

DATE:	15 NOVEMBER 2024
FUNDER:	WEST ONE DEVELOPMENT FINANCE LTD
SITE ADDRESS:	87 HIGH STREET, 1-5 CENTRAL AVENUE SITTINGBOURNE ME10 4AU
BORROWER:	LONDON DEVELOPMENTS GLOBAL LIMITED
JOB NUMBER:	C005

CONTENTS

1.0	EXECUTIVE SUMMARY	3
2.0	PROJECT DESCRIPTION	8
3.0	DEVELOPMENT COSTS	9
4.0	DESIGN	11
5.0	PROPOSED PROCUREMENT METHOD	12
6.0	REPORTS AND SURVEYS	12
7.0	INSURANCES AND WARRANTIES	14
8.0	THIRD-PARTY AND STATUTORY MATTERS	14
9.0	COMPLIANCE	17
10.0	RISK REGISTER AND CONCLUSIONS	18
11.0	SCHEDULE OF OUTSTANDING INFORMATION	22
12.0	APPENDICES	22
APPENDIX I	PHOTOGRAPHS	
APPENDIX II	CONTRACT SUM ANALYSIS	
APPENDIX III	PLANNING CONSENT	
APPENDIX IV	PROPOSED SCHEME DESIGN	
APPENDIX V	REGENCY GROVE ESTIMATE	

1.0 Executive Summary

- 1.1 Regency Grove Ltd (“RG”) has been appointed as Project Monitors by West One Development Finance Ltd (“Funder”) to act for them on a development being undertaken by London Developments Global Limited (“Borrower”). We confirm that we are independent Chartered Surveyors and have no conflict of interest in accepting these instructions. This report is for the confidential use of the Funder and has been prepared generally in accordance with our instruction on 11th October 2024. The opinions expressed in this report are those of Regency Grove Consultants acting as Project Monitoring Surveyor under the terms of this appointment.
- 1.2 The proposed scheme is to convert the first and second floor of an existing office building into residential apartments, in addition to erecting an additional floor and a three storey rear extension. The development will create 22 self contained residential apartment units. The subject building sits on a corner plot and fronts onto High Street and Central Avenue in Sittingbourne Town Centre, which is served by satisfactory transport links including Sittingbourne National Rail, the station is located location which is located 0.2 miles away and provides direct train links to London Victoria. We believe the proposed development to be of good character and suitable for the area.
- 1.3 The Local Authority overseeing the planning conformity is Swale Borough Council. The site awaits Planning Approval under planning application reference 23/505558/Full.
- 1.4 The Borrower will be adopting the role of developer and will be appointing a third-party contractor to complete the construction works. The Borrower has advised that they are currently negotiating with two contractors, (A) Umar Builders (B) Beasons Construction Limited. We are yet to understand what contract the project will be let on.
- 1.5 We are not familiar with the Borrower, although we are presented with their project history. We note that the proposed scheme seems to be on a slightly larger scale than the Borrower's previous residential development projects, save their involvement in the development of 45 studio apartments in 2003 in Nuneaton. We believe that based in the C.V submitted the Borrower will be reliant on having the right professional and construction team to complete the scheme successfully. Our key findings within this report are outlined below.

Report Section	Item	Comments	Risk Level
2.0	The Developer Team	<p>We understand the Borrower has competitively tendered the works and is currently negotiating with two contractors. We are yet to understand what contract the project will be let on.</p> <p>We understand that the Borrower has appointed an Architect – Ken Judge & Associates Ltd and the Structural Engineer is Ben Segeth Associates. We await their fee proposals, appointment documents and insurances.</p> <p>We are not familiar with either consultant, however, from our desktop study as a practice, Ken Judge & Associates Ltd has experience with working on smaller residential schemes, whilst Ben Segeth Associates appear to be a small outfit providing engineering services, they do not appear to have an on-line presence to review their project history.</p>	Medium
3.0	Development / Construction Costs	The Funder has advised that they are looking to provide a Loan Facility of £3,843,000.00 including Purchase, Build Costs, Build Contingency, Monitoring Surveyor Allocation, Interest Allocations, Arrangement Fees, Insurance Fees, and Audit Fees.	High

		<p>The Borrower has merely provided an estimate of the project costs, the costs have been calculated as follows: A. Conversion of flats within the existing building: £1,300 per square meter. B. Addition of a new floor with flats: £1,800 per square meter; And C. Construction of a new building with flats: £1,800 per square meter.</p> <p>The Borrower's Construction Cost to complete the scheme equates to £2,463,200.00 which includes a £117,270.00 Contingency, split to £1,270/m² or £118/ft² based on our GIA measure. We cannot comment as to where the Borrower's costs sit concerning the BCIS £/M2 study, as the data provided is incomplete.</p> <p>Regency Grove's comparative cost for construction works to be carried out by a third-party contractor amounts to approx. £3,756,000.00 (£1,937 m² / £180 ft², based on our GIA of 1,939 m² / 20,871 ft²). This sum includes construction, external works, preliminaries, the main contractor's overheads, profit, and a contingency of 5%.</p> <p>In our opinion the proposed build costs presented by the Borrower represent an unrealistic assessment of the anticipated costs and when compared to our estimate there is a shortfall of circa. £1.292m.</p> <p>We have not received any fee quotations for the professional fees or received an adequate budget for the professional consultants' involvement. We would typically expect to see an allowance in the region of 6-8%.</p>	
4.0	Design and Specification	<p>We are only provided with existing and proposed drawings up to RIBA stage 3. We understand that the Construction drawings are in the process of being developed, but are dependent on the structural engineer drawings.</p> <p>We have not received a Structural Engineer's report to confirm the structural stability of the subject property, and the ability to support the intended imposed loads. Also, given the age of the building, the testing of carbonation is expected. Therefore, we await comfort on the viability of the conversion and extension.</p> <p>We have not received the fire strategy, and therefore are unaware of the life safety proposals and design.</p> <p>We believe even with the additional storey that the building sits below 18m and therefore is not classified as a Higher Risk Building under the Building Safety Act 2022.</p> <p>We have not received a specification or the employer's requirements, but the Borrower has advised that the development is intended to have a high end specification.</p>	Medium
5.0	Procurement Method	<p>The Borrower will be adopting the role of developer and will be appointing a third-party contractor to complete the construction works. The Borrower has advised that they are currently negotiating with two contractors, (A) Umar Builders (B) Beasons Construction Limited. We are yet to understand what contract the project will be let on but would advise that the contract utilised is from the JCT suite of contracts.</p>	Low

6.0	Reports and Surveys	<p>We have received the Heritage Statement produced by BJHC, dated 23 October 2023. The report notes that the site resides in Sittingbourne Conversation Area, but the building is not listed. The report highlights that (A) the extension is not to the rear (east elevation) of the building but to its south elevation and increases the length of the building by approximately one-quarter. This increases the roadside presence onto Central Avenue and therefore has no impact on the heritage assets in the High Street. (B) The proposed third floor is the same height as the current plant room but is most of the length of the building. It has been recessed from the High Street such that it is difficult to see it other than from a great distance and therefore would have negligible effect on the setting of the Listed buildings.</p> <p>We have received an Air quality assessment produced by NRG Consulting, dated 15th November 2023, which summarises “based on the findings of this report relating to the Air Quality levels at the proposed development, it is considered that Air Quality does not present a constraint for the grant of planning permission.”</p> <p>We have received the Construction Management Plan, produced by NRG consulting, we do not have any untoward comments, but note it is proposed to have the materials unloading/storage bay on the public footpath of Central Avenue due to the immediate site constraints for construction vehicles to enter the site. The use of this footpath for loading will require the temporary removal and replacement of street furniture at Central Avenue, subject to Swale Council’s agreement. We suspect that if Swale Council agree a highway condition survey of this local area will need to be undertaken. We note the development programme is noted as 15 months.</p> <p>As noted above we have not received a Structural Engineer’s report to confirm the structural stability of the subject property, and the ability to support the intended imposed loads. Also, given the age of the building, the testing of carbonation is expected. Therefore, we await comfort on the viability of the conversion and extension.</p> <p>There is a Sustainable Urban Drainage System strategy, prepared by Numbus engineering consultants, the report provides a SuDS strategy to alleviate local flooding and as such the proposed SuDS design includes two wall mounted rainwater harvesting tanks, green or sedum roofing, with the remaining surface water runoff to be attenuated and conveyed to the existing surface water network.</p> <p>We understand from NRG Consulting’s energy statement, produced in 2023, that the development will incorporate efficient building services to limit carbon emissions, including: • A zero-NOx heating system; • LED Lighting and ; MVHR; illustrating a reduction in CO2 emissions.</p> <p>We have received a Noise Impact Assessment, produced by DAA Group, the report alludes to the impact of noise from external areas will not prejudice the amenities of any future occupants provided specification details are followed within the report, including the proposed acoustically treated mechanical ventilation reducing the need to open windows, and sound insulation treatment to the separating floor within the units.</p>	Low/Med
-----	---------------------	--	---------

		<p>We have not received a topographical Land Survey, the site is on a gradient from South to North.</p> <p>We have not received the refurbishment Asbestos Survey Report that would identify any Asbestos Containing Material, which has been requested.</p> <p>We have not received an Environmental Risk Survey, to identify any contaminated land.</p> <p>We note from the GTA civils and transport statement that there are no unacceptable highway or transport impacts resultant of the proposed development, therefore planning permission should not be refused on transport grounds.</p> <p>We have not received utility mapping for the site.</p>	
7.0	Insurances and Warranties	<p>The Contractor is yet to be appointed and therefore we have not obtained the Contractor's All-Risks policy. We would expect the policy to be in joint names, as the building exists. We also expect the value of the cover to exceed the proposed build costs and the interest of the Funder to be noted as the first loss payee.</p> <p>We have advised the Borrower that non-negligence insurance should be purchased given the extent of the works and the vicinity.</p> <p>Once the contractor and the professional team are appointed, we will seek the necessary Professional Indemnity Insurances.</p> <p>We await confirmation from the Funder as to whether they are seeking Collateral Warranties from the Contractor.</p>	Medium
8.0	Third-Party and Statutory Matters	<p>Planning - The Local Authority overseeing the planning conformity is Swale Council. The site has verbal Planning Approval under planning application reference: 23/505558/FULL. We have seen a video of the committee vote and await this to be formalised. The Borrower has provided us with the proposed draft planning conditions, but this is not on the council's letterhead paper. We note a possible 23 conditions, which do not appear onerous.</p> <p>S106 - We note a S.106 applies, we have received a draft version, between Swale Borough Council, London Development (Global) Limited and West One Loan Limited. The report outlines that an adult social care contribution is required in the amount of £3,979.36, a bin contribution of £5,589.80, Borough council monitoring fees of £4,740.52, County Council monitoring fee of £300, Community learning and skills contribution of £752.62, Integrated children's services contribution of £1322.90, NHS Contribution of £16,416, Open space contributions of £26,281.42, Secondary education contribution of £25,142.40, Special Education needs and disabilities contribution of £2,519.28, Strategic Access Management and Monitoring Measures(SAMMS) Contribution" of £7,220.94, and waste contribution of £4270.82. We note that there is a first homes requirement, comprising of three dwellings, of which there is a price cap of £250,000 when selling (subject to conditions).</p> <p>Community Infrastructure Levy - applies to the site and we await the notices to be issued.</p>	Medium

		<p>Party Wall – The only property that has cause to evoke Party Wall Matters to arise concerns 79 High Street. We await further the appointment of the Party Wall surveyor and copies of the notices and if necessary the Party Wall Awards, which should follow with the adjoining owner dissents.</p> <p>Rights of Light - We have not received a Rights to Light report. We are not Rights of Light specialists, but it would appear any infringement is likely to be negligible but we await a RoL report or Letter of Comfort.</p>	
9.0	Compliance	<p>We understand the role of Principal Designer will be undertaken by Ken Judge & Associates Ltd however fee quotes and a formal instruction are awaited. The Principal Contractor is yet to be selected, once the contractor is appointed we expect to be furnished with Pre-Construction Health and Safety Plan, Construction Phase Health and Safety Plan, and the F10. We expect these to be formalised and issued before works commence on-site.</p> <p>The Borrower has not appointed a Building Control Inspector or Building Warranty provider. We understand that the Borrower is likely to appoint Complete Building Control as the Approved Inspector and ICW as the Building Warranty provider. We await further updates.</p>	Medium

Table 1

1.7 The table below shows the Loan Facility against the Borrower's Forecast Costs;

	Funder's Loan Facility	Borrower's Budget
	£	£
Purchase	742,008.00	742,008.00
Build Costs	2,345,210.00	£2,345,390.00
Build Contingency	117,261.00	117,270.00
Monitoring Surveyor Allocation	28,710.00	28710.00
Interest Allocation	568,503.00	568503.00
Arrangement Fee	38,430.00	38430.00
Insurance Fees	2,528.00	2528.00
Audit Fee	350.00	350.00
Total (Incl. Purchase)	3,843,000.00	3,843,189.00
Total (Excl. Purchase)	3,100,992.00	3,101,181.00

Table 2

- 1.8 The Funder has advised that they are looking to provide a Loan Facility of £3,843,000.00 as shown in the above table.
- 1.9 The cost plan that the Borrower provided (**Appendix II**) has an expected development cost of £2,462,660 exc VAT, which includes Construction, Contingency, and Professional Fees, which mostly aligns with the Loan Facility. We have included the Funder Fees and purchase costs as per the Facility Letter. We note that a Community Infrastructure Levey and a S.106 agreement will encompass monetary contributions, which are yet to be finalised.
- 1.10 The Borrower has provided a Gross Internal Area (GIA) for the development of 1,548.30 m² (16,665.90 ft²). We have cross-checked this measure and found a difference of 390.62 m², as we measure 1,939 m² (20,871 ft²). We believe that the communal areas have not been included and there is a discrepancy with the internal measure, therefore

we have included our GIA measure in the cost comparison formulas. This is based upon the measured drawings provided by the Borrower.

- 1.11 We note that our instruction letter highlights an 18-month construction period.
- 1.12 The proposed scheme covers the redevelopment of a 1960s commercial premise into residential dwelling flats, with a rear and upward extension. In total the proposed planning consent allows for 22 dwelling flats along with amenity spaces.
- 1.13 Below is a schedule of Outstanding Information;

No.	Item	Risk Rating
1.	Planning consent	Medium
2.	Executed S.106	Medium
3.	Community Infrastructure Liability Levy	Medium
4.	Contract tendered quotes	Medium
5.	Programme	Medium
6.	Await the specifications or the employer's requirements	Medium
7.	Appointment of Professional team inc Building Control and Building Warranty Providers	Medium
8.	RIBA Stage 4 drawings including typical apartment M&E layout	Medium
9.	Structural Engineer's report to confirm the structural stability of the subject property, and the ability to support the intended imposed loads. Also, given the age of the building, the testing of carbonation	Medium
10.	Fire strategy	Medium
11.	The Environmental Risk Survey	Medium
12.	Collateral Warranties	Low
13.	The refurbishment and demolition Asbestos Survey Report	Low
14.	Party Wall surveyor appointment and PW notices	Low
15.	Professional Indemnity Insurance / Non-negligence insurance	Low
16.	C.A.R with the funder's noted interest on the Contractor's All Risk Policy	Low
17.	Utility Quotations	Low
18.	Report on Title	Low

Table 3

- 1.14 All figures used within this report exclude VAT unless otherwise stated.
- 1.15 If you require any further information or clarification in connection with this report please do not hesitate to contact Fabian Brown, E: Fabian.brown@regencygrove.com M: 07775 586628.

2.0 Project Description

- 2.1 The site is in the heart of Sittingbourne town centre positioned on the corner of High Street and Central Avenue. The site is approximately 0.2 miles southwest of Sittingbourne train station. The site is located within the Sittingbourne High Street conservation area. The immediate area comprises both commercial and residential properties. A Site Location Plan is shown in **Appendix IV**.
- 2.2 The Local Authority overseeing the planning conformity is Swale Council. The site has verbal Planning Approval under planning application reference: 23/505558/FULL. We have witnessed a video of the committee vote and await this to be formalised. The Borrower has provided us with the proposed draft planning conditions, but this is not on the council's letterhead paper. We note a possible 23 conditions, which do not appear onerous. The proposed scheme is shown in **Appendix IV**.

