



## 1. Administration Block

### [Floor Plan for Administration Block \(pdf\)](#)

Area in sqm	3,627.70
Area in sqf	39,048
Current Use	Hotel? (2 Storey officers mess)
Future Use	C1 - TBA
No of Rooms at Lower Ground Floor	17 (Merged two tiny rooms into One)
No of Rooms at Ground Floor	13
No of Rooms at First Floor	20
<b>Total Rooms in the building</b>	<b>50</b>
Proposed no of Rooms	?

Gross Development Value (Estimated)						
Type.	Floor	Description	Sqft NIA	Sqm NIA	Value	£ per Sqm
Flats	LG, GND, 1st	Saleable Area (NIA) (70% of GIA)		2,540	£7,618,000	£3,000
		Total Area (GIA)	39,048	3,627.7		
		Communal Area	937.53	1,087.7		
<b>Total</b>					<b>£7,618,000</b>	

# Development Budget Appraisal for £7.6m GDV

Legals	£5000	
Architects / Professionals	£228,000	3% of GDV
Conversion	£5,441,550	3,627.7 m2 @ £1,500 / m2
Insurances	£38,000	0.5% of GDV
Contingency	£380,000	5% of GDV
CIL / Section106	£225,000	£90 psm UK Average rate
<b>Subtotal</b>	<b>£6,318,450</b>	
Finance costs	£600,000	65% LTGDV = £5,000,000 for 12 months @ 1%/m <b>(Net Loan = £877,400)</b>
<b>Total</b>	<b>£6,918,450</b>	