

Sent by email



Bryn Kitching
South Hams District Council

Baker Estates Limited
Green Tree House
Silverhills Road
Decoy Industrial Estate
Newton Abbot
TQ12 5LZ

19th January, 2024

t: 01626 241404
e: sales@bakerestatesltd.co.uk
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Dear Bryn,

Subject to legal agreement

Re: Application number: 0384/23/OPA: Penn Parks Modbury

Further to previous correspondence I set out the process in relation to viability and section 106 matters to date and confirm what can be consulted upon and used for the determination of this planning application.

The application was submitted in January 2023 and validated February 9th, 2023.

Post submission it became increasingly apparent that there were viability issues in trying to achieve the target level of affordable housing as set out in the local plan (30%). This resulted from a sustained escalation in build costs, a softening of the housing market and a realisation of the extent of the abnormal costs associated with developing this land as well as recognising its existing benchmark land value.

Herridge Property Consulting was appointed to put together an Independent Viability Assessment (IVA) of the application using independent evidence and data provided by Developer Property Solutions on house sales values and from Terrus Consulting on costs.

This was submitted on a confidential basis to officers on May 22nd, 2023. Officers reported that an external adviser would need to be appointed to assess and we were later advised that Lionel Shelley of William Lean was appointed.

The submitted IVA concluded, based on two alternative mixes, that the site is not viable with 30% affordable housing and was marginal with nil affordable housing.

An updated set of documents were submitted on November 27th, 2023 again in confidence for consideration. The situation deteriorated during the course of the year. Based on the evidence, it was concluded that the site is not viable even with nil affordable housing. However a scenario was submitted whereby Baker Estates would be willing to recognise that there may be improvements to the viability situation in the coming years which would allow the site to be developed with 10% affordable housing albeit probably below target margin as defined in the Planning Policy Guidance. We were clear that this "what if" appraisal should not be regarded as a baseline position because that does not reflect the evidence. However it does show that we recognise the importance of affordable housing to the council.





Our proposal for affordable housing

Taking everything into account we are prepared to agree to 10% affordable housing (4 homes) in the required SPD tenure split and based on the following:

- The affordable units would be 50% (2) x 2 bed houses and 50% (2) x 3 bed houses. This mix has been agreed by your Housing Officer if the 10% affordable housing proposal was approved. This can be secured in the s106 agreement.
- The open market mix proposed, would be 36% (13) x 2 bed homes units), 39% (14) x 3 bed homes and 25% (9) x 4 / 5 bed homes. This was a mix supported by Phil Baker of the Planning Policy Team at a meeting of March 30th, 2023. This mix can be secured by condition as has been done previously in South Hams on other sites.
- Given this proposal has been derived from forward looking assumptions, this assumes no review or clawback mechanism taking into account the relatively small, one phase nature of the site as well as the IVA not supporting the delivery of any affordable housing.
- S106 contributions as set out below.

An Independent appraisal of the proposal including mix put forward is attached to complete the context. This includes a revised cost schedule taking into account a demolition quote received which is also attached.

Heads of term for the s106 agreement

- Affordable housing as set out above.
- Sports facilities contribution per bedroom as set out in the OSSR consultation response.
- Sports facilities maintenance contribution per bedroom as set out in the OSSR consultation response.
- LAP contribution or provision on site.
- Allotment capital contribution as per the OSSR consultation response.
- Allotment maintenance contribution as set out in the OSSR consultation response.
- Education transport contribution.
- Travel voucher / plan at £300 per dwelling.
- Contribution towards the Plymouth Sound and Estuaries European Marine Sites (EMS)

We understand all the documentation will be made available for formal consultation prior to being taken to Development Management committee for determination. For the avoidance of doubt we are content for that to happen.

Please let me know if there is any further information you require but otherwise look forward to hearing which committee date this application will be considered at.

