assumed
- We have (generally) assumed the following floor finishes:
 - Ceramic floor tiles to Bathrooms, En-Suites and WCs
 - Amtico flooring to isolated areas in front of the Kitchens
 - Carpet to all other areas
 - Carpet tiles to communal areas of apartments
- Wall finishes have been assumed as follows:
 - Ceramic wall tiles to WCs, bathrooms and en-suite areas
 - Tiled splashbacks to kitchen worktops
 - Emulsion paint in all other areas
- Budget allowances have been included for Kitchen fittings (including whitegoods)
- Budget allowances have been included for all mechanical and electrical installations
- Windows are assumed to be uPVC double glazed units
- Incoming utility supplies (electric, water, gas) require upgrading / connecting
- Structures for all new properties are considered to be loadbearing masonry; timber frames have not been allowed
- Upper floors of the apartments are assumed to be pre-cast concrete planks
- 12 Chapel Street doesn't appear to have a bathroom, for the purposes of costing, we have assumed that the smaller upstairs bedroom will be a bathroom
- No risk allowances have been included in this Estimate for potential risks resulting from the COVID-19 outbreak. It is therefore, recommended that the Client makes sufficient budgetary allowances for such risks in their investment or development appraisal for the project
- The Works are assumed to be procured directly by a self-building developer under a 'Management Contracting' style procurement route. Therefore, allowances for Preliminaries are lower than if a typical Main Contractor were employed to complete the Works
- The potential additional costs identified above have not been included in the Estimate of Construction Cost. These costs should, however, be included in the overall Client budget

7. ESTIMATE OF PROJECT COSTS

7.1 Estimate Collection of Construction Costs

In summary the Estimate of Construction Cost for the Works, taken from **Appendices A - D** is as follows;

Ref.	Description	£	£/m ² (GIFA)
1	Plots 1 & 2 (Appendix A)	230,340	1,677
2	Plots 3 - 11 (Appendix B)	726,392	1,633
3	12 & 14 Chapel Street (Appendix C)	161,133	1,548
4	External Works (Appendix D)	251,140	N/A
Sub-Total: Construction Works		£ 1,369,005	
5	Main Contactor Preliminaries @ 10.0%	136,901	N/A
6	Main Contractor Overheads and Profits	Included	N/A
7	Construction Contingency @ 5.0%	75,295	N/A
Total: Construction Works		£ 1,581,201	
8	Professional Fees	Excluded	
9	Other Development / Project Costs	Excluded	
10	Inflation	Excluded	
11	VAT	Excluded	
Total (excluding VAT)		£ 1,581,201	
SAY		£ 1,580,000	

- Rounded to the nearest hundred thousand pounds
- See section 6 for exclusions & qualifications

Area for Calculation Purposes:

Cost per m²: 686 m² 2,302 £/m²

Cost per ft²: 214 £/ft²

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PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

A. Plots 1 & 2

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
0	Facilitating Works					
1	Facilitating works; including site clearance, demolition, levelling the Site area and the like			Included in External Works		
2	Enabling works; including service diversions, treatment of contaminated land and the like			Included in External Works		
1	Substructure					
1	Strip foundations; machine excavation, disposal, plain in-situ concrete; 600 x 1500 deep; including brick / block up to DPC level	47 m	180		8,460	
2	Piling; Continuous Flight Auger (CFA) reinforced concrete piles; including all associated works, cart away inactive spoil; 600 diameter, 10m deep			Not Required		
3	Suspended ground floor slab; beam and block flooring system; 150 deep precast concrete beams and infill blocks, including spacer blocks	84 m ²	55		4,620	
1	Extra over for insulation; 100 thick 'Kingspan Thermafloor' or similar	84 m ²	30		2,520	
2	Extra for cement and sand screed; 75mm thick (to receive finishes)	84 m ²	30		2,520	
4	Below ground drainage; including all excavations, pipe installations etc (Budget Allowance)	84 m ²	25		2,100	
						20,220

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

A. Plots 1 & 2

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2	Superstructure					
2.1	Frame					
1	Structural timber frame; including all horizontal and vertical members			Excluded		
2	Steelwork / windposts (as required) (Budget allowance)	2 nr	1,500		3,000	
						3,000
2.2	Upper Floors					
1	Timber joisted floor construction; including all trimmers, hangers, lateral restraints as necessary, strutting, temporary straps and block ends	71 m ²	50		3,550	
1	Extra for insulation between joists; including 18 thick chipboard to receive finishes (first floor)	71 m ²	30		2,130	
						5,680

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

A. Plots 1 & 2

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2.3	Roof					
1	Roof structure; softwood 100 x 38 trusses at 600 centres (measured on plan), including joists, struts / wall plates	82 m ²	60		4,920	
	1 Extra for insulation between joists; including 18 thick chipboard (loft space)	82 m ²	30		2,460	
2	Roof tiling; cement fibre slate tiles laid on battens and underlay	119 m ²	125		14,875	
	1 Extra for ridge / hip tiles; including all necessary cutting	26 m	25		650	
	2 Extra for verge detail			Not Required		
	3 Extra for UPVC soffit finish to roof overhang / eaves; circa 400mm wide	36 m	35		1,260	
	4 Extra for flashing details (lead)	6 m	100		600	
	5 Extra over for insulation (to soffits of pitched roof); 100 thick insulation board including 12.5mm plasterboard			Not Required		
3	Flat roof structure and finish over roof porch areas; single ply or similar finish; softwood 100 x 50 joists including struts / wall plates. plvwood decking	8 m ²	175		1,400	
4	External rainwater pipes / gutters and fittings; uPVC, including all associated fittings	73 m	30		2,190	
5	Porch; including timber supporting structure, rainwater goods etc; roof finish measured above	2 nr	200		400	
6	Rooflights; including flashings / associated works			Not Required		
						28,755

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

A. Plots 1 & 2

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2.4	Stairs and Ramps					
1	Timber softwood staircase; 2.50m rise, standard; 900mm wide, including softwood balustrades, hardwood handrail; plastered soffit	2 nr	2,500		5,000	
2	Loft access ladder; including all fixings, accessories and the like required to complete the installation	2 nr	250		500	
						5,500
2.5	External Walls					
1	Brick cavity wall; £700/1000 PC Sum, forming cavity with 50 thick insulation board; plasterboard on block wall inner skin; including DPM, ties, weep holes, lintels, cavity trays and associated building sundries etc	133 m ²	175		23,275	
1	Extra over for brick headers and sills to windows	10 m	35		350	
2	Composite 'timber style' faced cavity wall; composite cladding on battens, formed on block outer skin, forming cavity with 50 thick insulation board; plasterboard on block wall inner skin; including DPM, ties, weep holes, lintels, cavity trays and associated building sundries etc	43 m ²	210		9,030	
						32,655

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

A. Plots 1 & 2

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2.6 Windows and External Doors						
1	Windows; UPVC double glazed; standard ironmongery, sills etc, factory glazed, coloured finish	15 m ²	500		7,500	
	1 Extra for softwood window boards; bullnosed; screwed and pellet fixing; decorated	10 nr	100		1,000	
2	External doors; including ironmongery, glazing, ironmongery, sills etc. standard finishes					
	1 Composite entrance door	2 nr	1,000		2,000	
	2 Aluminium bi-fold doors (3000 w x 2300 h)	2 nr	3,500		7,000	
						17,500
2.7 Internal Walls and Partitions						
1	Blockwork cavity wall (Party wall); comprising 100mm blockwork either side, cavity insulation, wall ties etc. (to receive plaster finish measured elsewhere)	69 m ²	120		8,280	
2	Studwork partitions (generally); 100 x 38 softwood studs at 600 centres; head and sole plates; 12.5 thick plasterboard each side	127 m ²	50		6,350	
	1 Extra over for 12.5mm moisture-resistant board to wet areas; to receive finish (measured elsewhere)	72 m ²	10		720	
						15,350

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

A. Plots 1 & 2

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2.8	Internal Doors					
1	Standard doors; softwood lining; softwood architrave, ironmongery; painted, single leaf					
1	600w store door	2 nr	450		900	
2	700w store door	2 nr	550		1,100	
3	900w doors	10 nr	750		7,500	
						9,500
3	Internal Finishes					
3.1	Wall Finishes					
1	Plaster; 3mm, one coat	568 m ²	10		5,680	
2	Decoration; one mist coat and two coats emulsion paint; to plaster	532 m ²	8		4,256	
1	Extra over for tiled splashbacks (or similar) in kitchen; 500 high	12 m	60		720	
3	Ceramic wall tiles; fixing with adhesive, flush pointing with white grout; medium quality (half height to WC's / bathroom areas)	36 m ²	60		2,160	
4	Skirtings; wrought softwood; decorated	210 m	15		3,150	
1	Extra for skirting to staircases			Included		
						15,966

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

A. Plots 1 & 2

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
3.2	Floor Finishes					
1	Ceramic floor tiling (WC's and Bathrooms)	12 m ²	60		720	
2	Carpet; fitted carpet including underlay, grippers etc; medium quality (to bedrooms, living areas and halls)	108 m ²	50		5,400	
	1 Extra over for fitted carpet to stair upstands	2 nr	250		500	
3	Amtico style flooring; 21mm thick (to kitchens)	14 m ²	75		1,050	
						7,670
3.3	Ceiling Finishes					
1	Plasterboard ceiling; fixed to joists	134 m ²	15		2,010	
	1 Extra for coving detail			Not required		
2	Plaster; 3mm 'Thistle Multi Finish, one coat (to ceilings)	134 m ²	10		1,340	
3	Decoration; one mist coat and two coats emulsion paint	134 m ²	10		1,340	
						4,690
4	Fixtures, fittings and equipment (Budget allowances)					
1	Domestic kitchen fittings; including base and wall units, worktops, oven, hob, sink, taps (including integrated whitegoods)	2 nr	5,000		10,000	

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

A. Plots 1 & 2

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
4	Fixtures, fittings and equipment (Continued)					
2	WC / bathroom fit out; including mirrors, toilet roll holders, shelving and the like; including boxing in exposed pipework / joinery as required	4 nr	300		1,200	
	1 Extra for vanity units / integrated bathroom cabinets; not exceeding 1500 long				Excluded	
3	Integrated / built in wardrobes				Excluded	
4	Shelving to cupboards				Excluded	
5	Window blinds / curtains				Excluded	
						11,200
5	Services (Budget Allowances)					
5.1	Sanitary Installations					
1	WC's; standard specification	4 nr	250		1,000	
2	Wash Hand Basins; standard specification; including taps	4 nr	250		1,000	
3	Bath (standard specification); including taps	2 nr	500		1,000	
	1 Extra for shower screen, controls, mixing valves etc	2 nr	650		1,300	
						4,300

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

A. Plots 1 & 2

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
5.2 Services Equipment						
1	Installations generally			Included Elsewhere		—
5.3 Disposal installations						
1	Above ground drainage; including all pipework and connections for new sanitary / services connecting into external pipework	137 m ²	25		3,425	
						3,425
5.4 Water installations						
1	Hot and cold water distribution; including all pipework and connections	137 m ²	30		4,110	
1	Extra for outside taps			Not required		
						4,110
5.5 Heat Source						
1	Gas fired combination boiler; including flue, circulation pump, pressurisation set and expansion vessel; wall mounted, thermostat and associated connections and fixings details; 'Vaillant' or similar	2 nr	3,500		7,000	
2	Ground source / air source heat pumps or similar			Excluded		
						7,000
5.6 Space Heating						
1	Radiators; including copper pipes and fittings (Budget Quantity)	14 nr	400		5,600	

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

A. Plots 1 & 2

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
5.6	Space Heating (Continued)					
2	Underfloor heating system (wet); including all associated works			Excluded		
						5,600
5.7	Ventilation					
1	Extract fans; kitchen / WC's and bathrooms, including isolation switches and associated cabling	6 nr	350		2,100	
						2,100
5.8	Electrical Installations					
1	Electrical mains and sub mains distribution; including distribution board and associated cabling	137 m ²	30		4,110	
2	Power installations; including single / twin socket outlets, cooker connection unit, cabling, containment and the like	137 m ²	35		4,795	
3	Lighting installations; LED pendants and downlighters to kitchen only; emergency lighting to communal areas; external bulkheads, switches, cabling, containment and the like	137 m ²	65		8,905	
4	Feature lighting			Excluded		
5	Earthing and bonding			Included		
6	External building lighting	2 nr	250		500	
						18,310
5.9	Gas and Fuel Installations					
1	Gas distribution; copper pipes / fittings	2 nr	500		1,000	
						1,000

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

A. Plots 1 & 2

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
5.10	Lift and Conveyor Systems					
1	Not applicable			Not required		—
5.11	Fire and Lightning Protection					
1	Fire fighting systems; smoke / heat detectors; battery operated (Budget quantity)	6 nr	350		2,100	
						2,100
5.12	Communication, Security and Control					
1	Communication systems; TV / data outlets (Cat 5e data cabling); in readiness to receive Freeview / Virgin	137 m ²	25		3,425	
3	Security; intruder alarm / CCTV			Not Required		
4	BMS installations; controls for lights / heating / alarms etc			Not Required		
						3,425
5.13	Specialist Installations					
1	PV / Solar / Renewable installations			Excluded		—
5.14	Builders Works in Connection					
1	Builder's work in general areas (%)	2.5 %	51,370		1,284	
						1,284
5.15	Testing and Commissioning					
1	Gas certificates, water treatment, fire treatment and electrical certificates			Included		—
5.16	M&E Subcontractor Preliminaries					
1	Generally			Included		—

PROJECT ESTIMATE**12 - 16 Chapel Street, Thatcham****ESTIMATE ANALYSIS**

A. Plots 1 & 2

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
6	External Works					
1	Works generally			See Appendix D		
2	Incoming services; gas, water, electric and telecoms			See Appendix D		
Sub Total: Building Works Estimate						£ 230,340

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PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

B. Plots 3 - 11

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
0	Facilitating Works					
1	Facilitating works; including site clearance, demolition, levelling the Site area and the like			Included in External Works		
2	Enabling works; including service diversions, treatment of contaminated land and the like			Included in External Works		
1	Substructure					
1	Strip foundations; machine excavation, disposal, plain in-situ concrete; 600 x 1500 deep; including brick / block up to DPC level	84 m	180		15,120	
2	Piling; Continuous Flight Auger (CFA) reinforced concrete piles; including all associated works, cart away inactive spoil; 600 diameter, 10m deep			Not Required		
3	Suspended ground floor slab; beam and block flooring system; 150 deep precast concrete beams and infill blocks, including spacer blocks	175 m ²	55		9,625	
1	Extra over for insulation; 100 thick 'Kingspan Thermafloor' or similar	175 m ²	30		5,250	
2	Extra for cement and sand screed; 75mm thick (to receive finishes)	175 m ²	30		5,250	
4	Below ground drainage; including all excavations, pipe installations etc (Budget Allowance)	175 m ²	25		4,375	
						39,620

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

B. Plots 3 - 11

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2	Superstructure					
2.1	Frame					
1	Structural timber frame; including all horizontal and vertical members				Excluded	
2	Steelwork / windposts (as required) (Budget allowance)	Item	10,000		10,000	
						10,000
2.2	Upper Floors					
1	Pre-cast concrete suspended floors; 1200mm wide slab; including 75mm screed; 6m spans	345 m ²	85		29,325	
2	Balcony structure; lightweight steel frame and supporting columns; standard RAL coloured finish; decking finish elsewhere	3 nr	3,000		9,000	
1	Extra for metal balustrading and infill panels	22 m	500		11,000	
1	Extra over for 1.8m high obscured sections	8 m	275		2,200	
						51,525

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

B. Plots 3 - 11

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2.3	Roof					
1	Roof structure and finish; cement fibre slate tiles on battens, membrane, supported off softwood 100 x 38 trusses at 600 centres (measured on plan), including joists, struts / wall plates	175 m ²	300		52,500	
1	Extra for insulation between joists; to 'flat' ceiling areas	100 m ²	20		2,000	
2	Extra for insulation (to soffits of pitched roof); 100 thick insulation board including 12.5mm plasterboard	90 m ²	45		4,050	
3	Extra for UPVC soffit finish to roof overhang; circa 400mm wide	58 m	35		2,030	
2	Flat roof structure and finish over bay window structures; zinc or similar finish; softwood 100 x 50 joists including struts / wall plates, plywood decking	2 nr	500		1,000	
3	External rainwater pipes / gutters and fittings; uPVC, including all associated fittings	110 m	30		3,300	
4	Porch; including timber structure, coverings, finishes, rainwater goods etc				Included	
5	Rooflights; including flashings / associated works	14 nr	1,100		15,400	
1	Extra over for electrically operated AOV over staircase	Item	1,500		1,500	
6	Composite decking finish to balconies; finish to span between lightweight steel frame	24 m ²	100		2,400	
						84,180

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

B. Plots 3 - 11

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2.4	Stairs and Ramps					
1	Pre-cast concrete stairs; 3m rise, straight run; including balustrading and handrails	2 nr	3,500		7,000	
2	Loft access ladder; including all fixings, accessories and the like required to complete the installation			Not Required		
						7,000
2.5	External Walls					
1	Brick cavity wall; £700/1000 PC Sum, forming cavity with 50 thick insulation board; plasterboard on block wall inner skin; including DPM, ties, weep holes, lintels, cavity trays and associated building sundries etc	310 m ²	175		54,250	
1	Extra over for brick headers and sills to windows	24 m	35		840	
2	Composite 'timber style' faced cavity wall; composite cladding on battens, formed on block outer skin, forming cavity with 50 thick insulation board; plasterboard on block wall inner skin; including DPM, ties, weep holes, lintels, cavity trays and associated building sundries etc	85 m ²	210		17,850	
						72,940

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

B. Plots 3 - 11

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2.6	Windows and External Doors					
1	Windows; UPVC double glazed; standard ironmongery, sills etc, factory glazed, coloured finish	31 m ²	500		15,500	
	1 Extra for softwood window boards; bullnosed; screwed and pellet fixing; decorated	22 nr	100		2,200	
2	External doors; including ironmongery, glazing, ironmongery, sills etc. standard finishes					
	1 Composite entrance door; including 700w glazed side panel	1 nr	1,500		1,500	
	2 Glazed aluminium doors (1200 w x 2100 h)	2 nr	1,500		3,000	
	3 Aluminium bi-fold doors (2450 w x 2100 h)	4 nr	2,500		10,000	
						32,200
2.7	Internal Walls and Partitions					
1	Blockwork cavity wall (Party wall); comprising 100mm blockwork either side, cavity insulation, wall ties etc. (to receive plaster finish measured elsewhere)	225 m ²	120		27,000	
2	Studwork partitions (generally); 100 x 38 softwood studs at 600 centres; head and sole plates; 12.5 thick plasterboard each side	450 m ²	50		22,500	
	1 Extra over for 12.5mm moisture-resistant board to wet areas; to receive finish (measured elsewhere)	222 m ²	10		2,220	
						51,720

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

B. Plots 3 - 11

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2.8	Internal Doors					
1	Standard doors; softwood lining; softwood architrave, ironmongery; painted, single leaf					
1	650w riser door	3 nr	450		1,350	
2	700w bathroom door	9 nr	550		4,950	
4	900w doors	30 nr	750		22,500	
5	900w Entrance doors	9 nr	1,000		9,000	
6	1200w bi-fold cupboard door	9 nr	800		7,200	
						45,000
3	Internal Finishes					
3.1	Wall Finishes					
1	Plaster; 3mm, one coat	1,745 m ²	10		17,450	
2	Decoration; one mist coat and two coats emulsion paint; to plaster	1,634 m ²	8		13,072	
1	Extra over for tiled splashbacks (or similar) in kitchen; 500 high	57 m	60		3,420	
3	Ceramic wall tiles; fixing with adhesive, flush pointing with white grout; medium quality (half height to WC's / bathroom areas)	111 m ²	60		6,660	
4	Skirtings; wrought softwood; decorated	601 m	15		9,015	
1	Extra for skirting to staircases			Included		
						49,617

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

B. Plots 3 - 11

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
3.2	Floor Finishes					
1	Ceramic floor tiling (WC's and Bathrooms)	40 m ²	60		2,400	
2	Carpet; fitted carpet including underlay, grippers etc; medium quality (to bedrooms, living areas and halls)	302 m ²	50		15,100	
3	Carpet tiles to communal areas	35 m ²	35		1,225	
	1 Extra over for fitted carpet to stair upstands	2 nr	250		500	
4	Amtico style flooring; 21mm thick (to kitchens)	57 m ²	75		4,275	
						23,500
3.3	Ceiling Finishes					
1	MF suspended plasterboard ceiling; including hangars, fixings etc.	398 m ²	40		15,910	
	1 Extra for coving detail			Not required		
2	Plaster; 3mm 'Thistle Multi Finish, one coat (to ceilings)	398 m ²	10		3,978	
3	Decoration; one mist coat and two coats emulsion paint	398 m ²	10		3,978	
						23,866
4	Fixtures, fittings and equipment (Budget allowances)					
1	Domestic kitchen fittings; including base and wall units, worktops, oven, hob, sink, taps (including integrated whitegoods)	9 nr	5,000		45,000	

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

B. Plots 3 - 11

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
4	Fixtures, fittings and equipment (Continued)					
2	WC / bathroom fit out; including mirrors, toilet roll holders, shelving and the like; including boxing in exposed pipework / joinery as required	9 nr	300		2,700	
	1 Extra for vanity units / integrated bathroom cabinets; not exceeding 1500 long				Excluded	
3	Integrated / built in wardrobes				Excluded	
4	Shelving to cupboards				Excluded	
5	Window blinds / curtains				Excluded	
						47,700
5	Services (Budget Allowances)					
5.1	Sanitary Installations					
1	WC's; standard specification	9 nr	250		2,250	
2	Wash Hand Basins; standard specification; including taps	9 nr	250		2,250	
3	Bath (standard specification); including taps	9 nr	500		4,500	
	1 Extra for shower screen, controls, mixing valves etc	9 nr	650		5,850	
						14,850

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

B. Plots 3 - 11

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
5.2 Services Equipment						
1	Installations generally			Included Elsewhere		—
5.3 Disposal installations						
1	Above ground drainage; including all pipework and connections for new sanitary / services connecting into external pipework	445 m ²	25		11,125	
						11,125
5.4 Water installations						
1	Hot and cold water distribution; including all pipework and connections	445 m ²	30		13,350	
1	Extra for outside taps			Not required		
						13,350
5.5 Heat Source						
1	Gas fired combination boiler; including flue, circulation pump, pressurisation set and expansion vessel; wall mounted, thermostat and associated connections and fixings details; 'Vaillant' or similar	9 nr	3,500		31,500	
2	Ground source / air source heat pumps or similar			Excluded		
						31,500
5.6 Space Heating						
1	Radiators; including copper pipes and fittings (Budget Quantity)	39 nr	400		15,600	

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

B. Plots 3 - 11

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
5.6	Space Heating (Continued)					
2	Underfloor heating system (wet); including all associated works			Excluded		
						15,600
5.7	Ventilation					
1	Extract fans; kitchen / WC's and bathrooms, including isolation switches and associated cabling	18 nr	350		6,300	
						6,300
5.8	Electrical Installations					
1	Electrical mains and sub mains distribution; including distribution board and associated cabling	445 m ²	30		13,350	
2	Power installations; including single / twin socket outlets, cooker connection unit, cabling, containment and the like	445 m ²	35		15,575	
3	Lighting installations; LED pendants and downlighters to kitchen only; emergency lighting to communal areas; external bulkheads, switches, cabling, containment and the like	445 m ²	65		28,925	
4	Feature lighting			Excluded		
5	Earthing and bonding			Included		
6	External building lighting	2 nr	250		500	
						58,350
5.9	Gas and Fuel Installations					
1	Gas distribution; copper pipes / fittings	9 nr	500		4,500	
						4,500

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

B. Plots 3 - 11

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
5.10	Lift and Conveyor Systems					
1	Not applicable			Not required		—
5.11	Fire and Lightning Protection					
1	Fire alarm panel; including all associated connections and fixings	Item	3,000		3,000	
2	Fire fighting systems; smoke / heat detectors; mains operated; connected to fire alarm panel (Budget quantity)	10 nr	350		3,500	
						6,500
5.12	Communication, Security and Control					
1	Communication systems; TV / data outlets (Cat 5e data cabling); in readiness to receive Freeview / Virgin	445 m ²	25		11,125	
2	Apartment entrance system; including video camera and key pad entry	Item	3,000		3,000	
1	Extra for video enabled entry to each Apartment; including associated wiring and the like	9 nr	750		6,750	
3	Security; intruder alarm / CCTV			Not Required		
4	BMS installations; controls for lights / heating / alarms etc			Not Required		
						20,875
5.13	Specialist Installations					
1	PV / Solar / Renewable installations			Excluded		—
5.14	Builders Works in Connection					
1	Builder's work in general areas (%)	2.5 %	182,950		4,574	
						4,574

