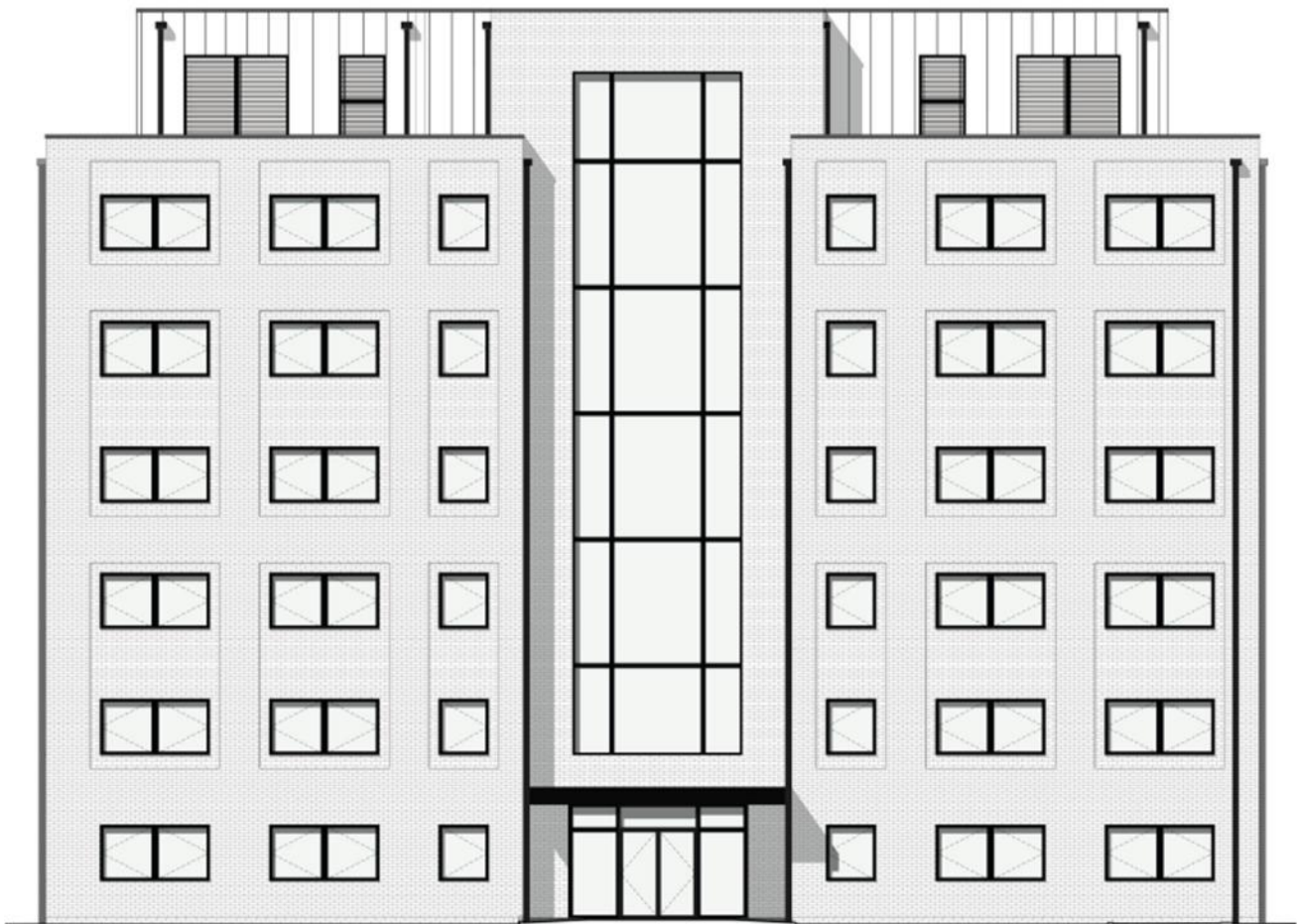


Financial Viability Assessment

Land to the Rear of Central House

25 – 27 Perrymount Road



Turner Morum LLP

March 2026

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1. INSTRUCTIONS

- 1.1. The applicant ('LTRO Perrymount Ltd') has instructed Turner Morum LLP ('TM') of 32 – 33 Cowcross Street, London, EC1M 6DF, to undertake a viability assessment of their proposed application scheme. This report has been prepared by Nick Bignall MRICS who is a Partner at TM and Hannah Venner who is a Development Surveyor.

2. TURNER MORUM

- 2.1. TM is a London-based firm of Chartered Surveyors established in 1991 which provides specialist advice to a variety of clients covering a range of key areas. The Development Consultancy team has built up an extensive portfolio of clients including Local Authorities, Landowners, Housing Associations, Promoters, Housebuilders and other Developers across the whole of the UK.
- 2.2. The primary services which the department specialise in include advising on the viability of development projects, planning and Section 106 (s106) obligations, option agreements and valuations, land assembly and access issues.
- 2.3. The Partners within the department regularly provide expert witness evidence within litigation, valuation disputes (independent expert determination / arbitration), planning appeals/inquiries, and Local Plan / CIL Examinations, etc. Full details of some of our recent case experience can be viewed at **Appendix 6**.

3. SITE LOCATION & DESCRIPTION

- 3.1. The application site is located on the western side of Perrymount Road. It forms the former car park associated with the existing building, (25 - 27) which is one half of the modern office buildings on the stretch between The Broadway and Clair Road. We have been advised by the applicant that the site comprises 20 parking spaces. The site area equates to 0.2 ha or 0.49 acres. A location plan can be viewed as per **Appendix 1**.

4. PROPOSED SCHEME

- 4.1. The proposed scheme is for:

Erection of a 7-storey building comprising 30 flats (18 x 1 bed and 12 x 2 bed) with associated landscaping, parking and refuse stores.

- 4.2. The site already has an outline planning permission for a 9 storey 42 residential dwelling development as per reference DM/20/1137. It also has a detailed planning approval for 38 dwellings within an 8-storey block as per DM/23/2259. This approval includes the obligation to deliver 10 affordable or social rent dwellings and 2 First Homes.
- 4.3. The latest application is seeking to obtain consent for a new 30 dwelling scheme within a scheme design which, although exceeding 18m, will comprise a 7-storey building **with 6 storeys of residential**. Through this adjustment, a lower quantum of development is being delivered from the previous applications and thus the viability has to be reviewed.
- 4.4. It will be noted that the Building Safety Act 2022 denotes a higher-risk building (HRB) as being above 18m or has at least 7 storeys and contains 2 residential dwellings. Due to the above adjustments in height and the residential element not exceeding 6 storeys, the application does not breach the HRB threshold.
- 4.5. Higher-risk buildings are subject to numerous requirements, both during the construction and occupation phases:
- **Construction phase** – There is a new building control regime, 'Gateway' requirements, and the imposition of various duties, culminating in obtaining a Completion Certificate from the Building Safety Regulator (BSR) before occupation can occur;
 - **Occupation phase** – There is a new occupation regime, with a requirement for Accountable Persons and the Principal Accountable Person to fulfil various duties, including for the latter the duty to ensure that the building is registered with the BSR.

5. METHODOLOGY & VIABILITY GUIDANCE

- 5.1. TM have carried out a development appraisal adopting a bespoke residual valuation model structure to analyse the viability of the proposed scheme. The residual appraisal and supporting information can be seen as **Appendix 2**. This appraisal model follows the same principles and methodology as other toolkit models such as Argus or the HCA Toolkit.
- 5.2. In undertaking this viability, we are aware and follow the mandatory RICS *Financial Viability in Planning; Conduct & Reporting* (2019). We are also aware of viability guidance documents such as the RICS *Assessing viability in planning under the NPPF 2019 for England* (2021), the

Planning Practice Guidance (PPG) on Viability published following updates to the National Planning Policy Framework (NPPF).

- 5.3. In carrying out this assessment, we have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information. We are not aware of any conflicts of interest in relation to this assessment.
- 5.4. In preparing this report, we have not agreed any 'performance-related' or 'contingent' fees. We address this report to the applicant only and it should not be reproduced without prior consent. This report has been provided for its stated purposes and singular use of the named clients and may not be relied upon by any third party.
- 5.5. This report has been prepared by:



6. RESIDUAL APPRAISAL METHODOLOGY

- 6.1. The widely accepted approach for assessing the viability of sites at the planning application stage and the plan-making stage is to produce a residual appraisal which generates a Residual Land Value (RLV) output. This RLV is then compared with an appropriate Benchmark Land Value (BLV) which is usually an Existing Use Value (EUV) or an Alternative Use Value in certain cases.
- 6.2. The simple premise is that where the RLV exceeds the BLV, a surplus is generated and the scheme can be considered "viable". However, if the BLV exceeds the RLV, a deficit is produced and the scheme can be considered technically "non-viable".
- 6.3. The simplified structure of a viability assessment can be summarised as follows:

Gross Development Value (GDV)

Minus

Developer Costs

Minus

Developer Profit

=

Residual Land Value (RLV)

Minus

BLV / EUV / AUV

=

Surplus/Deficit (Viable/Non-Viable)

- 6.4. There are variations to the above methodology where the extent of the surplus is determined by measuring profit as an outturn against a target profit level; however, the principles remain the same. The above methodology is supported in guidance documents at both a national level with the PPG on Viability) and through professional bodies such as the RICS.

7. APPRAISAL MODELS TESTED

- 7.1. The residual appraisal analysis can be summarised as follows:

- **Appendix 2 Tab 1A** – Appraisal showing the viability of the proposed scheme with 30% affordable housing (9 units) with a c. 80/20 split as affordable rent and First Homes respectively.
- **Appendix 2 Tab 1B** – Appraisal showing the same scheme as above but with the affordable housing provision removed to try and reach a viable conclusion.
- **Appendix 2 Tab 1C** – Appraisal showing the viability of the consented 38 dwelling 8 storey scheme with 10 rented dwellings and 2 First Homes.

- 7.2. Below, we have expanded on the various appraisal inputs in sequential order as they appear in the residual appraisal analysis:

8. APPRAISAL INPUTS

GROSS DEVELOPMENT VALUE ('GDV')

Market Housing

- 8.1. Market revenues for the residential units are based upon research of comparable schemes and discussions with local agents. We have also considered the contextual evidence from the 2022 viability assessment for the consented 38-dwelling scheme. This assessment was undertaken by Aspinall Verdi (AV) and assumed the following values:

Type	Number of Units	Average Unit Area (ft ²)	Total Area (ft ²)	Average Unit Value (£)	Total Value (£)	(£/ft ²)
1B2P	11	609	6,698	£259,545	£2,855,000	£426
2B4P	9	835	7,513	£350,000	£3,150,000	£419
Total	20		14,211	£300,250	£6,005,000	£423

- 8.2. We note that since September 2022 (the date of the AV assessment) the Land Registry House Price Index (HPI) in Mid-Sussex shows an uplift in flatted values from 99.7 to 103.0 (September 2025). This equates to a c. 3% uplift in values since the AV assessment was undertaken.
- 8.3. In addition to the above we have been provided with a pricing schedule from local agents Oakleys for the proposed scheme which suggests an average of £372 psf (**Appendix 3**). This clearly shows a disparity from the above AV assessment and so we have researched the latest comparable evidence to provide our own assessment of GDV as summarised below.
- 8.4. There is a lack of new build comparables currently on the market in Haywards Heath, which would suggest that new build flats would be welcome due to the lack of current supply and the access the town has to London for commuting. There are currently two new build one-bed flats within 0.1 miles of the subject site. These are located on Boltro Road. Only one of the listings contains details of the size of the unit, a 33 sqm flat on the market for £210k which equates to £598 psf. A high £ per sqft would be expected as the flat is much smaller than the subject units. The other flat is on the market for £195k and contains no outdoor space, which could contribute to the lower asking price. These flats have been finished to a high standard

and contain video entry systems and are part of a small development, only containing six flats.