- 2.3 We visited the site on 18th October 2024, photographs taken during our visit are attached in **Appendix I**.
- 2.4 We understand that the Borrower has acquired the property, on visiting the site no material works had commenced. At present a contractor has not been appointed and we are advised that the following consultants will be appointed.

Consultant	Company	Appointment Received	Fee budgeted (Approx.)
Architect	Advised to be Ken Judge & Associates Ltd	No	TBC
Structural Engineer	Advised to be Ben Segeth Associates	No	TBC
M&E Consultant	TBC	No	TBC
Cost Consultant	TBC	No	TBC
Principal Designer	TBC	No	TBC
RoL surveyor	TBC	No	TBC
Party Wall Surveyor	TBC	No	TBC
Sub-Total			
Building Control	Complete Building Control	No	TBC
Building Warranty	ICW	No	-
Total			Unknown

Table 4

- 2.5 We have received reports and surveys and we comment upon these later in this report.
- 2.6 We note that the Borrower advised that they will be engaging the services of the Architect, Structural Engineer, Building Control and Building Warranty. However, we are not in receipt of any formal appointments nor any fee proposals/scope of services. We are not familiar with the Borrower's proposed professional team, however, from our desktop study as a practice, Ken Judge & Associates Ltd has experience with working on smaller residential schemes, whilst Ben Segeth Associates appears to be a small outfit providing engineering services, they do not appear to have an on-line presence to review their project history.

3.0 Development Costs

- 3.1 We are provided with the Borrower's overall breakdown of the proposed development costs as shown below;

	Borrower's Budget
	£
Purchase	742,008.00
Build Costs	£2,345,390.00
Build Contingency	117,270.00
Monitoring Surveyor Allocation	28710.00
Interest Allocation	568503.00
Arrangement Fee	38430.00
CIL	TBC
S106	TBC
Insurance Fees	2528.00
Audit Fee	350.00
Total	3,843,189.00

Table 5

- 3.2 Our remit requires us to consider construction-related costs, the associated professional fees, and the soft costs for this development. Comments regarding the other development costs such as land purchase price, land value, stamp duty, funder charges, loan interest, project funding, off-site works, legal fees, and the like are excluded. All figures used within this report exclude VAT unless otherwise stated.
- 3.3 The Borrowers Budget Estimate includes a total construction cost of £2,462,660.00 including Contingency and Fees. We note that a Community Infrastructure Levy and a S106 agreement will encompass monetary contributions, which are yet to be finalised. The remaining costs within the Loan Facility are broadly funding-related costs and fees.
- 3.4 Regency Grove Consultants have prepared an Order of Cost Estimate (OCE), dated November 2024 and we compare this cost estimate and our assumptions with the proposed costs below. The level of information received at this stage is largely insufficient for our cost reconciliation. However, a copy of our OCE is included in **Appendix V**. The comparable figures are shown in Table 6 below;

Component	Funder's Loan Facility	Borrower's Budget	Regency Grove Third Party
	£	£	£
Build Costs	2,345,210.00	2,345,930.00	3,576,903.60
Build Contingency	117,261.00	117,270.00	178,845.00
Construction Total	2,462,471.00	2,463,200.00	3,755,748.60
SAY	2,462,000.00	2,463,000.00	3,756,000.00
Cost / m ²		1,270	1,937
Cost / ft ²		118	180
Purchase	742,008	742,008	742,008
Monitoring Surveyor Allocation	28,710.00	28,710	28,710.00
Interest Allocation	568,503.00	568,503	568,503.00
Arrangement Fee	38,430.00	38,430	38,430.00
CIL	TBC	TBC	Await
S106	TBC	TBC	98,536.06
Insurance Fees	2,528.00	2,528	2,528.00
Audit Fee	350.00	350	350.00
Sub Total	1,380,529.00	1,380,529.00	1,479,065.06
Total	3,843,000.00	3,843,729.00	5,234,813.66

Table 6

- 3.5 Regency Grove's comparative cost for construction works to be carried out by a third-party contractor amounts to approx. **£3,756,000.00** (£1,937 m² / £180 ft², based on our GIA of 1,939 m² / 20,871 ft²). This sum includes construction, external works, preliminaries, the main contractor's overheads, profit, and a contingency of 5%. **Given the lack of information, we do not consider this estimation as a worst-case scenario.** We advise the Funder that this is a high-level estimated cost should an independent third-party contractor complete the scheme following a competitive tendering process.
- 3.6 As shown above, the Borrower's Construction Cost to complete the scheme equates to £2,463,200.00 which includes a £117,270.00 Contingency, split to £1,270/m² or £118/ft² based on our GIA measure. The Borrower has

not provided us with a meaningful cost breakdown or a specification (we note that the sum provided does not include: 1. Scaffolding 2. Lifts 3. Bathroom/Toilet and Kitchen Units: Excludes tiles, appliances, etc. 4. Electric Meters 5. Water Meters or for 6. Relocation of Top Floor Electrical Installations. We are unaware of the breakdown between professional fees, contingency, preliminaries and the OHP included in the cost estimate. We previously raised queries with the Borrower concerning such elements that were not explicit however, we never received an appropriate response. We note that contractors have only provided a sq ft/M estimate to the Borrower, which does not constitute a competitive tender process. We cannot comment as to where the Borrower's costs sit concerning the BCIS £/M2 study, as the data provided is incomplete.

3.7 Regency Grove included an overall average Contingency of 5% as conversion schemes that also involve new build elements can typically present unforeseen costs and therefore, we feel that the contingency allowance applied is reasonable for the scheme.

3.8 The Borrower has not provided a cashflow forecast although we will be looking to obtain one on commencement.

Professional Fees

3.9 We note that there is no professional fee provision within the proposed facility. However, we note that the Borrower will have a professional team consisting of Architects and Structural Engineers to name a few. We also note that a Building Control Inspector and Building Warranty provider will need to be appointed. We expect to receive the fee proposals including scope of services to review for all of the professional team. The overall allocation for professional fees is £0 within the Borrower's costs. We would typically expect to see an allowance in the region of 6-8%.

Summary

3.10 In our opinion the proposed build costs presented by the Borrower represent an unrealistic assessment of the anticipated costs and when compared to our estimate there is a shortfall of circa. £1.292m (RG estimate c.£3,756,000 Vs the Borrower's estimate of £2,463,000). We are therefore treating the proposed costs as unachievable and subsequently, we feel the Loan Facility allowance provided would prove insufficient given the current marketplace and the Funder may wish to increase the allowance to be more in line with our estimate. We feel that the overall cost position is inadequate. We further note that the design and specification need to be developed to enable the Borrower to adequately tender the packages to Contractors and suppliers to enable their cost appraisal to be more accurate.

3.11 We have not received any fee quotations for the professional fees or received an adequate budget for the professional consultants' involvement. We would typically expect to see an allowance in the region of 6-8%.

4.0 Design

4.1 The proposed works include reconfiguring the existing office building on the first and second floor, undertaking an upward extension and a rear extension to create 22 residential units, a mixture of 1-bed units, 2-bed units, and 3-bed units. The external façade will be retained and cleaned we understand that all windows will be changed. We are provided with existing and proposed drawings upto RIBA stage 3, for the proposed development. We have not received any further design development including indicative Mechanical, Electrical, or life safety system Layouts.

4.2 We have not received a Structural Engineer's report to confirm the structural stability of the subject property, and the ability to support the intended imposed loads. Also, given the age of the building, the testing of carbonation is expected. Therefore, we await comfort on the viability of the conversion and extension.

- 4.3 We have not received the fire strategy, and therefore are unaware of the life safety proposals and design.
- 4.4 We have not received a specification or the employer's requirements, but the Borrower has advised that the development is intended to have a high-end specification, based on the budget we deem a low to medium specification.
- 4.5 We believe the building will sit below 18m and therefore is not classified as a Higher Risk Building under the Building Safety Act 2022.

5.0 Proposed Procurement Method

- 5.1 The intention is for the Borrower to appoint the Contractor, under what contractor is yet to be confirmed but we advise the contract should be from the JCT Suite of contracts.
- 5.2 The Borrower is yet to formally appoint the Contractor and therefore a fixed timescale has not been agreed upon, however, we understand the Borrower is aiming for a 11-12 month build programme with a target commencement date in December 2024. However, we note in the Construction Management Plan a 15-month duration is noted. We note that the Funders instruction letter notes an 18-month construction period.
- 5.3 We would therefore refer the Funder to the targeted dates below;

	Borrower	Regency Grove Estimate
Start on Site	January 2025	January 2025
Project Completion	December 2026	March 2026

Table 7

- 5.4 We will seek the programme to analyse the logic and sequencing behind the 11-12-month forecast. In the first instance, we are more inclined to estimate the duration as 15-month based on a scheme of this nature. Therefore, we consider the completion of March 2026 as realistic, provided that works are actively progressing well with diligence.

6.0 Reports and Surveys

- 6.1 The table comments on the reports and surveys we received and highlights the outstanding items and matters arising from each report.

Key:

Green: indicates that there are no major concerns at present and no additional action other than continued monthly monitoring is suggested.

Amber: indicates that there are signs of potential significant delays, cost overruns, and/or quality issues and closer monitoring is recommended.

Red: indicates that significant delays, cost overruns, and /or any substantial issues with the quality of works are now in clear evidence and that action to improve the position is required.

Report	Matters Arising	Outcome / Outstanding Items	Risk Rating
Structural Survey	We await a report that confirms intrusive investigations have been undertaken to understand the materials in the existing structure i.e. whether there are proscribed methods or materials used; or whether the structure itself is deemed sufficient for the conversion. Also, given the age	We believe that comfort on the viability of the conversion and the upward extension is required.	Medium

	of the building, the testing of carbonation would be expected.		
Asbestos Survey	We have been provided with a management Asbestos survey, which highlights ACMs, but the refurbishment Asbestos Survey Report is awaited.	Any Asbestos Containing Material noted on-site will need to be removed and the necessary consignment notes provided.	Medium
Heritage Statement	The site is within Sittingbourne Conversation area, the works will have a negligible effect on the surrounding area and therefore no matters arising.	N/A	Low
Noise Impact Assessment	DAA Group Noise Impact assessment, highlights the need for noise mitigation.	A scheme of noise mitigation measures in the report provides specification details as appropriate for sound insulation treatment to the separating floor. We note that planning condition 11 imposes that a post-completion noise survey is undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority.	Low
Air quality assessment	NRG Consulting report notes that air quality does not present a constraint.	N/A	Low
Environmental Risk Survey	We have not received an environmental risk survey to identify notifiable risk including contamination.	Ground investigation awaited.	Low
Drainage survey	We have not received a drainage survey to identify that the drainage system is sufficient of the additional capacity. We have Numbus engineering consultants' SuDs strategy that demonstrates design suggestions.	The developer will need to ensure that the drainage proposals are designed and constructed in accordance with relevant statutory requirements. Proposed SuDS design includes two wall mounted rainwater harvesting tanks, green or sedum roofing, with the remaining surface water runoff to be attenuated and conveyed to the existing surface water network.	Low
Transport statement	We note from the GTA civils and transport statement that there are no unacceptable highway or transport impacts resultant of the proposed development.	N/A	Low

Table 8

6.3 We note that the Borrower is required to undertake a few environmental surveys to address some of the proposed planning requirements. We understand that the Borrower is yet to instruct such surveys. We do expect to receive a comprehensive structural report that will detail the viability of conversion before construction works commence, which we deem imperative.

6.4 As the table above notes, we regard no risks as 'High'.

Other matters - Title of Land

6.5 We await a copy of the Report on Title and will comment further upon receipt.

Other matters – Valuation

6.6 We await a copy of the valuation, which we understand has been undertaken.

Other Matters – Highways

6.7 A S278 agreement will not be required for this project but to confirm we would need to refer to Report on Title.

7.0 Insurances and Warranties

7.1 We have not received any insurance documentation to date but note the relevant insurance typically expected in the table below;

Party / Consultant	Type of Insurance	Amount of Cover £	Expiry Date
Contractor / Borrower	Contract Works	£-	-
	Public Liability	£-	-
	Employers Liability	£-	-
	Professional Indemnity	£-	-

Table 9

7.2 The contractor is yet to be appointed and as such we have not received a Contractors All-Risks policy. We expect the Borrower to ensure a policy is in place before works commence. The policy should explicitly cover the build costs and the interest of the Funder is noted as First Loss Payee. We shall also seek clarification on the design team and we expect to see evidence of the Professional Indemnity Insurance for the Structural Engineer, Architect and M&E consultants.

7.3 We await confirmation from the Funder as to whether they are seeking Collateral Warranties from the Contractor.

8.0 Third-Party and Statutory Matters

Planning Permission

8.1 The Local Authority overseeing the planning conformity is Swale Council. The site has verbal Planning Approval under planning application reference: 23/505558/FULL. We have seen a video of the committee vote and await this to be formalised. The Borrower has provided us with the proposed draft planning conditions, but this is not on the councils letterhead paper. We note a possible 23 conditions, which do not appear onerous, A copy of the draft conditions is included in **Appendix III**. This application is likely to be subject to the following 23 conditions as outlined below:

Ref No.	Condition	Timescale Required	Current Status
1	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted	Statement of Compliance	Active

2	The scheme permitted shall be carried out in accordance with the approved plans and other documents listed.	Statement of Compliance	Active
3	The development hereby approved shall be construed and incorporate sustainability measures as set out in the Energy Statement (NRG Consulting, November 2023)	Statement of Compliance	Active
4	The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those on the existing building in terms of type, colour and texture.	Statement of Compliance	Active
5	No development beyond the construction of foundations shall take place until details and samples of all the external finishing materials (including details of replacement windows to an existing building) to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.	Pre-commencement	Active
6	To assess and mitigate the impacts of development on significant archaeological remains. 3 parts to the condition	Pre-commencement	Active
7	Within six months of the completion of archaeological works, a Post-Excavation Assessment Report shall be submitted to and approved in writing by the local planning authority. 3 parts to the condition	Statement of Compliance	Active
8	Prior to the first occupation of any unit hereby permitted, details for a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority.	Prior to occupation	Active
9	Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority.	Pre-commencement	Active
10	No Building on any phase of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system, and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.	Pre-commencement	Active
11	No dwelling shall be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority.	Prior to occupation	Active
12	No external lighting shall be installed until a detailed scheme of lighting has been submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development.	Statement of Compliance	Active
13	No development beyond the construction of foundations shall take place until the Local Planning Authority has received full details showing a minimum of 8 bins and their location and approved them in writing.	Prior to relevant parts	Active
14	No construction work in connection with the development shall take place between certain times and on certain days.	Statement of Compliance	Active
15	No development beyond the construction of foundations shall take place until the applicant has submitted details of what measures will be implemented to design out crime.	Prior to relevant parts	Active
16	If during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority.	Statement of Compliance	Active
17	No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority.	Prior to relevant parts	Active
18	All hard and soft landscape works shall be carried out in accordance with the approved details.	Prior to occupation	Active
19	The area shown on the submitted plan as car parking space shall be kept available for such use at all times and no permanent development.	Statement of Compliance	Active

20	The EV charging points hereby approved, as shown on the submitted plan (drawing number 2666/10 rev B), shall be installed prior to the first occupation within site commencing.	Prior to occupation	Active
21	No development beyond the construction of foundations shall take place until full details and design of cycle parking facilities to accommodate a minimum of 22 cycle spaces (in accordance with the hearby approved Transport Statement), shall be submitted to and approved in writing by the Local Planning Authority.	Prior to relevant parts	Active
22	The development shall be carried out in accordance with the Construction Management Plan (NRG Consulting, November 2023), unless otherwise agreed in writing with the Local Planning Authority.	Statement of Compliance	Active
23	All dwellings shall be constructed to accord with part M4(2) of the Building Regulations.	Statement of Compliance	Active

Table 10 – Proposed/Draft planning conditions

8.2 The proposed planning approval includes four pre-commencement conditions and four prior to relevant part conditions. Once the Planning Consent is formalised, we expect submissions to discharge the pre-commencement conditions to be submitted prior to starting works on-site.