PROJECT ESTIMATE**12 - 16 Chapel Street, Thatcham****ESTIMATE ANALYSIS**

B. Plots 3 - 11

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
5.15	Testing and Commissioning					
1	Gas certificates, water treatment, fire treatment and electrical certificates			Included		--
5.16	M&E Subcontractor Preliminaries					
1	Generally			Included		--
6	External Works					
1	Works generally			See Appendix D		
2	Incoming services; gas, water, electric and telecoms			See Appendix D		--
Sub Total: Building Works Estimate					£	726,392

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PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

C. 12 - 16 Chapel Street

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
0	Facilitating Works (Budget allowances)					
1	Asbestos removal works; including disposal off site	Item	3,000		3,000	
2	Service isolations; disconnect existing services	Item	500		500	
3	Soft strip out; including floor finishes, ceiling finishes, FF&E, sanitaryware, M&E etc.; dispose off site	45 m ²	30		1,350	
1	Extra for removing staircase; dispose off site	2 nr	200		400	
2	Extra for stripping off existing plaster to external walls (assumed not required due to dry lining)			Not Required		
3	Extra for removing upper floors due to rot; in isolated areas	23 m ²	35		805	
	(Budget quantity - say 50%)					
4	Demolish loadbearing internal partitions; dispose off site	57 m ²	35		1,995	
1	Extra for temporary propping	Item	1,000		1,000	
2	Extra for stripping out internal doors; dispose off site	5 nr	40		200	
5	Remove windows; dispose off site	11 nr	50		550	
6	Remove external doors; dispose off site	4 nr	75		300	
7	Break out existing ground floor slab			Excluded		
8	Remove existing roof coverings and associated rainwater goods etc.; dispose off site	91 m ²	25		2,275	

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

C. 12 - 16 Chapel Street

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
0	Facilitating Works (Budget allowances)					
9	Demolition works; dispose off site	250 m ³	30		7,500	
1	Extra for temporary works / propping	Item	3,000		3,000	
10	Damp treatment; including investigation and repair works as required	Item	2,500		2,500	
11	Removal of loose furniture and equipment			Client Direct		
						25,375
1	Substructure					
1	Works generally			Excluded		
						—
2	Superstructure					
2.1	Frame					
1	Steelwork / windposts (as required) (Budget allowance)	2 nr	500		1,000	
						1,000
2.2	Upper Floors					
1	Timber joisted floor construction; including all trimmers, hangers, lateral restraints as necessary, strutting, temporary straps and block ends (Assumed 50% replacement)	23 m ²	50		1,150	
1	Extra for insulation between joists; including 18 thick chipboard to receive finishes (first floor)	45 m ²	30		1,350	
						2,500

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

C. 12 - 16 Chapel Street

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2.3	Roof					
1	Repairs / isolated replacement to timber roof structure (Area measured on plan)	55 m ²	30		1,650	
1	Extra for full replacement of main timber roof structure				Excluded	
2	Extra for insulation between joists; including 18 thick chipboard (loft space)	55 m ²	30		1,650	
2	Roof tiling; clay plain tiles laid on battens and underlay	91 m ²	90		8,190	
1	Extra for ridge / hip tiles; including all necessary cutting	14 m	25		350	
2	Extra for verge detail	9 m	30		270	
3	Extra for eaves detail	25 m	30		750	
4	Extra for flashing details (lead)	4 m	100		400	
5	Extra over for insulation (to soffits of pitched roof); 100 thick insulation board including 12.5mm plasterboard				Not Required	
3	External rainwater pipes / gutters and fittings; uPVC, including all associated fittings	50 m	30		1,500	
4	Rooflights; including flashings / associated works				Not Required	
						14,760

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

C. 12 - 16 Chapel Street

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2.4	Stairs and Ramps					
1	Timber softwood staircase; 2.50m rise, standard; 900mm wide, including softwood balustrades, hardwood handrail; plastered soffit	2 nr	2,500		5,000	
2	Loft access ladder; including all fixings, accessories and the like required to complete the installation	2 nr	250		500	
						5,500
2.5	External Walls					
1	Brick cavity wall; £700/1000 PC Sum, forming cavity with 50 thick insulation board; plasterboard on block wall inner skin; including DPM, ties, weep holes, lintels, cavity trays and associated building sundries etc			Excluded		
2	Repoint masonry to front elevation	33 m ²	40		1,320	
3	Repaint rear façade and extension; including preparation and new coats of masonry paint	50 m ²	15		750	
3	Façade treatment where Nr 16 has been demolished; including making good abutments with property demolished (Budget allowance)	52 m ²	50		2,600	
4	Drylining to existing external walls; including insulation, battens and plasterboard finish	282 m ²	50		14,100	
						18,770

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

C. 12 - 16 Chapel Street

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2.6	Windows and External Doors					
1	Windows; softwood double glazed; standard ironmongery, sills etc, factory glazed, painted	11 m ²	500		5,500	
	1 Extra for softwood window boards; bullnosed; screwed and pellet fixing; decorated	11 nr	100		1,100	
2	External doors; including ironmongery, glazing, ironmongery, sills etc. standard finishes					
	1 Hardwood entrance door	2 nr	1,500		3,000	
	2 Softwood glazed rear doors (800 w x 2000 h)	2 nr	1,000		2,000	
						11,600
2.7	Internal Walls and Partitions					
1	Blockwork cavity wall (Party wall); comprising 100mm blockwork either side, cavity insulation, wall ties etc. (to receive plaster finish measured elsewhere)			Not required		
2	Studwork partitions (generally); 100 x 38 softwood studs at 600 centres; head and sole plates; 12.5 thick plasterboard each side	69 m ²	50		3,450	
	1 Extra over for 12.5mm moisture-resistant board to wet areas; to receive finish (measured elsewhere)	51 m ²	10		510	
						3,960

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

C. 12 - 16 Chapel Street

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
2.8	Internal Doors					
1	Standard doors; softwood lining; softwood architrave, ironmongery; painted, single leaf					
1	600w	5 nr	450		2,250	
2	800w doors	2 nr	650		1,300	
						3,550
3	Internal Finishes					
3.1	Wall Finishes					
1	Plaster; 3mm, one coat	420 m ²	10		4,200	
2	Decoration; one mist coat and two coats emulsion paint; to plaster	394 m ²	8		3,152	
1	Extra over for tiled splashbacks (or similar) in kitchen; 500 high (Budget quantity)	11 m	60		660	
3	Ceramic wall tiles; fixing with adhesive, flush pointing with white grout; medium quality (half height to WC's / bathroom areas)	26 m ²	60		1,560	
4	Skirtings; wrought softwood; decorated	151 m	15		2,265	
1	Extra for skirting to staircases			Included		
						11,837

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

C. 12 - 16 Chapel Street

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
3.2	Floor Finishes					
1	Ceramic floor tiling (WC's and Bathrooms)	10 m ²	60		600	
2	Carpet; fitted carpet including underlay, grippers etc; medium quality (to bedrooms, living areas and halls)	80 m ²	50		4,000	
	1 Extra over for fitted carpet to stair upstands	2 nr	250		500	
3	Amtico style flooring; 21mm thick (to kitchens)	18 m ²	75		1,350	
						6,450
3.3	Ceiling Finishes					
1	Plasterboard ceiling; fixed to joists	108 m ²	15		1,620	
	1 Extra for coving detail			Not required		
	2 Extra for suspended ceiling			Excluded		
2	Plaster; 3mm 'Thistle Multi Finish, one coat (to ceilings)	108 m ²	10		1,080	
3	Decoration; one mist coat and two coats emulsion paint	108 m ²	10		1,080	
						3,780
4	Fixtures, fittings and equipment (Budget allowances)					
1	Domestic kitchen fittings; including base and wall units, worktops, oven, hob, sink, taps (including integrated whitegoods)	2 nr	5,000		10,000	

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

C. 12 - 16 Chapel Street

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
4	Fixtures, fittings and equipment (Continued)					
2	WC / bathroom fit out; including mirrors, toilet roll holders, shelving and the like; including boxing in exposed pipework / joinery as required	2 nr	300		600	
	1 Extra for vanity units / integrated bathroom cabinets; not exceeding 1500 long				Excluded	
3	Integrated / built in wardrobes				Excluded	
4	Shelving to cupboards				Excluded	
5	Window blinds / curtains				Excluded	
						10,600
5	Services (Budget Allowances)					
5.1	Sanitary Installations					
1	WC's; standard specification	2 nr	250		500	
2	Wash Hand Basins; standard specification; including taps	2 nr	250		500	
3	Bath (standard specification); including taps	2 nr	500		1,000	
	1 Extra for shower screen, controls, mixing valves etc	2 nr	650		1,300	
						3,300

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

C. 12 - 16 Chapel Street

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
5.2 Services Equipment						
1	Installations generally			Included Elsewhere		—
5.3 Disposal installations						
1	Above ground drainage; including all pipework and connections for new sanitary / services connecting into external pipework	104 m ²	25		2,600	
						2,600
5.4 Water installations						
1	Hot and cold water distribution; including all pipework and connections	104 m ²	30		3,120	
1	Extra for outside taps			Not required		
						3,120
5.5 Heat Source						
1	Gas fired combination boiler; including flue, circulation pump, pressurisation set and expansion vessel; wall mounted, thermostat and associated connections and fixings details; 'Vaillant' or similar	2 nr	3,500		7,000	
2	Ground source / air source heat pumps or similar			Excluded		
						7,000
5.6 Space Heating						
1	Radiators; including copper pipes and fittings (Budget Quantity)	10 nr	400		4,000	

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

C. 12 - 16 Chapel Street

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
5.6	Space Heating (Continued)					
2	Underfloor heating system (wet); including all associated works			Excluded		
						4,000
5.7	Ventilation					
1	Extract fans; kitchen / WC's and bathrooms, including isolation switches and associated cabling	4 nr	350		1,400	
						1,400
5.8	Electrical Installations					
1	Electrical mains and sub mains distribution; including distribution board and associated cabling	104 m ²	30		3,120	
2	Power installations; including single / twin socket outlets, cooker connection unit, cabling, containment and the like	104 m ²	35		3,640	
3	Lighting installations; LED pendants and downlighters to kitchen only; emergency lighting to communal areas; external bulkheads, switches, cabling, containment and the like	104 m ²	65		6,760	
4	Feature lighting			Excluded		
5	Earthing and bonding			Included		
6	External building lighting	2 nr	250		500	
						14,020
5.9	Gas and Fuel Installations					
1	Gas distribution; copper pipes / fittings	2 nr	500		1,000	
						1,000

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

ESTIMATE ANALYSIS

C. 12 - 16 Chapel Street

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
5.10 Lift and Conveyor Systems						
1	Not applicable			Not required		—
5.11 Fire and Lightning Protection						
1	Fire fighting systems; smoke / heat detectors; battery operated (Budget quantity)	4 nr	350		1,400	
						1,400
5.12 Communication, Security and Control						
1	Communication systems; TV / data outlets (Cat 5e data cabling); in readiness to receive Freeview / Virgin	104 m ²	25		2,600	
3	Security; intruder alarm / CCTV			Not Required		
4	BMS installations; controls for lights / heating / alarms etc			Not Required		
						2,600
5.13 Specialist Installations						
1	PV / Solar / Renewable installations			Excluded		—
5.14 Builders Works in Connection						
1	Builder's work in general areas (%)	2.5 %	40,440		1,011	
						1,011
5.15 Testing and Commissioning						
1	Gas certificates, water treatment, fire treatment and electrical certificates			Included		—
5.16 M&E Subcontractor Preliminaries						
1	Generally			Included		—

PROJECT ESTIMATE**12 - 16 Chapel Street, Thatcham****ESTIMATE ANALYSIS**

C. 12 - 16 Chapel Street

Order of Cost Estimate

Item	Description	Quantity	Rate	Item	Total	Group Total
6	External Works					
1	Works generally			See Appendix D		
2	Incoming services; gas, water, electric and telecoms			See Appendix D		
Sub Total: Building Works Estimate						£ 161,133

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PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

RIDGE

ESTIMATE ANALYSIS

D. External Works

Order of Cost Estimate

Ref	Description	Quantity	Rate	Item	Total	Group Total
1	Site Preparation Works (Budget allowances)					
1	Groundwater remediation			Excluded		
2	Decontamination works; including investigation and removal of contamination; disposal off site			See Appendix C		
3	Removal and treatment of invasive species; including Japanese knotweed etc.			Excluded		
4	Extraordinary site investigation works; including archaeological investigation, reptile / wildlife mitigation measures etc			Excluded		
5	Site clearance (generally); including removal of vegetation / trees and the like	2,120 m ²	2		4,240	
	1 Extra for tree protection (including arboriculture supervision)			Not required		
	2 Extra for levelling the Site; including cut and fill as required (cut and fill as required)			Excluded		
	3 Extra for removing exposed site boundary fencing; dispose off site	90 m	30		2,700	
	1 Extra over for brick wall			Not required		
	4 Extra for removal of waste / fly tipping to external areas / sheds	Item	2,500		2,500	
	5 Extra for removing tree; dispose off site	Item	500		500	
6	Break out external hardstandings; dispose off site			Not required		
7	Strip out; loose furniture and fittings to dwellings			Client Direct		
8	Strip out works to all proposed units			See Appendix C		
9	Demolition works; outbuildings (2nr); dispose off site	2 nr	1,000		2,000	
	1 Extra for demolishing areas connected to 12 - 16 Chapel Street			See Appendix C		

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

RIDGE

ESTIMATE ANALYSIS

D. External Works

Order of Cost Estimate

Ref	Description	Quantity	Rate	Item	Total	Group Total
1	Site Preparation Works (Continued / Budget allowances)					
10	Site dewatering and pumping and soil stabilisation measures				Excluded	
11	Ground gas venting measures				Excluded	
12	Diversion of existing services on site; including all associated excavation / trenching works and connections				Excluded	
						11,940
2	Roads, Paths, Paving's and Surfacing's (Budget allowances)					
1	Tarmac road construction; including excavation, sub-base, base course, wearing course and top course	820 m ²	100		82,000	
1	Extra for kerbs	240 m	40		9,600	
2	Extra for white linings	Item	1,500		1,500	
3	Extra over for permeable paving				Excluded	
2	Alterations to bell mouth / access to the site in accordance with LHA specification				Excluded	
1	Extra for works beyond the boundary of the Site (i.e. public highway alterations etc)				Excluded	
3	Patio / path construction; concrete paving slabs on subbase; including excavation	180 m ²	65		11,700	
						104,800

PROJECT ESTIMATE
12 - 16 Chapel Street, Thatcham

RIDGE

ESTIMATE ANALYSIS

D. External Works

Order of Cost Estimate

Ref	Description	Quantity	Rate	Item	Total	Group Total
3	Soft Landscaping, Planting and Irrigation Systems (Budget allowances / quantities)					
1	Seeding / turfing (to gardens); imported filling; average thickness 50mm topsoil; obtained off site	650 m ²	10		6,500	
2	Existing grass / soft landscaped areas; making good etc as required; isolated planting etc.				Excluded	
3	Soft landscaping; including planting shrubs	30 m ²	50		1,500	
1	Extra for new 'small' trees	11 nr	400		4,400	
2	Extra for new 'big' trees	4 nr	750		3,000	
3	Extra for new hedges	50 m	100		5,000	
						20,400
4	Fencing, Railings and Walls (Budget allowances)					
1	Boundary treatment; including isolated repairs etc. to timber fence	260 m	25		6,500	
2	Entrance gates; wrought iron; including automation and access control				Excluded	
4	Close boarded timber boundary fencing to plot boundaries; including post bases as	110 m	75		8,250	
1	Extra for pedestrian gates	5 nr	350		1,750	
5	Masonry boundary walls; 1.8m high, one brick thick; including foundations etc.	30 m	350		10,500	
6	Picket fencing to apartment 'amenity' spaces; picket fencing, 1.2m high	30 m	35		1,050	
1	Extra for gates	3 nr	150		450	
						28,500

PROJECT ESTIMATE

12 - 16 Chapel Street, Thatcham

RIDGE

ESTIMATE ANALYSIS

D. External Works

Order of Cost Estimate

Ref	Description	Quantity	Rate	Item	Total	Group Total
5	External Fixtures (Budget allowances)					
1	Bin store; including superstructure and foundations	Item	7,500		7,500	
2	Bike store; including superstructure and foundations	Item	7,500		7,500	
3	External signage etc	Item	500		500	
4	Benches				Excluded	
5	Sheds to house gardens; including base etc.				Excluded	
						15,500
6	External Drainage (Budget allowances)					
1	Site drainage; to hardstanding areas; including all manholes, pipe runs, gullies and the like	1,000 m ²	15		15,000	
1	Extra for attenuation tanks	Item	15,000		15,000	
2	Pumping station etc				Excluded	
2	Connection of surface and foul water drainage to mains (in the Highway)	2 nr	2,500		5,000	
						35,000
7	External Services (Budget allowances)					
1	New incoming utility supplies; including BWIC	Item	25,000		25,000	
2	External security systems; CCTV				Excluded	
3	External lighting systems / installations; to main access road / car park	Item	5,000		5,000	
4	Car charging points; including infrastructure works as required	2 nr	2,500		5,000	
						35,000
Sub Total: Works Estimate					£	251,140

APPENDIX H

Viability Appraisal

12-16 Chapel Street
Thatcham
Berkshire

Development Appraisal
Kempton Carr Croft
01 February 2022

APPRAISAL SUMMARY**KEMPTON CARR CROFT****Viability Appraisal****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Private Sale units	13	6,900	382.61	203,077	2,640,000

NET REALISATION**2,640,000****OUTLAY****ACQUISITION COSTS**

Residualised Price			250,326		
				250,326	
Stamp Duty			36,000		
Effective Stamp Duty Rate		14.38%			
Agent Fee		1.00%	2,503		
Legal Fee		0.80%	2,003		
				40,506	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost		
Private Sale units	7,879	200.53	1,580,000		
CIL			51,826		
				1,631,826	

PROFESSIONAL FEES

Professional Fees		8.00%	126,400		
				126,400	

DISPOSAL FEES

Effective Purchaser's Costs Rate		0.00%			
Private Sales Marketing & Legal Fee		2.00%	52,800		
				52,800	

FINANCE

Timescale	Duration	Commences
Pre-Construction	3	Jan 2022
Construction	12	Apr 2022
Sale	6	Apr 2023
Total Duration	21	

Debit Rate 6.500%, Credit Rate 0.000% (Effective)

Land		23,819		
Construction		50,810		
Other		1,513		
Total Finance Cost			76,143	

TOTAL COSTS**2,178,000****PROFIT****462,000****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%
IRR% (without Interest)	37.45%
Profit Erosion (finance rate 6.500)	2 yrs 12 mths

Appendix 2

Date: 30th May 2022
Our ref: GCE/534060
Your ref: 21/01698/FULMAJ

Matthew Shepherd
Senior Planning Officer
West Berkshire Council
Market Street
Newbury RG14 5LD

Chartered Surveyors

Olympus House, Olympus Park
Quedgeley, Gloucester GL2 4NF
T 01452 880000
E name@brutonknowles.co.uk
W brutonknowles.co.uk
Offices across the UK

Dear Matthew

12 – 16 Chapel Street, Thatcham – 21/01698/FULMAJ

Thank you for your instructions to comment upon the Viability Appraisal (VA) dated 1 February 2022 prepared by Kempton Carr Croft (KCC) on behalf of the landowner Young Estates and Land Limited relating to a planning application for partial demolition of the existing dwellings and construction of a pair of 2 bedroom semi-detached houses and a block of nine x one and two bedroom flats creating a development of 13 units in total, net 12 dwellings as one of the existing cottages is demolished to improve the access into the site.

1.0 Background

- 1.1 This application, and the VA, follows refusal at a local level and the dismissal of a subsequent appeal in respect of a larger scheme for a total of 17 units under planning application reference 19/01855/FULEXT which we were involved in. The site is therefore well known to us and I have not been back to make a further inspection for current purposes.
- 1.2 The Applicant's case is simple – that the existing use value (euv) of the three existing cottages (£575,000) outweighs the Residual Land Value (RLV) of the new development proposals without any affordable housing provision and without any Section 106 obligations (circa £250,000). On this basis, it is argued that the new proposals cannot viably contribute towards affordable housing either on, or off, site. The deficit is significant.
- 1.3 This conclusion – that the euv of the cottages significantly exceeds the RLV – mirrors the argument put forward by the Applicant in respect of the 2019 application. Our previous work on the earlier application during 2019 concluded an euv of £575,000 and a Benchmark Land Value (BLV) of £632,500 reflecting a 10% premium. Our opinion of the RLV of the larger scheme was £730,000 and identified a small viability surplus of £97,500.

2.0 Current Scheme

- 2.1 We understand that the revised scheme comprises the following accommodation in the form of two retained cottages, a pair of two bedroom semi detached houses and a single 2.5 storey block of nine (three per floor) flats. All four houses have private gardens, a parking space and access to bike and bin stores. The flats have an area of shared garden and access to bin and bike stores. The ground floor flats each have access to a small terrace, the first floor units have small balconies whilst the upper floor flats do not have any private outdoor space. There is no lift access, only a single stairwell. The flats have seven/eight parking spaces between them.



Authorised and regulated by the Financial Conduct Authority

Bruton Knowles LLP is a limited liability partnership registered in England and Wales with registered number OC418768
Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF.



A list of Partners is available upon request

Plot	Accommodation	Sq m	Sq ft
1	Two bedroom one bathroom semi detached two storey house with garden and one parking space	68.66	739
2	Two bedroom one bathroom semi detached two storey house with garden and one parking space	68.66	739
3	One bedroom one bathroom ground floor flat with access to terrace	46.8	504
4	One bedroom one bathroom ground floor flat with access to terrace	41.08	442
5	One bedroom one bathroom ground floor flat with access to terrace	46	495
6	One bedroom one bathroom first floor flat with access to balcony	46.8	504
7	One bedroom one bathroom first floor flat with access to balcony	41.08	442
8	One bedroom one bathroom first floor flat with access to balcony	46	495
9	One bedroom one bathroom top floor flat	45.8	493
10	One bedroom one bathroom top floor flat	41.08	442
11	One bedroom one bathroom top floor flat	45	484
12	No 12 Chapel Street – terraced two bedroom house with ground floor bathroom, parking space and garden	58.9	634
14	No 14 Chapel Street – terraced one bedroom house with first floor bathroom, parking space and garden	45.2	487
Total		640.96	6,900

3.0 **Benchmark Land Value (BLV)**

3.1 The VA is based on a BLV of £575,000 albeit that KCC make the comment that this is the euv of the three existing houses and does not include a premium at this stage. They reserve the right to include one if needs be. This is based upon the following individual values applying

- No 12 - £195,000
- No 14 - £190,000
- No 16 - £190,000

- 3.2 On the basis that my earlier involvement concluded an euv of £575,000 I am content to adopt this again for the current purposes. It is not clear whether the houses have deteriorated in the intervening period but it is likely that they have.