- 8.5. Furthermore, there is a relatively newly developed one-bed flat on the market 0.2 miles away that is on the market for £300k for 63 sqm within Beacon Heights on Church Road. This equates to £446 psf, the flat is located on the ground floor and has a private terrace. The building was developed in 2017 and although not a new build, is in excellent condition; however, it is slightly larger than the 1 bed units being proposed at the subject site.
- 8.6. There are no new 2-bed flats within a three-mile radius of Haywards Heath and therefore we have looked for second-hand properties that are in good condition. Currently, there are two two-bed flats also on the market in Beacon Heights. These range from 74 to 78 sqm and are comparable in size to some of the two-bed units being offered on Perrymount Road. The smaller unit is on the market for £325k, which equates to £408 psf, and the larger unit is on the market for £375k, which equates to £447 psf. Furthermore, there is a two-bed unit scheme located 0.13 miles from the subject site in a 2019 development. This is larger than the subject units, at 81 sqm and is on the market for £350k, which gives this flat a price per square footage of £401.
- 8.7. As well as looking at for sale prices, we have also looked at flats that have sold within the last two years within a mile radius. There have been only two sales, both located 0.2 miles away at Church Corner House on Church Road, a road that Perrymount Road leads into. This was a development that was brought forward by Fruition Properties. The flats have achieved an average of £453 psf when indexed up to today's date.
- 8.8. On the basis of the above we have adopted the following pricing for the proposed scheme which is in excess of the recommendation from the local agents:

Type	NIA (ft ²)	NIA (m ²)	£ psf	Unit Vals
2b/4p	829	77	£394	£326,350
1b/2p	574	53.3	£392	£224,700
1b/2p	597	55.5	£376	£224,700
1b/2p	596	55.4	£377	£224,700
2b/4p	790	73.4	£406	£321,000
2b/4p	829	77	£397	£329,025
1b/2p	574	53.3	£396	£227,375

1b/2p	597	55.5	£381	£227,375
1b/2p	596	55.4	£381	£227,375
2b/4p	790	73.4	£410	£323,675
2b/4p	829	77	£400	£331,700
1b/2p	574	53.3	£401	£230,050
1b/2p	597	55.5	£385	£230,050
1b/2p	596	55.4	£386	£230,050
2b/4p	790	73.4	£413	£326,350
2b/4p	829	77	£403	£334,375
1b/2p	574	53.3	£401	£230,050
1b/2p	597	55.5	£385	£230,050
1b/2p	596	55.4	£386	£230,050
2b/4p	790	73.4	£416	£329,025
2b/4p	829	77	£403	£334,375
1b/2p	574	53.3	£401	£230,050
1b/2p	597	55.5	£385	£230,050
1b/2p	596	55.4	£386	£230,050
2b/4p	790	73.4	£416	£329,025
2b/4p	829	77	£407	£337,050
1b/2p	574	53.3	£410	£235,400
1b/2p	597	55.5	£394	£235,400
1b/2p	596	55.4	£395	£235,400
2b/4p	790	73.4	£420	£331,700
	20,318	1,888	£398	£8,086,525

Affordable Housing

- 8.9. Affordable rent values have been calculated using a Discounted Cashflow taking into account factors such as standard levels for individual RPs management and maintenance costs, finance costs, voids, discount rate etc. The rent values have been calculated with reference to the Local Housing Allowance Rates for the area. We have referenced these assumptions against Mid Sussex District Council Local Plan Viability Study May 2022 (LPVS) undertaken by HDH Planning & Development which confirms average first homes values at 70% of market value with affordable rent values at 55% of market value.
- 8.10. First Homes means that eligible buyers can purchase new-build homes at an assumed discount in this assessment of 30% below market value. The maximum price a home can cost after the discount has been applied is £250,000.

- 8.11. The result of this assessment is an outturn capital value of £217 psf for the rented dwellings and £264 psf for the First Homes.

DEVELOPMENT COSTS

Fees & Marketing/Disposal Costs

- 8.12. Fees and marketing costs in respect of the development are included at 2% of market housing GDV, and the cost of disposing of the affordable units to a Registered Provider is included at 0.5% of affordable GDV, as per standard industry benchmarks. For context the LPVS applies marketing costs at 3.5% of GDV as per paragraph 7.42.

Construction Costs

- 8.13. The construction costs are derived from the BCIS database using median costs over a 5 year average of results. For the proposed scheme we have used the sample data for flats apartments generally and for the consented scheme we have used the 6 + storey sample data. Although we accept both the consented and proposed scheme are above 6 storeys the different sample data is required to reflect the higher cost of delivering a HRB above 18m in height and the requirements of compliance with the BSR as outlined earlier in this report.
- 8.14. We have applied 7.5% externals and location weighting to the BCIS data which shows £221psf for the proposed scheme and £273 psf for the consented scheme.
- 8.15. Full details of the BCIS data used for this assessment can be viewed as per **Appendix 4**.

Professional Fees

- 8.16. An allowance for Technical Fees is included at 6% of the Standard Build Cost, which reflects the costs associated with Architects, Quantity Surveyors, Engineers, Project Management and other technical / professional consultancy fees. By way of comparison, the adopted allowance in the LPVS is also 8% as per paragraph 7.17.

Developer Profit

- 8.17. Developer Profit is reflected at 20% (of GDV) for the market housing, 6% (of GDV) for the affordable housing and 12% for First Homes. These assumed returns are within industry

accepted industry parameters, although we acknowledge the LPVS as per paragraph 7.31 they have included profit at 17.6% on market housing GDV.

- 8.18. Although we consider the 20% margin is a justified allowance reflective of current market conditions and development risk we have run the appraisal on the basis of a 17.5% margin as per the sensitivity testing section of this report.

Infrastructure and Abnormal Costs \$106, CIL

- 8.19. An allowance for a new substation has been included, this totals £254k. The supporting evidence for this costing is included as per **Appendix 4**. Estimated \$106 costs have been included at a cost of £173k as advised by the applicant and we have applied a further £20k for associated BNG works. CIL is not currently chargeable in Mid-Sussex and therefore we have not included it within our appraisal. During the course of the application process, should these assumptions on CIL and \$106 prove to be inaccurate, TM would reserve the right to amend the appraisal in line with the accurate planning obligations.

Finance Costs

- 8.20. Finance cost has been calculated using a quarterly cashflow to reflect the finance costs for each residual appraisal scenario. This can be seen as per **Tab 5A – 5C of Appendix 2** and reflect the details of the particular scheme including the build rate of the residential units and the particular infrastructure timings.
- 8.21. The cashflows adopt the assumption that construction will commence on site within Q3 Year 1 (this is assumed to be following a period of site preparation) and will be completed by Q2 Year 2.
- 8.22. All of the residential sales are assumed to be achieved in the two quarters post completion; this includes a portion of off-plan sales, although the monies from these sales would go into escrow and would not be accessible by the developer until after the development is completed.
- 8.23. The affordable dwellings are assumed to be disposed of via a 'golden brick' payment. The cashflow works on a finance rate on debit of **7.0%**, which TM believe is reasonable in the current climate.

9. BENCHMARK LAND VALUE

- 9.1. The issue of what is deemed to be an appropriate Land Value for inclusion within viability studies is at present a highly topical subject. Planning appeal decisions and government guidance dictate that one has to ignore the amount that is actually paid for a development site and instead adopt an appropriate Existing or Alternative Use Value (EUV/AUV) as the Benchmark Land Value (BLV).
- 9.2. As noted earlier in this report the application site is located on the western side of Perrymount Road and is comprised of a car park totalling c. 20 parking spaces. To calculate the BLV we have estimated the value of the site on a £ per space basis. We have predicated this valuation on the basis of the assumptions as outlined below which are consistent with the assumptions we have agreed on multiple other car park development sites

Gross Income		
No. of spaces		20
More than 4 hours ¹		£5.50
Revenue per day		£110
Working days		260
Potential Gross Annual Income		£28,600
Deductions		
Less for voids	30%	£8,580
Less for management & maintenance	20%	£5,720
Less Profit	30%	£8,580
Sub total		£22,880
Capital Value		
Net Income		£5,720
Capitalisation yield	6%	16.66667
Capital Value		£95,333
Capital Value per space		£4,767

- 9.3. The above calculation results in a BLV of £95,333. We have not applied a premium to this figure.
- 9.4. In terms of the AUV this would be based on the RLV of the consented scheme however as per the conclusions outlined in the next section of this report, this generates a negative RLV. Therefore we consider the landowner would need to receive a BLV commensurate with the EUV of the site in order to dispose of the land for development.

¹ URL: <https://www.midsussex.gov.uk/parking-travel/parking/>

10. SUMMARY CONCLUSIONS

- 10.1. Based on the assumptions as outlined in this report, the summary conclusions for the viability assessment are shown in the schedule below:

Tab	Description	Total Units	Afford able % (Units)	RLV	EUV	Surplus / Deficit	Viable/ Non- Viable?
1A	30% Affordable Housing	30	30%	-£1,707,367	£95,333	-£1,802,700	NON- VIABLE
1B	0% Affordable Housing	30	0%	-£1,158,486	£95,333	-£1,253,819	NON- VIABLE
1B	Consented Scheme	38	32%	-£3,988,801	£95,333	-£4,084,134	NON- VIABLE

- 10.2. It will be noted from the above summary table that the consented scheme is hugely non-viable to the extent that it is a fully loss-making development and therefore has no realistic prospect of delivery.
- 10.3. The proposed scheme shows as technically non-viable even when the level of affordable housing is reduced to 0% affordable housing – however the extent of the deficit is significantly reduced whereby we consider that it is deliverable.

11. SENSITIVITY ANALYSIS

- 11.1. In order to consider the viability of the proposed scheme, we have undertaken a sensitivity analysis by varying the level of affordable housing to try and achieve the break-even position (where the RLV is equal to the BLV)
- 11.2. In this instance, as per **Tab 1B**, we have reduced the affordable housing to 0%, however even with this reduction the scheme still shows a deficit, and therefore is technically non-viable.
- 11.3. In addition to the above we have also undertaken a sense test on the reasonable target return; we have reduced the benchmark from 20% to 17.5% which is in line with the LPVA. The impact of these changes is shown below:

Tab	Description	Total Units	Affordable % (Units)	RLV	EUV	Surplus / Deficit	Viable/ Non-Viable?
1A	30% Affordable Housing	30	30%	-£1,562,847	£95,333	-£1,658,180	NON-VIABLE
1B	0% Affordable Housing	30	0%	-£955,378	£95,333	-£1,050,711	NON-VIABLE
1B	Consented Scheme	38	32%	-£3,798,116	£95,333	-£3,893,450	NON-VIABLE

11.4. As one can observe, this amendment improves the viability through a reduction in the target return for the developer, however, it is not to the extent that this would alter the overarching conclusions on the viability.