8.3 We note none of the proposed conditions are onerous.

Section 104, 106, 278

8.4 We note a S.106 applies, we have received a draft version, between Swale Borough Council, London Development (Global) Limited and West One Loan Limited. The report outlines that: An adult social care contribution is required in the amount of £3,979.36, a bin contribution of £5,589.80, Borough council monitoring fees of £4,740.52, County Council monitoring fee of £300, Community learning and skills contribution of £752.62, Integrated children's services contribution of £1322.90, NHS Contribution of £16,416, Open space contributions of £26,281.42, Secondary education contribution of £25,142.40, Special Education needs and disabilities contribution of £2,519.28, Strategic Access Management and Monitoring Measures(SAMMS) Contribution” of £7,220.94, and waste contribution of £4270.82. We note that there is a first homes requirement, comprising of three dwellings, of which there is a price cap of £250,000 when selling (subject to conditions).

CIL (Community Infrastructure Levy)

8.5 Community Infrastructure Levy appears to apply to the site and we look to the Report on Title for confirmation.

TPO's (Tree Preservation Orders)

8.6 There are no trees on-site and therefore no TPO's are relevant to this site.

Listed Building Consent / Conservation Area Consent

8.7 The site is located within the Sittingbourne High Street conservation area, but the building is not a listed building.

Party Wall Matters etc.

8.8 The only property that may cause Party Wall Matters to arise concerns 79 High Street. We await further the appointment of the Party Wall surveyor and copies of the notices and if necessary the Party Wall Awards, which should follow should the adjoining owner dissent.

Rights of Light

- 8.9 We have not received a Rights to Light report. We are not Rights of Light specialists, but it would appear any infringement is likely to be negligible, we await a RoL report or Letter of Comfort.

CDM Regulations

- 8.10 We understand the role of Principal Designer will be undertaken by Ken Judge & Associates Ltd however fee quote and formal instruction are awaited.
- 8.11 The Principal Contractor is yet to be selected, once the contractor is appointed, we expect to be furnished with Pre-Construction Health and Safety Plan, Construction Phase Health and Safety Plan, and the F10; prior to works commencing on-site.

Utilities

- 8.12 The building currently has Electricity, Gas, Water, and Data. We are unaware of what the Borrower has allowed for utility upgrades and the like. We note the site is connected to all statutory utilities but there will be further cost implications to connecting all apartments and communal areas.
- 8.13 We have received the draft Groundsure utility report, produced by InfoTrack. As the report is in draft we note that some asset-owners' responses are awaited. However, some of those responded asset owners have assets within the vicinity or close by. At present, the asset that poses a risk is Southern Water as a foul gravity sewer and water mains are running within the site boundary; therefore a build-over agreement with Southern Water maybe required. We note that LV underground cables also run through the site to the rear, which appears to be for the sole use of the subject premises, but that includes that of the retail unit (Natwest Bank).

Building Regulation

- 8.14 The Borrower has not appointed an Approved Inspector but they advise that it may Complete Building Control, who are known to us, however, a fee quote is yet to be received and as such, there is no appointment. We understand that this will be in place imminently. We are not aware of the Borrower's budget for this line item.

Building Warranty

- 8.15 The Borrower has not appointed a Building Warranty provider but alludes to appointing ICW. A fee quote is yet to be received and as such there is no appointment. The Borrower has not included a sum within the appraisal and therefore we cannot comment on the budget. Once we have further information we can comment.

9.0 Compliance

- 9.1 We highlight the general compliance requirements below including key regulatory issues that the Borrower will need to consider;

Planning Consent	We await planning conformity from Swale Council.
Discharge of Planning Conditions	We await final planning conditions and discharge of all pre-commencement conditions.
S106 / CIL	We await the final/executed S.106 and CIL levy.
Party Wall Matters	We await the appointment of the Party Wall surveyor and copies of the notices issued.
Rights of Light	We await RoL report or a letter of comfort that there are unlikely to be any actionable losses.

CDM	The Principal Contractor is yet to be selected, once the contractor is appointed we expect to be furnished with Pre-Construction Health and Safety Plan, Construction Phase Health and Safety Plan, and the F10. We expect these to be formalised and issued before works commence on-site.
Utilities	The building currently has all major utilities connected but works will be required to supply utilities to all apartments. Budget and estimate awaited.
Building Control	Await fee quote and appointment of selected Approved Inspector.
Building Warranty	Await fee quote and appointment of selected Building Warranty provider.

Table 11

9.2 We do not feel that the above compliance matters are satisfactorily progressed.

10.0 Risk Register and Conclusions

Report Section	Item	Comments	Risk Level
2.0	The Developer Team	<p>We understand the Borrower has competitively tendered the works and is currently negotiating with two contractors. We are yet to understand what contract the project will be let on.</p> <p>We understand that the Borrower has appointed an Architect – Ken Judge & Associates Ltd and the Structural Engineer is Ben Segeth Associates. We await their fee proposals, appointment documents and insurances.</p> <p>We are not familiar with either consultant, however, from our desktop study as a practice, Ken Judge & Associates Ltd has experience with working on smaller residential schemes, whilst Ben Segeth Associates appear to be a small outfit providing engineering services, they do not appear to have an on-line presence to review their project history.</p>	Medium
3.0	Development / Construction Costs	<p>The Funder has advised that they are looking to provide a Loan Facility of £3,843,000.00 including Purchase, Build Costs, Build Contingency, Monitoring Surveyor Allocation, Interest Allocations, Arrangement Fees, Insurance Fees, and Audit Fees.</p> <p>The Borrower has merely provided an estimate of the project costs, the costs have been calculated as follows: A. Conversion of flats within the existing building: £1,300 per square meter. B. Addition of a new floor with flats: £1,800 per square meter; And C. Construction of a new building with flats: £1,800 per square meter.</p> <p>The Borrower's Construction Cost to complete the scheme equates to £2,463,200.00 which includes a £117,270.00 Contingency, split to £1,270/m² or £118/ft² based on our GIA measure. We cannot comment as to where the Borrower's costs sit concerning the BCIS £/M2 study, as the data provided is incomplete.</p> <p>Regency Grove's comparative cost for construction works to be carried out by a third-party contractor amounts to approx. £3,756,000.00 (£1,937 m² / £180 ft², based on our GIA of 1,939 m² / 20,871 ft²). This sum includes construction, external works, preliminaries, the main contractor's overheads, profit, and a contingency of 5%.</p>	High

		<p>In our opinion the proposed build costs presented by the Borrower represent an unrealistic assessment of the anticipated costs and when compared to our estimate there is a shortfall of circa. £1.292m.</p> <p>We have not received any fee quotations for the professional fees or received an adequate budget for the professional consultants' involvement. We would typically expect to see an allowance in the region of 6-8%.</p>	
4.0	Design and Specification	<p>We are only provided with existing and proposed drawings up to RIBA stage 3. We understand that the Construction drawings are in the process of being development, but are dependent on the structural engineer drawings.</p> <p>We have not received a Structural Engineer's report to confirm the structural stability of the subject property, and the ability to support the intended imposed loads. Also, given the age of the building, the testing of carbonation is expected. Therefore, we await comfort on the viability of the conversion and extension.</p> <p>We have not received the fire strategy, and therefore are unaware of the life safety proposals and design.</p> <p>We believe even with the additional storey that the building sits below 18m and therefore is not classified as a Higher Risk Building under the Building Safety Act 2022.</p> <p>We have not received a specification or the employer's requirements, but the Borrower has advised that the development is intended to have a high end specification.</p>	Medium
5.0	Procurement Method	<p>The Borrower will be adopting the role of developer and will be appointing a third-party contractor to complete the construction works. The Borrower has advised that they are currently negotiating with two contractors, (A) Umar Builders (B) Beasons Construction Limited. We are yet to understand what contract the project will be let on, but would advise that the contract utilised is from the JCT suite of contracts.</p>	Low
6.0	Reports and Surveys	<p>We have received the Heritage Statement produced by BJHC , dated 23 October 2023. The report notes that the site resides in Sittingbourne Conversation Area, but the building is not listed. The report highlights that (A) the extension is not to the rear (east elevation) of the building but to its south elevation and increases the length of the building by approximately one-quarter. This increases the roadside presence onto Central Avenue and therefore has no impact on the heritage assets in the High Street. (B) The proposed third floor is the same height as the current plant room but is most of the length of the building. It has been recessed from the High Street such that it is difficult to see it other than from a great distance and therefore would have negligible effect on the setting of the Listed buildings.</p> <p>We have received an Air quality assessment produced by NRG Consulting, dated 15th November 2023, which summarises "based on the findings of this report relating to the Air Quality levels at the proposed development, it is considered that Air Quality does not present a constraint for the grant of planning permission."</p>	Low/Med

		<p>We have received the Construction Management Plan, produced by NRG consulting, we do not have any untoward comments, but note it is proposed to have the materials unloading/storage bay on the public footpath of Central Avenue due to the immediate site constraints for construction vehicles to enter the site. The use of this footpath for loading will require the temporary removal and replacement of street furniture at Central Avenue, subject to Swale Council's agreement. We suspect that if Swale Council agree a highways condition survey of this local area will need to be undertaken. We note the development programme is noted as 15 months.</p> <p>As noted above we have not received a Structural Engineer's report to confirm the structural stability of the subject property, and the ability to support the intended imposed loads. Also, given the age of the building, the testing of carbonation is expected. Therefore, we await comfort on the viability of the conversion and extension.</p> <p>There is a Sustainable Urban Drainage System strategy, prepared by Numbus engineering consultants, the report provides a SuDS strategy to alleviate local flooding and as such the proposed SuDS design includes two wall mounted rainwater harvesting tanks, green or sedum roofing, with the remaining surface water runoff to be attenuated and conveyed to the existing surface water network.</p> <p>We understand from NRG Consulting's energy statement, produced in 2023, that the development will incorporate efficient building services to limit carbon emissions, including: • A zero-NOx heating system; • LED Lighting and ; MVHR; illustrating a reduction in CO2 emissions.</p> <p>We have received a Noise Impact Assessment, produced by DAA Group, the report alludes to the impact of noise from external areas will not prejudice the amenities of any future occupants provided specification details are followed within the report, including the proposed acoustically treated mechanical ventilation reducing the need to open windows, and sound insulation treatment to the separating floor within the units.</p> <p>We have not received a topographical Land Survey, the site is on a gradient from South to North.</p> <p>We have not received the refurbishment Asbestos Survey Report that would identify any Asbestos Containing Material, which has been requested.</p> <p>We have not received an Environmental Risk Survey, to identify any contaminated land.</p> <p>We note from the GTA civils and transport statement that there are no unacceptable highway or transport impacts resultant of the proposed development, therefore planning permission should not be refused on transport grounds.</p> <p>We have not received utility mapping for the site.</p>	
7.0	Insurances and Warranties	<p>The Contractor is yet to be appointed and therefore we have not obtained the Contractor's All-Risks policy. We would expect the policy to be in joint names, as the building exists. We also expect the value of</p>	Medium

		<p>the cover to exceed the proposed build costs and the interest of the Funder to be noted as the first loss payee.</p> <p>We have advised the Borrower that non-negligence insurance should be purchased given the extent of the works and the vicinity.</p> <p>Once the contractor and the professional team are appointed, we will seek the necessary Professional Indemnity Insurances.</p> <p>We await confirmation from the Funder as to whether they are seeking Collateral Warranties from the Contractor.</p>	
8.0	Third-Party and Statutory Matters	<p>Planning - The Local Authority overseeing the planning conformity is Swale Council. The site has verbal Planning Approval under planning application reference: 23/505558/FULL. We have seen a video of the committee vote and await this to be formalised. The Borrower has provided us with the proposed draft planning conditions, but this is not on the councils letter headed paper. We note a possible 23 conditions, which do not appear onerous.</p> <p>S106 - We note a S.106 applies, we have received a draft version, between Swale Borough Council, London Development (Global) Limited and West One Loan Limited. The report outlines that an adult social care contribution is required in the amount of £3,979.36, a bin contribution of £5,589.80, Borough council monitoring fees of £4,740.52, County Council monitoring fee of £300, Community learning and skills contribution of £752.62, Integrated children's services contribution of £1322.90, NHS Contribution of £16,416, Open space contributions of £26,281.42, Secondary education contribution of £25,142.40, Special Education needs and disabilities contribution of £2,519.28, Strategic Access Management and Monitoring Measures(SAMMS) Contribution" of £7,220.94, and waste contribution of £4270.82. We note that there is a first homes requirement, comprising of three dwellings, of which there is a price cap of £250,000 when selling (subject to conditions).</p> <p>Community Infrastructure Levy - applies to the site and we await the notices to be issued.</p> <p>Party Wall - The only property that has cause to evoke Party Wall Matters to arise concerns 79 High Street. We await further the appointment of the Party Wall surveyor and copies of the notices and if necessary the Party Wall Awards, which should follow with the adjoining owner dissents.</p> <p>Rights of Light - We have not received a Rights to Light report. We are not Rights of Light specialists, but it would appear any infringement is likely to be negligible but we await a RoL report or Letter of Comfort.</p>	Medium
9.0	Compliance	<p>We understand the role of Principal Designer will be undertaken by Ken Judge & Associates Ltd however fee quotes and a formal instruction are awaited. The Principal Contractor is yet to be selected, once the contractor is appointed we expect to be furnished with Pre-Construction Health and Safety Plan, Construction Phase Health and Safety Plan, and the F10. We expect these to be formalised and issued before works commence on-site.</p> <p>The Borrower has not appointed a Building Control Inspector or Building Warranty provider. We understand that the Borrower is likely</p>	Medium

		to appoint Complete Building Control as the Approved Inspector and ICW as the Building Warranty provider. We await further updates.	
--	--	---	--

Table 13

11.0 Schedule of Outstanding Information

11.1 We note the following outstanding information and clarifications that are required;

No.	Item	Risk Rating
1.	Planning consent	Medium
2.	Executed S.106	Medium
3.	Community Infrastructure Liability Levy	Medium
4.	Contract tendered quotes	Medium
5.	Programme	Medium
6.	Await the specification or the employer's requirements	Medium
7.	Appointment of Professional team inc Building Control and Building Warranty Providers	Medium
8.	RIBA Stage 4 drawings including typical apartment M&E layout	Medium
9.	Structural Engineer's report to confirm the structural stability of the subject property, and the ability to support the intended imposed loads. Also, given the age of the building, the testing of carbonation	Medium
10.	Fire strategy	Medium
11.	The Environmental Risk Survey	Medium
12.	Collateral Warranties	Low
13.	The refurbishment Asbestos Survey Report	Low
14.	Party Wall surveyor appointment and PW notices	Low
15.	Professional Indemnity Insurance / Non-negligence insurance	Low
16.	C.A.R with the funder's noted interest on the Contractor's All Risk Policy	Low
17.	Utility Quotations	Low
18.	Report on Title	Low

Table 14

12.0 Appendices

12.1 Overleaf.

Signed

Fabian Brown
Director



Dated 15 November 2024
For and on behalf of Regency Grove Ltd

Signed

Mark Edwards
Director

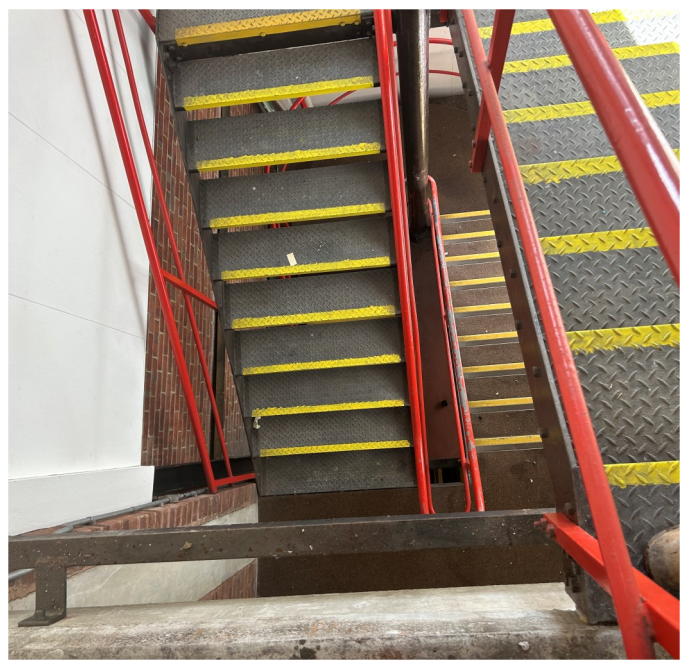


Dated 15 November 2024
For and on behalf of Regency Grove Ltd

The views expressed, and information contained within this document are for the exclusive use of the Funder. Regency Grove Consultants accept no responsibility for any consequences arising from unauthorised use by Third Parties.