Yours sincerely,



Richard Ayre
Land & Planning Director

Modbury - Pennparks Farm
Baker Estates
40 Dwellings - (10% Affordable Housing)
Appraisal 3

**Modbury - Pennparks Farm
Baker Estates
40 Dwellings - (10% Affordable Housing)**

Appraisal Summary for Phase 1 Modbury - Pennparks Farm 40 Units (10% Affordable Housing)

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
4 Bed Detached House	6	8,658	358.28	517,000	3,102,000
5 Bed Detached House 2.5 Storey	3	5,490	338.80	620,000	1,860,000
2 Bed Semi Det House	10	7,210	342.58	247,000	2,470,000
FOG 2 Bed Flat	1	945	253.97	240,000	240,000
3 Bed Detached House	4	3,640	385.03	350,380	1,401,520
3 Bed Detached Bungalow	2	2,254	399.29	450,000	900,000
2 Bed Detached Bungalow	2	1,540	415.58	320,000	640,000
3 Bed Semi Det House	4	3,640	352.49	320,770	1,283,080
2 Bed House Affordable	2	1,710	175.00	149,625	299,250
3 Bed House Affordable	2	2,042	175.00	178,675	357,350
3 Bed Det Chalet House 1.5 Storey	4	<u>5,180</u>	332.05	430,000	<u>1,720,000</u>
Totals	40	42,309			14,273,200

NET REALISATION

14,273,200

OUTLAY

ACQUISITION COSTS

Fixed Price	1,000,000		
Fixed Price (4.59 Acres @ 217,864.92 /Acre)		1,000,000	
			1,000,000
Stamp Duty		39,500	
Effective Stamp Duty Rate	3.95%		
Agent Fee	1.00%	10,000	
Legal Fee		7,500	
Town Planning		80,000	
Survey		25,000	
			162,000

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost
Garages Single	11 un	10,060	110,660
Garages Double	<u>11 un</u>	18,808	<u>206,888</u>
Totals			317,548
	ft²	Build Rate ft²	Cost
4 Bed Detached House	8,658	131.86	1,141,644
5 Bed Detached House 2.5 Storey	5,490	145.04	796,270
2 Bed Semi Det House	7,210	133.35	961,453
FOG 2 Bed Flat	945	149.43	141,211
3 Bed Detached House	3,640	131.86	479,970
3 Bed Detached Bungalow	2,254	154.41	348,040
2 Bed Detached Bungalow	1,540	154.41	237,791
3 Bed Semi Det House	3,640	131.86	479,970
2 Bed House Affordable	1,710	131.58	225,002
3 Bed House Affordable	2,042	131.58	268,686
3 Bed Det Chalet House 1.5 Storey	<u>5,180</u>	170.00	<u>880,600</u>
Totals	42,309 ft²		5,960,639
Contingency Base Plot Build		4.50%	246,846
Contingency Demolition		6.25%	17,459
Contingency Externals & Other Const		6.25%	232,282
Demolition			279,350
Site access from A379			217,605
Rumble strips/narrowings/tables x3			18,000
Commuted sums			65,287

Modbury - Pennparks Farm

Baker Estates

40 Dwellings - (10% Affordable Housing)

Pre adoption remedials		20,513	
Highway adoptions		70,429	
Abnormal Highways		402,792	
Abnormal Pedn Crossing Offsite		45,383	
			7,894,133

Other Construction

Plot external costs	9.00%	396,103	
Hardstanding hedge/shrub clearance		7,475	
Tree removal (Leylandii)		2,352	
Trim trees/hedges west of site		10,000	
Tree/hedge protection/management		11,518	
Earthworks site wide Levell/Clear		350,000	
Ecology Mitigation Bats Birds Bees		9,003	
Contamination remediation		95,000	
Abnormal Foul Drainage Highways		37,975	
Gravity Main to PoC SWW Requesn		122,887	
Abnormal SW Drainage Highways		53,441	
Lined Basin and Attenuation crates		262,857	
Break into Culvert and Manhole Over		12,500	
Set up ManCo pre SC receipts		25,000	
Pre Adopt Remeds Drain Adoptions		27,299	
Electricity Gas Water to Boundary		50,950	
On/off site cable & Utility Diversn		55,030	
Local Area of Play (LAP)		30,000	
Elec Sub Station Brick Built		50,400	
Green Infr Hedges Aquatic Planting		52,118	
Paths woodland/POS/Furniture		8,242	
Set up seed fund manco pre receipts		10,000	
Maintenance Pre manco handover		10,000	
Retaining Walls av 2m High		57,425	
Abnormal underbuild		20,000	
Abnormal raised DPC tanking		12,000	
Abnormal Foundations 1m trenchfill		56,000	
Abnormal beam block suspended slab		48,000	
Radon Protection - Basic		24,000	
Abnormal design elevation uplifts		100,000	
Abnormal 7 kw car charge points		34,200	
Abnormal infra street/courtyard CCP		2,400	
Abnormals Future Homes Standard		280,000	
Abnormal bike stores		8,100	
Abnormal Cat2 Lifetime Homes		31,680	
Abnormal Cat3 wheelchair accessible		15,000	
Abnormal Piled Foundations		180,000	
			2,558,955