11.5. In order to assess the viability further, we have undertaken a sensitivity analysis which tests the impact of revenue & cost variations on the viability of the scheme at the policy level of affordable housing contribution, by up to a 10% variation. This enables one to observe the impact on the overall viability conclusions. This assessment is summarised in the table below (using appraisal model **Tab 1B** of **Appendix 2** as the benchmark):

Tab 1B						
SENSITIVITY TABLE		Market Revenues - GDV				
		-10%	-5%	0%	5%	10%
Total Cost	10%	-£2,994,530	-£2,588,314	-£2,182,099	-£1,775,883	-£1,369,667
	5%	-£2,530,390	-£2,124,174	-£1,717,959	-£1,311,743	-£905,528
	0%	-£2,066,250	-£1,660,035	-£1,253,819	-£847,603	-£441,388
	-5%	-£1,602,110	-£1,195,895	-£789,679	-£383,463	£22,752
	-10%	-£1,137,970	-£731,755	-£325,539	£80,677	£486,892

11.6. What the above table demonstrates is that based on current day costs/values, although the appraisal model shows a viability deficit (shown by the red text in the above table), with relatively small adjustments to revenues/costs the deficit can be converted into a surplus (shown by the black text). Where a surplus is produced, this indicates that the scheme is now viable (i.e., producing a RLV which exceeds the BLV).

11.7. This sensitivity testing is important in demonstrating that the scheme can still be considered as deliverable. It shows how a developer may arrive at a commercial decision to proceed with a development in spite of the viability showing a deficit. The viability determination is based

on current day cost and values, but a developer is able to arrive at their own 'commercial decision' which could be based on various other factors including changes in revenues/costs over the life of the planning application and development programme.

- 11.8. It is important to consider the issue of deliverability in detail as this has been considered in various planning appeal decisions. Firstly, we refer to an appeal on Brighton Road in Sutton (APP/P5870/W/20/3249085) – see extracted paragraphs 39 - 41 from the decision (issued July 2020) below;

In support of the Appellant's decision not to offer an affordable housing contribution, a Viability Appraisal and Report was submitted with the planning application. In line with best practice, the report is based upon up-to-date market evidence in relation to land values and costs. Based on a developer's profit of 17.5% and with no affordable housing contributions, the report concludes that the proposal would be in deficit against the Benchmark Land Value. To reach break-even point, the developer's profit has been adjusted to 10.02% or £2.4m.

The Council concedes that it has not sought independent advice in relation to the Applicant's Viability Report and does not dispute its findings. Instead it argues that in light of the deficit there is a lack of justification concerning the deliverability of the scheme relying on paragraph 5.40 of its "Affordable Housing and Financial Viability SPD 2020" and paragraph 3.10 of The Mayor's "Affordable Housing and Viability SPG 2017". These advise applicants to demonstrate deliverability of their scheme where a viability assessment shows a deficit.

The Council's submissions on this matter are unconvincing and appear to conflate the meaning of deficit and loss. The Appellant's evidence shows that the scheme would be viable, albeit with a reduced level of profit. In pursuing the appeal, it has to be assumed that the Appellant (an experienced developer) is prepared to accept a lower profit. Quite what other justification the Council requires, is not clear.

- 11.9. As determined by the Inspector above, the appellant confirms they are prepared to proceed with the scheme in spite of the viability deficit, and therefore it is not clear what other justification the Council requires to demonstrate deliverability.
- 11.10. Following this decision, a further appeal in Sutton at Lodge Place (APP/P5870/W/20/3261627) reinforced the conclusions of the Inspector's determination on Brighton Road – see extracted paragraphs 11 – 12 from the August 2021 decision:

My attention has been drawn to Sutton's Affordable Housing and Viability Supplementary Planning Document (SPD) 2020 and the Mayor's Affordable Housing and Viability Supplementary Planning Guidance (SPG) 2017. Both documents advise applicants to demonstrate deliverability where a viability appraisal shows a deficit. The appellant highlights a previous appeal decision that found that both these documents were not 'policy' and should not be construed as such. Whilst I accept that the Sutton SPG and Mayor's SPG may not have the status of development plan policy, they nevertheless provide guidance and are clearly a material consideration in planning decisions and cannot be ignored.

However, there is no single approach to assessing deliverability and arriving at a 'correct' answer on the matter is far from an exact science. There is a danger that the process becomes a purely abstract theoretical exercise rather than one grounded in reality. The reference to deliverability in the Sutton SPD and Mayor's SPG relate to information that may be of relevance in development appraisals but neither document directs that planning permission should be refused on the basis of deliverability. Moreover, neither Local Plan Policy 8 or London Plan Policy H5 specifically refer to 'deliverability', nor do these policies direct refusal on that basis. Similarly, there is nothing within the Framework that advocates such an approach.

- 11.11. As a further reference point, on the issue of deliverability, a November 2021 appeal decision (APP/P5870/W/20/3264318) in Sutton on Helena House, High Street, reinforced the findings of both the planning Inspectors in the above appeals. I have extracted paragraphs 23 & 24 below, which confirm that deliverability on its own is not a justification for refusal when considering the viability of a scheme.

With regard to deliverability, the Council explained during the Hearing that the primary concern in this respect was the prospect of repeat applications which do not get implemented. The Council's deliverability concerns also include the Appellant's residential value growth forecast using Saville's South East region growth forecast rather than the London region forecast. However, I also accept the difficulty of producing reliable data on which to base forecasts, given the recent Covid pandemic. The Appellant stated during the Hearing that he is prepared to accept a lower profit, since the building as it stands is in need of some maintenance, lies vacant and therefore is not producing an income. In pursuing this appeal and given the condition of the existing building, I see no reason to doubt that the proposal would not be delivered.

In any event, while I note the provisions of the SPG and SPD, since deliverability is not expressly mentioned in LP Policy 8 or in London Plan Policy H5, and the Appellant has demonstrated the proposal would not be viable with affordable housing, the scheme would not conflict with these Policies.

- 11.12. Taken together these appeal decisions would suggest that a) deliverability has no planning policy basis as a justification for refusal and b) the issue of deliverability is ultimately subjective and has to be determined by the developer/appellant.

12. CONCLUSIONS

- 12.1. You will note from the summary table above and the appraisal included as **Appendix 2** 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'.
- 12.2. 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, with a provision of 0% affordable housing. Although this position still shows a viability deficit, based on the numbers in the appraisal model, this does not mean the scheme is loss making. The developer does still make a positive return (5%) on GDV) based on current day costs/values and as demonstrated above in this report, through changes in market conditions there is the prospect that the scheme may produce a surplus and thus deliver on the target return.

13. NON-TECHNICAL / EXECUTIVE SUMMARY

- 13.1. The Structure of the Residual Appraisals produces a Residual Land Value (RLV) which is then compared with an appropriate Benchmark Land Value (BLV). If the RLV exceeds the BLV, a surplus is generated and the scheme can be deemed "Viable". However, if the RLV is less than the BLV, a deficit is produced and the scheme should be considered "non-viable".

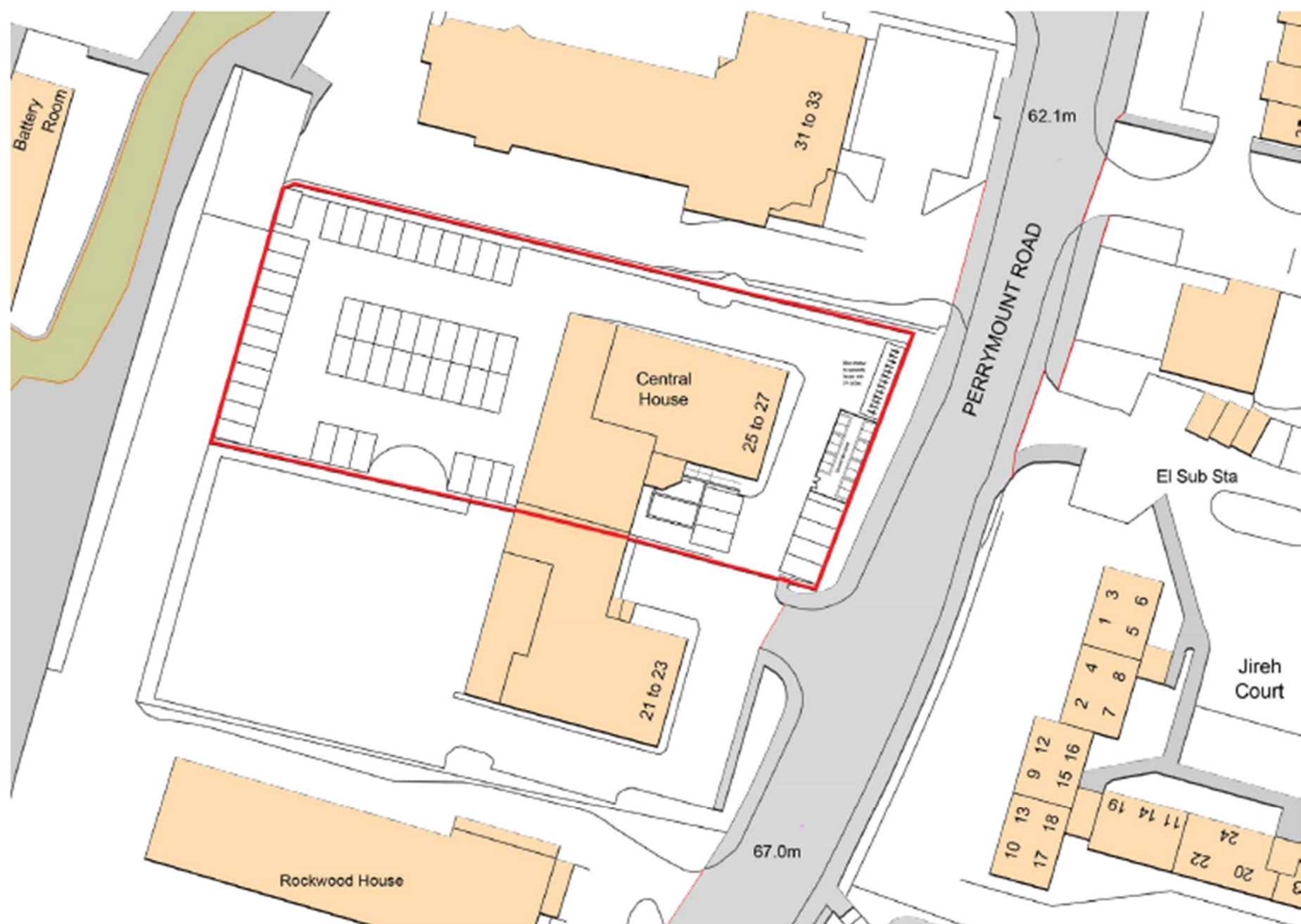
- 13.2. The inputs adopted within this analysis can be seen within the summary table below compared with those agreed with the Mid Sussex Local Plan Viability Study dated May 2022:

Input:	TM Assessment	Council LPVS
Market Values £ psf	£401	£427
Affordable Rent %	55%	55%
First Homes %	70%	70%
Sales/Marketing	3.0%	3.5%
Standard Construction Costs	Median BCIS	Median BCIS
Professional Fees	6.0%	8.0%
Developer Profit Market	20.0%	17.5%
Developer Profit Affordable	6.0%	6.0%
Finance Rate	7.5%	6.0%

- 13.3. The RLV of the proposed scheme does not exceed the adopted BLV even when the proportion of affordable housing is reduced to 0%, resulting in a deficit and a technically non-viable scheme.