APPENDIX I : PHOTOGRAPHS







APPENDIX II: CONTRACT SUM ANALYSIS



PROPOSED RESIDENTIAL
DEVELOPMENT

at

87 HIGH STREET,
SITTINGBOUROUGH
ME10 4AU

Construction / conversion
COST PLAN

BASE DATE – OCTOBER 2024

Produced by:
Sleek Direct

e: info@sleek.direct

Tel: +44 20 7193 1222

Summary of Estimated Project Costs

The construction costs outlined in this report are derived from a model cost plan based on the provided areas and floor plans. The costs have been calculated as follows:

- A. Conversion of flats within the existing building: £1,300 per square meter.
- B. Addition of a new floor with flats: £1,800 per square meter.
- C. Construction of a new building with flats: £1,800 per square meter.

Total Construction Cost

Allowance for Contingencies:
design development, Construction,
Overheads including site office,
professional advice, management,
surveys etc. @ 5%

Allowance for Inflation/Deflation

Total Estimated Out Turn Construction Cost

£	2,345,390
£	117,270
£	-
£	-
£	2,462,660

VAT @ 20%

Total Estimated Out Turn Project Cost

	492,532
£	2,955,192

Inclusive Services:

1. **Building Notices:** Prepare and submit Building Notices. (Council fees are to be covered by the client.) Manage all visits by Building Control Surveyors.
2. **Commencement:** Begin on-site construction on the agreed-upon date.
3. **Waste Management:** Arrange and cover costs for skips and all related rubbish removal.
4. **Third-Floor Extension:** Construct a third floor on the existing building structure.
5. **New 3-Storey Building:** Complete the erection of a new 3-storey building.
6. **Partition Walls:** Remove existing partition walls (including shower/W.C. areas), and construct new partition walls and fixtures to accommodate the new flats.
7. **Door Installation:** Install new doors, ensuring all fittings are included. All doors will be FD30-rated, providing a minimum of 30 minutes of fire resistance, featuring a 25mm rebate, glued and screwed, with self-closing mechanisms.
8. **Plumbing:** Install new kitchens and bathroom units, including bath/shower, toilet, and sink.
9. **Electrical Works:** Install lighting, switches, single and double sockets, and complete connections ready for electric meters.

Exclusive Services:

1. **Scaffolding**
2. **Lifts**
3. **Bathroom/Toilet and Kitchen Units:** Excludes tiles, appliances, etc.
4. **Electric Meters**
5. **Water Meters**
6. **Relocation of Top Floor Electrical Installations**

Details of the construction cost (per flat):

1. Flat no 1 situated on the proposed first floor includes 2 bedrooms (8.15 sqm and 12.7 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 25.4 sqm and a small cupboard area respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 65.3 square meters. So, the total cost will be £84,890.
2. Flat no 2, also situated on the proposed first floor includes 3 bedrooms (13.8 sqm, 12 sqm and 10.9 sqm) has an en-suite in the first bedroom, a cupboard area, a bathroom and a kitchen – lounge/dining area with 31.1 sqm respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 95.7 square meters. So, the total cost will be £124,410.
3. Flat no 3, on the proposed first floor has 2 bedrooms (9.2 sqm and 17.5 sqm), a hall, a cupboard area, a bathroom and a kitchen – lounge/dining area with 32.5 sqm respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 79.5 square meters. So, the total cost will be £103,350.
4. Flat no 4, on the proposed first floor has 1 bedroom with 12.7 sqm, a hall, a cupboard area, a bathroom and a kitchen – lounge/dining area with 24.8 sqm respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 50.8 square meters. So, the total cost will be £66,040.
5. Flat no 5 situated on the proposed first floor includes 2 bedrooms (10.5 sqm and 17.7 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 29.5 sqm and a small cupboard area respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 75.4 square meters. So, the total cost will be £98,020.
6. Flat no 6 situated on the proposed first floor includes 2 bedrooms (13.1 sqm and 8.3 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 26.5 sqm and a small cupboard area respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 67.3 square meters. So, the total cost will be £87,490.

7. Flat no 7 situated on the proposed first floor (new built) includes 2 bedrooms (8.5 sqm and 12.7 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 26.7 sqm and a small cupboard area respectively. The construction cost of this flat is £1,800 per square meters and it has a total area of 68 square meters. So, the total cost will be £122,400.
8. Flat no 8 situated on the proposed first floor (new built) includes 2 bedrooms (8.1 sqm and 13.6 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 25 sqm and a small cupboard area respectively. The construction cost of this flat is £1,800 per square meters and it has a total area of 61.7 square meters. So, the total cost will be £111,060.
9. Flat no 9 situated on the proposed second floor includes 2 bedrooms (12.7 sqm and 8.15 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 25.3 sqm and a small cupboard area respectively. The construction cost of this flat is £1,100 per square meters and it has a total area of 65.1 square meters. So, the total cost will be £84,630.
10. Flat no 10 situated on the proposed second floor includes 3 bedrooms (13.8 sqm, 12 sqm and 10.9 sqm) has an en-suite in the first bedroom, a cupboard area, a bathroom and a kitchen – lounge/dining area with 31.1 sqm respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 95.7 square meters. So, the total cost will be £124,410.
11. Flat no 11 situated on the proposed second floor includes 3 bedrooms (14 sqm, 8.7 sqm and 13.2 sqm), a cupboard area, a bathroom and a kitchen – lounge/dining area with 31.3 sqm respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 94.5 square meters. So, the total cost will be £122,850.
12. Flat no 12 situated on the proposed second floor includes 1 bedroom with the area 12.7 sqm, a cupboard area, a hall, a bathroom and a kitchen – lounge/dining area with 24.7 sqm respectively. The construction cost of this flat is £1,300 per square meters and it has a total area of 50.5 square meters. So, the total cost will be £65,650.

13. Flat no 13 situated on the proposed second floor includes 2 bedrooms (17.7 sqm and 13.5 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 27 sqm and a small cupboard area respectively. The construction cost of this flat is £1,300 per square meters has total of 75.9 square meters. So, the total cost will be £98,670.
14. Flat no 14 situated on the proposed second floor includes 2 bedrooms (13.1 sqm and 8.3 sqm), a hall, a bathroom, a kitchen – lounge/dining area of 26.4 sqm and a small cupboard area respectively. The construction cost of this flat is £1,300 per square meters has total of 67.4 square meters. So, the total cost will be £87,620.
15. Flat no 15 situated on the proposed second floor (new built) includes 2 bedrooms (8.5 sqm and 12.7 sqm), a hall, a bathroom, a kitchen – lounge/dining area of 26.7 sqm and a small cupboard area respectively. The construction cost of this flat is £1,800 per square meters has total of 68 square meters. So, the total cost will be £122,400.
16. Flat no 16 situated on the proposed second floor (new built) includes 2 bedrooms (8.1 sqm and 13.6 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 25 sqm and a small cupboard area respectively. The construction cost of this flat is £1,800 per square meters has total of 61.7 square meters. So, the total cost will be £111,060.
17. Flat no 17 situated on the proposed third floor (new built) includes 3 bedrooms (12.3 sqm, 8.2 sqm and 7.8 sqm), a cupboard area, a bathroom and a kitchen – lounge/dining area with 27.9 sqm respectively. The construction cost of this flat is £1,800 per square meters has total of 80.2 square meters. So, the total cost will be £144,360.
18. Flat no 18 situated on the proposed third floor (new built) includes 3 bedrooms (12.3 sqm, 8.5 sqm and 12 sqm), 2 cupboard areas, a bathroom and a kitchen – lounge/dining area with 30 sqm

respectively. The construction cost of this flat is £1,800 per square

meters has total of 91.1 square meters. So, the total cost will be £163,980.

19. Flat no 19 situated on the proposed third floor (new built) includes 2 bedrooms (12 sqm and 9 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 25.3 sqm and a small cupboard area respectively. The construction cost of this flat is £1,800 per square meters and it has a total area of 68.4 square meters. So, the total cost will be £123,120.
20. Flat no 20 situated on the proposed third floor (new built) includes 2 bedrooms (12.7 sqm and 8.4 sqm), a hall, a bathroom, a kitchen – lounge/dining area with 25.5 sqm and a small cupboard area respectively. The construction cost of this flat is £1,800 per square meters and it has a total area of 62.1 square meters. So, the total cost will be £11,780.
21. Flat no 21 situated on the proposed third floor (new built) 1 bedroom with an area 14.5 sqm, a cupboard area, a hall, a bathroom and a kitchen – lounge/dining area with 23.6 sqm respectively. The construction cost of this flat is £1,800 per square meters and it has a total area of 51.7 square meters. So, the total cost will be £93,060.
22. Flat no 22 situated on the proposed third floor (new built) 1 bedroom with an area 12.2 sqm, a cupboard area, a hall, a bathroom and a kitchen – lounge/dining area with 23.6 sqm respectively. The construction cost of this flat is £1,800 per square meters and it has a total area of 52.3 square meters. So, the total cost will be £94,160.

Note:

- The quotation price might change, once construction drawings are provided
- Full terms and conditions will follow

Schedule of Payment

Total Cost for All Flats:

£117,270 Allowance for Contingencies (5%):

- 5% of £2,345,390 = **£117,270**

New Total (Including Contingencies):

- £2,345,390 + £117,270 = **£2,462,660**

VAT (20%):

- 20% VAT on £2,462,660 = **£492,532**

Final Total Cost (Including VAT and Contingencies):

- £2,462,660 + £492,532 = **£2,955,192**
-

Payment Schedule (7 Stages)

1. Advance Payment (20%) – Project Start

- **Percentage:** 20%
- **Scope:** Initial setup, procurement of materials, and team mobilization.
- **Payment:** £591,038
(20% of £2,955,192)

2. Foundation & Structural Work (15%)

- **Percentage:** 15%
- **Scope:** Foundation and structural modifications for new floors and existing building.
- **Payment:** £443,279
(15% of £2,955,192)

3. Superstructure (15%)

- **Percentage:** 15%
- **Scope:** Superstructure completion, walls, roof, and floor framework.
- **Payment:** £443,279
(15% of £2,955,192)

4. Internal Partitioning & Roofing (15%)

- **Percentage:** 15%
- **Scope:** Erecting internal walls and partitions, roofing, plumbing, and electrical preparations.
- **Payment:** £443,279
(15% of £2,955,192)

5. First Fix (10%)

- **Percentage:** 10%
- **Scope:** Electrical wiring, plumbing, and other internal utilities.
- **Payment:** £295,519
(10% of £2,955,192)

6. Second Fix & External Works (15%)

- **Percentage:** 15%
- **Scope:** Installation of doors, windows, external works, landscaping, and general finishes.
- **Payment:** £443,279
(15% of £2,955,192)

7. Final Fix & Completion (10%)

- **Percentage:** 10%
- **Scope:** Interior finishes, inspections, and preparing for handover.
- **Payment:** £295,519
(10% of £2,955,192)

Final Summary of Payment Schedule:

1. **Advance Payment (20%):** £591,038
2. **Foundation & Structural Work (15%):** £443,279
3. **Superstructure (15%):** £443,279
4. **Internal Partitioning & Roofing (15%):** £443,279
5. **First Fix (10%):** £295,519
6. **Second Fix & External Works (15%):** £443,279
7. **Final Fix & Completion (10%):** £295,519

Final Total Project Cost (Including VAT and Contingencies):
£2,955,192

APPENDIX III : DRAFT PLANNING CONSENT

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following documents and drawings:-

- Revised Proposed First and Second Floor Plan, ref. 2666/11 rev. F, Sept 23
- Revised Proposed Third Floor Plan & Roof Plan, ref. 2666/12 rev. C, Sept 23,
- Proposed Elevations, 2667/13 rev. D, Sept 23
- Proposed Sections, 2667/15 rev. A, Nov 23
- Proposed Block Plan, 2557/16 rev. A, Nov 23
- Energy Statement (NRG Consulting, November 2023)
- Drainage Strategy (SuDS Report, ref. C3238-R1-REV-A, Nimbus Engineering Consultants)
- Noise Impact Assessment (DAA Group, Issue 01, 20th October 2023)
- Transport Statement (GTA, ref. 12768, November 2023)
- Construction Management Plan (NRG Consulting November 2023)
- Air Quality Assessment (NRG Consulting, November 2023)

Reason: In the interest of proper planning.

3. The development hereby approved shall be construed and incorporate sustainability measures as set out in the **Energy Statement** (NRG Consulting, November 2023). The sustainability measures shall be incorporated into the development in accordance with the approved details prior to the first use of any dwelling.

Reason: In the interest of promoting energy efficiency and sustainable development.

4. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those on the existing building in terms of type, colour and texture.

Reason: In the interests of visual amenity.

5. No development beyond the construction of foundations shall take place until details and samples of all the external finishing materials (including details of replacement windows to an existing building) to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

- The replacement windows and elevation improvements to an existing building, as specified within the hereby approved drawing reference Proposed Elevations, 2667/13 rev. D, Sept 2023, shall be implemented in full prior to the occupation of the 10th dwelling within the site.

Reason: To ensure high-quality development and preservation of character and appearance of the conservation area and setting of listed buildings.

Archaeology

6. To assess and mitigate the impacts of development on significant archaeological remains:

A) No development works shall commence until the applicant (or their agents or successors in title) have secured a programme of archaeological field evaluation works, in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority.

B) Following completion of archaeological evaluation works, no development shall take place until the applicant or their agents or successors in title, has secured the implementation of any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the local planning authority.

C) The archaeological safeguarding measures (B), investigation and recording shall be carried out in accordance with the agreed specification and timetable.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with policies in the Local Plan and the National Planning Policy Framework.

7. Within six months of the completion of archaeological works, a Post-Excavation Assessment Report shall be submitted to and approved in writing by the local planning authority. The Post-Excavation Assessment Report shall be in accordance with Kent County Council's requirements and include:

- a. a description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development;
- b. an Updated Project Design outlining measures to analyse and publish the findings of the archaeological investigations, together with an implementation strategy and timetable for the same;
- c. a scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion.

The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with policies in the Local Plan and the National Planning Policy Framework.

Ecology

- 8. Prior to the first occupation of any unit hereby permitted, details for a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through durable integrated methods into the design and appearance of the building and extension by means such as swift bricks, bat tubes or bee bricks.

The development shall be implemented in accordance with the approved details, and all features shall be maintained thereafter.

Reason: To ensure biodiversity net gain.

Drainage

- 9. **Development shall not** begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority.

The detailed drainage scheme shall be based upon the SuDS Report ref: C3238-R1-REV-A and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of at a rate of 0.5l/s without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding.

10. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system, and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.

The Verification Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as-built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 175 of the National Planning Policy Framework.

Amenity

11. No dwelling shall be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post-completion testing shall assess the performance of the noise mitigation

measures, implemented in accordance with the 'Noise Impact Assessment' by DAA Group dated 20th October 2023.

If the noise levels set out in the report are exceeded, additional noise mitigation measures to ensure the appropriate noise levels can be met shall be submitted to and approved in writing by the Local Authority and implemented in full prior to the first occupation within any dwelling hereby approved.

The final approved noise mitigation scheme shall be implemented and maintained in accordance with the approved plans.

The post-completion noise survey shall assess the performance of any ventilation and cooling/heating system that has been installed to the satisfaction of the local authority. The approved alternative means of ventilation and cooling/heating shall be maintained thereafter.

Reason: In the interest of the amenity of future occupiers.

12. No external lighting shall be installed until a detailed scheme of lighting has been submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development.

This scheme shall take note of and refer to the Institute of ILP Guidance Note 01/21 The Reduction Of Obtrusive Light (and any subsequent revisions) and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill.

The lighting scheme shall be installed, maintained, and operated in accordance with the approved scheme unless the Local Planning Authority gives its written consent to any material variation.

Reason: In the interests of neighbouring and visual amenity.

13. No development beyond the construction of foundations shall take place until the Local Planning Authority has received full details showing a minimum of 8 bins and their location and approved them in writing.

The bin storage facilities shall be installed and provided in full prior to the first occupation of the site commencing.

Reason: In the interest of protecting amenities.

14. No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday 0730 – 1900 hours,
Saturdays 0730 – 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

15. No development beyond the construction of foundations shall take place until the applicant has submitted details of what measures will be implemented to design out crime.

