

Appendix 2

DEVELOPMENT P&L

Newcastle-under-Lyme

Asley Place

CAPITAL&CENTRIC

DEVELOPMENT COSTS						
	Title	Units	Cost/Unit	Sum	Phase Totals	Subphase Total
Phase 1 - Acquisition Costs	Land			£378,000		
	Stamp Duty			£8,400		
	Legal Costs			£20,000		
	Planning costs			£50,000		
	Concrete Survey			£80,000		
	Site investigation			£50,000		
	CDs			£10,000		
	Other surveys			£14,000		
	Measured Survey			£19,000		
	DM Fee Discount on Land Purchase (1.0%)			£3,600		
					£699,000	
Phase 1 - Construction Costs	Building Works			£140,000		
	Construction			£11,180,000		
	Contingency			£428,800		
	New Homes Warranty			£120,000		
	Furniture Pools			£270,000		
	Non recoverable VAT			£12,000		
	Construction Legal			£30,000		
	Asbestos Removal			£40,000		
	Fit out commercial space			£80,000		
					£12,710,800	
Phase 1 - Professional Fees	Architect			£10,000		
	Structural Engineer			£140,000		
	M&E Engineer			£40,000		
	Landscape Architect			£30,000		
	Quantity Surveyor			£100,000		
	Project Manager			£120,000		
	Accountant			£10,000		
	Principal Designer/CDM			£10,000		
	Sustainability			£30,000		
	Fire Engineer			£50,000		
	Chief of Works			£40,000		
	Building control			£20,000		
	DM Fee			£40,000		
	DM Subst Payment			£1,000,000		
					£1,380,000	
					£18,234,800	
MARKETING & SELLING COSTS						
	Title	Units	Cost/Unit	Sum	Phase Totals	Subphase Total
Phase 1 - Marketing & Selling	Marketing			£70,000		
	Selling Agent Fee	5.00%		£42,000		
	Selling Legal Fee	5.00%		£42,000		
					£154,000	
					£154,000	
TOTAL COST						
					£18,388,800	