INDEPENDENT COST PLAN REVIEW

37 Albion Street, Southwick, West Sussex

Peters Cost Consultants Ltd | October 2026

1. PROJECT DETAILS

Project:	37 Albion Street, Southwick, West Sussex
Planning Reference:	AWDM/0723/26 — Adur & Worthing Councils
Proposed Development:	Erection of 32 no. flats in a six-storey building plus associated site works, following demolition of the existing building
Instructed by:	Dixon Searle Partnership (DSP), on behalf of the Council, as part of its review of the applicant's viability submission
Submitted Cost Plan:	*Potential Scheme / Estimate Summary*, ref. EST/14/5/26, dated 14 May 2026, prepared for PR Homes Ltd (client named on the estimate; author not stated)
Submitted Cost Plan based on:	CKA Architects drawings 3471 01–10 (not provided to PCC)
Review Prepared by:	Peters Cost Consultants Ltd (PCC)
Review Date:	October 2026 (present-day, Q4 2026)
Accommodation:	32 no. flats, all labelled "1B Flat" in the estimate. The average of 66.5 m² per flat suggests a mix of 1- and 2-bed units, or a gross figure (see Q1)
Floor Area:	**2,808.1 m²** in total, described as "net internal floor area": flats 2,128.1 m², circulation 406 m², ground floor 274 m². The undercroft is priced as a lump sum with no area
Cost basis of plan:	BCIS median £/m² rates for the building, plus item allowances for extra-overs, services, externals, drainage and abnormals. Contingency 3.5% and fees 8.5% are added

2. BASIS OF REVIEW & KEY ASSUMPTIONS

PCC has prepared this review on an independent basis for DSP and the Council. It tests the applicant's submitted construction cost estimate (PR Homes Ltd, EST/14/5/26) against current market data, to establish whether the stated costs are within reasonable bounds or overstated. The review uses **present-day costs (Q4 2026)** and assumes construction by **a typical builder experienced in schemes of this size and type**: a regional contractor or developer delivering a six-storey, 32-unit flatted block on a constrained urban brownfield site.

- **Included in review scope:** building costs (flats, circulation, ground floor and undercroft), dwelling extra-overs (balconies, EV charging), services connections, external works, drainage, site entrances, the full schedule of abnormal works allowances, and the preliminaries and OH&P within those rates.
- **Excluded from PCC's review total (shown separately):** design and other fees (8.5%) and contingency (3.5%). As DSP instructed, these are normally carried separately in the development appraisal, so PCC has removed them from the construction total to avoid overlapping allowances. PCC has also moved two non-construction items out of the construction total: the **Building Safety Levy** (£54,618) and **Network Rail permissions** (£50,000), which are statutory and third-party charges. All four items are set out in Section 7.

- **Excluded from both estimates (to be captured elsewhere in the appraisal):** land and acquisition costs, S106/CIL and other planning obligations, Biodiversity Net Gain credits, VAT, legal, agents' and marketing fees, finance, and any works not in the submitted estimate.
- **Area basis:** BCIS rates are published per m² of *gross* internal area (GIA). The submitted area is described as "net internal", although it includes circulation. PCC has adopted the submitted area. If it is net rather than gross, the building cost is *understated* (see Q1).
- **Present-day pricing:** the estimate is dated May 2026. The tender price movement to October 2026 is within the accuracy of an estimate at this stage, so PCC has not applied any indexation. The estimate gives no forecast start date ("TBA"). A tender-inflation allowance should be added if the start is more than about 12 months away (see Section 8).
- **Level of information:** this is a high-level benchmarking review of the submitted estimate only. PCC has not reviewed the CKA drawings, a specification, ground investigation, contamination, asbestos or drainage reports, or utility quotations. Quantities are taken as stated.

3. SUBMITTED COSTS — SUMMARY & RECONCILIATION

The applicant's estimate is summarised below. PCC has re-run the arithmetic and it reconciles to the submitted totals.