Section 106 Costs

Travel Plan £300 per dwelling		12,000	
Education Transport plus indexation		24,063	
Allotment Contribn plus indexation		2,996	
Play Pitch/Sports Contribn + indexn		86,032	
European Marine Site Contribution		18,483	
			143,574

PROFESSIONAL FEES

Architect	2.00%	169,737	
Quantity Surveyor	1.50%	120,411	
Structural Engineer	1.50%	120,411	
Mech./Elec.Engineer	1.50%	120,411	
Project Manager	0.50%	40,034	
			571,003

MARKETING & LETTING

Marketing and Fees		200,000	
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Modbury - Pennparks Farm

Baker Estates

40 Dwellings - (10% Affordable Housing)

200,000

DISPOSAL FEES

Sales Agent Fee 120,766

Sales Legal Fee Market 32 un 550.00 /un 17,600

Sales Legal Fee Affordable 8,000

146,366

FINANCE

Debit Rate 9.750%, Credit Rate 0.000% (Nominal)

Land 97,656

Construction 175,153

Other 325,850

Total Finance Cost 598,658

TOTAL COSTS

13,274,690

PROFIT

998,510

Performance Measures

Profit on Cost% 7.52%

Profit on GDV% 7.00%

Profit on NDV% 7.00%

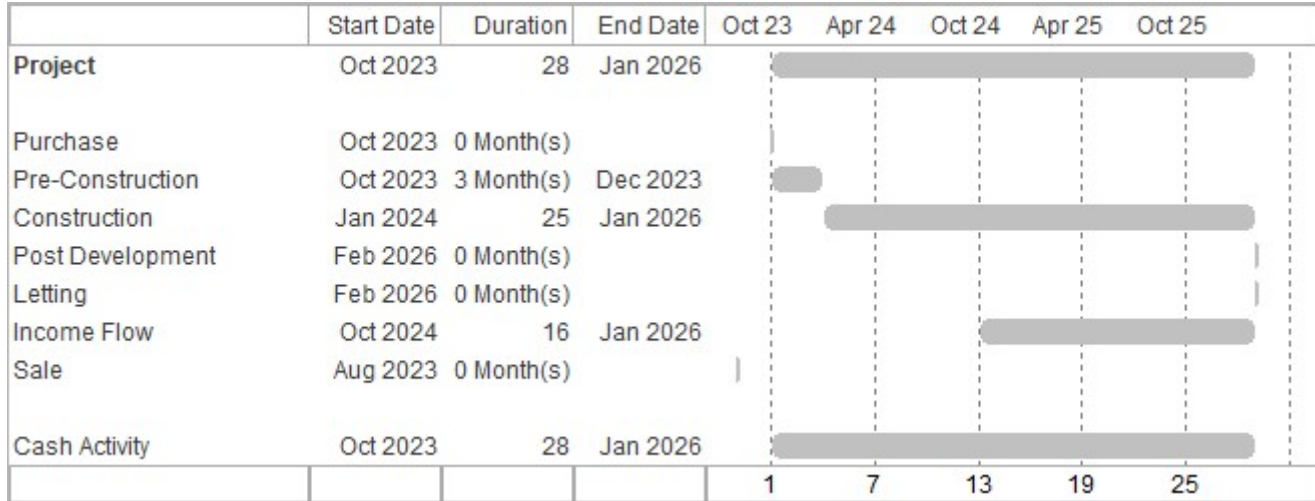
IRR% (without Interest) 21.22%

Profit Erosion (finance rate 9.750) 9 mths

**Modbury - Pennparks Farm
Baker Estates
40 Dwellings - (10% Affordable Housing)**

Project Timescale	
Project Start Date	Oct 2023
Project End Date	Jan 2026
Project Duration (Inc Exit Period)	28 months

1. Modbury - Pennparks Farm 40 Units (10% Affordable Housing)



Summary Sheet

Development Criteria

Number of residential units	40
Development gross area (ha)	1.856 As CE Accom schedule Rev C
Development nett area (ha)	1.078 Ditto