4.0 Residual Land Value (RLV)

- 4.1 As previously mentioned, the VA concludes with a RLV of a little over £250,000. As I argued in 2019, there is a logic disconnect in saying that three tired cottages are worth £575,000 but the Applicant wants to gain consent to demolish one and construct a further 11 new units and halve the value of the site.
- 4.2 On this basis, a notional landowner would be much better off if they sold the three cottages rather than pursue planning permission and sell the consented site, including the cottages, for much less.
- 4.3 Nonetheless, I consider the various inputs of the RLV appraisal put forward in the VA as follows:

Gross Development Value (GDV)

- 4.4 The VA concludes that the RLV should be based upon a GDV totalling £2,640,000 made up of

- Plots 1 and 2 - £320,000 each (£433 per sq ft)
- Plots 3 to 11 - £165,000 to £175,000 (£343 to £373 per sq ft)
- Plot 12 - £255,000 (£402 per sq ft)
- Plot 14 - £220,000

- 4.5 This has, in part, been informed by the views of two local agents but the VA is based on higher figures than the agents have proposed. Interestingly, the figures for the one bedroom flats are generally lower than put forward in 2019 for similar sized units.
- 4.6 There is very little new build evidence available but the Applicant has put forward a good range of evidence relating to second hand sales. We have undertaken our own research and have considered the following.
- 4.7 In terms of the proposed two bedroom semi-detached houses we are aware of a number of modern two bedroom semi-detached houses currently on the market (Seige Cross, Dunstan Park, Crocus Mead) at £325,000 with attached garages and one at Wilfred Way at £300,000. Some are larger than those proposed at the application site but one extends to 746 sq ft in line with those proposed and the Wilfred Way property is 646 sq ft. There are others (Larkspur Gardens, Artillery Drive, Simmons Field) without garages that are marketed at £300,000. The Simmons Field and Larkspur Drive properties are just 530 sq ft to 540 sq ft however.
- 4.8 We note the second hand evidence put forward by the Applicant – some of which is in line with those that are on the market, but much of which relates to 2021 sales. A new build premium can be expected to apply and I have adopted £330,000 for each which is £10,000 more than the Applicant

- 4.9 The closest comparable flatted scheme remains Thatcham Court. We summarise the sales of the one bedroom units in 2020 - which did not have car parking spaces - and apply the Land Registry House Price Index for Flats in the West Berkshire area up to February 2022 which is the last published index date:

Address	Sale Price	Date	Indexation Estimate
Flat 1 – 506 sq ft	£195,000 (£385 psf)	24 February 2020	£212,979 (£421 psf)
Flat 2 – 495 sq ft	£170,000 (£343 psf)	25 September 2020	£187,599 (£379 psf)
Flat 6 – 495 sq ft	£187,500 (£379 psf)	7 May 2020	£208,524 (£421 psf)
Flat 7 – 463 sq ft	£190,000 (£410 psf)	4 May 2020	£211,304 (£456 psf)

- 4.10 It is relevant to note that Flat 6, a first floor flat with a balcony, has just come to the market as a second hand sale without a parking space at £165,000 (£333 per sq ft on EPC areas). What I assume is Flat 7 is also on the market as a second hand sale at £180,000 having recently had a price reduction (April 2022). This flat has a balcony but no parking. These are likely to be the two flats referred to by KCC in the VA as having been on the market at higher prices since 2021. KCC also refer to Flat 2 as a September 2020 sale but quote a floor area of 570 sq ft. According to the EPC, the area is 495 sq ft.
- 4.11 3 Vela House, Bath Road, Thatcham is also on the market and comprises a 531 sq ft one bedroom ground floor flat within a 2018 development close to the Henwick Lane playing fields but notably further from town. This flat has an allocated parking space and the asking price of £187,500 equates to some £353 per sq ft. We note that KCC refers to Flat 6 Vela House which was a May 2021 sale of a 463 sq ft (EPC) one bedroom flat at £172,000. Applying indexation for flats might suggest £186,495 today.
- 4.12 The new build flats at the proposed scheme would command a new build premium over and above a second hand sale at Thatcham Court and one must remember that Thatcham Court does not have parking spaces for the one bedroom units. The current asking prices of £165,000 and £180,000 might support, with a 10% premium, a range of £180,000 to £200,000 without parking. Applying indexation to the 2020 sales at Thatcham Court might suggest an average value of some £205,000 today within a range of £187,500 and £213,000 without parking and that may justify more at the subject property where seven of the nine units do have spaces.
- 4.13 It is unfortunate that there is no direct evidence of new build stock but even so I am of the view that the KCC pricing is pessimistic at £165,000 to £175,000 with parking for the majority. I have adopted prices ranging from £170,000 to £185,000 totalling £1,630,000 and averaging £379 per sq ft. This is £105,000 higher than the Applicant's equivalent figures.
- 4.14 Finally, in respect of the two retained cottages fronting Chapel Street we are content to adopt the £220,000 proposed for No 14 but take the view that the fully refurbished No 12 as a two bedroom house should be closer to the values for the new two bedroom semi-detached house. We adopt £275,000.

4.15 Overall our GDV assessment is £2,785,000 which is £145,000 above the Applicants own view.

Build Costs

4.16 The VA adopts a detailed cost plan prepared for the Applicant by Ridge & Partners LLP dated 28 January 2022 which is in the total sum of £1,581,201 and which was rounded to £1.58 million.

4.17 This is split into four sections and the summary costs, including External Works, are stated as follows:

- Plots 1 and 2 – totalling £325,812 or £220 per sq ft
- Plots 3 to 11 – totalling £1,027,469 or £215 per sq ft
- Plots 12 and 14 – totalling £227,920 or £203 per sq ft

4.18 These figures include preliminaries, Overheads and Profit and a 5% contingency. They exclude professional fees.

4.19 Stripping out the External Works, the figures are

- Plots 1 and 2 – totalling £266,043 or £180 per sq ft
- Plots 3 to 11 – totalling £838,983 or £175 per sq ft
- Plots 12 and 14 – totalling £186,109 or £166 per sq ft

4.20 It is beyond our scope to comment on the detailed Ridge report but it is noticeable that the figures proposed are very much higher than broad BCIS guidance. Reference to standard BCIS cost data (5 year data rebased to Newbury) would suggest the following figures rebased for Newbury and including a 5% contingency (to maintain equivalence) which are very much lower than the Ridge reported figures.

- Plots 1 and 2 – Estate housing two storey semi detached - £136.67 per sq ft
- Plots 3 to 11 – Flats 3 – 5 storey - £153.54 per sq ft

4.21 External Works are separately stated at £276,254 plus a 5% contingency (£290,067) which is 22% of the base build cost figure – significantly higher than the “standard” allowance generally seen in viability assessments at 10% to 15%. Our 2019 involvement highlighted some £45,000 worth of abnormal costs covering demolition, an overhead power line and bin stores. We can see some demolition is in the costs associated with 12 and 14 Chapel Street and some is in Externals. We can see the bin and bike stores are in Externals. We cannot see any reference to the overhead power line and assume that it is no longer a requirement. We can also expect the external costs to be at the top end of any expected range due to the linear development layout and the need for an access road. We have therefore adopted 15% allowance and allowed a notional £50,000 for any remaining abnormal development costs over and above the 15% sum. We acknowledge this is not a scientific approach and the Council may then wish to appoint a cost consultant to confirm the Ridge figures.

4.22 The costs of refurbishing 12 and 14 Chapel Street are significant and the works outlined in the Ridge report are more than the “light refurbishment” that KCC suggest is required when looking at the euv of these properties for BLV purposes. At £186,109 before external works and fees, that is some £93,000 per dwelling on average. If the cottages were worth the figures suggested once refurbished (£255,000 and £220,000) then the euv is likely to be some £150,000 and £130,000 respectively allowing some external works not the £195,000 and £190,000 relied on to get to the BLV. Put another way, it doesn’t make much sense in spending the best part of £200,000 on these two properties to increase the value by £90,000. Whilst our own figures for the completed refurbishments are slightly higher, it still makes little sense spending this sum of money on them. Either the existing cottages need the scale of work done – in which case we need to re-visit the BLV – or they don’t. At this stage we are assuming the latter is correct and reduce the refurbishment cost but reserve the right to reconsider the relationship between BLV and cost.

4.23 In considering the current scheme we have run our appraisal on the following figures including contingencies which total £1,271,646

- Plots 1 and 2 - £136.67 per sq ft
- Plots 3 to 11 - £153.54 per sq ft
- Nos 12 and 14 - £125,000
- Externals – 15%
- Abnormal costs allowance - £50,000

4.24 This is £309,555 lower than the Applicant’s own figures and is based on a 5% contingency allowance which is, in our experience, at the upper end.

Other Costs

4.25 We have maintained 8% for professional fees and are happy to accept a total of 2% sales, marketing and conveyancing fees in line with the Applicant’s appraisal. We also accept their 6.5% per annum finance cost allowance based upon a 21 month development period as set out in the VA albeit we believe the reference to 24 months in paragraph 14.6.1 is incorrectly stated. We have allowed for SDLT and site acquisition costs in a similar way to the Applicant. We are also prepared to accept 17.5% profit margin as not unreasonable.

Appraisal Results

4.26 Based upon these inputs, our appraisal yields a RLV of £677,328, say £677,500 which is 24.3% of the GDV, £52,115 per plot and £98 per sq ft. It is notably higher than the Applicant’s own figure of £250,326 (9.5% of GDV, £19,230 per plot and £36 per sq ft).

5.0 Conclusions

5.1 Our opinion of the RLV at £677,500 exceeds our current opinion of BLV at £575,000 by £102,500. The main difference between us at this stage relates to the build cost estimate.

5.2 We have not, at this point, been able to obtain much more recent site sales information to put the respective views on RLV into a market context but we can still refer to the 2015 sale of the former Autocrash Garage site (now Thatcham Court) at £750,000 which, at a simple level, equates to some £68,000 per plot and £150 per sq ft so well ahead of our own, and the Applicant’s, 2019 and now 2022 RLV calculations. It suggests that we are both pessimistic in our appraisal inputs.

- 5.3 I am also aware that a site at Riverside Court, Hambridge Lane, Newbury RG14 5XH is currently on the market with offers invited in excess of £650,000. This comprises a 0.23 acre site adjacent to the recent development of 18 apartments at Riverside Court with planning permission for nine apartments within a three storey building providing some 7,519 sq ft in the form of seven x two bedroom flats and two x one bedroom flats. CIL is payable in the sum of £237,556 in lieu of affordable housing according to the marketing details. The site is in a far more commercial location south west of Thatcham close to Newbury racecourse. The asking price, if achieved, suggests a land value of £86 per sq ft.
- 5.4 This also supports a materially higher RLV than that put forward by the Applicant and I remain of the view that this scheme shows a surplus over and above the BLV.

I trust that this letter format response is adequate for your needs but please do let me know if you require anything further.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'G. Emmerson' with a stylized flourish at the end.

Guy Emmerson MRICS
Partner

Appendix 3

1. Introduction

We are in receipt of Bruton Knowles Viability Review dated 30th May 2022 which reviews our Viability Appraisal and Report of February 2022. However, we have not been supplied with the appendices that should have accompanied the review, such as their appraisal and their Schedule of Values. We have responded to the best of our ability without having seen the final figures adopted by Bruton Knowles.

We are pleased to note that we are agreed on a number of matters, but we set out below our response to those matters upon which a difference of opinion has arisen.







2. Gross Development Value

We disagree with BK's application of indexation to the flat values at Thatcham Court. Whilst the property is the nearest to the subject site, the values of these flats have only fallen since they were sold as new build properties in 2020. For example, flat 6 at Thatcham Court sold at £187,500 in May 2020, it is now under offer with the asking price having been £165,000. The achieved value is likely to be less than this figure. Flat 7 sold in May 2020 at £190,000. It is now on the market for £180,000. It is clear that since the Covid-19 pandemic, applicants' requirements have changed and they now prefer properties with their own front door and their own outside area. This has had an impact on the achievable values for flats and the length of time they take to sell.

The indexation applied by Bruton Knowles was taken from a borough wide index (Land Registry HPI rebased to West Berkshire area), which will also allow for some much larger commercial centres within the borough, such as Newbury, where flats will be more popular and therefore higher values achieved. It is therefore not necessarily appropriate to apply such a wide and general index to a specific area, particularly where values are shown to have fallen.

It should also be noted that Bruton Knowles have only provided information on properties that remain on the market. They have not provided any sold evidence. This is presumably due to the fact that there is very little sold evidence available. Therefore, the values they have quoted have not been achieved and equally there is no evidence of any flat sales taking place above £185,000 in Thatcham, even for 2 bedroom flats. We set out below a list of properties that have been sold over the past year. It should be noted that, with the exception of Thatcham Court, all of the units have allocated car parking and are closer to the town centre. The properties at Adwood Court also have communal gardens.

27th June 2022

Address	Photo	Unit Type	Size sq ft	Sold Price	Sold Date	£/Ft 2	Notes
FLATS							
Flat 6 Thatcham Court		1 bed	516	£165,000 Asking price	Under offer	£320	First floor one bedroom flat with balcony. Good condition. Same postcode as subject.
Flat 7 Thatcham Court		1 bed	485	£180,000	On market	£371	First floor one bedroom flat with balcony. Good condition. Same postcode as subject.
Flat 4 Park Lane Thatcham		1 bed	503	£173,950 Asking price	Under offer	£345	Duplex one bedroom flat (house – own front door). Good condition. Off-street parking. Closer to town centre. 400 m from subject.
21 Adwood Court Thatcham		1 bed	388	£150,000	June 2021	£386	First floor one bedroom maisonette (own front door). Good condition. Large communal gardens. On-site parking. Closer to town centre. 900+ year lease. 200 m from subject.
30 Adwood Court Thatcham		2 bed	492	£185,000	March '22	£376	First floor two bedroom maisonette (own front door). Good condition – recently redecorated. Large communal gardens. On-site parking. Closer to town centre. 900+ year lease. 200 m from subject.
25 Adwood Court Thatcham		2 bed	581	£170,000	Oct '21	£293	Ground floor two bedroom maisonette (own front door) Reasonable condition. Large communal gardens. On-site parking. Closer to town centre. 900+ year lease. 200 m from subject.

We have however, for the moment, applied the increased total GDV of £2,785,000 within our appraisal but reserve the right to revisit this at a later stage if we consider this to be necessary.

3. Build Costs

Within our Viability Appraisal and Report we attached a detailed build cost estimate prepared by Ridge which set out the costs for each stage of the development and was bespoke to the proposed scheme, as required by RICS and NPPG Guidance. However, Bruton Knowles state that it is beyond their scope to comment on the detailed Ridge Report and proceed to compare the build costs to the BCIS Indices, a general indices which are widely acknowledged to run significantly behind current build costs which are rising exponentially. In order to properly review the build costs an independent Quantity Surveyor with access to current levels of cost should have been instructed, in accordance with RICS and NPPG Guidance and indeed, in line with every other viability review that we have seen to take place since this guidance was introduced over a year ago. We reserve our right to request that an Independent Quantity Surveyor should undertake a review of the submitted Cost Estimate.

As we have not been provided with Bruton Knowles appraisal we are unable to clarify the final build cost adopted by them.

However, our client has helpfully provided a detailed breakdown of costs from a scheme recently developed by them in Bracknell, with construction completed in June 2021. The scheme consisted of a very similar, albeit slightly smaller development of 5 flats over 3 storeys of approx. 2,917 sq ft. As can be seen from the accounting print out provided (**Appendix A**) the total costs were £520,413, equating to £178.37 psf.

We have referred to the BCIS Indices (rebased to Newbury, Flats 3-5 storeys, Median Quartile) excluding external works, to assess the approximate increase in build costs since June 2021 (which was at the end of construction and therefore the increase during the actual construction process will have been higher) is as follows:-

June 2021:	£1,537/m ² (£142.79 psf)}	Increase of 11.15%
June 2022:	£1,713/m ² (£159.14 psf)}	

Therefore, if we apply the uplift of 11.15% to the Bracknell development's total build cost of £178.37 psf, this increases to £198.26 psf. A very similar figure to that advised by Ridge.

We therefore consider that the build cost adopted for the new build elements of the proposed development continue to be appropriate for the proposed development. However, we agree with Bruton Knowles' point with regard to the refurbishment costs of the existing cottages and we have therefore reduced this cost to £125,000, reducing the total build costs by £61,109 to £1,518,891.

4. Benchmark Land Value

We note that Bruton Knowles have agreed the Existing Use Value at £575,000. However, we would like to reiterate that we have not yet applied an uplift/premium to incentivise the owner to release the properties for redevelopment and we continue to reserve the right to do so at a later stage if we consider this to be appropriate.

5. Viability Appraisal

We set out below, for the sake of clarity, a summary of the up-dated viability appraisal. A full copy of this appraisal is appended. **(Appendix B)**.

	Proposed Scheme
Gross Development Value	£2,785,000
Total costs (Inc. construction, land acquisition fees, professional fees, disposal fees, CIL, finance and profit)	£2,366,397
Net Land Value	£418,603
LESS: EXISTING USE VALUE	£575,000
Deficit	<u>-£156,397</u>

6. Conclusions and Analysis

It can be seen from the summary above that even with the provisional increase in Gross Development Value and decrease in build costs the proposed development of 13 no. units cannot support any element of affordable housing contribution, still being in deficit by -£156,397 with an adjusted Developer's Profit of 11.88%.

27th June 2022

7. Certification

The viability report and appraisal has been prepared in accordance with the RICS Professional Guidance, England, Financial Viability in Planning, 1st edition, Guidance Note and specifically in accordance with our Standard Conditions of Engagement – Residential Viabilities and Appraisals. During the preparation of our report we have made assumptions in regard to the property, which are set out within our Conditions of Engagement and these assumptions form an integral part of this report.



PETRINA J FROUD
Senior Development & Viability Surveyor
FOR KEMPTON CARR CROFT



MICHAEL DARROCH BSc (Hons) MRICS
RICS Registered Valuer
FOR KEMPTON CARR CROFT

27th June 2022

APPENDIX A

General Notes:

All drawings to be read in conjunction with the following:
2777-1 - Engineering Details and Drawings
CPR Timber Frame Drawing and Specification
RNV Architectural Coordination Details & Specification

Structural Details Notes:

All elements to be constructed to meet relevant details as shown on the drawings with the following notes:
Brick Walls - C45/55
Reinforced Concrete - C45/55
Reinforced Concrete - C45/55

Roofing Details Notes:

Roofing Details must be installed to meet relevant details as shown on the drawings with the following notes:
Roofing Details - C45/55
Roofing Details - C45/55

Glazing Details Notes:

Glazing Details must be installed to meet relevant details as shown on the drawings with the following notes:
Glazing Details - C45/55
Glazing Details - C45/55

Electrical Details Notes:

Electrical Details must be installed to meet relevant details as shown on the drawings with the following notes:
Electrical Details - C45/55
Electrical Details - C45/55

Plumbing Details Notes:

Plumbing Details must be installed to meet relevant details as shown on the drawings with the following notes:
Plumbing Details - C45/55
Plumbing Details - C45/55

Heating Details Notes:

Heating Details must be installed to meet relevant details as shown on the drawings with the following notes:
Heating Details - C45/55
Heating Details - C45/55

Lighting Details Notes:

Lighting Details must be installed to meet relevant details as shown on the drawings with the following notes:
Lighting Details - C45/55
Lighting Details - C45/55

Other Details Notes:

Other Details must be installed to meet relevant details as shown on the drawings with the following notes:
Other Details - C45/55
Other Details - C45/55

General Notes:

General Notes must be installed to meet relevant details as shown on the drawings with the following notes:
General Notes - C45/55
General Notes - C45/55

Structural Details Notes:

Structural Details must be installed to meet relevant details as shown on the drawings with the following notes:
Structural Details - C45/55
Structural Details - C45/55

Roofing Details Notes:

Roofing Details must be installed to meet relevant details as shown on the drawings with the following notes:
Roofing Details - C45/55
Roofing Details - C45/55

Glazing Details Notes:

Glazing Details must be installed to meet relevant details as shown on the drawings with the following notes:
Glazing Details - C45/55
Glazing Details - C45/55

Electrical Details Notes:

Electrical Details must be installed to meet relevant details as shown on the drawings with the following notes:
Electrical Details - C45/55
Electrical Details - C45/55

Plumbing Details Notes:

Plumbing Details must be installed to meet relevant details as shown on the drawings with the following notes:
Plumbing Details - C45/55
Plumbing Details - C45/55

Heating Details Notes:

Heating Details must be installed to meet relevant details as shown on the drawings with the following notes:
Heating Details - C45/55
Heating Details - C45/55

Lighting Details Notes:

Lighting Details must be installed to meet relevant details as shown on the drawings with the following notes:
Lighting Details - C45/55
Lighting Details - C45/55

Other Details Notes:

Other Details must be installed to meet relevant details as shown on the drawings with the following notes:
Other Details - C45/55
Other Details - C45/55

General Notes:

General Notes must be installed to meet relevant details as shown on the drawings with the following notes:
General Notes - C45/55
General Notes - C45/55

Structural Details Notes:

Structural Details must be installed to meet relevant details as shown on the drawings with the following notes:
Structural Details - C45/55
Structural Details - C45/55

Roofing Details Notes:

Roofing Details must be installed to meet relevant details as shown on the drawings with the following notes:
Roofing Details - C45/55
Roofing Details - C45/55

Glazing Details Notes:

Glazing Details must be installed to meet relevant details as shown on the drawings with the following notes:
Glazing Details - C45/55
Glazing Details - C45/55

Electrical Details Notes:

Electrical Details must be installed to meet relevant details as shown on the drawings with the following notes:
Electrical Details - C45/55
Electrical Details - C45/55

Plumbing Details Notes:

Plumbing Details must be installed to meet relevant details as shown on the drawings with the following notes:
Plumbing Details - C45/55
Plumbing Details - C45/55

Notes:

1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the face of the work unless otherwise stated.
3. All dimensions are to the centre of the work unless otherwise stated.
4. All dimensions are to the edge of the work unless otherwise stated.
5. All dimensions are to the face of the work unless otherwise stated.
6. All dimensions are to the centre of the work unless otherwise stated.
7. All dimensions are to the edge of the work unless otherwise stated.
8. All dimensions are to the face of the work unless otherwise stated.
9. All dimensions are to the centre of the work unless otherwise stated.
10. All dimensions are to the edge of the work unless otherwise stated.

Front Elevation

Side Elevation

Rear Elevation

Side Elevation

THE LAUREL'S, DOWNSHIRE WAY, BRACKNELL

CONSTRUCTION

Project Costs and Receivables

User Id: TIM
Time: 17:21:48
Range: Project: 7 Phase: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7	The Laurels	Type: NEW	Status: NONS	Manager: TJY	Tim Young					
Phase: BUILD	Forming new walls	16/09/2015 C								
Effective Date	Element	Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref	
09/02/2019	LAB	Expense	O0013	Oxfordshire Brickwork (Ben Nicholls)	-2,801.00	-2,801.00	0.00	43641/1/1	1/7/ - / -	437
13/07/2020	LAB	Expense	O0013	Oxfordshire Brickwork (Ben Nicholls)	-7,160.00	-7,160.00	0.00	45469/1/1	1/7/ - / -	471
16/08/2020	LAB	Expense	O0013	Oxfordshire Brickwork (Ben Nicholls)	-5,120.00	-5,120.00	0.00	46076/1/1	1/7/ - / -	486
16/08/2020	LAB	Expense	O0013	Oxfordshire Brickwork (Ben Nicholls)	500.00	500.00	0.00	46076/1/2	1/7/ - / -	486
05/03/2021	LAB	Expense	E0024	England Construction	-2,298.00	-2,298.00	0.00	48239/1/1	1/7/ - / -	109
12/04/2021	LAB	Expense	E0024	England Construction	-250.00	-250.00	0.00	48697/1/1	1/7/ - / -	112
13/01/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-180.55	-150.46	-30.09	43390/1/1	1/7/ - / -	114314
13/01/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-649.37	-541.14	-108.23	43391/1/1	1/7/ - / -	114288
15/01/2020	MAT	Expense	T0041	Travis Perkins	-204.12	-170.11	-34.01	43351/1/1	1/7/ - / -	5665 aec550
20/01/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-365.95	-304.96	-60.99	43447/1/1	1/7/ - / -	114647
23/01/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-793.94	-661.62	-132.32	43443/1/1	1/7/ - / -	114870
24/01/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-362.09	-301.74	-60.35	43435/1/1	1/7/ - / -	114932
24/01/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-2,110.76	-1,758.97	-351.79	43437/1/1	1/7/ - / -	114931
24/01/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-677.82	-564.85	-112.97	43440/1/1	1/7/ - / -	114951
28/01/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-205.20	-171.00	-34.20	43535/1/1	1/7/ - / -	115123
27/02/2020	MAT	Expense	H0036	Haddonstone Ltd	-1,738.42	-1,448.68	-289.74	43826/1/1	1/7/ - / -	QT-97113-2
03/03/2020	MAT	Expense	T0041	Travis Perkins	-23.40	-19.50	-3.90	44117/1/1	1/7/ - / -	5662 AEF026
03/03/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-213.84	-178.20	-35.64	44155/1/1	1/7/ - / -	116959
03/03/2020	MAT	Expense	O0010	OFP Timber Framed Homes Ltd	-17,925.00	-17,925.00	0.00	44129/1/1	1/7/ - / -	4351
06/03/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-719.33	-599.44	-119.89	44116/1/1	1/7/ - / -	117154
03/06/2020	MAT	Expense	J0002	Jewson Ltd	-1.80	-1.50	-0.30	45317/1/1	1/7/ - / -	3646/00123790
03/06/2020	MAT	Expense	J0002	Jewson Ltd	-7.80	-6.50	-1.30	45323/1/1	1/7/ - / -	0610/001785372
12/06/2020	MAT	Expense	J0002	Jewson Ltd	-979.14	-815.94	-163.20	45517/1/1	1/7/ - / -	3646/00124106
12/06/2020	MAT	Expense	J0002	Jewson Ltd	-2,247.00	-1,872.50	-374.50	45544/1/1	1/7/ - / -	3646/00124102
15/06/2020	MAT	Expense	J0002	Jewson Ltd	-157.84	-131.53	-26.31	45543/1/1	1/7/ - / -	3646/00124145
16/06/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-947.60	-789.67	-157.93	45275/1/1	1/7/ - / -	123086
17/06/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-159.48	-132.90	-26.58	46354/1/1	1/7/ - / -	123212
19/06/2020	MAT	Expense	J0002	Jewson Ltd	-12.22	-10.18	-2.04	46330/1/1	1/7/ - / -	3646/00124367
23/06/2020	MAT	Expense	J0002	Jewson Ltd	-2,247.00	-1,872.50	-374.50	45541/1/1	1/7/ - / -	3646/00124461
24/06/2020	MAT	Expense	J0002	Jewson Ltd	-285.52	-237.93	-47.59	45552/1/1	1/7/ - / -	3646/00124508
26/06/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-14.22	-11.85	-2.37	45542/1/1	1/7/ - / -	123791
26/06/2020	MAT	Expense	B0010	Barclaycard Commercial	-340.39	-283.66	-56.73	46234/5/1	1/7/ - / -	TJY/CC/June
26/06/2020	MAT	Expense	B0010	Barclaycard Commercial	-28.80	-24.00	-4.80	46234/5/8	1/7/ - / -	TJY/CC/June
29/06/2020	MAT	Expense	J0002	Jewson Ltd	-127.66	-106.38	-21.28	45567/1/1	1/7/ - / -	3646/00124752