Element	Submitted £	£/m²	% of sub-total
Flats (BCIS median) — 2,128.1 m² @ £2,395/m²	£5,096,800	£1,815	59.2%
Circulation — 406 m² @ £2,280/m²	£925,680	£330	10.8%
Ground floor — 274 m² @ £1,450/m²	£397,300	£141	4.6%
Undercroft — lump sum	£125,000	£45	1.5%
Balconies — 32 nr @ £2,500	£80,000	£28	0.9%
EV chargers — 32 nr @ £2,000	£64,000	£23	0.7%
Services connections — 33 nr @ £7,500	£247,500	£88	2.9%
External works — 21 nr equiv. @ £25,000	£525,000	£187	6.1%
Drainage — 21 nr equiv. @ £5,000	£105,000	£37	1.2%
Creation of site entrances — 2 nr @ £30,000	£60,000	£21	0.7%
Abnormal works allowances (schedule)	£984,618	£351	11.4%
Sub-total — construction (excl. fees & contingency)	**£8,610,897**	**£3,066**	**100.0%**
Contingency @ 3.5%	£301,381	£107	—
Total estimated cost (excl. fees)	£8,912,278	£3,174	—
Design & other fees @ 8.5% *(applied to the total including contingency)*	£757,544	£270	—
Total estimated cost (incl. fees) — applicant	**£9,669,822**	**£3,444**	**£302,182/unit**

The building element (BCIS-priced) is **£6,544,780** (£2,331/m² blended). The externals, services, drainage and entrance items add **14.3%** on top, and the abnormal schedule adds a further **15.0%**. The construction sub-total excluding fees and contingency is **£3,066/m²** and **£269,091 per flat**.

4. BENCHMARKING AGAINST MARKET RATES

PCC has benchmarked the submitted rates against current market intelligence for comparable South East / Sussex coastal flatted schemes at present-day (Q4 2026) prices.

Cost head	Submitted	PCC market view	Assessment
Flats — BCIS median	£2,395/m²	Consistent with the BCIS median for new-build flats of 6+ storeys, rebased to the South East coast. This is an accepted, transparent benchmark that includes standard substructure, preliminaries and contractor's OH&P. Confirm the BCIS location used: the estimate refers to "Brighton & Hove" rather than Adur (Q3).	REASONABLE
Circulation	£2,280/m²	Slightly below the flat rate, which is appropriate for common parts (fewer services and fittings).	REASONABLE
Ground floor	£1,450/m²	Reasonable for ground-floor ancillary or shell space (plant, entrance, stores). The use is not stated, so confirm (Q4). If it includes the refuse and cycle stores, it would overlap with the separate bin store (£15k) and cycle storage (£10k) abnormals.	CONFIRM USE
Undercroft	£125,000 LS	No area is given. Possible overlap with the ground-floor area priced at £1,450/m² (Q4).	CLARIFY
Balconies	£2,500 each	Lean. Bolt-on steel/aluminium balconies typically cost more per unit. Not overstated.	NOT EXCESSIVE
EV chargers	32 × £2,000	Rate reasonable. Part S requires charge points for spaces associated with dwellings, so the count should follow the number of parking spaces, not dwellings (Q5).	CHECK QTY
Services connections	£7,500/unit (33)	A house-plot level rate. For an all-electric flatted block with a single bulk supply and landlord's supply, PCC would expect c. £5,000–6,500 per unit. PCC adopts £6,000.	SLIGHTLY HIGH

External works	21 × £25,000 = £525,000	Derived from a housing-estate method (flats counted at 2/3 of a house). The estimate's own note describes house-plot items (drying areas, rotary dryers, privacy panels). The estimate's abnormals note says parking courts are included here. For a single block on a tight urban plot, where the building and undercroft cover much of the site and bins, cycles, boundaries, gates and entrances are priced elsewhere, PCC assesses **c. £300–400k**, including the parking court and hard and soft landscaping, and adopts **£350,000**.	OVERSTATED
Drainage (on-plot)	21 × £5,000	Reasonable alongside the separate SuDS and off-site allowances.	REASONABLE
Site entrances	2 × £30,000	Reasonable if these are S278 accesses rather than simple dropped crossovers. Check for overlap with "off-site works" (Q6).	REASONABLE
Passenger lift & sprinklers	Within BCIS rate	The estimate assumes both are within the BCIS 6+ storey rate. This is reasonable: lifts are standard in that sample, and sprinklers have been required in new residential buildings over 11 m in England since 2020, so recent BCIS projects reflect them.	REASONABLE
Timber frame construction	Nil (cost-neutral)	The estimate assumes the extra-over for a timber frame is offset by a faster programme. This is plausible, but timber frame at six storeys is uncommon and the BCIS 6+ storey sample is mainly concrete or steel frame. Confirm that the frame type is buildable and insurable at this height (Q2).	CONFIRM
Contingency	3.5%	Lean for a brownfield site next to the railway with unconfirmed ground and utility risks (3–5% typical). Not excessive. Carried separately.	NOT EXCESSIVE
Design & other fees	8.5%	Within the normal range for design-and-build flats (c. 8–12%). It is applied to a base that includes contingency, which inflates it by c. £25.6k. Carried separately.	CARRY SEPARATELY

