

Newcastle-under-Lyme
Carpark

DEVELOPMENT COSTS						
	Title	Units	Cost/Unit	Sum	Phase Totals	Scheme Total
Phase 1 - Acquisition Costs						
	Land			£1,000,000		
	Stamp Duty			£39,500		
	Legal Fees			£20,000		
	Planning Costs			£60,000		
	Structural Investigations			£109,100		
	Surveys			£30,000		
	CGIs			£20,000		
	Party Wall			£20,000		
	SI			£14,390		
	Measured Survey			£15,395		
	Discount DM Fee on Land (13%)			-£135,135		
	Build Legals			£50,000	£1,243,250	
Phase 1 - Construction Costs						
	Construction Costs			£26,745,000		
	Contingency			£1,337,250		
	New Homes Warranty			£277,500		
	Non-recoverable VAT			£33,300		
	Furniture Packs			£721,500		
	Incoming Services			£307,500		
	Amenity fit out			£400,000	£29,822,050	
Phase 1 - Professional Fees						
	Architect			£900,000		
	Structural Engineer			£134,550		
	M&E Engineer			£91,500		
	Landscape Architect			£29,212		
	Quantity Surveyor			£199,100		
	Project Manager			£115,180		
	Acoustician			£16,326		
	Principal Designer/CDM			£20,800		
	Sustainability			£36,600		
	Clerk of works			£80,235		
	Fire Engineer			£72,500		
	Building control			£50,000		
	Pagabo Fee			£329,113		
	DM Fee			£1,316,452		
	DM Bullet Payment			£2,962,017	£6,353,585	
						£37,418,885

MARKETING & LETTING COSTS					
	Title		Sum	Phase Totals	Scheme Total
Phase 1 - Marketing & Letting					
	Marketing		£100,000	£100,000	
					£100,000

TOTAL COST						£37,518,885
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