For: Worthing Borough Council
Review of Applicant Submitted Viability Position

10 – 20 Marine Place
Worthing
West Sussex
BN11 3DN

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(DSP26407AY)



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1. Notes and Limitations

1.1.1. This review and its findings are intended purely for the purposes of providing Worthing Borough Council (WBC) with an independent check of, and opinion on, the planning applicant's viability information and stated position in this case.

1.1.2. In the preparation of this review Dixon Searle Partnership has acted with objectivity, impartiality, without interference and with reference to appropriate available sources of information.

1.1.3. This report and any associated work does not provide or amount to formal valuation advice.

1.1.4. So far as we have been able to see, the information supplied to DSP to inform and support this review process has not been supplied by the prospective / current planning applicant on a confidential basis. However, potentially some of the information provided may be regarded as commercially sensitive. Therefore, we suggest that the Council and prospective / current or subsequent planning applicant may wish to consider this aspect together. DSP confirms that we are content for our review information, as contained within this report, to be used as may be considered appropriate by the Council (we assume with the applicant's agreement if necessary). In looking at 'Accountability', since July 2018 (para. 022, most recently revised in December 2025), the published national Planning Practice Guidance (PPG) on viability says on this; '*Any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances*.'

1.1.5. Dixon Searle Partnership conducts its work only for Local Authorities and selected other public organisations. We do not act on behalf of any development interests. We have been and are involved in the review of other planning stage proposals within the Worthing area as well as strategic level (development plan/planning policy) projects.

1.1.6. In any event we can confirm that no conflict of interest exists, nor is likely to arise given our approach and client base. This is kept under review. Our fees are all quoted in advance and agreed with clients on a fixed or capped basis, with no element whatsoever of contingent/incentive/performance-related payment.

1.1.7. We have undertaken this as a desk-top exercise as is appropriate for this stage and level of review. For general familiarisation we have considered the site context from the information supplied by the Council and using available web-based material.

1.1.8. This document has been prepared for this specific reason and should not be used for any other purpose without the prior written authority of Dixon Searle Partnership (DSP); we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned. To the extent that the document is based on information supplied by others, Dixon Searle Partnership accepts no liability for any loss or damage suffered by the client.

2. Introduction

2.1.1 Dixon Searle Partnership (DSP) has been commissioned by Worthing Borough Council (WBC) to carry out an independent review of the 'Financial Viability Assessment' (FVA) dated April 2026 and supplied to the Council on behalf of the applicant by Turner Morum. This is in relation to the proposed redevelopment of 10 – 20 Marine Place, Worthing, West Sussex BN11 3DN.

2.1.2 The FVA has been submitted in support of a planning application (reference AWDM/0396/26) which seeks permission for the '*Demolition of existing buildings and construction of a three-storey building comprising 27 1-bed apartments, secure cycle and bin storage, and hard and soft landscaping and associated works.'*

2.1.3 The FVA explains that the site was granted planning permission (AWDM/1884/22) in April 2023 for the '*Demolition of existing commercial storage buildings, erection of new 3-storey building containing 9 apartments, with additional studio/ office space at lower ground floor level. To include on-site secure bicycle and refuse storage, and the relocation of an existing electrical substation.'* We understand that the permission has now expired.

2.1.4 Worthing's Local Plan Policy DM3 relates to affordable housing and new residential development with the capacity to provide 10 or more self-contained units will be expected to provide an appropriate mix of affordable housing. For sites on previously developed land involving the development of flats there will be a requirement for 20% affordable housing.

2.1.5 In presenting their viability position, the applicant has supplied to the Council the aforementioned 'Financial Viability Assessment' (FVA) together with appendices including PDF versions of the submitted appraisals using Turner Morum's own appraisal tool.

2.1.6 To test the sensitivity of the appraisal to assumption changes that we consider appropriate to consider as described throughout this report, we have built our own versions of the latest appraisal using Argus Developer. This is industry-wide recognised software and enables a common basis for review. It should be noted that even when

following the commentary within the FVA and the submitted assumptions as the starting point, we have been unable to exactly replicate the appraisal summary. This is not entirely unusual in our experience, however, because there are a range of detailed appraisal settings that may be applied differently between appraisal forms or versions/users.

2.1.7 For context, DSP has had sight of the documents contained within the Council's online planning application file.

2.1.8 We have considered the assumptions set out within the FVA and provided our commentary based on those whilst also carrying out sensitivity testing where our opinion differs from that of the applicant's agent.

2.1.9 This report does not consider planning policy or the wider aspects in the background to or associated with the Council's consideration of this scenario. DSP's focus is on the submitted residential viability assumptions and therefore the outcomes (scope to generate land value and profit while also supporting the development costs and planning policies) associated with that aspect of the overall proposals.

2.1.10 For general background, a viable development can be regarded as the ability of a development project to meet its costs including the cost of planning obligations, while ensuring an appropriate site value (i.e. existing use value plus a reasonable premium) for the landowner and a market risk adjusted return to the developer in delivering that project. The Government's Planning Practice Guidance on Viability sets out the main principles for carrying out a viability assessment. It states:

'*Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return…Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available. Improving transparency of data associated with viability assessment will, over time, improve the data available for future assessment as well as provide more accountability regarding how viability informs decision making…In plan making and decision making viability helps to strike a balance between the aspirations of developers*

and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission'[1].

2.1.11 The submitted development appraisals have been run in a way which take account of the benchmark land value (BLV) of the site (assumed at £223,680) and are used to assess the level of additional residual potentially available in excess of that after allowing for a fixed developer's profit (included at 20% on market housing GDV, 6% on affordable housing GDV together with assumed profit at 15% GDV on commercial floorspace, which although not part of the current planning proposal has been modelled within two of the test scenarios (as below) - for reason noted below). Therefore, an approach has been taken that sets out to consider in the applicant's view, the maximum supportable contribution for affordable housing.

2.1.12 The FVA considers four appraisal scenarios:

- 19% affordable housing including basement commercial unit
- Nil affordable housing including basement commercial unit
- 19% affordable housing excluding basement commercial unit
- Nil affordable housing excluding basement commercial unit

2.1.13 The expired planning permission granted consent for 9no. apartments and office space at lower ground level. The current proposal does not include the basement commercial unit, and the FVA seeks to demonstrate that the removal of the basement commercial space improves the scheme's viability. Hence the submission appraisals look at the viability with and without that element. Based on the assumptions set out in the FVA and discussed further throughout this report, the scheme is presented as being unviable in all four scenarios (results table extracted below). We note that although the table states EUV, a landowner's premium has been applied resulting in those assumptions representing EUV+ i.e. BLV (more on this below).

[1] Paragraph 011 Reference ID: 10-011-20180724

Tab	Description	Total Units	Affordable % (Units)	RLV	EUV	Surplus / Deficit	Viable/ Non-Viable?
1A	19% Affordable Housing	27	19%	-£963,972	£223,680	-£1,187,652	NON-VIABLE
1B	0% Affordable Housing	27	0%	-£683,057	£223,680	-£906,737	NON-VIABLE
1C	19% Affordable Housing - Without Basement	27	19%	-£251,817	£223,680	-£475,497	NON-VIABLE
1D	0% Affordable Housing - Without Basement	27	0%	£14,809	£223,680	-£208,871	NON-VIABLE

2.1.14 The FVA provides sensitivity testing reducing the target profit on market housing from 20% GDV to 17.5% GDV. The scheme is once again presented as being unviable in all four scenarios (results table extracted below).

Tab	Description	Total Units	Affordable % (Units)	RLV	EUV	Surplus / Deficit	Viable/ Non-Viable?
1A	19% Affordable Housing	27	19%	-£846,097	£223,680	-£1,069,777	NON-VIABLE
1B	0% Affordable Housing	27	0%	-£537,807	£223,680	-£761,487	NON-VIABLE
1C	19% Affordable Housing - Without Basement	27	19%	-£133,942	£223,680	-£357,622	NON-VIABLE
1D	0% Affordable Housing - Without Basement	27	0%	£160,059	£223,680	-£63,621	NON-VIABLE

2.1.15 The FVA concludes that: '*the proposed scheme incurs a deficit, even when the affordable contributions are reduced. In these circumstances, the scenarios tested should therefore be considered technically 'Non-Viable'.*

Based on TM's experience, where certain deficits are incurred in viability, the developer can choose to take the 'commercial decision' to proceed with a scheme at a certain level of affordable, provided that the deficit does not increase any further beyond that point. This 'commercial decision' would be reached on an individual site basis formed on the assumptions within this appraisal.

In this instance, the applicant has advised us that they are prepared to deliver the scheme as per the appraisal in our submission but are only able to do so with the removal of the on-site affordable housing provision and the basement element from the scheme.'

2.1.16 As noted above, DSP has built our own versions of the appraisal files using Argus Developer and although we have applied the submitted assumptions as a starting point, with that appraisal format in a close form, we have been unable to exactly replicate the FVA presented appraisal outcomes. The table below sets out DSP's built appraisal outcomes when using the submitted assumptions (including the 20% GDV profit assumption as per 2.1.13 above) and in each case shows the slightly increased/less negative RLVs positions that we generate compared with the FVA, when using the stated assumptions. We will use the following as our basis for testing any alternative assumptions considered appropriate.

Scheme	Residual Land Value (DSP Appraisal)	Difference between DSP and submitted RLV
1A 19% AH	-£849,655	+£114,317
1B 0% AH	-£580,620	+£102,437
1C 19% AH no commercial	-£212,241	+£39,576
1D 0% AH no commercial	+£35,138	+£20,329

2.1.17 This report does not consider further the relevant planning policy, housing enabling strategy (generally and on matters such as tenure mix and affordability) or other wider aspects in the background to or associated with the Council's consideration of this scenario. DSP's focus here is on the submitted viability assumptions and therefore the outcomes (scope to support the development costs and an appropriate land value) associated with the proposals.

2.1.18 This review does not seek to pre-determine any Council positions but merely sets out our opinion on the submitted viability assumptions and outcomes to inform the Council's further consideration of this proposal; it deals only with viability matters, in accordance with our instructions.

2.1.19 DSP's remit is to review the submitted information to assess whether the stated viability scope available to support planning obligations (for affordable housing and/or other matters) is the most that can reasonably be expected at the time of the assessment. Our brief does not go as far as confirming what should be the outcome where schemes are stated or verified as being non-viable per se, based on a viability submission or any subsequent review. It is for the applicant to decide whether there is sufficient

justification to pursue a scheme financially. While an absence of (or insufficient level of) planning obligations will be a material consideration, we are not aware that proof of positive viability is a criterion for acceptable development under current national policy. The Council may wish to consider these matters further, however.

2.1.20 In this context, WBC requires our opinion as to whether the viability figures and position put forward by the applicant are reasonable. We have therefore considered the information submitted. Following our review of the key assumptions areas, this report provides our views.

2.1.21 We have based our review on the submitted FVA and the premise that the viability of the scheme should be considered based on the assumption of current costs and values. We then discuss any variation in terms of any deficit (or surplus) created from that base position by altering appraisal assumptions (where there is disagreement if any).

2.1.22 The purpose of this report is to provide our overview comments regarding this individual scheme, on behalf of the Council - taking into account the details as presented. It will then be for the Council to consider this information in the context of the wider planning objectives in accordance with its policy positions and strategies.

2.1.23 In carrying out this type of review a key theme for us is to identify whether, in our opinion, any key revenue assumptions have been under-assessed (e.g. sales value estimates) or any key cost estimates (e.g. build costs, fees, etc.) over-assessed – since both of these effects can reduce the stated viability outcome.

2.1.24 This assessment has been carried out by Dixon Searle Partnership, a consultancy which has many years' combined experience in the development industry working for Local Authorities, developers, Housing Associations and in consultancy. As consultants, we have a considerable track record of assessing the viability of a wide range of schemes and assessing the scope for Local Authority planning obligation requirements. This expertise includes viability-related work carried out for many Local Authorities nationwide over more than 20 years.

3. Review of Submitted Viability Assumptions

3.1 Overview of Approach

3.1.1 The following commentary reviews the applicant's submitted viability assumptions as explained within the FVA and its associated appendices.

3.1.2 Primarily the review process takes into account the fact that the collective impact of the various elements of the cost and value assumptions is of greatest importance, rather than necessarily the individual detailed inputs in isolation. We have considered those figures provided, as below, and reviewed the impact of trial changes to particular submitted assumptions.

3.1.3 This type of audit / check is carried out so that we can give the Council a feel for whether or not the result is approximately as expected – i.e. informed by a reasonable set of assumptions and appraisal approach.

3.1.4 As a general point, should there be changes sought to the scheme proposals this would obviously impact on the appraisal outputs.

3.2 Benchmark Land Value

3.2.1 In all appraisals of this type, the base value (value of the site or premises – e.g. in existing use) is one of the key ingredients of scheme viability. A view needs to be taken on land value so that it is sufficient to secure the release of the site for the scheme (sale by the landowner) but is not assumed at such a level that restricts the financial capacity of the scheme to deliver suitable profits (for risk reward), cover all development costs (including any abnormals) and provide for planning obligations as a part of creating sustainable development. This can be a difficult balance to reach, both in terms of developers' dealings with landowners, and Councils' assessments of what a scheme has the capacity to bear.

3.2.2 The RICS (Royal Institution of Chartered Surveyors) Professional Standard: 'Assessing viability in planning under the national Planning Policy Framework 2019 for England' (reissued April 2023) took effect from 1st July 2021 when it was previously published as a guidance note. Its emphasis reflects the Planning Practice Guidance (PPG) on Viability

as noted below, and the PPG will remain the primary source of guidance in this field – viability in planning.

3.2.3 The RICS Professional Standard states that: *'The BLV should not be expected to equate to market value. […] The BLV is not a price to be paid in the marketplace; it is a mechanism by which the viability of the site to provide developers' contributions can be assessed. It should be set at a level that provides the minimum return at which a reasonable landowner would be willing to sell.'*

3.2.4 It goes on to state: *'The BLV is a benchmark value against which the developer contributions can be assessed. Once those contributions have been set, land markets should take the level of policy requirements in to account, just as all markets should take all relevant factors that affect value into account. PPG paragraph 013 states that 'Landowners and site purchasers should consider policy requirements when agreeing land transactions. This means that the actual price paid for a site cannot be used to reduce developer contributions.'*

3.2.5 The latest Viability PPG (most recently updated in December 2025) and the NPPF (most recently in December 2024 and now subject to consultation – December 2025) very clearly advise that land value should be based on the value of the existing use plus an appropriate level of premium or uplift to incentivise release of the land for development from its existing use. With regard to how land value should be defined for the purpose of viability assessment it states: '*To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner*.'