Project Costs and Receivables

User Id: TIM
Time: 17:21:48
Range: Project: 7 Phase: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase:	BUILD	Forming new walls									
Effective Date	Element	16/09/2015 C									
Trans Category Debtor/Creditor		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref				
06/07/2020	MAT Expense	J0002 Jewson Ltd	-1,926.00	-1,605.00	-321.00	45885/1/1	1/7/ - / -	364600125032			
06/07/2020	MAT Expense	J0002 Jewson Ltd	-279.00	-232.50	-46.50	45887/1/1	1/7/ - / -	364600125033			
09/07/2020	MAT Expense	J0002 Jewson Ltd	-124.39	-103.66	-20.73	45884/1/1	1/7/ - / -	364600125213			
13/07/2020	MAT Expense	J0002 Jewson Ltd	-393.50	-327.92	-65.58	46173/1/1	1/7/ - / -	364600125351			
13/07/2020	MAT Expense	J0002 Jewson Ltd	-36.00	-30.00	-6.00	46176/1/1	1/7/ - / -	364600125319			
13/07/2020	MAT Expense	J0002 Jewson Ltd	-1,071.11	-892.60	-178.51	46369/1/1	1/7/ - / -	3646 00125352			
15/07/2020	MAT Expense	J0002 Jewson Ltd	-78.00	-65.00	-13.00	46177/1/1	1/7/ - / -	061000176424			
16/07/2020	MAT Expense	J0002 Jewson Ltd	-167.42	-139.52	-27.90	46174/1/1	1/7/ - / -	364600125500			
20/07/2020	MAT Expense	J0002 Jewson Ltd	-648.00	-540.00	-108.00	46179/1/1	1/7/ - / -	364600125669			
20/07/2020	MAT Expense	J0002 Jewson Ltd	-428.40	-357.00	-71.40	46880/1/1	1/7/ - / -	3646 00125668			
22/07/2020	MAT Expense	J0002 Jewson Ltd	-648.00	-540.00	-108.00	46096/1/1	1/7/ - / -	041600197547			
03/08/2020	MAT Expense	J0002 Jewson Ltd	-679.80	-566.50	-113.30	46091/1/1	1/7/ - / -	364600126198			
13/08/2020	MAT Expense	J0002 Jewson Ltd	280.08	233.40	46.68	46879/1/1	1/7/ - / -	3646 00126609			
13/08/2020	MAT Expense	J0002 Jewson Ltd	12.22	10.18	2.04	46336/1/1	1/7/ - / -	3646/00126610			
19/08/2020	MAT Expense	M0012 Merlko Builders Merchants Ltd	-52.10	-43.42	-8.68	46053/1/1	1/7/ - / -	127734			
22/02/2021	MAT Expense	J0002 Jewson Ltd	-11.47	-9.56	-1.91	48496/1/1	1/7/ - / -	3646 00132809			
05/03/2021	MAT Expense	E0024 England Construction	2,298.00	2,298.00	0.00	48243/1/1	1/7/ - / -	109/rev			
05/03/2021	MAT Expense	E0024 England Construction	-2,298.00	-2,298.00	0.00	48217/1/1	1/7/ - / -	109			
01/04/2021	MAT Expense	J0002 Jewson Ltd	-306.60	-255.50	-51.10	49960/1/1	1/7/ - / -	3646 00130974 11D,			
01/04/2021	MAT Expense	J0002 Jewson Ltd	-44.40	-37.00	-7.40	49961/1/1	1/7/ - / -	3646 00130961			
01/04/2021	MAT Expense	J0002 Jewson Ltd	-530.84	-442.37	-88.47	49964/1/1	1/7/ - / -	3646 00133350 03M			
01/04/2021	MAT Expense	J0002 Jewson Ltd	-51.00	-42.50	-8.50	49965/1/1	1/7/ - / -	3646 00132780 12M			
01/04/2021	MAT Expense	J0002 Jewson Ltd	-338.38	-281.98	-56.40	49966/1/1	1/7/ - / -	3646 00131413 06ja			
10/05/2021	MAT Expense	S0016 Screwfix Direct t/a Trade UK	-40.52	-33.77	-6.75	49526/1/1	1/7/ - / -	1160831017			
12/05/2021	MAT Expense	H0009 Howdens Joinery Co.	-13.26	-11.05	-2.21	49351/1/1	1/7/ - / -	963 0258350			
12/06/2018	TFRAM Expense	O0010 OFP Timber Framed Homes Ltd	-19,687.50	-19,687.50	0.00	35294/1/1	1/7/ - / -	3169			
04/02/2020	TFRAM Expense	O0010 OFP Timber Framed Homes Ltd	-32,812.80	-32,812.80	0.00	43549/1/1	1/7/ - / -	4281			
BUILD		Phase total: -110,931.45 -107,035.28 -3,896.17									
Carpentry		16/09/2015 C									
Trans Category Debtor/Creditor		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref				
03/04/2020	LAB Expense	N0019 Simon Wakefield	-1,080.00	-1,080.00	0.00	44436/1/1	1/7/ - / -	2			
07/05/2020	LAB Expense	N0019 Simon Wakefield	-1,900.00	-1,900.00	0.00	44796/1/1	1/7/ - / -	3			
15/05/2020	LAB Expense	N0019 Simon Wakefield	-2,095.00	-2,095.00	0.00	44861/1/1	1/7/ - / -	150520			

User Id: TIM
Time: 17:21:48
Range: Project: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase:	CARP	16/09/2015 C											
Effective Date	Element	Carpentry		Gross		Net		VAT		Batch		Company	Invoice/Cash Ref
Trans Category	Debtor/Creditor												
05/07/2020	LAB	Expense	N0019	Simon Wakefield	-1,200.00	-1,200.00	0.00	45459/1/1	1/7/ - / -			050720	
16/07/2020	LAB	Expense	N0019	Simon Wakefield	-1,900.00	-1,900.00	0.00	45811/1/1	1/7/ - / -			6	
01/09/2020	LAB	Expense	N0019	Simon Wakefield	-1,560.00	-1,560.00	0.00	46119/1/1	1/7/ - / -			7	
18/09/2020	LAB	Expense	N0019	Simon Wakefield	-2,180.00	-2,180.00	0.00	46206/1/1	1/7/ - / -			9	
04/10/2020	LAB	Expense	N0019	Simon Wakefield	-2,600.00	-2,600.00	0.00	46510/1/1	1/7/ - / -			10	
12/10/2020	LAB	Expense	N0019	Simon Wakefield	-2,100.00	-2,100.00	0.00	46606/1/1	1/7/ - / -			11	
02/11/2020	LAB	Expense	N0019	Simon Wakefield	-1,230.00	-1,230.00	0.00	46913/1/1	1/7/ - / -			12	
09/11/2020	LAB	Expense	N0019	Simon Wakefield	-2,330.00	-2,330.00	0.00	46997/1/1	1/7/ - / -			13	
20/12/2020	LAB	Expense	N0019	Simon Wakefield	-1,100.00	-1,100.00	0.00	47416/1/1	1/7/ - / -			15	
11/01/2021	LAB	Expense	N0019	Simon Wakefield	-1,250.00	-1,250.00	0.00	47664/1/1	1/7/ - / -			16	
19/01/2021	LAB	Expense	N0019	Simon Wakefield	-1,650.00	-1,650.00	0.00	47744/1/1	1/7/ - / -			17	
01/03/2021	LAB	Expense	N0019	Simon Wakefield	-2,100.00	-2,100.00	0.00	48201/1/1	1/7/ - / -			19	
11/04/2021	LAB	Expense	N0019	Simon Wakefield	-500.00	-500.00	0.00	48689/1/1	1/7/ - / -			20	
19/04/2021	LAB	Expense	N0019	Simon Wakefield	-1,000.00	-1,000.00	0.00	48873/1/1	1/7/ - / -			21	
08/06/2021	LAB	Expense	N0019	Simon Wakefield	-650.00	-650.00	0.00	49601/1/1	1/7/ - / -			Simon Wakefield	
16/06/2021	LAB	Expense	N0019	Simon Wakefield	-405.00	-405.00	0.00	49646/1/1	1/7/ - / -			23	
30/09/2021	LAB	Expense	N0019	Simon Wakefield	-2,585.00	-2,585.00	0.00	51157/1/1	1/7/ - / -			14	
17/10/2016	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-255.17	-212.64	-42.53	25787/1/1	1/7/ - / -			40480	
17/10/2016	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-122.04	-101.70	-20.34	25789/1/1	1/7/ - / -			40481	
07/01/2020	MAT	Expense	H0020	Handles 4 Homes	-821.35	-684.45	-136.90	47163/1/1	1/7/ - / -			SI-177609	
13/03/2020	MAT	Expense	N0019	Simon Wakefield	-1,500.00	-1,500.00	0.00	44123/1/1	1/7/ - / -			0001	
27/03/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-938.17	-781.81	-156.36	44195/1/1	1/7/ - / -			118338	
04/05/2020	MAT	Expense	J0002	Jewson Ltd	-3,568.16	-2,973.47	-594.69	45017/1/1	1/7/ - / -			3646/00122987	
12/05/2020	MAT	Expense	J0002	Jewson Ltd	-3,218.96	-2,682.47	-536.49	45018/1/1	1/7/ - / -			3646/00123139	
12/05/2020	MAT	Expense	J0002	Jewson Ltd	-1,823.52	-1,519.60	-303.92	45019/1/1	1/7/ - / -			3646/00123152	
12/05/2020	MAT	Expense	S0016	Screwfix Direct via Trade UK	-8.97	-7.48	-1.49	44848/1/1	1/7/ - / -			1070632848	
26/07/2020	MAT	Expense	B0010	Barclaycard Commercial	-1,522.91	-1,269.09	-253.82	46236/6/6	1/7/ - / -			TJY/CC/July	
05/08/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-336.92	-280.77	-56.15	46175/1/1	1/7/ - / -			126799	
13/08/2020	MAT	Expense	J0002	Jewson Ltd	-171.92	-143.27	-28.65	46332/1/1	1/7/ - / -			3646/00126632	
10/09/2020	MAT	Expense	H0009	Howdens Joinery Co.	-1,813.60	-1,511.33	-302.27	46328/1/1	1/7/ - / -			9630243666	
11/09/2020	MAT	Expense	J0002	Jewson Ltd	-1,569.60	-1,308.00	-261.60	47716/1/1	1/7/ - / -			3646/00127653	
15/09/2020	MAT	Expense	N0019	Simon Wakefield	-1,760.00	-1,760.00	0.00	46190/1/1	1/7/ - / -			8	
15/09/2020	MAT	Expense	N0019	Simon Wakefield	1,760.00	1,760.00	0.00	46200/1/1	1/7/ - / -			rev8	
15/09/2020	MAT	Expense	N0019	Simon Wakefield	-2,200.00	-2,200.00	0.00	46203/1/1	1/7/ - / -			8corr	

User Id: TIM
Time: 17:21:48
Range: Project: 7 Phase: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase:	CARP	16/09/2015 C									
Effective Date	Element	Carpentry									
		Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref		
17/09/2020	MAT	Expense	M0012	-5.16	-4.30	-0.86	46349/1/1	1/7/ - / -	129802		
21/09/2020	MAT	Expense	H0009	-444.42	-370.35	-74.07	46317/1/1	1/7/ - / -	963 0244224		
25/09/2020	MAT	Expense	M0012	-104.17	-86.81	-17.36	46356/1/1	1/7/ - / -	130376		
08/10/2020	MAT	Expense	J0002	-128.52	-107.10	-21.42	47146/1/1	1/7/ - / -	3646/00128737		
09/10/2020	MAT	Expense	J0002	-237.60	-198.00	-39.60	47143/1/1	1/7/ - / -	3646/00128794		
12/11/2020	MAT	Expense	H0009	-119.46	-99.55	-19.91	47147/1/1	1/7/ - / -	963/0247891		
26/11/2020	MAT	Expense	B0010	-153.67	-128.07	-25.60	47733/6/9	1/7/ - / -	TJY/CC/Nov		
30/11/2020	MAT	Expense	H0020	-15.36	-12.80	-2.56	47677/1/1	1/7/ - / -	SI 181331		
01/12/2020	MAT	Expense	J0002	-2,048.40	-1,707.00	-341.40	47693/1/1	1/7/ - / -	3646 00130637		
08/12/2020	MAT	Expense	J0002	-1,365.60	-1,138.00	-227.60	47741/1/1	1/7/ - / -	364600130868		
08/12/2020	MAT	Expense	J0002	-396.00	-330.00	-66.00	47742/1/1	1/7/ - / -	364600130843		
08/12/2020	MAT	Expense	J0002	-99.96	-83.30	-16.66	47743/1/1	1/7/ - / -	364600130842		
10/12/2020	MAT	Expense	H0009	-6.60	-5.50	-1.10	47320/1/1	1/7/ - / -	963 0249799		
26/12/2020	MAT	Expense	B0010	-80.60	-80.60	0.00	47800/6/4	1/7/ - / -	TJYProjectCC/Dec		
05/01/2021	MAT	Expense	H0009	-45.68	-38.07	-7.61	47736/1/1	1/7/ - / -	963/0250856		
15/01/2021	MAT	Expense	M0012	-22.94	-19.12	-3.82	48220/1/1	1/7/ - / -	137594		
26/01/2021	MAT	Expense	N0019	-550.00	-550.00	0.00	47793/1/1	1/7/ - / -	18		
22/02/2021	MAT	Expense	M0012	-542.12	-451.77	-90.35	48461/1/1	1/7/ - / -	139970		
26/02/2021	MAT	Expense	B0010	-96.00	-80.00	-16.00	48638/1/4	1/7/ - / -	SA/Feb/CC		
26/02/2021	MAT	Expense	B0010	-123.96	-103.30	-20.66	48638/6/9	1/7/ - / -	TJY/CC/Feb		
09/03/2021	MAT	Expense	H0009	-343.15	-285.96	-57.19	48491/1/1	1/7/ - / -	963 0254599		
29/03/2021	MAT	Expense	J0002	-41.56	-34.63	-6.93	48720/1/1	1/7/ - / -	0680/00107262		
01/04/2021	MAT	Expense	J0002	-72.00	-60.00	-12.00	49980/1/1	1/7/ - / -	3646 00130143 18D,		
14/04/2021	MAT	Expense	S0016	-19.98	-16.65	-3.33	48920/1/1	1/7/ - / -	1153786494		
26/05/2021	MAT	Expense	B0010	-27.00	-22.50	-4.50	49786/6/6	1/7/ - / -	tjy/cc/may		
14/06/2021	MAT	Expense	H0020	-199.44	-166.20	-33.24	50664/1/1	1/7/ - / -	SI 190099		
25/06/2021	MAT	Expense	M0012	-43.87	-36.56	-7.31	50054/1/1	1/7/ - / -	150320		
26/06/2021	MAT	Expense	B0010	-167.96	-139.97	-27.99	50853/6/3	1/7/ - / -	TYJune2021		

Phase:	DECOR	16/09/2015 C									
Effective Date	Element	Decorating									
		Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref		
04/10/2020	LAB	Expense	A0090	-3,200.00	-3,200.00	0.00	46497/1/1	1/7/ - / -	04 10 20 Laurels		
03/11/2020	LAB	Expense	A0090	-3,800.00	-3,800.00	0.00	46915/1/1	1/7/ - / -	Laurels 02		

Project Costs and Receivables

User Id: TIM
Time: 17:21:48
Range: Project: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase: DECOR		Decorating									
Effective Date	Element	16/09/2015 C									
		Trans Category Debtor/Creditor									
06/12/2020	LAB	Expense	A0090	Duncan Agar	Gross	-2,200.00	Net	-2,200.00	VAT	0.00	47310/1/1
09/04/2021	LAB	Expense	A0090	Duncan Agar		-4,200.00		-4,200.00		0.00	48978/1/1
04/06/2021	LAB	Expense	A0090	Duncan Agar		-500.00		-500.00		0.00	49479/1/1
08/09/2020	MAT	Expense	P0048	PPG Architectural Coatings		-161.93		-134.94		-26.99	46282/1/1
26/12/2020	MAT	Expense	B0010	Barclaycard Commercial		-10.00		-8.33		-1.67	47800/6/2
01/01/2021	MAT	Expense	P0048	PPG Architectural Coatings		-120.65		-100.54		-20.11	48101/1/1
01/01/2021	MAT	Expense	P0048	PPG Architectural Coatings		-446.26		-371.88		-74.38	48102/1/1
01/01/2021	MAT	Expense	P0048	PPG Architectural Coatings		-97.88		-81.57		-16.31	48103/1/1
29/04/2021	MAT	Expense	P0048	PPG Architectural Coatings		-40.26		-33.55		-6.71	49626/1/1
30/04/2021	MAT	Expense	P0048	PPG Architectural Coatings		-69.92		-58.27		-11.65	49625/1/1
14/05/2021	MAT	Expense	M0012	Merktko Builders Merchants Ltd		-4.58		-3.82		-0.76	49352/1/1
21/05/2021	MAT	Expense	M0012	Merktko Builders Merchants Ltd		-6.53		-5.44		-1.09	49669/1/1
31/05/2021	MAT	Expense	P0048	PPG Architectural Coatings		-40.26		-33.55		-6.71	49376/1/1
26/06/2021	MAT	Expense	B0010	Barclaycard Commercial		-26.64		-22.20		-4.44	50853/1/4
08/07/2021	MAT	Expense	P0048	PPG Architectural Coatings		-97.70		-81.42		-16.28	51141/1/1
13/07/2021	MAT	Expense	P0048	PPG Architectural Coatings		-30.24		-25.20		-5.04	50040/1/1
26/07/2021	MAT	Expense	B0010	Barclaycard Commercial		-10.50		-8.75		-1.75	51105/6/5
		DECOR									
		Phase total:									
		16/09/2015 C									
		Electrics									
		Trans Category Debtor/Creditor									
16/01/2020	LAB	Expense	Y0008	Tim J Young	Gross	-350.00	Net	-350.00	VAT	0.00	43239/1/1
13/06/2020	LAB	Expense	B0017	Clive Beer (Electrician)		-258.00		-215.00		-43.00	45118/1/1
13/06/2020	LAB	Expense	B0017	Clive Beer (Electrician)		258.00		215.00		43.00	45133/1/1
13/06/2020	LAB	Expense	B0017	Clive Beer (Electrician)		-215.00		-215.00		0.00	45135/1/1
19/06/2020	LAB	Expense	A0022	AJB Electrical Contracting Ltd		-1,200.00		-1,000.00		-200.00	45170/1/1
20/06/2020	LAB	Expense	B0017	Clive Beer (Electrician)		-860.00		-860.00		0.00	45165/1/1
03/07/2020	LAB	Expense	A0022	AJB Electrical Contracting Ltd		-600.00		-500.00		-100.00	45453/1/1
04/07/2020	LAB	Expense	B0017	Clive Beer (Electrician)		-430.00		-430.00		0.00	45286/1/1
11/07/2020	LAB	Expense	A0022	AJB Electrical Contracting Ltd		-300.00		-250.00		-50.00	45467/1/1
12/07/2020	LAB	Expense	B0017	Clive Beer (Electrician)		-215.00		-215.00		0.00	45461/1/1
16/07/2020	LAB	Expense	A0022	AJB Electrical Contracting Ltd		-300.00		-250.00		-50.00	45493/1/1
07/08/2020	LAB	Expense	B0017	Clive Beer (Electrician)		-215.00		-215.00		0.00	45916/1/1
10/08/2020	LAB	Expense	A0022	AJB Electrical Contracting Ltd		-408.00		-340.00		-68.00	45722/1/1

TJY BC July 21

Invoice/Cash Ref

TJY/SSSE
A56
A56/rev
A56/corr
901
A61
913
A67
922

User Id: TIM
Time: 17:21:48
Range: Project: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase:	ELEC	Electrics										
Effective Date	Element	Trans Category		Debtor/Creditor	16/09/2015 C		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref
26/08/2020	LAB	Expense	A0022	AJB Electrical Contracting Ltd			-187.50	-156.25	-31.25	45978/1/1	1/7/ - / -	932
17/09/2020	LAB	Expense	B0017	Clive Beer (Electrician)			-215.00	-215.00	0.00	46213/1/1	1/7/ - / -	A74
18/09/2020	LAB	Expense	A0022	AJB Electrical Contracting Ltd			-900.00	-750.00	-150.00	46365/1/1	1/7/ - / -	944
02/10/2020	LAB	Expense	A0022	AJB Electrical Contracting Ltd			-300.00	-250.00	-50.00	46512/1/1	1/7/ - / -	955
16/10/2020	LAB	Expense	A0022	AJB Electrical Contracting Ltd			-600.00	-500.00	-100.00	46761/1/1	1/7/ - / -	959
22/11/2020	LAB	Expense	M0019	Mark 1 Communications			-258.00	-215.00	-43.00	47164/1/1	1/7/ - / -	1024
22/11/2020	LAB	Expense	B0017	Clive Beer (Electrician)			-215.00	-215.00	0.00	47218/1/1	1/7/ - / -	A83
14/12/2020	LAB	Expense	M0019	Mark 1 Communications			-258.00	-215.00	-43.00	47312/1/1	1/7/ - / -	1031
21/12/2020	LAB	Expense	B0017	Clive Beer (Electrician)			-430.00	-430.00	0.00	47420/1/1	1/7/ - / -	A88
23/12/2020	LAB	Expense	A0022	AJB Electrical Contracting Ltd			-900.00	-750.00	-150.00	47459/1/1	1/7/ - / -	986
21/01/2021	LAB	Expense	A0022	AJB Electrical Contracting Ltd			-750.00	-625.00	-125.00	47773/1/1	1/7/ - / -	999
09/02/2021	LAB	Expense	B0017	Clive Beer (Electrician)			-430.00	-430.00	0.00	47771/1/1	1/7/ - / -	A92
18/02/2021	LAB	Expense	A0101	Andrew J Hill			-600.00	-600.00	0.00	48122/1/1	1/7/ - / -	602
26/03/2021	LAB	Expense	A0101	Andrew J Hill			-135.00	-135.00	0.00	48123/1/1	1/7/ - / -	603
14/04/2021	LAB	Expense	B0010	Barclaycard Commercial			-272.40	-227.00	-45.40	48993/6/8	1/7/ - / -	TJY/CC/March
13/05/2021	LAB	Expense	A0022	AJB Electrical Contracting Ltd			-300.00	-250.00	-50.00	48727/1/1	1/7/ - / -	1031
11/07/2021	LAB	Expense	A0022	AJB Electrical Contracting Ltd			-696.00	-580.00	-116.00	49338/1/1	1/7/ - / -	1045
17/06/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-135.00	-112.50	-22.50	49970/1/1	1/7/ - / -	1063
18/06/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-119.52	-99.60	-19.92	45516/1/1	1/7/ - / -	SD173902
18/06/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-139.51	-116.26	-23.25	45536/1/1	1/7/ - / -	TM198125
22/06/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-473.64	-394.70	-78.94	45515/1/1	1/7/ - / -	TM198103
22/06/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-269.22	-224.35	-44.87	45518/1/1	1/7/ - / -	TM198183
22/06/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-186.08	-155.07	-31.01	45538/1/1	1/7/ - / -	TM198196
23/06/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-7.74	-6.45	-1.29	45540/1/1	1/7/ - / -	TM198193
30/06/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-63.65	-53.04	-10.61	45539/1/1	1/7/ - / -	TM198258
30/06/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-25.24	-21.03	-4.21	45585/1/1	1/7/ - / -	tm198589
30/06/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-106.91	-89.09	-17.82	45566/1/1	1/7/ - / -	TM198584
09/07/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-289.09	-240.91	-48.18	46186/1/1	1/7/ - / -	TM198583
10/07/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-84.00	-70.00	-14.00	45882/1/1	1/7/ - / -	TM198918
27/07/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-229.68	-191.40	-38.28	45881/1/1	1/7/ - / -	TM199017
27/07/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-15.22	-12.68	-2.54	46056/1/1	1/7/ - / -	TM199305
27/07/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-87.00	-72.50	-14.50	46057/1/1	1/7/ - / -	TM199436
27/07/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-16.32	-13.60	-2.72	46058/1/1	1/7/ - / -	TM199244
27/07/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd			-9.84	-8.20	-1.64	46059/1/1	1/7/ - / -	TM199435