APPENDIX 1

Site Plan



APPENDIX 2

Turner Morum Appraisal Analysis

Turner Morum
25 - 27 Perrmount Road
SUMMARY

Tab	Description	Total Units	Affordable % (Units)	RENTED	SHARED OWN	FIRST HOMES	GDV	Development Costs	Commuted Sum	Residual Land Value	EUV	Surplus / Deficit	Viable/ Non-Viable?
1A	30% Affordable Housing	30	30%	7	0	2	£7,137,463	-£8,844,830	-£20,000	-£1,707,367	£95,333	-£1,802,700	NON-VIABLE
1B	0% Affordable Housing	30	0%	0	0	0	£8,124,313	-£9,282,798	-£20,000	-£1,158,486	£95,333	-£1,253,819	NON-VIABLE
1C	Consented Scheme	38	32%	10	0	2	£9,761,370	-£13,750,171	£0	-£3,988,801	£95,333	-£4,084,134	NON-VIABLE

Unit Type	Tenure	Beds	Hab Rooms	No. Units	Average ft²	Average m²	Total ft²	Total m²	£s per ft²	Unit Value	Total Value	Market	Affordable	Commercial		
Studio	Private	1	0	0	0	0	0	0	£0.00	£0	£0					
1 bed flat	Private	1	24	12	589	55	7,070	657	£394.59	£232,469	£2,789,625					
2 bed flat	Private	2	27	9	807	75	7,266	675	£411.69	£332,354	£2,991,188					
3 bed flat	Private	3	0	0	0	0	0	0	£0.00	£0	£0					
4 bed flat	Private	4	0	0	0	0	0	0	£0.00	£0	£0					
5 bed flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0					
TOTAL MARKET HOUSING				51	21	683	63	14,335	1,332	£403.26	£275,277	£5,780,813	£5,780,813			
Studio	Aff Rent	1	0	0	0	0	0	0	£0.00	£0	£0					
1 bed flat	Aff Rent	1	8	4	585	54	2,341	218	£214.03	£125,271	£501,084					
2 bed flat	Aff Rent	2	9	3	813	76	2,440	227	£221.10	£179,839	£539,516					
3 bed flat	Aff Rent	3	0	0	0	0	0	0	£0.00	£0	£0					
4 bed flat	Aff Rent	4	0	0	0	0	0	0	£0.00	£0	£0					
5 bed flat	Aff Rent	5	0	0	0	0	0	0	£0.00	£0	£0					
TOTAL AFF RENT			81%	17	7	683	63	4,781	444	£217.64	£148,657	£1,040,600				
Studio	Shared Ownership	1	0	0	0	0	0	0	£0.00	£0	£0					
1 bed flat	Shared Ownership	1	0	0	0	0	0	0	£0.00	£0	£0					
2 bed flat	Shared Ownership	2	0	0	0	0	0	0	£0.00	£0	£0					
3 bed flat	Shared Ownership	3	0	0	0	0	0	0	£0.00	£0	£0					
4 bed flat	Shared Ownership	4	0	0	0	0	0	0	£0.00	£0	£0					
5 bed flat	Shared Ownership	5	0	0	0	0	0	0	£0.00	£0	£0					
TOTAL SHARED OWNERSHIP			0%	0	0	0	0	0	£0.00	£0	£0					
Studio	First Homes	1	0	0	0	0	0	0	£0.00	£0	£0					
1 bed flat	First Homes	1	4	2	597	55	1,194	111	£264.76	£158,025	£316,050					
2 bed flat	First Homes	2	0	0	0	0	0	0	£0.00	£0	£0					
3 bed flat	First Homes	3	0	0	0	0	0	0	£0.00	£0	£0					
4 bed flat	First Homes	4	0	0	0	0	0	0	£0.00	£0	£0					
5 bed flat	First Homes	5	0	0	0	0	0	0	£0.00	£0	£0					
TOTAL FIRST HOMES			19%	4	2	597	55	1,194	111	£264.76	£158,025	£316,050				
TOTAL AFFORDABLE UNITS				21	9	664	62	5,975	555	£227.05	£150,739	£1,356,650			£1,356,650	
TOTAL RESIDENTIAL GDV			30%	72	30	677	63	20,310	1,887	£351.42	£237,915	£7,137,463				
TOTAL GROSS DEVELOPMENT VALUE				72	30	677	63	20,310	1,887	£351.42	£237,915	£7,137,463				
Gross Ha/ Acres							0.20	0.49								
Net acres residential (incl frontage roads)							0.20	0.49								
Dwelling density net per Ha/ acre (all tenures)								60.70								
Sq ft per net acre (all tenures all uses)								41,098								
Average market units sales values ps								£403								
Less fees and marketing costs (market housing)AND FIRST HOMES only) @									2.00%	(£121,937)		(£121,937.25)				
Less affordable disposal costs (affordable housing only) @									0.50%	(£5,203)			(£5,203.00)			
Less commercial disposal costs (commercial units only) @									2.00%	£0					£0.00	
Build Costs - RESIDENTIAL - Cost Plan OR B015 £ per sq ft @ (see Tab 3)							Net to Gross	m²	R²	£/R²						
							1.32	2,499	26,899	£220.67	(£5,935,790)	(£4,189,562.56)	(£1,746,228)			
								2,499	26,899	£220.67						
Contingency										5%	(£296,790)	(£209,478.13)	(£87,311)			
Construction Fees																
Architects & Planning								1.5%	(£92,852)			(£65,536.07)	(£27,315.72)		£0	
Quantity Surveyor								1.5%	(£92,852)			(£65,536.07)	(£27,315.72)		£0	
Engineers								1.5%	(£92,852)			(£65,536.07)	(£27,315.72)		£0	
Proj Management & CDM								1.5%	(£92,852)			(£65,536.07)	(£27,315.72)		£0	
								6.0%		(£371,407)	(£371,407)					
Developer Profit on Market Housing								20.0%	(£1,156,163)			(£1,156,162.50)				
Developer Profit on Affordable Housing								6.0%	(£62,436)			(£62,436.00)				
Developer Profit on First Homes								12.0%	(£37,926)			(£37,926.00)				
Developer Profit on Commercial								15.0%	£0						£0.00	
								17.6%		(£1,256,525)	(£1,256,525)					
GROSS SURPLUS BEFORE ABNORMALS, 106 ets											-£850,189	-£158,472	-£691,717		£0	
Infrastructure and Abnormal Costs										(£254,329)						
S106 Costs									£5,776	(£173,269)						
BNG Credits										(£20,000)						
CIL										£0						
Purchasers Costs									SDL T	0.00%	(£1,430)					
									Legals	1.50%		(£1,430)				
Construction Finance Costs (Cashflow - see tab 5)										(£408,150)						
											(£857,178)					
Residual Land Value											(£857,178)					
BASE EUV POSITION							No of Spaces	£ per space		£95,333					RLV as % of GDV	
Premium							20	£4,766.7		£0	£95,333				1%	
Surplus / Deficit												-£1,802,700				
VIABLE/ NON-VIABLE?												NON-VIABLE				

Unit Type	Tenure	Beds	Hab Rooms	No. Units	Average ft²	Average m²	Total ft²	Total m²	£s per ft²	Unit Value	Total Value	Market	Affordable	Commercial
Studio	Private	1	0	0	0	0	0	0	£0.00	£0	£0			
1 bed flat	Private	1	36	18	589	55	10,605	985	£391.55	£230,677	£4,152,188			
2 bed flat	Private	2	36	12	809	75	9,713	902	£408.93	£331,010	£3,972,125			
3 bed flat	Private	3	0	0	0	0	0	0	£0.00	£0	£0			
4 bed flat	Private	4	0	0	0	0	0	0	£0.00	£0	£0			
5 bed flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0			
TOTAL MARKET HOUSING			72	30	677	63	20,318	1,888	£399.86	£270,810	£8,124,313	£8,124,313		
Studio	Aff Rent	1	0	0	0	0	0	0	£0.00	£0	£0			
1 bed flat	Aff Rent	1	0	0	0	0	0	0	£0.00	£0	£0			
2 bed flat	Aff Rent	2	0	0	0	0	0	0	£0.00	£0	£0			
3 bed flat	Aff Rent	3	0	0	0	0	0	0	£0.00	£0	£0			
4 bed flat	Aff Rent	4	0	0	0	0	0	0	£0.00	£0	£0			
5 bed flat	Aff Rent	5	0	0	0	0	0	0	£0.00	£0	£0			
TOTAL AFF RENT		0%	0	0	0	0	0	0	£0.00	£0	£0			
Studio	Shared Ownership	1	0	0	0	0	0	0	£0.00	£0	£0			
1 bed flat	Shared Ownership	1	0	0	0	0	0	0	£0.00	£0	£0			
2 bed flat	Shared Ownership	2	0	0	0	0	0	0	£0.00	£0	£0			
3 bed flat	Shared Ownership	3	0	0	0	0	0	0	£0.00	£0	£0			
4 bed flat	Shared Ownership	4	0	0	0	0	0	0	£0.00	£0	£0			
5 bed flat	Shared Ownership	5	0	0	0	0	0	0	£0.00	£0	£0			
TOTAL SHARED OWNERSHIP		0%	0	0	0	0	0	0	£0.00	£0	£0			
Studio	First Homes	1	0	0	0	0	0	0	£0.00	£0	£0			
1 bed flat	First Homes	1	0	0	0	0	0	0	£0.00	£0	£0			
2 bed flat	First Homes	2	0	0	0	0	0	0	£0.00	£0	£0			
3 bed flat	First Homes	3	0	0	0	0	0	0	£0.00	£0	£0			
4 bed flat	First Homes	4	0	0	0	0	0	0	£0.00	£0	£0			
5 bed flat	First Homes	5	0	0	0	0	0	0	£0.00	£0	£0			
TOTAL FIRST HOMES		0%	0	0	0	0	0	0	£0.00	£0	£0			
TOTAL AFFORDABLE UNITS		0	0	0	0	0	0	0	£0.00	£0	£0		£0	
TOTAL RESIDENTIAL GDV		0%	72	30	677	63	20,318	1,888	£399.86	£270,810	£8,124,313			
TOTAL GROSS DEVELOPMENT VALUE			72	30	677	63	20,318	1,888	£399.86	£270,810	£8,124,313			
Gross Ha/ Acres							0.20	0.49						
Net acres residential (incl frontage roads)							0.20	0.49						
Dwelling density net per Ha/ acre (all tenures)								60.70						
Sq ft per net acre (all tenures all uses)								41,113						
Average market units sales values ps								£600						
Less fees and marketine costs (market housina)ND FIRST HOMES only) @									2.00%	(£162,486)	(£162,486.25)		£0.00	£0.00
Less affordable disposal costs (affordable housing only) @									0.50%	£0				
Less commercial disposal costs (commercial units only) @									2.00%	£0				
Build Costs - RESIDENTIAL - Cost Plan OR B015 £ per sq ft @ (see Tab 3)							Net to Gross	m²	R²	£/R²	(£5,935,790)	(£5,935,790.36)	£0	
							1.32	2,499	26,899	£220.67				
								2,499	26,899	£220.67				
Contingency										5%	(£296,790)	(£296,789.52)	£0	
Construction Fees														
Architects & Planning								1.5%	(£92,852)		(£92,851.78)	£0.00	£0	
Quantity Surveyor								1.5%	(£92,852)		(£92,851.78)	£0.00	£0	
Engineers								1.5%	(£92,852)		(£92,851.78)	£0.00	£0	
Proj Management & CDM								6.0%	(£371,407)	(£371,407)				
Developer Profit on Market Housing								20.0%	(£1,624,863)		(£1,624,862.50)			
Developer Profit on Affordable Housing								6.0%	£0		£0.00			
Developer Profit on First Homes								12.0%	£0		£0.00			
Developer Profit on Commercial								15.0%	£0		£0.00			£0.00
								20.0%	(£1,624,863)	(£1,624,863)				
GROSS SURPLUS BEFORE ABNORMALS, 106 ets											-£267,023	-£267,023	£0	£0
Infrastructure and Abnormal Costs								(£254,329)		(£254,329)				
S106 Costs							£5,776	(£173,269)		(£173,269)				
BNG Credits								(£20,000)		(£20,000)				
CIL								£0		£0				
Purchasers Costs							SDLT	0.00%	(£1,430)		(£1,430)			
							Legals	1.50%	(£442,435)		(£442,435)			
Construction Finance Costs (Cashflow - see tab 5)										(£891,462)	(£891,462)			
Residual Land Value											-£1,158,486			
BASE EUV POSITION							No of Spaces	£ per space		£95,333			BLV as % of GDV	
Premium							20	£4,766.7		£0	£95,333		1%	
Surplus / Deficit											-£1,253,819			
VIABLE/ NON-VIABLE?											NON-VIABLE			