3.2.6 The PPG defines existing use value as: *'Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).*

3.2.7 *Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.*[2]*'*

3.2.8 It states that a Benchmark Land Value should:

- *'be based upon existing use value*
- *allow for a premium to landowners (including equity resulting from those building their own homes)*
- *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*
- *be informed by market evidence including current uses, costs and values. Market evidence can also used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*
- *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account*[3]*.'*

3.2.9 The guidance further states that: *'Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.'* It goes on to state: '*Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing*

[2] Paragraph: 016 Reference ID: 10-016-20190509
[3] Paragraph: 015 Reference ID: 10-015-20190509

requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for *land (or the price expected to be paid through an option or promotion agreement*[4]*.)'*

3.2.10 With regard to assuming an alternative use value to determine BLV the guidance states: *'For the* purpose *of viability assessment alternative use value (AUV) refers to the value of land for uses other than its existing use. AUV of the land may be informative in establishing benchmark land value. If applying alternative uses when establishing benchmark land value these should be limited to those uses which would fully comply with up to date development plan policies, including any policy requirements for contributions towards affordable housing at the relevant levels set out in the plan. Where it is assumed that an existing use will be refurbished or redeveloped this will be considered as an AUV when establishing BLV.*

Plan makers can set out in which circumstances alternative uses can be used. This might include if there is evidence that the alternative use would fully comply with up to date development plan policies, if it can be demonstrated that the alternative use could be implemented on the site in question, if it can be demonstrated there is market demand for that use, and if there is an explanation as to why the alternative use has not been pursued. Where AUV is used this should be supported by evidence of the costs and values of the alternative use to justify the land value. Valuation based on AUV includes the premium to the landowner. If evidence of AUV is being considered the premium to the landowner must not be double counted[5]*.'*

3.2.11 It is therefore clear that the only acceptable approach to defining a benchmark land value for the purposes of a viability assessment, is the EUV+; or, exceptionally, AUV.

3.2.12 The application site is described as comprising existing storage/warehouse buildings and an area of uneven hardstanding, which is used as a car park. The existing buildings have a GIA of 325 sq. metres.

3.2.13 The FVA assumes a rental income of £12,000 per annum for the area of hardstanding based on a tenancy at will dated June 2023 for use of the land as a car park. The FVA

[4] Paragraph: 017 Reference ID: 10-017-20190509
[5] Paragraph: 018 Reference ID: 10-018-20190509

states that although the hardstanding area of the site is being used as storage for the construction of the former Debenhams site, if development did not occur the car park use would continue. Therefore, the assumed rent is capitalised using a 6% yield (which appears a positive looking assumption) to arrive at a capital value of £186,400 after the deduction of purchaser's costs. A landowner's premium of 20% is applied to arrive at an EUV+/BLV of £223,680.

3.2.14 In respect of the warehouse buildings, the FVA states that no detail has been provided on the buildings and therefore no value has been attributed to them. TM note that they reserve the right to review this position.

3.2.15 It is clear (and we concur) that there is not substantial value in the site in existing use, as informs the view on BLV, and we do not consider the assumed BLV of £223,680 to be overstated for the application site as a whole. Although it should not be necessary having presented their view, in the event that the applicant team seeks to revisit the BLV discussions at a later time, we would also need to consider the car parking assumptions in further detail.

3.3 Acquisition Costs

3.3.1 Acquisition costs have been included at 1.5% for legal fees and SDLT of £684. The submitted appraisals largely produce a negative residual land value and therefore, these allowances are not always included in these circumstances. However, these assumptions as percentage are considered broadly appropriate. Where our appraisals produce a negative residual land value, Argus Developer does not calculate these allowances

3.4 Gross Development Value – Market Housing

3.4.1 TM refer to a previously agreed GDV position for the Debenhams site (AWDM/1906/22) for which viability was reviewed by DSP in May 2023. The average assumed value in that case was £542/ft². In our May 2023 review report, DSP confirmed that the submitted GDV level was a suitable assumption.

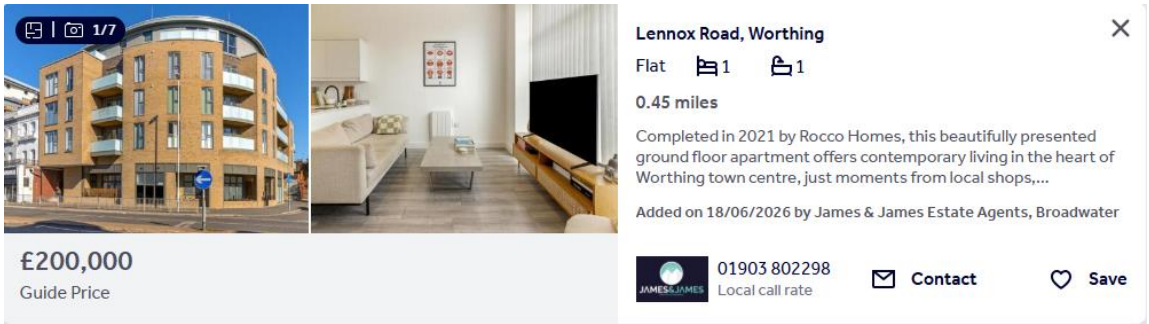
3.4.2 TM note that the proposed properties are most closely aligned in size with the studio apartments of the Debenhams site scheme, for which the value was assumed at £556/ft² or £246,000/unit. However, TM go on to say that this proposed scheme has smaller unit sizes and therefore, the unit value would be slightly lower.

3.4.3 The FVA then reviews the Land Registry House Price Index for Worthing flats/maisonettes, which indicates a reduction in values between May 2023 and December 2025. However, it is noted that the data would include a limited number of newbuild properties (so is more likely a more general reflection of trends in the resale market/market as a whole).

3.4.4 As a final check, the FVA reviews local sales and asking price evidence, and provides estate agent advice from Jacobs Steel and Pear Properties (Appendix 3 of the FVA). TM select Pear Properties' £516/sq. ft. opinion because it is considered most consistent with the available comparable evidence.

3.4.5 In addition to reviewing the submitted evidence, we have undertaken our own research into values locally including reviewing Land Registry sold prices data for newbuild and resale flats. Latest Land Registry indications are an average sold value of £498/ft^2 for newbuild flats and £334/ft^2 for resale flats.

3.4.6 We have also considered properties currently being advertised for sale and note the limited number of modern properties. A 1-bedroom apartment on Lennox Road, built in 2021, is being marketed for sale with a guide price of £200,000, equivalent to £357/ft^2 based on a floor area of 560 sq. feet.



3.4.7 Based on the available evidence, we consider the assumed values to be within the expected range.

3.4.8 It is worth noting that any improvement in the sales values assumptions (compared with a level set at the point of the appraisal) would most likely be reflected in an improvement in scheme viability. Whilst the opposite could also occur (the sales values could fall relative to the assumptions made), that is the developer's (applicant's) risk

and such factors need to be kept in mind in making an overall assessment of the applicant's position.

3.5 Gross Development Value – Affordable Housing

3.5.1 The 19% AH appraisal includes 4no. affordable rented and 1no. shared ownership dwelling.

3.5.2 The assumed values have been based on a discounted cashflow taking into account management and maintenance costs, etc. The affordable rented dwellings are therefore included in the appraisal at 51% market value. The shared ownership dwelling is included in the appraisal at 69% market value.

3.5.3 The assumed affordable housing values are within the expected range and do not appear to be underestimated. Accordingly, we have applied the same assumptions in our appraisal testing.

3.6 Gross Development Value – commercial

3.6.1 Where the commercial unit is included in the appraisals for relative test purposes, TM assume an office use due to the basement location. The FVA assumes a rent of £10/ft² applied to a floor area of 2,153 sq. feet, capitalised using a 6% yield to arrive at a capital value of £348,494.

3.6.2 Overall, we consider these assumptions unlikely to be having the effect of understating the assumed value attributed within test iterations 1c and 1d, and therefore we have not made any adjustments in our trial appraisals.

3.7 Cost Assumptions – Construction Costs

3.7.1 The submitted build costs are based on a cost estimate from the applicant, which has been provided at Appendix 4 of the FVA. The total cost estimate (assumption) is £4,520,000. The costs are reduced to an assumed £3,670,000 total when the costs associated with the basement development are removed.

3.7.2 DSP commissioned ERMC Surveyors (ERMC) to review the submitted costs on behalf of the Council. ERMC's report is attached as Appendix II. ERMC assess the gross the construction costs on the same basis to be £4,307,477 – i.e. consider these overstated by £215,042. The ERMC cost view reduces to £3,650,702 (marginally less than the

equivalent submission view) when excluding the basement costs element. We have tested the lower second opinion estimates in our trial appraisals.

3.7.3 TM state that the cost estimate includes contingency. Therefore, no separate contingency allowance has been included in the appraisals.

3.7.4 An allowance of 10% has also been included in the appraisals for professional fees. This does not exceed typical parameters and is not considered unreasonable.

3.8 CIL / Planning Obligations

3.8.1 The appraisals include £55,000 in S106 costs. CIL has been included at £31,637 in the 19% AH appraisals and £37,402 in the 0% AH appraisals based on the (indexed) rate of £30.03/m². The Council will need to confirm these figures or provide alternatives that can be reflected in any final view or appraisals.

3.8.2 It should be noted that any change in the chargeable sum(s) would have an impact on the overall viability of the scheme as viewed through the appraisal – a reduction in the CIL/S106 cost assumption would improve the viability outcome and an increase would pull it downwards (looking at the effect of this assumption only). In all such reviews, we assume that all requirements that are necessary to make a scheme acceptable in planning terms will have to be included.

3.9 Development Finance

3.9.1 Typically, in the recent period we would expect to see finance rates of 6-8%, with those assumptions representing the costs inclusive of all fees.

3.9.2 Finance costs have been included using a debit interest rate assumption at 7.5% representing costs including all ancillary fees. This is therefore within the expected range, and we have not adjusted the rate within our trial appraisal.

3.10 Development Timings/Project Timescales

3.10.1 The submitted appraisals assume a 3-month pre-commencement period and a 15-month construction period. Sales are assumed to take place following construction completion over a 6-month period. We do not consider the submitted timings to be unreasonable.

3.10.2 The appraisal calculates finance costs using a quarterly cashflow. Construction costs ae distributed on an equal quarterly basis. We have applied a standard 'S-curve' distribution to the construction costs in our trial appraisals.

3.11 Agent's, Marketing and legal costs

3.11.1 Total costs of sale are included at 3% of market housing GDV. This equates to circa £6,455 per unit, which does not exceed the levels typically assumed.

3.11.2 The cost of disposing of the affordable homes to a Registered Provider is included at 0.5% of affordable housing GDV. This does not exceed typical parameters and while this assumption is not always specifically applied in viability in planning submissions, , is not considered unreasonable in this context.

3.11.3 Where the commercial unit is included in the appraisals for comparison, a 2% fee is included. This also does not exceed typical parameters and is not considered unreasonable.

3.12 Developer's Risk Reward – Profit

3.12.1 The Planning Practice Guidance (PPG) on Viability states: '*Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan'*. It goes on to state: '*For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types*[6]'.

3.12.2 The PPG, as above, although silent in terms of decision making, does set out a range of between 15% and 20% on GDV for market housing; lower for affordable housing in

[6] Paragraph: 019 Reference ID: 10-019-20190509

relation to plan making. Given that the NPPF and PPG expect planning applications to be consistent with the plan making stage, it is therefore also appropriate to assume that the range 15% - 20% on GDV (lower for affordable housing) may be considered application at the decision taking stage.

3.12.3 In this case, the level of profit has been included as a fixed input at 20% of gross development value (GDV) for market housing. We do not agree that a profit assumption of 20.0% on market housing is necessarily required for this development form and location, and furthermore the viability submission shows that profit is under notable pressure in any event - whichever appraisal iteration is considered. We have sensitivity tested a 17.5% profit on market housing GDV consistent with the approach put forward by TM alongside the submitted 6% GDV on affordable housing and 15% GDV on commercial (where included).

4. Findings Summary

4.1.1 The submitted overall approach to assessing the viability of proposed development is considered to be appropriate in terms of general principles.

4.1.2 Various scenarios have been tested by Turner Morum and we consider the majority of the assumptions applied within those appraisal scenarios to be fair. We have, however, tested the viability when applying the lower second opinion estimate of gross construction cost provided by ERMC Surveyors on behalf of the Council. This results in potential savings of £215,042 when including a basement commercial unit.

4.1.3 After applying the lower construction costs view to our built versions of the submitted appraisals, the scheme produces the following outcomes when including a profit level of 20% GDV on market housing:

Scheme	Residual Land Value	Surplus Deficit against a BLV of £223,680
1A 19% AH	-£586,933	-£810,613
1B 0% AH	-£314,410	-£538,090
1C 19% AH no commercial	-£127,085	-£350,765
1D 0% AH no commercial	£118,726	-£104,954

4.1.4 When reducing the profit level on market housing to 17.5% GDV, the scheme produces the following outcomes:

Scheme	Residual Land Value	Surplus Deficit against a BLV of £223,680
1A 19% AH	-£479,437	-£703,117
1B 0% AH	-£186,926	-£410,606
1C 19% AH no commercial	-£27,616	-£251,296
1D 0% AH no commercial	£246,255	£22,575

4.1.5 While in our view the scale of the reported deficit has likely been overstated, DSP is able to confirm the presented affordable housing outcome in this instance – when reducing the profit level to 17.5% GDV for market housing, the 0% AH scheme with no

commercial unit remains marginal. Overall, therefore, we broadly agree that the proposed scheme does not appear sufficiently viable to support a contribution towards affordable housing.

4.1.6 Additionally, we broadly agree with the conclusion that the scheme is potentially more viable when the commercial unit is excluded. However, the viability position alone is not intended to be the driver for winder planning decisions. The Council can consider the weight to be given to viability in deciding whether a change of use is appropriate in the circumstances.

4.1.7 Of course, no viability or review can accurately reflect costs and values until a scheme is built and sold – this is the nature of the viability review process. In this sense, the applicant and their agents are in a similar position to us in estimating positions – it is not an exact science by any means, and we find that opinion can vary.

4.1.8 As regards the wider context including the current economic situation, in accordance with the relevant viability guidance our review is based on current day costs and values – a current view is appropriate for this purpose.