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Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7	The Laurels	Type: NEW	Status: NONS	Manager: TJY	Tim Young
Phase: ELEC	Effective Date	Element	Electrics		
			16/09/2015 C		
		Trans Category Debtor/Creditor	Gross	Net	VAT Batch Company Invoice/Cash Ref
27/07/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-22.75	-18.96	-3.79 46060/1/1 1/7/ -/- TR187589
27/07/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-5.16	-4.30	-0.86 46283/1/1 1/7/ -/- TM200002
27/07/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-5.16	-4.30	-0.86 46185/1/1 1/7/ -/- TM199301
06/08/2020	MAT	Expense S0016 Screwfix Direct via Trade UK	-46.56	-38.80	-7.76 46168/1/1 1/7/ -/- 1088915582
07/08/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-99.60	-83.00	-16.60 46061/1/1 1/7/ -/- TM199970
07/08/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-7.80	-6.50	-1.30 46062/1/1 1/7/ -/- TM199971
11/09/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-888.14	-740.12	-148.02 46343/1/1 1/7/ -/- TM201112
14/09/2020	MAT	Expense S0016 Screwfix Direct via Trade UK	-29.98	-24.98	-5.00 46337/1/1 1/7/ -/- 1097850579
14/09/2020	MAT	Expense M0012/LED Merkho LED	-796.80	-664.00	-132.80 46360/1/1 1/7/ -/- 105273
21/09/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-32.07	-26.72	-5.35 46350/1/1 1/7/ -/- TM201315
21/09/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-87.13	-72.61	-14.52 46352/1/1 1/7/ -/- TM201375
21/09/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-1.54	-1.28	-0.26 46355/1/1 1/7/ -/- TM201379
21/09/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-2.53	-2.11	-0.42 46341/1/1 1/7/ -/- BD052796
21/09/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-44.40	-37.00	-7.40 46345/1/1 1/7/ -/- TM201237
21/09/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-141.46	-117.88	-23.58 46347/1/1 1/7/ -/- TM201301
21/09/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-79.17	-65.98	-13.19 46348/1/1 1/7/ -/- TM201313
29/09/2020	MAT	Expense M0012 Merkho Builders Merchants Ltd	-157.00	-130.83	-26.17 46792/1/1 1/7/ -/- 105352
29/09/2020	MAT	Expense M0012 Merkho Builders Merchants Ltd	-172.80	-144.00	-28.80 46793/1/1 1/7/ -/- 105353
29/09/2020	MAT	Expense M0012 Merkho Builders Merchants Ltd	172.80	144.00	28.80 46801/1/1 1/7/ -/- 105353
29/09/2020	MAT	Expense M0012 Merkho Builders Merchants Ltd	157.00	130.83	26.17 46802/1/1 1/7/ -/- rev/105352
29/09/2020	MAT	Expense M0012/LED Merkho LED	-157.00	-130.83	-26.17 46803/1/1 1/7/ -/- 105352
29/09/2020	MAT	Expense M0012/LED Merkho LED	-172.80	-144.00	-28.80 46804/1/1 1/7/ -/- 105353
29/09/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-211.20	-176.00	-35.20 46866/1/1 1/7/ -/- TM201660
30/09/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-66.42	-55.35	-11.07 46867/1/1 1/7/ -/- TM201784
30/09/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-88.96	-74.13	-14.83 46868/1/1 1/7/ -/- TM201739
30/09/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-1.70	-1.42	-0.28 46869/1/1 1/7/ -/- TM201799
01/10/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-822.56	-685.47	-137.09 47135/1/1 1/7/ -/- TM201488
01/10/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-18.00	-15.00	-3.00 47136/1/1 1/7/ -/- TM201551
06/10/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-9.24	-7.70	-1.54 46870/1/1 1/7/ -/- TM201890
19/10/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-267.96	-223.30	-44.66 47391/1/1 1/7/ -/- TM202351
22/10/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-533.38	-444.48	-88.90 47154/1/1 1/7/ -/- TM202446
22/10/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-14.94	-12.45	-2.49 47155/1/1 1/7/ -/- TM202445
22/10/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-44.82	-37.35	-7.47 47156/1/1 1/7/ -/- TM202444
22/10/2020	MAT	Expense M0040 Medlock Electrical Distributors Ltd	-318.21	-265.17	-53.04 47157/1/1 1/7/ -/- TM202443

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Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase:	ELEC	Electrics	16/09/2015 C									
Effective Date	Element	Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref			
27/10/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-1.80	-1.50	-0.30 47153/1/1	1/7/ - / -	TM202628			
29/10/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-75.98	-63.31	-12.67 47152/1/1	1/7/ - / -	TM202743			
06/11/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-133.44	-111.20	-22.24 47239/1/1	1/7/ - / -	105631			
06/11/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	133.44	111.20	22.24 47398/1/1	1/7/ - / -	105631/rev			
06/11/2020	MAT	Expense	M0012LED	Merlko LED	-133.44	-111.20	-22.24 47399/1/1	1/7/ - / -	105631			
23/11/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-213.78	-178.15	-35.63 47280/1/1	1/7/ - / -	BDD055914			
07/12/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-6.00	-5.00	-1.00 47317/1/1	1/7/ - / -	TM204151			
07/12/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-95.14	-79.29	-15.85 47278/1/1	1/7/ - / -	TM204154			
07/12/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-392.34	-326.95	-65.39 48204/1/1	1/7/ - / -	TM204073			
09/12/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-547.33	-456.11	-91.22 47861/1/1	1/7/ - / -	TM204193			
14/12/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-66.61	-55.51	-11.10 48198/1/1	1/7/ - / -	HE245678			
14/12/2020	MAT	Expense	S0016	Screwfix Direct via Trade UK	-59.98	-49.98	-10.00 47687/1/1	1/7/ - / -	1123203288			
14/12/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-194.40	-162.00	-32.40 47691/1/1	1/7/ - / -	TM204353			
15/12/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-36.15	-30.13	-6.02 47688/1/1	1/7/ - / -	TM204427			
15/12/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-10.80	-9.00	-1.80 47860/1/1	1/7/ - / -	TM204389			
18/12/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-188.09	-156.75	-31.34 47859/1/1	1/7/ - / -	TM204566			
18/12/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-17.51	-14.59	-2.92 47689/1/1	1/7/ - / -	TM204567			
21/12/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-21.98	-18.32	-3.66 47690/1/1	1/7/ - / -	TM204626			
21/12/2020	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-136.68	-113.90	-22.78 47863/1/1	1/7/ - / -	TM204581			
01/01/2021	MAT	Expense	M0012LED	Merlko LED	-134.40	-112.00	-22.40 48105/1/1	1/7/ - / -	105934			
18/01/2021	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-355.68	-296.40	-59.28 48039/1/1	1/7/ - / -	TM205119			
19/01/2021	MAT	Expense	C0035	Connect Electrical Wholesale Ltd	-150.80	-125.67	-25.13 48166/1/1	1/7/ - / -	INV118034			
20/01/2021	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-28.19	-23.49	-4.70 48161/1/1	1/7/ - / -	TM205244			
25/01/2021	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-15.25	-12.71	-2.54 48159/1/1	1/7/ - / -	TM205362			
25/01/2021	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-213.97	-178.30	-35.67 48175/1/1	1/7/ - / -	TM205336			
09/02/2021	MAT	Expense	A0101	Andrew J Hill	-121.80	-121.80	0.00 48122/1/2	1/7/ - / -	602			
18/02/2021	MAT	Expense	A0101	Andrew J Hill	-48.00	-48.00	0.00 48123/1/2	1/7/ - / -	603			
26/02/2021	MAT	Expense	B0010	Barclaycard Commercial	-27.54	-22.95	-4.59 48638/6/8	1/7/ - / -	TJY/CC/Feb			
08/03/2021	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-50.76	-42.30	-8.46 48460/1/1	1/7/ - / -	TM206679			
01/04/2021	MAT	Expense	A0022	AJB Electrical Contracting Ltd	-300.00	-250.00	-50.00 51245/1/1	1/7/ - / -	981 04/12/2020			
14/04/2021	MAT	Expense	A0022	AJB Electrical Contracting Ltd	-8.50	-7.08	-1.42 48727/1/2	1/7/ - / -	1031			
26/04/2021	MAT	Expense	B0010	Barclaycard Commercial	-1.07	-0.89	-0.18 49785/6/10	1/7/ - / -	TJY/CC/april21			
14/05/2021	MAT	Expense	C0035	Connect Electrical Wholesale Ltd	-5.86	-4.88	-0.98 50162/1/1	1/7/ - / -	INV122059			
16/05/2021	MAT	Expense	S0016	Screwfix Direct via Trade UK	-42.00	-35.00	-7.00 49716/1/1	1/7/ - / -	1162491108			

Project Costs and Receivables

User Id: TIM
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Range: Project: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022
Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase: ELEC		Electrics									
Effective Date	Element	16/09/2015 C									
Trans Category Debtor/Creditor		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref				
21/05/2021	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-0.65	-0.54	-0.11	49663/1/1	1/7/ - / -	TM208929	
26/05/2021	MAT	Expense	B0010	Barclaycard Commercial	-4.37	-3.64	-0.73	49786/6/9	1/7/ - / -	ty/cc/may	
01/06/2021	MAT	Expense	S0016	Screwfix Direct t/a Trade UK	7.98	6.65	1.33	51018/1/1	1/7/ - / -	1161134352 11MAY	
11/07/2021	MAT	Expense	A0022	AJB Electrical Contracting Ltd	-57.00	-47.50	-9.50	49970/1/2	1/7/ - / -	1063	
12/07/2021	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-5.70	-4.75	-0.95	50661/1/1	1/7/ - / -	TM120199	
15/07/2021	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-22.83	-19.02	-3.81	50660/1/1	1/7/ - / -	TM210384	
16/07/2021	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-129.47	-107.89	-21.58	50659/1/1	1/7/ - / -	TM210419	
20/07/2021	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-129.47	-107.89	-21.58	50130/1/1	1/7/ - / -	TM210460	
31/08/2021	MAT	Expense	M0040	Medlock Electrical Distributors Ltd	-283.70	-236.42	-47.28	51028/1/1	1/7/ - / -	TM211754	
25/01/2021	SFIT	Expense	B0090	Berkshire Aerial Services Ltd	-1,884.00	-1,570.00	-314.00	47899/1/1	1/7/ - / -	1051170	

ELEC
Phase total: -26,026.04 -22,434.98 -3,591.06
External works
16/09/2015 C

Effective Date		Element	Trans Category Debtor/Creditor		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref
09/07/2018	LAB	Expense	S0025	Robert Shaw	-150.00	-150.00		0.00 35723/1/2	1/7/ - / -	8
09/08/2019	LAB	Expense	B0021	Dean Berry	-125.00	-125.00		0.00 41136/1/1	1/7/ - / -	0080
09/08/2019	LAB	Expense	D0010	Michael Doyle	-960.00	-960.00		0.00 41138/1/1	1/7/ - / -	30
16/08/2019	LAB	Expense	D0010	Michael Doyle	-640.00	-640.00		0.00 41359/1/1	1/7/ - / -	31
23/08/2019	LAB	Expense	D0010	Michael Doyle	-800.00	-800.00		0.00 41363/1/1	1/7/ - / -	32
30/08/2019	LAB	Expense	D0010	Michael Doyle	-640.00	-640.00		0.00 41427/1/1	1/7/ - / -	33
06/09/2019	LAB	Expense	D0010	Michael Doyle	-320.00	-320.00		0.00 41553/1/1	1/7/ - / -	34
13/09/2019	LAB	Expense	D0010	Michael Doyle	-800.00	-800.00		0.00 41698/1/1	1/7/ - / -	35
13/09/2019	LAB	Expense	D0010	Michael Doyle	800.00	800.00		0.00 41699/1/1	1/7/ - / -	35
13/09/2019	LAB	Expense	D0010	Michael Doyle	-800.00	-800.00		0.00 41700/1/1	1/7/ - / -	35
20/09/2019	LAB	Expense	D0010	Michael Doyle	-1,050.00	-1,050.00		0.00 41782/1/1	1/7/ - / -	36
20/09/2019	LAB	Expense	B0021	Dean Berry	-375.00	-375.00		0.00 41784/1/1	1/7/ - / -	20919
10/01/2020	LAB	Expense	D0010	Michael Doyle	-800.00	-800.00		0.00 43211/1/1	1/7/ - / -	43
15/01/2020	LAB	Expense	D0010	Michael Doyle	-300.00	-300.00		0.00 47746/1/1	1/7/ - / -	60
17/01/2020	LAB	Expense	D0010	Michael Doyle	-160.00	-160.00		0.00 43309/1/1	1/7/ - / -	47
21/02/2020	LAB	Expense	P0028	PA Construction Civils Ltd	3,600.00	3,000.00		600.00 43849/1/1	1/7/ - / -	PAC0220/02correct
18/12/2020	LAB	Expense	D0010	Michael Doyle	-1,500.00	-1,500.00		0.00 47400/1/1	1/7/ - / -	57
20/01/2021	LAB	Expense	E0024	England Construction	-1,427.50	-1,427.50		0.00 47769/1/1	1/7/ - / -	107
12/03/2021	LAB	Expense	D0010	Michael Doyle	-1,500.00	-1,500.00		0.00 48393/1/1	1/7/ - / -	76
03/03/2021	LAB	Expense	D0010	Michael Doyle	-600.00	-600.00		0.00 48428/1/1	1/7/ - / -	79

Project Costs and Receivables

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Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7	The Laurels	Type: NEW	Status: NONS	Manager: TJY	Tim Young					
Phase: EXT	Effective Date	Element	External works			16/09/2015 C				
	Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref		
02/04/2021	LAB	Expense	D0010	Michael Doyle	-300.00	-300.00	0.00	48617/1/1	17/1 - / -	01
09/04/2021	LAB	Expense	D0010	Michael Doyle	-300.00	-300.00	0.00	48730/1/1	17/1 - / -	3
16/04/2021	LAB	Expense	D0010	Michael Doyle	-150.00	-150.00	0.00	48885/1/1	17/1 - / -	4
23/04/2021	LAB	Expense	D0010	Michael Doyle	-1,200.00	-1,200.00	0.00	48981/1/1	17/1 - / -	5
30/04/2021	LAB	Expense	D0010	Michael Doyle	-1,200.00	-1,200.00	0.00	49209/1/1	17/1 - / -	6
14/05/2021	LAB	Expense	D0010	Michael Doyle	-300.00	-300.00	0.00	49341/1/1	17/1 - / -	7
21/06/2021	LAB	Expense	C0081	Chiltern Tree Care	-960.00	-800.00	-160.00	49705/1/1	17/1 - / -	2411
02/07/2021	LAB	Expense	D0010	Michael Doyle	-450.00	-450.00	0.00	49893/1/1	17/1 - / -	10
02/07/2021	LAB	Expense	D0010	Michael Doyle	-600.00	-600.00	0.00	49954/1/1	17/1 - / -	9
09/07/2021	LAB	Expense	D0010	Michael Doyle	-300.00	-300.00	0.00	49959/1/1	17/1 - / -	14
30/07/2021	LAB	Expense	D0010	Michael Doyle	-300.00	-300.00	0.00	50202/1/1	17/1 - / -	19
27/07/2019	MAT	Expense	T0041	Travis Perkins	-22.11	-18.43	-3.68	41456/1/1	17/1 - / -	5662
05/08/2019	MAT	Expense	C0035	Connect Electrical Wholesale Ltd	-7.14	-5.95	-1.19	41501/1/1	17/1 - / -	106988
05/08/2019	MAT	Expense	C0035	Connect Electrical Wholesale Ltd	7.14	5.95	1.19	41885/1/1	17/1 - / -	106988/rev
05/08/2019	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-7.14	-5.95	-1.19	41886/1/1	17/1 - / -	106988
13/08/2019	MAT	Expense	T0041	Travis Perkins	-27.30	-22.75	-4.55	41496/1/1	17/1 - / -	5662adv831
14/08/2019	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-3.08	-2.57	-0.51	42149/1/1	17/1 - / -	107430
15/08/2019	MAT	Expense	J0002	Jewson Ltd	-19.76	-16.47	-3.29	41462/1/1	17/1 - / -	00115110
19/08/2019	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-644.12	-536.77	-107.35	41493/1/1	17/1 - / -	107637
19/08/2019	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-54.42	-45.35	-9.07	41494/1/1	17/1 - / -	107629
21/08/2019	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-23.09	-19.24	-3.85	42148/1/1	17/1 - / -	107791
26/08/2019	MAT	Expense	B0010	Barclaycard Commercial	-53.95	-44.96	-8.99	41709/6/1	17/1 - / -	TJY/CC/Aug19
27/08/2019	MAT	Expense	T0041	Travis Perkins	-53.33	-44.44	-8.89	41458/1/1	17/1 - / -	adv474
31/08/2019	MAT	Expense	S0051	Simmmonds Grab Services	-1,228.80	-1,024.00	-204.80	41450/1/2	17/1 - / -	8525
31/08/2019	MAT	Expense	S0051	Simmmonds Grab Services	-223.20	-186.00	-37.20	41429/1/1	17/1 - / -	8522
31/08/2019	MAT	Expense	S0051	Simmmonds Grab Services	-900.00	-750.00	-150.00	41430/1/1	17/1 - / -	8524
09/09/2019	MAT	Expense	C0052	Steve Carter	-216.00	-180.00	-36.00	41551/1/2	17/1 - / -	1530
10/09/2019	MAT	Expense	J0002	Jewson Ltd	-10.49	-8.74	-1.75	42021/1/1	17/1 - / -	3646/00116101
18/11/2019	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-153.29	-127.74	-25.55	43551/1/1	17/1 - / -	112201
18/11/2019	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-17.58	-14.65	-2.93	44926/1/1	17/1 - / -	112206
07/01/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-841.67	-701.39	-140.28	43358/1/1	17/1 - / -	114067
09/01/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-503.42	-419.52	-83.90	43359/1/1	17/1 - / -	114172
10/01/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-4.08	-3.40	-0.68	43392/1/1	17/1 - / -	114253
10/01/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-29.92	-24.93	-4.99	43393/1/1	17/1 - / -	114245

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Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7	The Laurels	Type: NEW	Status: NONS	Manager: TJY	Tim Young				
Phase: EXT	Effective Date	Element	16/09/2015 C						
External works			Gross	Net	VAT	Batch	Company	Invoice/Cash Ref	
		Trans Category Debtor/Creditor							
		Expense M0012	Merkko Builders Merchants Ltd	-409.20	-341.00	-68.20	43353/1/1	1/7/ - / -	114440
		Expense P0062	P A Construction (Civils) Ltd	-4,870.00	-4,870.00	0.00	43531/2/1	1/7/ - / -	PAC120/05/
		Expense P0028	PA Construction Civils Ltd	-3,600.00	-3,000.00	-600.00	43846/1/1	1/7/ - / -	PAC0220/02/rev
		Expense P0028	PA Construction Civils Ltd	3,600.00	3,000.00	600.00	43829/1/1	1/7/ - / -	PAC0220/02
		Expense M0012	Merkko Builders Merchants Ltd	-50.51	-42.09	-8.42	44823/1/1	1/7/ - / -	119957
		Expense W0040	Willmott's Plastic Building Products	-232.77	-193.97	-38.80	46048/1/1	1/7/ - / -	178157
		Expense M0012	Merkko Builders Merchants Ltd	-9.06	-7.55	-1.51	46357/1/1	1/7/ - / -	130025
		Expense M0012	Merkko Builders Merchants Ltd	-119.45	-99.54	-19.91	46359/1/1	1/7/ - / -	129991
		Expense B0010	Barclaycard Commercial	-83.25	-69.38	-13.87	46860/6/10	1/7/ - / -	TJY/CC/Sept
		Expense M0012	Merkko Builders Merchants Ltd	-918.84	-765.70	-153.14	46959/1/1	1/7/ - / -	131674
		Expense M0012	Merkko Builders Merchants Ltd	-616.18	-513.48	-102.70	47190/1/1	1/7/ - / -	132405
		Expense S0051	Simmonds Grab Services	-532.99	-444.16	-88.83	46875/1/1	1/7/ - / -	8911
		Expense M0012	Merkko Builders Merchants Ltd	-359.48	-299.57	-59.91	47194/1/1	1/7/ - / -	132829
		Expense M0012	Merkko Builders Merchants Ltd	-80.16	-66.80	-13.36	47188/1/1	1/7/ - / -	132862
		Expense M0012	Merkko Builders Merchants Ltd	-372.12	-310.10	-62.02	47189/1/1	1/7/ - / -	132831
		Expense M0012	Merkko Builders Merchants Ltd	-47.94	-39.95	-7.99	47245/1/1	1/7/ - / -	133595
		Expense S0016	Screwfix Direct t/a Trade UK	-76.08	-63.40	-12.68	47803/1/1	1/7/ - / -	1113234113
		Expense S0016	Screwfix Direct t/a Trade UK	-57.06	-47.55	-9.51	47804/1/1	1/7/ - / -	1113234121
		Expense S0016	Screwfix Direct t/a Trade UK	19.02	15.85	3.17	47806/1/1	1/7/ - / -	1113514701
		Expense S0016	Screwfix Direct t/a Trade UK	-9.99	-8.33	-1.66	47808/1/1	1/7/ - / -	1113576944
		Expense M0012	Merkko Builders Merchants Ltd	-101.47	-84.56	-16.91	47713/1/1	1/7/ - / -	133837
		Expense M0012	Merkko Builders Merchants Ltd	-172.85	-144.04	-28.81	47714/1/1	1/7/ - / -	133792
		Expense M0012	Merkko Builders Merchants Ltd	-600.72	-500.60	-100.12	47248/1/1	1/7/ - / -	133834
		Expense M0012	Merkko Builders Merchants Ltd	-151.06	-125.88	-25.18	47715/1/1	1/7/ - / -	134000
		Expense S0016	Screwfix Direct t/a Trade UK	-39.98	-33.32	-6.66	47805/1/1	1/7/ - / -	1114248754
		Expense M0012	Merkko Builders Merchants Ltd	-211.90	-176.58	-35.32	47712/1/1	1/7/ - / -	134113
		Expense S0051	Simmonds Grab Services	-1,142.59	-952.16	-190.43	47419/1/1	1/7/ - / -	8929
		Expense M0012	Merkko Builders Merchants Ltd	-42.30	-35.25	-7.05	47319/1/1	1/7/ - / -	134232
		Expense M0012	Merkko Builders Merchants Ltd	-31.91	-26.59	-5.32	47277/1/1	1/7/ - / -	134330
		Expense M0012	Merkko Builders Merchants Ltd	-576.00	-480.00	-96.00	47266/1/1	1/7/ - / -	134344
		Expense M0012	Merkko Builders Merchants Ltd	-23.11	-19.26	-3.85	47264/1/1	1/7/ - / -	134540
		Expense M0012	Merkko Builders Merchants Ltd	-163.78	-136.48	-27.30	47263/1/1	1/7/ - / -	134621
		Expense M0012	Merkko Builders Merchants Ltd	-74.22	-61.85	-12.37	47265/1/1	1/7/ - / -	134767
		Expense M0012	Merkko Builders Merchants Ltd	-166.26	-138.55	-27.71	47268/1/1	1/7/ - / -	134976

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Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7	The Laurels	Type: NEW	Status: NONS	Manager: TJY	Tim Young
Phase: EXT	Effective Date	Element	External works		
27/11/2020	MAT	Expense	M0012	Merkko Builders Merchants Ltd	135131
27/11/2020	MAT	Expense	M0012	Merkko Builders Merchants Ltd	135120
27/11/2020	MAT	Expense	J0002	Jewson Ltd	3646 00130522
27/11/2020	MAT	Expense	J0002	Jewson Ltd	0610 00179476
27/11/2020	MAT	Expense	J0002	Jewson Ltd	3646 00130639
27/11/2020	MAT	Expense	J0002	Jewson Ltd	364600130695
27/11/2020	MAT	Expense	T0041	Travis Perkins	1201 AMV278
27/11/2020	MAT	Expense	T0041	Travis Perkins	5662 AEP522
27/11/2020	MAT	Expense	T0041	Travis Perkins	1201 AMV513
27/11/2020	MAT	Expense	T0041	Travis Perkins	1201 AMV501
21/12/2020	MAT	Expense	J0002	Jewson Ltd	364600131200
21/12/2020	MAT	Expense	S0053	SNS Building Products Ltd	320814
21/12/2020	MAT	Expense	S0053	SNS Building Products Ltd	321771
21/12/2020	MAT	Expense	T0041	Travis Perkins	5662 AER018
21/12/2020	MAT	Expense	B0010	Barclaycard Commercial	TJY/CC/Jan
21/12/2020	MAT	Expense	B0010	Barclaycard Commercial	TJY/CC/Feb
21/12/2020	MAT	Expense	T0041	Travis Perkins	5662AEU028
21/12/2020	MAT	Expense	T0041	Travis Perkins	5662AET982
21/12/2020	MAT	Expense	S0016	Screwfix Direct via Trade UK	1146350678
21/12/2020	MAT	Expense	M0012	Merkko Builders Merchants Ltd	142166
21/12/2020	MAT	Expense	T0041	Travis Perkins	5662AEU310
21/12/2020	MAT	Expense	B0010	Barclaycard Commercial	RDY/CC/March
21/12/2020	MAT	Expense	B0010	Barclaycard Commercial	TJY/CC/March
21/12/2020	MAT	Expense	B0010	Barclaycard Commercial	TJY/CC/March
21/12/2020	MAT	Expense	B0010	Barclaycard Commercial	TJY/CC/March
21/12/2020	MAT	Expense	J0002	Jewson Ltd	0653 00196052
21/12/2020	MAT	Expense	S0016	Screwfix Direct via Trade UK	1149638273
21/12/2020	MAT	Expense	T0041	Travis Perkins	7384 AEY051
21/12/2020	MAT	Expense	M0012	Merkko Builders Merchants Ltd	145070
21/12/2020	MAT	Expense	B0010	Barclaycard Commercial	TJY/CC/april21
21/12/2020	MAT	Expense	B0010	Barclaycard Commercial	TJY/CC/april21
21/12/2020	MAT	Expense	B0010	Barclaycard Commercial	TJY/CC/april21
21/12/2020	MAT	Expense	W0044	Edward Wilcox Turf Growers	29042021
21/12/2020	MAT	Expense	B0063	Nigel Belcher Turf & Paving Ltd	INV 13526