Reason: In the interest of amenities of future occupiers, ensuring safe spaces and discouraging anti-social behaviour.

Other

16. If during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority, details of how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with the approved details in the interests of protection of Controlled Water

17. No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include means of enclosure, details of green roof, hard surfacing materials, and an implementation programme.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

18. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Commented [JD1]: There is not really space for soft landscaping, but it is mainly to have control over hardscape works.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

Highways

19. The area shown on the submitted plan as car parking space shall be kept available for such use at all times and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown (other than the erection of a private garage or garages) or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the first occupation of first dwelling hereby permitted.

Reason: Development without adequate provision for the parking or garaging of cars is likely to lead to car parking inconvenient to other road users.

20. The EV charging points hereby approved, as shown on the submitted plan (drawing number 2666/10 rev B), shall be installed prior to the first occupation within site commencing.

All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing a 7kw output) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:

<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approvedchargepoint-model-list>

Reason: In the interests of highways safety and to encourage sustainability

21. No development beyond the construction of foundations shall take place until full details and design of cycle parking facilities to accommodate a minimum of 22 cycle spaces (in accordance with the hereby approved Transport Statement), shall be submitted to and approved in writing by the Local Planning Authority.

The cycle parking facilities shall be installed prior to the first occupation within the site commencing.

Reason: In the interests of highways safety

22. The development shall be carried out in accordance with the Construction Management Plan (NRG Consulting, November 2023), unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of amenities and highway safety.

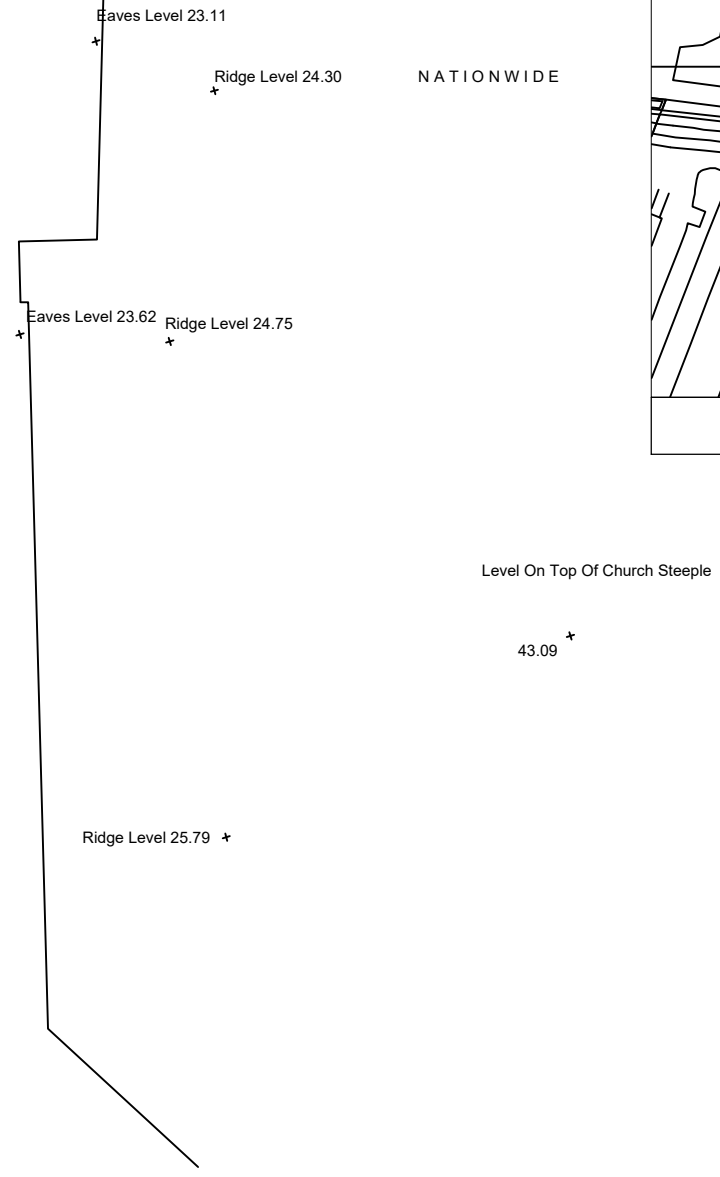
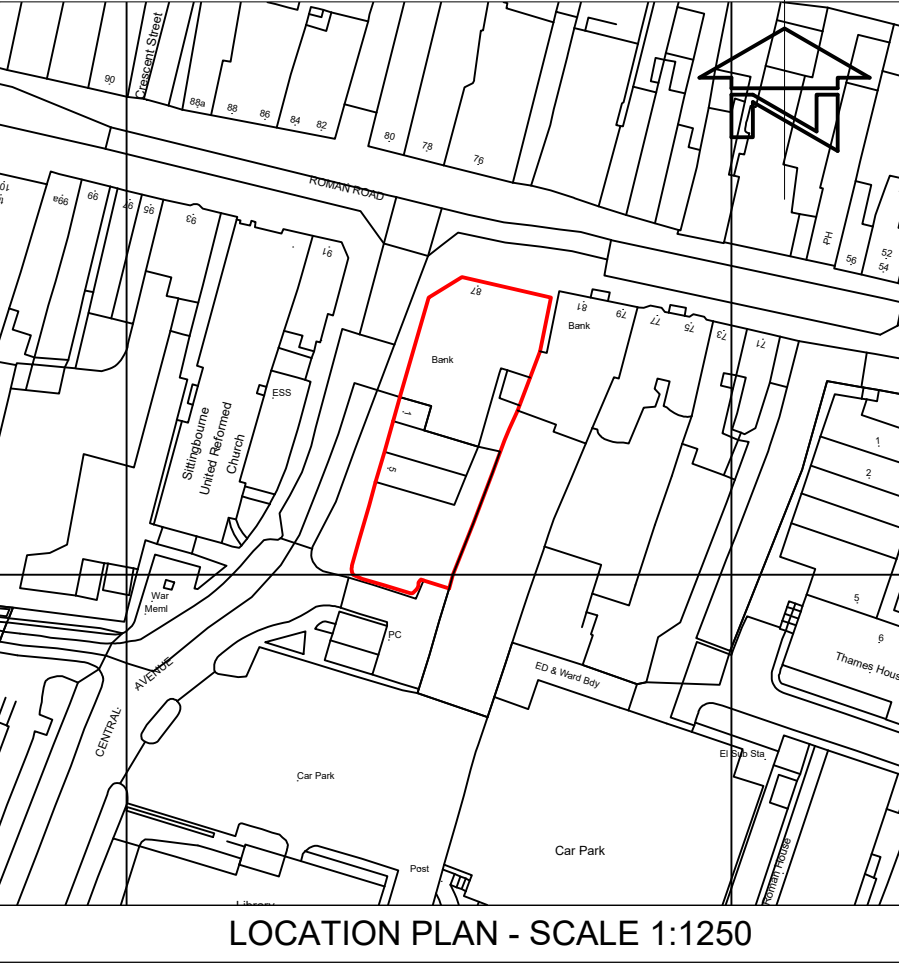
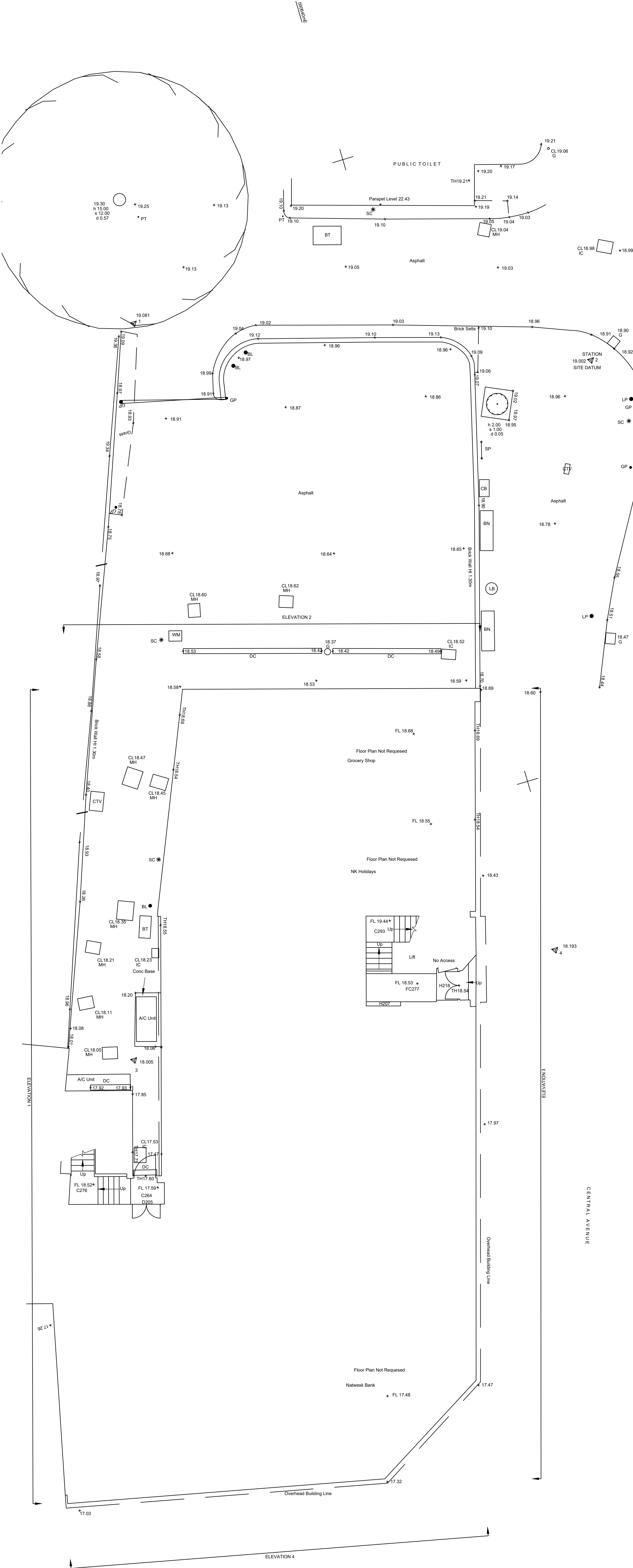
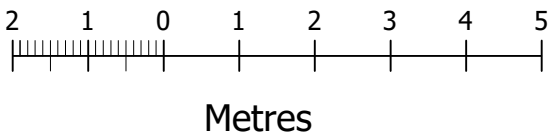
23. All dwellings shall be constructed to accord with part M4(2) of the Building Regulations.

Reason: To ensure a high standard of homes for future occupiers.

APPENDIX IV : DRAWINGS

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose to assist in the determination of a Planning or Building Regulation application and may not be used for any other purpose unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.
No site supervision is implied or undertaken unless otherwise separately arranged.
The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.
The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning application purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.



NO	REVISION	DATE
CONTRACT	1-5 CENTRAL AVENUE, SITTINGBOURNE, ME10 4AU.	
DRAWING TITLE	EXISTING SITE PLAN.	
SCALE: 1:100(A1)	DATE: FEB 23	DRWN BY: HH DWG. NO: 2666/1 REV:
KEN JUDGE & ASSOCIATES LTD.		
THE BARN, MONUMENT OFFICE, MALDON ROAD, MALDON, ESSEX, CM9 6SN.		
TEL: 01245 225577 FAX: 01245 227799 E-MAIL: info@kenjudgetld.co.uk		

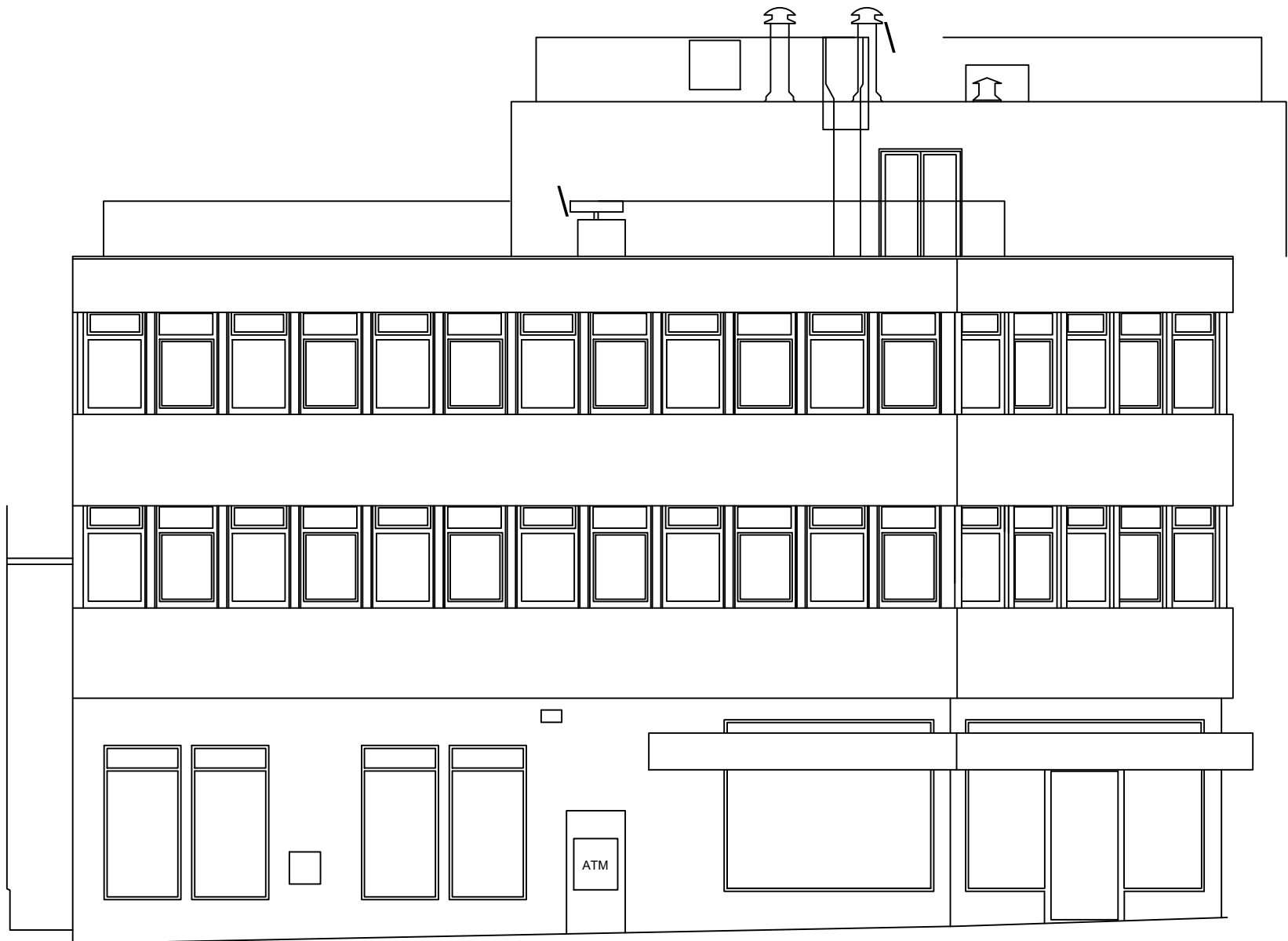
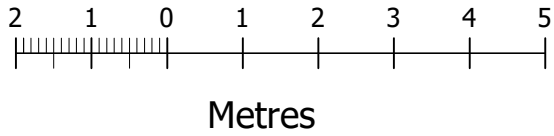
THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose to assist in the determination of a Planning or Building Regulation application and may not be used for any other purpose unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.

No site supervision is implied or undertaken unless otherwise separately arranged.

The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.