4.1.9 The RICS Professional Standard notes that *'Development risk'* reflects: *'The risk associated with carrying out, implementing and completing a development, including site assembly, planning, construction, post-construction letting and sales'* and that *'The return for the risk is included in the developer return and the PPG makes it clear that it is the developer's job to mitigate this risk, not plan makers and decision takers.'* This is all part of the usual development process. Furthermore, in reflecting the PPG the RICS professional Standard notes: *'PPG paragraphs 007 and 009 reflect on the impact of market cyclicality during the life of the plan. Paragraph 007 gives market downturns as one example of the justification for a site-specific FVA, but it is restricted to "a recession or similar significant economic change". This implies the exclusion of normal market cyclicality, which is embedded in the level of developer return'.*

4.1.10 DSP will be happy to advise further if required.

Review report ends
July 2026

Appendix I – DSP versions of the applicant submitted appraisals

Appendix II – ERMC Surveyors Report

10 - 20 Marine Place
19% AH with commercial

Development Appraisal
ARGUS Software
July 31, 2026

APPRAISAL SUMMARY — ARGUS SOFTWARE

10 - 20 Marine Place
19% AH with commercial

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**Unit Price**	**Gross Sales**
1-bedroom flats	22	214,318	4,714,996
1-bed flat affordable rent	4	109,375	437,500
1-bed flat shared ownership	1	143,000	143,000
Totals	**27**		**5,295,496**

Rental Area Summary	**Units**	**ft²**	**Rent Rate ft²**	**Initial MRV/Unit**	**Net Rent at Sale**	**Initial MRV**
Commercial	1	2,153	10.00	21,530	21,530	21,530

Investment Valuation

Commercial						
Market Rent	21,530	YP @	6.0000%	16.6667		
(6mths Rent Free)		PV 6mths @	6.0000%	0.9713	348,530	
GROSS DEVELOPMENT VALUE					**5,644,026**	
Purchaser's Costs			(23,700)			
Effective Purchaser's Costs Rate		6.80%				
				(23,700)		
NET DEVELOPMENT VALUE					**5,620,326**	
NET REALISATION					**5,620,326**	
OUTLAY						
ACQUISITION COSTS						
Residualised Price (Negative land)			(586,933)			
				(586,933)		
CONSTRUCTION COSTS						
Construction	**ft²**	**Build Rate ft²**	**Cost**			
Construction costs	13,406	321.31	4,307,477	**4,307,477**		
CIL			31,637			
				31,637		
Section 106 Costs						
Section 106 Costs			55,000			
				55,000		
PROFESSIONAL FEES						
Architect		10.00%	430,748			
				430,748		
MARKETING & LETTING						
Marketing		3.00%	141,450			
				141,450		
DISPOSAL FEES						
AH transfer		0.50%	2,784			
Commercial			6,496			
				9,280		
TOTAL COSTS BEFORE FINANCE					**4,388,658**	
FINANCE						
Debit Rate 7.50%, Credit Rate 0.00% (Nominal)						
Land			(48,309)			
Construction			207,649			

10 - 20 Marine Place
19% AH with commercial

Other		39,471	
Total Finance Cost			198,811
TOTAL COSTS			**4,587,469**
PROFIT			**1,032,857**

Performance Measures

Profit on GDV%	18.30%
Development Yield% (on Rent)	0.47%
IRR% (without Interest)	44.37%

10 - 20 Marine Place
0% AH with commercial

Development Appraisal
ARGUS Software
July 31, 2026

APPRAISAL SUMMARY — ARGUS SOFTWARE

10 - 20 Marine Place
0% AH with commercial

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**Unit Price**	**Gross Sales**	
1-bedroom flats	27	215,185	5,810,000	

Rental Area Summary	**Units**	**ft²**	**Rent Rate ft²**	**Initial MRV/Unit**	**Net Rent at Sale**	**Initial MRV**
Commercial	1	2,153	10.00	21,530	21,530	21,530

Investment Valuation

Commercial					
Market Rent	21,530	YP @	6.0000%	16.6667	
(6mths Rent Free)		PV 6mths @	6.0000%	0.9713	348,530

GROSS DEVELOPMENT VALUE		**6,158,530**
Purchaser's Costs	(23,700)	
Effective Purchaser's Costs Rate 6.80%		
		(23,700)
NET DEVELOPMENT VALUE		**6,134,830**
NET REALISATION		**6,134,830**
OUTLAY		
ACQUISITION COSTS		
Residualised Price (Negative land)	(314,410)	
		(314,410)

CONSTRUCTION COSTS

Construction

	ft²	**Build Rate ft²**	**Cost**	
Construction costs	13,406	321.31	4,307,477	**4,307,477**
CIL			31,637	
				31,637

Section 106 Costs

Section 106 Costs	55,000	
		55,000
PROFESSIONAL FEES		
Architect 10.00%	430,748	
		430,748
MARKETING & LETTING		
Marketing 3.00%	174,300	
		174,300
DISPOSAL FEES		
Commercial	6,496	
		6,496
TOTAL COSTS BEFORE FINANCE		**4,691,248**

FINANCE

Debit Rate 7.50%, Credit Rate 0.00% (Nominal)		
Land	(27,423)	
Construction	207,649	
Other	50,125	
Total Finance Cost		230,351
TOTAL COSTS		**4,921,599**

10 - 20 Marine Place
0% AH with commercial

PROFIT

	1,213,230

Performance Measures

Profit on GDV%	19.70%
Development Yield% (on Rent)	0.44%
IRR% (without Interest)	42.25%

10 - 20 Marine Place
19% AH no commercial

Development Appraisal
ARGUS Software
July 31, 2026

APPRAISAL SUMMARY — ARGUS SOFTWARE

10 - 20 Marine Place
19% AH no commercial

Appraisal Summary for Phase 1

Currency in £

REVENUE				
Sales Valuation	**Units**	**Unit Price**	**Gross Sales**	
1-bedroom flats	22	214,318	4,714,996	
1-bed flat affordable rent	4	109,375	437,500	
1-bed flat shared ownership	1	143,000	143,000	
Totals	**27**		**5,295,496**	
NET REALISATION				**5,295,496**
OUTLAY				
ACQUISITION COSTS				
Residualised Price (Negative land)			(127,085)	
				(127,085)
CONSTRUCTION COSTS				
Construction				
	ft²	**Build Rate ft²**	**Cost**	
Construction costs	13,406	272.32	3,650,702	**3,650,702**
CIL			31,637	
				31,637
Section 106 Costs				
Section 106 Costs			55,000	
				55,000
PROFESSIONAL FEES				
Architect		10.00%	365,070	
				365,070
MARKETING & LETTING				
Marketing		3.00%	141,450	
				141,450
DISPOSAL FEES				
AH transfer		0.50%	2,903	
				2,903
TOTAL COSTS BEFORE FINANCE				**4,119,677**
FINANCE				
Debit Rate 7.50%, Credit Rate 0.00% (Nominal)				
Land			(11,514)	
Construction			177,185	
Other			41,072	
Total Finance Cost				206,744
TOTAL COSTS				**4,326,420**
PROFIT				
				969,076
Performance Measures				
Profit on GDV%		18.30%		
IRR% (without Interest)		37.47%		

10 - 20 Marine Place
0% AH no commercial

Development Appraisal
ARGUS Software
July 31, 2026

APPRAISAL SUMMARY ARGUS SOFTWARE

10 - 20 Marine Place
0% AH no commercial

Appraisal Summary for Phase 1

Currency in £

REVENUE				
Sales Valuation	**Units**	**Unit Price**	**Gross Sales**	
1-bedroom flats	27	215,185	5,810,000	
NET REALISATION				**5,810,000**
OUTLAY				
ACQUISITION COSTS				
Residualised Price			118,726	
				118,726
Agent Fee		0.31%	4,039	
				4,039
CONSTRUCTION COSTS				
Construction	**ft²**	**Build Rate ft²**	**Cost**	
Construction costs	13,406	272.32	3,650,702	
CIL			37,402	
				3,688,104
Section 106 Costs				
Section 106 Costs			55,000	
				55,000
PROFESSIONAL FEES				
Architect		10.00%	365,070	
				365,070
MARKETING & LETTING				
Marketing		3.00%	174,300	
				174,300
TOTAL COSTS BEFORE FINANCE				**4,405,239**
FINANCE				
Debit Rate 7.50%, Credit Rate 0.00% (Nominal)				
Land			13,633	
Construction			177,707	
Other			51,420	
Total Finance Cost				242,761
TOTAL COSTS				**4,648,000**
PROFIT				
				1,162,000
Performance Measures				
Profit on GDV%		20.00%		
IRR% (without Interest)		37.65%		

10 - 20 Marine Place
19% AH with commercial

Development Appraisal
ARGUS Software
July 31, 2026

APPRAISAL SUMMARY — ARGUS SOFTWARE

10 - 20 Marine Place
19% AH with commercial

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**Unit Price**	**Gross Sales**	
1-bedroom flats	22	214,318	4,714,996	
1-bed flat affordable rent	4	109,375	437,500	
1-bed flat shared ownership	1	143,000	143,000	
Totals	**27**		**5,295,496**	

Rental Area Summary

	Units	**ft²**	**Rent Rate ft²**	**Initial MRV/Unit**	**Net Rent at Sale**	**Initial MRV**
Commercial	1	2,153	10.00	21,530	21,530	21,530

Investment Valuation

Commercial						
Market Rent	21,530	YP @	6.0000%	16.6667		
(6mths Rent Free)		PV 6mths @	6.0000%	0.9713	348,530	
GROSS DEVELOPMENT VALUE				**5,644,026**		
Purchaser's Costs			(23,700)			
Effective Purchaser's Costs Rate		6.80%				
				(23,700)		
NET DEVELOPMENT VALUE				**5,620,326**		
NET REALISATION				**5,620,326**		
OUTLAY						
ACQUISITION COSTS						
Residualised Price (Negative land)			(479,437)			
				(479,437)		
CONSTRUCTION COSTS						
Construction						
		ft²	**Build Rate ft²**	**Cost**		
Construction costs		13,406	321.31	4,307,477	**4,307,477**	
CIL				31,637		
					31,637	
Section 106 Costs						
Section 106 Costs				55,000		
					55,000	
PROFESSIONAL FEES						
Architect			10.00%	430,748		
					430,748	
MARKETING & LETTING						
Marketing			3.00%	141,450		
					141,450	
DISPOSAL FEES						
AH transfer			0.50%	2,784		
Commercial				6,496		
					9,280	
TOTAL COSTS BEFORE FINANCE					**4,496,155**	
FINANCE						
Debit Rate 7.50%, Credit Rate 0.00% (Nominal)						
Land				(40,185)		
Construction				207,649		

10 - 20 Marine Place
19% AH with commercial

Other		42,375	
Total Finance Cost			209,839
TOTAL COSTS			**4,705,994**
PROFIT			**914,332**

Performance Measures

Profit on GDV%	16.20%
Development Yield% (on Rent)	0.46%
IRR% (without Interest)	37.40%

10 - 20 Marine Place
0% AH with commercial

Development Appraisal
ARGUS Software
July 31, 2026

APPRAISAL SUMMARY — ARGUS SOFTWARE

10 - 20 Marine Place
0% AH with commercial

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**Unit Price**	**Gross Sales**	
1-bedroom flats	27	215,185	5,810,000	

Rental Area Summary	**Units**	**ft²**	**Rent Rate ft²**	**Initial MRV/Unit**	**Net Rent at Sale**	**Initial MRV**
Commercial	1	2,153	10.00	21,530	21,530	21,530

Investment Valuation

Commercial					
Market Rent	21,530	YP @	6.0000%	16.6667	
(6mths Rent Free)		PV 6mths @	6.0000%	0.9713	348,530

GROSS DEVELOPMENT VALUE		**6,158,530**
Purchaser's Costs	(23,700)	
Effective Purchaser's Costs Rate 6.80%		
		(23,700)
NET DEVELOPMENT VALUE		**6,134,830**
NET REALISATION		**6,134,830**

OUTLAY

ACQUISITION COSTS		
Residualised Price (Negative land)	(186,926)	
		(186,926)

CONSTRUCTION COSTS

Construction	**ft²**	**Build Rate ft²**	**Cost**	
Construction costs	13,406	321.31	4,307,477	**4,307,477**
CIL			31,637	
				31,637
Section 106 Costs				
Section 106 Costs			55,000	
				55,000

PROFESSIONAL FEES			
Architect	10.00%	430,748	
			430,748
MARKETING & LETTING			
Marketing	3.00%	174,300	
			174,300
DISPOSAL FEES			
Commercial		6,496	
			6,496
TOTAL COSTS BEFORE FINANCE			**4,818,732**

FINANCE

Debit Rate 7.50%, Credit Rate 0.00% (Nominal)		
Land	(16,731)	
Construction	207,649	
Other	53,596	
Total Finance Cost		244,514
TOTAL COSTS		**5,063,246**

10 - 20 Marine Place
0% AH with commercial

PROFIT

	1,071,584

Performance Measures

Profit on GDV%	17.40%
Development Yield% (on Rent)	0.43%
IRR% (without Interest)	35.81%

10 - 20 Marine Place
19% AH no commercial

Development Appraisal
ARGUS Software
July 31, 2026

10 - 20 Marine Place
19% AH no commercial

Appraisal Summary for Phase 1

Currency in £

REVENUE				
Sales Valuation	**Units**	**Unit Price**	**Gross Sales**	
1-bedroom flats	22	214,318	4,714,996	
1-bed flat affordable rent	4	109,375	437,500	
1-bed flat shared ownership	1	143,000	143,000	
Totals	**27**		**5,295,496**	
NET REALISATION				**5,295,496**
OUTLAY				
ACQUISITION COSTS				
Residualised Price (Negative land)			(27,616)	
				(27,616)
CONSTRUCTION COSTS				
Construction				
	ft²	**Build Rate ft²**	**Cost**	
Construction costs	13,406	272.32	3,650,702	**3,650,702**
CIL			31,637	
				31,637
Section 106 Costs				
Section 106 Costs			55,000	
				55,000
PROFESSIONAL FEES				
Architect		10.00%	365,070	
				365,070
MARKETING & LETTING				
Marketing		3.00%	141,450	
				141,450
DISPOSAL FEES				
AH transfer		0.50%	2,903	
				2,903
TOTAL COSTS BEFORE FINANCE				**4,219,145**
FINANCE				
Debit Rate 7.50%, Credit Rate 0.00% (Nominal)				
Land			(2,502)	
Construction			177,185	
Other			43,797	
Total Finance Cost				218,480
TOTAL COSTS				**4,437,626**
PROFIT				
				857,870
Performance Measures				
Profit on GDV%		16.20%		
IRR% (without Interest)		32.31%		

10 - 20 Marine Place
0% AH no commercial

Development Appraisal
ARGUS Software
July 31, 2026

APPRAISAL SUMMARY ARGUS SOFTWARE

10 - 20 Marine Place
0% AH no commercial

Appraisal Summary for Phase 1

Currency in £

REVENUE				
Sales Valuation	**Units**	**Unit Price**	**Gross Sales**	
1-bedroom flats	27	215,185	5,810,000	
NET REALISATION				**5,810,000**
OUTLAY				
ACQUISITION COSTS				
Residualised Price			246,255	
				246,255
Agent Fee		0.31%	4,039	
				4,039
CONSTRUCTION COSTS				
Construction	**ft²**	**Build Rate ft²**	**Cost**	
Construction costs	13,406	272.32	3,650,702	
CIL			37,402	
				3,688,104
Section 106 Costs				
Section 106 Costs			55,000	
				55,000
PROFESSIONAL FEES				
Architect		10.00%	365,070	
				365,070
MARKETING & LETTING				
Marketing		3.00%	174,300	
				174,300
TOTAL COSTS BEFORE FINANCE				**4,532,769**
FINANCE				
Debit Rate 7.50%, Credit Rate 0.00% (Nominal)				
Land			27,795	
Construction			177,707	
Other			54,979	
Total Finance Cost				260,481
TOTAL COSTS				**4,793,250**
PROFIT				
				1,016,750
Performance Measures				
Profit on GDV%		17.50%		
IRR% (without Interest)		32.15%		

CONSTRUCTION COST REVIEW



DIXON SEARLE PARTNERSHIP

10-20 Marine Place,
Worthing, West Sussex, BN11 3DN

DATE: 29.07.2026

3811-ERMC-00-00-CR-Q-001

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DOCUMENT AUDIT RECORD

DOCUMENT DETAILS

Document Title	Construction Cost Review
Client	Dixon Searle Partnership
Project Description	10-20 Marine Place

DOCUMENT HISTORY

Issue / Revision Reference	Purpose and Description	Originated By	Checked By	Audited By	Date
37811-CR-01	Client issue	KD	AH	JG	29/07/2026

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1. INTRODUCTION

ERMC has been commissioned by Dixon Searle Partnership to carry out an independent review of a "build costs" document relating to a proposed residential development at 10-20 Marine Place, Worthing, West Sussex, BN11 3DN.