Build rates: reasonable, not overstated. The BCIS median approach is transparent and appropriate for a typical builder, and the blended building rate of £2,331/m² is in line with the market. The overstatement in the estimate is in the **housing-estate allowances applied to a flatted scheme** (external works, services) and in a few abnormal line items. These are reviewed in Sections 6–7.

5. OH&P, PRELIMINARIES & CONTINGENCY REVIEW

Allowance	Submitted	PCC commentary	RAG
Preliminaries	Embedded in BCIS rates (no separate line)	The estimate states that the BCIS rates include standard preliminaries. No separate prelims are added to the building, externals or abnormals. For a constrained site next to the railway, embedded median prelims are at the **lean end**. They are clearly not excessive and there is no double count.	NOT EXCESSIVE
OH&P / profit & risk	Embedded (no separate line)	Contractor's OH&P is included in the BCIS rates and assumed within the all-in lump sums for externals and abnormals. No separate OH&P percentage is applied, so this passes the "not excessive" test. The developer's profit is a separate appraisal input and does not form part of this review.	NOT EXCESSIVE
Contingency	3.5% (£301,381)	Reasonable to lean at this stage. **Excluded from PCC's construction total** and shown separately (Section 7) so it does not overlap with any appraisal-level contingency.	CARRY SEPARATELY
Design & other fees	8.5% (£757,544)	Shown separately. Note that the applicant applies fees to the total *including* contingency, and that the Network Rail permissions in the abnormals are also fee-type costs. PCC has moved those permissions out so they are not counted twice alongside the fee allowance.	SHOWN SEPARATELY

6. ABNORMAL COSTS — DETAILED REVIEW

The abnormal schedule totals **£984,618** (15.0% on the building cost). Most items are what you would expect on a *brownfield site next to the railway*: demolition and asbestos, contamination, SuDS, Network Rail interfaces and acoustic mitigation, all costs a typical builder would genuinely incur. PCC considers the schedule **broadly justified**, with two items overstated, two items reclassified as non-construction, and one potential double count (enhanced foundations).

Abnormal item	Submitted £	PCC £	PCC commentary	RAG
Drainage SuDS / attenuation	£100,000	£100,000	Reasonable budget for below-ground attenuation (tank/cells and flow control) to a compact brownfield plot. Confirm against the drainage strategy and discharge rate.	REASONABLE
Off-site drainage connections	£30,000	£30,000	Reasonable for connections to the public sewer in the adjacent highway, including traffic management.	REASONABLE
Site clearance — demolition & asbestos strip-out	£125,000	£125,000	Plausible for demolition of the existing building. Depends on its size, construction and the R&D asbestos survey, which PCC has not seen.	CONFIRM SURVEY
Bin presentation area / store	£15,000	£15,000	Standard for a flatted scheme rather than abnormal. Accepted because PCC has reduced the general external works allowance.	ACCEPT
Enhanced foundations	£150,000	£150,000	The BCIS rate already includes substructure, and the BCIS 6+ storey sample typically includes piled foundations. This is a **potential double count**. Retained only until the GI/structural design shows foundations beyond the norm for a 6-storey frame.	TEST vs GI
Enhanced boundary treatments (fencing/railings)	£50,000	£50,000	Reasonable as a stand-alone item, since PCC has removed boundary items from the general external works allowance.	ACCEPT
Electric gates (×2)	£60,000	£40,000	£30,000 per gate is high. Typical supply and installation of a powered vehicle gate with access control is c. £15–25k. PCC allows 2 nr @ £20,000. Confirm two vehicle gates are needed.	OVERSTATED
Contamination remediation	£150,000	£150,000	A significant allowance for a small footprint, but plausible for a former commercial/industrial use. Retain as a budget until a Phase 2 report and remediation strategy are available. The figure could move either way.	CONFIRM EXTENT
Radon gas presence	£40,000	£15,000	Full radon protection (gas-resistant membrane plus sump/ventilation) to a ground-floor footprint of c. 450–500 m² would typically cost c. £10–20k. PCC allows £15,000.	OVERSTATED
Working around existing infrastructure (Network Rail)	£50,000	£50,000	Reasonable given the adjacent railway: restricted working, hoarding, monitoring and possible out-of-hours lifts. Retain.	REASONABLE

