

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 24 January 2018 15:16
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk; [REDACTED]
Subject: 3375 - Princes Parade Viability Cost Report
Attachments: Princes Parade Viability Cost Appraisal Report (Phases 1-2) 240118.pdf; Princes Parade Viability Cost Appraisal Report (Phases 1-4) 240118.pdf

[REDACTED]

Apologies for delay in responding. Please find attached two versions of the Princes Parade report, as follows:-

- 1) Report with information showing Phases 1 – 2 only
- 2) Report with information showing Phases 1 – 4

Both reports give the same answer, but the 1st report ignores any Phase 3 & 4 costs in respect of build and sell of residential units.

For clarity, we have included finance costs as per SDC requirements, and also included some £120K additional costs to cover further risk on Heritage Mitigation. We have not made this obvious, as we would not want this number to be used as a blanket S106 position, but it is included.

The report for NQ viability will be issued tomorrow, and we will email all above. Thank you for your patience.

Any queries, please do not hesitate to contact me.

Kindest regards,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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B&M

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**Princes Parade Development
(Full Scheme)**

**Initial Viability Costs Appraisal
(including phasing; Phases 1 - 2)**

For

Shepway District Council

BETTERIDGE & MILSOM

Updated: 24/01/2018

T: (01227) 471186

W: www.betteridge-milsom.co.uk

29

B&M Ref. 3375

Introduction

Betteridge & Milsom have been appointed to review initial viability costs for the Princes Parade Development following agreement of a draft phasing strategy. Further details can be found in Betteridge & Milsom's Initial Validation of Strategic Phasing Report (updated 20/08/2017). The following draft phasing strategy is currently proposed:

Phase 1

- a. Site Remediation Works (full site)

Phase 2

- b. Construction of Leisure Centre
- c. Realignment of Princes Parade Road (including Relocation of Combined Sewer Drain)
- d. Construction of New Promenade
- e. Associated External Works and Drainage (including public car park space) for the above (items b to d inclusive)
- f. Associated Main Incoming Services

Phase 3

- g. Residential plots - Excluded

Phase 4

- h. Residential plots - Excluded

Cost Appraisal

The costs detailed in Betteridge and Milsom's Stage 1 Cost Plan (updated on 10th May 2017) have been updated to align with the above phases to ascertain the viability of the full scheme for Shepway District Council. Appendix A contains the detailed build-up of the costs below.

In summary, the headline costs are:

Construction Costs

Based on Betteridge and Milsom's Stage 1 Cost Plan (updated on 24th January 2019), the following construction costs have been calculated:

Phase 1 (Project Cost Estimate)
Phase 2 (Project Cost Estimate)

Total Construction Cost:



Revenue

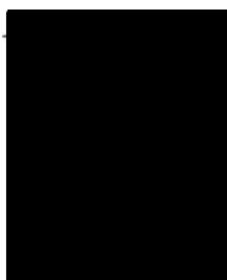
Income Source

Based on NQ's S106 (including index link adjustment), South Road Site, CIL, Affordable Housing S106c (all costs provided by Shepway District Council) and this schemes land value (selling 2 residential parcels, hotel and 6 custom plots) the following income source has been calculated:

Total Income Source: £ [REDACTED]

Conclusion

Based on the above information / costs Shepway District Council will currently need to contribute circa £ [REDACTED] million, which has been calculated as follows:



Expenditure for Construction of Phase 1 & 2

Income from External Sources (excluding Princes Parade land sale)

Income from Princes Parade Land Value (residential parcels & 6 custom build plots)

Shepway District Council Contribution

The income from the land sale of the residential parcels assumes a developer's profit. Shepway District Council could ascertain additional income if they decided to construct the 45nr. affordable residential units (phase 3) themselves. Thus, saving the developer's profit on cost. However, there would be potential stamp duty, legals, marketing and sales costs.

**Shepway District Council
Princes Parade Development (Full Scheme)**



**Initial Viability Cost Appraisal (including phasing)
Updated: 24/01/2018**

B&M Ref. 3375

The viability of the scheme is solely dependant on successfully ascertaining the revenues proposed (as a minimum) for the residential units. If the strategy for the residential units or valuation changes or alters in any way the viability status may change. Thus, as validation of the scheme is still being developed, the above costs are subject to change.

Prepared by:



For Betteridge & Milsom
Date: 24/01/2018

DRAFT (FOR REVIEW / COMMENTS)



Appendix A

Betteridge & Milsom Initial Viability Cost Appraisal (including phasing) – Build-Up

DRAFT (FOR REVIEW / COMMENTS)



1.00 CONSTRUCTION COST ESTIMATE SUMMARY

Elemental Cost Summary

Phase 1		Phase 2	
Site Remediation Works	£	Construction of Leisure Centre	£
		Realignment of Princes Parade Road (including relocation of combined sewer drain)	£
		Construction of New Promenade	£
		Associated External Works & Drainage (including public car park)	£
		Associated Services	£
1.10 sub total	£	sub total	£
1.20 Main contractors preliminaries @ 13%	£	Main contractors preliminaries @ 13%	£
1.30 Main contractors OHP @ 8.5%	£	Main contractors OHP @ 8.5%	£
1.40 Construction Works estimate	£	Construction Works estimate	£
1.50 Risk allowance @ 10%	£	Risk allowance @ 10%	£
1.60 Contract Cost Estimate	£	Contract estimate	£
1.70 Project design/team fees @ 15%	£	Project design/team fees @ 15%	£
1.80 Client Direct Costs (CIL)	£		£
1.90 Employers risk allowance @ 1%	£	Employers risk allowance @ 1%	£
1.91 Funding Costs	£		£
1.10 Project cost estimate	£	Project cost estimate	£
2.00 INCOME SOURCE			
2.01 NQ.s106	£	Index linked from Q1 2010 to Q3 2017 (BCIS TPI)	
2.02 South Road site	£	Assessment	
2.03 CIL - Princes Parade Site	£	Assessment	
2.04 Affordable housing S106	£	Assessment	
Sub-total	£		
2.05 Princes Parade Land Value (residential parcels)	£	Based Savills' Viability Assessment: 2 resi parcels, hotel and 6 custom build plots	
2.10 Total Income Source	£		
3.00 SDC Contribution			
Phase 1 Project Cost Estimate	£	Ref 1.10	
Phase 2 Project Cost Estimate	£	Ref 1.10	
Less Total Income Source	-£	Ref 3.10	
3.10 Total SDC Contribution	£		

Princes Parade, Hythe

Cost Estimate

Updated 20/08/2017 - Phasing Split



Phasing Split
Phase 1
Phase 2
Phase 3
Phase 4

							Notes
	Architect	0 %	£ -	£ -			
	Employer's Agent / Quantity Surveyor	0 %	£ -	£ -			
	Structural Engineer / Civils Engineer	0 %	£ -	£ -			
	Landscape Architect	0 %	£ -	£ -			
	Mechanical Services Consultant	0 %	£ -	£ -			
	Electrical Services Consultant	0 %	£ -	£ -			
	Principal Designer	0 %	£ -	£ -			
	Network Rail Liaison	1 item	£ -	£ -			
	NHBC fees (per unit)	0 nr	£ -	£ -			
	All of the above	12 %	£ [REDACTED]	£ [REDACTED]			
16.20	Other Fees / Surveys				£ [REDACTED]		
	Planning Application	1 item	£ -	£ -			
	Building Control	1 item	£ -	£ -			
	Ecology	1 item	£ -	£ -			
	Tree Survey	1 item	£ -	£ -			
	Flood Risk Assessment	1 item	£ -	£ -			
	Ground Investigation	1 item	£ -	£ -			
	Traffic Assessment	1 item	£ -	£ -			
	All of the above	2 %	£ [REDACTED]	£ [REDACTED]			
					£ [REDACTED]		
					Project / Design Team Fees Total:	£ [REDACTED]	
17.00	<u>Client Direct Costs - Excluded</u>						
17.01	Site Purchase Costs						
	Site Value	1 item	£ -	£ -			
	Site Stamp Duty	1 item	£ -	£ -			
	Site Legal Fees	1 item	£ -	£ -			
					£ -		
17.02	Community Infrastructure Levy						
	Community Infrastructure Levy	1 item	£ [REDACTED]	£ [REDACTED]			
					£ [REDACTED]		
17.03	Sales fees						
	Invest.sale Agents Fee	1 item	£ -	£ -			
	Invest.sale Legal Fees	1 item	£ -	£ -			
	Direct Sale Marketing	1 item	£ -	£ -			
					£ -		
					Client Direct Costs Total:	£ [REDACTED]	EXCLUDED
18.00	<u>Employer Risk Allowance</u>						
18.01	Employer Risk Allowance	1 %	£ [REDACTED]	£ [REDACTED]			
					Employers Risk Allowance Total:	£ [REDACTED]	
(C)	Project Cost Estimate (excl VAT)					£ [REDACTED]	

B&M

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**Princes Parade Development
(Full Scheme)**

**Initial Viability Costs Appraisal
(including phasing; Phases 1 - 4)**

For

Shepway District Council

BETTERIDGE & MILSOM

Updated: 24/01/2018

T: (01227) 471186

W: www.betteridge-milsom.co.uk

Initial Viability Cost Appraisal (including phasing)
Updated: 24/01/2018

B&M Ref. 3375

Introduction

Betteridge & Milsom have been appointed to review initial viability costs for the Princes Parade Development following agreement of a draft phasing strategy. Further details can be found in Betteridge & Milsom's Initial Validation of Strategic Phasing Report (updated 20/08/2017). The following draft phasing strategy is currently proposed:

Phase 1

- a. Site Remediation Works (full site)

Phase 2

- b. Construction of Leisure Centre
- c. Realignment of Princes Parade Road (including Relocation of Combined Sewer Drain)
- d. Construction of New Promenade
- e. Associated External Works and Drainage (including public car park space) for the above (items b to d inclusive)
- f. Associated Main Incoming Services

Phase 3

- g. Construction of Residential Units (east parcel of land)
- h. Associated External Works & Drainage (including construction of Central Open Space)
- i. Associated Localised Services

Phase 4

- j. Construction of Residential Units (west parcel of land)
- k. Construction of Boutique Hotel & Restaurant Building (shell and core)
- l. Associated External Works & Drainage (including construction of Open Space & Linear Park)
- m. Associated Localised Services

Cost Appraisal

The costs detailed in Betteridge and Milsom's Stage 1 Cost Plan (updated on 10th May 2017) have been updated to align with the above phases to ascertain the viability of the full scheme for Shepway District Council. Appendix A contains the detailed build-up of the costs below.

In summary, the headline costs are:

Construction Costs

Based on Betteridge and Milsom's Stage 1 Cost Plan (updated on 24th January 2019), with the addition of the construction of the boutique hotel and restaurant building (shell & core) included in Phase 4 the following construction costs have been calculated:

Initial Viability Cost Appraisal (including phasing)
Updated: 24/01/2018

B&M Ref. 3375

Phase 1 (Project Cost Estimate)	£ [REDACTED]
Phase 2 (Project Cost Estimate)	£ [REDACTED]
Phase 3 (Project Cost Estimate)	£ [REDACTED]
Phase 4 (Project Cost Estimate)	£ [REDACTED]
Total Construction Cost:	£ [REDACTED]

Revenue

Based on a mix of 45 nr. affordable residential units which make up Phase 3 and 105 nr. market / private residential units which make up Phase 4 the following revenue has been calculated. The valuation of the units has been based on budget costs provided by Shepway District Council.

Total Revenue: £ [REDACTED]

Income Source

Based on NQ's S106 (including index link adjustment), South Road Site, CIL, Affordable Housing S106c (all costs provided by Shepway District Council) and this schemes land value (selling 2 residential parcels, hotel and 6 custom plots) the following income source has been calculated:

Total Income Source: £ [REDACTED]

Conclusion

Based on the above information / costs Shepway District Council will currently need to contribute circa £1.7million, which has been calculated as follows:

-£ [REDACTED]	Expenditure for Construction of Phase 1 & 2
£ [REDACTED]	Income from External Sources (excluding Princes Parade land sale)
£ [REDACTED]	Income from Princes Parade Land Value (residential parcels & 6 custom build plots)
	Shepway District Council Contribution

The income from the land sale of the residential parcels assumes a developer's profit. Shepway District Council could ascertain additional income if they decided to construct the 45nr. affordable residential units (phase 3) themselves. Thus, saving the developer's profit on cost. However, there would be potential stamp duty, legals, marketing and sales costs.

**Shepway District Council
Princes Parade Development (Full Scheme)**

**Initial Viability Cost Appraisal (including phasing)
Updated: 24/01/2018**



B&M Ref. 3375

The viability of the scheme is solely dependant on successfully ascertaining the revenues proposed (as a minimum) for the residential units. If the strategy for the residential units or valuation changes or alters in any way the viability status may change. Thus, as validation of the scheme is still being developed, the above costs are subject to change.

Prepared by:


For Betteridge & Milsom
Date: 24/01/2018

DRAFT (FOR REVIEW / COMMENTS)



Appendix A

Betteridge & Milsom Initial Viability Cost Appraisal (including phasing) – Build-Up

DRAFT (FOR REVIEW / COMMENTS)



1.00 CONSTRUCTION COST ESTIMATE SUMMARY

Elemental Cost Summary		Phase 1	Phase 2	Phase 3	Phase 4		
	Site Remediation Works	£					
	Construction of Leisure Centre		£	Construction of Residential Units (East Parcel)	£		
	Realignment of Princes Parade Road (including relocation of combined sewer drain)		£	Associated External Works & Drainage (including construction of Central Open Space)	£		
	Construction of New Promenade		£	Associated Services	£		
	Associated External Works & Drainage (including public car park)		£		Construction of Residential Units (West Parcel)	£	
	Associated Services		£		Construction of Boutique Hotel & Restaurant Building (shell and core)	£	
			£		Associated External Works & Drainage (including construction of Open Space & Linear Park)	£	
			£		Associated Services	£	
1.10	sub total	£		sub total	£	sub total	£
1.20	Main contractors preliminaries @ 13%	£	Main contractors preliminaries @ 13%	£	Main contractors preliminaries @ 13%	£	Main contractors preliminaries @ 13%
1.30	Main contractors OHP @ 8.5%	£	Main contractors OHP @ 8.5%	£	Main contractors OHP @ 8.5%	£	Main contractors OHP @ 8.5%
1.40	Construction Works estimate	£	Construction Works estimate	£	Construction Works estimate	£	Construction Works estimate
1.50	Risk allowance @ 10%	£	Risk allowance @ 10%	£	Risk allowance @ 10%	£	Risk allowance @ 10%
1.60	Contract Cost Estimate	£	Contract estimate	£	Contract estimate	£	Contract estimate
1.70	Project design/team fees @ 15%	£	Project design/team fees @ 15%	£	Project design/team fees @ 15%	£	Project design/team fees @ 15%
1.80	Client Direct Costs (CI)	£		Developer Direct Costs (CI) Zone C @ £100/unit	£	Developer Direct Costs (CI) Zone C @ £100/unit	£
1.90	Employers risk allowance @ 1%	£	Employers risk allowance @ 1%	£	Employers risk allowance @ 1%	£	Employers risk allowance @ 1%
1.91	Funding Costs	£			£		
1.10	Project cost estimate	£	Project cost estimate	£	Project cost estimate	£	Project cost estimate

2.00 REVENUE

2.10 Affordable - PHASE 3

Units	Basis	Total
1 bed flats	8 units at	£
2 bed flats	10 units at	£
3 bed flats	8 units at	£
2 bed houses	8 units at	£
3 bed houses	8 units at	£
4 bed houses	5 units at	£
	45	£

2.20 Market / Private - PHASE 4

Units	Basis	Total
1 bed flats	8 units at	£
2 bed flats	60 units at	£
3 bed flats	13 units at	£
3 bed maisonette	8 units at	£
3 bed houses	8 units at	£
4 bed houses	10 units at	£
	105	£

Total Income	£
Sales Fees	£
2.30 Total Revenue (incomes less sales fees)	£

3.00 INCOME SOURCE

N1 s106	£	index linked from Q1 2010 to Q3 2017 (BCG TP)
South Road site	£	assessment
CI - Princes Parade Site	£	assessment
Affordable housing S106	£	assessment
Sub-total	£	
Princes Parade Land Value (residential parcels)	£	Based Savills' Viability Assessment: 2 resi parcels, hotel and 6 custom build plots
3.10 Total Income Source	£	

4.00 SDC Contribution

Phase 1 Project Cost Estimate	£	Ref 1.10
Phase 2 Project Cost Estimate	£	Ref 1.10
Less Total Income Source	-£	Ref 3.10
4.10 Total SDC Contribution	£	

Princes Parade, Hythe

Cost Estimate

Updated 20/08/2017 - Phasing Split



Phasing Split							
Phase 1							
Phase 2							
Phase 3							
Phase 4							

							Notes
1.00	Site Clearance and Groundworks						
1.01	Site Clearance						
	Site vegetation clearance; grass	35840 m2	£		£		Some estimation through map and picture analysis.
	Site vegetation clearance; dense willow	6361 m2	£		£		
	Site vegetation clearance; dense fir hedge	1304 m2	£		£		
	Site vegetation clearance; dense undergrowth	1055 m2	£		£		
	Site vegetation clearance; dense unknown vegetation	30439 m2	£		£		This was unknown as not indicated on DWG, estimated through map and picture analysis
	Removal of pine tree	1 item	£		£		
						£	
1.02	Preparatory Groundworks						Rates and quantities taken from Idom Merebrook cost assessment (circa Feb 2017)
	Strip 100mm top-soil and stockpile	7500 m3	£		£		
	Disposal of hazardous material	1500 m3	£		£		
	Disposal of non-hazardous material	3000 m3	£		£		
	Disposal of inert material	3000 m3	£		£		
	Imported soil	13500 m3	£		£		
	Gas protection layer	30000 m2	£		£		
	Groundwater remediation	1 item	£		£		
	Unforeseen contamination	1 item	£		£		
	Stabilisation for piling mat - screen	12000 m3	£		£		
	Stabilisation for piling mat - stabilise	12000 m3	£		£		
	Stabilisation for piling mat - 150mm running layer	4500 m3	£		£		
	Upgraded pipes	1944 m	£		£		
	Services arisings; hazardous	1166 m3	£		£		
	Services arisings; non-hazardous	1944 m3	£		£		
	Services arisings; Inert	778 m3	£		£		
	Deduct; for ground remediation allowance included in leisure centre cost plan	-1 item	£		£		
						£	
							Site Clearance & Groundworks Total: £
2.00	Residential Units						
2.01	Unit Construction						
	Affordable Flats - PHASE 3	12629 ft2	£				Refer to cross check on separate sheet
	Affordable Houses - PHASE 3	28841.96 ft2	£				
	Private Flats - PHASE 4	88147.5 ft2	£				
	Private Houses - PHASE 4	39399.98 ft2	£				
	Garages - PHASE 4	5 nr	£				
						£	
2.02	Foundations						

Princes Parade, Hythe

Cost Estimate

Updated 20/08/2017 - Phasing Split



Phasing Split

Phase 1

Phase 2

Phase 3

Phase 4

										Notes
	Architect	0 %	£ -	£ -						
	Employer's Agent / Quantity Surveyor	0 %	£ -	£ -						
	Structural Engineer / Civils Engineer	0 %	£ -	£ -						
	Landscape Architect	0 %	£ -	£ -						
	Mechanical Services Consultant	0 %	£ -	£ -						
	Electrical Services Consultant	0 %	£ -	£ -						
	Principal Designer	0 %	£ -	£ -						
	Network Rail Liaison	1 item	£ -	£ -						
	NHBC fees (per unit)	0 nr	£ -	£ -						
	All of the above	12 %	£ [REDACTED]	£ [REDACTED]						
16.20	Other Fees / Surveys							£ [REDACTED]		
	Planning Application	1 item	£ -	£ -						
	Building Control	1 item	£ -	£ -						
	Ecology	1 item	£ -	£ -						
	Tree Survey	1 item	£ -	£ -						
	Flood Risk Assessment	1 item	£ -	£ -						
	Ground Investigation	1 item	£ -	£ -						
	Traffic Assessment	1 item	£ -	£ -						
	All of the above	2 %	£ [REDACTED]	£ [REDACTED]				£ [REDACTED]		
								Project / Design Team Fees Total:	£ [REDACTED]	
17.00	<u>Client Direct Costs - Excluded</u>									
17.01	Site Purchase Costs									
	Site Value	1 item	£ -	£ -						
	Site Stamp Duty	1 item	£ -	£ -						
	Site Legal Fees	1 item	£ -	£ -						
								£ -		
17.02	Community Infrastructure Levy									
	Community Infrastructure Levy	1 item	£ [REDACTED]	£ [REDACTED]						
								£ [REDACTED]		
17.03	Sales fees									
	Invest.sale Agents Fee	1 item	£ -	£ -						
	Invest.sale Legal Fees	1 item	£ -	£ -						
	Direct Sale Marketing	1 item	£ -	£ -						
								£ -		
								Client Direct Costs Total:	£ [REDACTED]	EXCLUDED
18.00	<u>Employer Risk Allowance</u>									
18.01	Employer Risk Allowance	1 %	£ [REDACTED]	£ [REDACTED]						
								Employers Risk Allowance Total:	£ [REDACTED]	
(C)	Project Cost Estimate (excl VAT)								£ [REDACTED]	

Wignall, Peter

From: [REDACTED] <[REDACTED]@tibbalds.co.uk>
Sent: 07 February 2018 16:43
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@betteridge-milsom.co.uk; [REDACTED]@hadronconsulting.co.uk
Subject: Re: Princes Parade update
Importance: High

Hi [REDACTED]

Further to our chat just now, please see below a download link to the draft covering letter and appendices containing the additional information for submission to [REDACTED]. As discussed, if you can review these before you go on leave then we will be that much further ahead when the final information comes through next week.