Unit Type	Tenure	Beds	Hab Rooms	No. Units	Average ft²	Average m²	Total ft²	Total m²	£s per ft²	Unit Value	Total Value	Market	Affordable	Commercial
Studio	Private	1	0	0	0	0	0	0	£0.00	£0	£0			
1 bed flat	Private	1	30	15	592	55	8,880	825	£420.91	£249,186	£3,737,791			
2 bed flat	Private	2	33	11	804	75	8,848	822	£439.61	£353,599	£3,889,592			
3 bed flat	Private	3	0	0	0	0	0	0	£0.00	£0	£0			
4 bed flat	Private	4	0	0	0	0	0	0	£0.00	£0	£0			
5 bed flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0			
TOTAL MARKET HOUSING			63	26	682	63	17,728	1,647	£430.24	£293,361	£7,627,383	£7,627,383		
Studio	Aff Rent	1	0	0	0	0	0	0	£0.00	£0	£0			
1 bed flat	Aff Rent	1	12	6	592	55	3,552	330	£231.50	£137,052	£822,314			
2 bed flat	Aff Rent	2	12	4	829	77	3,315	308	£241.78	£200,394	£801,578			
3 bed flat	Aff Rent	3	0	0	0	0	0	0	£0.00	£0	£0			
4 bed flat	Aff Rent	4	0	0	0	0	0	0	£0.00	£0	£0			
5 bed flat	Aff Rent	5	0	0	0	0	0	0	£0.00	£0	£0			
TOTAL AFF RENT			80%	24	10	687	64	6,867	£236.46	£162,389	£1,623,892			
Studio	Shared Ownership	1	0	0	0	0	0	0	£0.00	£0	£0			
1 bed flat	Shared Ownership	1	0	0	0	0	0	0	£0.00	£0	£0			
2 bed flat	Shared Ownership	2	0	0	0	0	0	0	£0.00	£0	£0			
3 bed flat	Shared Ownership	3	0	0	0	0	0	0	£0.00	£0	£0			
4 bed flat	Shared Ownership	4	0	0	0	0	0	0	£0.00	£0	£0			
5 bed flat	Shared Ownership	5	0	0	0	0	0	0	£0.00	£0	£0			
TOTAL SHARED OWNERSHIP			0%	0	0	0	0	0	£0.00	£0	£0			
Studio	First Homes	1	0	0	0	0	0	0	£0.00	£0	£0			
1 bed flat	First Homes	1	0	0	0	0	0	0	£0.00	£0	£0			
2 bed flat	First Homes	2	6	2	829	77	1,658	154	£307.72	£255,047	£510,095			
3 bed flat	First Homes	3	0	0	0	0	0	0	£0.00	£0	£0			
4 bed flat	First Homes	4	0	0	0	0	0	0	£0.00	£0	£0			
5 bed flat	First Homes	5	0	0	0	0	0	0	£0.00	£0	£0			
TOTAL FIRST HOMES			20%	6	2	829	77	1,658	£307.72	£255,047	£510,095			
TOTAL AFFORDABLE UNITS			32%	30	12	710	66	8,525	£250.31	£177,832	£2,133,987		£2,133,987	
TOTAL RESIDENTIAL GDV			32%	93	38	691	64	26,253	£371.82	£256,878	£9,761,370			
TOTAL GROSS DEVELOPMENT VALUE				93	38	691	64	26,253	£371.82	£256,878	£9,761,370			
Gross Ha/ Acres								0.20	0.49					
Net acres residential (incl frontage roads								0.20	0.49					
Dwelling density net per Ha/ acre (all tenures									76.89					
Sq ft per net acre (all tenures all uses									53,123					
Average market units sales values ps									£430					
Less fees and marketine costs (market housing)ND FIRST HOMES only) @									2.00%	(£162,750)	(£162,749.56)		(£8,115.46)	£0.00
Less affordable disposal costs (affordable housing only) @									2.00%	(£8,115)				
Less commercial disposal costs (commercial units only) @														
Build Costs - RESIDENTIAL - Cost Plan OR B015 £ per sq ft @ (see Tab 3)								Net to Gross	m²	ft²	£/ft²	(£9,500,815)	(£6,415,679.62)	(£3,085,136)
								confirm glia	1.32	3,229	34,757	£273.35		
Contingency											5%	(£475,041)	(£320,783.98)	(£154,257)
Construction Fees														
Architects & Planning									1.5%	(£146,327)	(£98,811.33)	(£47,515.83)		£0
Quantity Surveyor									1.5%	(£146,327)	(£98,811.33)	(£47,515.83)		£0
Engineers									1.5%	(£146,327)	(£98,811.33)	(£47,515.83)		£0
Proj Management & CDM									6.0%	(£585,309)	(£585,309)			
Developer Profit on Market Housing									20.0%	(£1,525,477)	(£1,525,476.61)			
Developer Profit on Affordable Housing									6.0%	(£97,434)	(£97,433.50)			
Developer Profit on First Homes									12.0%	(£61,211)	(£61,211.40)			
Developer Profit on Commercial									15.0%	£0				£0.00
									17.3%	(£1,684,122)	(£1,684,122)			
GROSS SURPLUS BEFORE ABNORMALS, 106 et											-£2,654,785	-£1,192,552	-£1,462,233	£0
Infrastructure and Abnormal Costs									(£254,329)	(£254,329)				
S106 Costs								check	£4,560	(£173,269)	(£173,269)			
Commutted Sum														
CIL										£0				
Purchasers Costs								SDLT	0.00%	(£1,430)	(£1,430)			
								Legals	1.50%	(£904,988)	(£904,988)			
Construction Finance Costs (Cashflow - see tab 5)											(£1,334,016)			
Residual Land Value											-£3,988,801			
BASE EUV POSITION								No of Spaces	20	£ per space	£95,333		BLV as % of GDV	
Premium										0%	£0		1%	
Surplus / Deficit											-£4,084,134			
VIABLE/ NON-VIABLE?											NON-VIABLE			

Turner Morum
25 - 27 Perrmount Road

23%	Affordable Housing
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Detailed Accommodation Schedule

Tab 2A

Core	Block	Tenure	Floor	Type	Beds	Hab Rooms	NIA (ft²)	NIA (m²)	£ psf	Unit Vals	AH Values
1		R	GF	2b/4p	2	3	821	76.3	£399	£327,875	£180,331
2		R	GF	1b/2p	1	2	574	53.3	£393	£225,750	£124,163
3		FH	GF	1b/2p	1	2	597	55.5	£378	£225,750	£158,025
4		FH	GF	1b/2p	1	2	596	55.4	£379	£225,750	£158,025
5		R	GF	2b/4p	2	3	790	73.4	£408	£322,500	£177,375
6		R	1ST	2b/4p	2	3	829	77	£399	£330,563	£181,809
7		R	1ST	1b/2p	1	2	574	53.3	£398	£228,438	£125,641
8		R	1ST	1b/2p	1	2	597	55.5	£382	£228,438	£125,641
9		R	1ST	1b/2p	1	2	596	55.4	£383	£228,438	£125,641
10		P	1ST	2b/4p	2	3	790	73.4	£412	£325,188	
11		P	2ND	2b/4p	2	3	829	77	£402	£333,250	
12		P	2ND	1b/2p	1	2	574	53.3	£403	£231,125	
13		P	2ND	1b/2p	1	2	597	55.5	£387	£231,125	
14		P	2ND	1b/2p	1	2	596	55.4	£388	£231,125	
15		P	2ND	2b/4p	2	3	790	73.4	£415	£327,875	
16		P	3RD	2b/4p	2	3	829	77	£405	£335,938	
17		P	3RD	1b/2p	1	2	574	53.3	£403	£231,125	
18		P	3RD	1b/2p	1	2	597	55.5	£387	£231,125	
19		P	3RD	1b/2p	1	2	596	55.4	£388	£231,125	
20		P	3RD	2b/4p	2	3	790	73.4	£418	£330,563	
21		P	4TH	2b/4p	2	3	829	77	£405	£335,938	
22		P	4TH	1b/2p	1	2	574	53.3	£403	£231,125	
23		P	4TH	1b/2p	1	2	597	55.5	£387	£231,125	
24		P	4TH	1b/2p	1	2	596	55.4	£388	£231,125	
25		P	4TH	2b/4p	2	3	790	73.4	£418	£330,563	
26		P	5TH	2b/4p	2	3	829	77	£409	£338,625	
27		P	5TH	1b/2p	1	2	574	53.3	£412	£236,500	
28		P	5TH	1b/2p	1	2	597	55.5	£396	£236,500	
29		P	5TH	1b/2p	1	2	596	55.4	£397	£236,500	
30		P	5TH	2b/4p	2	3	790	73.4	£422	£333,250	
30						72	20,310	1,887	£400	£8,124,313	£1,356,650

Beds	No. Units	Total Sq ft²	£/Unit	£/ft²	Market GDV
1	18	10605	£230,677	£392	£4,152,188
2	12	9706	£331,010	£409	£3,972,125
3	0	0			£0
4	0	0			£0
5	0	0			£0
	30	20310	£270,810	£400	£8,124,313
	TRUE	TRUE		TRUE	

0%	Affordable Housing
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Detailed Accommodation Schedule

Tab 2A

Core	Block	Tenure	Floor	Type	Beds	Hab Rooms	NIA (ft²)	NIA (m²)	£ psf	Unit Vals	AH Values
1		P	GF	2b/4p	2	3	829	77	£396	£327,875	
2		P	GF	1b/2p	1	2	574	53.3	£393	£225,750	
3		P	GF	1b/2p	1	2	597	55.5	£378	£225,750	
4		P	GF	1b/2p	1	2	596	55.4	£379	£225,750	
5		P	GF	2b/4p	2	3	790	73.4	£408	£322,500	
6		P	1ST	2b/4p	2	3	829	77	£399	£330,563	
7		P	1ST	1b/2p	1	2	574	53.3	£398	£228,438	
8		P	1ST	1b/2p	1	2	597	55.5	£382	£228,438	
9		P	1ST	1b/2p	1	2	596	55.4	£383	£228,438	
10		P	1ST	2b/4p	2	3	790	73.4	£412	£325,188	
11		P	2ND	2b/4p	2	3	829	77	£402	£333,250	
12		P	2ND	1b/2p	1	2	574	53.3	£403	£231,125	
13		P	2ND	1b/2p	1	2	597	55.5	£387	£231,125	
14		P	2ND	1b/2p	1	2	596	55.4	£388	£231,125	
15		P	2ND	2b/4p	2	3	790	73.4	£415	£327,875	
16		P	3RD	2b/4p	2	3	829	77	£405	£335,938	
17		P	3RD	1b/2p	1	2	574	53.3	£403	£231,125	
18		P	3RD	1b/2p	1	2	597	55.5	£387	£231,125	
19		P	3RD	1b/2p	1	2	596	55.4	£388	£231,125	
20		P	3RD	2b/4p	2	3	790	73.4	£418	£330,563	
21		P	4TH	2b/4p	2	3	829	77	£405	£335,938	
22		P	4TH	1b/2p	1	2	574	53.3	£403	£231,125	
23		P	4TH	1b/2p	1	2	597	55.5	£387	£231,125	
24		P	4TH	1b/2p	1	2	596	55.4	£388	£231,125	
25		P	4TH	2b/4p	2	3	790	73.4	£418	£330,563	
26		P	5TH	2b/4p	2	3	829	77	£409	£338,625	
27		P	5TH	1b/2p	1	2	574	53.3	£412	£236,500	
28		P	5TH	1b/2p	1	2	597	55.5	£396	£236,500	
29		P	5TH	1b/2p	1	2	596	55.4	£397	£236,500	
30		P	5TH	2b/4p	2	3	790	73.4	£422	£333,250	
30						72	20,318	1,888	£400	£8,124,313	£0