Project Costs and Receivables

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Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase: EXT		External works									
Effective Date	Element	16/09/2015 C									
		Trans Category Debtor/Creditor		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref		
29/04/2021	MAT	Expense	T0041	-5.04	-4.20	-0.84	49386/1/1	1/7/ - / -	5662 AEW550		
06/05/2021	MAT	Expense	H0020	-59.98	-49.98	-10.00	49229/1/1	1/7/ - / -	SI 188502		
07/05/2021	MAT	Expense	D0010	-600.00	-600.00	0.00	49201/1/1	1/7/ - / -	6		
11/05/2021	MAT	Expense	T0041	-41.98	-34.98	-7.00	49634/1/1	1/7/ - / -	INV 5662 AEX186		
15/05/2021	MAT	Expense	W0041	-48.00	-40.00	-8.00	49334/1/1	1/7/ - / -	1941		
26/05/2021	MAT	Expense	B0010	-123.59	-102.99	-20.60	49786/6/8	1/7/ - / -	tjy/cc/may		
29/06/2021	MAT	Expense	T0041	-13.99	-11.66	-2.33	50153/1/1	1/7/ - / -	5662 AFA438		
06/07/2021	MAT	Expense	B0063	-420.00	-350.00	-70.00	49894/1/1	1/7/ - / -	INV 14678		
26/07/2021	MAT	Expense	B0010	-179.28	-149.40	-29.88	51105/6/6	1/7/ - / -	T JY BC July 21		
24/11/2021	MAT	Expense	G0030	-360.00	-360.00	0.00	51828/1/1	1/7/ - / -	011		
10/08/2019	MUCK	Expense	S0051	-2,880.00	-2,400.00	-480.00	41366/1/1	1/7/ - / -	8503		
30/08/2019	MUCK	Expense	S0051	-720.00	-600.00	-120.00	41364/1/1	1/7/ - / -	8512		
16/09/2019	MUCK	Expense	S0051	-300.00	-250.00	-50.00	41779/1/1	1/7/ - / -	8533		
27/09/2019	MUCK	Expense	S0051	-3,600.00	-3,000.00	-600.00	41970/1/1	1/7/ - / -	8546		
27/09/2019	MUCK	Expense	S0051	-1,500.00	-1,250.00	-250.00	41971/1/1	1/7/ - / -	8545		
07/10/2019	MUCK	Expense	S0051	-300.00	-250.00	-50.00	42022/1/1	1/7/ - / -	8560		
07/01/2021	SFIT	Expense	S0007	-12,532.70	-12,532.70	0.00	48014/1/1	1/7/ - / -	IND010990		
23/09/2021	SFIT	Expense	S0007	-13,206.41	-13,206.41	0.00	51011/1/1	1/7/ - / -	IND01555		

EXT Phase total: -81,407.65 -76,030.32 -5,377.33

Phase: FLOOR		Flooring									
Effective Date	Element	16/09/2015 C									
		Trans Category Debtor/Creditor		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref		
05/11/2020	MAT	Expense	H0009	-453.59	-377.99	-75.60	47148/1/1	1/7/ - / -	963/0247306		
12/11/2020	MAT	Expense	H0009	-287.76	-239.80	-47.96	47147/1/2	1/7/ - / -	963/0247891		
30/05/2020	SFIT	Expense	F0009	-300.00	-300.00	0.00	44900/1/1	1/7/ - / -	1108		
30/05/2020	SFIT	Expense	F0009	-2,200.00	-2,200.00	0.00	44900/1/2	1/7/ - / -	1108		
14/01/2021	SFIT	Expense	E0033	-6,282.00	-5,235.00	-1,047.00	48095/1/1	1/7/ - / -	5406		

FLOOR Phase total: -9,523.35 -8,352.79 -1,170.56

Phase: KITCH		Kitchen Installation									
Effective Date	Element	16/09/2015 C									
		Trans Category Debtor/Creditor		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref		
04/09/2020	MAT	Expense	T0034	-16,587.28	-13,822.73	-2,764.55	46073/1/1	1/7/ - / -	INV-01049		
04/09/2020	MAT	Expense	T0034	-10,778.38	-8,981.98	-1,796.40	46361/1/1	1/7/ - / -	INV01050		
18/12/2020	MAT	Expense	T0034	-102.06	-85.05	-17.01	47727/1/1	1/7/ - / -	INV 01138		

Project Costs and Receivables

User Id: TIM
Time: 17:21:48
Range: Project: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase: KITCH		Kitchen Installation							16/09/2015 C	
Effective Date	Element	Trans Category Debtor/Creditor		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref	
01/02/2021	MAT	Expense	T0034	Tara Neil Ltd	-30.24	-25.20	-5.04	47844/1/1	1/7/- / -	INV 01173

Phase: PLAS		Plastering									
Effective Date	Element	16/09/2015 C									
09/08/2020	Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref			
	Expense	B0066	-9,082.94	-9,082.94	0.00	45719/1/1	1/7/-/-	INV00001			
	Expense	B0072	-4,000.00	-4,000.00	0.00	45987/1/1	1/7/-/-	0179			
28/08/2020	LAB	B0072	-5,792.00	-5,792.00	0.00	46853/1/1	1/7/-/-	INV-0199			
23/10/2020	LAB	B0072	-816.00	-680.00	-136.00	47675/1/1	1/7/-/-	Inv 0220			
06/01/2021	LAB	B0072	-2,195.68	-1,829.73	-365.95	46364/1/1	1/7/-/-	3646 00125275			
10/07/2020	MAT	J0002	-1,432.20	-1,193.50	-238.70	45880/1/1	1/7/-/-	364600125262			
10/07/2020	MAT	J0002	-1,460.88	-1,217.40	-243.48	45883/1/1	1/7/-/-	364600301895			
11/07/2020	MAT	J0002	-667.14	-555.95	-111.19	46092/1/1	1/7/-/-	364600301896			
20/07/2020	MAT	J0002	-259.92	-216.60	-43.32	46094/1/1	1/7/-/-	346400125671			
20/07/2020	MAT	J0002	-32.40	-27.00	-5.40	45780/1/1	1/7/-/-	45780			
26/07/2020	MAT	B0010	-115.20	-96.00	-19.20	46236/5/1	1/7/-/-	July/CC/SA			
26/07/2020	MAT	B0010	-144.00	-120.00	-24.00	46236/6/5	1/7/-/-	TJY/CC/July			
26/07/2020	MAT	B0010	-513.74	-428.12	-85.62	46236/6/7	1/7/-/-	TJY/CC/July			
04/08/2020	MAT	J0002	-546.90	-455.75	-91.15	46098/1/1	1/7/-/-	364600301898			
04/08/2020	MAT	J0002	-117.78	-98.15	-19.63	46099/1/1	1/7/-/-	364600301897			
09/08/2020	MAT	B0066	-345.00	-345.00	0.00	45719/1/2	1/7/-/-	INV00001			
13/08/2020	MAT	J0002	216.00	180.00	36.00	46334/1/1	1/7/-/-	3646/00126611			
24/08/2020	MAT	J0002	-134.59	-112.16	-22.43	46338/1/1	1/7/-/-	3646/00127000			
09/09/2020	MAT	J0002	-61.06	-50.89	-10.17	47719/1/1	1/7/-/-	3646/00127592			
26/09/2020	MAT	Y0007	-117.00	-117.00	0.00	46894/1/2	1/7/-/-	TMYSeptExp			
26/11/2020	MAT	B0010	-6.10	-5.08	-1.02	47733/6/8	1/7/-/-	TJY/CC/Nov			
08/12/2020	MAT	J0002	-20.40	-17.00	-3.40	47738/1/1	1/7/-/-	364600130851			

Phase: PLUMB		Plumbing									
Effective Date	Element	16/09/2015 C									
19/05/2020	Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref			
	Expense	W0017	-498.00	-415.00	-83.00	44884/1/1	1/7/-/-	2896			
	Expense	W0017	-4,200.00	-3,500.00	-700.00	45200/1/1	1/7/-/-	2947			
23/06/2020	LAB	S0078	-2,250.00	-2,250.00	0.00	49335/1/1	1/7/-/-	INV 01112			
28/04/2021	LAB										

User Id: TIM
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Range: Project: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase: PLUMB		Plumbing		16/09/2015 C															
Effective Date	Element	Trans Category Debtor/Creditor		Gross	Net	VAT	Batch	Company		Invoice/Cash Ref									
28/04/2021	LAB	Expense	S0078	Apus Plumbing and Heating (Kevin Swi	-2,250.00	-2,250.00	0.00 49353/1/1	1/7/	-	0112		1/7/	-						
28/04/2021	LAB	Expense	S0078	Apus Plumbing and Heating (Kevin Swi	2,250.00	2,250.00	0.00 49362/1/1	1/7/	-	INV 01112		1/7/	-						
20/05/2021	LAB	Expense	S0078	Apus Plumbing and Heating (Kevin Swi	-750.00	-750.00	0.00 49357/1/1	1/7/	-	0118		1/7/	-						
25/05/2021	LAB	Expense	S0078	Apus Plumbing and Heating (Kevin Swi	-518.00	-515.00	-3.00 49708/1/1	1/7/	-	INV 0126		1/7/	-						
15/10/2016	MAT	Expense	C0034	City Plumbing Supplies Holdings Ltd	-1.16	-0.97	-0.19 25744/1/1	1/7/	-	9171AGV992		1/7/	-						
23/06/2020	MAT	Expense	W0017	WRM Plumbing & Heating Ltd	-3,603.79	-3,003.16	-600.63 45200/1/2	1/7/	-	2947		1/7/	-						
06/08/2020	MAT	Expense	G0023	Grant & Stone Ltd	-570.00	-475.00	-95.00 46156/1/1	1/7/	-	012801075628		1/7/	-						
11/08/2020	MAT	Expense	W0016	Glide	-562.20	-468.50	-93.70 46147/1/1	1/7/	-	012801079609		1/7/	-						
11/08/2020	MAT	Expense	W0016	Glide	562.20	468.50	93.70 46148/1/1	1/7/	-	012801079609		1/7/	-						
01/09/2020	MAT	Expense	G0023	Grant & Stone Ltd	-562.20	-468.50	-93.70 46149/1/1	1/7/	-	012801079609		1/7/	-						
01/09/2020	MAT	Expense	G0023	Grant & Stone Ltd	-2,205.42	-1,837.85	-367.57 46318/1/1	1/7/	-	012801098128		1/7/	-						
18/09/2020	MAT	Expense	W0017	WRM Plumbing & Heating Ltd	-7,640.86	-6,367.38	-1,273.48 46367/1/1	1/7/	-	3112		1/7/	-						
22/09/2020	MAT	Expense	G0023	Grant & Stone Ltd	-1,928.71	-1,607.26	-321.45 46722/1/1	1/7/	-	0128 01119505		1/7/	-						
05/10/2020	MAT	Expense	W0017	WRM Plumbing & Heating Ltd	-4,524.00	-3,770.00	-754.00 46601/1/1	1/7/	-	3138		1/7/	-						
24/10/2020	MAT	Expense	G0023	Grant & Stone Ltd	318.24	265.20	53.04 47313/1/1	1/7/	-	0128 00081080		1/7/	-						
26/10/2020	MAT	Expense	G0023	Grant & Stone Ltd	-25.64	-21.37	-4.27 47289/1/1	1/7/	-	0128 01154784		1/7/	-						
26/10/2020	MAT	Expense	G0023	Grant & Stone Ltd	-3,064.24	-2,553.53	-510.71 47290/1/1	1/7/	-	0128 01154786		1/7/	-						
03/11/2020	MAT	Expense	W0017	WRM Plumbing & Heating Ltd	-1,388.52	-1,157.10	-231.42 46916/1/1	1/7/	-	3191		1/7/	-						
26/01/2021	MAT	Expense	B0010	Barclaycard Commercial	-6.99	-5.83	-1.16 488762/7	1/7/	-	SA/CC/Jan		1/7/	-						
23/03/2021	MAT	Expense	W0051	Woiseley	-43.19	-35.99	-7.20 48793/1/1	1/7/	-	74063019		1/7/	-						
23/03/2021	MAT	Expense	C0034	City Plumbing Supplies Holdings Ltd	-229.75	-191.46	-38.29 48705/1/1	1/7/	-	4535ADE903		1/7/	-						
24/03/2021	MAT	Expense	W0051	Woiseley	-204.00	-170.00	-34.00 48826/1/1	1/7/	-	74094481		1/7/	-						
24/03/2021	MAT	Expense	W0051	Woiseley	-6.44	-5.37	-1.07 48827/1/1	1/7/	-	74094493		1/7/	-						
24/03/2021	MAT	Expense	W0051	Woiseley	-6.44	-5.37	-1.07 48828/1/1	1/7/	-	7404494		1/7/	-						
24/03/2021	MAT	Expense	W0051	Woiseley	-168.72	-140.60	-28.12 48792/1/1	1/7/	-	74094495		1/7/	-						
29/03/2021	MAT	Expense	W0051	Woiseley	-614.48	-512.06	-102.42 48791/1/1	1/7/	-	74175560		1/7/	-						
29/03/2021	MAT	Expense	C0034	City Plumbing Supplies Holdings Ltd	-11.82	-9.85	-1.97 48703/1/1	1/7/	-	4535ADF165		1/7/	-						
31/03/2021	MAT	Expense	G0023	Grant & Stone Ltd	-61.00	-50.83	-10.17 48753/1/1	1/7/	-	0011 01311692		1/7/	-						
14/04/2021	MAT	Expense	W0051	Woiseley	-33.26	-27.72	-5.54 49624/1/1	1/7/	-	74506003		1/7/	-						
14/04/2021	MAT	Expense	S0016	Screwfix Direct t/a Trade UK	-45.63	-38.04	-7.59 48919/1/1	1/7/	-	1153786486		1/7/	-						
14/04/2021	MAT	Expense	S0016	Screwfix Direct t/a Trade UK	-18.10	-15.08	-3.02 48917/1/1	1/7/	-	1153786508		1/7/	-						
14/04/2021	MAT	Expense	M0012	Merlko Builders Merchants Ltd	47.76	39.80	7.96 50029/1/1	1/7/	-	105121		1/7/	-						
14/04/2021	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-52.28	-43.57	-8.71 50030/1/1	1/7/	-	144209		1/7/	-						
15/04/2021	MAT	Expense	G0023	Grant & Stone Ltd	-140.77	-117.31	-23.46 48748/1/1	1/7/	-	0028 01298088		1/7/	-						

Project Costs and Receivables

User Id: TIM
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Range: Project: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase: PLUMB	Plumbing									
Effective Date	Element	16/09/2015 C								
		Trans Category Debtor/Creditor		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref	
16/04/2021	MAT	Expense	S0016	Screwfix Direct via Trade UK	-2.78	-2.32	-0.46	48916/1/1	1/7/ - / -	1154430332
19/04/2021	MAT	Expense	C0034	City Plumbing Supplies Holdings Ltd	-20.56	-17.13	-3.43	49226/1/1	1/7/ - / -	4535 ADF944
19/04/2021	MAT	Expense	S0016	Screwfix Direct via Trade UK	-11.54	-9.62	-1.92	49380/1/1	1/7/ - / -	1154926729
20/04/2021	MAT	Expense	W0051	Wolseley	-10.99	-9.16	-1.83	49384/1/1	1/7/ - / -	74634341
26/04/2021	MAT	Expense	B0010	Barclaycard Commercial	-7.44	-6.20	-1.24	49785/6/5	1/7/ - / -	TJY/CC/apri121
26/04/2021	MAT	Expense	B0010	Barclaycard Commercial	-13.48	-13.48	0.00	49785/6/6	1/7/ - / -	TJY/CC/apri121
27/04/2021	MAT	Expense	W0051	Wolseley	-37.11	-30.92	-6.19	49385/1/1	1/7/ - / -	74777677
27/04/2021	MAT	Expense	W0051	Wolseley	-10.92	-9.10	-1.82	49383/1/1	1/7/ - / -	74777678
05/05/2021	MAT	Expense	W0051	Wolseley	-42.65	-35.54	-7.11	49632/1/1	1/7/ - / -	74944893
14/05/2021	MAT	Expense	W0051	Wolseley	-20.54	-17.12	-3.42	49630/1/1	1/7/ - / -	45144927
14/05/2021	MAT	Expense	W0051	Wolseley	-24.96	-20.80	-4.16	49631/1/1	1/7/ - / -	75144928
14/05/2021	MAT	Expense	C0035	Connect Electrical Wholesale Ltd	-7.27	-6.06	-1.21	50164/1/1	1/7/ - / -	INV122063
18/05/2021	MAT	Expense	W0051	Wolseley	-236.79	-197.32	-39.47	49633/1/1	1/7/ - / -	75194660
25/05/2021	MAT	Expense	G0023	Grant & Stone Ltd	-37.52	-31.27	-6.25	49658/1/1	1/7/ - / -	0028 01371691
26/05/2021	MAT	Expense	B0010	Barclaycard Commercial	-224.60	-187.17	-37.43	49786/6/10	1/7/ - / -	tjy/cc/may
01/06/2021	MAT	Expense	S0016	Screwfix Direct via Trade UK	-11.57	-9.64	-1.93	51016/1/1	1/7/ - / -	1161193332 11may
10/06/2021	MAT	Expense	W0051	Wolseley	-302.48	-252.07	-50.41	50154/1/1	1/7/ - / -	75677851
PLUMB		Phase total:		-36,030.61	-30,611.12	-5,419.49				
Power supply		16/09/2015 C								
Phase: POW		Trans Category Debtor/Creditor		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref	
Effective Date	Element									
12/08/2019	ELEC	Expense	S0067	Scottish & Southern Electricity Network	-331.41	-331.41	0.00	41973/1/1	1/7/ - / -	30031664
27/03/2020	ELEC	Expense	E0022	EDF - Laurels	-7.61	-7.25	-0.36	44364/1/1	1/7/ - / -	e24278088006
27/04/2020	ELEC	Expense	E0022	EDF - Laurels	-8.66	-8.25	-0.41	44839/1/1	1/7/ - / -	E24278088007
01/06/2020	ELEC	Expense	E0022	EDF - Laurels	-8.14	-7.75	-0.39	45173/1/1	1/7/ - / -	E24278088008
16/06/2020	ELEC	Expense	E0022/U49	EDF	7.51	7.15	0.36	45204/1/1	1/7/ - / -	e24278088009/rev
16/06/2020	ELEC	Expense	E0022	EDF - Laurels	-7.51	-7.15	-0.36	45205/1/1	1/7/ - / -	E24278088009/cor
16/06/2020	ELEC	Expense	E0022/U49	EDF	-7.51	-7.15	-0.36	45172/1/1	1/7/ - / -	e24278088009
12/08/2020	ELEC	Expense	E0022	EDF - Laurels	-7.79	-7.79	0.00	45879/1/1	1/7/ - / -	E24278088011

Project Costs and Receivables

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Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7	The Laurels	Type: NEW	Status: NONS	Manager: TJY	Tim Young				
Phase: ROOF	Roof repairs	16/09/2015 C							
Effective Date	Element	Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref
29/03/2020	LAB	Expense	N0010	James A Nero-Cuthbert (Roofer)	-760.00	-760.00	0.00 44578/1/1	1/7/ - / -	160/corrected
06/04/2020	LAB	Expense	N0010	James A Nero-Cuthbert (Roofer)	-600.00	-600.00	0.00 44272/1/1	1/7/ - / -	161
06/04/2020	LAB	Expense	S0038	Steven House Roofing	-1,545.00	-1,545.00	0.00 44274/1/1	1/7/ - / -	440
16/08/2020	LAB	Expense	S0038	Steven House Roofing	-500.00	-500.00	0.00 45806/1/1	1/7/ - / -	456
09/03/2021	LAB	Expense	S0038	Steven House Roofing	-810.00	-810.00	0.00 48248/1/1	1/7/ - / -	480
28/07/2021	LAB	Expense	S0038	Steven House Roofing	-125.00	-125.00	0.00 50194/1/1	1/7/ - / -	496
03/03/2020	MAT	Expense	M0012	Merkko Builders Merchants Ltd	-96.77	-80.64	-16.13 44154/1/1	1/7/ - / -	116982
06/03/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-9,455.23	-7,879.36	-1,575.87 44174/1/1	1/7/ - / -	SIN101383
06/03/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-729.00	-607.50	-121.50 44175/1/1	1/7/ - / -	SIN101376
09/03/2020	MAT	Expense	W0040	Willmott's Plastic Building Products	-1,335.61	-1,113.01	-222.60 44844/1/1	1/7/ - / -	175024
10/03/2020	MAT	Expense	W0040	Willmott's Plastic Building Products	-186.06	-155.05	-31.01 44845/1/1	1/7/ - / -	175088
10/03/2020	MAT	Expense	W0040	Willmott's Plastic Building Products	-50.14	-41.78	-8.36 44342/1/1	1/7/ - / -	175100
10/03/2020	MAT	Expense	W0040	Willmott's Plastic Building Products	50.14	41.78	8.36 44344/1/1	1/7/ - / -	175100
16/03/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	748.20	623.50	124.70 44202/1/1	1/7/ - / -	SCN6834
16/03/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-239.76	-199.80	-39.96 44199/1/1	1/7/ - / -	SIN102096
16/03/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-127.37	-106.14	-21.23 44201/1/1	1/7/ - / -	SIN102269
17/03/2020	MAT	Expense	W0040	Willmott's Plastic Building Products	-28.30	-23.58	-4.72 44846/1/1	1/7/ - / -	175284
21/03/2020	MAT	Expense	T0041	Travis Perkins	-82.22	-68.52	-13.70 44217/1/1	1/7/ - / -	5665 AEF856
25/03/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	390.53	325.44	65.09 45162/1/1	1/7/ - / -	SCN6865
25/03/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-222.13	-185.11	-37.02 45163/1/1	1/7/ - / -	SIN103084
25/03/2020	MAT	Expense	W0017	WRM Plumbing & Heating Ltd	-949.18	-790.98	-158.20 44338/1/1	1/7/ - / -	
20/06/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-362.95	-302.46	-60.49 45161/1/1	1/7/ - / -	SIN102795
26/06/2020	MAT	Expense	B0010	Barclaycard Commercial	-2,007.16	-1,672.63	-334.53 46234/5/9	1/7/ - / -	TJY/CC/June
05/08/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-3.46	-2.88	-0.58 47717/1/1	1/7/ - / -	SIN109811
06/08/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-319.40	-266.17	-53.23 45892/1/1	1/7/ - / -	SIN109959
10/08/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	175.94	146.62	29.32 45893/1/1	1/7/ - / -	SCN7279
10/08/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-138.23	-115.19	-23.04 46157/1/1	1/7/ - / -	SCN7280
10/08/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	138.23	115.19	23.04 46161/1/1	1/7/ - / -	SCN7280
10/08/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	175.94	146.62	29.32 46181/1/1	1/7/ - / -	SCN7270
10/08/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-175.94	-146.62	-29.32 46842/1/1	1/7/ - / -	SCN7270rev
10/09/2020	MAT	Expense	W0040	Willmott's Plastic Building Products	-49.30	-41.08	-8.22 46344/1/1	1/7/ - / -	179254
15/09/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-54.22	-45.18	-9.04 46366/1/1	1/7/ - / -	SIN113010
26/09/2020	MAT	Expense	B0010	Barclaycard Commercial	-16.52	-13.76	-2.76 46860/6/8	1/7/ - / -	TJY/CC/Sept

Project Costs and Receivables

User Id: TIM
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Range: Project: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase:	ROOF	Roof repairs									
Effective Date	Element	16/09/2015 C									
		Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref		
29/09/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-143.04	-119.20	-23.84	46501/1/1	1/7/ - / -	SIN114185	
02/10/2020	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-125.16	-104.30	-20.86	46848/1/1	1/7/ - / -	SIN114589	
04/11/2020	MAT	Expense	W0040	Willmott's Plastic Building Products	-25.96	-21.62	-4.34	47140/1/1	1/7/ - / -	181045	
22/02/2021	MAT	Expense	W0040	Willmott's Plastic Building Products	-382.64	-318.86	-63.78	48497/1/1	1/7/ - / -	184263	
26/02/2021	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-1,543.84	-1,286.53	-257.31	48468/1/1	1/7/ - / -	SIN126850	
01/03/2021	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	-16.99	-14.16	-2.83	48218/1/1	1/7/ - / -	SIN127036	
03/03/2021	MAT	Expense	W0040	Willmott's Plastic Building Products	-38.56	-32.14	-6.42	48501/1/1	1/7/ - / -	184714	
10/03/2021	MAT	Expense	A0028	Anderson Roofing Supplies Ltd	217.12	180.93	36.19	48470/1/1	1/7/ - / -	SCN8191	