This report does not consider planning policy or the wider aspects of the Viability Assessment. ERMC's focus is on the submitted build cost assumptions and therefore the outcomes associated with that aspect of the overall viability.

2. THE SCHEME

The site is located within the South Street Conservation Area just north of Marine Parade in Worthing and shares locality with a number of Grade II listed buildings. The site area is approximately 0.08ha and currently comprises a disused 20th century industrial building covering half the site footprint, with the remainder of the site formed of uneven hardstanding under current use as car parking.

The current proposed development comprises twenty-seven single bedroom apartments, with minimal external works to support pedestrian access/egress from the site.

The site lies within Flood Zone 3 (High Risk of flooding from tidal sources) but is not shown to be at considerable risk of surface water flooding.

3. BUILD COSTS

The submitted costs are scheduled by individual trades applying composite rates to floor areas where applicable with works such as carpentry split into labour costs and material costs, respectively. Preliminaries costs are itemised with individual rates/sums applied. The method of estimation used is deemed reasonable.

The developer has submitted a total construction cost for the proposals of Four Million, Five Hundred and Twenty-Two Thousand, Fiver Hundred and Nineteen Pounds; Forty-Eight Pence (£4,522,519.48).

This is broken down as follows:

Prelims	£1,143,929.00
Groundworks	£80,173.08
Framework and decks	£752,306.30
Façade Treatments	£141,595.52
Scaffolding	£90,949.50
Carpentry	£57,496.33
Carpentry Material	£68,178.10
Roofer	£51,495.62
External frames	£63,576.50
Drylining and screed	£200,085.10
Plumbing	£581,748.48
Photovoltaic	£-
Electrician	£136,453.03
Paint and decorator	£65,931.36
Ceramic Tiling	£11,088.75
Kitchens	£121,500.00
Mastic	£7,211.00
Sanitaryware	£30,209.85

Site Cleaning	£22,474.50
Flooring	£50,670.60
Fencing	£4,471.86
Landscaping	£8,000.00
Abnormals	£10,150.00
Basement Structure	£822,825.00
TOTAL	**£4,522,519.48**

The main sections above have been broken down into cost headings with separate build-ups for each as follows:

Preliminaries
- Management/Supervision
- Labour
- Accom
- Plant
- Materials
- Security
- Services
- Site Set Up
- Crane
- Accounts
- H&S
- Insurance
- Waste Disposal

Ground Works
- Excavation
- Build up Resin Bound
- Plot Foul Drainage
- Plot Storm Drainage
- Inspection chamber
- CCTV for Adoptable Drain Runs
- Garden and open spaces (Planter)
- Service Trench

Frame

Façade Treatments
- Render
- Cladding

Scaffolding

Carpentry Labour
- Main Roof
- Communal
- First Fix
- Internal Second Fix
- Finals

Carpentry Materials
- Roof Deck
- Staircase
- Door linings – Single door linings

- Door Sets
- Ply to studwork
- Ply to wetroom floors
- Window board
- Second Fix profile works
- Int Doors
- Finals

Roofer
- Main Roof
- Balconies

Windows and doors

Drylining
- Plot Works
- Communal Works

Plumbing
- Heating and water distribution
- Sprinkler

Roofing
- PV

Electrics
- Plot Works
- Communals Works

Decorating
- Plot Works
- Communals Works

Ceramic Tiling

Kitchens

Mastic

Sanitaryware *(Assumed to be mislabelled as' Mastic' with costs representing sanitaryware.)*

Cleaning *(Mislabelled as 'Mastic')*

Floor Finishes

Fencing

Landscaping

Abnormals

Basement

The individual values of each item within the above cost headings are carried forward to a summary page. No allowances for contingency have been made within the cost build up. Fees are noted elsewhere within the Financial Viability Assessment (FVA) submitted. It is unclear which elements of the cost build up include Main Contractor Profit, however for the purpose of this review it is assumed this is contained within the rates applied.

4. COST REVIEW

The values of the various cost headings have been calculated by applying composite rates to bespoke measured quantities or lump sums to individual items. When compared with proprietary schedules of rates and industry expectations the rates used are reasonable but there are a number, we consider stand out as being inflated and a number of arithmetical errors were identified. These are highlighted in our review document and summarised below.

4.1 Preliminaries

- The rate applied to 'Contracts Manager' is considered inflated.
- The rate applied to 'Quantity Surveyor' is considered low and has been increased.
- The allowance included for 'Holiday Cover' is considered an unnecessary addition to the management provisions which cover the full programme and has been omitted.
- The rate applied to 'Banksman 1' & 'Banksman 2' is considered inflated.
- The rate applied to 'WC 1' is considered inflated.
- The rate applied to 'Container 1', 'Container 2' & 'Container 3' is considered inflated.
- The rate applied to 'Road Cleaning' is considered inflated.
- The rate applied to 'Phone' is considered inflated.
- The rate applied to 'Accounts' is considered inflated.

When adjusted the gross cost of Preliminaries is reduced by £97,220.

4.2 Groundworks

- The rate applied to 'Imported topsoil to planter - 300mm' is considered inflated.

When adjusted the gross cost of Groundworks is reduced by £3,493.05.

4.3 Framework and Decks

- The rate applied to 'Lightweight metal frame Party walls + 100mm mineral Wool insulations' considered inflated.
- The rate for 'Fire Protection' is considered inflated.

When adjusted the gross cost of Framework and decks is reduced by £92,320.97.

4.4 Façade Treatments

- The rate applied to '100mm mineral wool insulation between lightweight metal frame' is considered low and has been increased.

When adjusted the gross cost for Façade Treatments is increased by £5,433.49.

4.5 Drylining

- The rate applied to 'CT01 - Dropped ceiling in MF with acoustic brackets and 100mm mineral wool insulation and quattro boarding' has been adjusted to match the rates included elsewhere within the estimate.

When adjusted the gross cost for Drylining decreased by £1,954.18.

4.6 Plumbing

- The rate applied to 'Water distribution' is considered inflated.
- Subtotal for Plumbing is miscalculated omitting the allowance for 'Tank for Sprinkler System' within Turner Morum's estimate.

When adjusted the gross cost for Plumbing is decreased by £35,437.23.

4.7 Electrics

- The ft2 quantity applied to the 'Electrical distribution' item is considered erroneous and has been corrected. The rate applied is also considered inflated.

When adjusted the gross cost for Electrics is increased by £157,807.80.

4.8 Sanitaryware

- No provision was included for 'Sanitaryware' for Plots 18 to 27. Provision was applied to these plots.

When adjusted the gross cost for Sanitaryware is increased by £17,770.50.

4.9 Cleaning

- The rate applied to 'Window Clean' is considered inflated.
- The GIA included for Plot 14 is erroneous and has been adjusted to reflect the area shown on the drawings.

When adjusted the gross cost for Cleaning is reduced by £8,818.46.

4.10 Floor Finishes

- The floor areas included within the Floor Finishes section cannot be reconciled against the available drawings and appear inaccurate. The costs included within the estimate appear to deviate from the scope shown, however this cannot be verified on the detail provided for this review.

4.11 Landscaping

- The Provisional Sum included does not total correctly; this has been adjusted to reflect the rate shown within the estimate.

When adjusted the gross cost for Landscaping is increased by £10,000.

4.12 Basement Structure

- The rate applied to 'Foundations - rotary bored piles (900–1,200 mm dia.; average 20 m depth)' is considered inflated.
- The rate applied to 'Reinforced concrete basement slab, 300 mm thick, including waterproofing etc' is considered inflated.

When adjusted the gross cost for Basement structure is reduced by £166,050.00.

Considering the comments above our opinion of the construction cost is:

Prelims	£1,046,709.00
Groundworks	£76,680.03
Framework and decks	£659,985.34
Façade Treatments	£145,774.13
Scaffolding	£90,955.00
Carpentry	£57,486.72
Carpentry Material	£68,178.07
Roofer	£51,517.14
External frames	£64,050.00
Drylining and screed	£198,130.92
Plumbing	£546,311.26
Photovoltaic	£-
Electrician	£294,260.83
Decorating	£65,933.70
Ceramic Tiling	£11,088.75
Kitchens	£121,500.00
Mastic	£7,211.00

Sanitaryware	£47,980.35
Site Cleaning	£13,656.00
Flooring	£50,672.21
Fencing	£4,471.86
Landscaping	£18,000.00
Abnormals	£10,150.00
Basement Structure	£656,775.00
	£4,307,477.30

Based on the review of the rates and lumps sums, we consider the total cost of the works submitted by the developer to be overstated by approximately £215,042.18.

5. BENCH MARKING ANALYSIS

To assess whether the total for the construction cost for the apartments is reasonable, we have compared the square metre rates produced by both Turner Morum's estimate and our review with BCIS average price data for new build apartments, rebased for Worthing location factor and 3rd Qtr. 2026 construction start (Appendix 3).

Following the review of the pricing 'rates per square metre' were calculated as follows:

		Turner Morum		ERMC
Works Sub-total		£ 4,522,519.48		£ 4,307,477.30
Less				
Preliminaries		£ 1,143,929.00		£ 1,046,709.00
Fencing		£ *4,471.86*		£ *4,471.86*
Landscaping		£ *8,000.00*		£ *18,000.00*
Abnormals		£ *10,150.00*		£ *10,150.00*
Basement Structure		£ *822,825.00*		£ *656,775.00*
		£ 2,533,143.62		£ 2,571,371.44
Main Contractor Preliminaries	34%	£ 861,268.83	32%	£ 822,838.86
Main Contractor Overheads & Profit		Inc		Inc
Construction Cost Sub-Total		£ 3,394,412.45		£ 3,394,210.30
GIA (m2)		1245.50		1245.50
Rate £/m2		**£ 2,725.34**		**£ 2,725.18**

The developers calculated build rate is some 34.5% above the BCIS 'Median' rate for the overall scheme. Following our review the ERMC calculated rates is similarly above the 'Median' rate

Building Function	BCIS 'Median' Rate	Turner Morum Build Rate	Variance to BCIS 'Median'	ERMC Build Rate	Variance to BCIS 'Median'
816. Flats (apartments) Generally	£2,026 /m²	£2,725 /m²	34.5%	£2,725 /m²	34.5%

To consider the assumed increased specification and abnormals we have compared the calculated rates with the BCIS upper quartiles rates. The developer's calculated build rate is approximately 19.6% above the BCIS weighted 'Upper Quartile' rate for the overall scheme. The ERMC calculated rate is also above the 'Upper Quartile' rate but to a lesser extent.

Building Function	BCIS 'Upper Quartile' Rate	Turner Morum Build Rate	Variance to BCIS 'Upper Quartile'	ERMC Build Rate	Variance to BCIS 'Upper Quartile'
816. Flats (apartments) Generally	£2,468 /m²	£2,725 /m²	10.4%	£2,725 /m²	10.4%

Following our review the BCIS equivalent rate per square metre is similar to the developer's.

6. REPORT SUMMARY

The gross construction cost for the proposals submitted by the developer is Four Million, Five Hundred and Twenty-Two Thousand, Fiver Hundred and Nineteen Pounds; Forty-Eight Pence (£4,522,519.48).

Following our review, we consider a realistic gross cost to be Four Million, Three Hundred and Seven Thousand, Four Hundred and Seventy-Seven Pounds; Thirty Pence (£4,307,477.30).

We consider the development's overall costs submitted by the developer to be overstated by £215,042.18 (4.8%).

Although the benchmarking indicates the scheme is expensive, we believe are our adjusted total is a realistic assessment of cost considering the proposals location and current market conditions.