Network Rail permissions	£50,000	£0	Asset-protection agreement and approval charges are third-party/statutory fees, not construction works. PCC **shows this separately** (Section 7) so it is not counted twice alongside the 8.5% fee allowance.	SHOWN SEPARATELY
Enhanced ventilation (acoustic vents)	£15,000	£15,000	Reasonable given rail noise. Modest for 32 units.	REASONABLE
Cycle storage	£10,000	£10,000	Standard for flats, not abnormal. Accepted because PCC has reduced the external works allowance.	ACCEPT
Enhanced noise mitigation (acoustic windows)	£35,000	£35,000	Reasonable extra-over for upgraded acoustic glazing to the rail-facing elevations.	REASONABLE
Off-site works	£50,000	£50,000	Unspecified. It may overlap with the separately priced 'creation of site entrances' (£60,000). Retained pending a defined S278/S38 scope.	CLARIFY SCOPE
Building Safety Levy (2,808.1 m² @ £19.45)	£54,618	£0	£19.45/m² matches Adur's published rate (£38.91/m²) with the 50% brownfield reduction applied. However, the levy is a statutory charge, comparable to CIL, not a construction cost, so PCC **shows it separately**. It is charged on GIA, not net area (see Q1).	SHOWN SEPARATELY
Total abnormal allowances	**£984,618**	**£835,000**	**Change −£149,618: £45,000 overstatement plus £104,618 moved to "shown separately"**	

Items marked "No Allowance" in the estimate (cut & fill, archaeology, UXO, floor coverings, works to adjacent properties, utility upgrades and diversions, landscaping, ecology/BNG, flood mitigation, tree protection, pumped drainage, PV, green roofs, play, retaining walls, Future Homes Standard) are addressed in Section 8. "GIRAMS" is a Norfolk mitigation scheme and does not apply in Adur, which suggests the schedule was carried over from a generic template.

7. PCC INDEPENDENT HIGH-LEVEL ESTIMATE

PCC accepts the BCIS-based building cost and most of the abnormals. Our estimate is anchored to the submitted build-up, with adjustments where the allowance is overstated for a flatted scheme. As DSP instructed, it **excludes fees and contingency** from the construction total and presents them separately.

Element	Submitted £	PCC £	Change £	Basis
Building — flats, circulation, ground floor & undercroft (BCIS)	£6,544,780	£6,544,780	—	Accepted. BCIS median for 6+ storey flats, which includes prelims, substructure and OH&P
Dwelling extra-overs — balconies & EV chargers	£144,000	£144,000	—	Accepted (balconies lean; EV count to be checked, Q5)
Services connections	£247,500	£198,000	−£49,500	33 nr @ £6,000 (from £7,500)

External works	£525,000	£350,000	−£175,000	Re-assessed for a compact single-block urban site
Drainage (on-plot)	£105,000	£105,000	—	Accepted
Creation of site entrances	£60,000	£60,000	—	Accepted (overlap with off-site works to be checked, Q6)
Abnormal works allowances (construction)	£984,618	£835,000	−£149,618	See Section 6. Levy and NR permissions moved out
CONSTRUCTION TOTAL (excl. fees & contingency)	**£8,610,897**	**£8,236,780**	**−£374,118**	**£2,933/m² · £257,399/flat**

Presented separately (to avoid overlap with the appraisal's allowances):

Item	Applicant £	PCC £	Note
Building Safety Levy	£54,618	£54,618	Statutory levy. Adur brownfield rate £19.45/m² (50% of £38.91). Charged on GIA, so it will rise slightly if the GIA exceeds 2,808 m². Applies to building control applications made on or after 1 October 2026.
Network Rail permissions	£50,000	£50,000	Asset-protection and approval charges. Carry once, either here or within fees.
Contingency @ 3.5%	£301,381	£288,287	On construction. Carry once, at appraisal level.
Design & other fees @ 8.5%	£757,544	£700,126	PCC applies fees to construction only, not to contingency.