Phase:	TILE	Tiling									
Effective Date	Element	16/09/2015 C									
	Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref			
01/10/2020	LAB	Expense	B0065	Sergei Biluc	-3,675.00	-3,675.00	0.00	46581/1/2	1/7/ - / -	T0058	
26/10/2020	LAB	Expense	B0065	Sergei Biluc	-300.00	-300.00	0.00	46857/1/1	1/7/ - / -	T0060	
26/06/2020	MAT	Expense	B0010	Barclaycard Commercial	-116.39	-96.99	-19.40	46234/5/10	1/7/ - / -	T JY/CC/June	
26/09/2020	MAT	Expense	B0010	Barclaycard Commercial	-235.99	-196.66	-39.33	46860/6/9	1/7/ - / -	T JY/CC/Sept	
01/10/2020	MAT	Expense	B0065	Sergei Biluc	-368.27	-368.27	0.00	46581/1/1	1/7/ - / -	T0058	
26/01/2021	MAT	Expense	B0010	Barclaycard Commercial	-13.19	-10.99	-2.20	48876/6/9	1/7/ - / -	T JY/CC/Jan	
06/03/2021	MAT	Expense	T0060	Tile Distributors Ltd	-97.81	-81.51	-16.30	48235/1/1	1/7/ - / -	INV 0027	

Phase:	WIND	Windows & Doors									
Effective Date	Element	Trans Category Debtor/Creditor		16/09/2015 C							
20/03/2020	MAT	Expense	A0014	Amberwood Designs Ltd	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref	
20/03/2020	SFIT	Expense	A0014	Amberwood Designs Ltd	-10,380.00	-8,650.00	-1,730.00	44447/1/1	1/7/ - / -	7089/corrected	
20/03/2020	SFIT	Expense	A0014	Amberwood Designs Ltd	10,380.00	8,650.00	1,730.00	44445/1/1	1/7/ - / -	7089/rev	
31/08/2020	SFIT	Expense	A0014	Amberwood Designs Ltd	-10,380.00	-8,650.00	-1,730.00	44186/1/1	1/7/ - / -	7089	
31/08/2020	SFIT	Expense	A0014	Amberwood Designs Ltd	8,880.00	7,400.00	1,480.00	46222/1/1	1/7/ - / -	7198/rev	
31/08/2020	SFIT	Expense	A0014	Amberwood Designs Ltd	-8,880.00	-7,400.00	-1,480.00	46224/1/1	1/7/ - / -	7198/cor	
31/08/2020	SFIT	Expense	A0014	Amberwood Designs Ltd	-8,880.00	-7,400.00	-1,480.00	46182/1/1	1/7/ - / -	7198	

Phase:	FOUND	Foundations									
Effective Date	Element	01/01/2017 C									
30/10/2019	HIRE	Trans Category Debtor/Creditor									
	Expense	P0062	P A Construction (Civils) Ltd	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref		
				-1,700.00	-1,700.00	0.00	42478/1/3	1/7/ - / -	PAC1019/03		

Project Costs and Receivables

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Range: Project: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022
Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase: FOUND		Foundations		01/01/2017 C							
Effective Date	Element	Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref		
1/1/1/2019	HIRE	Expense	P0062 P A Construction (Civils) Ltd	-1,500.00	-1,500.00	0.00	42552/1/3	1/7/ - / -	PAC1119/01		
30/11/2019	HIRE	Expense	C0026 Contractors Plant Hire	-235.20	-196.00	-39.20	42791/1/1	1/7/ - / -	100522		
30/11/2019	HIRE	Expense	C0026 Contractors Plant Hire	-354.00	-295.00	-59.00	42795/1/1	1/7/ - / -	100523		
30/11/2019	HIRE	Expense	C0026 Contractors Plant Hire	-236.88	-197.40	-39.48	42818/1/1	1/7/ - / -	100526		
30/11/2019	HIRE	Expense	C0026 Contractors Plant Hire	-378.00	-315.00	-63.00	42819/1/1	1/7/ - / -	100524		
30/11/2019	HIRE	Expense	C0026 Contractors Plant Hire	-176.40	-147.00	-29.40	42820/1/1	1/7/ - / -	100525		
30/10/2019	LAB	Expense	P0062 P A Construction (Civils) Ltd	-7,025.00	-7,025.00	0.00	42478/1/2	1/7/ - / -	PAC1019/03		
1/1/1/2019	LAB	Expense	P0062 P A Construction (Civils) Ltd	-6,880.00	-6,880.00	0.00	42552/1/1	1/7/ - / -	PAC1119/01		
1/1/12/2019	LAB	Expense	P0062 P A Construction (Civils) Ltd	-8,580.75	-8,580.75	0.00	42914/1/1	1/7/ - / -	1219/01		
30/01/2020	LAB	Expense	P0062 P A Construction (Civils) Ltd	-675.00	-675.00	0.00	43531/1/1	1/7/ - / -	PAC0120/05		
14/10/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-1,386.05	-1,155.04	-231.01	42151/1/1	1/7/ - / -	110345		
15/10/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-413.14	-344.28	-68.86	42208/1/1	1/7/ - / -	110402		
17/10/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-229.76	-191.47	-38.29	42190/1/1	1/7/ - / -	110505		
17/10/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-232.09	-193.41	-38.68	42191/1/1	1/7/ - / -	110529		
17/10/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-38.00	-31.67	-6.33	42206/1/1	1/7/ - / -	110528		
17/10/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-6.91	-5.76	-1.15	42207/1/1	1/7/ - / -	1110536		
18/10/2019	MAT	Expense	C0026 Contractors Plant Hire	-90.62	-75.52	-15.10	42189/1/1	1/7/ - / -	96764		
21/10/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-120.67	-100.56	-20.11	42392/1/1	1/7/ - / -	110630		
21/10/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-241.81	-201.51	-40.30	42393/1/1	1/7/ - / -	110631		
23/10/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-680.11	-566.76	-113.35	42382/1/1	1/7/ - / -	110780		
25/10/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-96.90	-80.75	-16.15	42397/1/1	1/7/ - / -	110964		
26/10/2019	MAT	Expense	B0010 Barclaycard Commercial	-819.72	-683.10	-136.62	42708/1/7	1/7/ - / -	Oct/CC/SA		
27/10/2019	MAT	Expense	B0075 Breodon	-601.13	-500.94	-100.19	42414/1/1	1/7/ - / -	11966975		
29/10/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-113.28	-94.40	-18.88	42398/1/1	1/7/ - / -	111144		
29/10/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-100.56	-83.80	-16.76	42399/1/1	1/7/ - / -	111150		
29/10/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-244.22	-203.52	-40.70	42400/1/1	1/7/ - / -	111138		
30/10/2019	MAT	Expense	P0062 P A Construction (Civils) Ltd	-755.00	-755.00	0.00	42478/1/1	1/7/ - / -	PAC1019/03		
31/10/2019	MAT	Expense	B0075 Breodon	-819.72	-683.10	-136.62	42565/1/1	1/7/ - / -	11973618		
03/11/2019	MAT	Expense	B0075 Breodon	-1,038.31	-865.26	-173.05	42594/1/1	1/7/ - / -	11976317		
07/11/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-208.56	-173.80	-34.76	42595/1/1	1/7/ - / -	111637		
10/11/2019	MAT	Expense	B0075 Breodon	-929.02	-774.18	-154.84	42627/1/1	1/7/ - / -	11983422		
11/11/2019	MAT	Expense	P0062 P A Construction (Civils) Ltd	-2,470.00	-2,470.00	0.00	42552/1/2	1/7/ - / -	PAC1119/01		
12/11/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-581.98	-484.98	-97.00	42597/1/1	1/7/ - / -	111861		
15/11/2019	MAT	Expense	M0012 Merkho Builders Merchants Ltd	-75.86	-63.22	-12.64	43548/1/1	1/7/ - / -	112098		

Project Costs and Receivables

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Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase: FOUND		Foundations									
Effective Date	Element	01/01/2017 C									
		Trans Category Debtor/Creditor		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref		
17/11/2019	MAT	Expense	B0075	Breedon	-1,366.20	-1,138.50	-227.70	42684/1/1	1/7/	-	11990541
17/11/2019	MAT	Expense	B0075	Breedon	-60.00	-50.00	-10.00	42685/1/1	1/7/	-	11990542
19/11/2019	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-23.80	-19.83	-3.97	43544/1/1	1/7/	-	112245
21/11/2019	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-262.80	-219.00	-43.80	42625/1/1	1/7/	-	112417
21/11/2019	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-33.37	-27.81	-5.56	42626/1/1	1/7/	-	112395
24/11/2019	MAT	Expense	B0075	Breedon	-655.78	-546.48	-109.30	42682/1/1	1/7/	-	11998205
29/11/2019	MAT	Expense	B0075	Breedon	-38.40	-32.00	-6.40	42768/1/1	1/7/	-	12005023
29/11/2019	MAT	Expense	B0075	Breedon	-1,420.85	-1,184.04	-236.81	42769/1/1	1/7/	-	12005022
04/12/2019	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-113.28	-94.40	-18.88	42806/1/1	1/7/	-	113069
06/12/2019	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-302.46	-252.05	-50.41	43038/1/1	1/7/	-	113192
08/12/2019	MAT	Expense	B0075	Breedon	-1,256.90	-1,047.42	-209.48	43088/1/1	1/7/	-	12013508
13/12/2019	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-8.99	-7.49	-1.50	43036/1/1	1/7/	-	113560
15/12/2019	MAT	Expense	B0075	Breedon	-2,076.63	-1,730.52	-346.11	43087/1/1	1/7/	-	12021222
31/12/2019	MAT	Expense	B0075	Breedon	-1,092.96	-910.80	-182.16	43184/1/1	1/7/	-	12028351
31/12/2019	MAT	Expense	B0075	Breedon	-1,639.44	-1,366.20	-273.24	43185/1/1	1/7/	-	12028350
22/01/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-303.00	-252.50	-50.50	44662/1/1	1/7/	-	114801
04/02/2020	MAT	Expense	M0012	Merlko Builders Merchants Ltd	208.66	173.88	34.78	43579/1/1	1/7/	-	104333
28/11/2019	SFIT	Expense	P0028	PA Construction Civils Ltd	-10,095.00	-10,095.00	0.00	42674/1/1	1/7/	-	PAC1119/05

FOUND Phase total: -60,575.85 -57,093.34 -3,482.51

Phase: SITASET		Site setup									
Effective Date	Element	01/01/2017 C									
		Trans Category Debtor/Creditor		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref		
31/08/2018	HIRE	Expense	C0026	Contractors Plant Hire	-150.00	-125.00	-25.00	37011/1/1	1/7/	-	58550
23/07/2018	LAB	Expense	S0025	Robert Shaw	-600.00	-600.00	0.00	36074/1/1	1/7/	-	13
23/07/2018	LAB	Expense	S0025	Robert Shaw	600.00	600.00	0.00	36075/1/1	1/7/	-	13rev
23/07/2018	LAB	Expense	S0025	Robert Shaw	-600.00	-600.00	0.00	36077/1/1	1/7/	-	13cor
13/08/2018	LAB	Expense	B0021	Dean Berry	-120.00	-120.00	0.00	36396/1/1	1/7/	-	08
13/08/2018	LAB	Expense	B0021	Dean Berry	5.00	5.00	0.00	36396/1/3	1/7/	-	08
17/07/2018	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-1,801.30	-1,501.08	-300.22	36499/1/1	1/7/	-	67598
18/07/2018	MAT	Expense	M0012	Merlko Builders Merchants Ltd	-170.40	-142.00	-28.40	36526/1/1	1/7/	-	67684
23/07/2018	MAT	Expense	S0016	Screwfix Direct via Trade UK	-74.94	-62.47	-12.47	36476/1/1	1/7/	-	0898922313
30/07/2018	MAT	Expense	J0002	Jewson Ltd	-65.27	-54.39	-10.88	36551/1/1	1/7/	-	3646/0199560
31/07/2018	MAT	Expense	J0002	Jewson Ltd	-35.25	-29.37	-5.88	36550/1/2	1/7/	-	3646/0199593
07/08/2018	MAT	Expense	P0048	PPG Architectural Coatings	-109.16	-90.97	-18.19	36885/1/1	1/7/	-	4493513440

Project Costs and Receivables

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Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7	The Laurels	Type: NEW	Status: NONS	Manager: TJY	Tim Young					
Phase: GEN	General labour & materials	01/09/2017 C								
Effective Date	Element	Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref	
31/10/2019	HIRE	Expense	C0026	Contractors Plant Hire	-193.20	-161.00	-32.20	42431/1/1	1/7/ - / -	97734
31/10/2019	HIRE	Expense	C0026	Contractors Plant Hire	-138.00	-115.00	-23.00	42571/1/1	1/7/ - / -	97736
30/11/2019	HIRE	Expense	C0026	Contractors Plant Hire	-126.00	-105.00	-21.00	42798/1/1	1/7/ - / -	100529
30/11/2019	HIRE	Expense	C0026	Contractors Plant Hire	-75.60	-63.00	-12.60	42807/1/1	1/7/ - / -	100527
30/11/2019	HIRE	Expense	C0026	Contractors Plant Hire	-616.56	-513.80	-102.76	42944/1/1	1/7/ - / -	101347
30/11/2019	HIRE	Expense	C0026	Contractors Plant Hire	-27.56	-26.25	-1.31	42944/1/2	1/7/ - / -	101347
31/12/2019	HIRE	Expense	C0026	Contractors Plant Hire	-79.20	-66.00	-13.20	43186/1/1	1/7/ - / -	102756
31/12/2019	HIRE	Expense	C0026	Contractors Plant Hire	-225.60	-188.00	-37.60	43187/1/1	1/7/ - / -	102755
31/12/2019	HIRE	Expense	C0026	Contractors Plant Hire	-168.00	-140.00	-28.00	43188/1/1	1/7/ - / -	102754
31/12/2019	HIRE	Expense	C0026	Contractors Plant Hire	-360.00	-300.00	-60.00	43189/1/1	1/7/ - / -	102753
31/12/2019	HIRE	Expense	C0026	Contractors Plant Hire	-132.00	-110.00	-22.00	43191/1/1	1/7/ - / -	102758
31/12/2019	HIRE	Expense	C0026	Contractors Plant Hire	-475.20	-396.00	-79.20	43195/1/1	1/7/ - / -	102752
31/12/2019	HIRE	Expense	C0026	Contractors Plant Hire	-336.00	-280.00	-56.00	43198/1/1	1/7/ - / -	102751
4/01/2020	HIRE	Expense	A0006	A Plant Hire Co. Ltd	553.39	461.16	92.23	43406/1/1	1/7/ - / -	19611526
17/01/2020	HIRE	Expense	C0026	Contractors Plant Hire	-79.04	-65.87	-13.17	43874/1/1	1/7/ - / -	103909
17/01/2020	HIRE	Expense	C0026	Contractors Plant Hire	-78.00	-65.00	-13.00	43875/1/1	1/7/ - / -	103906
17/01/2020	HIRE	Expense	C0026	Contractors Plant Hire	-18.77	-15.64	-3.13	43876/1/1	1/7/ - / -	103907
17/01/2020	HIRE	Expense	C0026	Contractors Plant Hire	-33.02	-27.52	-5.50	43877/1/1	1/7/ - / -	103908
20/01/2020	HIRE	Expense	C0008	County Hire	-40.74	-33.95	-6.79	43434/1/1	1/7/ - / -	IN103702
24/01/2020	HIRE	Expense	C0026	Contractors Plant Hire	-316.31	-264.25	-52.06	43741/1/1	1/7/ - / -	104226
31/01/2020	HIRE	Expense	C0026	Contractors Plant Hire	30.00	25.00	5.00	43744/1/1	1/7/ - / -	106200
31/01/2020	HIRE	Expense	C0026	Contractors Plant Hire	-138.00	-115.00	-23.00	43738/1/1	1/7/ - / -	105016
31/01/2020	HIRE	Expense	C0026	Contractors Plant Hire	-82.80	-69.00	-13.80	43739/1/1	1/7/ - / -	105014
29/02/2020	HIRE	Expense	C0026	Contractors Plant Hire	-72.00	-60.00	-12.00	44112/1/1	1/7/ - / -	107371
29/02/2020	HIRE	Expense	C0026	Contractors Plant Hire	-120.00	-100.00	-20.00	44114/1/1	1/7/ - / -	107373
31/03/2020	HIRE	Expense	C0026	Contractors Plant Hire	-79.20	-66.00	-13.20	44345/1/1	1/7/ - / -	109508
31/03/2020	HIRE	Expense	C0026	Contractors Plant Hire	-132.00	-110.00	-22.00	44346/1/1	1/7/ - / -	109510
30/04/2020	HIRE	Expense	C0026	Contractors Plant Hire	-79.20	-66.00	-13.20	44819/1/1	1/7/ - / -	111128
30/04/2020	HIRE	Expense	C0026	Contractors Plant Hire	-132.00	-110.00	-22.00	44821/1/1	1/7/ - / -	111130
31/05/2020	HIRE	Expense	C0026	Contractors Plant Hire	-75.60	-63.00	-12.60	45231/1/1	1/7/ - / -	112649
31/05/2020	HIRE	Expense	C0026	Contractors Plant Hire	-126.00	-105.00	-21.00	45232/1/1	1/7/ - / -	Contractors
30/06/2020	HIRE	Expense	C0026	Contractors Plant Hire	-132.00	-110.00	-22.00	45505/1/1	1/7/ - / -	114288
30/06/2020	HIRE	Expense	C0026	Contractors Plant Hire	-79.20	-66.00	-13.20	45508/1/1	1/7/ - / -	114286
31/07/2020	HIRE	Expense	C0026	Contractors Plant Hire	-82.80	-69.00	-13.80	45939/1/1	1/7/ - / -	116463

Project Costs and Receivables

User Id: TIM
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Range: Project: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7	The Laurels	Type: NEW	Status: NONS	Manager: TJY	Tim Young				
Phase: GEN	General labour & materials	01/09/2017 C							
Effective Date	Element	Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref
31/07/2020	HIRE	Expense	C0026	Contractors Plant Hire	-138.00	-115.00	-23.00 4594/1/1	1/7/ - / -	116466
31/08/2020	HIRE	Expense	C0026	Contractors Plant Hire	-75.60	-63.00	-12.60 46314/1/1	1/7/ - / -	118568
31/08/2020	HIRE	Expense	C0026	Contractors Plant Hire	-126.00	-105.00	-21.00 46315/1/1	1/7/ - / -	118571
08/09/2020	HIRE	Expense	P0031	PTG Scaffolding Ltd	-855.00	-712.50	-142.50 46079/1/1	1/7/ - / -	761
30/09/2020	HIRE	Expense	C0026	Contractors Plant Hire	-132.00	-110.00	-22.00 46604/1/1	1/7/ - / -	120714
30/09/2020	HIRE	Expense	C0026	Contractors Plant Hire	-79.20	-66.00	-13.20 46798/1/1	1/7/ - / -	120711
31/10/2020	HIRE	Expense	C0026	Contractors Plant Hire	-132.00	-110.00	-22.00 47161/1/1	1/7/ - / -	122970
31/10/2020	HIRE	Expense	C0008	County Hire	-97.44	-81.20	-16.24 47183/1/1	1/7/ - / -	IN107264
31/10/2020	HIRE	Expense	C0026	Contractors Plant Hire	-79.20	-66.00	-13.20 47186/1/1	1/7/ - / -	122964
09/11/2020	HIRE	Expense	C0026	Contractors Plant Hire	-46.80	-39.00	-7.80 47160/1/1	1/7/ - / -	IN107345
09/11/2020	HIRE	Expense	C0026	Contractors Plant Hire	46.80	39.00	7.80 47394/1/1	1/7/ - / -	IN107345/rev
09/11/2020	HIRE	Expense	C0008	County Hire	-46.80	-39.00	-7.80 47395/1/1	1/7/ - / -	IN107425/cor
09/11/2020	HIRE	Expense	C0008	County Hire	46.80	39.00	7.80 47403/1/1	1/7/ - / -	IN107345/rev
16/11/2020	HIRE	Expense	C0008	County Hire	-46.80	-39.00	-7.80 47404/1/1	1/7/ - / -	IN107345/cor
18/11/2020	HIRE	Expense	C0008	County Hire	-468.00	-390.00	-78.00 47272/1/1	1/7/ - / -	IN107425
30/11/2020	HIRE	Expense	S0007	John Stacey & Sons Ltd	-240.00	-200.00	-40.00 47271/1/1	1/7/ - / -	248748
30/11/2020	HIRE	Expense	C0026	Contractors Plant Hire	-126.00	-105.00	-21.00 47273/1/1	1/7/ - / -	125081
31/12/2020	HIRE	Expense	C0026	Contractors Plant Hire	-176.40	-147.00	-29.40 47276/1/1	1/7/ - / -	125078
31/01/2021	HIRE	Expense	C0026	Contractors Plant Hire	-138.00	-115.00	-23.00 47700/1/1	1/7/ - / -	127199
31/03/2021	HIRE	Expense	C0026	Contractors Plant Hire	-126.00	-105.00	-21.00 48024/1/1	1/7/ - / -	129109
30/04/2021	HIRE	Expense	C0026	Contractors Plant Hire	-138.00	-115.00	-23.00 48698/1/1	1/7/ - / -	133422
30/04/2021	HIRE	Expense	C0026	Contractors Plant Hire	-132.00	-110.00	-22.00 49224/1/1	1/7/ - / -	135907
30/04/2021	HIRE	Expense	C0008	County Hire	-74.82	-62.35	-12.47 49225/1/1	1/7/ - / -	IN109445
05/05/2021	HIRE	Expense	J0002	Jewson Ltd	-32.22	-26.85	-5.37 49668/1/1	1/7/ - / -	0653 00198579
31/05/2021	HIRE	Expense	C0026	Contractors Plant Hire	-126.00	-105.00	-21.00 49659/1/1	1/7/ - / -	138378
30/06/2021	HIRE	Expense	C0026	Contractors Plant Hire	-132.00	-110.00	-22.00 50123/1/1	1/7/ - / -	140694
05/07/2021	HIRE	Expense	C0008	County Hire	-74.40	-62.00	-12.40 51135/1/1	1/7/ - / -	IN110403
05/07/2021	HIRE	Expense	C0008	County Hire	-73.20	-61.00	-12.20 51138/1/1	1/7/ - / -	IN110402
31/07/2021	HIRE	Expense	C0008	County Hire	-54.00	-45.00	-9.00 50538/1/1	1/7/ - / -	IN110791
31/07/2021	HIRE	Expense	C0026	Contractors Plant Hire	-90.00	-75.00	-15.00 50540/1/1	1/7/ - / -	143062
21/10/2016	LAB	Expense	W0011	Whitehouse Young Ltd	-600.00	-500.00	-100.00 25729/1/1	1/7/ - / -	WHY084
06/03/2020	LAB	Expense	D0010	Michael Doyle	-320.00	-320.00	0.00 43923/1/1	1/7/ - / -	47
13/04/2020	LAB	Expense	D0010	Michael Doyle	-128.00	-128.00	0.00 44450/1/1	1/7/ - / -	48
01/05/2020	LAB	Expense	A0075	Lewis Alcorn	-400.00	-400.00	0.00 44794/1/2	1/7/ - / -	01