7. APPENDIX 1 - SITE LAYOUT



8. APPENDIX 2 - COST ESTIMATE

Marine Place, Worthing - Budget Summary **02/04/2026**

SUMMARY				
	Item			**Budget**
	Prelims			£ 1,143,929.00
	Groundworks			£ 80,173.08
	Framework and decks			£ 752,306.30
	Façade Treatments			£ 141,595.52
	Scaffolding			£ 90,949.50
	Carpentry			£ 57,496.33
	Carpentry Material			£ 68,178.10
	Roofer			£ 51,495.62
	External frames			£ 63,576.50
	Drylining and screed			£ 200,085.10
	Plumbing			£ 581,748.48
	Photovoltaic			£ -
	Electrician			£ 136,453.03
	Paint and decorator			£ 65,931.36
	Ceramic Tiling			£ 11,088.75
	Kitchens			£ 121,500.00
	Mastic			£ 7,211.00
	Sanitaryware			£ 30,209.85
	Site Cleaning			£ 22,474.50
	Flooring			£ 50,670.60
	Fencing			£ 4,471.86
	Landscaping			£ 8,000.00
	Abnormals			£ 10,150.00
	Basement Structure			£ 822,825.00
	TOTALS			**£ 4,522,519.48**
	Cost per square foot			£ 337.34

9. APPENDIX 3 – BCIS DATA

BCIS®

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 11-Jul-2026 08:15

Rebased to 3Q 2026 (417; forecast) and Worthing (111; sample 17)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
816. Flats (apartments)							
Generally (15)	2,166	1,118	1,776	2,026	2,468	7,172	706
1-2 storey (15)	2,094	1,222	1,735	1,939	2,400	4,019	144
3-5 storey (15)	2,122	1,118	1,763	2,005	2,411	4,397	473
6 storey or above (15)	2,517	1,524	2,084	2,409	2,811	7,172	89

10. APPENDIX 4 - ERMC COST REVIEW

Marine Place, Worthing - Budget Summary **02/04/2026**

SUMMARY					
	Item		**Budget**	**Budget**	**Variance**
	Prelims		£ 1,143,929.00	£ 1,046,709.00	-£97,220.00
	Groundworks		£ 80,173.08	£ 76,680.03	-£3,493.05
	Framework and decks		£ 752,306.30	£ 659,985.34	-£92,320.97
	Façade Treatments		£ 141,595.52	£ 145,774.13	£4,178.61
	Scaffolding		£ 90,949.50	£ 90,955.00	£5.50
	Carpentry		£ 57,496.33	£ 57,486.72	-£9.61
	Carpentry Material		£ 68,178.10	£ 68,178.07	-£0.03
	Roofer		£ 51,495.62	£ 51,517.14	£21.52
	External frames		£ 63,576.50	£ 64,050.00	£473.50
	Drylining and screed		£ 200,085.10	£ 198,130.92	-£1,954.18
	Plumbing		£ 581,748.48	£ 546,311.26	-£35,437.23
	Photovoltaic		£ -	£ -	£0.00
	Electrician		£ 136,453.03	£ 294,260.83	£157,807.80
	Paint and decorator		£ 65,931.36	£ 65,933.70	£2.34
	Ceramic Tiling		£ 11,088.75	£ 11,088.75	£0.00
	Kitchens		£ 121,500.00	£ 121,500.00	£0.00
	Mastic		£ 7,211.00	£ 7,211.00	£0.00
	Sanitaryware		£ 30,209.85	£ 47,980.35	£17,770.50
	Site Cleaning		£ 22,474.50	£ 13,656.00	-£8,818.50
	Flooring		£ 50,670.60	£ 50,672.21	£1.61
	Fencing		£ 4,471.86	£ 4,471.86	£0.00
	Landscaping		£ 8,000.00	£ 18,000.00	£10,000.00
	Abnormals		£ 10,150.00	£ 10,150.00	£0.00
	Basement Structure		£ 822,825.00	£ 656,775.00	-£166,050.00
	TOTALS		**£ 4,522,519.48**	**£ 4,307,477.30**	**-£215,042.18**
	Cost per square foot		£ 337.34	£ 321.30	-£16.04

Marine Place, Worthing - Budget Summary **02/04/2026**

	Prelims					Rate	Total	Variance
	Management/ Supervision							
	Contracts Manager	78	visits	£ 650.00	£ 50,700.00	£ 450.00	£ 35,100.00	-£15,600.00
	Quantity Surveyor	78	visits	£ 420.00	£ 32,760.00	£ 450.00	£ 35,100.00	£2,340.00
	Site Manager	78	WK	£ 1,700.00	£ 132,600.00	£ 1,700.00	£ 132,600.00	£0.00
	Assistant Site Manager	70	WK	£ 1,400.00	£ 98,000.00	£ 1,400.00	£ 98,000.00	£0.00
	Holiday Cover	1	Item	£ 24,800.00	£ 24,800.00		£ -	-£24,800.00
					£ -		£ -	
	Labour				£ -		£ -	
	Forklift Driver	52	WK	£ 1,050.00	£ 54,600.00	£ 1,050.00	£ 54,600.00	£0.00
	Labourer 1	78	WK	£ 800.00	£ 62,400.00	£ 800.00	£ 62,400.00	£0.00
	Labourer 2	46	WK	£ 800.00	£ 36,800.00	£ 800.00	£ 36,800.00	£0.00
	Banksman 1	78	WK	£ 1,200.00	£ 93,600.00	£ 1,000.00	£ 78,000.00	-£15,600.00
	Banksman 2	46	WK	£ 1,200.00	£ 55,200.00	£ 1,000.00	£ 46,000.00	-£9,200.00
	Office/facilities Cleaning	78	WK	£ 180.00	£ 14,040.00	£ 180.00	£ 14,040.00	£0.00
					£ -		£ -	
	Accom				£ -		£ -	
	Oasis Unit		WK	£ 300.00	£ -	£ 300.00	£ -	
	Portaloo x2	78	WK	£ 80.00	£ 6,240.00	£ 80.00	£ 6,240.00	£0.00
	Office 1	78	WK	£ 45.00	£ 3,510.00	£ 45.00	£ 3,510.00	£0.00
	Canteen	78	WK	£ 45.00	£ 3,510.00	£ 45.00	£ 3,510.00	£0.00
	Staircase		WK	£ 21.00	£ -	£ 21.00	£ -	
	WC 1	78	WK	£ 80.00	£ 6,240.00	£ 40.00	£ 3,120.00	-£3,120.00
	Drying Room 1	78	WK	£ 40.00	£ 3,120.00	£ 40.00	£ 3,120.00	£0.00
	Container 1	78	WK	£ 30.00	£ 2,340.00	£ 20.00	£ 1,560.00	-£780.00
	Container 2	78	WK	£ 30.00	£ 2,340.00	£ 20.00	£ 1,560.00	-£780.00
	Container 3	78	WK	£ 30.00	£ 2,340.00	£ 20.00	£ 1,560.00	-£780.00
	Office Furniture	1	Item	£ 1,200.00	£ 1,200.00	£ 1,200.00	£ 1,200.00	£0.00
	Spillage Kit	1	Item	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£0.00
	Delivery	1	Item	£ 3,200.00	£ 3,200.00	£ 3,200.00	£ 3,200.00	£0.00
					£ -		£ -	
	Plant				£ -		£ -	
	Forklift 1	52	WK	£ 260.00	£ 13,520.00	£ 260.00	£ 13,520.00	£0.00
	Forklift Repairs	5	Nr	£ 500.00	£ 2,500.00	£ 500.00	£ 2,500.00	£0.00
	Forklift Punctures	10	Nr	£ 250.00	£ 2,500.00	£ 250.00	£ 2,500.00	£0.00
	Fuel	52	WK	£ 60.00	£ 3,120.00	£ 60.00	£ 3,120.00	£0.00
	Misc External Hire	1	Item	£ 15,000.00	£ 15,000.00	£ 15,000.00	£ 15,000.00	£0.00
	Road Cleaning	32	Nr	£ 1,280.00	£ 40,960.00	£ 450.00	£ 14,400.00	-£26,560.00
	Tipping Skip 1	52	WK	£ 35.00	£ 1,820.00	£ 35.00	£ 1,820.00	£0.00
	Tipping Skip 2	52	WK	£ 35.00	£ 1,820.00	£ 35.00	£ 1,820.00	£0.00
	Tipping Skip 3		WK	£ 35.00	£ -	£ 35.00	£ -	
	Transport Charges	1	Item	£ 5,000.00	£ 5,000.00	£ 5,000.00	£ 5,000.00	£0.00
					£ -		£ -	
	Materials				£ -		£ -	
	Expendable items	78	WK	£ 120.00	£ 9,360.00	£ 120.00	£ 9,360.00	£0.00
	Protection Materials	27	Plot	£ 650.00	£ 17,550.00	£ 650.00	£ 17,550.00	£0.00
					£ -		£ -	
	Security				£ -		£ -	
	CCTV	78	WK	£ 350.00	£ 27,300.00	£ 350.00	£ 27,300.00	£0.00
	Security guard/Dog unit - £15/hr	1	unit	£ 25,000.00	£ 25,000.00	£ 25,000.00	£ 25,000.00	£0.00
					£ -		£ -	
	Services				£ -		£ -	
	Electric Compound	78	Item	£ 100.00	£ 7,800.00	£ 100.00	£ 7,800.00	£0.00
	Electric Units	27	unit	£ 92.00	£ 2,484.00	£ 92.00	£ 2,484.00	£0.00
	Water Compound	78	Item	£ 45.00	£ 3,510.00	£ 45.00	£ 3,510.00	£0.00
	Water Units	27	unit	£ 45.00	£ 1,215.00	£ 45.00	£ 1,215.00	£0.00
	Phone	78	Item	£ 40.00	£ 3,120.00	£ 10.00	£ 780.00	-£2,340.00
					£ -		£ -	£0.00
	Site Set up				£ -		£ -	£0.00
	Compound Set Up	1	Item	£ 7,500.00	£ 7,500.00	£ 7,500.00	£ 7,500.00	£0.00
	Car Park Set Up		Item	£ 5,000.00	£ -	£ 5,000.00	£ -	
	Remove Compound	1	Item	£ 2,500.00	£ 2,500.00	£ 2,500.00	£ 2,500.00	£0.00
	Office IT/phone Set up	1	Item	£ 750.00	£ 750.00	£ 750.00	£ 750.00	£0.00
	Silo Base Twin		Item	£ 2,000.00	£ -	£ 2,000.00	£ -	
	Silo Base Remove		Item	£ 950.00	£ -	£ 950.00	£ -	
	Scaffold truss Rack		Item	£ 950.00	£ -	£ 950.00	£ -	
	Scaffold Timber Rack	1	Item	£ 1,250.00	£ 1,250.00	£ 1,250.00	£ 1,250.00	£0.00
	Hoarding	42	lm	£ 550.00	£ 23,100.00	£ 550.00	£ 23,100.00	£0.00
	Hoarding Gates	1	Nr	£ 1,200.00	£ 1,200.00	£ 1,200.00	£ 1,200.00	£0.00
	Hoarding Ped gates	1	Nr	£ 700.00	£ 700.00	£ 700.00	£ 700.00	£0.00
	Directional / Safety Signage	1	Item	£ 550.00	£ 550.00	£ 550.00	£ 550.00	£0.00
	Electric Connection	1	Item	£ 950.00	£ 950.00	£ 950.00	£ 950.00	£0.00
	Electric Set Up	1	Item	£ 1,250.00	£ 1,250.00	£ 1,250.00	£ 1,250.00	£0.00
	Electric Disconnect	1	Item	£ 350.00	£ 350.00	£ 350.00	£ 350.00	£0.00

