

Feasibility Estimate

Project

6 Storey mixed use development,  
1no ground floor retail unit (Class A1)  
1no ground floor food & drink unit (Class A3)  
132no Bedroom hotel (Class C1)

|                       |                     |                |
|-----------------------|---------------------|----------------|
| 132 beds              | £115,000.00 per bed | £15,180,000.00 |
| 10 car parking spaces | £2,075.00 per car   | £20,750.00     |
| Sub Total             |                     | £15,200,750.00 |
| Inflation             |                     |                |
| TPI 1Q 2015           | 124                 | £15,200,750.00 |
| Current TPI 3Q 2024   | 141.24              | £17,314,144.60 |
| Location              |                     |                |
| Outer London          | 1                   | £17,314,144.60 |
| Wales                 | 0.85                | £14,717,022.91 |
| Total                 |                     | £14,717,022.91 |

| Description                                                                                      | Unit | Range      |             |
|--------------------------------------------------------------------------------------------------|------|------------|-------------|
| <b>Building prices per functional unit</b>                                                       |      |            |             |
| budget; city centre with dining and bar facilities; 35 to 45m2/bedroom bed 83000.00 to 115000.00 |      |            |             |
| budget; roadside excluding dining facilities; 28 to 35m2/bedroom                                 | bed  | £83,000.00 | £115,000.00 |
| PDF page 102                                                                                     |      | Average    | £99,000.00  |

| Description                                    | Unit | Range     |           |
|------------------------------------------------|------|-----------|-----------|
| <b>Utilities, Civil Engineering facilities</b> |      |           |           |
| Car Parking                                    |      |           |           |
| surface car parking; 20 to 22m2/car            | car  | £2,075.00 | £2,900.00 |
| PDF page 101                                   |      |           |           |
|                                                |      | Average   | £2,487.50 |

current index / old index x value

Take the new divide by the old and multiply to the existing rate which will increase it by that amount.

|                                                                      |        |        |
|----------------------------------------------------------------------|--------|--------|
| Normalise TPI between Spons & BCIS data                              |        |        |
|                                                                      |        |        |
| BCIS TPI for 2015                                                    | 262.2  |        |
|                                                                      |        |        |
| Spons TP for 2015                                                    | 99.5   |        |
|                                                                      |        |        |
| Current BCIS TPI                                                     | 372.2  | Aug-24 |
| Mid project BCIS TPI                                                 | 372.8  | Sep-24 |
|                                                                      |        |        |
| Formula                                                              |        |        |
| Normalised TPI = Current BCIS TPI x (Spons 2015 TPI / BCIS 2015 TPI) |        |        |
| = 372.2 x (99.5 / 262.2)                                             |        |        |
| Current TPI 3Q 2024                                                  | 141.24 | Aug-24 |
| Middle TPI 3Q 2024                                                   | 141.47 | Sep-24 |

Note  
BCIS Forecast used, TPI is broken down into months

|                          |            |
|--------------------------|------------|
| Assumed project duration | 52 weeks   |
| Commencing               | 01/04/2024 |
| Pratical completion      | 31/03/2025 |
| Middle of project        | 30/09/2024 |