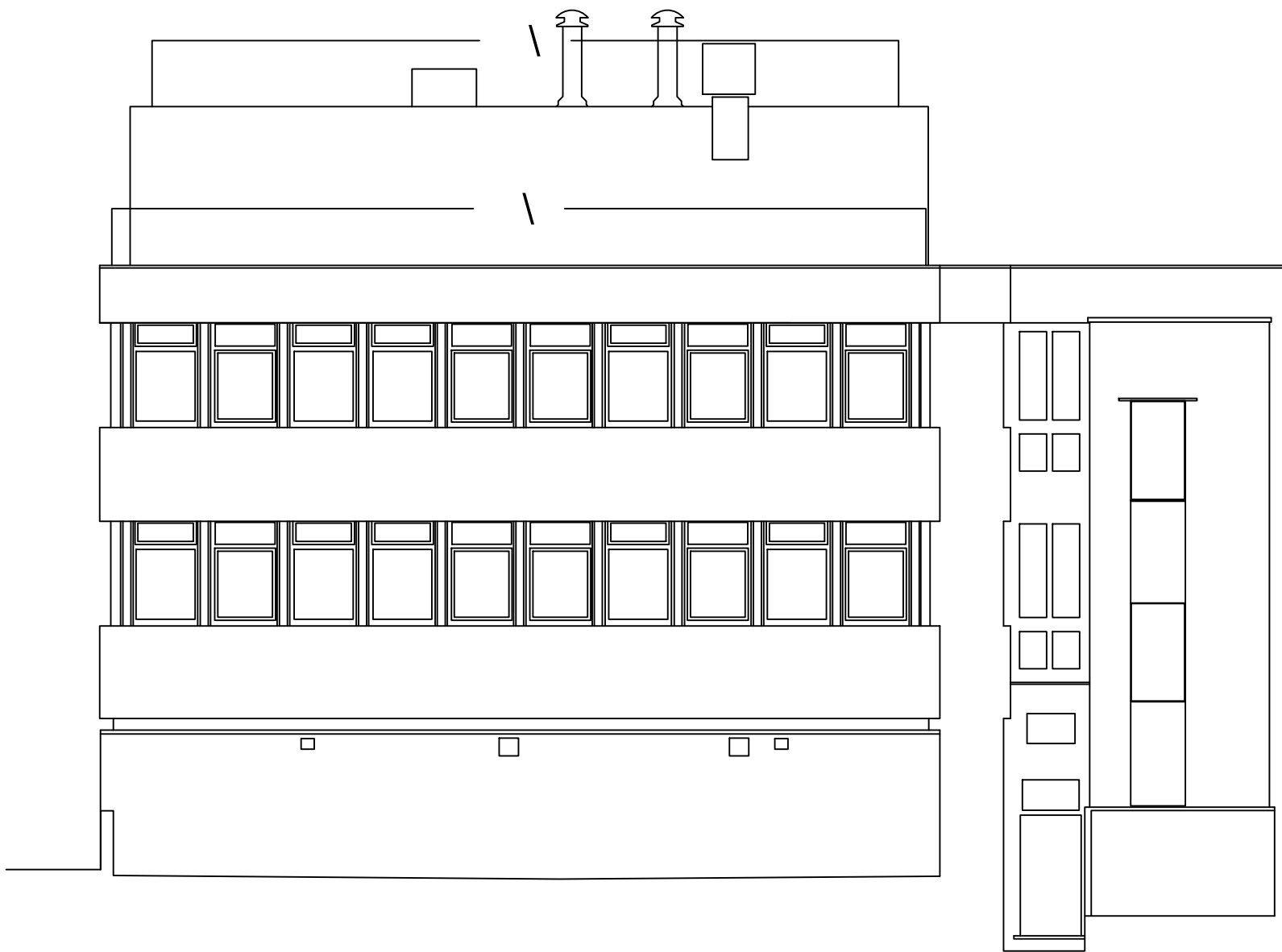
The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning application purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.



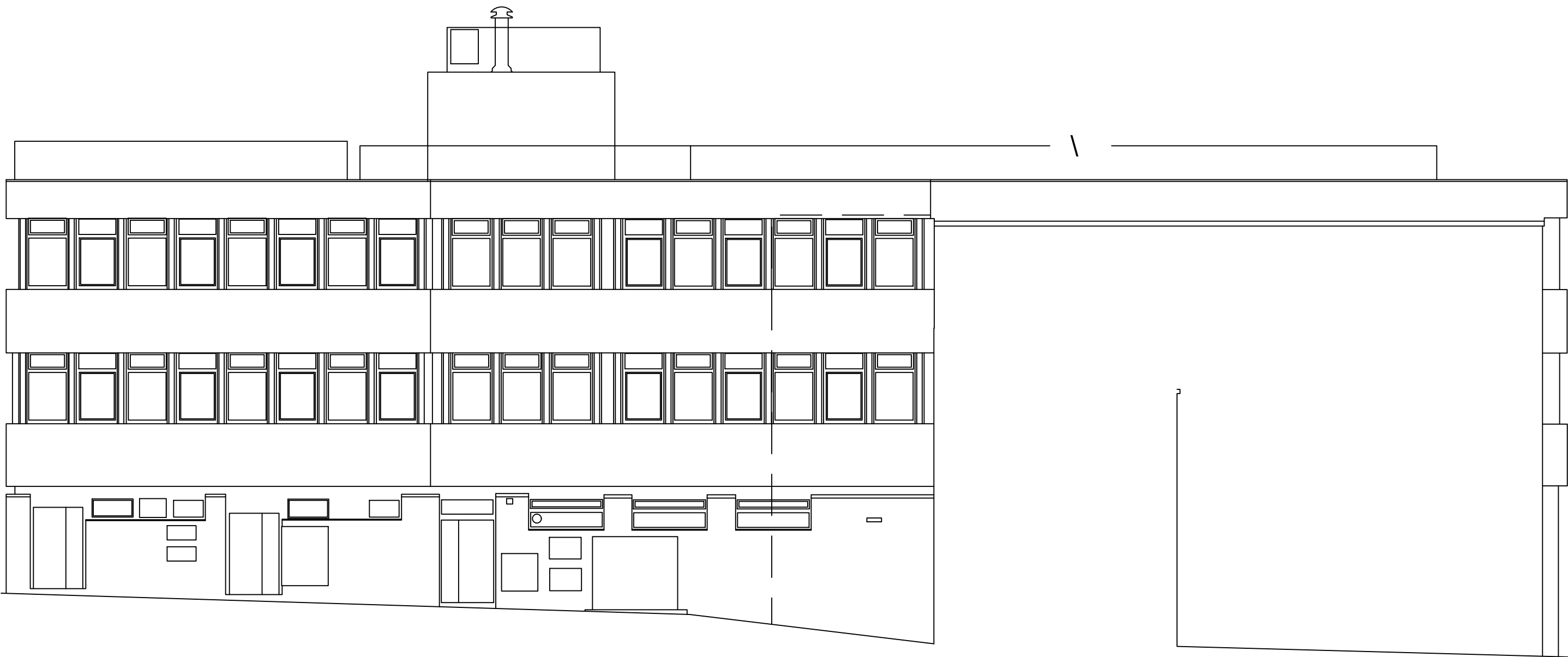
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

NO	REVISION	DATE
CONTRACT		

1-5 CENTRAL AVENUE,
SITTINGBOURNE, ME10 4AU.

DRAWING TITLE

EXISTING ELEVATIONS

SCALE: 1:100(A1) DATE: FEB 23 DRWN BY: HH DWG. NO: 2666/4 REV:

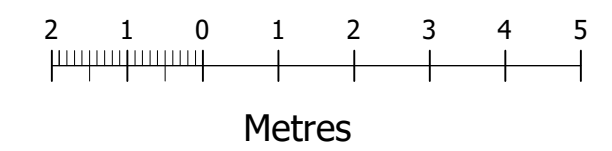
KJ **KEN JUDGE & ASSOCIATES LTD.**
THE BARN, MONUMENT OFFICE, MALDON ROAD, MALDON, ESSEX, CM9 6SN.
TEL: 01245 225577 FAX: 01245 227799 E-MAIL: info@kenjudgetd.co.uk

DO NOT SCALE FROM THIS DRAWING. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making working drawings or obtaining any materials.

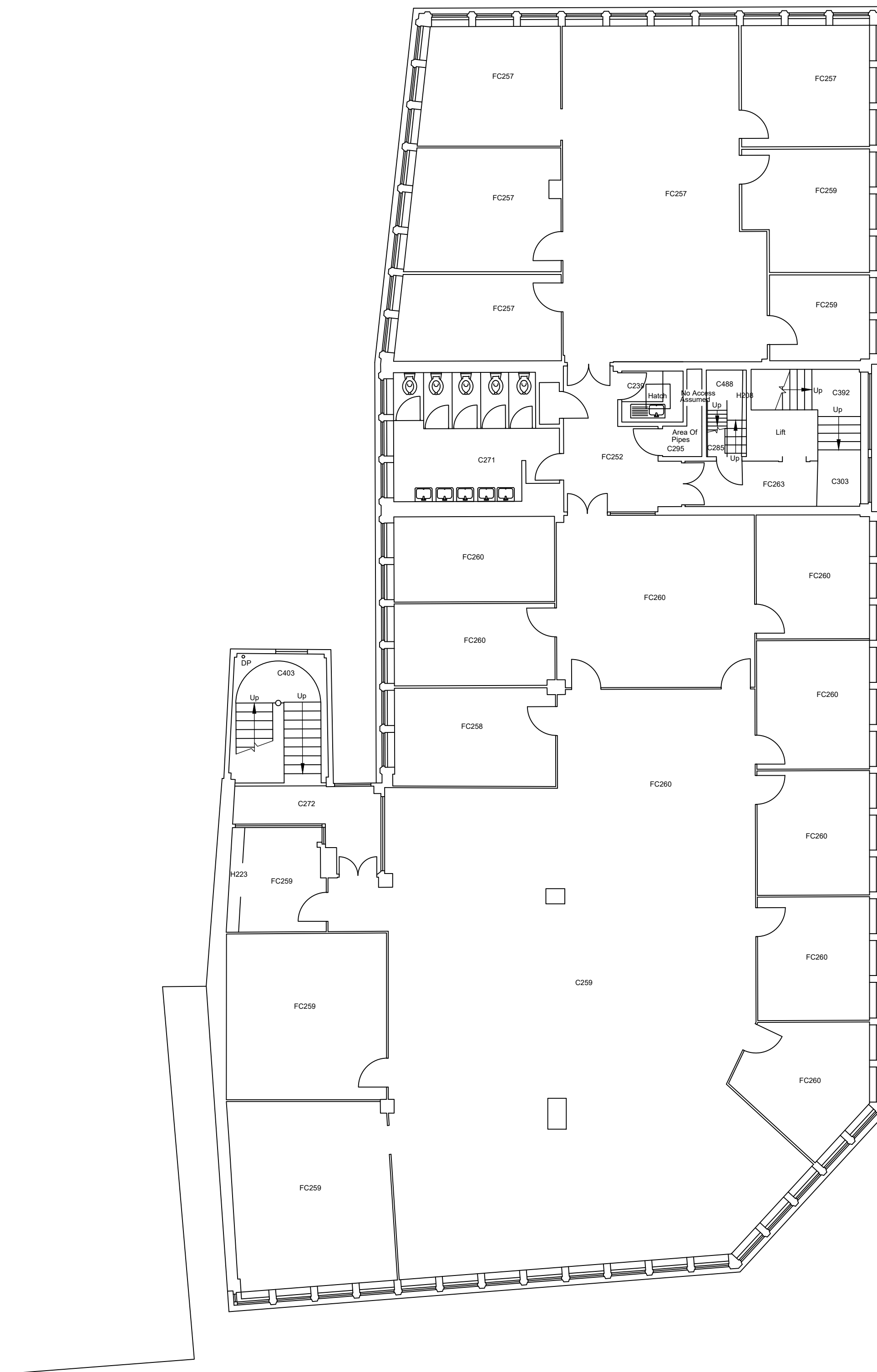
No site supervision is implied or undertaken unless otherwise separately arranged.

The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.

The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning application purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

NO	REVISION	DATE
----	----------	------

CONTRACT
1-5 CENTRAL AVENUE,
SITTINGBOURNE, ME10 4AU.

DRAWING TITLE

EXISTING FIRST & SECOND FLOOR PLANS.

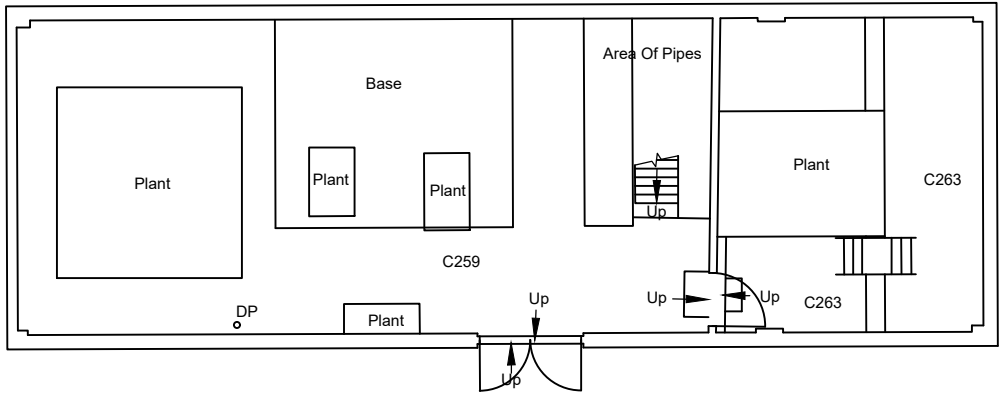
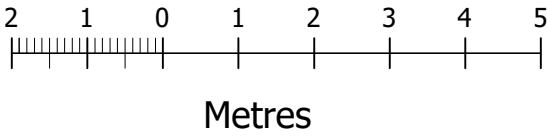
SCALE: 1:100(A1) DATE: FEB 23 DRWN BY: HH DWG. NO: 2666/2 REV:



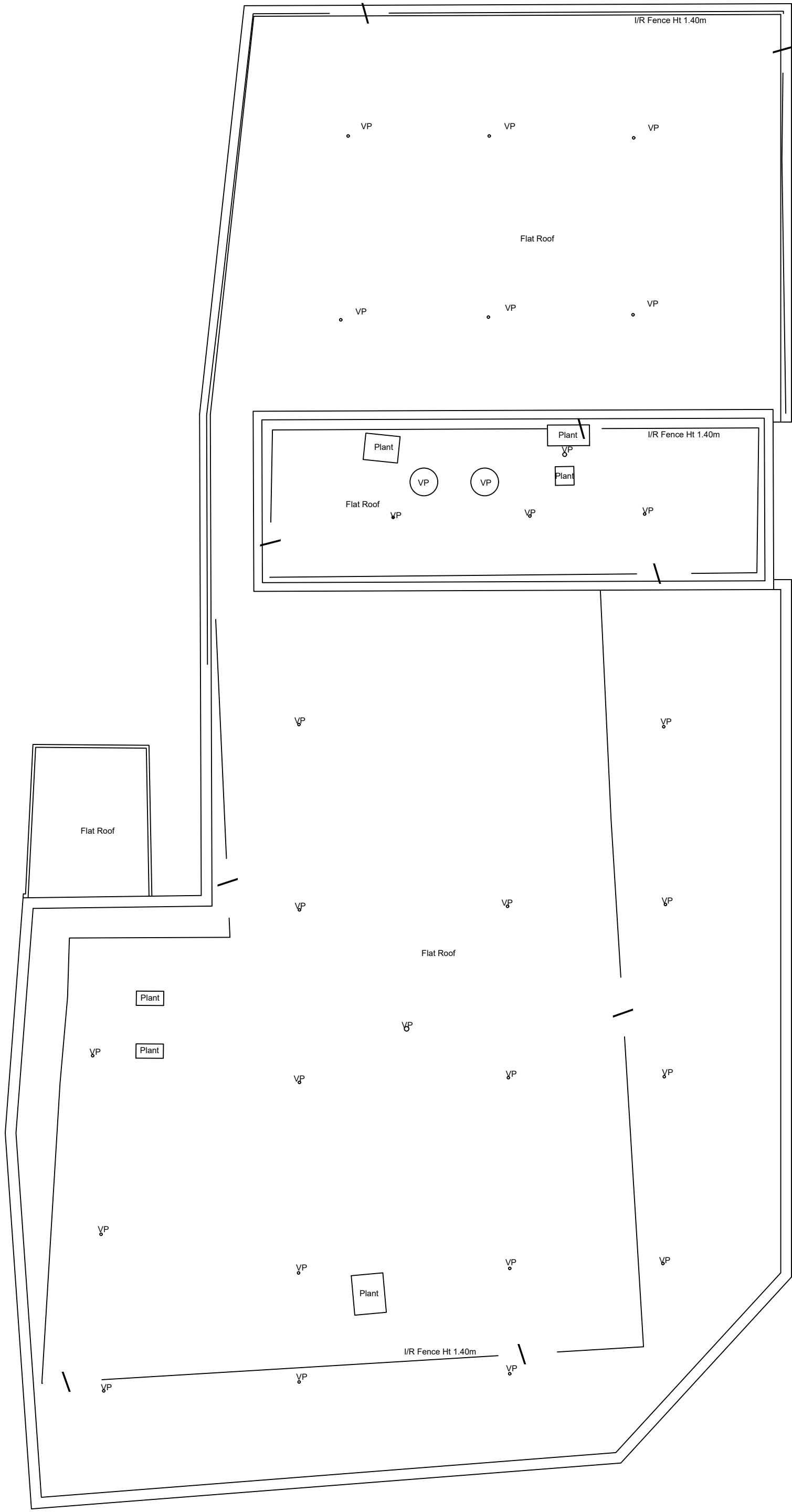
KEN JUDGE & ASSOCIATES LTD.
THE BARN, MONUMENT OFFICE, MALDON ROAD, MALDON, ESSEX, CM9 6SN.
TEL: 01245 225577 FAX: 01245 227799 E-MAIL: info@kenjudgeltld.co.uk

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose to assist in the determination of a Planning or Building Regulation application and may not be used for any other purpose unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.
No site supervision is implied or undertaken unless otherwise separately arranged.
The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.
The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning application purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.