Marine Place, Worthing - Budget Summary **02/04/2026**

	Prelims					Rate	Total	Variance
	Electric Safety Test	24	Item	£ 180.00	£ 4,320.00	£ 180.00	£ 4,320.00	£0.00
	Water Connection	1	Item	£ 950.00	£ 950.00	£ 950.00	£ 950.00	£0.00
	Plumber Connection	1	Item	£ 1,750.00	£ 1,750.00	£ 1,750.00	£ 1,750.00	£0.00
	Plumber Disconnection	1	Item	£ 250.00	£ 250.00	£ 250.00	£ 250.00	£0.00
					£ -		£ -	
	Crane				£ -		£ -	
	Contract Crane lift		WK	£ 1,200.00	£ -	£ 1,200.00	£ -	
	Crane Base Set up		Item	£ 15,000.00	£ -	£ 15,000.00	£ -	
					£ -		£ -	
	Accounts	24	Mnth	£ 1,500.00	£ 36,000.00	£ 1,500.00	£ 36,000.00	£0.00
					£ -		£ -	
	H&S						£ -	
	Fire Extinguisher + Bell (Trolley)	6	Item	£ 1,800.00	£ 10,800.00	£ 1,800.00	£ 10,800.00	£0.00
	Temporary Fire Alarms	1	Item	£ 1,800.00	£ 1,800.00	£ 1,800.00	£ 1,800.00	£0.00
	Job Specific PPE	1	Item	£ 1,200.00	£ 1,200.00	£ 1,200.00	£ 1,200.00	£0.00
	H&S Inspections	24	Item	£ 450.00	£ 10,800.00	£ 450.00	£ 10,800.00	£0.00
					£ -		£ -	£0.00
	Insurance	1	Item	£ 62,000.00	£ 62,000.00	£ 62,000.00	£ 62,000.00	£0.00
					£ -		£ -	£0.00
	Waste Disposal	27	Plts	£ 1,520.00	£ 41,040.00	£ 1,520.00	£ 41,040.00	£0.00
					£ -		£ -	£0.00
	Local authority				£ -		£ -	£0.00
	Road closure	25	No	£ 1,650.00	£ 41,250.00	£ 1,650.00	£ 41,250.00	£0.00
	Section 169 licence - scaffold on highways	78	WK	£ 225.00	£ 17,550.00	£ 225.00	£ 17,550.00	£0.00
					£ 1,143,929.00		**£ 1,046,709.00**	**-£97,220.00**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Groundworks					Rate	Total	Variance
	Excavation				£ -		£ -	
	Cut out and Reduce Level dig	71	m3	£ 25.58	£ 1,815.67	£ 25.58	£ 1,816.18	£0.51
	Muck - Cart to Stockpiles	71	m3	£ 9.21	£ 653.73	£ 9.21	£ 653.91	£0.18
	Level and compact	182	m2	£ 0.53	£ 96.46	£ 0.53	£ 96.46	£0.00
	Cart off site	71	m3	£ 30.21	£ 2,144.31	£ 30.21	£ 2,144.91	£0.60
	Terram	182	m2	£ 1.52	£ 276.64	£ 1.52	£ 276.64	£0.00
					£ -		£ -	
	Build up Resin bound				£ -		£ -	
	200mm crushed concrete to 6F2	36	m3	£ 80.88	£ 2,944.03	£ 80.88	£ 2,911.68	-£32.35
	100mm type 1, level and compacted	18	m3	£ 100.83	£ 1,814.94	£ 100.83	£ 1,814.94	£0.00
	40mm thick AC 10 Close Surface 40/60	182	m2	£ 21.68	£ 3,945.76	£ 21.68	£ 3,945.76	£0.00
	50mm Bounded resin coving	182	m2	£ 75.25	£ 13,695.50	£ 75.25	£ 13,695.50	£0.00
	50mm flat edging	48	lm	£ 17.83	£ 855.84	£ 17.83	£ 855.84	£0.00
							£ -	
	E/O to form ramp	1	item	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£0.00
	E/O to tie into existing surface treatment	1	item	£ 4,000.00	£ 4,000.00	£ 4,000.00	£ 4,000.00	£0.00
							£ -	
	Drainage						£ -	
	Plot Foul Drainage				£ -		£ -	
	100mm Pipe, Depth ne 1.50m - Type 1 backfill	125	m	£ 24.96	£ 3,120.00	£ 24.96	£ 3,120.00	£0.00
	Shingle Bed & Surround to 100mm diameter pipe	125	m	£ 12.06	£ 1,507.50	£ 12.06	£ 1,507.50	£0.00
	UPVc Pipework, 100mm diameter	125	m	£ 13.72	£ 1,715.00	£ 13.72	£ 1,715.00	£0.00
	UPVc Rocker Pipes, 100mm diameter	25	no	£ 11.01	£ 275.25	£ 11.01	£ 275.25	£0.00
					£ -		£ -	
	Plot Storm Drainage				£ -		£ -	
	100mm Pipe, Depth ne 1.50m - Type 1 backfill	98	m	£ 24.96	£ 2,446.08	£ 24.96	£ 2,446.08	£0.00
	Shingle Bed & Surround to 100mm diameter pipe	98	m	£ 12.06	£ 1,181.88	£ 12.06	£ 1,181.88	£0.00
	UPVc Pipework, 100mm diameter	98	m	£ 13.72	£ 1,344.56	£ 13.72	£ 1,344.56	£0.00
	UPVc Rocker Pipes, 100mm diameter	10	no	£ 11.01	£ 110.10	£ 11.01	£ 110.10	£0.00
					£ -		£ -	
	Inspection chamber				£ -		£ -	
	IC 450mm, depth ne 1.50m, Type 1 backfill	32	no	£ 602.12	£ 19,267.84	£ 602.12	£ 19,267.84	£0.00
					£ -		£ -	
	Connect into existing	1	item	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£0.00
					£ -		£ -	
	CCTV for Adoptable Drain Runs	2	no	£ 750.00	£ 1,500.00	£ 750.00	£ 1,500.00	£0.00
							£ -	
	Garden and open spaces				£ -		£ -	
	Planter				£ -		£ -	
	Imported topsoil to planter - 300mm	120	m3	£ 103.85	£ 12,462.00	£ 75.00	£ 9,000.00	-£3,462.00
					£ -		£ -	
	Service Trench				£ -		£ -	
	Service trench Works Provision	1	item	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£0.00
				TOTAL	**£ 80,173.08**	**TOTAL**	**£ 76,680.03**	**-£3,493.05**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Framework and decks	Quantity	Unit	Rate	Total	Rate	Total	Variance
	Steelframe structure	1460	m2	£ 175.00	£ 255,500.00	£ 175.00	£ 255,500.00	£0.00
	Access and lifting system (no room for crane)	1	item	£ 25,000.00	£ 25,000.00	£ 25,000.00	£ 25,000.00	£0.00
	Lightweight metal frame external walls	1012	m2	£ 106.10	£ 107,373.20	£ 106.10	£ 107,373.20	£0.00
	Lightweight metal frame Party walls + 100mm mineral Wool insulation	1116	m2	£ 181.21	£ 202,230.36	£ 124.65	£ 139,109.40	-£63,120.96
	Corrugated floor system with concrete topping	1460	m2	£ 70.00	£ 102,200.00	£ 70.00	£ 102,200.00	£0.00
	Perimeter form work	1511.5	lm	£ 5.89	£ 8,902.74	£ 5.89	£ 8,902.74	-£0.01
	Fire Protection	1460	m2	£ 35.00	£ 51,100.00	£ 15.00	£ 21,900.00	-£29,200.00
					£ -		£ -	
					£ -		£ -	
					£ 752,306.30		**£ 659,985.34**	**-£92,320.97**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Façade Treatments	Quantity	Unit	Rate	Total	Rate	Total	Variance
					£ -		£ -	
	Render						£ -	
	100mm mineral wool insulation between lightweight metal frame	1012	m2	£ 13.58	£ 13,742.96	£ 18.55	£ 18,772.60	£5,029.64
	12mm Versapanel	1012	m2	£ 17.82	£ 18,033.84	£ 16.58	£ 16,778.96	-£1,254.88
	Support rails	1012	m2	£ 4.58	£ 4,634.96	£ 4.58	£ 4,634.96	£0.00
	Stotherm render system - 120mm EPS bonded to render board	1012	m2	£ 68.58	£ 69,402.96	£ 68.58	£ 69,402.96	£0.00
	Form profile show gap and detailing panels	1	item	£ 10,000.00	£ 10,000.00	£ 10,000.00	£ 10,000.00	£0.00
					£ -		£ -	
	Cladding				£ -		£ -	
	100mm mineral wool insulation between lightweight metal frame	205	m2	£ 16.58	£ 3,398.90	£ 18.55	£ 3,802.75	£403.85
	12mm Versapanel	205	m2	£ 16.58	£ 3,398.90	£ 16.58	£ 3,398.90	£0.00
	Support rails	205	m2	£ 4.58	£ 938.90	£ 4.58	£ 938.90	£0.00
	Kingspan KS1000 KZ composite Standing Seam roof panels	205	m2	£ 88.02	£ 18,044.10	£ 88.02	£ 18,044.10	£0.00
					£ -		£ -	
					£ -		£ -	
					£ 141,595.52		**£ 145,774.13**	**£4,178.61**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Scaffolding					Rate	Total	Variance
	External scaffolding	1415	m2	£ 20.00	£ 28,296.00	£ 20.00	£ 28,300.00	£4.00
	Birdcages	2629	m2	£ 15.00	£ 39,433.50	£ 15.00	£ 39,435.00	£1.50
	E/O beam over entrance points	4	items	£ 450.00	£ 1,800.00	£ 450.00	£ 1,800.00	£0.00
	E/O hop ups for render	524	lm	£ 30.00	£ 15,720.00	£ 30.00	£ 15,720.00	£0.00
	Hoist system	1	item	£ 2,500.00	£ 2,500.00	£ 2,500.00	£ 2,500.00	£0.00
	Haki Stair access	1	item	£ 3,200.00	£ 3,200.00	£ 3,200.00	£ 3,200.00	£0.00
				£ -	£ -	£ -	£ -	
					£ 90,949.50		**£ 90,955.00**	**£5.50**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Carpentry Labour					Rate	Total	Variance
	Main Roof				£ -		£ -	
	18mm ply deck	107	m2	£ 8.33	£ 891.31	£ 8.33	£ 891.31	£0.00
					£ -		£ -	
	Communal				£ -		£ -	
	Staircases	4	no	£ 2,340.00	£ 9,360.00	£ 2,340.00	£ 9,360.00	£0.00
	Door sets - Communals and plot doors	40	no	£ 185.00	£ 7,400.00	£ 185.00	£ 7,400.00	£0.00
	Riser ply	3	no	£ 65.00	£ 195.00	£ 65.00	£ 195.00	£0.00
	Soffit Board	8	m2	£ 55.00	£ 440.00	£ 55.00	£ 440.00	£0.00
					£ -		£ -	
	Plot works				£ -		£ -	
	First Fix				£ -		£ -	
	Plywood sheathing to walls	100	lm	£ 3.47	£ 348.47	£ 3.47	£ 347.00	-£1.47
	Single door linings	96	no	£ 40.99	£ 3,935.04	£ 40.99	£ 3,935.04	£0.00
	Double door linings	51	no	£ 57.65	£ 2,940.15	£ 57.65	£ 2,940.15	£0.00
					£ -		£ -	
	Internal Second Fix				£ -		£ -	
	Hang single door	198	no	£ 59.67	£ 11,814.66	£ 59.67	£ 11,814.66	£0.00
	Architraves- Standard profile	1810	lm	£ 4.10	£ 7,422.64	£ 4.10	£ 7,421.00	-£1.64
	Skirting- Standard profile excluding WCs	1794	lm	£ 0.33	£ 591.86	£ 0.33	£ 592.02	£0.16
	Window boards - MDF	84	lm	£ 16.65	£ 1,405.26	£ 16.65	£ 1,398.60	-£6.66
					£ -		£ -	
	Finals				£ -		£ -	
	Ironmongery	198	no	£ 17.42	£ 3,449.16	£ 17.42	£ 3,449.16	£0.00
	Allowance to ease & adjust doors following flooring installation	198	no	£ 9.61	£ 1,902.78	£ 9.61	£ 1,902.78	£0.00
	Shower room Accessories	27	item	£ 200.00	£ 5,400.00	£ 200.00	£ 5,400.00	£0.00
					£ -		£ -	
					£ -		£ -	
					£ 57,496.33		**£ 57,486.72**	**-£9.61**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Carpentry Material					Rate	Total	Variance
					£ -		£ -	
	Roof Deck				£ -		£ -	
	18mm marine ply deck	107	m2	£ 16.08	£ 1,720.56	£ 16.08	£ 1,720.56	£0.00
					£ -		£ -	
	First Fix				£ -		£ -	
	Staircase				£ -		£ -	
	Staircore 1	2	No	£ 1,500.00	£ 3,000.00	£ 1,500.00	£ 3,000.00	£0.00
	Staircore 2	2	No	£ 1,500.00	£ 3,000.00	£ 1,500.00	£ 3,000.00	£0.00
					£ -		£ -	
	Door linings - Single door linings				£ -		£ -	
	Singles	96	No	£ 29.60	£ 2,841.60	£ 29.60	£ 2,841.60	£0.00
	Doubles	51	No	£ 29.60	£ 1,509.60	£ 29.60	£ 1,509.60	£0.00
					£ -		£ -	
	Door Sets				£ -		£ -	
	Commnuals Doors	11	No	£ 208.00	£ 2,288.00	£ 208.00	£ 2,288.00	£0.00
	Risers	3	No	£ 185.95	£ 557.85	£ 185.95	£ 557.85	£0.00
	Flat Entrance Doors (plot 1 external door)	26	No	£ 460.00	£ 11,960.00	£ 460.00	£ 11,960.00	£0.00
					£ -		£ -	
	Ply to studwork				£ -		£ -	
	Bathrooms	3	m	£ 10.51	£ 35.72	£ 10.51	£ 31.53	-£4.19
	Kithens	43	m	£ 10.51	£ 451.72	£ 10.51	£ 451.93	£0.21
	Cylinder Cupboard	54	m	£ 10.51	£ 567.27	£ 10.51	£ 567.54	£0.27
	Risers	11	m	£ 10.51	£ 110.30	£ 10.51	£ 115.61	£5.31
					£ -		£ -	
	Ply to wetroom floors				£ -		£ -	
	Bathrooms	88	m2	£ 15.85	£ 1,393.22	£ 15.85	£ 1,394.80	£1.58
					£ -		£ -	
	Window board				£ -		£ -	
	295mm primed MDF	84	m	£ 10.08	£ 850.75	£ 10.08	£ 846.72	-£4.03
					£ -		£ -	
	Second Fix				£ -		£ -	
	Profile Works				£ -		£ -	
	Skirting 170mm x 18mm	1794	m	£ 4.79	£ 8,590.87	£ 4.79	£ 8,593.26	£2.39
	Architrave 70mm x 18mm	1810	m	£ 4.79	£ 8,671.82	£ 4.79	£ 8,669.90	-£1.92
					£ -		£ -	
	Int Doors				£ -		£ -	
	Internal doors 762mm	198	No	£ 20.01	£ 3,961.98	£ 20.01	£ 3,961.98	£0.00
	Hinges - 4" butt hinges	594	No	£ 2.91	£ 1,728.54	£ 2.91	£ 1,728.54	£0.00
	Door handles	198	No	£ 8.25	£ 1,633.50	£ 8.25	£ 1,633.50	£0.00
	Rebated Mortice Latch 75mm (Includes plastic Box Keep)	171	No	£ 16.40	£ 2,804.40	£ 16.40	£ 2,804.40	£0.00
	Bathroom Mortice Lock 75mm SS (Includes Box Keep) with turn	27	No	£ 18.78	£ 507.06	£ 18.78	£ 507.06	£0.00
	Intumescent strip	396	No	£ 1.35	£ 534.60	£ 1.35	£ 534.60	£0.00
					£ -		£ -	
	Finals				£ -		£ -	
	Door Stops	198	No	£ 4.91	£ 971.85	£ 4.91	£ 972.18	£0.33
	Toilet roll Holder	27	No	£ 8.33	£ 224.91	£ 8.33	£ 224.91	£0.00
	Mirrors with lights	27	No	£ 153.00	£ 4,131.00	£ 153.00	£ 4,131.00	£0.00
	Cupboard shelfing	27	No	£ 153.00	£ 4,131.00	£ 153.00	£ 4,131.00	£0.00
				TOTAL	**£ 68,178.10**	**TOTAL**	**£ 68,178.07**	**-£0.03**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Roofing					Rate	Total	Variance
	Main roof				£ -		£ -	
	Single ply deck	107	m2	£ 76.58	£ 8,194.06	£ 76.58	£ 8,194.06	£0.00
	Warm roof - 120mm ridge insulation	107	m2	£ 55.00	£ 5,885.00	£ 55.00	£ 5,885.00	£0.00
	Aluminium facia and soffit	51	lm	£ 110.00	£ 5,610.00	£ 110.00	£ 5,610.00	£0.00
					£ -		£ -	
	Balconies				£ -		£ -	
	Lead trays to doors	9	no	£ 180.00	£ 1,620.00	£ 180.00	£ 1,620.00	£0.00
	Main Deck	52	m2	£ 79.50	£ 4,134.00	£ 79.50	£ 4,134.00	£0.00
	Parapet upstand	26	m2	£ 107.58	£ 2,775.56	£ 107.58	£ 2,797.08	£21.52
	Aluminium coping	43	lm	£ 65.00	£ 2,795.00	£ 65.00	£ 2,795.00	£0.00
	Glass Balustrade	43	lm	£ 230.00	£ 9,890.00	£ 230.00	£ 9,890.00	£0.00
	Balcony dividers	4	no	£ 580.00	£ 2,320.00	£ 580.00	£ 2,320.00	£0.00
	Composite decking on pedestals	52	m2	£ 111.00	£ 5,772.00	£ 111.00	£ 5,772.00	£0.00
	Drainage system	1	item	£ 2,500.00	£ 2,500.00	£ 2,500.00	£ 2,500.00	£0.00
					£ -		£ -	
					£ -		£ -	
					£ 51,495.62		**£ 51,517.14**	**£21.52**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Windows and doors					Rate	Total	Variance
					£ -		£ -	
	External Windows - Aluminium flush profile	82	m2	£ 450.00	£ 36,796.50	£ 450.00	£ 36,900.00	£103.50
	External Door - Aluminium flush profile	35	m2	£ 450.00	£ 15,592.50	£ 450.00	£ 15,750.00	£157.50
	Main entrance door set	10	m2	£ 750.00	£ 7,125.00	£ 750.00	£ 7,500.00	£375.00
	Disabled Entrance door	3	m2	£ 650.00	£ 1,950.00	£ 650.00	£ 1,950.00	£0.00
	Rear entrance door	3	m2	£ 650.00	£ 2,112.50	£ 650.00	£ 1,950.00	-£162.50
					£ -		£ -	
					£ -		£ -	
					£ 63,576.50		**£ 64,050.00**	£ 473.50