<https://wetransfer.com/downloads/bbac836494de211f7e30dff89c01e99020180207163227/771005a0516b2a4906e5c25602c7755f20180207163227/c5ebcd>

[REDACTED]
Associate Director
for Tibbalds Planning and Urban Design Ltd

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office: [REDACTED]
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website: www.tibbalds.co.uk
Address: 19 Maltings Place, 169 Tower Bridge Road, London, SE1 3JB

Appointed to the HCA Multidisciplinary Panel 2014-2018: www.tibbaldsmultidisciplinary.co.uk

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RTPI Awards for Planning Excellence 2013, Winner - Thame Neighbourhood Plan
New London Awards 2013, Overall Winner - Tybalds Estate Regeneration
New London Awards 2014, Mixed-Use Winner - Faircharm Creative Quarter
Supporter of Architects Journal Women in Architecture Partnership Programme 2014*

On 7 Feb 2018, at 15:47, <[REDACTED]@shepway.gov.uk> <[REDACTED]@shepway.gov.uk>
wrote:

[REDACTED]

Following a meeting with Betteridge and Milsom the update on the outstanding items listed below is as follows :-

- Site selection – B&M will provide, by early next week, a suite of updated cost plans covering the leisure centre, the full Princes Parade scheme and the Nickolls Quarry alternative (along with some commentary on the comparative viability of the two proposals). Hadron Consulting will provide an estimate of the earliest date when the NQ facility (looking some time during 2024). Together these reports should demonstrate to the LPA and Historic England that Princes Parade is the only viable option available to the Council if it wants to replace the existing Hythe Swimming Pool.
- Contamination (cost of existing site) - This has been calculated within the Betteridge and Milsom cost plan for NQ and will be drawn out in the final report (estimated at £ [redacted] million).

Hopefully this information should allow the response to the LPA to be finalised. I am on leave next week but will give you a call tomorrow (is there a good time?). In terms of the final package of information grateful if this could be sent to [redacted] and [redacted] for final sign off.

Thanks

[redacted]

[redacted]

Strategic Development Projects Manager

t: [redacted]

m: [redacted]

f: [redacted]

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From: [redacted] [mailto:[redacted]@tibbonalds.co.uk]

Sent: 31 January 2018 11:23

To: [redacted]

Cc: [redacted]

Subject: Re: Princes Parade update

Hi [redacted]

Please could you give me a call to update me on the items identified in red in Dave's email below. Our covering letter is ready to go but we are missing the following inputs:

Site selection: Timescale and cost of constructing the leisure centre at Nickolls Quarry

Lighting: Elementa have completed their revised Lighting Impact Assessment. It is with Sam Durham at Lloyd Bore for him to assess the impacts on ecology. Could you please chase him to finalise his note on this as soon as possible. Thanks.

Contamination: Please could you chase Betteridge and Milsom for their cost estimate of remediating the site.

[REDACTED]
Associate Director
for Tibbalds Planning and Urban Design Ltd

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RTPI Awards for Planning Excellence 2013, Winner - Thame Neighbourhood Plan
New London Awards 2013, Overall Winner - Tybalds Estate Regeneration
New London Awards 2014, Mixed-Use Winner - Faircharm Creative Quarter
Supporter of Architects Journal Women in Architecture Partnership Programme 2014*

On 24 Jan 2018, at 17:46, [REDACTED]@shepway.gov.uk wrote:

Richard

See below a list of actions related to the Princes Parade submission to the Local planning Authority. Grateful if you could run through the actions below (in red) and liaise with [REDACTED] and [REDACTED] in order that the response can be drawn together.

Thanks

[REDACTED]

PLANNING APPLICATION – Y17/1042/SH

Letter drafted by [REDACTED] of Tibbalds Planning and Urban Design following meeting with the local planning authority on 18th January 2018 (see attached). A number of additions/appendices are to be included as set out (underscored) in the draft. The outstanding actions and contact details for the relevant consultant are set out below.

Contact details for Tibbalds below :

[REDACTED]
Associate Director
for Tibbalds Planning and Urban Design Ltd
mobile: [REDACTED]
office: [REDACTED]
e-mail: [REDACTED]@tibbalds.co.uk

Heritage

Appendix 1 – note prepared by Martin McKay
Appendix 2 – Addendum to Heritage Statement submitted with the planning application

Provided by Martin McKay on 20th January (see attached)

Value of Heritage benefits – This has been estimated at £120,000 by Betteridge and Milsom and incorporated into the attached cost plan.

Betteridge and Milsom contact details

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Site Selection

GT3 have prepared design concepts following advice from Idom Merebrook – Betteridge and Milsom to provide cost plan by 25th January.

Information provided by Camland shows that the leisure site will not be available until mid 2022. Hadron Consulting to provide an assessment of the timescale for constructing the leisure centre. Can you speak to [REDACTED] about this?

[REDACTED]
Director
Hadron Consulting Ltd
18 Hatton Place
London
EC1N 8RU
M: 07771 816429 E: [REDACTED]@hadronconsulting.co.uk

Financial Appraisal

Betteridge and Milsom cost plan attached (full scheme. A plan covering phases 1 and 2 is also available)

Lighting

Elementa to provide an updated Lighting Impact Assessment by 26th January. Lloyd Bore to provide an updated assessment to be submitted in response to the comments from the KCC Ecological Advisory Service.

Can you speak to Elementa and Lloyd Bore on Friday to check progress █

█, Lloyd Bore - █: █@lloydbore.co.uk
█, Elementa - dd + █ | m █
█@elementaconsulting.com

Contamination

Betteridge and Milsom to provide an estimate of the cost of remediating the existing site by 25th January. Can you check with B&M whether this is incorporated into the Nickolls Quarry cost plan and if so what the figure is?

Transportation

Response submitted by MLM directly to KCC Highways. Response expected from KCC by 26th January. Can you check progress with Lauren Elliott and liaise with █

█
BSc(Hons), AMCIHT
Graduate Transport Planner

MLM Group

T- █

e-mail █@mlmgroup.com

Health and Housing

Suggested text below :-

Health

The representation from the South Kent Coast Clinical Commissioning Group states that they would wish to be involved in discussion related to the detailed design and operational specification for the leisure centre in order to explore whether proposal they have identified, including rehabilitation clinics dementia cafes, care navigator roles and drop in clinics, can be incorporated into the service specification for the leisure centre. Should planning permission be granted the Council will initiate a procurement process to secure an operator for the new facility, a process that will involve the further development of the service specification in the order to ensure that the centre is operationally sustainable and meets the needs of the local community. The Council would welcome further discussions with the SK CCG as

part of the procurement process in order to ensure that the health related benefits of the new facility are maximised.

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The applicant supports the suggestion from the Housing Strategy and Partnership Officer regarding exploring the options for implementing a local lettings plan to give priority to local people with a local connection to Hythe. It is understood that such a plan might, for example, specify the need for a local connection within a certain distance of the site over a given period of time. This will be used to guide the allocation of properties from the Shepway Housing List. The applicant would welcome further discussions with Local Planning Authority as to how the requirement for a local lettings plan might be incorporated into a planning permission.

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E: [REDACTED][shepway.gov.uk](mailto:[REDACTED]@shepway.gov.uk)

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<MLinks between RMC & adjacent fortifications Hertitage Addendum Rev A J....pdf><MM commentry 1217 on HE letter 26th October.pdf><5612 MS012018.docx><Princes Parade Viability Cost Appraisal Report (Phases 1-4) 240118.pdf>

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Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>

Sent: 09 February 2018 08:52

To: [REDACTED]

Cc: [REDACTED] ([REDACTED]@tibbalds.co.uk); [REDACTED] [REDACTED] [REDACTED]

Subject: Princes Parade - response to LPA

Importance: High

[REDACTED]

I have saved [REDACTED] draft letter to [REDACTED], along with the appendices, in the directory listed below :-

StratProj\2015 Princes Parade\Planning application\Y171042SH submission\LPA response - Jan 2018\Final Draft Feb 2018

In terms of the outstanding information the situation is as follows:-

- Site selection – B&M will provide, by early next week, a suite of updated cost plans covering the leisure centre, the full Princes Parade scheme and the Nickolls Quarry alternative (along with some commentary on the comparative viability of the two proposals). Hadron Consulting will provide an estimate of the earliest date when the NQ facility (looking some time during 2024). Together these reports should demonstrate to the LPA and Historic England that Princes Parade is the only viable option available to the Council if it wants to replace the existing Hythe Swimming Pool.
- Contamination (cost of existing site) - This has been calculated within the Betteridge and Milsom cost plan for NQ and will be drawn out in the final report (estimated at £2 million).

Grateful if you could liaise with [REDACTED] in order that the letter can be finalised and the submission sent to the LPA. See you on 19th Feb.

Thanks

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

Shepway District Council, Civic Centre,

Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E: [REDACTED] [shepway.gov.uk](mailto:[REDACTED]@shepway.gov.uk)

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Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 13 February 2018 17:08
To: [REDACTED]@shepway.gov.uk; [REDACTED]@tibbalds.co.uk
Cc: [REDACTED]@shepway.gov.uk; Richard.Piper@shepway.gov.uk; [REDACTED]@hadronconsulting.co.uk
Subject: RE: Princes Parade update
Attachments: BM3495 - Stage 2 - SDC - Viability Report (13 02 2018).pdf

All,

Please find attached our Viability report, which is a document that wraps both the Nickolls Quarry viability cost plan and the Princes Parade viability cost plan together for direct comparison.

The Contamination remediation costs for Princes Parade site are included and highlighted in Appendix A & B, in the sum of £2,090,300.00.

Any comments or queries welcome.

Kindest regards,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



Betteridge & Milsom Limited, Registered in England No 05487591 at 37 St Margaret's Street, Canterbury, Kent CT1 2TU
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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 07 February 2018 15:48
To: [REDACTED]@tibbalds.co.uk
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk; [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>; [REDACTED]@hadronconsulting.co.uk
Subject: RE: Princes Parade update
Importance: High

[REDACTED]

Following a meeting with Betteridge and Milsom the update on the outstanding items listed below is as follows :-

- Site selection – B&M will provide, by early next week, a suite of updated cost plans covering the leisure centre, the full Princes Parade scheme and the Nickolls Quarry alternative (along with some commentary on the comparative viability of the two proposals). Hadron Consulting will provide an estimate of the earliest date when the NQ facility (looking some time during 2024). Together these reports should demonstrate to the LPA and Historic England that Princes Parade is the only viable option available to the Council if it wants to replace the existing Hythe Swimming Pool.
- Contamination (cost of existing site) - This has been calculated within the Betteridge and Milsom cost plan for NQ and will be drawn out in the final report (estimated at £ million).

Hopefully this information should allow the response to the LPA to be finalised. I am on leave next week but will give you a call tomorrow (is there a good time?). In terms of the final package of information grateful if this could be sent to [redacted] and [redacted] for final sign off.

Thanks

[redacted]

[redacted]
Strategic Development Projects Manager

t: [redacted]

m: [redacted]

f: [redacted]

Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E: [redacted]@shepway.gov.uk

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From: [redacted] [mailto:[redacted]@tibbonalds.co.uk]

Sent: 31 January 2018 11:23

To: [redacted]

Cc: [redacted]

Subject: Re: Princes Parade update

Hi [redacted]

Please could you give me a call to update me on the items identified in red in [redacted] email below. Our covering letter is ready to go but we are missing the following inputs:

Site selection: Timescale and cost of constructing the leisure centre at Nickolls Quarry

Lighting: Elementa have completed their revised Lighting Impact Assessment. It is with Sam Durham at Lloyd Bore for him to assess the impacts on ecology. Could you please chase him to finalise his note on this as soon as possible. Thanks.

Contamination: Please could you chase Betteridge and Milsom for their cost estimate of remediating the site.

[REDACTED]
Associate Director
for Tibbalds Planning and Urban Design Ltd

mobile: [REDACTED]
office: [REDACTED]
e-mail: [REDACTED]@tibbonalds.co.uk
website: www.tibbonalds.co.uk
Address: 19 Maltings Place, 169 Tower Bridge Road, London, SE1 3JB

Appointed to the HCA Multidisciplinary Panel 2014-2018: www.tibbonaldsmultidisciplinary.co.uk

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New London Awards 2014, Mixed-Use Winner - Faircharm Creative Quarter
Supporter of Architects Journal Women in Architecture Partnership Programme 2014*

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Contact details for Tibbalds below :-

██████████
Associate Director
for Tibbalds Planning and Urban Design Ltd
mobile: 07468 437150
office: 020 7089 2121
e-mail: ██████████@tibbonalds.co.uk

Heritage

Appendix 1 – note prepared by ██████████
Appendix 2 – Addendum to Heritage Statement submitted with the planning application

Provided by ██████████ on 20th January (see attached)

Value of Heritage benefits – This has been estimated at £120,000 by Betteridge and Milsom and incorporated into the attached cost plan.

Betteridge and Milsom contact details

██████████ | BSc. MRICS

Director

T. ██████████
E. ██████████@betteridge-milsom.co.uk

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██████████
Director
Hadron Consulting Ltd
18 Hatton Place
London
EC1N 8RU
M: 07771 816429 E: ██████████@hadronconsulting.co.uk

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Can you speak to Elementa and Lloyd Bore on Friday to check progress ?

[redacted], Lloyd Bore - [redacted]@lloydbore.co.uk
[redacted], Elementa - dd [redacted] | m [redacted]
[redacted]@elementaconsulting.com

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[redacted]
BSc(Hons), AMCIHT
Graduate Transport Planner

MLM Group

T- [redacted]

e-mail - [redacted]@mlmgroup.com

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The applicant supports the suggestion from the Housing Strategy and Partnership Officer regarding exploring the options for implementing a local lettings plan to give priority to local people with a local connection to Hythe. It is understood that such a plan might, for example, specify the need for a local connection within a certain distance of the site over a given period of time. This will be used to guide the allocation of properties from the Shepway Housing List. The

applicant would welcome further discussions with Local Planning Authority as to how the requirement for a local lettings plan might be incorporated into a planning permission.

[REDACTED]
Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

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RIBA Stage 2 Cost Plan Report (Rev -)

Shepway Sports Centre Viability Report

BETTERIDGE & MILSOM

13th February 2018

T: (██████████)
W: www.betteridge-milsom.co.uk

30



Contents

1. Executive Summary
2. Project Description
3. Statement of Cost
4. Cost Plan
5. Basis of Cost Estimates
6. Conclusions & Recommendations

Appendices

- A - Nickolls Quarry - Stage 2 Cost Plan Report - Rev 1**
- B - Princes Parade Viability Cost Appraisal Report (Phases 1-2)**
- C - Princes Parade Cost Plan Summary (Two-Storey scheme)**

STAGE 2 - VIABILITY COST REPORT
Updated 13/02/2018

B&M Ref. 3495

1 - Executive Summary

This report is to outline and evaluate the viability options for proposals to provide a leisure facility located at the Nickolls Quarry Site or Princes Parade Site. Details are included within this report under **Project Description**.

Cost details are included within this report under **Statement of Cost**.

We have also made some commentary and have provided **Conclusions & Recommendations**.

2 - Project Description

The project is to provide the following facilities to either the Princes Parade site or Nickolls Quarry site.

The leisure centre provides two indoor swimming pools, changing rooms, café and fitness suites. Public spaces shall include a playground and public walkways. 144 off street parking spaces shall be provided for visitors to the leisure facilities.

There will be ground remediation works required to the Prince Parade site, these will need to occur even if the scheme does not proceed on the Princes Parade site. These costs have been included for all options as required.

3 - Status of Cost Plan

This document is a RIBA Stage 2 cost plan (also known as Formal Cost Plan 1) and is an intrinsic part of the Stage 2 Report. The level of this report is based on RIBA Works Stage 2: Concept Design being the following: -

Implementation of Design Brief and preparation of additional data [from previous stages]. Preparation of Concept Design including outline proposals for structural and building services systems, outline specifications and Formal Cost Plan 1. Review of procurement route.

This cost plan has been produced by reviewing each Element of the project. It should be noted that elemental cost planning is an iterative process, which is performed in steps of increasing detail as more design information becomes available. Therefore, this cost plan is based on information available at this stage.

STAGE 2 - VIABILITY COST REPORT
 Updated 13/02/2018

B&M Ref. 3495

4 - Statement of Cost

The Nickolls Quarry and Princes Parade Site breakdown of income source and Shepway District Council contribution is as follows: -

	Nickolls Quarry – 2 Storey Scheme	Princes Parade – 2 Storey Scheme
NQ s106	£5,695,693.78	£4,792,344.50
South Road Site	£ [REDACTED]	£ [REDACTED]
CIL - Princes Parade Site	-	£1,184,533.00
Affordable Housing S106	-	£1,400,000.00
Princes Parade Land Value	-	£ [REDACTED]
Total Income Source	£ [REDACTED]	£ [REDACTED]
	Nickolls Quarry – 2 Storey Scheme	Princes Parade – 2 Storey Scheme
Project Cost estimate	£ [REDACTED]	£ [REDACTED]
Less total source income	-£ [REDACTED]	-£ [REDACTED]
Total SDC Contribution	£ [REDACTED]	£ [REDACTED]

5 - Cost Plan

The cost plans prepared by Betteridge and Milson have been included within Appendix A (Nickolls Quarry), Appendix B (Princes Parade). The Princes Parade scheme has been based on the cost plan prepared for the two-storey scheme as shown within Appendix C.

STAGE 2 - VIABILITY COST REPORT
Updated 13/02/2018

B&M Ref. 3495

6 - Conclusions & Recommendations

Nickolls Quarry and Princes Parade cost plans have been compared to demonstrate the costs for Nickolls Quarry option 1 (Appendix A) against Princes Parade option (Appendix B) costs and the subsequent contributions Shepway District Council will need to make to each option.

Based on the above information / costs Shepway District Council will currently need to contribute circa £ [REDACTED] for the Nickolls Quarry option or £ [REDACTED] for the Princes Parade option, with the following breakdown shown below: -

Nickolls Quarry – Two – Storey Scheme

£ [REDACTED]	Expenditure for construction of Option 1
£ [REDACTED]	Income from External Sources (S106 / South Road Site Works)
£ [REDACTED]	Shepway District Council Contribution

Princes Parade – Two – Storey Scheme

£ [REDACTED]	Expenditure for construction of Option 1
£ [REDACTED]	Income from External Sources (S106 / South Road Site Works / Princes Parade Site)
£ [REDACTED]	Shepway District Council Contribution

Therefore, based on the cost reports produced, the Princes Parade scheme is the most viable option.



Appendix A

Nickolls Quarry – Stage 2 Cost Plan Report – Rev 1

B&M

betteridge - milsom

RIBA Stage 2 Cost Plan Report (Rev 1)

Shepway Sports Centre Nickolls Quarry

BETTERIDGE & MILSOM

13th February 2018

T: ([REDACTED])

W: www.betteridge-milsom.co.uk

**STAGE 2 COST PLAN REPORT
Updated 13/02/2018**

B&M Ref. 3495

Contents

1. Executive Summary
2. Project Description
3. Project Budget
4. Status of Cost Plan
5. Statement of Cost
6. Information on which the Cost Plan was prepared
7. Statement of Floor Areas
8. Cost Plan
9. Basis of Cost Estimates
10. Risk Allowances
11. Changes to Previous Cost Targets
12. Decisions on Alternative Proposals
13. Value Engineering Criteria
14. Conclusions & Recommendations

Appendices

- A - Cost Plan Estimate – Option 1 – Two Storey Scheme**
- B - Cost Plan Estimate – Option 2 – One Storey Scheme**
- C – BCIS Cost Indices**

STAGE 2 COST PLAN REPORT
Updated 13/02/2018

B&M Ref. 3495

1 - Executive Summary

The Project is to provide a leisure facility located within the Nickolls Quarry Site. There are two option appraisals comprising of option 1 two-storey scheme and option 2 one-storey scheme. Both schemes are providing swimming, dance, gym and welfare and changing facilities including external car parking. The site of Nickolls Quarry will require substantial cut and fill works to enable the construction of this facility. Details are included within this report under ***Project Description***.

We currently have not been advised on a budget for the project.

This Cost Plan report is based on a RIBA Stage 2 stage. The status of this is described within the report under ***Status of Cost Plan***.