Beds	No. Units	Total Sq ft²	£/Unit	£/ft²	Market GDV
1	18	10605	£230,677	£392	£4,152,188
2	12	9713	£331,010	£409	£3,972,125
3	0	0			£0
4	0	0			£0
5	0	0			£0
	30	20318	£270,810	£400	£8,124,313
	TRUE	TRUE		TRUE	

26%	Affordable Housing
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Detailed Accommodation Schedule

Tab 2A

Core	Block	Tenure	Floor	Type	Beds	Hab Rooms	NIA (ft²)	NIA (m²)	£ psf	Unit Vals	AH Values
1		R		2b/4p	2	3	850	79	£440	£373,817	£205,600
2		R		2b/4p	2	3	807	75	£440	£354,890	£195,189
3		R		1b/2p	1	2	592	55	£421	£249,186	£137,052
4		R		1b/2p	1	2	592	55	£421	£249,186	£137,052
5		R		1b/2p	1	2	592	55	£421	£249,186	£137,052
6		R		2b/4p	2	3	850	79	£440	£373,817	£205,600
7		R		2b/4p	2	3	807	75	£440	£354,890	£195,189
8		R		1b/2p	1	2	592	55	£421	£249,186	£137,052
9		R		1b/2p	1	2	592	55	£421	£249,186	£137,052
10		R		1b/2p	1	2	592	55	£421	£249,186	£137,052
11		P		2b/4p	2	3	850	79	£440	£373,817	
12		P		2b/4p	2	3	807	75	£440	£354,890	
13		P		1b/2p	1	2	592	55	£421	£249,186	
14		P		1b/2p	1	2	592	55	£421	£249,186	
15		P		1b/2p	1	2	592	55	£421	£249,186	
16		P		2b/4p	2	3	850	79	£440	£373,817	
17		P		2b/4p	2	3	807	75	£440	£354,890	
18		P		1b/2p	1	2	592	55	£421	£249,186	
19		P		1b/2p	1	2	592	55	£421	£249,186	
20		P		1b/2p	1	2	592	55	£421	£249,186	
21		P		2b/4p	2	3	850	79	£440	£373,817	
22		P		2b/4p	2	3	807	75	£440	£354,890	
23		P		1b/2p	1	2	592	55	£421	£249,186	
24		P		1b/2p	1	2	592	55	£421	£249,186	
25		P		1b/2p	1	2	592	55	£421	£249,186	
26		FH		2b/4p	2	3	850	79	£440	£373,817	£261,672
27		FH		2b/4p	2	3	807	75	£440	£354,890	£248,423
28		P		1b/2p	1	2	592	55	£421	£249,186	
29		P		1b/2p	1	2	592	55	£421	£249,186	
30		P		1b/2p	1	2	592	55	£421	£249,186	
31		P		2b/4p	2	3	850	79	£440	£373,817	
32		P		2b/4p	2	3	807	75	£440	£354,890	
33		P		1b/2p	1	2	592	55	£421	£249,186	
34		P		1b/2p	1	2	592	55	£421	£249,186	
35		P		1b/2p	1	2	592	55	£421	£249,186	
36		P		2b/3p	2	3	710	66	£440	£312,303	
37		P		2b/4p	2	3	753	70	£440	£331,231	
38		P		2b/4p	2	3	753	70	£440	£331,231	
38						93	26,253	2,439	£431	£11,308,621	£2,133,987

Beds	No. Units	Total Sq ft²	£/Unit	£/ft²	Market GDV
1	21	12432	£249,186	£421	£5,232,907
2	17	13821	£357,395	£440	£6,075,714
3	0	0			£0
4	0	0			£0
5	0	0			£0
	38	26253	£297,595	£431	£11,308,621
TRUE		TRUE		TRUE	

Turner Morum
25 - 27 Perrmount Road

Cost Plan

Tab 3

BCIS

Median BCIS 5 Year Average of Results	£ m²	£ ft²	Location 1.07	Externals 8%	Contingency 0%	COST
Flats apartments Generally 6 storey or above (5)	£2,065.00 £2,558.00	£191.84 £237.65	£205.27 £254.28	£220.67 £273.35	£220.67 £273.35	£220.67 £273.35

Mid Sussex	1.07
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Last updated: 21-March-2026

Turner Morum
25 - 27 Perrmount Road

s106

Tab 4

S106	
Community buildings contribution	£16,618
Formal sports contribution	£15,525
Kickabout contribution	£11,387
Library contribution	£11,543
Play space contribution	£13,556
Primary education contribution	£22,973
Secondary education contribution	£24,724
Total access demand contribution	£56,943
TOTAL	£173,269

Turner Morum
25 - 27 Perrmount Road

Cashflow Finance Calculation30%

Summary	
Adopted Interest Rate Debit	7.00%
Total Finance Cost	-£408,150

30%Golden brick

Tab 5A

		Year 1				Year 2				
Residual Cashflow for Interest	TOTALS	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	TOTALS
Total Completions	30	0	0	3	0	3	0	16	8	30
Market Completions	21							13	8	21
Affordable Completions	9			3		3		4		9
Market Flats	£5,780,813							£3,468,488	£2,312,325	£5,780,813
First Homes Flats	£316,050			£94,815		£94,815		£126,420		£316,050
Affordable Flats	£1,040,600			£312,180		£312,180		£416,240		£1,040,600
Commercial GDV	£0									£0
TOTAL INCOME	£7,137,463	£0	£0	£406,995	£0	£406,995	£0	£4,011,148	£2,312,325	£7,137,463
Build Programme		0%	20%	20%	20%	20%	20%	0%		100%
Infra Lead In		100%	0%	0%	0%	0%	0%	0%	0%	100%
CIL Breakdown		100%								100%
Agents & Marketing - Market/ FH	-£121,937							-£73,162	-£48,775	-£121,937
Affordable Disposal	-£5,203			-£1,561		-£1,561		-£2,081		-£5,203
Commercial Disposal	£0									£0
Cost Plan Build Costs	-£5,935,790	£0	-£1,187,158	-£1,187,158	-£1,187,158	-£1,187,158	-£1,187,158	£0	£0	-£5,935,790
Contingency	-£296,790	£0	-£59,358	-£59,358	-£59,358	-£59,358	-£59,358	£0	£0	-£296,790
Technical Fees	-£371,407	£0	-£74,281	-£74,281	-£74,281	-£74,281	-£74,281	£0	£0	-£371,407
Infrastructure & Abnormals	-£254,329	-£254,329	£0	£0	£0	£0	£0	£0	£0	-£254,329
Commuted Sum	-£20,000		-£20,000							-£20,000
s106	-£173,269	£0	£0	£0	£0	£0	£0	-£103,961	-£69,308	-£173,269
CIL	£0	£0								£0
EUV	-£95,333	-£95,333								-£95,333
SDLT	£0	£0								£0
Legals	-£1,430	-£1,430								-£1,430
TOTAL EXPENDITURE	-£7,275,488	-£351,092	-£1,340,797	-£1,322,358	-£1,320,797	-£1,322,358	-£1,320,797	-£179,205	-£118,083	-£7,275,488
Net position		-£351,092	-£1,340,797	-£915,363	-£1,320,797	-£915,363	-£1,320,797	£3,831,943	£2,194,243	
Rolling Balance		-£351,092	-£1,698,033	-£2,643,112	-£4,010,164	-£4,995,705	-£6,403,928	-£2,684,054	-£536,782	
Finance rate	7.00%	-£6,144	-£29,716	-£46,254	-£70,178	-£87,425	-£112,069	-£46,971	-£9,394	-£408,150

Turner Morum
25 - 27 Perrmount Road

Cashflow Finance Calculation0%

Summary	
Adopted Interest Rate Debit	7.00%
Total Finance Cost	-£442,435

30%Golden brick

Tab 5B

		Year 1				Year 2				
Residual Cashflow for Interest	TOTALS	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	TOTALS
Total Completions	30	0	0	0	0	0	0	18	12	30
Market Completions	30							18	12	30
Affordable Completions	0									0
Market Flats	£8,124,313							£4,874,588	£3,249,725	£8,124,313
First Homes Flats	£0									£0
Affordable Flats	£0									£0
Commercial GDV	£0									£0
TOTAL INCOME	£8,124,313	£0	£0	£0	£0	£0	£0	£4,874,588	£3,249,725	£8,124,313
Build Programme		0%	20%	20%	20%	20%	20%	0%		100%
Infra Lead In		100%	0%	0%	0%	0%	0%	0%	0%	100%
CIL Breakdown		100%								100%
Agents & Marketing - Market/ FH	-£162,486							-£97,492	-£64,995	-£162,486
Affordable Disposal	£0									£0
Commercial Disposal	£0									£0
Cost Plan Build Costs	-£5,935,790	£0	-£1,187,158	-£1,187,158	-£1,187,158	-£1,187,158	-£1,187,158	£0	£0	-£5,935,790
Contingency	-£296,790	£0	-£59,358	-£59,358	-£59,358	-£59,358	-£59,358	£0	£0	-£296,790
Technical Fees	-£371,407	£0	-£74,281	-£74,281	-£74,281	-£74,281	-£74,281	£0	£0	-£371,407
Infrastructure & Abnormals	-£254,329	-£254,329	£0	£0	£0	£0	£0	£0	£0	-£254,329
Commutated Sum	-£20,000		-£20,000							-£20,000
s106	-£173,269	£0	£0	£0	£0	£0	£0	-£103,961	-£69,308	-£173,269
CIL	£0	£0								£0
EUV	-£95,333	-£95,333								-£95,333
SDLT	£0	£0								£0
Legals	-£1,430	-£1,430								-£1,430
TOTAL EXPENDITURE	-£7,310,834	-£351,092	-£1,340,797	-£1,320,797	-£1,320,797	-£1,320,797	-£1,320,797	-£201,453	-£134,302	-£7,310,834
Net position		-£351,092	-£1,340,797	-£1,320,797	-£1,320,797	-£1,320,797	-£1,320,797	£4,673,134	£3,115,423	
Rolling Balance		-£351,092	-£1,698,033	-£3,048,546	-£4,422,693	-£5,820,888	-£7,243,551	-£2,697,179	£371,044	
Finance rate	7.00%	-£6,144	-£29,716	-£53,350	-£77,397	-£101,866	-£126,762	-£47,201	£0	-£442,435