Comparison

Basis	PCC £	Applicant £	Variance
Construction (excl. fees, contingency, levy & NR permissions)	£8,236,780	£8,610,897 *	−£374,118 (-4.3%)
— of which genuine cost reduction			−£269,500 (-3.1%)
— of which reclassification (levy & NR permissions shown separately)			−£104,618
£ per m² (2,808.1 m²) — construction	£2,933	£3,066	−£133
£ per flat (32 units) — construction	£257,399	£269,091	−£11,691
All-in, incl. separately carried items, contingency & fees	£9,329,811	£9,669,822	−£340,012 (-3.5%)

** The applicant's sub-total includes the Building Safety Levy and Network Rail permissions within abnormals.*

Key observation. PCC's construction estimate is **£8,236,780** (£2,933/m²; £257,399 per flat), excluding fees, contingency and the separately carried statutory/third-party items. This is **£374,118 (4.3%) below** the applicant's sub-total. Only **£269,500 (3.1%)** of that is a genuine overstatement, driven by **external works** (−£175,000, a housing-estate allowance applied to a single flatted block), **services connections** (−£49,500), the **radon** allowance (−£25,000) and the **electric gates** (−£20,000). The rest is a reclassification. A further **c. £0.37m** of possible overstatement depends on clarification: enhanced foundations £150k (possible double count with BCIS substructure), undercroft £125k, off-site works £50k, and EV charger numbers (e.g. c. £44k if there are only 10 spaces). Against this, if the 2,808 m² area is net rather than gross, the building cost is understated by c. £0.3m (Q1). **Overall, the costs are within reasonable bounds and modestly overstated, not materially so.**

8. KEY RISKS, OMISSIONS & RECONCILIATION QUERIES

Item	Commentary	RAG
Q1 — Floor area basis	BCIS rates are per m² GIA, but the 2,808.1 m² is described as "net internal floor area" (although it includes circulation). If it excludes walls, risers and plant (typically 5–8%), the building cost is **understated** by c. £0.3–0.5m. In addition, the 32 flats average 66.5 m², yet all are labelled "1B Flat". Request the accommodation schedule (unit mix, NIA and GIA).	AMBER — RECONCILE
Q2 — Building height / HRB status	The building is six storeys. Confirm its height is below 18 m. If it is 18 m or more, it is a Higher-Risk Building (Gateway regime, second staircase, enhanced fire strategy), which would add significant cost not reflected in a BCIS median. It would also restrict combustible external walls, which affects the assumed timber frame construction.	AMBER — CONFIRM
Q3 — Location & template inconsistencies	The estimate names the council as "Brighton & Hove" and the site as "Southwick, Brighton". It is in Adur. Confirm which location the BCIS rates were rebased to. Footnotes 1 and 3 ("no more than two storey", "large scale housebuilding finish") are standard housing text and do not describe this scheme.	AMBER
Q4 — Ground floor / undercroft	Confirm the use of the 274 m² ground floor (£1,450/m²) and the extent of the £125,000 undercroft. They may describe the same space. Possible overlap of up to £125k.	AMBER — CLARIFY
Q5 — EV charger numbers	32 chargers are priced, one per flat. Part S requirements follow parking spaces associated with dwellings. The estimate places parking courts within external works and includes an undercroft. Confirm the number of spaces. Pro-rata reduction if fewer (e.g. 10 spaces ≈ −£44k).	AMBER
Q6 — Off-site works vs site entrances	"Off-site works" (£50k) is unspecified and may duplicate "creation of site entrances" (£60k). Request the highways scope (S278/S38).	AMBER
Ground conditions / foundations	£150k enhanced foundations sits on top of BCIS substructure. Test against the GI and structural scheme: it could be a double count, or it could be justified if poor ground needs more than a typical piled solution.	TEST vs GI
Contamination / demolition / asbestos	£150k remediation and £125k demolition/asbestos are budget figures. Confirm against the Phase 2 report and the R&D asbestos survey. They could move either way.	HIGH RISK

Utilities & Network Rail	Utility upgrades and diversions are "being investigated" and have **no allowance**. This is a potential understatement, particularly if a substation is needed. Network Rail asset-protection costs depend on the BAPA. Obtain provider quotations.	AMBER — UPSIDE RISK
Future Homes Standard	No allowance. The FHS (published 24 March 2026) applies to work not covered by its transitional provisions. Non-HRB schemes submitted to building control before 24 March 2027 and started before 24 March 2028 can proceed under current Part L. No allowance is needed if that timetable is met. Otherwise allow for an uplift.	NOTED
Biodiversity Net Gain	No allowance. Any off-site units or credits are an appraisal item rather than a construction cost.	NOTED
Construction inflation	The start date is "TBA". Add tender inflation (c. 3–5% p.a.) if the start is more than about 12 months away.	AMBER
S106 / CIL / affordable housing	Excluded from the estimate and from this review. Capture separately in the overall appraisal. Note that the Building Safety Levy does not apply to units delivered by a non-profit Registered Provider.	NOTED