EXISTING PLANT ROOM PLAN



EXISTING ROOF PLAN

NO	REVISION	DATE
----	----------	------

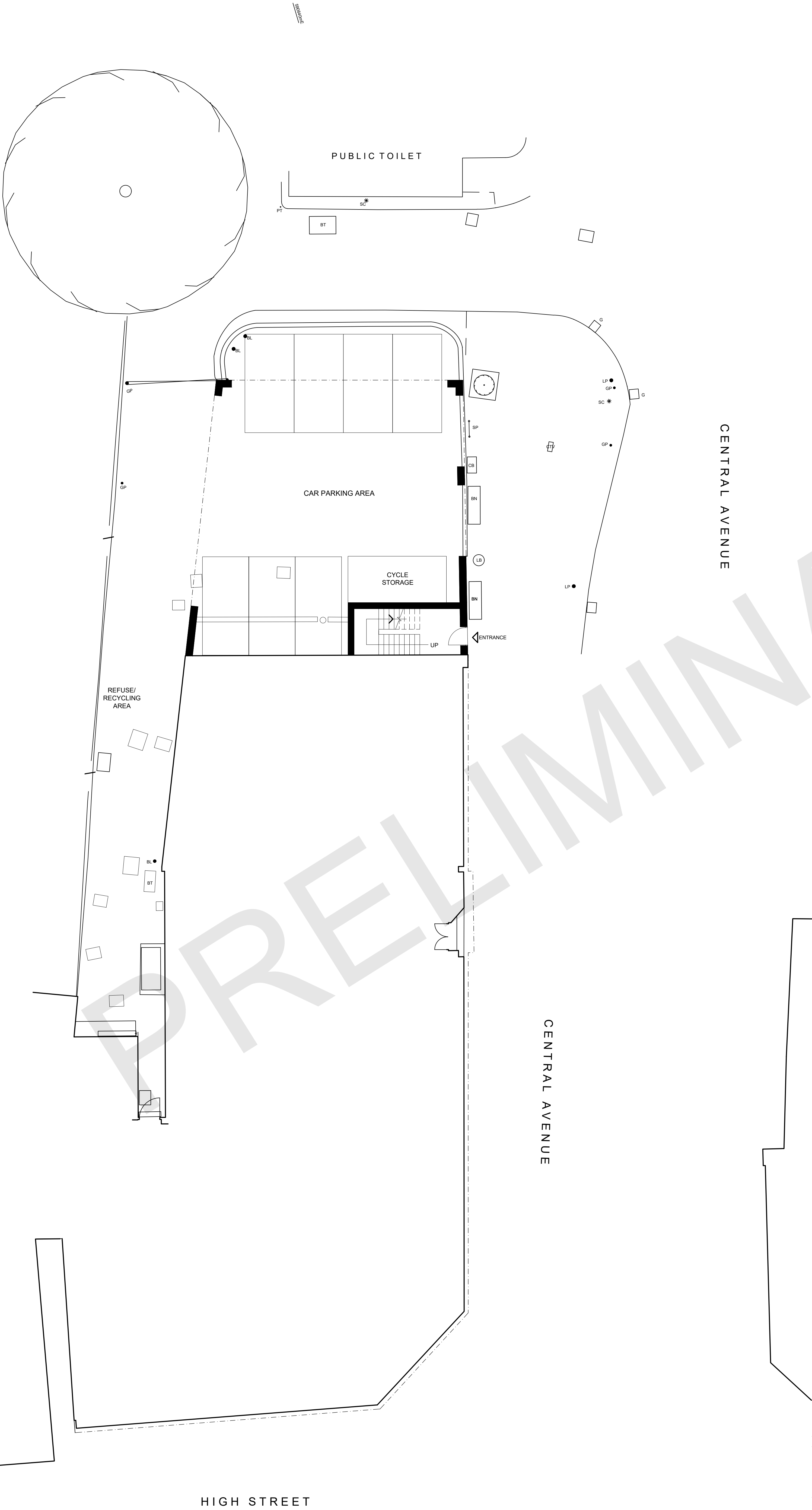
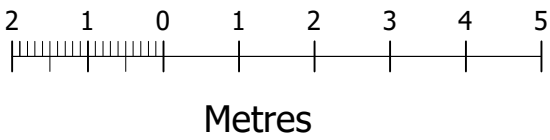
CONTRACT
1-5 CENTRAL AVENUE,
SITTINGBOURNE, ME10 4AU.

DRAWING TITLE
EXISTING PLANT AND ROOF PLANS.

SCALE: 1:100(A1) DATE: FEB 23 DRWN BY: HH DWG. NO: 2666/3 REV:

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose to assist in the determination of a Planning or Building Regulation application and may not be used for any other purpose unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.
No site supervision is implied or undertaken unless otherwise separately arranged.
The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.
The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning application purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.



NO	REVISION	DATE
CONTRACT		
1-5 CENTRAL AVENUE, SITTINGBOURNE, ME10 4AU.		
DRAWING TITLE		
PROPOSED SITE PLAN.		
SCALE: 1:100(A1) DATE: MAR 23 DRWN BY: DJR DWG. NO:2667/D3 REV:		
KJ KEN JUDGE & ASSOCIATES LTD. THE BARN, MONUMENT OFFICE, MALDON ROAD, MALDON, ESSEX, CM9 6SN. TEL: 01245 225577 FAX: 01245 227799 E-MAIL: info@kenjudgetld.co.uk		

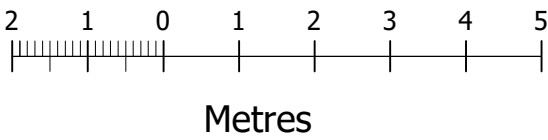
THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose to assist in the determination of a Planning or Building Regulation application and may not be used for any other purpose unless otherwise agreed in writing.

DO NOT SCALE FROM THIS DRAWING. Dimensions stated are for guidance only. contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.

No site supervision is implied or undertaken unless otherwise separately arranged.

The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.

The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning application purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

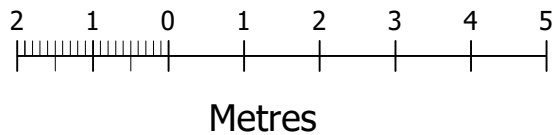
NO	REVISION	DATE
CONTRACT	1-5 CENTRAL AVENUE, SITTINGBOURNE, ME10 4AU.	

DRAWING TITLE
PROPOSED FRONT & SIDE ELEVATIONS.
DRAFT PROPOSALS.

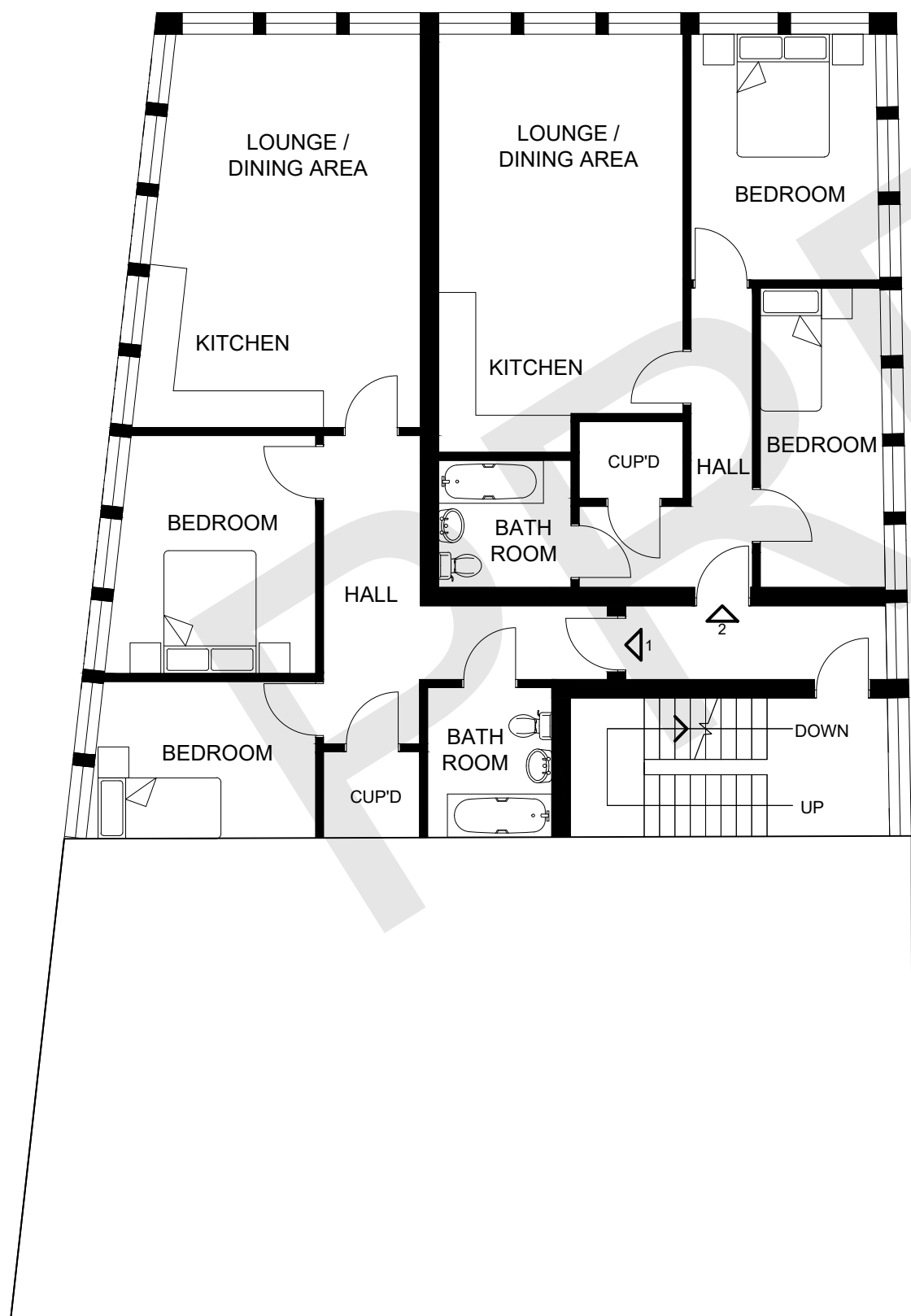
SCALE: 1:100(A1) DATE: MAR 23 DRWN BY: DJR DWG. NO: 2667/D2 REV:

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose to assist in the determination of a Planning or Building Regulation application and may not be used for any other purpose unless otherwise agreed in writing.

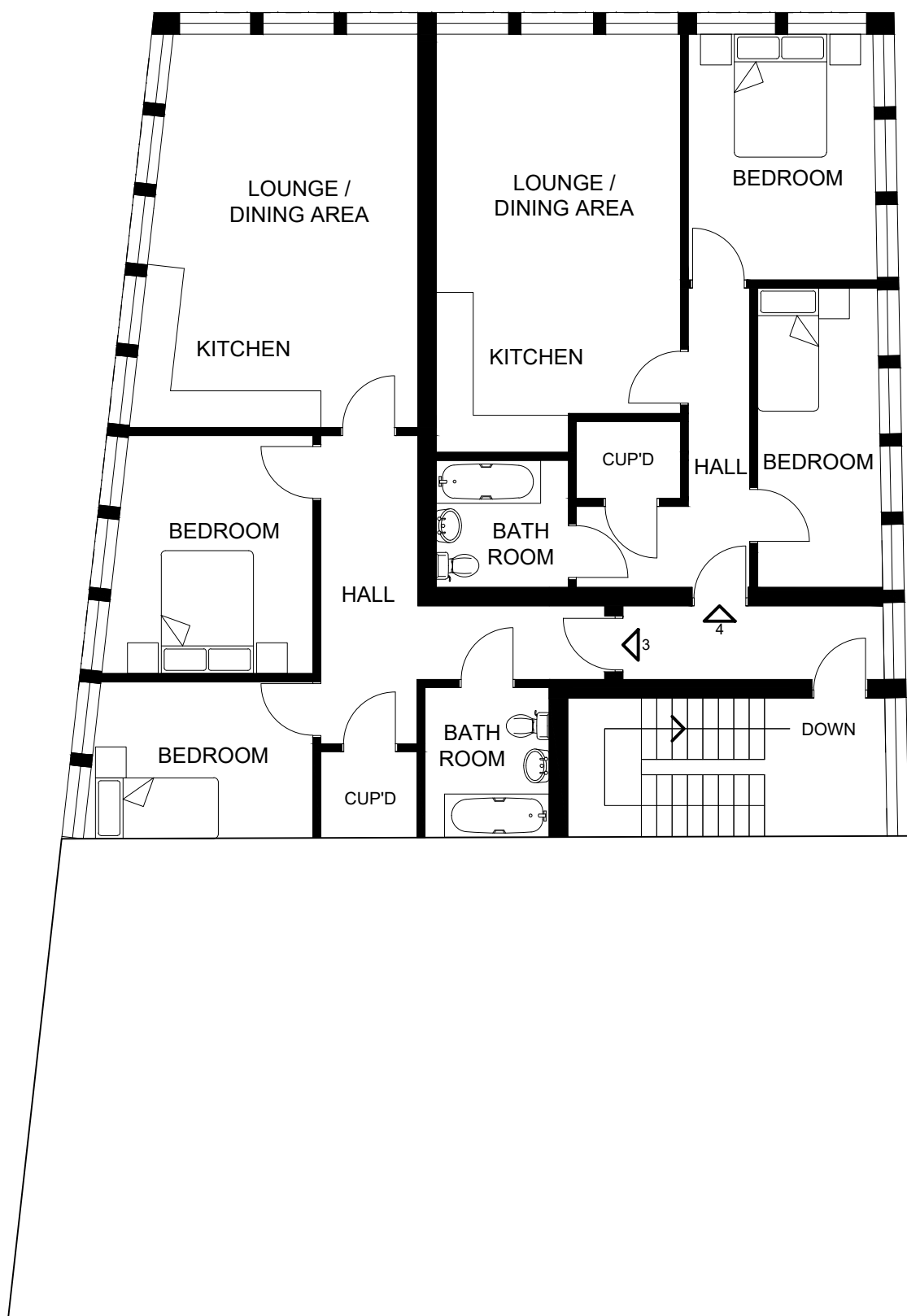
DO NOT SCALE FROM THIS DRAWING. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.
No site supervision is implied or undertaken unless otherwise separately arranged.
The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.
The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning application purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.