Ref. No.	Land Preparation & Enabling Works	Measure	Unit	Rate	Sub-total	Risk Band	Contingency	Total	Comments
1	Hedgerow, hardstanding and shrubbery clearance	234	m ²	£32	£7,475	B	£747	£8,222	As Aspect drawing 05866 TCP 18.8.22 Shts 1&2
2	Tree removal	5	nr	£470	£2,352	B	£235	£2,587	As Aspect drawing 05866 TCP 18.8.22 Shts 1&2 C1 classification
3	Trimming of retained trees & hedgerows	1	sum	£10,000	£10,000	B	£1,000	£11,000	As Aspect drawing 05866 TCP 18.8.22 Shts 1&2
4	Tree and hedgerow protection and management	213	m	£54	£11,518	B	£1,152	£12,669	As Constraints and Opportunities plan 220403 L 00 02 Rev 0
5	Earthworks - site wide levelling	1	sum	£397,320	£397,320	B	£39,732	£437,052	No details - allowance made at this stage -assumed 0.5m average across gross area
6	Demolition	1	sum	£219,500	£219,500	A	£32,925	£252,425	Existing Farm buildings to be dismantled carefully - as FSD quotation dated 4th January 2024
7	Removal of concrete hardstanding around demolished barns	1,710	m ²	£35	£59,850	B	£5,985	£65,835	Removal of concrete hardstanding around existing farm buildings
8	Contamination remediation and slurry pits	1	sum	£25,000	£25,000	B	£2,500	£27,500	Removal of farm debris, gravel tracks and remediation of slurry pits
9	General site clearance	2	ha	£2,249	£4,175	B	£417	£4,592	A function of the GDA
SUB-TOTAL					£737,189		£84,694	£821,883	
Ref. No.	Section 106 & CIL	Measure	Unit	Rate	Sub-total	Risk Band	Contingency	Total	Comments
10	Section 106 contributions	40	sum	£6,928	£277,131	C	£13,857	£290,988	As Financial Contributions summary - No Indexation as confirmed AH
11	CIL	0	m ²	£0	£0	D	£0	£0	CIL has not been implemented in South Hams
SUB-TOTAL					£277,131		£13,857	£290,988	
Ref. No.	Highway Works	Measure	Unit	Rate	Sub-total	Risk Band	Contingency	Total	Comments
On-Site Highway Works									
12	Proposed Site Access - off A379	1	sum	£217,605	£217,605	B	£21,760	£239,365	As 22032-001-RevA-A3
13	Abnormal highways	1	sum	£402,792	£402,792	B	£40,279	£443,071	As 220403 SK 230118 Proposed Sketch Layout
14	Rumble strips / narrowings / tables	3	nr	£6,000	£18,000	B	£1,800	£19,800	Locations identified on 220403 SK 230118 Proposed Sketch Layout
Off-Site Highway Works									
15	Off-Site Highway Works - Proposed Pedestrian Crossing - A379	1	sum	£45,383	£45,383	B	£4,538	£49,922	As 22032-002-RevA-A3
Bonds									
16	Section 278 bonds	3%	%	£262,988	£7,890	B	£789	£8,679	Bond premium of 3% assumed across the duration of which the bond is secured
17	Section 38 bonds	3%	%	£420,792	£12,624	B	£1,262	£13,886	Bond premium of 3% assumed across the duration of which the bond is secured
Commutated Sums									
18	Commutated sums	1	sum	£65,287	£65,287	B	£6,529	£71,816	As schedule
Highway Remedials									
19	Pre-adoption remedials	3%	%	£683,780	£20,513	B	£2,051	£22,565	Cost only associated with abnormal roads
Adoptions									
20	Highway adoptions	10%	%	£704,293	£70,429	B	£7,043	£77,472	Cost only associated with abnormal roads
SUB-TOTAL					£860,523		£86,052	£946,575	

Ref. No.	Flood Risk & Drainage	Measure	Unit	Rate	Sub-total
Foul Drainage					
21	Abnormal foul drainage - highways	1	sum	£37,975	£37,975
22	Gravity main to PoC via SWW requisition	1	sum	£122,887	£122,887
Surface Drainage					
23	Abnormal surface water drainage - highways	1	sum	£53,441	£53,441
24	Lined basin and attenuation crates with associated infrastructure	1	sum	£262,857	£262,857
25	Permeable paving to parking areas (Infiltration)	0	m2	£65	£0
26	Permeable paving to parking areas (Tanked)	0	m2	£65	£0
27	Breaking into existing culvert and constructing manhole over	1	sum	£12,500	£12,500
28	Filter strip to catch run-off	0	m	£110	£0
29	Bund / Silt fence	0	m	£30	£0
30	Swales	0	m	£185	£0
Bonds					
31	Section 104 bonds	3%	%	£366,773	£11,003
Maintenance					
32	Maintenance prior to management company handover	1	sum	£25,000	£25,000
Drainage Remedials					
33	Pre-adoption remedials	3%	%	£489,660	£14,690
Adoptions					
34	Drainage adoptions	2.5%	%	£504,350	£12,609
SUB-TOTAL					£552,962