This report details the expected costs for this project as (Option 1) £ [REDACTED] (exc VAT) and (Option 2) £ [REDACTED] (exc VAT). Cost details are included within this report under ***Statement of Cost***.

Further details including information used to prepare the report, the basis of the estimate and commentary of risk allowances are contained within later sections of this document.

There are a number of decisions required for some potential extra works, and associated costs have been provided where possible. These will need to be explored and considered during the next stage of the project – details are included within the report under ***Decisions on Alternative Proposals***.

We have also made some commentary on Value Engineering criteria and have provided ***Conclusions & Recommendations***.

STAGE 2 COST PLAN REPORT
Updated 13/02/2018

B&M Ref. 3495

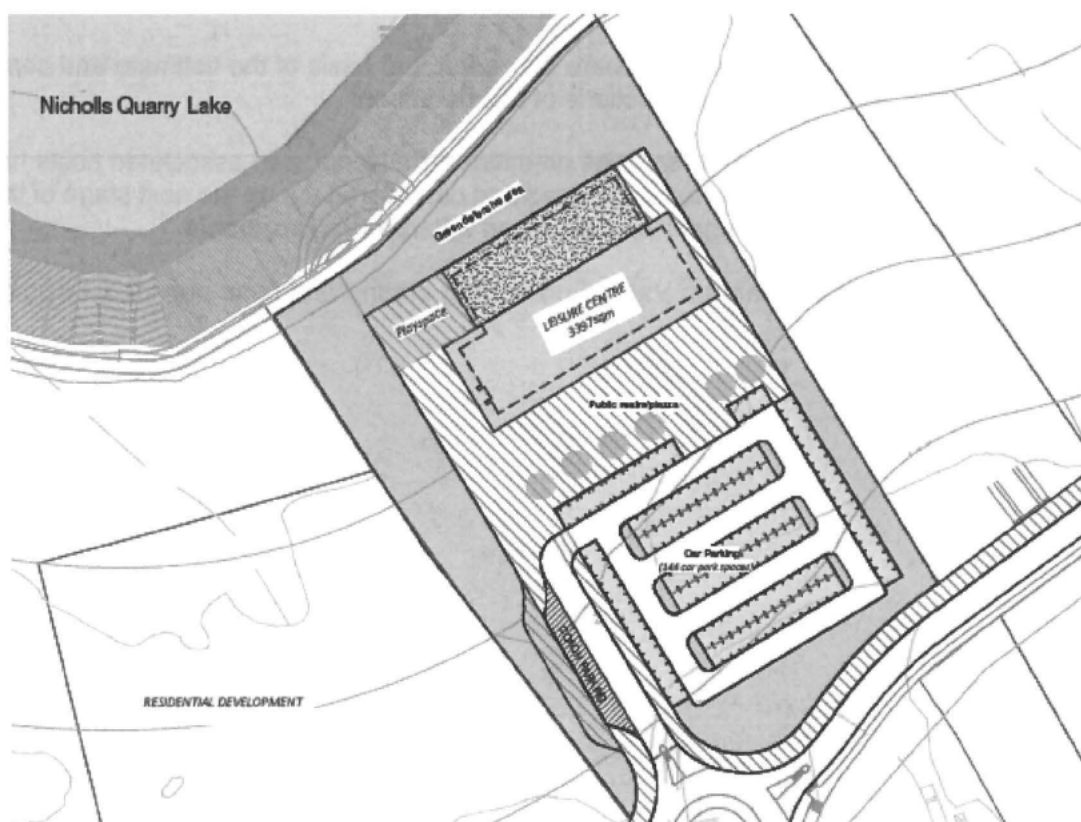
2 - Project Description

The project is located near the coast between Hythe and Dymchurch, opposite the Nickolls Quarry Site. The leisure centre provides two indoor swimming pools, changing rooms, café and fitness suites. Public spaces shall include a playground and public walkways. 144 off street parking spaces shall be provided for visitors to the leisure facilities.

There will be ground remediation works required to the Prince Parade site. These costs have been included within the cost plan for both options.

The Project Description should be read in connection with the drawings issued to us, of which extracts are included below: -

Option 1 Site Plan Layout:

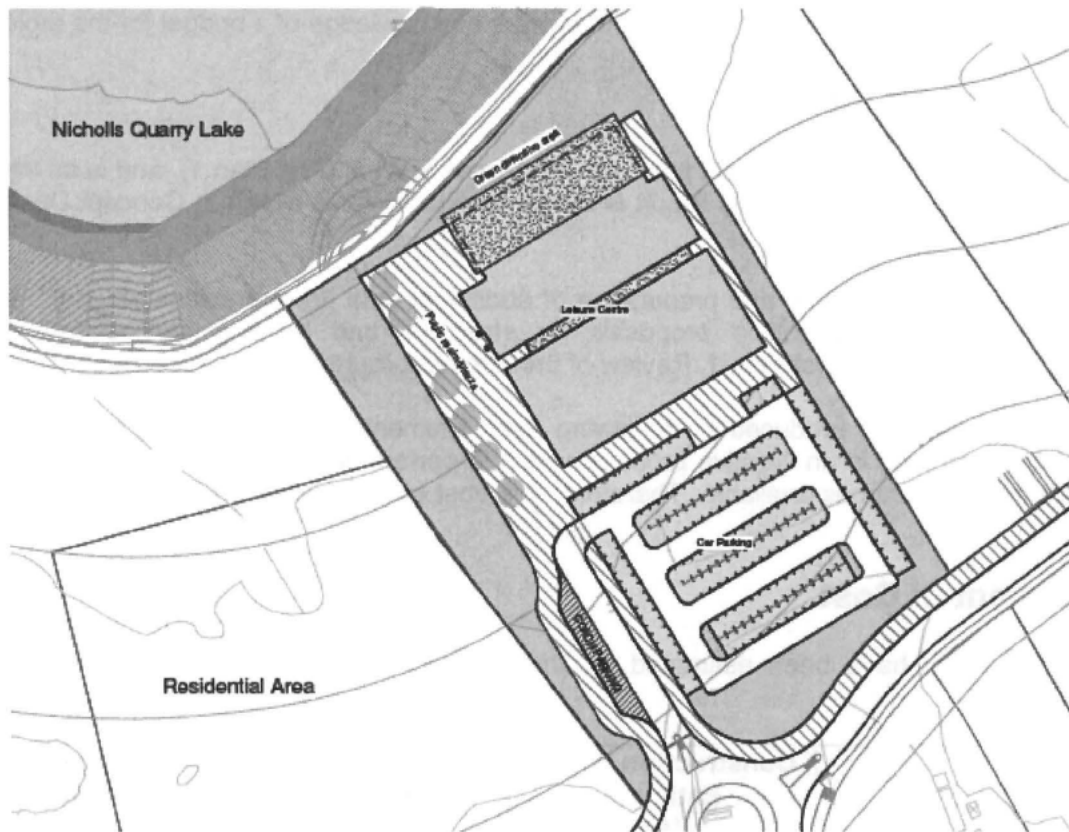


Source: GT3 Nickolls Quarry Site Feasibility Study

STAGE 2 COST PLAN REPORT
Updated 13/02/2018

B&M Ref. 3495

Option 2 Site Plan Layout:



Source: GT3 Nickolls Quarry Site Feasibility Study

STAGE 2 COST PLAN REPORT
Updated 13/02/2018

B&M Ref. 3495

3 - Project Budget

At the time of generating this cost plan report there was no knowledge of a budget for the project.

4 - Status of Cost Plan

This document is a RIBA Stage 2 cost plan (also known as Formal Cost Plan 1), and is an intrinsic part of the Stage 2 Report. The level of this report is based on RIBA Works Stage 2: Concept Design being the following: -

Implementation of Design Brief and preparation of additional data [from previous stages]. Preparation of Concept Design including outline proposals for structural and building services systems, outline specifications and Formal Cost Plan 1. Review of procurement route.

This cost plan has been produced by reviewing each Element of the project. It should be noted that elemental cost planning is an iterative process, which is performed in steps of increasing detail as more design information becomes available. Therefore, this cost plan is based on information available at this stage.

5 - Statement of Cost

The following costs have been estimated for this project. Further breakdown of costs are included elsewhere.

Scheme	Construction Works Estimate (A)	Contract Cost Estimate (B)	Project Cost Estimate exc. VAT (C)
Option 1 – Two Storey	██████████	██████████	██████████
Option 2 – One Storey	██████████	██████████	██████████

Definitions: -

A: Construction Cost Estimate – the cost of the building works, including main contractor's preliminary cost, overheads & profit, and design and construction risks. Excludes inflation, project/design team/survey fees, client direct costs and employer risk allowance.

B: Project Cost Estimate – the Contract Cost Estimate, plus project/design/survey fees, client direct costs and employer risk allowance. Excludes inflation and VAT. Please note that we are not VAT specialists and advice should be sought as necessary.

C/D: Project Cost Estimate – the Contract Cost Estimate, plus client-side design team fees, surveys, other client project costs (refer to exclusions) excluding and including VAT. Please note that we are not VAT specialists and advice should be sought as necessary.

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The Nickolls Quarry Site breakdown of income source and Shepway District Council contribution is as follows: -

Option 1 – Income Source		
NQ s106		Index linked from Q1 2010 to Q3 2022
South Road Site		Assessment
Total Income Source		
Option 1 – SDC Contribution		
Project Cost Estimate		Cost Plan 1
Less total source income		
Total SDC Contribution		

Option 2 – Income Source		
NQ s106		Index linked from Q1 2010 to Q3 2022
South Road Site		Assessment
Total Income Source		
Option 2 – SDC Contribution		
Project Cost Estimate		Cost Plan 1
Less total source income		
Total SDC Contribution		

6 - Information on which the Cost Plan was prepared

The following information was made available by the Design Team at time of Cost Plan preparation: -

GT3 (Architect)

Information provided:

- Nickolls Quarry Site Feasibility Study (dated 11/01/2018)
- 10100-GT3-00-ZZ-DR-A - (02)01 - Nickolls Quarry Site Location Plan Option
- 10100-GT3-00-ZZ-DR-A - (02)02 - Nickolls Quarry Site Location Plan Option 2
- 10100-GT3-00-ZZ-M3-A- 300-01 - Ground Floor Plan_rev09
- 10100-GT3-00-ZZ-M3-A- 300-02 - First Floor Plan_rev09

Henley Camland

Information provided:

- Appendix 5 - Land Use Plan with Earthworks Areas and approx. volumes
- Earthworks Programme for 2017-26me 091216

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7 - Statement of Floor Areas

Based on current issued drawings, the following are the calculated Gross Internal Areas (GIA/GFA): -

Leisure	Option 1	Option 2
Leisure Centre	3,373 m ²	3,791m ²
Total	3,373 m²	3,791m²

The entire site area is **13,913m²** (as stated on Camland Land Use Plan).

8 - Cost Plan

A breakdown of the Costs of this project are included in Appendix A and B.

9 - Basis of Cost Estimates

A cost estimate plan has been produced, based on the information available (see above). The following sections have been developed to allow cost review: -

Site Clearance

Areas of various vegetation measured and estimated using those indicated on the site plan DWG and through site maps and pictures.

Preparatory Groundworks

Allowance has been made for cut and fill works including general preparatory groundworks for the site. This cost also includes preparatory groundworks in relation to removal of contaminated material to the Prince's Parade site, this has been priced at £ [REDACTED]

Leisure Centre

The construction cost for the leisure centre has been adapted on a £/m² basis for elemental sections of the scheme. This has been updated to reflect the increase of areas for both option 1 and 2.

External Works Generally

Allowances have been made for road constructions excluding main adopted roads, footpaths, parking bay areas, other hard surfaces (details unknown), patios and playground areas. Allowances have also been made for abnormal costs associated with the stability of the ground in terms of high water content (assumed due to close proximity to water bodies) and retaining wall structure.

Drainage

Allowances made for surface and foul water drainage.

**STAGE 2 COST PLAN REPORT
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Services

These allowances were on the Peter Brett Report (dated June 2016). As described in the report a budget estimate has been provided by UKPN for the electric, Affinity Water for water and SGN for the gas and these costs have been detailed accordingly.

Soft Landscaping

Allowances has been made for seeding and turfing areas around the leisure centre including dense landscaping.

Fencing, Railings & Walls

Allowances have been made for fencing around the leisure centre for security access purposes.

Off Site Highway Works

Offsite highway works have been excluded from this cost plan. The costs included are for connection to proposed highway roads for the main entrance only.

A detailed cost plan is included within Appendix A.

Construction Preliminaries and Overheads & Profit

We have currently allowed 12% for Preliminaries and 7% for overheads and profit on the elemental costs for main contractor's costs. This cost is dependant much on programme timescale and can be affected by any phasing of logistical restrictions on site. Therefore, a review of logistics is advised.

Inflation

Construction inflation estimate has been included for works to commence 3Q 2022. This inflation has been calculated from tender price index from the BCIS database and is the main cause of the cost increase to the scheme, this represents a 19.2% increase to the project costs. Please refer to Appendix C – BCIS Indices.

Risk Allowances

See section 10 below for further details. A total of 5% risk contingency has been included for the construction works. A risk review is advised to seek further clarity with these cost targets.

Project/Design Team Fees and Other Fees/Surveys

Project/Design team fees have been based on 9.5% of the contract cost estimate. An allowance of 0.5% of the contract cost estimate has been included for other fees/surveys.

Client Direct Costs

Allowances for site purchase costs, community infrastructure levy (CIL) and sales fees are excluded from this report.

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An allowance for funding costs has been included to both options.
An Employer Risk Allowance has also been excluded subject to confirmation from client.

Abnormal Development Costs

The costs for abnormal works on this scheme equate to the use of retaining wall and ground stabilisation works required. As the scheme is located near a water body, we have assumed CFA bored piling to be installed as a form of ground stabilisation to this development.

Further abnormal costs included on this scheme is the extent of cut and fill excavations works required to level the site for the development. This has been taken on a pro-rata basis from the Camland Land Use Plan and Earthworks drawing issued. We have assumed surcharge excavation will be disposed into spoil heaps for adjacent site infill works.

Exclusions

The following matters are excluded from the project cost report: -

- Land compensation costs
- Structural engineering or services costs or other abnormal works
- Interest on finance
- Temporary buildings
- Any works beyond the boundaries of the areas of works
- Increase in NI, taxation or other levies.
- VAT.
- Loose furniture and fittings and white goods.
- Client direct costs, such as site purchase costs, CIL and sales fees

10 - Risk Allowances

Risk allowances are allocated against a number criteria and are treated as two separate cost targets, which are used to “top up” other overspending cost targets as the project progresses. As a package of works exceeds its cost target, a transfer is made from the appropriate risk target pot. Similarly, if a cost target is likely to under run, the surplus is transferred into the appropriate risk allowance. The cost targets are: -

- Design Development risks – an allowance for use during the design process to provide for the risks associated with design development, changes in estimating data, third party risks (e.g. planning requirements, legal agreements, covenants, environmental issues and pressure groups), statutory requirements, procurement methodology and delays in tendering.
- Construction risks – an allowance for use during the construction process to provide for the risks associated with site conditions (e.g. access restrictions/limitations, existing buildings, boundaries, and existing occupants and users), ground conditions, existing services and delays by statutory undertakers.

11 - Changes to Previous Cost Targets

Changes from previous cost plan include adjustment of inflation to revised BCIS Tender inflation rates and breaking down costs between the ground remediation works and contaminated works.

12 - Decisions on Alternative Proposals

There are key decisions which will need to be made as we move through **RIBA Stage 3**. The following matters are considered key to the next project stage: -

Item 1

Further details of structural engineering requirements for this scheme (allowance included in this report)

Item 2

The extent of site clearance and planting to the site.

Item 3

Detailed design of architectural, mechanical and electrical services of Leisure Centre.

There are key decisions which will need to be made as we move through **RIBA Stage 3**. The process could be reviewed in light of: -

Quantity – review the areas being provided within the scheme.

Quality – review of each element to consider if appropriate value has been used.

Extent – review to ensure that the project scope has not shifted.

Allowances – review of design development and construction risks as these have a bearing on project cost.

13 - Value Engineering Criteria

As an overall process we would recommend considering any value engineering criteria as a set of sub-criteria; namely

Must haves – elements that are key to the brief of the project.

Should haves – elements that are good practice and of inherent value for the project

Could haves – elements that are potentially achievable within the project budget.

Won't haves – elements which need to be avoided; from lessons learned on previous schemes

As we move into the next RIBA Stage, we plan to explore the criteria with the project team and focus on those matters detailed above under alternative proposals.

STAGE 2 COST PLAN REPORT
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14 - Conclusions & Recommendations

This report is issued to assist the client in any decision making and allow budgets to be ascertained going forward. Additional budget information is required before a statement can be made about the Cost Plan and its accordance with budget. As the design process continues, strategic decisions will need to be made. We would recommend that continued cost assessments are carried out as the scheme develops into the next RIBA stages.

Based on the above information / costs Shepway District Council will currently need to contribute circa £ [REDACTED] for option 1 or £ [REDACTED] for option 2, which has been calculated as follows: -

Option 1

£ [REDACTED]	Expenditure for construction of Option 1
£ [REDACTED]	Income from External Sources (S106 / South Road Site Works)
£ [REDACTED]	Shepway District Council Contribution

Option 2

£ [REDACTED]	Expenditure for construction of Option 1
£ [REDACTED]	Income from External Sources (S106 / South Road Site Works)
£ [REDACTED]	Shepway District Council Contribution

Appendix A

Cost Plan Estimate Option 1 – Two Storey Scheme



COST SUMMARY

Base Date of Cost Plan	13-Feb-2018
Gross Internal Floor Area	3397 m2
Construction Works Estimate	[REDACTED] Total (A) - see details below
Contract Cost Estimate	[REDACTED] Total (B) - see details below
Project Cost Estimate (Exc. VAT)	[REDACTED] Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2
1	Construction Works	[REDACTED]		[REDACTED]
1.1a	Enabling Works	[REDACTED]	See Breakdown	[REDACTED]
1.1b	Contaminated Ground Works	[REDACTED]	See Breakdown	[REDACTED]
1.2	Substructure	[REDACTED]	See Breakdown	[REDACTED]
1.3	Superstructure	[REDACTED]	See Breakdown	[REDACTED]
1.4	Internal Finishes	[REDACTED]	See Breakdown	[REDACTED]
1.5	Fittings, Furnishings & Equipment	[REDACTED]	See Breakdown	[REDACTED]
1.6	Services	[REDACTED]	See Breakdown	[REDACTED]
1.7	Site Works	[REDACTED]	See Breakdown	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
2	Main Contractor's Preliminaries Estimate	[REDACTED]	based on 12.0%	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
3.1	Main Contractor's Overheads & Profit	[REDACTED]	based on 7.0%	[REDACTED]
3.2	Scope OHP (?)	-	not applicable	[REDACTED]
3.3	Framework Fee (?)	[REDACTED]	based on 1.5%	[REDACTED]
(A) Construction Works Estimate (Total)		21,641,564		[REDACTED]
4	Inflation			[REDACTED]
4.1	Tender Inflation Estimate	-	based on 0.0%	[REDACTED]
4.2	Construction Inflation Estimate	[REDACTED]	on commence Q3 2022	[REDACTED]
5	Risk Allowances Estimate			[REDACTED]
5.1	Design Development Risks Estimate	[REDACTED]	based on 2.5%	[REDACTED]
5.2	Construction Risks Estimate	[REDACTED]	based on 2.5%	[REDACTED]
5.3	Dayworks	-	See Breakdown	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
6	Main Contractor Fees / Surveys			[REDACTED]
6.1	Pre Construction Fees	-	included in 6.2	[REDACTED]
6.2	Professional / Design Fees	[REDACTED]	based on 7.0%	[REDACTED]
6.3	Surveys / Reports	[REDACTED]	based on 0.5%	[REDACTED]
(B) Contract Cost Estimate (Total)		[REDACTED]		[REDACTED]
7	Project/Design Team Fees			[REDACTED]
7.1	Client Direct Consultant Fees	[REDACTED]	based on 2.0%	[REDACTED]
7.2	Other Fees / Surveys	[REDACTED]	based on 0.5%	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
8	Other Development / Project Costs			[REDACTED]
8.1	Client Direct Costs	[REDACTED]	Funding Costs	[REDACTED]
8.2	Loose Fittings and Equipment	-	See Breakdown	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
9	Employer Risk Allowance	-	based on 0.0%	[REDACTED]
(C) Project Cost Estimate (excl VAT)		[REDACTED]		[REDACTED]