Turner Morum
25 - 27 Perrmount Road

Cashflow Finance Calculation

32%

Summary	
Adopted Interest Rate Debit	7.00%
Total Finance Cost	-£904,988

30%

Golden brick

Tab 5B

		Year 1				Year 2				Year 3				
Residual Cashflow for Interest	TOTALS	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	TOTALS
Total Completions	38	0	0	0	3	0	3	0	24	8	0	0	0	38
Market Completions	26							0	18	8				26
Affordable Completions	12				3		3		6					12
Market Flats	£7,627,383								£5,280,496	£2,346,887				£7,627,383
First Homes Flats	£510,095								£510,095					£510,095
Affordable Flats	£1,623,892				£405,973		£405,973		£811,946					£1,623,892
Commercial GDV	£0									£0				£0
TOTAL INCOME	£9,761,370	£0	£0	£0	£405,973	£0	£405,973	£0	£6,602,537	£2,346,887	£0	£0	£0	£9,761,370
Build Programme		0%	10%	20%	20%	20%	20%	10%						100%
Infra Lead In		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%
CIL Breakdown		100%												100%
Agents & Marketing - Market/ FH	-£162,750								-£112,673	-£50,077				-£162,750
Affordable Disposal	-£8,119				-£2,030		-£2,030		-£4,060					-£8,119
Commercial Disposal	£0													£0
Cost Plan Build Costs	-£9,500,815	£0	-£950,082	-£1,900,163	-£1,900,163	-£1,900,163	-£1,900,163	-£950,082	£0	£0	£0	£0	£0	-£9,500,815
Contingency	-£475,041	£0	-£47,504	-£95,008	-£95,008	-£95,008	-£95,008	-£47,504	£0	£0	£0	£0	£0	-£475,041
Technical Fees	-£585,309	£0	-£58,531	-£117,062	-£117,062	-£117,062	-£117,062	-£58,531	£0	£0	£0	£0	£0	-£585,309
Infrastructure & Abnormals	-£254,329	-£254,329	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	-£254,329
Commutated Sum	£0		£0											£0
s106	-£173,269	£0	£0	£0	£0	£0	£0	£0	-£119,955	-£53,314	£0	£0	£0	-£173,269
CIL	£0	£0												£0
EUV	-£95,333	-£95,333												-£95,333
SDLT	£0	£0												£0
Legals	-£1,430	-£1,430												-£1,430
TOTAL EXPENDITURE	-£11,256,395	-£351,092	-£1,056,116	-£2,112,233	-£2,114,263	-£2,112,233	-£2,114,263	-£1,056,116	-£236,688	-£103,390	£0	£0	£0	-£11,256,395
Net position		-£351,092	-£1,056,116	-£2,112,233	-£1,708,290	-£2,112,233	-£1,708,290	-£1,056,116	£6,365,849	£2,243,497	£0	£0	£0	
Rolling Balance		-£351,092	-£1,413,353	-£3,550,319	-£5,320,740	-£7,526,085	-£9,366,082	-£10,586,105	-£4,405,513	-£2,239,112	-£2,278,297	-£2,318,167	-£2,358,735	
Finance rate	7.00%	-£6,144	-£24,734	-£62,131	-£93,113	-£131,706	-£163,906	-£185,257	-£77,096	-£39,184	-£39,870	-£40,568	-£41,278	-£904,988

APPENDIX 3

Market Revenue Evidence

Project: 25 - 27 Perrymount Road, Haywards Heath

Client: We Build

Date: Oct-25

Prepared By: DB



Number	Beds	Sq.m.	Sq.ft.	Parking	£ sq.ft.	£ sq.m.	Market Price £	Comment
Ground Floor								
0.01	2	77.0	829	-	£ 367.85	£ 3,959	£ 305,000	
0.02	1	53.3	574	-	£ 365.85	£ 3,938	£ 210,000	
0.03	1	55.5	597	-	£ 351.53	£ 3,784	£ 210,000	
0.04	1	55.4	596	-	£ 352.29	£ 3,792	£ 210,000	
0.05	2	73.4	790	-	£ 379.61	£ 4,086	£ 300,000	
First Floor								
1.01	2	77.0	829	-	£ 370.86	£ 3,992	£ 307,500	
1.02	1	53.3	574	-	£ 370.53	£ 3,988	£ 212,500	
1.03	1	55.5	597	-	£ 355.71	£ 3,829	£ 212,500	
1.04	1	55.4	596	-	£ 356.35	£ 3,836	£ 212,500	
1.05	2	73.4	790	-	£ 382.77	£ 4,120	£ 302,500	
Second Floor								
2.01	2	77.0	829	-	£ 373.88	£ 4,024	£ 310,000	
2.02	1	53.3	574	-	£ 374.89	£ 4,035	£ 215,000	
2.03	1	55.5	597	-	£ 359.89	£ 3,874	£ 215,000	
2.04	1	55.4	596	-	£ 360.67	£ 3,882	£ 215,000	
2.05	2	73.4	790	-	£ 385.94	£ 4,154	£ 305,000	
Third Floor								
3.01	2	77.0	829	-	£ 376.89	£ 4,057	£ 312,500	
3.02	1	53.3	574	-	£ 374.89	£ 4,035	£ 215,000	
3.03	1	55.5	597	-	£ 359.89	£ 3,874	£ 215,000	
3.04	1	55.4	596	-	£ 360.67	£ 3,882	£ 215,000	

3.05	2	73.4	790	-	£ 389.10	£ 4,188	£ 307,500	
Fourth Floor								
4.01	2	77.0	829	-	£ 376.89	£ 4,057	£ 312,500	
4.02	1	53.3	574	-	£ 374.89	£ 4,035	£ 215,000	
4.03	1	55.5	597	-	£ 359.89	£ 3,874	£ 215,000	
4.04	1	55.4	596	-	£ 360.67	£ 3,882	£ 215,000	
4.05	2	73.4	790	-	£ 389.10	£ 4,188	£ 307,500	
Fifth Floor								
5.01	2	77.0	829	-	£ 379.91	£ 4,089	£ 315,000	
5.02	1	53.3	574	-	£ 383.61	£ 4,129	£ 220,000	
5.03	1	55.5	597	-	£ 368.26	£ 3,964	£ 220,000	
5.04	1	55.4	596	-	£ 369.06	£ 3,973	£ 220,000	
5.05	2	73.4	790	-	£ 392.26	£ 4,222	£ 310,000	
Totals/Average per s.m/s.f		1,887.7	20,319	-	£ 371.94	£ 4,003	£ 7,557,500	

Summary Totals & Averages Based On Market Price

	Units	Sq.m.	Sq.ft.	Parking	£ sq.ft.	£ sq.m.	Av. Market Price £	Total £
Totals / Averages	30	1,887.7	20,319	-	£ 371.94	£ 4,003	£ 251,917	£ 7,557,500
1 Bed								
Totals/Averages	18	985	10,603	-	£ 364.29	£ 3,921	£ 214,583	£ 3,862,500
2 Bed								
Totals/Averages	12	903	9,717	-	£ 380.28	£ 4,093	£ 307,917	£ 3,695,000

Turner Forum
25-27 Perrmount Road

Market Revenue Comps

All Units

Property Address	Unit Type	beds	Unit ft2	Unit m2	£ / ft2	GDV
25-27 Perrmount Road, 25-27 Perrmount Road	1 bed flat	1	351	33	£598.46	£210,000
25-27 Perrmount Road, 25-27 Perrmount Road	1 bed flat	1	0			£195,000
25-27 Perrmount Road, 25-27 Perrmount Road	1 bed flat	1	673	63	£445.86	£300,000
	1 bed flat		0			
25-27 Perrmount Road, 25-27 Perrmount Road	2 bed flat	2	840	78	£446.65	£375,000
25-27 Perrmount Road, 25-27 Perrmount Road	2 bed flat	2	872	81	£401.43	£350,000
25-27 Perrmount Road, 25-27 Perrmount Road	2 bed flat	2	797	74	£408.02	£325,000
	2 bed flat	2	0			
		7	3,532	328	£496.92	£1,755,000

APPENDIX 4

Build Cost Evidence

£/M2 STUDY

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

Last updated: 21-Mar-2026 08:06

At 1Q2026 prices (based on a Tender Price Index of 410) and UK mean location (Location index 100).

MAXIMUM AGE OF RESULTS: 5 YEARS

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
810. Housing, mixed developments (5)	1,835	1,050	1,571	1,767	2,006	4,034	304	
810.1 Estate housing								
Generally (5)	1,786	943	1,494	1,751	1,972	3,542	191	
Single storey (5)	2,080	1,365	1,740	1,947	2,235	3,542	29	
2-storey (5)	1,735	943	1,461	1,736	1,952	2,719	159	
3-storey (5)	1,621	1,298	-	-	-	1,943	2	
810.12 Estate housing semi detached								
Generally (5)	1,894	1,125	1,699	1,837	2,039	3,542	56	
Single storey (5)	2,020	1,365	1,751	1,947	2,007	3,542	17	
2-storey (5)	1,837	1,125	1,522	1,758	2,070	2,719	38	
3-storey (5)	1,943	-	-	-	-	-	1	
810.13 Estate housing terraced								
Generally (5)	1,649	943	1,412	1,604	1,967	2,175	11	
2-storey (5)	1,649	943	1,412	1,604	1,967	2,175	11	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
816. Flats (apartments)								
Generally (5)	2,136	1,083	1,708	2,065	2,489	3,818	150	
1-2 storey (5)	2,125	1,083	1,674	2,114	2,524	3,522	27	
3-5 storey (5)	2,078	1,092	1,701	1,976	2,360	3,818	104	
6 storey or above (5)	2,467	1,533	2,301	2,558	2,736	3,088	19	

Mr. Jon Bennett
Webuild Sussex Ltd
Cornelius House
First Floor Offices
178-180, Church Road
Hove
BN3 2DJ

Date: 30 January 2026

Our Ref: 8500363603 / QID 3500235545

Customer Ref:

Dear Mr. Bennett,

Site Address: Ltro 25-27 Perrymount Road, Haywards Heath RH16 3TP

I am writing to you on behalf of South Eastern Power Networks plc the licensed distributor of electricity for the above address trading as and referred to in the Quote as "UK Power Networks". Thank you for your recent enquiry regarding the above site. I am pleased to be able to provide you with this Quote to carry out the work requested.

The Works will enable the provision of an import capacity of 277.000 kVA, and a maximum export capacity of kW.

Summary of Your Request

To upgrade an existing substation in order to provide a new 400A BNO service for a new housing development.

UK Power Networks would like to carry out all of the requested work for you. However, other companies can do some or all of the work for you; these are known as Independent Connection Providers (**ICPs**). You can approach NERS accredited ICPs directly, or you can approach an Independent Distribution Network Operator (**IDNO**) to request this work and they will arrange for an ICP to carry out the Contestable Works. To find out more about which ICPs work in our area and what work they can undertake please [click here](#).

To give you as much choice as possible we are able to offer you **the following options** for getting your work done:

How much is it going to cost?		Price excluding VAT	Price including VAT
A	UK Power Networks carries out all of the requested 'contestable' and 'non-contestable' works required for your connection	£254,328.61	£254,328.61
B	UK Power Networks carries out all the 'non-contestable' work and the 'contestable closing joint'. The ICP carries out all other requested 'contestable' work	Not Applicable	Not Applicable
C	UK Power Networks carries out the 'non-contestable' works only. The ICP carries out all of the works classified as 'contestable'	£122,767.93	£122,767.93

A short guide is available to help you understand the three different Prices (options A, B and C). To see this guide please [click here](#).