Risk Band	Contingency
B	£3,798
B	£12,289
B	£5,344
B	£26,286
A	£0
A	£0
A	£1,875
A	£0
A	£0
B	£0
B	£1,100
B	£2,500
B	£1,469
B	£1,261
£55,921	

Total
£41,773
£135,176
£58,785
£289,142
£0
£0
£14,375
£0
£0
£0
£12,103
£27,500
£16,159
£13,870
£608,883

Comments
Function of abnormal Road length
As SWW letter 13th October 2022 indexed to 4Q2023
Function of Primary Road length
As JRC Preliminary Drainage Proposals 2065/0SK0*/P1 dated 6th December 2022
Not applicable
Not applicable
As JRC Preliminary Drainage Proposals 2065/0SK0*/P1 dated 6th December 2022
Not applicable
Not applicable
Bond premium of 3% assumed across the duration of which the bond is secured
Value to maintain the SuD'S until handover to the appointed management company
Cost only associated with abnormal drainage
Cost only associated with abnormal drainage

Ref. No.	Utilities	Measure	Unit	Rate	Sub-total
Supply - To site boundary					
35	Electricity	1	sum	£20,475	£20,475
36	Gas	1	sum	£20,475	£20,475
37	Potable water	1	sum	£10,000	£10,000
38	Telecoms	0	sum	£0	£0
On-site diversions					
39	On site 11 / 33kv electricity cables	343	m	£140	£48,030
40	On-site telecoms	0	sum	£5,000	£0
Off-site diversions					
41	Site accesses	1	sum	£5,000	£5,000
42	Off-Site Highway Works - Proposed Pedestrian Crossing - A379	1	sum	£2,000	£2,000
Civils Works					
43	Gas - Governor	0	nr	£35,000	£0
44	Electricity - distribution sub-station - brick built	1	nr	£50,400	£50,400
SUB-TOTAL					£156,380

Risk Band	Contingency
B	£2,047
B	£2,047
B	£1,000
B	£0
A	£7,204
B	£0
A	£750
B	£200
B	£0
B	£5,040
£18,289	

Total
£22,522
£22,522
£11,000
£0
£55,234
£0
£5,750
£2,200
£0
£55,440
£174,669

Comments
Working assumption as SW email 13th January 2023 indexed to 4Q2023
Ditto
Potential barrier pipe requirement
Assumed nil cost after rebates
To be confirmed, Sumo topo survey indicates existing overheads across site
None indicated
Little impact anticipated on existing services
Little impact anticipated on existing services
Assumed all Future Homes standard build out - therefore no gas
Increased loadings due to Future Homes

Ref. No.	Landscaping	Measure	Unit	Rate	Sub-total
Open Space					
45	Green infrastructure	2,483	m ²	£9	£22,350
46	Aquatic planting	431	m ²	£16	£6,888
47	Hedges - Bat foraging corridor	994	m2	£20	£19,880
48	Trees	10	nr	£300	£3,000
49	Maintenance of existing green space	0	m ²	£12	£0
Areas of Play					
50	Local Area of Play (LAP)	1	nr	£35,000	£35,000
51	Sports pitches	0	nr	£0	£0
Footway / Cycleways					
52	Woodland path	100	m	£30	£3,000
53	POS Footpath 2m	50	m	£80	£4,000
54	POS Footpath 3m	0	m	£120	£0
POS Furniture					
55	General POS furniture	2,483	m ²	£0.50	£1,242
Maintenance					
56	Maintenance prior to management company handover	1	sum	£25,000	£25,000
57	Setting up and seed-funding ManCo prior to sufficient ER receipts	1	sum	£25,000	£25,000
SUB-TOTAL					£145,359

Risk Band	Contingency
B	£2,235
B	£689
B	£1,988
B	£300
B	£0
B	£3,500
B	£0
B	£300
B	£400
B	£0
B	£124
B	£2,500
B	£2,500
£14,536	