ELEMENTAL BREAKDOWN

Description	Total	£/m2
Enabling Works		
Ground remediation and stabilisation		
Remediation - Contaminated Ground		
Building Works		
<i>Substructure</i>		
Substructure		
<i>Superstructure</i>		
Frame		
Upper Floors		
Roof		
Stairs		
External Walls		
Windows and External Doors		
Internal Walls and Partitions		
Internal Doors		
<i>Internal Finishes</i>		
Wall Finishes		
Floor Finishes		
Ceiling Finishes		
<i>Fittings, Furnishings & Equipment</i>		
Fittings, Furnishings & Equipment		
<i>Services</i>		
Sanitary Installations		
Services Equipment		
Disposal Installations		
Water Installations		
Heat Source		
Space Heating and Air Conditioning		
Ventilation		
Electrical Installations		
Fuel Installations		
Lift and Conveyor Installations		
Fire and Lightning Protection		
Communication, Security and Control Systems		
Specialist Installations		
Builders Work in Connection with Services		
Site Works		
External Works		
Drainage		
External Services		
Total		

Appendix B

Cost Plan Estimate Option 1 – One Storey Scheme



COST SUMMARY

Base Date of Cost Plan	13-Feb-2018
Gross Internal Floor Area	3791 m2
Construction Works Estimate	25,882,236.00 Total (A) - see details below
Contract Cost Estimate	34,556,236.00 Total (B) - see details below
Project Cost Estimate (Exc. VAT)	35,604,227.00 Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2
1	Construction Works			
1.1a	Enabling Works		See Breakdown	
1.1b	Contaminated Ground Works		See Breakdown	
1.2	Substructure		See Breakdown	
1.3	Superstructure		See Breakdown	
1.4	Internal Finishes		See Breakdown	
1.5	Fittings, Furnishings & Equipment		See Breakdown	
1.6	Services		See Breakdown	
1.7	Site Works		See Breakdown	
	Sub-Total			
2	Main Contractor's Preliminaries Estimate		based on 12.0%	
	Sub-Total			
3.1	Main Contractor's Overheads & Profit		based on 7.0%	
3.2	Scape OHP (?)		not applicable	
3.3	Framework Fee (?)		based on 1.5%	
(A) Construction Works Estimate (Total)				
4	Inflation			
4.1	Tender Inflation Estimate		based on 0.0%	
4.2	Construction Inflation Estimate		on commence Q3 2022	
5	Risk Allowances Estimate			
5.1	Design Development Risks Estimate		based on 2.5%	
5.2	Construction Risks Estimate		based on 2.5%	
5.3	Dayworks		See Breakdown	
	Sub-Total			
6	Main Contractor Fees / Surveys			
6.1	Pre Construction Fees		included in 6.2	
6.2	Professional / Design Fees		based on 7.0%	
6.3	Surveys / Reports		based on 0.5%	
(B) Contract Cost Estimate (Total)				
7	Project/Design Team Fees			
7.1	Client Direct Consultant Fees		based on 2.0%	
7.2	Other Fees / Surveys		based on 0.5%	
	Sub-Total			
8	Other Development / Project Costs			
8.1	Client Direct Costs		Funding Costs	
8.2	Loose Fittings and Equipment		See Breakdown	
	Sub-Total			
9	Employer Risk Allowance		based on 0.0%	
(C) Project Cost Estimate (excl VAT)				



ELEMENTAL BREAKDOWN

Description	Total	£/m2
Enabling Works		
Ground remediation and stabilisation		
Remediation - Contaminated Ground		
Building Works		
<i>Substructure</i>		
Substructure		
<i>Superstructure</i>		
Frame		
Upper Floors		
Roof		
Stairs		
External Walls		
Windows and External Doors		
Internal Walls and Partitions		
Internal Doors		
<i>Internal Finishes</i>		
Wall Finishes		
Floor Finishes		
Ceiling Finishes		
<i>Fittings, Furnishings & Equipment</i>		
Fittings, Furnishings & Equipment		
<i>Services</i>		
Sanitary Installations		
Services Equipment		
Disposal Installations		
Water Installations		
Heat Source		
Space Heating and Air Conditioning		
Ventilation		
Electrical Installations		
Fuel Installations		
Lift and Conveyor Installations		
Fire and Lightning Protection		
Communication, Security and Control Systems		
Specialist Installations		
Builders Work in Connection with Services		
Site Works		
External Works		
Drainage		
External Services		
Total		



Appendix C

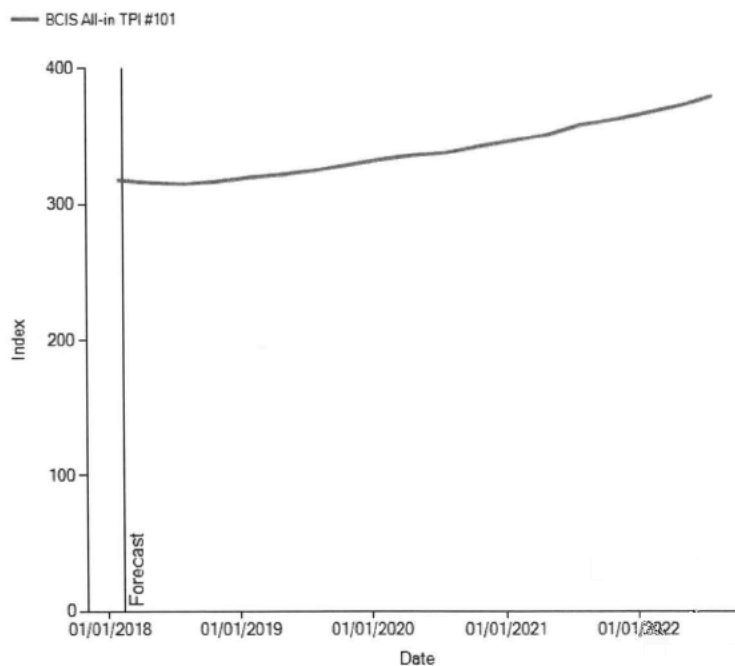
BCIS Cost Indices

BCIS All-in TPI #101

Base date: 1985 mean = 100 | Updated: 02-Feb-2018 | #101

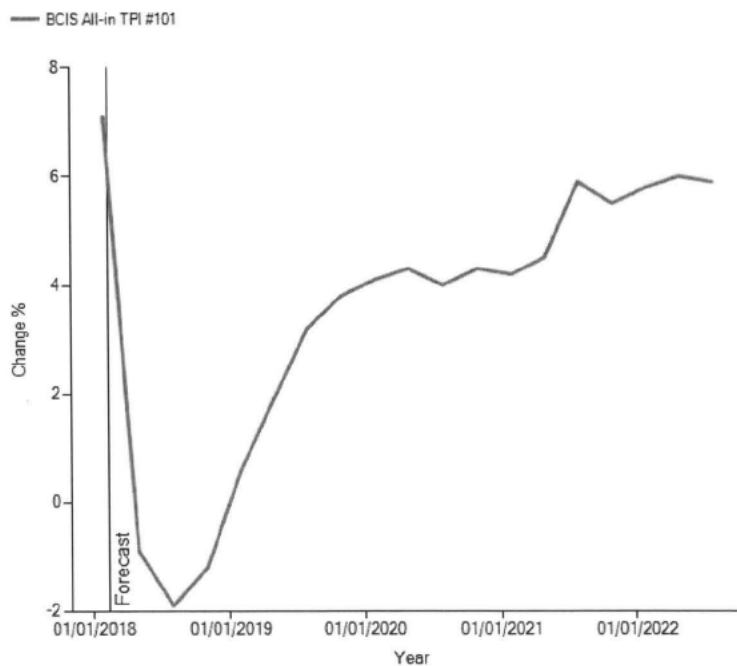
Date	Index	Sample	Percentage change		
			On year	On quarter	On month
1Q 2018	318	Forecast	7.1%	-0.9%	
2Q 2018	316	Forecast	-0.9%	-0.6%	
3Q 2018	315	Forecast	-1.9%	-0.3%	
4Q 2018	317	Forecast	-1.2%	0.6%	
1Q 2019	320	Forecast	0.6%	0.9%	
2Q 2019	322	Forecast	1.9%	0.6%	
3Q 2019	325	Forecast	3.2%	0.9%	
4Q 2019	329	Forecast	3.8%	1.2%	
1Q 2020	333	Forecast	4.1%	1.2%	
2Q 2020	336	Forecast	4.3%	0.9%	
3Q 2020	338	Forecast	4.0%	0.6%	
4Q 2020	343	Forecast	4.3%	1.5%	
1Q 2021	347	Forecast	4.2%	1.2%	
2Q 2021	351	Forecast	4.5%	1.2%	
3Q 2021	358	Forecast	5.9%	2.0%	
4Q 2021	362	Forecast	5.5%	1.1%	
1Q 2022	367	Forecast	5.8%	1.4%	
2Q 2022	372	Forecast	6.0%	1.4%	
3Q 2022	379	Forecast	5.9%	1.9%	

Index value over time



Percentage change over time

Percentage change: Year on year





Appendix B

Princes Parade Viability Cost Appraisal Report (Phases 1-2)



B&M

betteridge - milsom

**Princes Parade Development
(Full Scheme)**

**Initial Viability Costs Appraisal
(including phasing; Phases 1 - 2)**

For

Shepway District Council

BETTERIDGE & MILSOM

Updated: 24/01/2018

T: 
W: www.betteridge-milsom.co.uk

B&M Ref. 3375

Introduction

Betteridge & Milsom have been appointed to review initial viability costs for the Princes Parade Development following agreement of a draft phasing strategy. Further details can be found in Betteridge & Milsom's Initial Validation of Strategic Phasing Report (updated 20/08/2017). The following draft phasing strategy is currently proposed:

Phase 1

- a. Site Remediation Works (full site)

Phase 2

- b. Construction of Leisure Centre
- c. Realignment of Princes Parade Road (including Relocation of Combined Sewer Drain)
- d. Construction of New Promenade
- e. Associated External Works and Drainage (including public car park space) for the above (items b to d inclusive)
- f. Associated Main Incoming Services

Phase 3

- g. Residential plots - Excluded

Phase 4

- h. Residential plots - Excluded

Cost Appraisal

The costs detailed in Betteridge and Milsom's Stage 1 Cost Plan (updated on 10th May 2017) have been updated to align with the above phases to ascertain the viability of the full scheme for Shepway District Council. Appendix A contains the detailed build-up of the costs below.

In summary, the headline costs are:

Construction Costs

Based on Betteridge and Milsom's Stage 1 Cost Plan (updated on 24th January 2019), the following construction costs have been calculated:

Phase 1 (Project Cost Estimate)
Phase 2 (Project Cost Estimate)

Total Construction Cost:



Revenue

**Shepway District Council
Princes Parade Development (Full Scheme)**



**Initial Viability Cost Appraisal (including phasing)
Updated: 24/01/2018**

B&M Ref. 3375

Income Source

Based on NQ's S106 (including index link adjustment), South Road Site, CIL, Affordable Housing S106c (all costs provided by Shepway District Council) and this schemes land value (selling 2 residential parcels, hotel and 6 custom plots) the following income source has been calculated:

Total Income Source: £ [REDACTED]

Conclusion

Based on the above information / costs Shepway District Council will currently need to contribute circa £ [REDACTED] million, which has been calculated as follows:

- £ [REDACTED] Expenditure for Construction of Phase 1 & 2
- £ [REDACTED] Income from External Sources (excluding Princes Parade land sale)
- £ [REDACTED] Income from Princes Parade Land Value (residential parcels & 6 custom build plots)
- £ [REDACTED] **Shepway District Council Contribution**

The income from the land sale of the residential parcels assumes a developer's profit. Shepway District Council could ascertain additional income if they decided to construct the 45nr. affordable residential units (phase 3) themselves. Thus, saving the developer's profit on cost. However, there would be potential stamp duty, legals, marketing and sales costs.

**Shepway District Council
Princes Parade Development (Full Scheme)**



**Initial Viability Cost Appraisal (including phasing)
Updated: 24/01/2018**

B&M Ref. 3375

The viability of the scheme is solely dependant on successfully ascertaining the revenues proposed (as a minimum) for the residential units. If the strategy for the residential units or valuation changes or alters in any way the viability status may change. Thus, as validation of the scheme is still being developed, the above costs are subject to change.

Prepared by:



For Betteridge & Milsom
Date: 24/01/2018



Appendix A

Betteridge & Milsom Initial Viability Cost Appraisal (including phasing) – Build-Up



1.00 CONSTRUCTION COST ESTIMATE SUMMARY

Elemental Cost Summary

Phase 1		Phase 2	
Site Remediation Works	£	Construction of Leisure Centre	£
		Realignment of Princes Parade Road (including relocation of combined sewer drain)	£
		Construction of New Promenade	£
		Associated External Works & Drainage (including public car park)	£
		Associated Services	£
1.10 sub total	£	sub total	£
1.20 Main contractors preliminaries @ 13%	£	Main contractors preliminaries @ 13%	£
1.30 Main contractors OHP @ 8.5%	£	Main contractors OHP @ 8.5%	£
1.40 Construction Works estimate	£	Construction Works estimate	£
1.50 Risk allowance @ 10%	£	Risk allowance @ 10%	£
1.60 Contract Cost Estimate	£	Contract estimate	£
1.70 Project design/team fees @ 15%	£	Project design/team fees @ 15%	£
1.80 Client Direct Costs (CIL)	£		£
1.90 Employers risk allowance @ 1%	£	Employers risk allowance @ 1%	£
1.91 Funding Costs	£		
1.10 Project cost estimate	£	Project cost estimate	£
2.00 INCOME SOURCE			
2.01 NQ s106	£	index linked from Q1 2010 to Q3 2017 (BCIS TPI)	
2.02 South Road site	£	assessment	
2.03 CIL - Princes Parade Site	£	assessment	
2.04 Affordable housing S106	£	assessment	
Sub-total	£		
2.05 Princes Parade Land Value (residential parcels)	£	Based Savills' Viability Assessment: 2 resi parcels, hotel and 6 custom build plots	
2.10 Total Income Source	£		
3.00 SDC Contribution			
Phase 1 Project Cost Estimate	£	Ref 1.10	
Phase 2 Project Cost Estimate	£	Ref 1.10	
Less Total Income Source	-£	Ref 3.10	
3.10 Total SDC Contribution	£		

Princes Parade, Hythe

Cost Estimate

Updated 20/08/2017 - Phasing Split



Phasing Split												
Phase 1	Phase 2	Phase 3	Phase 4									
1.00 Site Clearance and Groundworks												Notes
1.01 Site Clearance												
				35840 m2	£							
				6361 m2	£							
				1304 m2	£							
				1055 m2	£							
				30439 m2	£							
				1 item	£							
									£			
1.02 Preparatory Groundworks												
				7500 m3	£							
				1500 m3	£							
				3000 m3	£							
				3000 m3	£							
				13500 m3	£							
				30000 m2	£							
				1 item	£							
				1 item	£							
				12000 m3	£							
				12000 m3	£							
				4500 m3	£							
				1944 m	£							
				1166 m3	£							
				1944 m3	£							
				778 m3	£							
				-1 item	£							
									£			
Site Clearance & Groundworks Total:												£
2.00 Residential Units												
2.01 Unit Construction												
				12629 ft2	£							
				28841.96 ft2	£							
				88147.5 ft2	£							
				39399.98 ft2	£							
				5 nr	£							
									£			
2.02 Foundations												

Some estimation through map and picture analysis.

This was unknown as not indicated on DWG, estimated through map and picture analysis

Rates and quantities taken from Idom Merebrook cost assessment (circa Feb 2017)

Refer to cross check on separate sheet

Princes Parade, Hythe

Cost Estimate

Updated 20/08/2017 - Phasing Split



Phasing Split											
Phase 1	Phase 2	Phase 3	Phase 4								
Extra over for Piled foundations; residential only - PHASE 3		[REDACTED]				£ [REDACTED]				Notes	
Extra over for Piled foundations; residential only - PHASE 4		[REDACTED]				£ [REDACTED]				Assumed that piling is not accounted for within costs per m2 for unit construction	
						Residential Units Total:		£ [REDACTED]			
3.00	Leisure Centre										
3.01	Unit Construction										
	Leisure Centre	1 item	£ [REDACTED]	[REDACTED]	[REDACTED]	£ [REDACTED]			B&M Construction Works Estimate dated 11th Dec 2017		
						Leisure Centre Total:		£ [REDACTED]			
4.00	Boutique hotel and restaurant building - Excluded										
4.01	Unit Construction										
	Boutique hotel and restaurant building	1 item	£ [REDACTED]	[REDACTED]	[REDACTED]	£ [REDACTED]			Based on BCIS analysis for a shell & core only build.		
						Boutique Hotel & Café Building Total:		£ [REDACTED]		EXCLUDED	
5.00	Canoe Club - Excluded										
5.01	Unit Construction										
	Canoe Club	1 item	£ -	£ -		£ -					
						Canoe Club Total:		£ -		EXCLUDED	
6.00	Information / food kiosk - Excluded										
6.01	Unit Construction										
	Information / food kiosk	1 item	£ -	£ -		£ -					
						Information / Food Kiosk Total:		£ -		EXCLUDED	
7.00	External Works										
7.01	Diversion of Princes Parade									B&M Review Combined Rising Main Costs dated 23rd September 2016 (construction costs)	
	Say 1200mm diameter pipe	1155 item	£ [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]			Foul water drainage diversion		
	Extra over for disposal of excavated material (contaminated subsoil)	3465 m	£ [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]					
	Manholes and connections to existing system	2 m2	£ [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]					
	Manholes within line of new run;additional for orientation	4 m2	£ [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]					
	Formation of new Princes Parade road to the North of site;including traffic calming, kerbing and street lighting	866 m	£ [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]					
	Extra over for disposal of excavated material (contaminated subsoil)	3118 m3	£ [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]					
	Reinstatement of road surface; including preparation works; line markings (at ends)	180 m2	£ [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]					
						£ [REDACTED]					
7.02	Other External Works										




Appendix C







Princes Parade Cost Plan Summary – Two Storey Scheme



COST SUMMARY

Base Date of Cost Plan	13-Feb-2018
Gross Internal Floor Area	3397 m2
Construction Works Estimate	
Contract Cost Estimate	Total (A) - see details below
Project Cost Estimate (Exc. VAT)	Total (B) - see details below
	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2			
1	Construction Works						
1.1	Enabling Works						
1.2	Substructure						
1.3	Superstructure						
1.4	Internal Finishes						
1.5	Fittings, Furnishings & Equipment						
1.6	Services						
1.7	Site Works						
	Sub-Total						
2	Main Contractor's Preliminaries Estimate				based on 13.0%		
	Sub-Total						
3.1	Main Contractor's OHP (total 7.0%)				based on 7.0%		
3.2	Scape OHP (?)				not applicable		
3.3	Framework Fee (1.5%)				based on 1.5%		
(A) Construction Works Estimate (Total)							
4	Inflation						
4.1	Tender Inflation Estimate						
4.2	Construction Inflation Estimate						
5	Risk Allowances Estimate						
5.1	Design Development Risks Estimate						
5.2	Construction Risks Estimate						
5.3	Dayworks						
	Sub-Total						
6	Main Contractor Fees / Surveys						
6.1	Pre Construction Fees						
6.2	Professional / Design Fees	included in 6.2					
6.3	Surveys / Reports	based on 8.5%					
(B) Contract Cost Estimate (Total)							
7	Project/Design Team Fees						
7.1	Client Direct Consultant Fees						
7.2	Other Fees / Surveys						
	Sub-Total						
8	Other Development / Project Costs						
8.1	Client Direct Costs						
8.2	Loose Fittings and Equipment						
	Sub-Total						
9	Employer Risk Allowance				based on 0.0%		
(C) Project Cost Estimate (excl VAT)							



ELEMENTAL BREAKDOWN

Description	Total	£/m2
Enabling Works		
Ground remediation and stabilisation		
Building Works		
<i>Substructure</i>		
Substructure		
<i>Superstructure</i>		
Frame		
Upper Floors		
Roof		
Stairs		
External Walls		
Windows and External Doors		
Internal Walls and Partitions		
Internal Doors		
<i>Internal Finishes</i>		
Wall Finishes		
Floor Finishes		
Ceiling Finishes		
<i>Fittings, Furnishings & Equipment</i>		
Fittings, Furnishings & Equipment		
<i>Services</i>		
Sanitary Installations		
Services Equipment		
Disposal Installations		
Water Installations		
Heat Source		
Space Heating and Air Conditioning		
Ventilation		
Electrical Installations		
Fuel Installations		
Lift and Conveyor Installations		
Fire and Lightning Protection		
Communication, Security and Control Systems		
Specialist Installations		
Builders Work in Connection with Services		
Site Works		
External Works		
Drainage		
External Services		
Total		

Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 13 February 2018 17:08
To: [REDACTED]
Subject: Automatic reply: Princes Parade update

I shall be out of the office until Monday 19th February 2018. Please leave a message on [REDACTED] or send me an e-mail and I will contact you on my return.

Regards

[REDACTED]

Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 16 February 2018 14:18
To: [REDACTED] [REDACTED] [REDACTED]@tibbalds.co.uk
Cc: [REDACTED] [REDACTED]@hadronconsulting.co.uk
Subject: RE: Princes Parade update
Attachments: image001.png; image002.png; image004.png; image005.png

Thanks [REDACTED]

Much appreciated.