PROPOSED SIDE ELEVATION



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

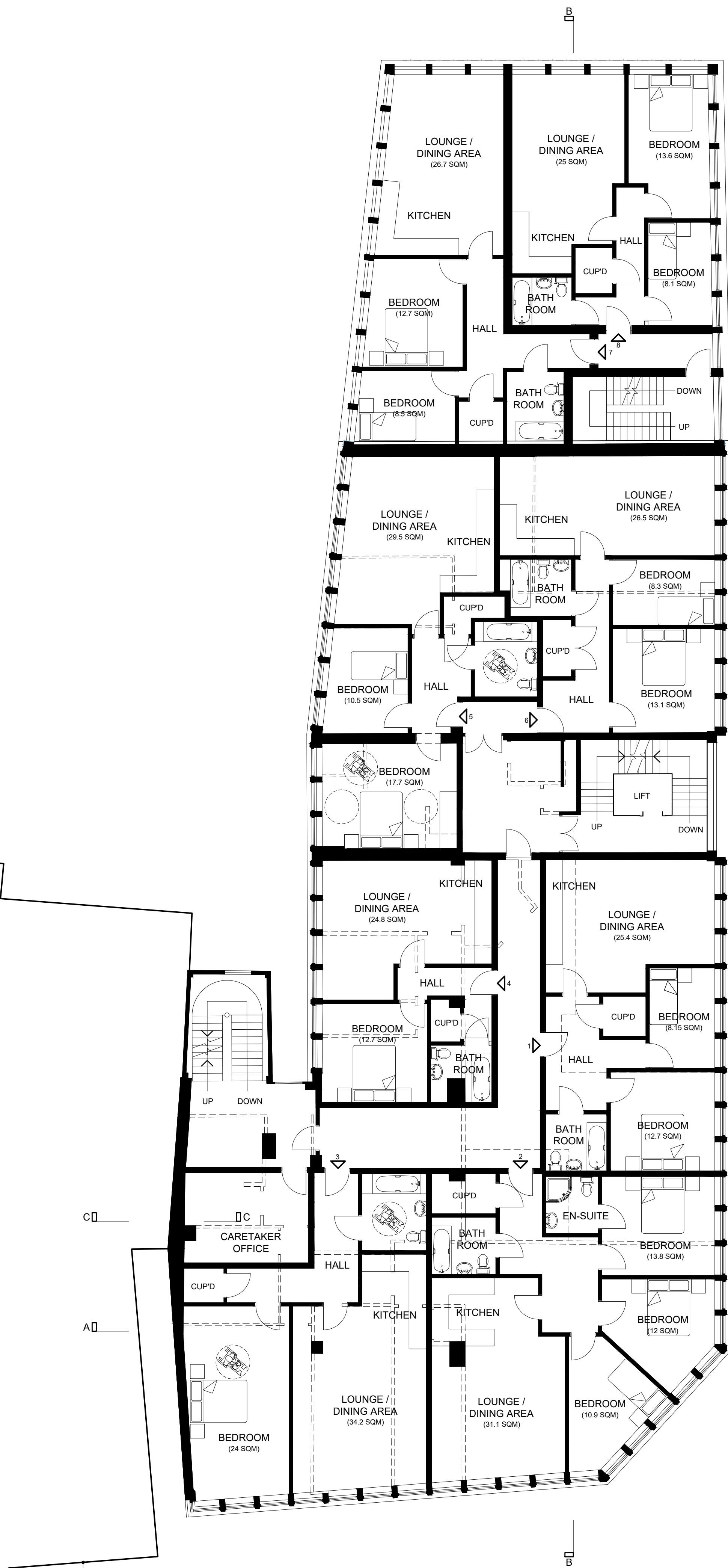
NO	REVISION	DATE
CONTRACT		

1-5 CENTRAL AVENUE,
SITTINGBOURNE, ME10 4AU.

DRAWING TITLE
PROPOSED FLOOR PLANS & SIDE ELEVATION
DRAFT PROPOSAL - REAR EXTENSION

SCALE: 1:100(A1) DATE: MAR 23 DRWN BY: DJR DWG. NO: 2667/D4 REV:

KJ KEN JUDGE & ASSOCIATES LTD.
THE BARN, MONUMENT OFFICE, MALDON ROAD, MALDON, ESSEX, CM9 6SN.
TEL: 01245 225577 FAX: 01245 227799 E-MAIL: info@kenjudgetd.co.uk



PROPOSED FIRST FLOOR PLAN

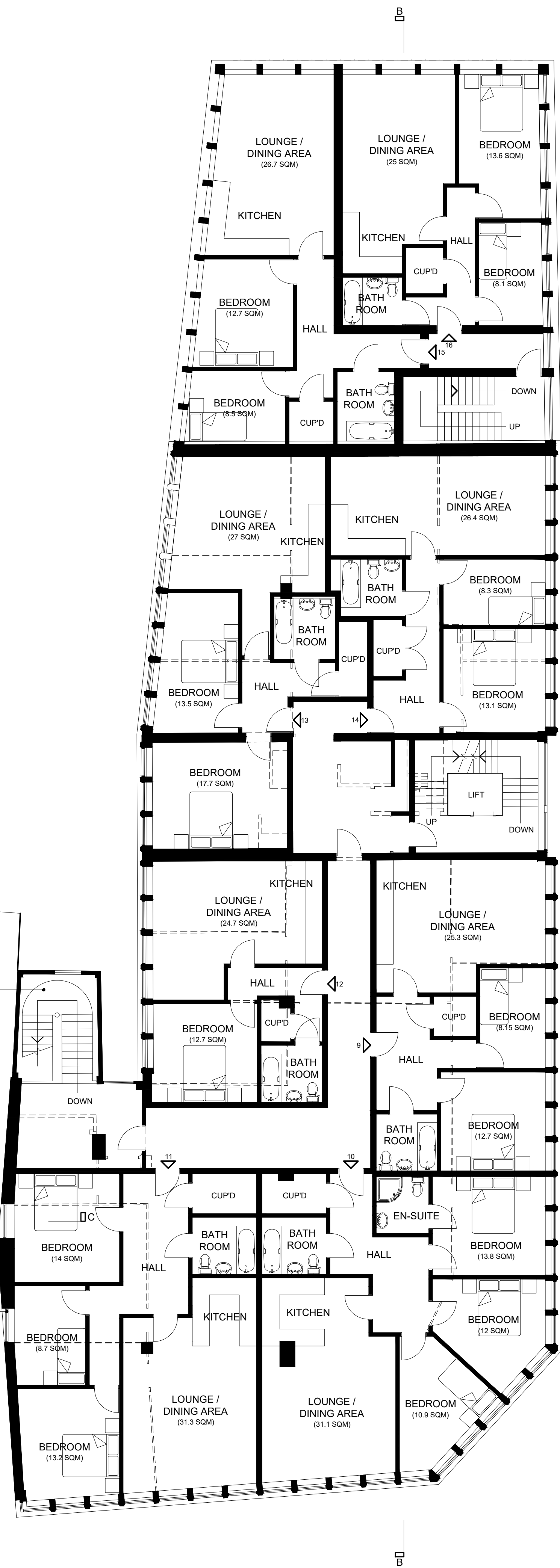
PROPOSED EXTENSION

Line of existing adjacent premises.

Line of existing staircase with enclosure.

Cut and form new openings within existing flank wall and install windows matching style of existing.

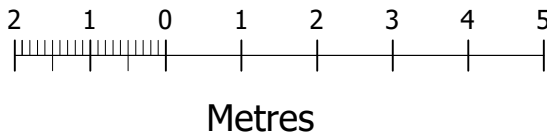
Line of existing adjacent premises, 79 - 81 High Street.



PROPOSED SECOND FLOOR PLAN

PROPOSED EXTENSION

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose to assist in the determination of a Planning or Building Regulation application and may not be used for any other purpose unless otherwise agreed in writing.
DO NOT SCALE FROM THIS DRAWING. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.
No site supervision is implied or undertaken unless otherwise separately arranged.
The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.
The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning application purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.



FLAT AREAS			
FLAT No.	GIA	CLDK	STORAGE
FLAT 1 (2b3p):	65.3sq.m	25.4sq.m	2.0sq.m
FLAT 2 (3b5p):	95.7sq.m	31.3q.m	3.0sq.m
FLAT 3 (1b2p):	79.5sq.m	34.2sq.m	1.5sq.m
FLAT 4 (1b2p):	50.8sq.m	24.8sq.m	1.5sq.m
FLAT 5 (2b3p):	75.4sq.m	29.5sq.m	2.1sq.m
FLAT 6 (2b3p):	67.3sq.m	26.5sq.m	2.0sq.m
FLAT 7 (2b3p):	68.0sq.m	26.7sq.m	2.1sq.m
FLAT 8 (2b3p):	61.7sq.m	25.0sq.m	2.0sq.m
FLAT 9 (2b3p):	65.1sq.m	25.3sq.m	2.0sq.m
FLAT 10 (3b5p):	95.7sq.m	31.1sq.m	3.0sq.m
FLAT 11 (3b5p):	94.5sq.m	31.3sq.m	3.1sq.m
FLAT 12 (1b2p):	50.5sq.m	24.7sq.m	1.5sq.m
FLAT 13 (2b4p):	75.9sq.m	27sq.m	2.6sq.m
FLAT 14 (2b3p):	67.4sq.m	26.4sq.m	2.0sq.m
FLAT 15 (2b3p):	68.0sq.m	26.7sq.m	2.2sq.m
FLAT 16 (2b3p):	61.7sq.m	25.0sq.m	2.0sq.m

NOTES:
1b2p = 1 bedroom / 2 person
2b3p = 2 bedroom / 3 person
2b4p = 2 bedroom / 4 person
3b4p = 3 bedroom / 4 person
3b5p = 3 bedroom / 5 person
GIA = Gross Internal Area
CLDK = Combined Living, Dining and Kitchen Area

ALLOCATED AFFORDABLE HOUSING FLAT UNITS -
SECOND FLOOR FLAT UNIT 15 & THIRD FLOOR FLAT UNITS 21 & 22

NO	REVISION	DATE
REV F	AFFORDABLE HOUSING FLAT UNITS REVISED	01/05/24
REV E	REVISION REQUESTED BY PLANNING - FLAT UNIT 3.	18/04/24
REV D	REVISION REQUESTED BY PLANNING	15/04/24
REV C	DETAILS ADDED REQUESTED BY PLANNING	02/04/24
REV B	FURTHER DETAILS ADDED.	13/11/23
REV A	REVISIONS REQUESTED BY THE CLIENT.	02/10/23

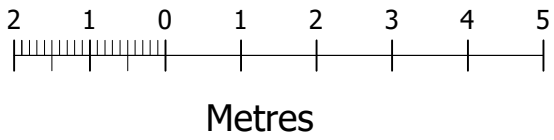
CONTRACT
**87 HIGH STREET/1-5 CENTRAL AVENUE,
SITTINGBOURNE, ME10 4AU.**

DRAWING TITLE
**PROPOSED FIRST & SECOND FLOOR
PLANS.**

SCALE: 1:100(A1) DATE: SEPT 23 DRWN BY: DJR DWG. NO:2666/11 REV: F



THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form in part or whole by any means whatsoever without prior written consent and may only be used by the present owner in relation to the property referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose to assist in the determination of a Planning or Building Regulation application and may not be used for any other purpose unless otherwise agreed in writing.
DO NOT SCALE FROM THIS DRAWING. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.
No site supervision is implied or undertaken unless otherwise separately arranged.
The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.
The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning application purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.



FLAT AREAS			
FLAT No.	GIA	CLDK	STORAGE
FLAT 17 (3b4p):	80.2sq.m	27.9sq.m	2.0sq.m
FLAT 18 (3b5p):	91.1sq.m	30.0sq.m	3.0sq.m
FLAT 19 (2b3p):	68.4sq.m	30.0sq.m	2.0sq.m
FLAT 20 (2b3p):	62.1sq.m	25.50sq.m	2.1sq.m
FLAT 21 (1b2p):	51.7sq.m	23.6sq.m	1.5sq.m
FLAT 22 (1b2p):	52.3sq.m	25.6sq.m	1.5sq.m
NOTES:			
1b2p = 1 bedroom / 2 person			
2b3p = 2 bedroom / 3 person			
3b4p = 3 bedroom / 4 person			
3b5p = 3 bedroom / 5 person			
GIA = Gross Internal Area			
CLDK = Combined Living, Dining and Kitchen Area			
ALLOCATED AFFORDABLE HOUSING FLAT UNITS -			
SECOND FLOOR FLAT UNIT 15 & THIRD FLOOR FLAT UNITS 21 & 22			

REV C	AFFORDABLE HOUSING FLAT UNITS REVISED.	01.05.24
REV B	FURTHER DETAILS ADDED.	13.11.23
REV A	REVISIONS REQUESTED BY THE CLIENT.	29.05.23
NO	REVISION	DATE

CONTRACT
**87 HIGH STREET/1-5 CENTRAL AVENUE,
SITTINGBOURNE, ME10 4AU.**

DRAWING TITLE
PROPOSED THIRD FLOOR & ROOF PLANS.

SCALE: 1:100(A1) DATE: SEPT 23 DRWN BY: DJR DWG. NO:2666/12 REV: C

APPENDIX V : REGENCY GROVE ORDER OF COST

1.0 COST ASSESSMENT SUMMARY**1.1 Property Address**

87 High Street , 1-5 Central Avenue Sittingbourne ME10

1.2 Property Description

The proposed scheme is to convert the first and second floor of an existing office building into residential apartments, in addition to erecting an additional floor and a three storey rear extension. The development will create 22 self contained residential apartment units.

Building Period: 15 months

1.3 GIA Assessment

Area	Sq M	Sq Ft
First Floor - New Build	139	1,500
First Floor - Conversion	482	5,190
Second Floor - New Build	139	1,497
Second Floor - Conversion	480	5,171
Third Floor - New Build	422	4,542
Communal areas Conversion	198.40	2,136
Communal areas New Build	77.52	834
Total m²/ft²	1,939 m²	20,871 ft²

1.4 Building cost

Construction including landscaping and Utilities	£ / M2	£1,530	£2,966,548
--	--------	--------	------------

1.5 Construction Total (excluding Contingency and VAT)			£2,966,548
---	--	--	-------------------

Say		£2,967,000
-----	--	-------------------

1.6 Main Contractor's Preliminaries	8.0%	£237,360.00
--	------	-------------

1.7 Main Contractor's OH&P	8.0%	£256,349.00
---------------------------------------	------	-------------

1.8 Construction Inflation	3.37%	£116,647.00
-----------------------------------	-------	-------------

1.9 Total excluding Contingency		£3,576,903.60
--	--	----------------------

1.10 Contingency	5.0%	£178,845.00
-------------------------	------	-------------

TOTAL including Contingency (excluding VAT)		£3,755,748.60
--	--	----------------------

Say		£3,760,000
-----	--	-------------------

£180 /ft²

£1,937 /m²

BASIS OF ESTIMATE / ASSUMPTIONS

- 1.0 Drawings used as follows:
Ken Judge & Associates Ltd - As Appended
- 2.0 Inflation allowed for construction period of 15 months with works starting in January 2025
- 3.0 We have assumed a +/- of 5% on the accuracy of our measures on the PDF drawings.
- 4.0 Our estimated rate (£/m2 of GIA) for this project sits in the median quartile range provided by the BCIS.
- 5.0 We have allowed for a 5% contingency for the project.
- 6.0 We have based our costs on typical rates for schemes of a mid to high-level specification
- 7.0 We have allowed for modest external works as shown on the drawings
- 8.0 We have allowed for traditional construction works
- 9.0 Work is to be executed during normal working hours.
- 10.0 There are no onerous restrictions or conditions imposed by the police, Local Authority or adjoining owners.
- 11.0 The proposed scheme will meet planning requirements, building control, fire regulations etc.

EXCLUSIONS TO ESTIMATE

- 1.0 Value Added Tax.
- 2.0 Local Authority fees for planning/ building control etc.
- 3.0 Sustainable Homes, photovoltaics and heat transfer units.
- 4.0 Section 106 and 278 agreement costs and CIL.
- 5.0 Soft furnishings and fittings including blinds.
- 6.0 Finance, legal and Agent Fees.
- 7.0 Party wall surveys.
- 8.0 Professional/consultants' fees.
- 9.0 Payments to adjoining owners .
- 10.0 Services diversions.
- 11.0 Sales, marketing costs and show home.
- 12.0 Electric sub-station.
- 13.0 Air conditioning.
- 14.0 Audio Visual installation and equipment.
- 15.0 Pumping of any kind for the mains water and sewage.
- 16.0 Any Mansafe system to the roof.
- 17.0 CCTV.
- 18.0 Lighting Control.
- 19.0 Sprinkler System
- 20.0 Identification of hazardous materials and removal off site.
- 21.0 Archaeological surveys and excavations.