Total
£24,585
£21,868
£3,300
£0
£38,500
£0
£3,300
£4,400
£0
£1,366
£27,500
£27,500
£152,319

Comments
Infrastructure only - plot landscaping within build costs
Assumed to basin
As Constraints and Opportunities plan 220403 L 00 02 Rev 0
Infrastructure only - plot trees within build costs
None existing
Play area to be delivered within developer's layout
S106 contribution covers
Allowance in absence of landscaping design
Ditto
Ditto
Allowance for dog bins, litter bins etc
Value to maintain the landscaping until handover to the appointed management company
As stated in S106 - costs carried in this section

Ref. No.	Archaeology and Ecology	Measure	Unit	Rate	Sub-total
58	Archaeological investigation	1	sum	£20,000	£20,000
59	Bee bricks - Green and Blue	40	nr	£48	£1,920
60	10% Bio-diversity net gain	1	sum	£15,000	£15,000
61	Lining to timber frame garage for bat roost	1	nr	£1,500	£1,500
62	Bird boxes - Schwegler Type 1A	18	nr	£111	£1,998
63	Bat tubes - Schwegler 1FR	18	nr	£183	£3,294
64	Hedgehog passes	40	nr	£25	£1,000
SUB-TOTAL					£44,712

Risk Band	Contingency
B	£2,000
B	£192
B	£1,500
B	£150
B	£200
B	£329
B	£100
£4,471	

Total
£22,000
£2,112
£16,500
£1,650
£2,198
£3,623
£1,100
£49,183

Comments
Limited Archaeological potential as AC Archaeology Historic Environ. Assessment - Jul '22
No Ecological information available, but requirements assumed as similar recent scheme
Area of provision yet to be determined
Suggested solution to removal of habitat in bungalow
No Ecological information available, but requirements assumed as similar recent scheme
Ditto
Ditto

Ref. No.	Plot Abnormals	Measure	Unit	Rate	Sub-total
Abnormal Foundations / Retaining Structures					
65	Retaining walls - av 2m high	128	m	£450	£57,425
66	Underbuild	200	m	£100	£20,000
67	Raised DPC / tanking	200	m	£60	£12,000
68	Plot draining to Soakaways	0	nr	£2,500	£0
69	Drives draining via smart gullies	0	nr	£500	£0
70	Abnormal foundations - generally 1m trench fill	20	nr	£2,800	£56,000
71	Abnormal foundations - piled foundations	20	nr	£9,000	£180,000
72	Beam and block suspended slab	40	nr	£1,200	£48,000
73	Radon Protection - Basic	40	nr	£600	£24,000
Elevational Uplifts / Design code					
74	General Enhancements	43,594	ft2	£3	£130,782
75	7kW car charge points	36	nr	£950	£34,200
76	Infrastructure provision for on-street / courtyard car charging	2	nr	£1,200	£2,400
Sustainability / Renewables					
77	2020 Part L & F update building regs - Option 1 - 'Future Homes Fabric'	0	nr	£2,557	£0
78	2020 Part L & F update building regs - Option 2 - 'Fabric plus technology'	0	nr	£4,847	£0
79	Future Homes Standard	40	nr	£8,000	£320,000
80	Bike stores	18	nr	£450	£8,100
81	Category 2 standard equivalent to lifetime homes standards	18	nr	£1,800	£31,680
82	Wheelchair accessible Category 3 properties	1	nr	£15,000	£15,000
SUB-TOTAL					£939,587

Risk Band	Contingency
A	£8,614
A	£3,000
A	£1,800
A	£0
A	£0
A	£8,400
A	£27,000
A	£7,200
B	£2,400
B	£13,078
B	£3,420
B	£240
B	£0
B	£0
B	£32,000
B	£810
B	£3,168
B	£1,500
£112,630	

Total
£66,038
£23,000
£13,800
£0
£0
£64,400
£207,000
£55,200
£26,400
£143,860
£37,620
£2,640
£0
£0
£352,000
£8,910
£34,848
£16,500
£1,052,216

Comments
Retaining to rear of existing farm buildings on eastern boundary and to southern boundary
No earthworks design - substantial fall across site - 5m per dwelling assumed
No earthworks design - substantial fall across site - 5m per dwelling assumed
Not required
Ditto
Made ground and disturbed through demolition
Will be required due to radon / disturbed ground
Not required as per Land Contamination Assessment report Jan '22
As accommodation schedule 220403 S 01 Rev C
One per house as accommodation schedule
Street chargers @ one per two flats as accommodation schedule
2019 rates, to be inflated in line with TPI if used
Ditto
As latest BCIS notes
Assumed to all houses without garages
Assumed all affordable plus 20% open market
Assume 1nr