Marine Place, Worthing - Budget Summary **02/04/2026**

	Drylining					Rate	Total	Variance
	Plot Works							
	WT01 - MF with 2 layers of 12.5mm (single each side) board and 50mm mineral wool insulation	1295	m2	£ 35.21	£ 45,589.91	£ 35.21	£ 45,596.95	£7.04
	WT02 - Double 15mm board to metal frame - External and Party walls	1936	m2	£ 20.29	£ 39,273.32	£ 20.29	£ 39,281.44	£8.12
	E/O Moisture board to bathroom	609	m2	£ 3.65	£ 2,225.16	£ 3.65	£ 2,222.85	-£2.31
	CT01 - Dropped ceiling in MF with acoustic brackets and 100mm mineral wool insulation	1246	m2	£ 34.66	£ 43,170.28	£ 34.66	£ 43,186.36	£16.08
	Deflection head detail to internal walls	432	lm	£ 22.64	£ 9,770.56	£ 22.64	£ 9,780.48	£9.92
	Acoustic rubber matting to screed	1246	m2	£ 20.80	£ 25,906.40	£ 20.80	£ 25,916.80	£10.40
	SVP, Half Height, Full height boxings, Making Good	27	item	£ 242.10	£ 6,536.70	£ 242.10	£ 6,536.70	£0.00
					£ -		£ -	
	Communal Works				£ -		£ -	
	WT01 - MF with 2 layers of 12.5mm (single each side) board and 50mm mineral wool insulation	22	m2	£ 41.25	£ 891.00	£ 41.25	£ 907.50	£16.50
	WT02 - Double 15mm board to metal frame - External and Party walls	846	m2	£ 20.39	£ 17,249.94	£ 20.39	£ 17,249.94	£0.00
	CT01 - Dropped ceiling in MF with acoustic brackets and 100mm mineral wool insulation and quattro boarding	215	m2	£ 44.06	£ 9,471.83	£ 34.66	£ 7,451.90	-£2,019.93
					£ -		£ -	
					£ -		£ -	
					£ -		£ -	
					£ 200,085.10		**£ 198,130.92**	**-£1,954.18**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Plumbing					Rate	Total	Variance
					£ -		£ -	
	Heating and water distribution				£ -		£ -	
	Water distribution	13406.55	ft2	£ 8.74	£ 117,173.25	£ 5.50	£ 73,736.03	-£43,437.23
	Combined Air Source Heat Pump with Cylinder - based on 24KW system	27	no	£ 9,300.00	£ 251,100.00	£ 9,300.00	£ 251,100.00	£0.00
	Sanitary install	27	no	£ 1,200.00	£ 32,400.00	£ 1,200.00	£ 32,400.00	£0.00
	Inline heat exchanger	27	no	£ 5,756.49	£ 155,425.23	£ 5,756.49	£ 155,425.23	£0.00
					£ -		£ -	
	Sprinkler				£ -		£ -	
	Sprinkler system	27	no	£ 950.00	£ 25,650.00	£ 950.00	£ 25,650.00	£0.00
	Tank for Sprinkler system	1	item	£ 8,000.00	£ 8,000.00	£ 8,000.00	£ 8,000.00	£0.00
					£ -		£ -	
					£ -		£ -	
	TOTAL				**£ 581,748.48**		**£ 546,311.26**	**-£ 35,437.23**
					£589,748.48			

Marine Place, Worthing - Budget Summary **02/04/2026**

	Roofing					Rate	Total	Variance
	PV System		item		£ -		£ -	
					£ -		£ -	
					£ -		£ -	
					£ -		**£ -**	**£0.00**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Electrics						Rate	Total	Variance
	Plot Works				£ -			£ -	
	Electrical distribution	10	ft2	£ 49.08	£ 490.80	13191.55	£ 12.00	£ 158,298.60	£157,807.80
	E/O MVHR system - 60-300 m3/h	27	no	£ 1,576.00	£ 42,552.00		£ 1,576.00	£ 42,552.00	£0.00
	E/O Electric heaters	27	Plots	£ 776.07	£ 20,953.89		£ 776.07	£ 20,953.89	£0.00
	E/O Balconies lighting	4	no	£ 358.00	£ 1,432.00		£ 358.00	£ 1,432.00	£0.00
					£ -			£ -	
	Communals Works				£ -			£ -	
	Electrical distribution	215	ft2	£ 49.08	£ 10,552.20		£ 49.08	£ 10,552.20	£0.00
	Ryefield board	1	item	£ 5,325.00	£ 5,325.00		£ 5,325.00	£ 5,325.00	£0.00
	E/O Externals	1	item	£ 3,580.00	£ 3,580.00		£ 3,580.00	£ 3,580.00	£0.00
	E/O Electric heating	6	no	£ 258.69	£ 1,552.14		£ 258.69	£ 1,552.14	£0.00
	Smoke Control system Shaft System	2	no	£ 11,960.00	£ 23,920.00		£ 11,960.00	£ 23,920.00	£0.00
	Smoke Control system AOV staircore	2	no	£ 6,520.00	£ 13,040.00		£ 6,520.00	£ 13,040.00	£0.00
	BT Distribution	1	item	£ 1,200.00	£ 1,200.00		£ 1,200.00	£ 1,200.00	£0.00
	Video entry system	1	item	£ 9,605.00	£ 9,605.00		£ 9,605.00	£ 9,605.00	£0.00
	CCTV system	1	item	£ 2,250.00	£ 2,250.00		£ 2,250.00	£ 2,250.00	£0.00
					£ -			£ -	
					£ -			£ -	
					£ 136,453.03			**£ 294,260.83**	**£157,807.80**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Decorating					Rate	Total	Variance
	Plot Works				£ -		£ -	
	Walls and Ceilings	4873	m2	£ 5.63	£ 27,435.55	£ 5.63	£ 27,434.99	-£0.56
	Woodwork - Doors	198	no	£ 60.00	£ 11,880.00	£ 60.00	£ 11,880.00	£0.00
	Woodwork - Skirting and Architracte	1512	lm	£ 5.80	£ 8,766.70	£ 5.80	£ 8,769.60	£2.90
	Making good post finals - 1.5 days per plot	41	Days	£ 200.00	£ 8,100.00	£ 200.00	£ 8,100.00	£0.00
					£ -		£ -	
	Communals works				£ -		£ -	
	Walls and Ceilings	1077	m2	£ 5.63	£ 6,063.51	£ 5.63	£ 6,063.51	£0.00
	Woodwork - Skirting and Architracte	282	lm	£ 5.80	£ 1,635.60	£ 5.80	£ 1,635.60	£0.00
	Staircore access	1	item	£ 650.00	£ 650.00	£ 650.00	£ 650.00	£0.00
	Making good post finals	7	Days	£ 200.00	£ 1,400.00	£ 200.00	£ 1,400.00	£0.00
					£ -		£ -	
					£ -		£ -	
					£ 65,931.36		**£ 65,933.70**	**£2.34**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Ceramic Tilling					Rate	Total	Variance
			m2		£ -		£ -	
	Wet room	125	m2	£ 88.71	£ 11,088.75	£ 88.71	£ 11,088.75	£0.00
					£ -		£ -	
					£ -		£ -	
					£ 11,088.75		**£ 11,088.75**	**£0.00**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Kitchens					Rate	Total	Variance
	Plot 1	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 2	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 3	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 4	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 5	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 6	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 7	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 8	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 9	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 10	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 11	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 12	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 13	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 14	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 15	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 16	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 17	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 18	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 19	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 20	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 21	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 22	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 23	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 24	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 25	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 26	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
	Plot 27	1	item	£ 4,500.00	£ 4,500.00	£ 4,500.00	£ 4,500.00	£0.00
					£ -		£ -	
					£ 121,500.00		**£ 121,500.00**	**£0.00**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Mastic					Rate	Total	Variance
	Plot 1	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 2	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 3	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 4	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 5	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 6	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 7	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 8	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 9	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 10	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 11	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 12	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 13	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 14	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 15	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 16	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 17	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 18	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 19	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 20	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 21	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 22	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 23	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 24	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 25	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 26	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Plot 27	1	item	£ 243.00	£ 243.00	£ 243.00	£ 243.00	£0.00
	Communal spaces	1	item	£ 650.00	£ 650.00	£ 650.00	£ 650.00	£0.00
					£ -		£ -	
					£ 7,211.00		**£ 7,211.00**	**£0.00**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Sanitaryware					Rate	Total	Variance
	Plot 1	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 2	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 3	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 4	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 5	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 6	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 7	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 8	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 9	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 10	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 11	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 12	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 13	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 14	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 15	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 16	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 17	1	item	£ 1,777.05	£ 1,777.05	£ 1,777.05	£ 1,777.05	£0.00
	Plot 18	1	item			£ 1,777.05	£ 1,777.05	£1,777.05
	Plot 19	1	item			£ 1,777.05	£ 1,777.05	£1,777.05
	Plot 20	1	item			£ 1,777.05	£ 1,777.05	£1,777.05
	Plot 21	1	item			£ 1,777.05	£ 1,777.05	£1,777.05
	Plot 22	1	item			£ 1,777.05	£ 1,777.05	£1,777.05
	Plot 23	1	item			£ 1,777.05	£ 1,777.05	£1,777.05
	Plot 24	1	item			£ 1,777.05	£ 1,777.05	£1,777.05
	Plot 25	1	item			£ 1,777.05	£ 1,777.05	£1,777.05
	Plot 26	1	item			£ 1,777.05	£ 1,777.05	£1,777.05
	Plot 27	1	item			£ 1,777.05	£ 1,777.05	£1,777.05
					£ -		£ -	
					£ 30,209.85		**£ 47,980.35**	**£17,770.50**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Cleaning						Rate	Total	Variance
	Plot 1								
	Pre-dec clean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Reclean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Sparkle clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Pre-occupation Clean	37	m2	2.72	£	100.64	£ 2.72	£ 100.64	£0.00
	Window Clean	1	visit	220	£	220.00	£ 40.00	£ 40.00	-£180.00
					£	-		£ -	
	Plot 2				£	-		£ -	
	Pre-dec clean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Reclean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Sparkle clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Pre-occupation Clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Window Clean	1	visit	220	£	220.00	£ 40.00	£ 40.00	-£180.00
					£	-		£ -	
	Plot 3				£	-		£ -	
	Pre-dec clean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Reclean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Sparkle clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Pre-occupation Clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Window Clean	1	visit	220	£	220.00	£ 40.00	£ 40.00	-£180.00
					£	-		£ -	
	Plot 4				£	-		£ -	
	Pre-dec clean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Reclean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Sparkle clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Pre-occupation Clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Window Clean	1	visit	220	£	220.00	£ 40.00	£ 40.00	-£180.00
					£	-		£ -	
	Plot 5				£	-		£ -	
	Pre-dec clean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Reclean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Sparkle clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Pre-occupation Clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Window Clean	1	visit	220	£	220.00	£ 40.00	£ 40.00	-£180.00
					£	-		£ -	
	Plot 6				£	-		£ -	
	Pre-dec clean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Reclean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Sparkle clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Pre-occupation Clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Window Clean	1	visit	220	£	220.00	£ 40.00	£ 40.00	-£180.00
					£	-		£ -	
	Plot 7				£	-		£ -	
	Pre-dec clean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Reclean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Sparkle clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Pre-occupation Clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Window Clean	1	visit	220	£	220.00	£ 40.00	£ 40.00	-£180.00
					£	-		£ -	
	Plot 8				£	-		£ -	
	Pre-dec clean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Reclean	37	m2	1.53	£	56.76	£ 1.53	£ 56.61	-£0.15
	Sparkle clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Pre-occupation Clean	37	m2	2.72	£	100.91	£ 2.72	£ 100.64	-£0.27
	Window Clean	1	visit	220	£	220.00	£ 40.00	£ 40.00	-£180.00
					£	-		£ -	
	Plot 9				£	-		£ -	
	Pre-dec clean	38	m2	1.53	£	57.38	£ 1.53	£ 58.14	£0.76
	Reclean	38	m2	1.53	£	57.38	£ 1.53	£ 58.14	£0.76
	Sparkle clean	38	m2	2.72	£	102.00	£ 2.72	£ 103.36	£1.36
	Pre-occupation Clean	38	m2	2.72	£	102.00	£ 2.72	£ 103.36	£1.36
	Window Clean	1	visit	220	£	220.00	£ 40.00	£ 40.00	-£180.00
					£	-		£ -	
	Plot 10				£	-		£ -	
	Pre-dec clean	38	m2	1.53	£	57.38	£ 1.53	£ 58.14	£0.76
	Reclean	38	m2	1.53	£	57.38	£ 1.53	£ 58.14	£0.76
	Sparkle clean	38	m2	2.72	£	102.00	£ 2.72	£ 103.36	£1.36
	Pre-occupation Clean	38	m2	2.72	£	102.00	£ 2.72	£ 103.36	£1.36
	Window Clean	1	visit	220	£	220.00	£ 40.00	£ 40.00	-£180.00
					£	-		£ -	
	Plot 11				£	-		£ -	
	Pre-dec clean	38	m2	1.53	£	57.38	£ 1.53	£ 58.14	£0.76
	Reclean	38	m2	1.53	£	57.38	£ 1.53	£ 58.14	£0.76
	Sparkle clean	38	m2	2.72	£	102.00	£ 2.72	£ 103.36	£1.36
	Pre-occupation Clean	38	m2	2.72	£	102.00	£ 2.72	£ 103.36	£1.36
	Window Clean	1	visit	220	£	220.00	£ 40.00	£ 40.00	-£180.00
					£	-		£ -	
	Plot 12				£	-		£ -	