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]
Sent: 16 February 2018 08:34
To: [REDACTED] <[REDACTED]@shepway.gov.uk>; [REDACTED] <[REDACTED]@shepway.gov.uk>; [REDACTED]@tibbalds.co.uk
Cc: [REDACTED] <[REDACTED]@shepway.gov.uk>; [REDACTED]@hadronconsulting.co.uk
Subject: RE: Princes Parade update

[REDACTED]

I have checked through, and you are correct that there is a typo on page 4. This has been corrected and corrected report attached. [REDACTED] please use this copy.

The £[REDACTED] figure in Appendix A refers to the single storey option (option 2) for the NQ site; the report details out both option 1 (2 storey) and option 2 (single storey), with Option 1 being taken forward to the PP/NQ comparison, as like for like.

I trust this assists.

Best,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [redacted]@shepway.gov.uk [mailto:[redacted]@shepway.gov.uk]
Sent: 15 February 2018 22:18
To: [redacted] <[redacted]@betteridge-milsom.co.uk>; [redacted]@shepway.gov.uk;
[redacted]@tibbalds.co.uk
Cc: [redacted]@shepway.gov.uk; [redacted]@hadronconsulting.co.uk
Subject: RE: Princes Parade update

Hi [redacted]

Thank you for your report. Sorry I have only just got a chance to look at it. It looks very helpful but I think there are a couple of errors on page 4. I think the PP cost is shown as income and I don't recognize the cost figure. Can you please check and amend as necessary I am hoping that [redacted] can include this in his response to SDC asap. Also in Appendix A the cost of the PP scheme is shown as £[redacted] and is somewhat adrift from the figure in the new summary. There may be a good reason for this but I thought it best to mention it.

Thanks

[redacted]
From: [redacted] [mailto:[redacted]@betteridge-milsom.co.uk]
Sent: 13 February 2018 17:08
To: [redacted] <[redacted]@shepway.gov.uk>; [redacted]@tibbalds.co.uk
Cc: [redacted] <[redacted]@shepway.gov.uk>; [redacted] <[redacted]@shepway.gov.uk>; [redacted]@hadronconsulting.co.uk
Subject: RE: Princes Parade update

All,

Please find attached our Viability report, which is a document that wraps both the Nickolls Quarry viability cost plan and the Princes Parade viability cost plan together for direct comparison.

The Contamination remediation costs for Princes Parade site are included and highlighted in Appendix A & B, in the sum of £[redacted]

Any comments or queries welcome.

Kindest regards,

[redacted] | BSc. MRICS
Director

T. [redacted]
E. [redacted]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 07 February 2018 15:48
To: [REDACTED]@tibbonalds.co.uk
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk; [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>; [REDACTED]@hadronconsulting.co.uk
Subject: RE: Princes Parade update
Importance: High

[REDACTED]

Following a meeting with Betteridge and Milsom the update on the outstanding items listed below is as follows :-

- Site selection – B&M will provide, by early next week, a suite of updated cost plans covering the leisure centre, the full Princes Parade scheme and the Nickolls Quarry alternative (along with some commentary on the comparative viability of the two proposals). Hadron Consulting will provide an estimate of the earliest date when the NQ facility (looking some time during 2024). Together these reports should demonstrate to the LPA and Historic England that Princes Parade is the only viable option available to the Council if it wants to replace the existing Hythe Swimming Pool.
- Contamination (cost of existing site) - This has been calculated within the Betteridge and Milsom cost plan for NQ and will be drawn out in the final report (estimated at £[REDACTED] million).

Hopefully this information should allow the response to the LPA to be finalised. I am on leave next week but will give you a call tomorrow (is there a good time?). In terms of the final package of information grateful if this could be sent to [REDACTED] and Richard for final sign off.

Thanks

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]
m: [REDACTED]
f: [REDACTED]

Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E: [REDACTED]@shepway.gov.uk

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From: [REDACTED] [mailto:[REDACTED]@tibbonalds.co.uk]
Sent: 31 January 2018 11:23
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Princes Parade update

Hi [REDACTED]

Please could you give me a call to update me on the items identified in red in [REDACTED] email below. Our covering letter is ready to go but we are missing the following inputs:

Site selection: Timescale and cost of constructing the leisure centre at Nickolls Quarry

Lighting: Elementa have completed their revised Lighting Impact Assessment. It is with [REDACTED] at Lloyd Bore for him to assess the impacts on ecology. Could you please chase him to finalise his note on this as soon as possible. Thanks.

Contamination: Please could you chase Betteridge and Milsom for their cost estimate of remediating the site.

[REDACTED]
Associate Director
for Tibbalds Planning and Urban Design Ltd

mobile: 07468 437150
office: 020 7089 2121
e-mail: [REDACTED]@tibbonalds.co.uk
website: www.tibbonalds.co.uk
Address: 19 Maltings Place, 169 Tower Bridge Road, London, SE1 3JB

Appointed to the HCA Multidisciplinary Panel 2014-2018: www.tibbonaldsmultidisciplinary.co.uk

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*Placemaking Awards 2013, Winner - Planning Consultancy of the Year
RTPI Awards for Planning Excellence 2013, Winner - Thame Neighbourhood Plan
New London Awards 2013, Overall Winner - Tybalds Estate Regeneration
New London Awards 2014, Mixed-Use Winner - Faircharm Creative Quarter
Supporter of Architects Journal Women in Architecture Partnership Programme 2014*

On 24 Jan 2018, at 17:46, [REDACTED]@shepway.gov.uk wrote:

Richard

See below a list of actions related to the Princes Parade submission to the Local planning Authority. Grateful if you could run through the actions below (in red) and liaise with [REDACTED] and [REDACTED] in order that the response can be drawn together.

Thanks

██████████

PLANNING APPLICATION – Y17/1042/SH

Letter drafted by ██████████ of Tibbalds Planning and Urban Design following meeting with the local planning authority on 18th January 2018 (see attached). A number of additions/appendices are to be included as set out (underscored) in the draft. The outstanding actions and contact details for the relevant consultant are set out below.

Contact details for Tibbalds below :-

██████████
Associate Director
for Tibbalds Planning and Urban Design Ltd
mobile: ██████████
office: ██████████
e-mail: ██████████@tibbonalds.co.uk

Heritage

Appendix 1 – note prepared by ██████████
Appendix 2 – Addendum to Heritage Statement submitted with the planning application

Provided by ██████████ on 20th January (see attached)

Value of Heritage benefits – This has been estimated at £120,000 by Betteridge and Milsom and incorporated into the attached cost plan.

Betteridge and Milsom contact details

██████████ | BSc. MRICS
Director

T. ██████████
E. ██████████@betteridge-milsom.co.uk

Site Selection

GT3 have prepared design concepts following advice from Idom Merebrook – *Betteridge and Milsom to provide cost plan by 25th January.*

Information provided by Camland shows that the leisure site will not be available until mid 2022. *Hadron Consulting to provide an assessment of the timescale for constructing the leisure centre. Can you speak to ██████████ about this?*

██████████
Director
Hadron Consulting Ltd
18 Hatton Place
London
EC1N 8RU
M: 07771 816429 E: ██████████@hadronconsulting.co.uk

Financial Appraisal

Betteridge and Milsom cost plan attached (full scheme. A plan covering phases 1 and 2 is also available)

Lighting

Elementa to provide an updated Lighting Impact Assessment by 26th January. Lloyd Bore to provide an updated assessment to be submitted in response to the comments from the KCC Ecological Advisory Service.

Can you speak to Elementa and Lloyd Bore on Friday to check progress :]

[REDACTED], Lloyd Bore - [REDACTED] : [REDACTED] [@lloydbore.co.uk](mailto:[REDACTED]@lloydbore.co.uk)
[REDACTED], Elementa - dd + [REDACTED] | m + [REDACTED]
[REDACTED] [@elementaconsulting.com](mailto:[REDACTED]@elementaconsulting.com)

Contamination

Betteridge and Milsom to provide an estimate of the cost of remediating the existing site by 25th January. Can you check with B&M whether this is incorporated into the Nickolls Quarry cost plan and if so what the figure is?

Transportation

Response submitted by MLM directly to KCC Highways. Response expected from KCC by 26th January. Can you check progress with [REDACTED] and liaise with [REDACTED]

[REDACTED]
BSc(Hons), AMCIHT
Graduate Transport Planner

MLM Group

T- [REDACTED]

e-mail - [REDACTED] [@mlmgroup.com](mailto:[REDACTED]@mlmgroup.com)

Health and Housing

Suggested text below :-

Health

The representation from the South Kent Coast Clinical Commissioning Group states that they would wish to be involved in discussion related to the detailed design and operational specification for the leisure centre in order to explore whether proposal they have identified, including rehabilitation clinics dementia cafes, care navigator roles and drop in clinics, can be incorporated into the service specification for the leisure centre. Should planning permission be granted the Council will initiate a procurement process to secure an operator for the new facility, a process that will involve the further development of the service specification in the order to ensure that the centre is operationally sustainable and meets the needs of the local community. The Council

would welcome further discussions with the SK CCG as part of the procurement process in order to ensure that the health related benefits of the new facility are maximised.

Housing

The applicant supports the suggestion from the Housing Strategy and Partnership Officer regarding exploring the options for implementing a local lettings plan to give priority to local people with a local connection to Hythe. It is understood that such a plan might, for example, specify the need for a local connection within a certain distance of the site over a given period of time. This will be used to guide the allocation of properties from the Shepway Housing List. The applicant would welcome further discussions with Local Planning Authority as to how the requirement for a local lettings plan might be incorporated into a planning permission.

[REDACTED]
Strategic Development Projects Manager

t: [REDACTED]
m: [REDACTED]
f: [REDACTED]

Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E: [REDACTED]@shepway.gov.uk

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<MLinks between RMC & adjacent fortifications Heritage Addendum Rev A J....pdf><MM commentry 1217 on HE letter 26th October.pdf><5612 MS012018.docx><Princes Parade Viability Cost Appraisal Report (Phases 1-4) 240118.pdf>

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Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 26 February 2018 08:53
To: [REDACTED]
Cc: [REDACTED]
Subject: Princes Parade

[REDACTED]

Sorry I missed your call on Friday. Is there a good time to call today?

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

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Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 26 February 2018 08:53
To: [REDACTED]@shepway.gov.uk
Subject: Automatic reply: Princes Parade

I am currently on leave on 23rd February 2018. My emails are not being monitored. For any urgent matters please call the office on [REDACTED] and ask for assistance.

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 26 February 2018 08:58
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]
Subject: RE: Princes Parade
Attachments: image907000.png; image913001.png; image736002.png

[REDACTED]

I am just going into a 30 minute meeting, then I will call you.

Ta,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 26 February 2018 08:53
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Cc: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: Princes Parade

[REDACTED]

Sorry I missed your call on Friday. Is there a good time to call today?

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

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Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 27 February 2018 11:38
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]
Subject: 3495 - Princes Parade - Y17/1042/SH
Attachments: BM3495 - Stage 2 - SDC - Viability Report (27 02 2018).pdf

[REDACTED]

Attached is the updated report which captures the following:-

- Remediation of NQ site excluded from costs and comments made in report as such
- Adjustment of construction costs to commence Q3 2020
- Adjustment of S106 income to Q3 2020
- Further clarification of monies for PP site for remedial site capping.

This now shows that NQ site requires £[REDACTED] SDC contribution and PP site requires £[REDACTED] contribution; both for same size leisure centre.

I will leave for you to issue to those who require this. Any queries, please call.

Re fees, we have spent approx. additional 4 hours on raised queries, additional meetings and this piece of work. Please can you issue variation to PO.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 26 February 2018 10:25
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: FW: Princes Parade - Y17/1042/SH

[REDACTED]

See below the relevant extracts from the Nickolls Quarry s106 agreement, as discussed.

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

Shepway District Council, Civic Centre,
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From: [REDACTED]

Sent: 22 February 2018 11:58

To: [REDACTED]

Subject: Princes Parade - Y17/1042/SH

[REDACTED] - S106 extract below is clear:

7. Where SDC gives notice under paragraph 6.1 that it intends to implement the planning permission the Owner shall within 18 months of receipt of that notice:-
 - 7.1 Carry out and complete works to the Sports Leisure and Community Land to remediate the Sports Leisure and Community Land of any contamination, grade and compact the Sports Leisure and Community Land above the flood plain in preparation for development and Provide Services for the benefit of the Sports Leisure and Community Land;
 - 7.2 Provide satisfactory vehicular access links to the Sports Leisure and Community Land including an Adoptable Highway, associated landscaping and public realm;

7.3 Offer to transfer that part of the Sports Leisure and Community Land identified in the planning permission referred to at paragraph 5 above Unencumbered to SDC for £1.00;

7.4 Pay the Sports Leisure and Community Contribution to the Council less the amounts already paid to the Council under paragraphs 2, 3 and 5 of this Schedule

PROVIDED ALWAYS that within 18 months of that notice SDC shall consult with the Owner regarding the detailed specification of the facilities to be provided as part of the Sports Leisure and Community Centre and shall take account of reasonable concerns raised by the Owner in respect of such facilities.

8. Any transfer of the Sport Leisure and Community Land shall contain the following provisions:

8.1 the grant by the Owner of all rights of access and passage of services and other rights reasonably necessary to the beneficial enjoyment of the Sport Leisure and Community Land subject to that transfer.

8.2 a reservation of all rights of access and passage of services and rights of entry reasonably necessary for the benefit of the remainder of the Dwellings within the Development.

8.3 the imposition of a covenant requiring that the Sports Leisure and Community Land shall only be used for the provision of a Sports Leisure and Community Centre.

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Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 28 February 2018 15:16
To: [REDACTED]@shepway.gov.uk
Subject: Princes Parade
Attachments: image753000.png; image681001.png; image831002.png

[REDACTED]

As a fee note, it has taken me another 3 hours to run through this, so can you add that on to advice issued yesterday and provide PO as required.

Best,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 05 March 2018 09:43
To: [REDACTED]@shepway.gov.uk
Subject: FW: 3495 - Princes Parade Viability Report 270218
Attachments: BM3495 - Stage 2 - SDC - Viability Report (27 02 2018).pdf

[REDACTED]

Typo corrected. Please see revised report.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED]@shepway.gov.uk <[REDACTED]@shepway.gov.uk>
Sent: 02 March 2018 15:42
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: Re: 3495 - Princes Parade Viability Report 270218

[REDACTED]

There seems to be a discrepancy between the text and options 1 and 2 in section 14 of the report. Grateful if you could amend.

Thanks

[REDACTED]

Sent from my BlackBerry 10 smartphone on the O2 network.

From: [REDACTED]
Sent: Wednesday, 28 February 2018 15:16
To: [REDACTED]
Subject: 3495 - Princes Parade Viability Report 270218

█

Please find attached our Viability Report comparing the following:-

- | | |
|---|--------------------------------|
| • Nickolls Quarry site with 3397m2 Leisure Centre | SDC contribution = £15,863,171 |
| • Princes Parade site with 3397m2 Leisure Centre | SDC contribution = £4,046,068 |
| • Princes Parade site with 3013m2 Leisure Centre | SDC contribution = £2,108,068 |

Includes:-

- Overall Report
- Appendix A – NQ site viability including two/single story options
- Appendix B – Princes Parade overall viability report (for 3397m2 scheme)
- Appendix C – Cost plan for PP 3397m2 site
- Appendix D – Viability summary and cost plan for PP 3013m2 site

I trust all is in order. Any queries please do not hesitate to contact us.

Kindest regards

█ | BSc. MRICS
Director

T. █
E. █.gannaway@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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RIBA Stage 2 Cost Plan Report (Rev 1)

Shepway Sports Centre Viability Report

BETTERIDGE & MILSOM

27th February 2018

T: (01227) 471186

W: www.betteridge-milsom.co.uk

**STAGE 2 - VIABILITY COST REPORT
Updated 27/02/2018**

B&M Ref. 3495

Contents

1. Executive Summary
2. Project Description
3. Statement of Cost
4. Cost Plan
5. Basis of Cost Estimates
6. Conclusions & Recommendations

Appendices

- A** - Nickolls Quarry - Stage 2 Cost Plan Report - Rev 2 (3397m2 Scheme)
- B** - Princes Parade Viability Cost Appraisal Report (Phases 1-2) (3397m2 Scheme)
- C** - Princes Parade Cost Plan Summary (Two-Storey scheme 3397m2 Scheme)
- D** - Princes Parade Viability Cost & Cost Summary (3013m2 Scheme)

**STAGE 2 - VIABILITY COST REPORT
Updated 27/02/2018**

B&M Ref. 3495

1 - Executive Summary

This report is to outline and evaluate the viability options for proposals to provide a leisure facility located at the Nickolls Quarry Site or Princes Parade Site. Details are included within this report under **Project Description**.

Cost details are included within this report under **Statement of Cost**.

We have also made some commentary and have provided **Conclusions & Recommendations**.

2 - Project Description

The project is to provide the following facilities to either the Princes Parade site or Nickolls Quarry site.

The leisure centre provides two indoor swimming pools, changing rooms, café and fitness suites. Public spaces shall include a playground and public walkways. 144 off street parking spaces shall be provided for visitors to the leisure facilities.

There will be ground remediation works required to the Prince Parade site, these will need to occur even if the scheme does not proceed on the Princes Parade site. These costs have been included for all options as required.

3 - Status of Cost Plan

This document is a RIBA Stage 2 cost plan (also known as Formal Cost Plan 1) and is an intrinsic part of the Stage 2 Report. The level of this report is based on RIBA Works Stage 2: Concept Design being the following: -

Implementation of Design Brief and preparation of additional data [from previous stages]. Preparation of Concept Design including outline proposals for structural and building services systems, outline specifications and Formal Cost Plan 1. Review of procurement route.

This cost plan has been produced by reviewing each Element of the project. It should be noted that elemental cost planning is an iterative process, which is performed in steps of increasing detail as more design information becomes available. Therefore, this cost plan is based on information available at this stage.

STAGE 2 - VIABILITY COST REPORT
Updated 27/02/2018

B&M Ref. 3495

4 - Statement of Cost

The Nickolls Quarry and Princes Parade Site breakdown of income source and Shepway District Council contribution is as follows: -

	Nickolls Quarry – 3397m2 Scheme	Princes Parade – 3397m2 Scheme
NQ s106	£5,175,120.00	£4,792,344.50
South Road Site	£ [REDACTED]	£ [REDACTED]
CIL - Princes Parade Site	-	£ [REDACTED]
Affordable Housing S106	-	£ [REDACTED]
Princes Parade Land Value	-	£1 [REDACTED]
Total Income Source	£ [REDACTED]	£2 [REDACTED]
	Nickolls Quarry – 3397m2 Scheme	Princes Parade – 3397m2 Scheme
Project Cost estimate	[REDACTED]	£ [REDACTED]
Less total source income	[REDACTED]	-£ [REDACTED]
Total SDC Contribution	[REDACTED]	£ [REDACTED]

A further cost exercise has taken place to calculate the project cost and SDC contribution for a smaller scheme with a GIFA of 3013m2 (refer to Appendix D), which has been submitted for planning and reduces the council's requirement for contribution, as follows:-

	Princes Parade – 3013m2 Scheme
Project Cost estimate	[REDACTED]
Less total source income	[REDACTED]
Total SDC Contribution	[REDACTED]

5 - Cost Plan

The cost plans prepared by Betteridge and Milsom have been included within Appendix A (Nickolls Quarry), Appendix B (Princes Parade). The Princes Parade scheme has been based on the cost plan prepared for the two-storey scheme as shown within Appendix C. The cost plan for the reduced scheme for Princes Parade is included in Appendix D.

STAGE 2 - VIABILITY COST REPORT
Updated 27/02/2018

B&M Ref. 3495

6 - Conclusions & Recommendations

Nickolls Quarry and Princes Parade cost plans have been compared to demonstrate the costs for Nickolls Quarry option 1 (Appendix A) against Princes Parade option (Appendix B) costs and the subsequent contributions Shepway District Council will need to make to each option.

Based on the above information / costs Shepway District Council will currently need to contribute £ [REDACTED] for the Nickolls Quarry option or £ [REDACTED] for the Princes Parade option, with the following breakdown shown below: -

Nickolls Quarry – Two – Storey Scheme (3397m2 GIFA)

£ [REDACTED]	Expenditure for construction of Option 1
(£ [REDACTED])	Income from External Sources (S106 / South Road Site Works)
£ [REDACTED]	Shepway District Council Contribution

Princes Parade – Two – Storey Scheme (3397m2 GIFA)

£ [REDACTED]	Expenditure for construction of Option 1
(£ [REDACTED])	Income from External Sources (S106 / South Road Site Works / Princes Parade Site)
£ [REDACTED]	Shepway District Council Contribution

Therefore, based on the cost reports produced, the Princes Parade scheme is the most viable option.