Ref. No.	Professional fees / Payments	Measure	Unit	Rate	Sub-total
83	Professional fees	10%	%	£3,805,729	£380,573
SUB-TOTAL					£380,573

Risk Band	Contingency
D	£0
	£0

Total
£380,573
£380,573

Comments

84	Total				£4,094,416
85	Total per dwelling	40 Dwellings			

10%	£390,450

£4,477,289
£111,932

Ref. No.	Risk and Contingency Summary	Measure	Unit	Sum	Total
86	Band A	15%	%	£658,454	£98,768
87	Band B	10%	%	£2,778,257	£277,826
88	Band C	5%	%	£277,131	£13,857
89	Band D	0%	%	£380,573	£0
90		10%		£4,094,416	£390,450

Section 106				
Ref	Section	Description	Cost	Comments
	As updated schedule			
1.1	Transport	Travel Plan @ £300 / dwelling	£12,000	As Financial Contributions sheet
		Sub-total	£12,000	
1.2	Education	Secondary School Contributions	£137,709	As Financial Contributions sheet
		Secondary School Transport Contribution	£24,063	As Financial Contributions sheet
		Sub-total	£161,772	
1.3	Public Open Space	Playing pitches / Sports Facilities Contribution (£379 / resident)	£38,162	As Financial Contributions sheet
		Sports Facilities Maintenance Contribution (£442.47 / resident)	£44,552	As Financial Contributions sheet
		Equipped Play Area Contribution (LAP)	£0	Delivered by developer
		Equipped Play Maintenance Contribution	£0	Assumed covered within ManCo
		Sub-total	£82,714	
1.4	Community Use	Allotments Contribution (£15.71 / resident)	£1,582	As Financial Contributions sheet
		Allotments Capital & Maintenance Contribution (£12.90 / resident)	£1,299	As Financial Contributions sheet
		Sub-total	£2,881	
1.5	Other	European Marine Site, Plymouth Sound and Estuaries	£17,765	As Financial Contributions sheet
		Sub-total	£17,765	
1.6	Indexation	As attached back-up	£0	As attached analysis - Nil as confirmed by AH
		Sub-total	£0	
1.7	Sheet Total		£277,131	



Frank Smalley Demolition Limited, Unit 1 Wixenford Farm, Plymstock, Plymouth, Devon.PL9 8AA

Ref: TD211223-122

Baker Estates Ltd,
Green Tree House,
Silverhills Road,
Decoy Industrial Estate,
Newton Abbot
TQ12 5LZ

04th January 2024

For the Attention of Richard Ayre

Dear Richard

RE: Demolition at Pennparks Farm, Modbury

Further to my site visit and your invitation to provide you with a quotation for the demolition and site clearance at the above address.

Demolition & Asbestos Removals: - Price £215,000.00 +Vat (Two Hundred & Fifteen Thousand, Pounds) ex VAT.

Asbestos Demolition survey: - Price £4,500.00 + Vat (Four Thousand, Five Hundred Pounds) ex Vat

Scope of Works

1. Removal of asbestos cement roof and rainwater goods.
2. Disposal of asbestos cement roof and rainwater materials
3. Demolition of structures.
4. Demolition of storage tanks.
5. Grub out ground floor slabs.
6. Grub out foundations.
7. Crush suitable materials and set aside for your re-use.
8. The removal and disposal of all materials arising from these works.

Project Notes & Limitations

- 1) Project Management;
 - a) We have not included for the submitting section 80 notifications to the Local Authority Building Control, the notice of demolition under section 80 of the Building Act.
 - b) Payment of fees associated with these notifications are to be settled by the Client or their representative.
 - c) We will require receipt of the relevant notices prior to demolition works commencing.
 - d) We have included for the hoarding / fencing or securing of the site.
 - e) We have included for undertaking the role of the Principal Contractor for these works.
 - f) FSD requires total unhindered access to the demolition site for the duration of our works.
 - g) We have made no allowance for the design, installation, managing and/or checking or approving of any temporary works within our quotation.
- 2) Services;
 - a) Electric, Gas, Telecoms and Water service disconnections are to be completed by the Client prior to our commencing demolition operations; incoming mains are to be severed at the site boundary to prove they are dead.
 - b) FSD can arrange for the disconnection/termination of the services, charges for the isolations will be at cost plus a 40% administration fee.