9. OVERALL CONCLUSIONS — RESPONSE TO DSP'S QUESTIONS

Question	PCC assessment	RAG
Are the stated costs within reasonable bounds, or overstated?	**Within reasonable bounds, and modestly overstated.** The BCIS-median building cost is appropriate for a typical builder. The overstatement is concentrated in housing-type externals and services allowances and a few abnormal items: c. **£269,500 (3.1%)** on construction, plus up to c. £0.37m more subject to clarification (Q4–Q6, foundations). This is partly offset by the area-basis risk (Q1) and unpriced utility upgrades.	MODESTLY OVERSTATED
Are Preliminaries at a suitable (not excessive) level?	**Yes.** Preliminaries are embedded in the BCIS median rate, with no separate addition to the building, externals or abnormals. Not excessive, and lean for a site next to the railway.	NOT EXCESSIVE
Are OH&P allowances at a suitable (not excessive) level?	**Yes.** There is no separate OH&P line. Contractor margin is embedded in the BCIS and all-in rates and applied once.	NOT EXCESSIVE
Have fees & contingency been separated to avoid overlap?	**Yes.** Fees (8.5%) and contingency (3.5%) are excluded from PCC's construction total and shown separately in Section 7, together with the Building Safety Levy and Network Rail permissions.	DONE
Present-day costs, typical builder?	**Yes.** Q4 2026 present-day basis, with no indexation needed from May 2026. The review assumes a typical regional builder of a 32-unit, six-storey flatted scheme.	CONFIRMED
Any issues to resolve before the figure is relied upon?	Yes: queries Q1–Q6 (area basis, HRB status, location rebasing, ground floor/undercroft, EV numbers, off-site works), plus the GI/foundations, contamination, asbestos and utility quotations.	SEE Q1–Q6

10. RECOMMENDATIONS

1. **Adopt PCC's construction figure of £8,236,780** (£2,933/m²; £257,399/flat), excluding fees and contingency, as the basis for the appraisal. This compares with the applicant's £8,610,897.
2. **Carry separately**: fees at 8.5% on construction (≈ £700,126), contingency at 3.5% (≈ £288,287), the Building Safety Levy (£54,618) and Network Rail permissions (£50,000). Make sure none of these is counted twice with appraisal-level allowances.
3. **Request the accommodation schedule** (unit mix, NIA and GIA) to confirm the area the BCIS rate is applied to (Q1) and the levy base.
4. **Confirm the building height** is below 18 m (non-HRB) and the timber frame strategy (Q2).
5. **Confirm the BCIS location rebasing** (Adur, not Brighton & Hove) and correct the housing-estate footnotes (Q3).
6. **Clarify the ground floor and undercroft** (Q4), the **EV charger numbers** (Q5) and the **off-site works scope** (Q6). Up to c. £0.22m of further reduction depends on these answers.
7. **Substantiate the £150k enhanced foundations** against the GI and structural scheme, given that BCIS already includes substructure.
8. **Provide the Phase 2 contamination report and the R&D asbestos survey** to support the £150k remediation and £125k demolition allowances.
9. **Obtain utility and Network Rail quotations**. Upgrades and diversions currently have no allowance.
10. **Add tender inflation** (c. 3–5% p.a.) if the start on site is more than about 12 months away, and confirm the Future Homes Standard transitional position.
11. **Capture S106/CIL, BNG, land and finance** separately within the overall development appraisal.

Disclaimer: Peters Cost Consultants Ltd prepared this cost plan review for Dixon Searle Partnership and the Council for the purpose stated above. No third party should rely on it without PCC's prior written consent. The review is high-level and benchmarking in nature. It is not a substitute for a detailed elemental cost plan prepared from full design information. Figures attributed to the applicant are taken from the PR Homes Ltd Potential Scheme / Estimate Summary (EST/14/5/26, 14 May 2026) and are subject to the reconciliation queries set out above. PCC has not reviewed the CKA Architects drawings or any technical reports. PCC accepts no liability for any loss or damage arising from reliance on this document by any party other than the intended recipient. All costs exclude VAT unless otherwise stated.