The scheme submitted for planning requires a council contribution of £ [REDACTED]

Appendix A

Nickolls Quarry – Stage 2 Cost Plan Report 3397m2 GIFA Scheme

RIBA Stage 2 Cost Plan Report (Rev 2)

Shepway Sports Centre Nickolls Quarry

BETTERIDGE & MILSOM

27th February 2018

T: ([REDACTED])

W: www.betteridge-milsom.co.uk

Contents

1. Executive Summary
2. Project Description
3. Project Budget
4. Status of Cost Plan
5. Statement of Cost
6. Information on which the Cost Plan was prepared
7. Statement of Floor Areas
8. Cost Plan
9. Basis of Cost Estimates
10. Risk Allowances
11. Changes to Previous Cost Targets
12. Decisions on Alternative Proposals
13. Value Engineering Criteria
14. Conclusions & Recommendations

Appendices

- A** - Cost Plan Estimate – Option 1 – Two Storey Scheme
- B** - Cost Plan Estimate – Option 2 – One Storey Scheme
- C** – BCIS Cost Indices

STAGE 2 COST PLAN REPORT
Updated 27/02/2018

B&M Ref. 3495

1 - Executive Summary

The Project is to provide a leisure facility located within the Nickolls Quarry Site. There are two option appraisals comprising of option 1 two-storey scheme and option 2 one-storey scheme. Both schemes are providing swimming, dance, gym and welfare and changing facilities including external car parking. The site of Nickolls Quarry will require substantial cut and fill works to enable the construction of this facility. Details are included within this report under ***Project Description***.

We currently have not been advised on a budget for the project.

This Cost Plan report is based on a RIBA Stage 2 stage. The status of this is described within the report under ***Status of Cost Plan***.

This report details the expected costs for this project as (Option 1) £ [REDACTED] (exc VAT) and (Option 2) £ [REDACTED] (exc VAT). Cost details are included within this report under ***Statement of Cost***.

Further details including information used to prepare the report, the basis of the estimate and commentary of risk allowances are contained within later sections of this document.

There are a number of decisions required for some potential extra works, and associated costs have been provided where possible. These will need to be explored and considered during the next stage of the project – details are included within the report under ***Decisions on Alternative Proposals***.

We have also made some commentary on Value Engineering criteria and have provided ***Conclusions & Recommendations***.

STAGE 2 COST PLAN REPORT
Updated 27/02/2018

B&M Ref. 3495

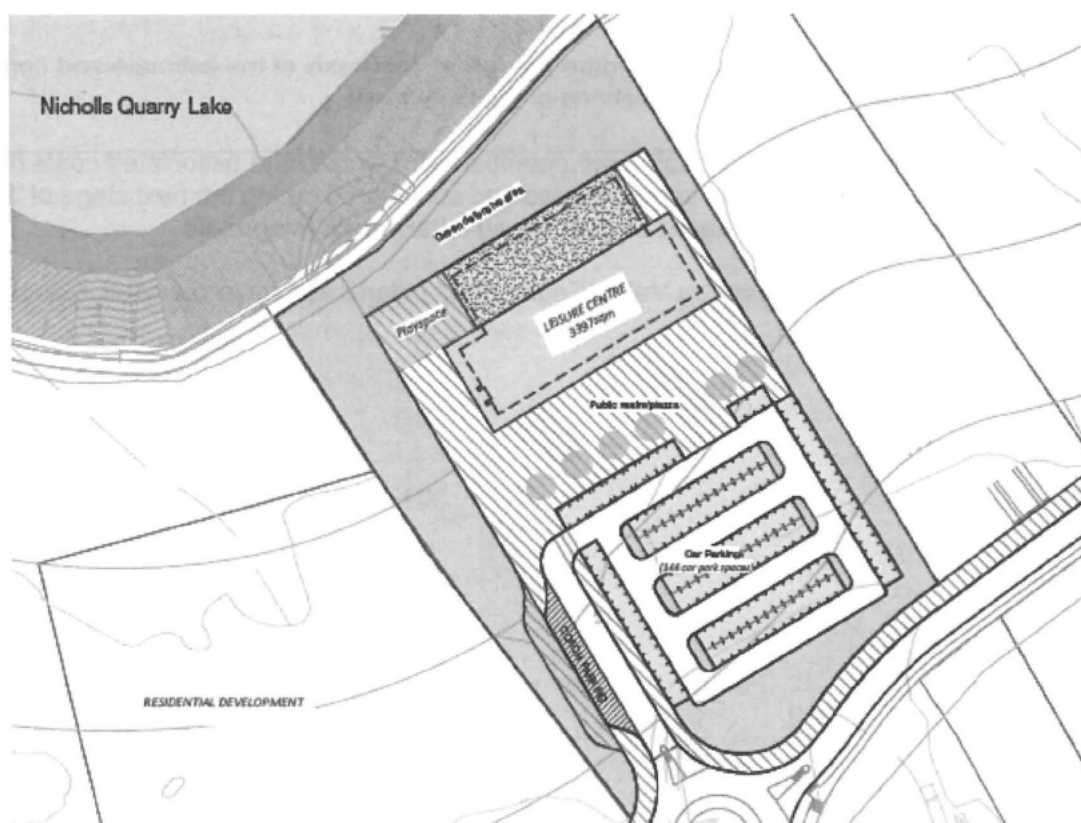
2 - Project Description

The project is located near the coast between Hythe and Dymchurch, opposite the Nickolls Quarry Site. The leisure centre provides two indoor swimming pools, changing rooms, café and fitness suites. Public spaces shall include a playground and public walkways. 144 off street parking spaces shall be provided for visitors to the leisure facilities.

There will be ground remediation works required to the Prince Parade site. Costs to cap off the land and protect the site have been included within the cost plan for both options.

The Project Description should be read in connection with the drawings issued to us, of which extracts are included below: -

Option 1 Site Plan Layout:

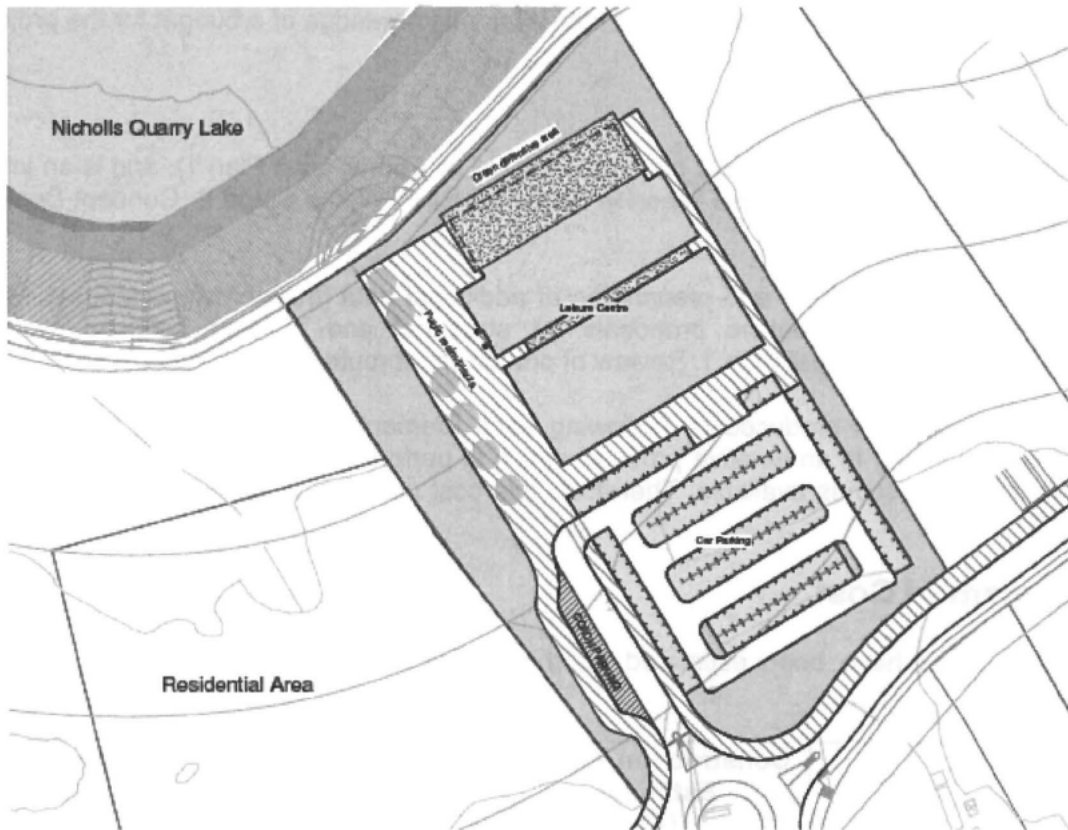


Source: GT3 Nickolls Quarry Site Feasibility Study

STAGE 2 COST PLAN REPORT
Updated 27/02/2018

B&M Ref. 3495

Option 2 Site Plan Layout:



Source: GT3 Nickolls Quarry Site Feasibility Study

STAGE 2 COST PLAN REPORT
Updated 27/02/2018

B&M Ref. 3495

3 - Project Budget

At the time of generating this cost plan report there was no knowledge of a budget for the project.

4 - Status of Cost Plan

This document is a RIBA Stage 2 cost plan (also known as Formal Cost Plan 1), and is an intrinsic part of the Stage 2 Report. The level of this report is based on RIBA Works Stage 2: Concept Design being the following: -

Implementation of Design Brief and preparation of additional data [from previous stages]. Preparation of Concept Design including outline proposals for structural and building services systems, outline specifications and Formal Cost Plan 1. Review of procurement route.

This cost plan has been produced by reviewing each Element of the project. It should be noted that elemental cost planning is an iterative process, which is performed in steps of increasing detail as more design information becomes available. Therefore, this cost plan is based on information available at this stage.

5 - Statement of Cost

The following costs have been estimated for this project. Further breakdown of costs are included elsewhere.

Scheme	Construction Works Estimate (A)	Contract Cost Estimate (B)	Project Cost Estimate exc. VAT (C)
Option 1 – Two Storey	██████████	██████████	██████████
Option 2 – One Storey	██████████	██████████	██████████

Definitions: -

A: Construction Cost Estimate – the cost of the building works, including main contractor's preliminary cost, overheads & profit, and design and construction risks. Excludes inflation, project/design team/survey fees, client direct costs and employer risk allowance.

B: Project Cost Estimate – the Contract Cost Estimate, plus project/design/survey fees, client direct costs and employer risk allowance. Excludes inflation and VAT. Please note that we are not VAT specialists and advice should be sought as necessary.

C/D: Project Cost Estimate – the Contract Cost Estimate, plus client-side design team fees, surveys, other client project costs (refer to exclusions) excluding and including VAT. Please note that we are not VAT specialists and advice should be sought as necessary.

STAGE 2 COST PLAN REPORT
Updated 27/02/2018

B&M Ref. 3495

The Nickolls Quarry Site breakdown of income source and Shepway District Council contribution is as follows: -

Option 1 – Income Source		
NQ s106	£5,175,120.00	Index linked from Q1 2010 to Q3 2020
South Road Site	£ [REDACTED]	Assessment
Total Income Source	£ [REDACTED]	
Option 1 – SDC Contribution		
Project Cost Estimate	£ [REDACTED]	Cost Plan 1
Less total source income	-£ [REDACTED]	
Total SDC Contribution	£ [REDACTED]	

Option 2 – Income Source		
NQ s106	£5,175,120.00	Index linked from Q1 2010 to Q3 2020
South Road Site	£ [REDACTED]	Assessment
Total Income Source	£ [REDACTED]	
Option 2 – SDC Contribution		
Project Cost Estimate	£ [REDACTED]	Cost Plan 1
Less total source income	-£ [REDACTED]	
Total SDC Contribution	£ [REDACTED]	

The S106 income from Nickolls Quarry site has been based on the commitment under the S106 which is index linked, adjusted for commencement on site in Q3 of 2020, but is assuming that site would be available at this stage.

6 - Information on which the Cost Plan was prepared

The following information was made available by the Design Team at time of Cost Plan preparation: -

GT3 (Architect)

Information provided:

- Nickolls Quarry Site Feasibility Study (dated 11/01/2018)
- 10100-GT3-00-ZZ-DR-A - (02)01 - Nickolls Quarry Site Location Plan Option
- 10100-GT3-00-ZZ-DR-A - (02)02 - Nickolls Quarry Site Location Plan Option 2
- 10100-GT3-00-ZZ-M3-A- 300-01 - Ground Floor Plan_rev09
- 10100-GT3-00-ZZ-M3-A- 300-02 - First Floor Plan_rev09

Henley Camland

Information provided:

STAGE 2 COST PLAN REPORT
Updated 27/02/2018

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- Appendix 5 - Land Use Plan with Earthworks Areas and approx. volumes
- Earthworks Programme for 2017-26me 091216

7 - Statement of Floor Areas

Based on current issued drawings, the following are the calculated Gross Internal Areas (GIA/GFA): -

Leisure	Option 1	Option 2
Leisure Centre	3,397 m2	3,791m2
Total	3,397 m2	3,791m2

The entire site area is **13,913m2** (as stated on Camland Land Use Plan).

8 - Cost Plan

A breakdown of the Costs of this project are included in Appendix A and B.

9 - Basis of Cost Estimates

A cost estimate plan has been produced, based on the information available (see above). The following sections have been developed to allow cost review: -

Site Clearance

Areas of various vegetation measured and estimated using those indicated on the site plan DWG and through site maps and pictures.

Preparatory Groundworks

It has been assumed that the site will be provided by the developer as a fully remediated site with appropriate cut/fill levels completed to allow the commencement of the project without further enabling works. The cost also includes preparatory groundworks in relation to capping off contaminated material to the Prince's Parade site and appropriate site protection, this has been priced at **£2,090,300.00** (£2,941,698 project cost).

Leisure Centre

The construction cost for the leisure centre has been adapted on a £/m2 basis for elemental sections of the scheme. This has been updated to reflect the increase of areas for both option 1 and 2.

External Works Generally

Allowances have been made for road constructions excluding main adopted roads, footpaths, parking bay areas, other hard surfaces (details unknown), patios and playground areas. Allowances have also been made for abnormal costs associated with the stability of the ground in terms of high water content (assumed due to close proximity to water bodies) and retaining wall structure.

STAGE 2 COST PLAN REPORT
Updated 27/02/2018

B&M Ref. 3495

Drainage

Allowances made for surface and foul water drainage.

Services

These allowances were on the Peter Brett Report (dated June 2016). As described in the report a budget estimate has been provided by UKPN for the electric, Affinity Water for water and SGN for the gas and these costs have been detailed accordingly.

Soft Landscaping

Allowances has been made for seeding and turfing areas around the leisure centre including dense landscaping.

Fencing, Railings & Walls

Allowances have been made for fencing around the leisure centre for security access purposes.

Off Site Highway Works

Offsite highway works have been excluded from this cost plan. The costs included are for connection to proposed highway roads for the main entrance only.

A detailed cost plan is included within Appendix A.

Construction Preliminaries and Overheads & Profit

We have currently allowed 13% for Preliminaries and 7% for overheads and profit on the elemental costs for main contractor's costs. This cost is dependant much on programme timescale and can be affected by any phasing of logistical restrictions on site. Therefore, a review of logistics is advised.

Inflation

Construction inflation estimate has been included for works to commence 3Q 2020. This inflation has been calculated from tender price index from the BCIS database and is the main cause of the cost increase to the scheme, this represents a 6.29% increase to the project costs. Please refer to Appendix C – BCIS Indices.

Risk Allowances

See section 10 below for further details. A total of 19% risk contingency has been included for the construction works. A risk review is advised to seek further clarity with these cost targets.

Project/Design Team Fees and Other Fees/Surveys

Project/Design team fees have been based on 12% of the contract cost estimate. An allowance of 3% of the contract cost estimate has been included for other fees/surveys.

STAGE 2 COST PLAN REPORT
Updated 27/02/2018

B&M Ref. 3495

Client Direct Costs

Allowances for site purchase costs, community infrastructure levy (CIL) and sales fees are excluded from this report.

An allowance for funding costs has been included to both options.

An Employer Risk Allowance has also been excluded subject to confirmation from client.

Abnormal Development Costs

As the scheme is located near a water body, we have assumed CFA bored piling to be installed as a form of ground stabilisation to this development.

Exclusions

The following matters are excluded from the project cost report: -

- Land compensation costs
- Land remediation costs (assumed to be carried out by land developer)
- Structural engineering or services costs or other abnormal works
- Interest on finance
- Temporary buildings
- Any works beyond the boundaries of the areas of works
- Increase in NI, taxation or other levies.
- VAT.
- Loose furniture and fittings and white goods.
- Client direct costs, such as site purchase costs, CIL and sales fees

10 - Risk Allowances

Risk allowances are allocated against a number criteria and are treated as two separate cost targets, which are used to "top up" other overspending cost targets as the project progresses. As a package of works exceeds its cost target, a transfer is made from the appropriate risk target pot. Similarly, if a cost target is likely to under run, the surplus is transferred into the appropriate risk allowance. The cost targets are: -

- Design Development risks (5%) – an allowance for use during the design process to provide for the risks associated with design development, changes in estimating data, third party risks (e.g. planning requirements, legal agreements, covenants, environmental issues and pressure groups), statutory requirements, procurement methodology and delays in tendering.
- Construction risks (5%) – an allowance for use during the construction process to provide for the risks associated with site conditions (e.g. access restrictions/limitations, existing buildings, boundaries, and existing occupants and users), ground conditions, existing services and delays by statutory undertakers.
- Employer risks (9%) – an allowance for use during both design process and construction process to provide for the risks of employer driven changes, and matters such as early handover, postponement, acceleration, availability of funds, unconventional tender action and special contract arrangements.

**STAGE 2 COST PLAN REPORT
Updated 27/02/2018**

B&M Ref. 3495

11 - Changes to Previous Cost Targets

Changes from previous cost plan include adjustment of inflation to revised BCIS Tender inflation rates and breaking down costs between the ground remediation works and contaminated works.

12 - Decisions on Alternative Proposals

There are key decisions which will need to be made as we move through **RIBA Stage 3**. The following matters are considered key to the next project stage: -

Item 1

Further details of structural engineering requirements for this scheme (allowance included in this report)

Item 2

The extent of site clearance and planting to the site.

Item 3

Detailed design of architectural, mechanical and electrical services of Leisure Centre.

There are key decisions which will need to be made as we move through **RIBA Stage 3**. The process could be reviewed in light of: -

Quantity – review the areas being provided within the scheme.

Quality – review of each element to consider if appropriate value has been used.

Extent – review to ensure that the project scope has not shifted.

Allowances – review of design development and construction risks as these have a bearing on project cost.

13 - Value Engineering Criteria

As an overall process we would recommend considering any value engineering criteria as a set of sub-criteria; namely

Must haves – elements that are key to the brief of the project.

Should haves – elements that are good practice and of inherent value for the project

Could haves – elements that are potentially achievable within the project budget.

Won't haves – elements which need to be avoided; from lessons learned on previous schemes

As we move into the next RIBA Stage, we plan to explore the criteria with the project team and focus on those matters detailed above under alternative proposals.

STAGE 2 COST PLAN REPORT
Updated 27/02/2018

B&M Ref. 3495

14 - Conclusions & Recommendations

This report is issued to assist the client in any decision making and allow budgets to be ascertained going forward. Additional budget information is required before a statement can be made about the Cost Plan and its accordance with budget. As the design process continues, strategic decisions will need to be made. We would recommend that continued cost assessments are carried out as the scheme develops into the next RIBA stages.