Pre-dec clean	38	m2	1.53	£	57.38		£	1.53	£	58.14	£0.76
Reclean	38	m2	1.53	£	57.38		£	1.53	£	58.14	£0.76
Sparkle clean	38	m2	2.72	£	102.00		£	2.72	£	103.36	£1.36
Pre-occupation Clean	38	m2	2.72	£	102.00		£	2.72	£	103.36	£1.36
Window Clean	1	visit	220	£	220.00		£	40.00	£	40.00	-£180.00
				£	-				£	-	
Plot 13				£	-				£	-	
Pre-dec clean	38	m2	1.53	£	57.53		£	1.53	£	58.14	£0.61
Reclean	38	m2	1.53	£	57.53		£	1.53	£	58.14	£0.61
Sparkle clean	38	m2	2.72	£	102.27		£	2.72	£	103.36	£1.09
Pre-occupation Clean	38	m2	2.72	£	102.27		£	2.72	£	103.36	£1.09
Window Clean	1	visit	220	£	220.00		£	40.00	£	40.00	-£180.00
				£	-				£	-	
Plot 14				£	-				£	-	
Pre-dec clean	517	m2	1.53	£	790.51	50.00	£	1.53	£	76.50	-£714.01
Reclean	517	m2	1.53	£	790.51	50.00	£	1.53	£	76.50	-£714.01
Sparkle clean	517	m2	2.72	£	1,405.34	50.00	£	2.72	£	136.00	-£1,269.34
Pre-occupation Clean	517	m2	2.72	£	1,405.34	50.00	£	2.72	£	136.00	-£1,269.34
Window Clean	1	visit	220	£	220.00		£	40.00	£	40.00	-£180.00
				£	-				£	-	
Plot 15				£	-				£	-	
Pre-dec clean	38	m2	1.53	£	57.53		£	1.53	£	58.14	£0.61
Reclean	38	m2	1.53	£	57.53		£	1.53	£	58.14	£0.61
Sparkle clean	38	m2	2.72	£	102.27		£	2.72	£	103.36	£1.09
Pre-occupation Clean	38	m2	2.72	£	102.27		£	2.72	£	103.36	£1.09
Window Clean	1	visit	220	£	220.00		£	40.00	£	40.00	-£180.00
				£	-				£	-	
Plot 16				£	-				£	-	
Pre-dec clean	38	m2	1.53	£	57.53		£	1.53	£	58.14	£0.61
Reclean	38	m2	1.53	£	57.53		£	1.53	£	58.14	£0.61
Sparkle clean	38	m2	2.72	£	102.27		£	2.72	£	103.36	£1.09
Pre-occupation Clean	38	m2	2.72	£	102.27		£	2.72	£	103.36	£1.09
Window Clean	1	visit	220	£	220.00		£	40.00	£	40.00	-£180.00
				£	-				£	-	
Plot 17				£	-				£	-	
Pre-dec clean	38	m2	1.53	£	57.53		£	1.53	£	58.14	£0.61
Reclean	38	m2	1.53	£	57.53		£	1.53	£	58.14	£0.61
Sparkle clean	38	m2	2.72	£	102.27		£	2.72	£	103.36	£1.09
Pre-occupation Clean	38	m2	2.72	£	102.27		£	2.72	£	103.36	£1.09
Window Clean	1	visit	220	£	220.00		£	40.00	£	40.00	-£180.00
				£	-				£	-	
Plot 18				£	-				£	-	
Pre-dec clean	39	m2	1.53	£	59.67		£	1.53	£	59.67	£0.00
Reclean	39	m2	1.53	£	59.67		£	1.53	£	59.67	£0.00
Sparkle clean	39	m2	2.72	£	106.08		£	2.72	£	106.08	£0.00
Pre-occupation Clean	39	m2	2.72	£	106.08		£	2.72	£	106.08	£0.00
Window Clean	1	visit	220	£	220.00		£	40.00	£	40.00	-£180.00
				£	-				£	-	
Plot 19				£	-				£	-	
Pre-dec clean	43	m2	1.53	£	66.25		£	1.53	£	65.79	-£0.46
Reclean	43	m2	1.53	£	66.38		£	1.53	£	65.79	-£0.59
Sparkle clean	43	m2	2.72	£	117.78		£	2.72	£	116.96	-£0.82
Pre-occupation Clean	43	m2	2.72	£	117.78		£	2.72	£	116.96	-£0.82
Window Clean	1	visit	220	£	220.00		£	40.00	£	40.00	-£180.00
				£	-				£	-	
Plot 20				£	-				£	-	
Pre-dec clean	42	m2	1.53	£	63.65		£	1.53	£	64.26	£0.61
Reclean	42	m2	1.53	£	63.65		£	1.53	£	64.26	£0.61
Sparkle clean	42	m2	2.72	£	113.15		£	2.72	£	114.24	£1.09
Pre-occupation Clean	42	m2	2.72	£	113.15		£	2.72	£	114.24	£1.09
Window Clean	1	visit	220	£	220.00		£	40.00	£	40.00	-£180.00
				£	-				£	-	
Plot 21				£	-				£	-	
Pre-dec clean	39	m2	1.53	£	59.21		£	1.53	£	59.67	£0.46
Reclean	39	m2	1.53	£	59.21		£	1.53	£	59.67	£0.46
Sparkle clean	39	m2	2.72	£	105.26		£	2.72	£	106.08	£0.82
Pre-occupation Clean	39	m2	2.72	£	105.26		£	2.72	£	106.08	£0.82
Window Clean	1	visit	220	£	220.00		£	40.00	£	40.00	-£180.00
				£	-				£	-	
Plot 22				£	-				£	-	
Pre-dec clean	38	m2	1.53	£	57.68		£	1.53	£	58.14	£0.46
Reclean	38	m2	1.53	£	57.68		£	1.53	£	58.14	£0.46
Sparkle clean	38	m2	2.72	£	102.54		£	2.72	£	103.36	£0.82
Pre-occupation Clean	38	m2	2.72	£	102.54		£	2.72	£	103.36	£0.82
Window Clean	1	visit	220	£	220.00		£	40.00	£	40.00	-£180.00
				£	-				£	-	
Plot 23				£	-				£	-	
Pre-dec clean	38	m2	1.53	£	57.68		£	1.53	£	58.14	£0.46
Reclean	38	m2	1.53	£	57.68		£	1.53	£	58.14	£0.46
Sparkle clean	38	m2	2.72	£	102.54		£	2.72	£	103.36	£0.82
Pre-occupation Clean	38	m2	2.72	£	102.54		£	2.72	£	103.36	£0.82
Window Clean	1	visit	220	£	220.00		£	40.00	£	40.00	-£180.00
				£	-				£	-	

	Plot 24				£ -			£ -		
	Pre-dec clean	41	m2	1.53	£ 63.04	£	1.53	£ 62.73		-£0.31
	Reclean	41	m2	1.53	£ 63.04	£	1.53	£ 62.73		-£0.31
	Sparkle clean	41	m2	2.72	£ 112.06	£	2.72	£ 111.52		-£0.54
	Pre-occupation Clean	41	m2	2.72	£ 112.06	£	2.72	£ 111.52		-£0.54
	Window Clean	1	visit	220	£ 220.00	£	40.00	£ 40.00		-£180.00
					£ -			£ -		
	Plot 25				£ -			£ -		
	Pre-dec clean	37	m2	1.53	£ 57.07	£	1.53	£ 56.61		-£0.46
	Reclean	37	m2	1.53	£ 57.07	£	1.53	£ 56.61		-£0.46
	Sparkle clean	37	m2	2.72	£ 101.46	£	2.72	£ 100.64		-£0.82
	Pre-occupation Clean	37	m2	2.72	£ 101.46	£	2.72	£ 100.64		-£0.82
	Window Clean	1	visit	220	£ 220.00	£	40.00	£ 40.00		-£180.00
					£ -			£ -		
	Plot 26				£ -			£ -		
	Pre-dec clean	37	m2	1.53	£ 56.61	£	1.53	£ 56.61		£0.00
	Reclean	37	m2	1.53	£ 56.61	£	1.53	£ 56.61		£0.00
	Sparkle clean	37	m2	2.72	£ 100.64	£	2.72	£ 100.64		£0.00
	Pre-occupation Clean	37	m2	2.72	£ 100.64	£	2.72	£ 100.64		£0.00
	Window Clean	1	visit	220	£ 220.00	£	40.00	£ 40.00		-£180.00
					£ -			£ -		
	Plot 27				£ -			£ -		
	Pre-dec clean	37	m2	1.53	£ 56.61	£	1.53	£ 56.61		£0.00
	Reclean	37	m2	1.53	£ 56.61	£	1.53	£ 56.61		£0.00
	Sparkle clean	37	m2	2.72	£ 100.64	£	2.72	£ 100.64		£0.00
	Pre-occupation Clean	37	m2	2.72	£ 100.64	£	2.72	£ 100.64		£0.00
	Window Clean	1	visit	220	£ 220.00	£	40.00	£ 40.00		-£180.00
					£ -			£ -		
	Communal space				£ -			£ -		
	Pre-dec clean	215	m2	1.53	£ 328.95	£	1.53	£ 328.95		£0.00
	Reclean	215	m2	1.53	£ 328.95	£	1.53	£ 328.95		£0.00
	Sparkle clean	215	m2	2.72	£ 584.80	£	2.72	£ 584.80		£0.00
	Pre-occupation Clean	215	m2	2.72	£ 584.80	£	2.72	£ 584.80		£0.00
	Window Clean	1	visit	220	£ 220.00	£	200.00	£ 200.00		-£20.00
					£ -			£ -		
	Basement				£ -			£ -		
	Pre-dec clean	200	m2	1.53	£ 306.00	£	1.53	£ 306.00		£0.00
	Reclean	200	m2	1.53	£ 306.00	£	1.53	£ 306.00		£0.00
	Sparkle clean	200	m2	2.72	£ 544.00	£	2.72	£ 544.00		£0.00
	Pre-occupation Clean	200	m2	2.72	£ 544.00	£	2.72	£ 544.00		£0.00
					£ -			£ -		
					£ -			£ -		
					£ 22,474.50			**£ 13,656.00**		**-£8,818.46**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Floor finishes					Rate	Total	Variance
	Carpets			£ 39.50		£ 39.50		
	Amtico			£ 75.00		£ 75.00		
	Carpet							
	Plot 1	11	m2	£ 39.50	£ 434.50	£ 39.50	£ 434.50	£0.00
	Plot 2	11	m2	£ 39.50	£ 434.50	£ 39.50	£ 434.50	£0.00
	Plot 3	11	m2	£ 39.50	£ 434.50	£ 39.50	£ 434.50	£0.00
	Plot 4	11	m2	£ 39.50	£ 434.50	£ 39.50	£ 434.50	£0.00
	Plot 5	11	m2	£ 39.50	£ 434.50	£ 39.50	£ 434.50	£0.00
	Plot 6	11	m2	£ 39.50	£ 434.50	£ 39.50	£ 434.50	£0.00
	Plot 7	11	m2	£ 39.50	£ 434.50	£ 39.50	£ 434.50	£0.00
	Plot 8	11	m2	£ 39.50	£ 434.50	£ 39.50	£ 434.50	£0.00
	Plot 9	26	m2	£ 39.50	£ 1,027.00	£ 39.50	£ 1,027.00	£0.00
	Plot 10	26	m2	£ 39.50	£ 1,027.00	£ 39.50	£ 1,027.00	£0.00
	Plot 11	26	m2	£ 39.50	£ 1,027.00	£ 39.50	£ 1,027.00	£0.00
	Plot 12	21	m2	£ 39.50	£ 829.50	£ 39.50	£ 829.50	£0.00
	Plot 13	47	m2	£ 39.50	£ 1,856.50	£ 39.50	£ 1,856.50	£0.00
	Plot 14	50	m2	£ 39.50	£ 1,975.00	£ 39.50	£ 1,975.00	£0.00
	Plot 15	47	m2	£ 39.50	£ 1,856.50	£ 39.50	£ 1,856.50	£0.00
	Plot 16	47	m2	£ 39.50	£ 1,856.50	£ 39.50	£ 1,856.50	£0.00
	Plot 17	47	m2	£ 39.50	£ 1,856.50	£ 39.50	£ 1,856.50	£0.00
	Plot 18	11	m2	£ 39.50	£ 434.50	£ 39.50	£ 434.50	£0.00
	Plot 19	26	m2	£ 39.50	£ 1,027.00	£ 39.50	£ 1,027.00	£0.00
	Plot 20	26	m2	£ 39.50	£ 1,027.00	£ 39.50	£ 1,027.00	£0.00
	Plot 21	26	m2	£ 39.50	£ 1,027.00	£ 39.50	£ 1,027.00	£0.00
	Plot 22	21	m2	£ 39.50	£ 829.50	£ 39.50	£ 829.50	£0.00
	Plot 23	47	m2	£ 39.50	£ 1,856.50	£ 39.50	£ 1,856.50	£0.00
	Plot 24	50	m2	£ 39.50	£ 1,975.00	£ 39.50	£ 1,975.00	£0.00
	Plot 25	47	m2	£ 39.50	£ 1,856.50	£ 39.50	£ 1,856.50	£0.00
	Plot 26	47	m2	£ 39.50	£ 1,856.50	£ 39.50	£ 1,856.50	£0.00
	Plot 27	47	m2	£ 39.50	£ 1,856.50	£ 39.50	£ 1,856.50	£0.00
	Staircore 1	51	m3	£ 59.25	£ 3,021.75	£ 59.25	£ 3,021.75	£0.00
	Staircore 2	42	m4	£ 59.25	£ 2,488.50	£ 59.25	£ 2,488.50	£0.00
	Corridor	122	m2	£ 45.43	£ 5,541.85	£ 45.43	£ 5,542.46	£0.61
	Basement	200	m2	£ 45.43	£ 9,085.00	£ 45.43	£ 9,086.00	£1.00
					£ -		£ -	
	Amtico	1245.51	m2					
					£ -		£ -	
					£ 50,670.60		**£ 50,672.21**	**£1.61**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Fencing					Rate	Total	Variance
					£ -		£ -	
	1.2m closeboard fencing	42	m	£ 69.58	£ 2,922.36	£ 69.58	£ 2,922.36	£0.00
	Gates to match	6	no	£ 258.25	£ 1,549.50	£ 258.25	£ 1,549.50	£0.00
					£ -		£ -	
					£ -		£ -	
					£ -		£ -	
					£ 4,471.86		**£ 4,471.86**	**£0.00**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Landscaping					Rate	Total	Variance
	Landscaping				£ -		£ -	
					£ -		£ -	
	Provisional sum	1	item	£ 18,000.00	£ 8,000.00	£ 18,000.00	£ 18,000.00	£10,000.00
					£ -		£ -	
					£ -		£ -	
					£ 8,000.00		**£ 18,000.00**	**£10,000.00**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Abnormals					Rate	Total	Variance
					£ -		£ -	
	Fire stopping	27	Plots	£ 170.00	£ 4,590.00	£ 170.00	£ 4,590.00	£0.00
	Dryriser	1	item	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 2,000.00	£0.00
	Entrance gate to rear	1	item	£ 950.00	£ 950.00	£ 950.00	£ 950.00	£0.00
	Bin sets	1	item	£ 1,110.00	£ 1,110.00	£ 1,110.00	£ 1,110.00	£0.00
	Bin Stores provision, washout, gates etc	1	item	£ 1,500.00	£ 1,500.00	£ 1,500.00	£ 1,500.00	£0.00
					£ -		£ -	
					£ -		£ -	
					£ 10,150.00		**£ 10,150.00**	**£0.00**

Marine Place, Worthing - Budget Summary **02/04/2026**

	Basement structure					Rate	Total	Variance
	Allowance for temporary works	1	item	£ 80,000.00	£ 80,000.00	£ 80,000.00	£ 80,000.00	£0.00
	Foundations - rotary bored piles (900–1,200 mm dia.; average 20 m depth)	205	m2	£ 1,650.00	£ 338,250.00	£ 1,050.00	£ 215,250.00	-£123,000.00
	Secant piled basement retaining wall	205	m2	£ 440.00	£ 90,200.00	£ 440.00	£ 90,200.00	£0.00
	Basement excavation and disposal of inert excavated material	205	m2	£ 110.00	£ 22,550.00	£ 110.00	£ 22,550.00	£0.00
	Allowance for dewatering excavations	1	item	£ 12,000.00	£ 12,000.00	£ 12,000.00	£ 12,000.00	£0.00
	Allowance for cavity drainage system to basement, including sumps	205	m2	£ 725.00	£ 148,625.00	£ 725.00	£ 148,625.00	£0.00
	Allowance for below-ground drainage generally	205	m2	£ 110.00	£ 22,550.00	£ 110.00	£ 22,550.00	£0.00
	Reinforced concrete basement slab, 300 mm thick, including waterproofing etc	205	m2	£ 370.00	£ 75,850.00	£ 160.00	£ 32,800.00	-£43,050.00
	Ground-floor slab - lightweight reinforced concrete on 140 mm profiled metal decking	205	m2	£ 160.00	£ 32,800.00	£ 160.00	£ 32,800.00	£0.00
					£ -		£ -	
					£ -		£ -	
					£ 822,825.00		**£ 656,775.00**	**-£166,050.00**