- c) Services to be protected are to be clearly marked on service location drawings, marked up drawings are to be provided by the Client.
 - d) A connection to a water supply will be required for the duration of the demolition phase; water to be supplied free of charge.
 - e) We have not allowed for the de-pressurising, cleaning, purging or de-gassing of tanks, pumps, pressure vessels and associated pipe work.
- 3) Asbestos;
- a) The client is advised that it is now a legal requirement under the Control of Asbestos Regulations 2012 and the Construction (Design and Management) Regulations 2015 to undertake a "Refurbishment/Demolition Survey" in accordance with HSG 264 "Asbestos: the survey guide" prior to the commencement of any demolition or major refurbishment works on site.
 - b) We have allowed for the removal of asbestos cement roof and rainwater materials.
- 4) Demolition;
- a) Demolish the structures down to the ground floor slab.
 - b) Ground floor slab are presumed to be a thickness not greater than 150mm
 - c) Foundations are presumed to be at a depth not greater than 1m
 - d) We have not allowed for the excavation, removal and/or backfilling of historic foundations, basements, tanks or below ground voids not identified during the tender period.
 - e) We have not allowed for the making good of structures exposed during the demolitions.
 - f) We have not allowed for the weather proofing of elevations exposed during the demolitions.
 - g) Separate the buildings/structures due for demolition from the adjoining buildings/structures that are to remain. Items of the building fabric will be demolished as close as possible. No allowance has been made for cutting flush.
 - h) No allowance has been made for the de-stressing of any pre or post tensioned structures.
 - i) It has been assumed that when FSD takes possession of the building it will be clear of all rubbish and debris.
 - j) It has been assumed that the building it will be clear of all rubbish and debris.
 - k) It has been assumed that all vehicles and rubbish will be removed from site prior to demolition commencing.
 - l) No allowance has been included for the making good of surfaces disturbed during the demolition works.
 - m) We have not allowed for the removal or disposal of green waste.
- 5) Recycling/Disposal;
- a) Unless agreed in writing, all materials arising (including salvageable items) generated by these works will become the property of FSD (excluding crushed materials).
 - b) We have not allowed for the removal or disposal of any toxic or hazardous materials (including but not limited to CFC's, HCFC's, PCB's, tyres, coal tar etc.), unless identified and quantified in the tender documentation.
 - c) We have not allowed for any contamination encountered during the demolition unless itemised within any detailed reports during the tender period and allowed for within our quotation.
 - d) If the site that waste is being removed from does not currently have a Site Premise Code or you are unable to supply one, if required FSD will register the site for hazardous waste removal at an additional one-off cost to you of £40.00 plus VAT.
 - e) No allowance has been made for the removal of trees and/or vegetation within the perimeter of the site or disposal of green waste.
 - f) We have not allowed for the removal or disposal of tyres, silage wrappings or other farm waste materials.

- 6) General;
- a) Our demolition/strip out works may block or impede an emergency escape route within the premises or site; please be aware that you may need to implement alternative emergency arrangements for the duration of the contract.
 - b) Please note that we have based our quotation on the works being undertaken during normal working hours between 7:30am and 4:30pm from Monday to Friday (Excluding Bank Holidays). Should you require us to carry out the works out of normal hours, please advise us accordingly, so that we can amend our quotation.
 - c) We have not allowed for the demolition works to be undertaken out of normal working hours within our quotation.
 - d) Our quotation is based on Demolition works being undertaken in 1 phase.
 - e) We anticipate that the project will take approximately **12 weeks**
- 7) Quotation;
- a) We have made allowance for the inclusion of a Main Contractor's Discount within our quotation.
 - b) We have made no allowance for the deduction of any retentions.
 - c) Our quotation will remain for a period of 3 months and will be reviewed after this period if requested to re visit.
 - d) Should we be awarded this contract a fully detailed method statement and risk assessment will be provided on receipt of your signed order, all works will be undertaken in accordance with BS6187-2011, current legislation, guidance notes and industry best practices.

Trusting our quotation is to your satisfaction we await your valued instructions.

Yours sincerely

A large black rectangular redaction box covering the signature of Frank Smalley.

Frank Smalley
Managing Director
Frank Smalley Demolition Ltd