Based on the above information / costs Shepway District Council will currently need to contribute circa £15,863,171.00 for option 1 or £21,542,171.00 for option 2, which has been calculated as follows: -

Option 1

£ [REDACTED]	Expenditure for construction of Option 1
£ [REDACTED]	Income from External Sources (S106 / South Road Site Works)
£ [REDACTED]	Shepway District Council Contribution

Option 2

£ [REDACTED]	Expenditure for construction of Option 1
£ [REDACTED]	Income from External Sources (S106 / South Road Site Works)
£ [REDACTED]	Shepway District Council Contribution

Appendix A

Cost Plan Estimate Option 1 – Two Storey Scheme



COST SUMMARY

Base Date of Cost Plan	27-Feb-2018
Gross Internal Floor Area	3397 m2
Construction Works Estimate	██████████
Contract Cost Estimate	██████████
Project Cost Estimate (Exc. VAT)	██████████

Total (A) - see details below
 Total (B) - see details below
 Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2
1	Construction Works			
1.1a	Enabling Works	-	See Breakdown	
1.1b	Contaminated Ground Works		See Breakdown	
1.2	Substructure		See Breakdown	
1.3	Superstructure		See Breakdown	
1.4	Internal Finishes		See Breakdown	
1.5	Fittings, Furnishings & Equipment		See Breakdown	
1.6	Services		See Breakdown	
1.7	Site Works		See Breakdown	
	Sub-Total			
2	Main Contractor's Preliminaries Estimate		based on 13.0%	
	Sub-Total			
3.1	Main Contractor's Overheads & Profit		based on 7.0%	
3.2	Scape OHP (?)		not applicable	
3.3	Framework Fee (?)		based on 1.5%	
(A) Construction Works Estimate (Total)				
4	Inflation			
4.1	Tender Inflation Estimate		based on 0.0%	
4.2	Construction Inflation Estimate		on commence Q3 2020	
5	Risk Allowances Estimate			
5.1	Design Development Risks Estimate		based on 5.0%	
5.2	Construction Risks Estimate		based on 5.0%	
5.3	Dayworks		See Breakdown	
	Sub-Total			
6	Main Contractor Fees / Surveys			
6.1	Pre Construction Fees		included in 6.2	
6.2	Professional / Design Fees		based on 9.0%	
6.3	Surveys / Reports		based on 1.0%	
(B) Contract Cost Estimate (Total)				
7	Project/Design Team Fees			
7.1	Client Direct Consultant Fees		based on 3.0%	
7.2	Other Fees / Surveys		based on 2.0%	
	Sub-Total			
8	Other Development / Project Costs			
8.1	Client Direct Costs		Funding Costs	
8.2	Loose Fittings and Equipment		See Breakdown	
	Sub-Total			
9	Employer Risk Allowance		based on 9.0%	
(C) Project Cost Estimate (excl VAT)				



ELEMENTAL BREAKDOWN

Description	Total	£/m2
Enabling Works		
Ground remediation and stabilisation - Excluded		
Remediation - Capping works to Princes Parade Site		
Building Works		
<i>Substructure</i>		
Substructure		
<i>Superstructure</i>		
Frame		
Upper Floors		
Roof		
Stairs		
External Walls		
Windows and External Doors		
Internal Walls and Partitions		
Internal Doors		
<i>Internal Finishes</i>		
Wall Finishes		
Floor Finishes		
Ceiling Finishes		
<i>Fittings, Furnishings & Equipment</i>		
Fittings, Furnishings & Equipment		
<i>Services</i>		
Sanitary Installations		
Services Equipment		
Disposal Installations		
Water Installations		
Heat Source		
Space Heating and Air Conditioning		
Ventilation		
Electrical Installations		
Fuel Installations		
Lift and Conveyor Installations		
Fire and Lightning Protection		
Communication, Security and Control Systems		
Specialist Installations		
Builders Work in Connection with Services		
Site Works		
External Works		
Drainage		
External Services		
Total		

Appendix B

Cost Plan Estimate Option 1 – One Storey Scheme



COST SUMMARY

Base Date of Cost Plan	27-Feb-2018
Gross Internal Floor Area	3791 m2
Construction Works Estimate	[REDACTED] Total (A) - see details below
Contract Cost Estimate	[REDACTED] Total (B) - see details below
Project Cost Estimate (Exc. VAT)	[REDACTED] Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2
1	Construction Works			
1.1a	Enabling Works	-	See Breakdown	[REDACTED]
1.1b	Contaminated Ground Works	[REDACTED]	See Breakdown	[REDACTED]
1.2	Substructure	[REDACTED]	See Breakdown	[REDACTED]
1.3	Superstructure	[REDACTED]	See Breakdown	[REDACTED]
1.4	Internal Finishes	[REDACTED]	See Breakdown	[REDACTED]
1.5	Fittings, Furnishings & Equipment	[REDACTED]	See Breakdown	[REDACTED]
1.6	Services	[REDACTED]	See Breakdown	[REDACTED]
1.7	Site Works	[REDACTED]	See Breakdown	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
2	Main Contractor's Preliminaries Estimate	[REDACTED]	based on 13.0%	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
3.1	Main Contractor's Overheads & Profit	[REDACTED]	based on 7.0%	[REDACTED]
3.2	Scape OHP (?)	[REDACTED]	not applicable	[REDACTED]
3.3	Framework Fee (?)	[REDACTED]	based on 1.5%	[REDACTED]
(A) Construction Works Estimate (Total)		[REDACTED]		[REDACTED]
4	Inflation			
4.1	Tender Inflation Estimate	[REDACTED]	based on 0.0%	[REDACTED]
4.2	Construction Inflation Estimate	[REDACTED]	on commence Q3 2020	[REDACTED]
5	Risk Allowances Estimate			
5.1	Design Development Risks Estimate	[REDACTED]	based on 5.0%	[REDACTED]
5.2	Construction Risks Estimate	[REDACTED]	based on 5.0%	[REDACTED]
5.3	Dayworks	[REDACTED]	See Breakdown	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
6	Main Contractor Fees / Surveys			
6.1	Pre Construction Fees	[REDACTED]	included in 6.2	[REDACTED]
6.2	Professional / Design Fees	[REDACTED]	based on 9.0%	[REDACTED]
6.3	Surveys / Reports	[REDACTED]	based on 1.0%	[REDACTED]
(B) Contract Cost Estimate (Total)		[REDACTED]		[REDACTED]
7	Project/Design Team Fees			
7.1	Client Direct Consultant Fees	[REDACTED]	based on 3.0%	[REDACTED]
7.2	Other Fees / Surveys	[REDACTED]	based on 2.0%	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
8	Other Development / Project Costs			
8.1	Client Direct Costs	[REDACTED]	Funding Costs	[REDACTED]
8.2	Loose Fittings and Equipment	[REDACTED]	See Breakdown	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
9	Employer Risk Allowance	[REDACTED]	based on 9.0%	[REDACTED]
(C) Project Cost Estimate (excl VAT)		[REDACTED]		[REDACTED]



ELEMENTAL BREAKDOWN

Description	Total	£/m2
Enabling Works		
Ground remediation and stabilisation - Excluded		
Remediation - Capping works to Princes Parade Site		
Building Works		
<i>Substructure</i>		
Substructure		
<i>Superstructure</i>		
Frame		
Upper Floors		
Roof		
Stairs		
External Walls		
Windows and External Doors		
Internal Walls and Partitions		
Internal Doors		
<i>Internal Finishes</i>		
Wall Finishes		
Floor Finishes		
Ceiling Finishes		
<i>Fittings, Furnishings & Equipment</i>		
Fittings, Furnishings & Equipment		
<i>Services</i>		
Sanitary Installations		
Services Equipment		
Disposal Installations		
Water Installations		
Heat Source		
Space Heating and Air Conditioning		
Ventilation		
Electrical Installations		
Fuel Installations		
Lift and Conveyor Installations		
Fire and Lightning Protection		
Communication, Security and Control Systems		
Specialist Installations		
Builders Work in Connection with Services		
Site Works		
External Works		
Drainage		
External Services		
Total		

Appendix C

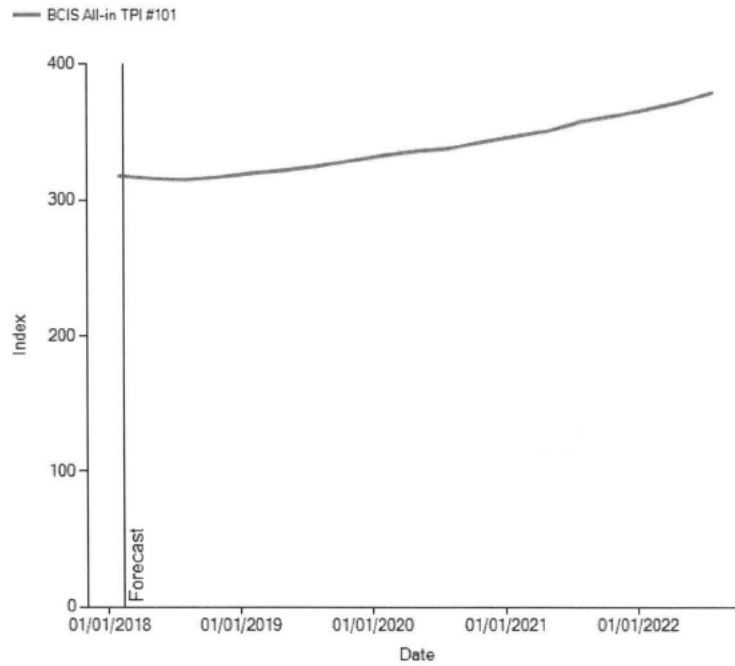
BCIS Cost Indices

BCIS All-in TPI #101

Base date: 1985 mean = 100 | Updated: 02-Feb-2018 | #101

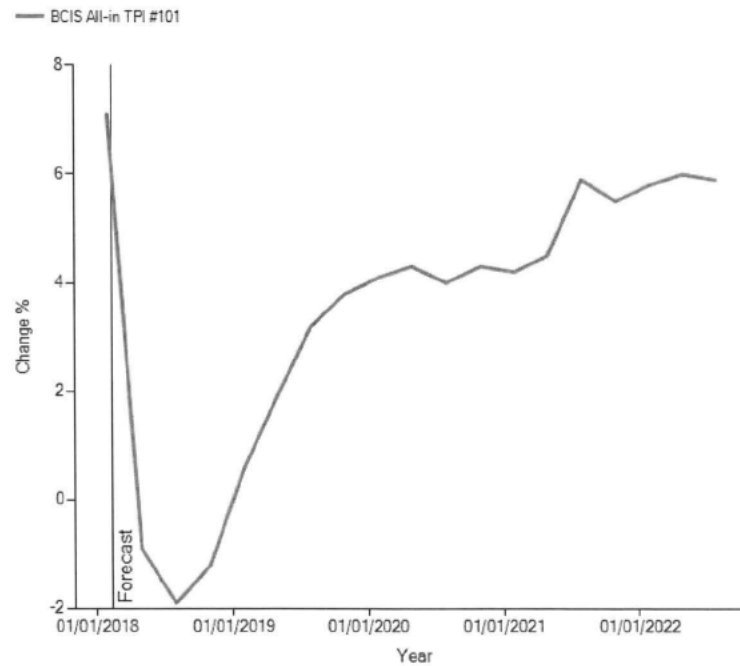
Date	Index	Sample	On year	Percentage change	
				On quarter	On month
1Q 2018	318	Forecast	7.1%	-0.9%	
2Q 2018	316	Forecast	-0.9%	-0.6%	
3Q 2018	315	Forecast	-1.9%	-0.3%	
4Q 2018	317	Forecast	-1.2%	0.6%	
1Q 2019	320	Forecast	0.6%	0.9%	
2Q 2019	322	Forecast	1.9%	0.6%	
3Q 2019	325	Forecast	3.2%	0.9%	
4Q 2019	329	Forecast	3.8%	1.2%	
1Q 2020	333	Forecast	4.1%	1.2%	
2Q 2020	336	Forecast	4.3%	0.9%	
3Q 2020	338	Forecast	4.0%	0.6%	
4Q 2020	343	Forecast	4.3%	1.5%	
1Q 2021	347	Forecast	4.2%	1.2%	
2Q 2021	351	Forecast	4.5%	1.2%	
3Q 2021	358	Forecast	5.9%	2.0%	
4Q 2021	362	Forecast	5.5%	1.1%	
1Q 2022	367	Forecast	5.8%	1.4%	
2Q 2022	372	Forecast	6.0%	1.4%	
3Q 2022	379	Forecast	5.9%	1.9%	

Index value over time



Percentage change over time

Percentage change: Year on year



Appendix B

Princes Parade Viability Cost Appraisal Report (Phases 1-4)

The logo for Betteridge & Milsom, featuring the letters 'B&M' in a large, white, serif font on a dark grey square background.

B&M

betteridge - milsom

**Princes Parade Development
(Full Scheme)**

**Initial Viability Costs Appraisal
(including phasing; Phases 1 - 2)**

For

Shepway District Council

BETTERIDGE & MILSOM

Updated: 24/01/2018

T: ([REDACTED])
W: www.betteridge-milsom.co.uk

B&M Ref. 3375

Introduction

Betteridge & Milsom have been appointed to review initial viability costs for the Princes Parade Development following agreement of a draft phasing strategy. Further details can be found in Betteridge & Milsom's Initial Validation of Strategic Phasing Report (updated 20/08/2017). The following draft phasing strategy is currently proposed:

Phase 1

- a. Site Remediation Works (full site)

Phase 2

- b. Construction of Leisure Centre (3397m2 GIFA Scheme)
- c. Realignment of Princes Parade Road (including Relocation of Combined Sewer Drain)
- d. Construction of New Promenade
- e. Associated External Works and Drainage (including public car park space) for the above (items b to d inclusive)
- f. Associated Main Incoming Services

Phase 3

- g. Residential plots - Excluded

Phase 4

- h. Residential plots - Excluded

Cost Appraisal

The costs detailed in Betteridge and Milsom's Stage 1 Cost Plan (updated on 10th May 2017) have been updated to align with the above phases to ascertain the viability of the full scheme for Shepway District Council. Appendix A contains the detailed build-up of the costs below.

In summary, the headline costs are:

Construction Costs

Based on Betteridge and Milsom's Stage 1 Cost Plan (updated on 24th January 2019), the following construction costs have been calculated:

Phase 1 (Project Cost Estimate)	£ [REDACTED]
Phase 2 (Project Cost Estimate)	£ [REDACTED]
Total Construction Cost:	£ [REDACTED]

Revenue

**Shepway District Council
Princes Parade Development (Full Scheme)**



**Initial Viability Cost Appraisal (including phasing)
Updated: 24/01/2018**

B&M Ref. 3375

Income Source

Based on NQ's S106 (including index link adjustment), South Road Site, CIL, Affordable Housing S106c (all costs provided by Shepway District Council) and this schemes land value (selling 2 residential parcels, hotel and 6 custom plots) the following income source has been calculated:

Total Income Source: £ [REDACTED]

Conclusion

Based on the above information / costs Shepway District Council will currently need to contribute circa £4.05million, which has been calculated as follows:

- £ [REDACTED] Expenditure for Construction of Phase 1 & 2
- £ [REDACTED] Income from External Sources (excluding Princes Parade land sale)
- £ [REDACTED] Income from Princes Parade Land Value (residential parcels & 6 custom build plots)
- £ [REDACTED] **Shepway District Council Contribution**

The income from the land sale of the residential parcels assumes a developer's profit. Shepway District Council could ascertain additional income if they decided to construct the 45nr. affordable residential units (phase 3) themselves. Thus, saving the developer's profit on cost. However, there would be potential stamp duty, legals, marketing and sales costs.

**Shepway District Council
Princes Parade Development (Full Scheme)**



**Initial Viability Cost Appraisal (including phasing)
Updated: 24/01/2018**

B&M Ref. 3375

The viability of the scheme is solely dependant on successfully ascertaining the revenues proposed (as a minimum) for the residential units. If the strategy for the residential units or valuation changes or alters in any way the viability status may change. Thus, as validation of the scheme is still being developed, the above costs are subject to change.

Prepared by:



For Betteridge & Milsom

Date: 24/01/2018



Appendix A

Betteridge & Milsom Initial Viability Cost Appraisal (including phasing) – Build-Up

Princes Parade, Hythe

Cost Estimate

Updated 20/08/2017 - Phasing Split



Phasing Split									
Phase 1									
Phase 2									
Phase 3									
Phase 4									

									Notes
Other roads (non-Princes Parade road) - PHASE 2	1976 m2	£							
Other roads (non-Princes Parade road) - PHASE 3	1488 m2	£							
Other roads (non-Princes Parade road) - PHASE 4	1693 m2	£							
Kerbs to other roads - PHASE 2	467 m	£							
Kerbs to other roads - PHASE 3	668 m	£							
Kerbs to other roads - PHASE 4	614 m	£							
Footpaths - PHASE 2	411 m2	£							
Footpaths - PHASE 3 (RESI)	214 m2	£							
Footpaths - PHASE 3 (OPEN SPACE)	372 m2	£							
Footpaths - PHASE 4	1266 m2	£							
Footpath; between canoe club and beach - PHASE 2	409 m2	£							Allowed for special finish
Footpath; between RMC bridge and promenade - PHASE 3 (OPEN SPACE)	550 m2	£							Allowed for special finish
Parking bays; street - PHASE 2	1869 m2	£							
Parking bays; public parking off-street - PHASE 2	1668 m2	£							
Parking bays; private - PHASE 3 (RESI)	1595 m2	£							
Parking bays; private - PHASE 4	1711 m2	£							
Other hard surfacings; unknown make up and finish - PHASE 2	750 m2	£							
Other hard surfacings; unknown make up and finish - PHASE 3 (RESI)	1307 m2	£							
Other hard surfacings; unknown make up and finish - PHASE 4	3513 m2	£							
Patios - PHASE 3	290 m2	£							10m2 allowed per ground floor unit
Patios - PHASE 4	460 m2	£							
Playground areas - PHASE 3	464 m2	£							Assumed rubber safety mat or alike special finish. Playground equipment excluded.
Making good promenade after diversion of Princes Parade road - PHASE 2	4780 m2	£							
Allowance for jetty to canoe club and enhancement to access route between canoe club and beach - PHASE 2	1 item	£							
Heritage Works across site (See separate TAB) - Triggered in Phase 2	1 item	£							
Allowance for enhanced external 'features' - PHASE 3	1 item	£							
Deduct; external works allowance included in leisure centre cost plan - PHASE 2	-1 item	£							
							£		
								External Works Total:	£

£ [redacted] External Works Total: £ [redacted]

8.00 Drainage									
8.01 Surface Water Drainage									
Surface water drainage - PHASE 2	11785 m2	£							
Surface water drainage - PHASE 3	14358 m2	£							
Surface water drainage - PHASE 4	14047 m2	£							
							£		
8.02 Foul Water Drainage									
Foul Water Drainage - PHASE 2	4268 m2	£							
Foul Water Drainage - PHASE 3	4777 m2	£							
Foul Water Drainage - PHASE 4	4777 m2	£							
							£		
								Drainage Total:	£

£ [redacted] Drainage Total: £ [redacted]

9.00 Services

Princes Parade, Hythe

Cost Estimate

Updated 20/08/2017 - Phasing Split



Phasing Split																				
Phase 1	Phase 2	Phase 3	Phase 4																	
Notes																				
9.01	Electric																			
	Electric - PHASE 2			1 item	£															
	PHASE 3			49 nr	£															
	PHASE 4			105 nr	£															
9.02	Water																			
	Water - PHASE 2			1 item	£															
	PHASE 3			49 nr	£															
	PHASE 4			105 nr	£															
9.03	Gas																			
	Gas - PHASE 2			1 item	£															
	PHASE 3			49 nr	£															
	PHASE 4			105 nr	£															
9.04	Telecommunications and Other																			
	PHASE 3			49 nr	£															
	PHASE 4			105 nr	£															
9.05	Street Lighting																			
	Columns - PHASE 2			15 nr	£															
	Columns - PHASE 3			15 nr	£															
10.00	Soft Landscaping																			
10.01	Seeding and Turfing																			
	Grassed areas; private rear gardens - PHASE 3			1718 m2	£															
	Grassed areas; private rear gardens - PHASE 4			2600 m2	£															
	Grassed areas; communal grass areas - PHASE 2			1001 m2	£															
	Grassed areas; communal grass areas - PHASE 3			2290 m2	£															
	Grassed areas; open spaces - PHASE 4			27956 m2	£															
10.02	External Planting																			

Princes Parade, Hythe

Cost Estimate

Updated 20/08/2017 - Phasing Split



Phasing Split							
Phase 1							
Phase 2							
Phase 3							
Phase 4							

							Notes
	Architect	0 %	£ -	£ -			
	Employer's Agent / Quantity Surveyor	0 %	£ -	£ -			
	Structural Engineer / Civils Engineer	0 %	£ -	£ -			
	Landscape Architect	0 %	£ -	£ -			
	Mechanical Services Consultant	0 %	£ -	£ -			
	Electrical Services Consultant	0 %	£ -	£ -			
	Principal Designer	0 %	£ -	£ -			
	Network Rail Liaison	1 item	£ -	£ -			
	NHBC fees (per unit)	0 nr	£ -	£ -			
	All of the above	12 %	£ [REDACTED]	£ [REDACTED]			
16.20	Other Fees / Surveys				£ [REDACTED]		
	Planning Application	1 item	£ -	£ -			
	Building Control	1 item	£ -	£ -			
	Ecology	1 item	£ -	£ -			
	Tree Survey	1 item	£ -	£ -			
	Flood Risk Assessment	1 item	£ -	£ -			
	Ground Investigation	1 item	£ -	£ -			
	Traffic Assessment	1 item	£ -	£ -			
	All of the above	2 %	£ [REDACTED]	£ [REDACTED]			
					£ [REDACTED]		
					Project / Design Team Fees Total:	£ [REDACTED]	
17.00	<u>Client Direct Costs - Excluded</u>						
17.01	Site Purchase Costs						
	Site Value	1 item	£ -	£ -			
	Site Stamp Duty	1 item	£ -	£ -			
	Site Legal Fees	1 item	£ -	£ -			
					£ -		
17.02	Community Infrastructure Levy						
	Community Infrastructure Levy	1 item	£ [REDACTED]	£ [REDACTED]			
					£ [REDACTED]		
17.03	Sales fees						
	Invest.sale Agents Fee	1 item	£ -	£ -			
	Invest.sale Legal Fees	1 item	£ -	£ -			
	Direct Sale Marketing	1 item	£ -	£ -			
					£ -		
					Client Direct Costs Total:	£ [REDACTED]	EXCLUDED
18.00	<u>Employer Risk Allowance</u>						
18.01	Employer Risk Allowance	1 %	£ [REDACTED]	£ [REDACTED]			
					Employers Risk Allowance Total:	£ [REDACTED]	