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Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7	The Laurels	Type: NEW	Status: NONS	Manager: TJY	Tim Young				
Phase: GEN	General labour & materials	01/09/2017 C							
Effective Date	Element	Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref
28/05/2020	MAT	Expense	M0012	Merkko Builders Merchants Ltd	-63.28	-52.73	-10.55 45229/1/1	1/7/ - / -	121699
01/06/2020	MAT	Expense	J0002	Jewson Ltd	-7.76	-6.47	-1.29 45108/1/1	1/7/ - / -	3646/00123653
26/06/2020	MAT	Expense	J0002	Jewson Ltd	-35.57	-29.64	-5.93 45549/1/1	1/7/ - / -	364600124664
08/07/2020	MAT	Expense	S0016	Screwfix Direct t/a Trade UK	-8.99	-7.49	-1.50 45929/1/1	1/7/ - / -	1082071315
08/07/2020	MAT	Expense	S0016	Screwfix Direct t/a Trade UK	-90.39	-75.32	-15.07 45529/1/1	1/7/ - / -	1082071307
21/07/2020	MAT	Expense	J0002	Jewson Ltd	-52.80	-44.00	-8.80 46093/1/1	1/7/ - / -	364600125739
26/07/2020	MAT	Expense	B0010	Barclaycard Commercial	-337.50	-293.48	-44.02 46236/6/9	1/7/ - / -	TJY/CC/July
26/07/2020	MAT	Expense	B0010	Barclaycard Commercial	-22.00	-18.33	-3.67 46236/6/12	1/7/ - / -	TJY/CC/July
05/08/2020	MAT	Expense	S0016	Screwfix Direct t/a Trade UK	-3.79	-3.16	-0.63 46171/1/1	1/7/ - / -	1088624111
06/08/2020	MAT	Expense	S0016	Screwfix Direct t/a Trade UK	-12.48	-10.40	-2.08 47801/1/1	1/7/ - / -	1088915590
18/08/2020	MAT	Expense	S0016	Screwfix Direct t/a Trade UK	-81.47	-67.90	-13.57 46049/1/1	1/7/ - / -	1091410771
18/08/2020	MAT	Expense	S0016	Screwfix Direct t/a Trade UK	-4.39	-3.66	-0.73 46050/1/1	1/7/ - / -	1091410798
26/08/2020	MAT	Expense	B0010	Barclaycard Commercial	-1,934.40	-1,612.00	-322.40 46817/5/3	1/7/ - / -	APY/CC/Aug
26/08/2020	MAT	Expense	B0010	Barclaycard Commercial	-314.62	-260.33	-54.29 46817/6/5	1/7/ - / -	TJY/CC/Aug
09/09/2020	MAT	Expense	J0002	Jewson Ltd	-36.58	-30.48	-6.10 47718/1/1	1/7/ - / -	3646/00127677
26/09/2020	MAT	Expense	B0010	Barclaycard Commercial	-19.50	-16.25	-3.25 46860/5/2	1/7/ - / -	SA/CC/Sept
26/09/2020	MAT	Expense	B0010	Barclaycard Commercial	-61.42	-51.19	-10.23 46860/6/7	1/7/ - / -	TJY/CC/Sept
28/09/2020	MAT	Expense	M0012	Merkko Builders Merchants Ltd	-17.02	-14.18	-2.84 46342/1/1	1/7/ - / -	130524
29/09/2020	MAT	Expense	B0008	Basingstoke Bolt & Tool Ltd	-31.68	-26.40	-5.28 46799/1/1	1/7/ - / -	56758
29/09/2020	MAT	Expense	M0033	M D J Design Ltd	-482.90	-402.42	-80.48 47128/1/1	1/7/ - / -	MDJ1432
30/09/2020	MAT	Expense	P0048	PPG Architectural Coatings	5.11	4.26	0.85 46362/1/1	1/7/ - / -	dumcrtobalance
26/10/2020	MAT	Expense	B0010	Barclaycard Commercial	-781.20	-651.00	-130.20 47565/6/8	1/7/ - / -	TJY/CC/Oct
26/10/2020	MAT	Expense	B0010	Barclaycard Commercial	-66.00	-55.00	-11.00 47565/6/9	1/7/ - / -	TJY/CC/Oct
26/11/2020	MAT	Expense	B0010	Barclaycard Commercial	543.55	452.96	90.59 47733/2/1	1/7/ - / -	APY/CC/Nov
26/11/2020	MAT	Expense	B0010	Barclaycard Commercial	-99.01	-89.41	-9.60 47733/5/4	1/7/ - / -	SA/CC/Nov
10/12/2020	MAT	Expense	S0016	Screwfix Direct t/a Trade UK	-7.99	-6.66	-1.33 47682/1/1	1/7/ - / -	1122397674
26/12/2020	MAT	Expense	B0010	Barclaycard Commercial	-117.14	-98.45	-18.69 47800/6/3	1/7/ - / -	TJYProject/CC/Dec
26/12/2020	MAT	Expense	B0010	Barclaycard Commercial	-6.90	-5.75	-1.15 47800/6/1	1/7/ - / -	TJYProject/CC/Dec
05/01/2021	MAT	Expense	S0016	Screwfix Direct t/a Trade UK	-11.20	-9.33	-1.87 47760/1/1	1/7/ - / -	1127301896
05/01/2021	MAT	Expense	S0016	Screwfix Direct t/a Trade UK	-4.98	-4.15	-0.83 47761/1/1	1/7/ - / -	1127301888
13/01/2021	MAT	Expense	H0020	Handles 4 Homes	-24.00	-20.00	-4.00 48505/1/1	1/7/ - / -	415929
21/01/2021	MAT	Expense	M0012	Merkko Builders Merchants Ltd	-74.39	-61.99	-12.40 48115/1/1	1/7/ - / -	137920
22/01/2021	MAT	Expense	J0002	Jewson Ltd	-89.03	-74.19	-14.84 48215/1/1	1/7/ - / -	3646 00131843
26/01/2021	MAT	Expense	B0010	Barclaycard Commercial	-21.52	-17.95	-3.57 48876/2/4	1/7/ - / -	SA/CC/Jan

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Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7	The Laurels	Type: NEW	Status: NONS	Manager: TJY	Tim Young				
Phase: GEN	Effective Date	Element	General labour & materials			01/09/2017 C			
	Trans Category	Debtor/Creditor	Gross	Net	VAT	Batch	Company	Invoice/Cash Ref	
29/01/2021	Expense	M0012	Merkko Builders Merchants Ltd	-3.70	-3.08	-0.62	48224/1/1	1/7/ - / -	138460
03/02/2021	Expense	M0012	Merkko Builders Merchants Ltd	-26.96	-22.47	-4.49	48111/1/1	1/7/ - / -	138747
05/02/2021	Expense	M0012	Merkko Builders Merchants Ltd	-31.33	-26.11	-5.22	48112/1/1	1/7/ - / -	138916
18/02/2021	Expense	C0035	Connect Electrical Wholesale Ltd	-192.56	-160.47	-32.09	48471/1/1	1/7/ - / -	INV118928
26/02/2021	Expense	B0010	Barclaycard Commercial	-46.24	-39.94	-6.30	48638/6/10	1/7/ - / -	TJY/CC/Feb
08/03/2021	Expense	J0002	Jewson Ltd	-58.12	-48.43	-9.69	48494/1/1	1/7/ - / -	3646 00133328
26/03/2021	Expense	B0010	Barclaycard Commercial	-161.70	-134.75	-26.95	48993/6/10	1/7/ - / -	TJY/CC/March
26/03/2021	Expense	B0010	Barclaycard Commercial	-294.30	-245.25	-49.05	48993/6/11	1/7/ - / -	TJY/CC/March
15/04/2021	Expense	S0016	Screwfix Direct t/a Trade UK	9.99	8.33	1.66	48918/1/1	1/7/ - / -	1154080145
19/04/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-10.48	-8.74	-1.74	49381/1/1	1/7/ - / -	1154926710
20/04/2021	Expense	S0016	Screwfix Direct t/a Trade UK	9.99	8.33	1.66	49378/1/1	1/7/ - / -	1155212029
20/04/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-25.27	-21.07	-4.20	49379/1/1	1/7/ - / -	1155268059
26/04/2021	Expense	B0010	Barclaycard Commercial	-44.47	-37.06	-7.41	49785/1/3	1/7/ - / -	SA/CC/April21
26/04/2021	Expense	B0010	Barclaycard Commercial	-3.11	-2.59	-0.52	49785/6/7	1/7/ - / -	TJY/CC/April21
27/04/2021	Expense	M0012	Merkko Builders Merchants Ltd	-6.47	-5.39	-1.08	49369/1/1	1/7/ - / -	145405
04/05/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-16.29	-13.57	-2.72	49535/1/1	1/7/ - / -	1159207615
05/05/2021	Expense	M0012	Merkko Builders Merchants Ltd	-23.69	-19.74	-3.95	49350/1/1	1/7/ - / -	146059
10/05/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-43.12	-35.93	-7.19	49639/1/1	1/7/ - / -	1160830991
17/05/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-44.77	-37.31	-7.46	49677/1/1	1/7/ - / -	1163002445
24/05/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-11.96	-9.97	-1.99	49710/1/1	1/7/ - / -	1164868195
24/05/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-2.59	-2.16	-0.43	49711/1/1	1/7/ - / -	1164868209
25/05/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-11.96	-9.97	-1.99	49638/1/1	1/7/ - / -	1165234491
26/05/2021	Expense	B0010	Barclaycard Commercial	-55.80	-46.50	-9.30	49786/6/7	1/7/ - / -	tyj/cc/may
26/05/2021	Expense	B0010	Barclaycard Commercial	-16.74	-13.95	-2.79	49786/1/3	1/7/ - / -	SA/CC/may
26/05/2021	Expense	B0010	Barclaycard Commercial	-29.58	-29.58	0.00	49786/6/4	1/7/ - / -	tyj/cc/may
03/06/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-11.98	-9.98	-2.00	49640/1/1	1/7/ - / -	11667690338
09/06/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-28.96	-24.14	-4.82	49641/1/1	1/7/ - / -	1169214665
17/06/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-6.99	-5.83	-1.16	50150/1/1	1/7/ - / -	1171717365
17/06/2021	Expense	M0012	Merkko Builders Merchants Ltd	-34.22	-28.52	-5.70	50460/1/1	1/7/ - / -	149732
18/06/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-9.99	-8.33	-1.66	50145/1/1	1/7/ - / -	1171688385
21/06/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-2.99	-2.49	-0.50	50146/1/1	1/7/ - / -	1172168806
23/06/2021	Expense	S0016	Screwfix Direct t/a Trade UK	-9.99	-8.33	-1.66	50147/1/1	1/7/ - / -	1173157220
26/06/2021	Expense	B0010	Barclaycard Commercial	-75.84	-63.20	-12.64	50853/6/4	1/7/ - / -	TYJune2021
30/06/2021	Expense	M0012	Merkko Builders Merchants Ltd	-7.80	-6.50	-1.30	50055/1/1	1/7/ - / -	150714

Project Costs and Receivables

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Current Only: Dates from 00/00/0000 to 22/06/2022
Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase:	GEN	General labour & materials										01/09/2017 C									
Effective Date	Element	Trans Category		Debtor/Creditor		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref										
22/07/2021	MAT	Expense	S0016	Screwfix Direct via Trade UK	-6.47	-5.40	-1.07	50148/1/1	1/7/ - / -	1175783609											
26/07/2021	MAT	Expense	S0016	Screwfix Direct via Trade UK	-43.12	-35.93	-7.19	51148/1/1	1/7/ - / -	1176641778											
28/07/2021	MAT	Expense	S0016	Screwfix Direct via Trade UK	-4.29	-3.58	-0.71	51147/1/1	1/7/ - / -	1177345773											
22/07/2021	MAT	Expense	B0088	Bracknell Forest Council	-221.70	-221.70	0.00	50204/1/1	1/7/ - / -	6582652											
26/07/2021	MAT	Expense	B0010	Barclaycard Commercial	-12.99	-10.82	-2.17	51105/1/2	1/7/ - / -	SA BC July 21											
26/07/2021	MAT	Expense	B0010	Barclaycard Commercial	-91.93	-76.61	-15.32	51105/6/4	1/7/ - / -	TJY BC July 21											
26/07/2021	MAT	Expense	S0016	Screwfix Direct via Trade UK	-2.99	-2.49	-0.50	50519/1/1	1/7/ - / -	1181939100											
26/08/2021	MAT	Expense	B0010	Barclaycard Commercial	-62.33	-52.06	-10.27	51253/4/5	1/7/ - / -	51253/tjycc											
26/10/2021	MAT	Expense	B0010	Barclaycard Commercial	-124.97	-104.14	-20.83	52619/5/9	1/7/ - / -	TJY/CC/Oct											
30/08/2019	MUCK	Expense	E0004	E A Autos	-12.00	-10.00	-2.00	41651/1/1	1/7/ - / -	s64747											
31/08/2019	MUCK	Expense	S0051	Simmonds Grab Services	-1,800.00	-1,500.00	-300.00	41450/1/1	1/7/ - / -	8525											
31/08/2019	MUCK	Expense	S0051	Simmonds Grab Services	-600.00	-500.00	-100.00	41429/1/2	1/7/ - / -	8522											
09/09/2019	MUCK	Expense	C0052	Steve Carter	-600.00	-500.00	-100.00	41551/1/1	1/7/ - / -	1530											
24/09/2019	MUCK	Expense	C0052	Steve Carter	-2,400.00	-2,000.00	-400.00	41972/1/1	1/7/ - / -	1543											
30/10/2019	MUCK	Expense	P0062	P A Construction (Civils) Ltd	-275.00	-275.00	0.00	42478/1/4	1/7/ - / -	PAC1019/03											
26/11/2019	MUCK	Expense	B0010	Barclaycard Commercial	-5,760.00	-4,800.00	-960.00	43238/7/1	1/7/ - / -	TJY/Nov/cc7											
18/12/2019	MUCK	Expense	G0018	Grabloader Ltd	-768.00	-640.00	-128.00	43060/1/1	1/7/ - / -	83045											
19/12/2019	MUCK	Expense	G0018	Grabloader Ltd	-1,152.00	-960.00	-192.00	43059/1/1	1/7/ - / -	83068											
26/12/2019	MUCK	Expense	B0010	Barclaycard Commercial	-5,592.00	-4,660.00	-932.00	43381/6/1	1/7/ - / -	TJY/CC/Dec19/2											
05/08/2018	SCAF	Expense	P0031	PTG Scaffolding Ltd	-1,108.80	-924.00	-184.80	36350/1/1	1/7/ - / -	384											
10/02/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	-3,434.40	-2,862.00	-572.40	43642/1/1	1/7/ - / -	653											
20/02/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	-784.80	-654.00	-130.80	43804/1/1	1/7/ - / -	658											
03/03/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	-324.00	-270.00	-54.00	43868/1/1	1/7/ - / -	663											
12/03/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	-396.00	-330.00	-66.00	44122/1/1	1/7/ - / -	670											
02/04/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	-198.00	-165.00	-33.00	44322/1/1	1/7/ - / -	680											
26/04/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	-684.00	-570.00	-114.00	44606/1/1	1/7/ - / -	689											
27/05/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	-855.00	-712.50	-142.50	44883/1/1	1/7/ - / -	707											
28/06/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	570.00	570.00	0.00	45470/1/1	1/7/ - / -	726											
28/06/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	-570.00	-570.00	0.00	45454/1/1	1/7/ - / -	726											
29/06/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	-1,468.80	-1,224.00	-244.80	45254/1/1	1/7/ - / -	727											
12/07/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	-684.00	-570.00	-114.00	45471/1/1	1/7/ - / -	726c											
28/07/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	-1,497.60	-1,248.00	-249.60	45664/1/1	1/7/ - / -	747											
28/07/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	-828.00	-690.00	-138.00	45665/1/1	1/7/ - / -	746											
24/09/2020	SCAF	Expense	P0031	PTG Scaffolding Ltd	-342.00	-285.00	-57.00	46187/1/1	1/7/ - / -	773											

Range: Project: 7 Phase: BUILD,CARP,DECOR,ELEC,EQUIP,EXT,FLOOR,FOUND,GEN,KITCH,PLAS,PLUMB,POW,ROOF,SITASET,TILE,WIND
Current Only: Dates from 00/00/0000 to 22/06/2022

Project: 7 The Laurels Type: NEW Status: NONS Manager: TJY Tim Young

Phase:	GEN	01/09/2017 C							
Effective Date	Element	General labour & materials		Gross	Net	VAT	Batch	Company	Invoice/Cash Ref
15/02/2021	SCAF	Trans Category	Debtor/Creditor						
		Expense	P0031 PTG Scaffolding Ltd	-828.00	-690.00	-138.00	48096/1/1	1/7/ - / -	877
03/06/2021	SFIT	Expense	U0005 Unique Sealants	-875.00	-875.00	0.00	49476/1/1	1/7/ - / -	000 3188
22/06/2021	SFIT	Expense	F0042 Fixation Surface Repair Specialists	-372.00	-310.00	-62.00	49895/1/1	1/7/ - / -	00464 21
22/10/2016	SKIP	Expense	C0030 R Collard	-224.40	-187.00	-37.40	26020/1/1	1/7/ - / -	187834
13/08/2019	SKIP	Expense	S0007 John Stacey & Sons Ltd	-420.00	-350.00	-70.00	41495/1/1	1/7/ - / -	234052
06/08/2020	SKIP	Expense	S0007 John Stacey & Sons Ltd	-429.12	-357.60	-71.52	46178/1/1	1/7/ - / -	244969
17/08/2020	SKIP	Expense	S0007 John Stacey & Sons Ltd	-348.00	-290.00	-58.00	46095/1/1	1/7/ - / -	245344
06/10/2020	SKIP	Expense	S0007 John Stacey & Sons Ltd	-492.00	-410.00	-82.00	46963/1/1	1/7/ - / -	247185
06/10/2020	SKIP	Expense	S0007 John Stacey & Sons Ltd	-221.76	-184.80	-36.96	46965/1/1	1/7/ - / -	247186
13/10/2020	SKIP	Expense	S0007 John Stacey & Sons Ltd	-288.00	-240.00	-48.00	46911/1/1	1/7/ - / -	247440
17/11/2020	SKIP	Expense	S0007 John Stacey & Sons Ltd	-348.00	-290.00	-58.00	47139/1/1	1/7/ - / -	248701
GEN				Phase total:	-65,926.56	-55,484.55	-10,442.01		
				Project total:	-570,317.05	-520,412.47	-49,904.58		

APPENDIX B

Viability Appraisal

12-16 Chapel Street
Thatcham
Berkshire

Development Appraisal
Kempton Carr Croft
24 June 2022

APPRAISAL SUMMARY**KEMPTON CARR CROFT****Viability Appraisal****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Private Sale units	13	6,900	403.62	214,231	2,785,000

NET REALISATION**2,785,000****OUTLAY****ACQUISITION COSTS**

Residualised Price			418,603	
Stamp Duty			36,000	418,603
Effective Stamp Duty Rate		8.60%		
Agent Fee		1.00%	4,186	
Legal Fee		0.80%	3,349	
				43,535

CONSTRUCTION COSTS

Construction	ft ²	Build Rate ft ²	Cost	
Private Sale units	7,879	192.78	1,518,891	
CIL			51,826	
				1,570,717

PROFESSIONAL FEES

Professional Fees	8.00%	121,511	
			121,511

DISPOSAL FEES

Effective Purchaser's Costs Rate	0.00%		
Private Sales Marketing & Legal Fee	2.00%	55,700	
			55,700

FINANCE

Timescale	Duration	Commences
Pre-Construction	3	Jan 2022
Construction	12	Apr 2022
Sale	6	Apr 2023
Total Duration	21	

Debit Rate 6.500%, Credit Rate 0.000% (Effective)

Land	37,293	
Construction	48,669	
Other	1,596	
Total Finance Cost		87,559

TOTAL COSTS**2,297,625****PROFIT****487,375****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%
IRR% (without Interest)	35.02%
Profit Erosion (finance rate 6.500)	2 yrs 12 mths

Appendix 4

Date: 12 October 2022
Our ref: 534060
Your ref: 21/01698/FULMAJ

Matthew Shepherd
Senior Planning Officer
West Berkshire Council
Market Street
Newbury RG14 5LD

Chartered Surveyors

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Quedgeley, Gloucester GL2 4NF
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W brutonknowles.co.uk
Offices across the UK

Dear Matthew

12 – 16 Chapel Street, Thatcham – 21/01698/FULMAJ

Thank you for sending through the Applicant's response to my 30 May 2022 review of their Viability Appraisal and you have asked me to comment in brief form.

As we are agreed on the BLV at £575,000 I will focus on the residual land value. I would however note that the Applicant argues that they could, if necessary, argue a premium on top of the existing use values of these properties. I would counter that with the point I made in May relating to the fact that the condition of the houses may not support the levels of EUV adopted. Nonetheless, at this point there is no reason to pursue either argument.

GDV

I note that KCC have accepted the GDV I put forward in May 2022 at £2.785 million. The Land Registry House Price Index, based to West Berkshire, suggests that prices increased to July 2022 by about 3% but the current uncertainty in the market is likely to have started to reverse that. There is no August or September index released as at the current date unfortunately. I am not, at this stage, inclined to seek to increase the GDV for that reason.

2 bedroom semi-detached houses still seem to be in the range of £300,000 to £325,000 and the latest release of flats (albeit in Tace House a permitted development conversion on the High Street) support our earlier figures but there are no transactions to rely upon.

Build Cost

This is the main area of difference between us. The original Viability Assessment was based on a Ridge & Partners LLP cost report dated January 2022.

Flats

The Applicant's latest response in 27 June 2022 sets out a breakdown of a scheme they completed in Bracknell in June 2021. This was a five unit flatted scheme on the junction of Downshire Way/Fairfax as a replacement of a single dwelling. The scheme comprised five x one bedroom apartments over two and a half storeys. This compares with the proposed nine x one bedroom flats over two and a half storeys at the subject property. Detailed expenditure records, totalling £520,413 plus VAT have been submitted, mostly incurred during 2020 and 2021.



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Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF.



A list of Partners is available upon request

They state the building is 2,917 sq ft. I have attempted to scale off plan and get to a higher figure than that on a Gross Internal Area basis including areas of second floor roof eaves. The EPC floor areas for the individual flats add up to 2,799 sq ft but the area for the top floor flat looks incorrect at 84 sq m but may include the stairwell up from the first floor.

Taking the area information at face value however, the Applicant states that this shows £178.37 per sq ft including externals and demolition of the former dwelling. This is then updated to June 2022 by application of the BCIS indexation from June 2021 only which arguably understates the true costs. Nonetheless, this increases the figures to £198.26 per sq ft for the flats. They use this to justify the Ridge & Partners figures to maintain their original build cost budget (other than the retained houses; see below).

The Applicant would no doubt contend that the current day equivalent, in October 2022, is higher still. Whilst I have not been able to exactly replicate the Applicants indexation calculation, my own, using BCIS data, suggests slightly higher increases than those calculated by the Applicant resulting in £199.40 per sq ft in June 2022 and £203.75 in October 2022. BCIS data (5 year results) suggests £184 per sq ft approximately including external costs at 15%. So the actual build costs from the Bracknell scheme, inflated to October 2022, are notably higher than BCIS would suggest.

The January 2022 Ridge report suggested £215 per sq ft including externals and including a contingency at 5%. Excluding that contingency would give £204.75 per sq ft which is of course very close to the Bracknell costs inflated to October 2022.

I am therefore content to adopt an October 2022 cost £203.73 per sq ft for the apartment block element of the scheme which is higher than my earlier equivalent figure of £176.57 per sq ft. It is worth noting that this figure has built within it the fact that it is a small development of five flats not a development nine with the additional two semi-detached houses. The actual Bracknell costs may therefore be marginally overstated.

Retained Houses

I note that the Applicant has reduced the expenditure on the two retained houses to my suggested figure of £125,000 as this is preferable to the alternative of considering a lower BLV. I have maintained this figure but arguably it should be subject to a slight increase too.

Semi detached houses

That leaves the pair of two bedroom semi-detached houses. The original Ridge report had assessed them at £220 per sq ft including externals and contingency or £209.50 per sq ft excluding contingency. This is higher than the cost of the flats within the Ridge report which does not align with BCIS data where houses cost less to build than flats on a per square foot basis for obvious reasons. It may however be related to quantum of development – that is to say, assessed as two stand alone houses not part of a larger scheme.

I had adopted BCIS figures, including 15% for external costs at £149.68 per sq ft including externals and at £157 per sq ft including a contingency on top. The current BCIS figures on the same basis (5 year results Median dataset for Newbury semi detached houses 2 storey) suggest a current day equivalent of £153.85 per sq ft including externals and £161.54 per sq ft including contingency on top.

For current purposes I am adopting this figure but I am however aware that it may be necessary to include a premium cost to reflect quantum of development.

Conclusion

I have re-run my appraisal adopting the May 2022 GDV – which for reasons briefly discussed is unlikely, as at today, to have materially increased – and adopting the October 2022 costs taken from BCIS for the houses and from the Bracknell scheme for the flats.

Inevitably, that cost increase leads to a lower RLV which on current inputs takes it down to £545,000 and below the BLV of £575,000. On that basis it is unviable to provide affordable housing.

I have carried out some sensitivity testing, including adopting a higher GDV. Increasing GDV by say 2% takes the RLV above the BLV but there are issues to contend with

- a) This would be challenged by the Applicant based on current and anticipated future market trends
- b) They would also look to increase the BLV by adding a premium on to the currently assessed EUV which would require us to re-assess the EUVs in an effort to offset this
- c) Their appraisals are dated June 2022 and it is now October 2022 – they will inevitably seek to increase their costs (most likely above those I have adopted), increase the costs of finance and possibly even increase the profit margin to reflect the market uncertainty surrounding increasing interest rates, inflation and cost of living crisis

I note that the Applicant has ignored the land sales evidence I referred to in my earlier report which suggested that their appraisal was already too low. To challenge the above, we would need to identify full details of other land transactions; and convince the Applicant or an Inspector that they are more reliable than the residual appraisal carried out.

Overall, the previous larger scheme at appeal was found to be viable. This is now a smaller scheme and we are entering a very uncertain point in the market. Values and costs have changed but the evidence of costs from the Bracknell scheme is hard to argue against without a full independent cost consultancy review, the results of which may not support a lower overall cost budget.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'G. Emmerson' with a large, sweeping flourish at the end.

Guy Emmerson MRICS
Partner