(C)	Project Cost Estimate (excl VAT)					£ 75,283,045	
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Appendix C

Princes Parade Cost Plan Summary 3397m2 GIFA Scheme



COST SUMMARY

Base Date of Cost Plan	27-Feb-2018
Gross Internal Floor Area	3397 m2
Construction Works Estimate	[REDACTED] Total (A) - see details below
Contract Cost Estimate	[REDACTED] Total (B) - see details below
Project Cost Estimate (Exc. VAT)	[REDACTED] Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2
1	Construction Works	[REDACTED]		[REDACTED]
1.1	Enabling Works	[REDACTED]	Ground Remediation	[REDACTED]
1.2	Substructure	[REDACTED]	See Breakdown	[REDACTED]
1.3	Superstructure	[REDACTED]	See Breakdown	[REDACTED]
1.4	Internal Finishes	[REDACTED]	See Breakdown	[REDACTED]
1.5	Fittings, Furnishings & Equipment	[REDACTED]	See Breakdown	[REDACTED]
1.6	Services	[REDACTED]	See Breakdown	[REDACTED]
1.7	Site Works	[REDACTED]	See Breakdown	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
2	Main Contractor's Preliminaries Estimate	[REDACTED]	based on 13.0%	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
3.1	Main Contractor's OHP (total 7.0%)	[REDACTED]	based on 7.0%	[REDACTED]
3.2	Scape OHP (?)	[REDACTED]	not applicable	[REDACTED]
3.3	Framework Fee (1.5%)	[REDACTED]	based on 1.5%	[REDACTED]
(A) Construction Works Estimate (Total)		[REDACTED]		[REDACTED]
4	Inflation			
4.1	Tender Inflation Estimate	-	above figures based	
4.2	Construction Inflation Estimate	-	above figures based	
5	Risk Allowances Estimate			
5.1	Design Development Risks Estimate	[REDACTED]	based on 5.0%	[REDACTED]
5.2	Construction Risks Estimate	[REDACTED]	based on 5.0%	[REDACTED]
5.3	Dayworks	[REDACTED]	not applicable	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
6	Main Contractor Fees / Surveys			
6.1	Pre Construction Fees	[REDACTED]	included in 6.2	[REDACTED]
6.2	Professional / Design Fees	[REDACTED]	based on 9.0%	[REDACTED]
6.3	Surveys / Reports	[REDACTED]	based on 1.0%	[REDACTED]
(B) Contract Cost Estimate (Total)		[REDACTED]		[REDACTED]
7	Project/Design Team Fees			
7.1	Client Direct Consultant Fees	[REDACTED]	based on 3.0%	[REDACTED]
7.2	Other Fees / Surveys	[REDACTED]	based on 2.0%	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
8	Other Development / Project Costs			
8.1	Client Direct Costs	[REDACTED]	Funding Costs	[REDACTED]
8.2	Loose Fittings and Equipment	[REDACTED]	See Breakdown	[REDACTED]
	Sub-Total	[REDACTED]		[REDACTED]
9	Employer Risk Allowance	[REDACTED]	based on 9.0%	[REDACTED]
(C) Project Cost Estimate (excl VAT)		[REDACTED]		[REDACTED]



ELEMENTAL BREAKDOWN

Description	Total	£/m2
Enabling Works		
Ground remediation and stabilisation		
Building Works		
<i>Substructure</i>		
Substructure		
<i>Superstructure</i>		
Frame		
Upper Floors		
Roof		
Stairs		
External Walls		
Windows and External Doors		
Internal Walls and Partitions		
Internal Doors		
<i>Internal Finishes</i>		
Wall Finishes		
Floor Finishes		
Ceiling Finishes		
<i>Fittings, Furnishings & Equipment</i>		
Fittings, Furnishings & Equipment		
<i>Services</i>		
Sanitary Installations		
Services Equipment		
Disposal Installations		
Water Installations		
Heat Source		
Space Heating and Air Conditioning		
Ventilation		
Electrical Installations		
Fuel Installations		
Lift and Conveyor Installations		
Fire and Lightning Protection		
Communication, Security and Control Systems		
Specialist Installations		
Builders Work in Connection with Services		
Site Works		
External Works		
Drainage		
External Services		
Total		

Appendix D

Princes Parade Cost Plan Summary 3013m2 GIFA Scheme



PROJECT: Princess Parade Development (Full Scheme)
 COST PLAN BIDA STAGE 1
 REVISION: - Initial Viability Costs Appraisal (Including Phasing)
 Based on 303.2m2 GFA as per Planning Submission

1.00 CONSTRUCTION COST ESTIMATE SUMMARY

	Phase 1	Phase 2	Phase 3	Phase 4	
1.00	Site Remediation Works	Construction of Leisure Centre Relinquishment of Prince Parade Road (including relocation of combined sewer drain) Construction of New Promenade Associated External Works & Drainage (including public car park) Associated Services	Construction of Residential Units (East Parcel) Associated External Works & Drainage (including construction of Open Space) Associated Services	Construction of Residential Units (West Parcel) Construction of Boutique Hotel & Restaurant Building (Shell and core) Associated External Works & Drainage (including construction of Open Space & Linear Park) Associated Services	
1.10	sub total	£ 2,096,300.00	£ 2,096,300.00	£ 2,096,300.00	£ 2,096,300.00
1.20	Main contractors preliminaries @ 13%	£ 271,729.00	£ 271,729.00	£ 271,729.00	£ 271,729.00
1.30	Main contractors OHP @ 8.5%	£ 200,860.00	£ 200,860.00	£ 200,860.00	£ 200,860.00
1.40	Construction Works estimate	£ 2,568,889.00	£ 2,568,889.00	£ 2,568,889.00	£ 2,568,889.00
1.50	Risk allowance @ 10%	£ 256,888.90	£ 256,888.90	£ 256,888.90	£ 256,888.90
1.60	Contract Cost Estimate	£ 2,825,777.90	£ 2,825,777.90	£ 2,825,777.90	£ 2,825,777.90
1.70	Project design/Team fees @ 15%	£ 423,916.65	£ 423,916.65	£ 423,916.65	£ 423,916.65
1.80	Client Direct Costs (DC)	£ -	£ -	£ -	£ -
1.90	Employers risk allowance @ 9%	£ 255,300.00	£ 255,300.00	£ 255,300.00	£ 255,300.00
1.91	Funding Costs	£ 18,991.00	£ 18,991.00	£ 18,991.00	£ 18,991.00
2.00	Project cost estimate	£ 3,679,091.00	£ 3,679,091.00	£ 3,679,091.00	£ 3,679,091.00
2.00	REVENUE				
2.10	Market 1 - PHASE 1				
	Units				
	1 bed flats	8	8	8	8
	2 bed flats	10	10	10	10
	3 bed flats	8	8	8	8
	3 bed houses	8	8	8	8
	4 bed houses	3	3	3	3
	Units	45	45	45	45
	Value	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
2.20	Market 2 - PHASE 2				
	Units				
	1 bed flats	6	6	6	6
	2 bed flats	60	60	60	60
	3 bed flats	8	8	8	8
	3 bed houses	8	8	8	8
	4 bed houses	10	10	10	10
	Units	100	100	100	100
	Value	£ 2,550,000.00	£ 2,550,000.00	£ 2,550,000.00	£ 2,550,000.00
2.30	Market 3 - PHASE 3				
	Units				
	1 bed flats	8	8	8	8
	2 bed flats	10	10	10	10
	3 bed flats	8	8	8	8
	3 bed houses	8	8	8	8
	4 bed houses	3	3	3	3
	Units	45	45	45	45
	Value	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
2.40	Market 4 - PHASE 4				
	Units				
	1 bed flats	8	8	8	8
	2 bed flats	10	10	10	10
	3 bed flats	8	8	8	8
	3 bed houses	8	8	8	8
	4 bed houses	3	3	3	3
	Units	45	45	45	45
	Value	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
2.50	Market 5 - PHASE 5				
	Units				
	1 bed flats	8	8	8	8
	2 bed flats	10	10	10	10
	3 bed flats	8	8	8	8
	3 bed houses	8	8	8	8
	4 bed houses	3	3	3	3
	Units	45	45	45	45
	Value	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
2.60	Market 6 - PHASE 6				
	Units				
	1 bed flats	8	8	8	8
	2 bed flats	10	10	10	10
	3 bed flats	8	8	8	8
	3 bed houses	8	8	8	8
	4 bed houses	3	3	3	3
	Units	45	45	45	45
	Value	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
2.70	Market 7 - PHASE 7				
	Units				
	1 bed flats	8	8	8	8
	2 bed flats	10	10	10	10
	3 bed flats	8	8	8	8
	3 bed houses	8	8	8	8
	4 bed houses	3	3	3	3
	Units	45	45	45	45
	Value	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
2.80	Market 8 - PHASE 8				
	Units				
	1 bed flats	8	8	8	8
	2 bed flats	10	10	10	10
	3 bed flats	8	8	8	8
	3 bed houses	8	8	8	8
	4 bed houses	3	3	3	3
	Units	45	45	45	45
	Value	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
2.90	Market 9 - PHASE 9				
	Units				
	1 bed flats	8	8	8	8
	2 bed flats	10	10	10	10
	3 bed flats	8	8	8	8
	3 bed houses	8	8	8	8
	4 bed houses	3	3	3	3
	Units	45	45	45	45
	Value	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
3.00	INCOME SOURCE				
	Total Income	£ 11,250,000.00	£ 11,250,000.00	£ 11,250,000.00	£ 11,250,000.00
	Sales Fees	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
	Total Revenue (Income less sales fees)	£ 10,125,000.00	£ 10,125,000.00	£ 10,125,000.00	£ 10,125,000.00
3.10	INCOME SOURCE				
	Net L10E	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
	South Road site	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
	CL - Princess Parade Site	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
	CL - Princess Parade Site	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
	Subtotal	£ 4,500,000.00	£ 4,500,000.00	£ 4,500,000.00	£ 4,500,000.00
	Princess Parade Land Value (Residential parcels)	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
	Total Income Source	£ 5,625,000.00	£ 5,625,000.00	£ 5,625,000.00	£ 5,625,000.00
3.20	DC Contributions				
	Phase 1 Project Cost Estimate	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
	Phase 2 Project Cost Estimate	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
	Less Total Income Source	£ -	£ -	£ -	£ -
4.10	Total DC Contribution	£ 2,250,000.00	£ 2,250,000.00	£ 2,250,000.00	£ 2,250,000.00

	Phase 1	Phase 2	Phase 3	Phase 4	
3.10	Construction Works estimate	£ 2,568,889.00	£ 2,568,889.00	£ 2,568,889.00	£ 2,568,889.00
3.20	Risk allowance @ 10%	£ 256,888.90	£ 256,888.90	£ 256,888.90	£ 256,888.90
3.30	Contract Cost Estimate	£ 2,825,777.90	£ 2,825,777.90	£ 2,825,777.90	£ 2,825,777.90
3.40	Project design/Team fees @ 15%	£ 423,916.65	£ 423,916.65	£ 423,916.65	£ 423,916.65
3.50	Client Direct Costs (DC)	£ -	£ -	£ -	£ -
3.60	Employers risk allowance @ 9%	£ 255,300.00	£ 255,300.00	£ 255,300.00	£ 255,300.00
3.70	Funding Costs	£ 18,991.00	£ 18,991.00	£ 18,991.00	£ 18,991.00
3.80	Project cost estimate	£ 3,679,091.00	£ 3,679,091.00	£ 3,679,091.00	£ 3,679,091.00
4.00	DC Contributions				
	Phase 1 Project Cost Estimate	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
	Phase 2 Project Cost Estimate	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00	£ 1,125,000.00
	Less Total Income Source	£ -	£ -	£ -	£ -
4.10	Total DC Contribution	£ 2,250,000.00	£ 2,250,000.00	£ 2,250,000.00	£ 2,250,000.00

Notes:
 1. Values are per DC viability schedule July 2017
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Princes Parade, Hythe
 Cost Estimate
 Updated 20/08/2017 - Phasing Split



Phasing Split													
Phase 1	Phase 2	Phase 3	Phase 4										
Extra over for Piled foundations; residential only - PHASE 3		3470 m2	£									Notes	
Extra over for Piled foundations; residential only - PHASE 4		10111 m2	£									Assumed that piling is not accounted for within costs per m2 for unit construction	
												Residential Units Total: £	
3.00 Leisure Centre													
3.01 Unit Construction													
Leisure Centre		1 item	£									B&M Construction Works Estimate Based on 3013m2 GIFA scheme (as per planning submission)	
												Leisure Centre Total: £	
4.00 Boutique hotel and restaurant building - Excluded													
4.01 Unit Construction													
Boutique hotel and restaurant building		1 item	£									Based on BCIS analysis for a shell & core only build.	
												Boutique Hotel & Café Building Total: £	
5.00 Canoe Club - Excluded												EXCLUDED	
5.01 Unit Construction													
Canoe Club		1 item	£									Canoe Club Total: £ - EXCLUDED	
6.00 Information / food kiosk - Excluded													
6.01 Unit Construction													
Information / food kiosk		1 item	£									Information / Food Kiosk Total: £ - EXCLUDED	
7.00 External Works													
7.01 Diversion of Princes Parade												B&M Review Combined Rising Main Costs dated 23rd September 2016 (construction costs)	
Say 1200mm diameter pipe		1155 item	£									Foul water drainage diversion	
Extra over for disposal of excavated material (contaminated subsoil)		3465 m	£										
Manholes and connections to existing system		2 m2	£										
Manholes within line of new run;additional for orientation		4 m2	£										
Formation of new Princes Parade road to the North of site;including traffic calming, kerbing and street lighting		866 m	£										
Extra over for disposal of excavated material (contaminated subsoil)		3118 m3	£										
Reinstatement of road surface; including preparation works; line markings (at ends)		180 m2	£										

Princes Parade, Hythe

Cost Estimate

Updated 20/08/2017 - Phasing Split



	Phasing Split							
	Phase 1							
	Phase 2							
	Phase 3							
	Phase 4							

										Notes
9.00	Services									
9.01	Electric									
	Electric - PHASE 2	1 item	£							As per Peter Brett Report dated June 2016 (refers to UKPN estimate dated 18/03/2016)
	PHASE 3	49 nr	£							Allowance for trenching or alike (150 residential buildings, restaurant/hotel, leisure centre, canoe club & information kiosk)
	PHASE 4	105 nr	£							
								£		
9.02	Water									
	Water - PHASE 2	1 item	£							As per Peter Brett Report dated June 2016 (refers to Affinity Water estimate dated 14/04/2016)
	PHASE 3	49 nr	£							Allowance for trenching or alike (150 residential buildings, restaurant/hotel, leisure centre, canoe club & information kiosk)
	PHASE 4	105 nr	£							
								£		
9.03	Gas									
	Gas - PHASE 2	1 item	£							As per Peter Brett Report dated June 2016 (refers to SGN estimate dated 01/04/2016)
	PHASE 3	49 nr	£							Allowance for trenching or alike (150 residential buildings, restaurant/hotel, leisure centre, canoe club & information kiosk)
	PHASE 4	105 nr	£							
								£		
9.04	Telecommunications and Other									
	PHASE 3	49 nr	£							Allowance for trenching or alike (150 residential buildings, restaurant/hotel, leisure centre, canoe club & information kiosk)
	PHASE 4	105 nr	£							
								£		
9.05	Street Lighting									
	Columns - PHASE 2	15 nr	£							Quantity estimated
	Columns - PHASE 3	15 nr	£							
								£		
								Services Total:	£	
10.00	Soft Landscaping									
10.01	Seeding and Turfing									
	Grassed areas; private rear gardens - PHASE 3	1718 m2	£							Assumed turf
	Grassed areas; private rear gardens - PHASE 4	2600 m2	£							
	Grassed areas; communal grass areas - PHASE 2	1001 m2	£							Assumed turf
	Grassed areas; communal grass areas - PHASE 3	2290 m2	£							
	Grassed areas; open spaces - PHASE 4	27956 m2	£							Assumed grass
								£		

Princes Parade, Hythe										
Cost Estimate										
Updated 20/08/2017 - Phasing Split										
	Phasing Split									
	Phase 1									
	Phase 2									
	Phase 3									
	Phase 4									
									Notes	
(C)	Project Cost Estimate (excl VAT)						E			





COST SUMMARY

Base Date of Cost Plan	13-Feb-2018	
Gross Internal Floor Area	3013 m2	
Construction Works Estimate	13,759,777.00	Total (A) - see details below
Contract Cost Estimate	16,649,330.50	Total (B) - see details below
Project Cost Estimate (Exc. VAT)	19,259,602.56	Total (C) - see details below

Elemental Cost Summary

Ref	Description	Total (£)	Notes	£/m2
1	Construction Works			
1.1	Enabling Works		Ground Remediation	
1.2	Substructure		See Breakdown	
1.3	Superstructure		See Breakdown	
1.4	Internal Finishes		See Breakdown	
1.5	Fittings, Furnishings & Equipment		See Breakdown	
1.6	Services		See Breakdown	
1.7	Site Works		See Breakdown	
	Sub-Total			
2	Main Contractor's Preliminaries Estimate		based on 13.0%	
	Sub-Total			
3.1	Main Contractor's OHP (total 7.0%)		based on 7.0%	
3.2	Scape OHP (?)		not applicable	
3.3	Framework Fee (1.5%)		based on 1.5%	
(A) Construction Works Estimate (Total)				
4	Inflation			
4.1	Tender Inflation Estimate		above figures based	
4.2	Construction Inflation Estimate		above figures based	
5	Risk Allowances Estimate			
5.1	Design Development Risks Estimate		based on 5.0%	
5.2	Construction Risks Estimate		based on 5.0%	
5.3	Dayworks		not applicable	
	Sub-Total			
6	Main Contractor Fees / Surveys			
6.1	Pre Construction Fees		included in 6.2	
6.2	Professional / Design Fees		based on 9.0%	
6.3	Surveys / Reports		based on 1.0%	
(B) Contract Cost Estimate (Total)				
7	Project/Design Team Fees			
7.1	Client Direct Consultant Fees		based on 3.0%	
7.2	Other Fees / Surveys		based on 2.0%	
	Sub-Total			
8	Other Development / Project Costs			
8.1	Client Direct Costs		Funding Costs	
8.2	Loose Fittings and Equipment		See Breakdown	
	Sub-Total			
9	Employer Risk Allowance		based on 9.0%	
(C) Project Cost Estimate (excl VAT)				



ELEMENTAL BREAKDOWN

Description	Total	£/m2
Enabling Works		
Ground remediation and stabilisation		
Building Works		
<i>Substructure</i>		
Substructure		
<i>Superstructure</i>		
Frame		
Upper Floors		
Roof		
Stairs		
External Walls		
Windows and External Doors		
Internal Walls and Partitions		
Internal Doors		
<i>Internal Finishes</i>		
Wall Finishes		
Floor Finishes		
Ceiling Finishes		
<i>Fittings, Furnishings & Equipment</i>		
Fittings, Furnishings & Equipment		
<i>Services</i>		
Sanitary Installations		
Services Equipment		
Disposal Installations		
Water Installations		
Heat Source		
Space Heating and Air Conditioning		
Ventilation		
Electrical Installations		
Fuel Installations		
Lift and Conveyor Installations		
Fire and Lightning Protection		
Communication, Security and Control Systems		
Specialist Installations		
Builders Work in Connection with Services		
Site Works		
External Works		
Drainage		
External Services		
Total		

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 28 February 2018 16:31
To: [REDACTED]@shepway.gov.uk
Subject: RE: Princes Parade
Attachments: image001.png; image002.png; image003.png; image641000.png; image609001.png; image986002.png

[REDACTED]

That would be why I had £360 in my cash flow spreadsheet, but couldn't invoice (can you raise PO for this). Hourly rate is £60 x 7 = £420.
£780 in total.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 28 February 2018 15:51
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: RE: Princes Parade

[REDACTED]

Just checking thorough previous e-mails I cannot seem to trace a purchase order for the £360 fee for the cash flow project that B&M undertook. Can you confirm you have not received anything in which case I will get one raised.

I terms of the Nickolls Quarry work this was based on a fee of £1500 (SD00272). I need to add on the additional 7 hours. Can you let me know the hourly rate.

Thanks

[REDACTED]

[REDACTED]
>> Strategic Development Projects Manager

>> t: [REDACTED]

>> m: [REDACTED]

>> f: [REDACTED]

>> Shepway District Council, Civic Centre, Castle Hill Avenue,

>> Folkestone, Kent, CT20 2QY.

>> E: [REDACTED]@shepway.gov.uk

>> www.shepway.gov.uk

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From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]

Sent: 28 February 2018 15:16

To: [REDACTED]

Subject: Princes Parade

[REDACTED]

As a fee note, it has taken me another 3 hours to run through this, so can you add that on to advice issued yesterday and provide PO as required.

Best,

[REDACTED] | BSc. MRICS

Director

T. [REDACTED]

E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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