Terms and Conditions

The Quote is subject to version 7 (September 2016) of our **Terms and Conditions For Connection and Diversionary Works** (the “**Terms and Conditions**”) which you can view [here](#). Alternatively, please let me know if you would like me to send you a copy in the post. **The Terms and Conditions create legally binding obligations and, amongst other things, contain caps and exclusions on UK Power Networks’ liability to you and grounds for variation and termination. Therefore, it is important that you take the time to read and understand them.** They also contain definitions of terms used in this document and in the linked pages on our website, which you may find helpful such as “DNO” and “DNO Works”.

Special Conditions

The Quote is subject to and conditional upon the following conditions:-

- You are under an obligation to provide the required Planning Permissions (if applicable) for Your Works, associated plans, reports and documents with the Planning Permission (for example landscaping plans) and to keep the DNO informed of any changes to the same throughout the Works
- Due to the new Street Works UK Excavated Waste Protocol, if any of the excavated ground associated with your project is deemed to be contaminated following testing, there may be an additional charge due to the method required to dispose of the contaminated material
- No works shall commence until all third party consents have been obtained.
- Customer to ensure that the new arrangement is in accordance with the multi occupied building standards EDS 08-1103. The distance between the cut out and customers point of isolation should not exceed 2m in length. The arrangement should be installed at a minimum of between 1m to 1.8m. Customer must also ensure that there is a minimum fall back space of 1m
- All on site ground works are the responsibility of the customer and must be completed to UK Power Networks standards.
- This quote has allowed for 10 days of Lane Rental. If the works take longer then planned, UK Power Networks reserve the right to charge for any additional lane rental charges. Please note that these are a pass through cost that UK Power Networks have no control over.

If Your Project Falls Within the Area of a New Lane Rental Scheme

Lane Rental Schemes intended to minimise disruption for road users, allow a highway authority to charge up to £2,500 per day for works on the busiest roads at the busiest times and charges apply to works promoted by both utility companies and highway authorities. Details of existing Lane Rental Schemes already operational across London and the South-East of England, and details of any proposed new Lane Rental Schemes can be found by searching the Government’s Department of Transport webpage.

All new Lane Rental Schemes must be approved by the Secretary of State for Transport before they can become operational but can be implemented with a lead time that is shorter than the validity period of UK Power Networks’ Quotes. Should your job fall within an area covered by a new Lane Rental Scheme that becomes operational after the date of this Quote you will be liable to pay the Lane Rental Charges incurred during the physical delivery of your project. UK Power Networks will notify you in writing if it determines that the Works, date for completion or the Price need to be adjusted to reflect delays in obtaining or complying with Consents from the local authority or road authority and any associated charges and UK Power Networks shall be entitled to vary the Works, the date for completion and the Price accordingly.

Compliance with Engineering Recommendations P28, P29 and G5/5

If this Quote provides for export capacity (that may include install solar panels or battery storage) or import capacity with disturbing loads (that may include electric vehicle charging), you will be responsible for compliance with Engineering Recommendations P28, P29 and G5/5. More information about these Recommendations can be found [here](#).

You may be asked to demonstrate compliance with Engineering Recommendations P28, P29 and/or G5/5.

UK Power Networks may refuse to allow connection of generation to our network where compliance cannot be demonstrated. Where the installation needs to be Witness Tested compliance reports will need to be provided in advance of booking a date for the Witness Test to be undertaken.

When can you expect your electricity connection?

Once you have accepted the Quote we will call you to discuss a programme of Works. Subject to the terms of the Quote, the DNO Works referred to in the Quote will be completed on or before 29 July 2027.

We will try to meet your requested dates wherever possible but the completion date will be dependent on: The date that the Quote is accepted;

- How much of the Works you wish UK Power Networks to complete;
- Any further discussions we may have with you regarding the programming of the DNO Works;
- The completion of work by other people or companies that must be done before we can complete our DNO Works;
- Approval of your design and programme for the Contestable Works by UK Power Networks (if applicable);
- Obtaining full access to the Site;
- UK Power Networks obtaining all necessary Consents and Land Rights in a timely manner;
- Any delay to the Works due to: unplanned outages (i.e. breakdown or failure of electric power); or availability of planned outages (i.e. temporary suspension or withdrawal of electric power) to carry out certain works on UK Power Networks' distribution system;
- Completion of all cable route feasibility studies;
- All conditions precedent being met by you and/or your appointed ICP where applicable;
- Your Site being ready for energisation before the target energisation date; and
- Energisation falling suitably within the outage period.

Indicative mobilisation and delivery timeline

Please find attached a generic indicative mobilisation and delivery timeline for a typical project of this type. This provides a generic indication of the approximate usual time taken to undertake the activities described in the timeline. This timeline is provided as a generic guide only and is subject to change so you should not consider it as the actual programme of works. Any reliance that you place on this indicative timeline is at your own risk.

Interactivity

UK Power Networks has not received a request from any other customer for connections to the same part of our Distribution System, but to find out what happens if they do, please [click here](#).

Variation of Works

If there is a variation to the scope of the Works where the Price is expected to increase, then an additional payment will be due. Your on-site representative, who must have your authorisation to agree variation to the Works, will be asked to sign a variation form or send an email agreeing to this variation. If this is not received, then this could result in a delay to the Works and further charges due to remobilising of resources to complete the Works.

Please note that subject to any variations and changes to the Price as a result of other conditions set out in the Quote, the Price as identified in the Quote will remain valid for 12 months from the date of acceptance of the Quote. As stated in clause 6.2.3 of the Terms and Conditions, any DNO Works delivered after this date may be subject to a variation in Price reflecting any increase in Costs that will be incurred by UK Power Networks to deliver the DNO Works.

What you need to do next

Before you decide to proceed it is very important that you take note of our **Terms and Conditions**, any **special conditions** detailed above as well as the details in **Your Information Pack** including the information contained within the hyperlinked text, all of which constitute the **Quote**.

If you would like to accept the Quote you will need to ensure that the requested payment is in UK Power Networks' nominated bank account in full and cleared funds and that we have received your signed Acceptance Form from section 5 below by 5pm on 29 July 2026.

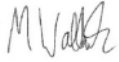
If you would like UK Power Networks to carry out all of the Contestable Works and Non-Contestable Works please accept option A. If you would prefer to use an ICP to carry out the Contestable Work (or an IDNO to arrange for an ICP to carry out the Contestable Works), you can pass the Quote to them and they can accept either option B or option C. Alternatively, you can accept option B or option C yourself, but you will need to ensure that your appointed ICP or IDNO

understands what they must do, and what UK Power Networks will do for these options. **You can only accept one option.**

Do you need more information?

If you have any questions about the Quote or need more information, please do not hesitate to contact me.

Yours sincerely



Matthew Walbank

Mobile: 07875 110511

Email: MATTHEW.WALBANK@UKPOWERNETWORKS.CO.UK



To download your free safety leaflets and resources visit
[UK Power Networks - Safety Page](#)

Your Information Pack

The following pack provides all of the information you should need to successfully complete your electrical connection for the work you have been quoted. Please pay particular attention to the information that is specific to your project.

Do not hesitate to contact me should you require any further support.

Section 1 The Scope of Works

Section 2 Cost Breakdown

Section 3 Your Responsibilities

Section 4 Information To Help You As You Plan For Your Work

Section 5 Acceptance Form To Proceed With The Works

Section 1 Scope of Works

Please read the details in this section in conjunction with the customer proposal plan (referred to in the Drawing Schedule in Section 4).

A	UK Power Networks will: - Complete all works associated with upgrading the local substation - Complete the final closing joint onto the existing network - Complete all offsite groundworks including associated traffic management - Install approx. 200m of Low Voltage mains cable - Install 1 x 600A BNO cut out, fused at 400A per phase - Energise supply into a BNO - Complete the assessment and design for the project. No other works included within this quote. UK Power Networks carries out all the Contestable and Non-Contestable Works.
B	Not applicable as the Final Closing Joint is not Contestable.
C	UK Power Networks will: - Complete all works associated with upgrading the local substation - Complete the final closing joint onto the existing network - Complete the assessment and design for the project. No other works included within this quote. You will need to arrange for the completion of the Contestable Works by an accredited ICP. If option C is accepted, your appointed ICP will be responsible for the production of all detailed constructible designs, which you must submit to UK Power Networks for review and approval prior to the commencement of any Contestable Works. No charge will be made by UK Power Networks for this service.

Your Connections

The table below provides a summary of the technical characteristics and the connection types you have requested:

Type of Property	No. of MPANs	Metering Voltage	Phase Type	Import Capacity (kVA)	Export Capacity (kW)
Flat	38	230V	Single Phase, 50HZ	277	N/A
Meter Position	Service Cable	Fuse Size	Earthing	Metering	
Communal	300mm2 Multicore	400A to BS88	PME(TN-C-S)	Whole Current	

Phases of work

Our delivery time scale of the DNO Works may be subject to our performance standards, as detailed in 'Our Connections Standards of Performance' leaflet that can be found [here](#). The standards make reference to the DNO Works in totality, including the delivery of the work that you may request to be completed in discrete parts (which are referred to as phases). The Quote covers one phase(s) of work.

Section 2 Cost Breakdown

Totals

Option	A	B	C
Net Price (Excluding VAT)	£254,328.61	Not Applicable	£122,767.93

Breakdown of Costs

Description of CONTESTABLE WORK that is included in option	A	only	
Work involved			Net price (£)
Domestic Services			
- Supply only of 300mm LV waveform mains cable - Supply & terminate 3ph 600A Cut Out (not including joint) - Connect and energise unmetered BNO boundary (over 100 Amps)			£12,098.68
LV Underground Mains			
- Install LV cable to duct or cable tray - Install 70mm earth cable per metre - Excavate & reinstate LV trench in a category 3 or 4 carriageway. - Install LV duct with no further trench work - Traffic Management costs - Excavate & Reinstate LV joint hole in a category 3 or 4 carriageway. - Install LV duct including widening surfaced trench - Suspension of bus stop - West Sussex Lane Rental charge per day. Band 1 charge for Road Closure or Single Carriageway Road Occupancy.			£118,885.07
Miscellaneous			
Civils groundwork study			£576.93
TOTAL			£131,560.68

Description of CONTESTABLE FINAL CLOSING JOINT WORK that is included in option	A	and in option	B	
Work involved				Net price (£)
TOTAL				£0.00

Description of NON-CONTESTABLE WORK that is included in option	A	and in option	B	and in option	C	
Work involved						Net price (£)
Domestic Services						
Distribution unit termination (LV Board/Cabinet)						£475.20
LV Underground Mains						
- LV PILC mains pot end & installation of earth pin. - LV Mains transition branch joint of a 95-300mm cable to a 0.4-0.5in main. - Supply only of 300mm LV waveform mains cable						£11,937.94
HV Plant and Switchgear						

• 11kV outage associated with the provision of an 11kV substation • Labour for an Authorised Person/Senior Authorised Person in normal working hours. • Installation of a 1000kVA single ratio ground-mounted distribution transformer with FR3 fire resistant coolant • Installation of a 7 way 1600A LV cabinet. • Distribution unit termination (LV Board/Cabinet) • 300mm HV indoor end box termination • Break down an existing compound 11kV end box and terminate 300mm cable. • Transport of plant in normal weekday working hours • Disconnection & removal of ground mounted transformer. • Civils groundworks costs	£88,020.71
HV Substation Civils	
• Install LV cable to duct or cable tray • Install 11kV cable to duct or cable tray • Hand excavation within a substation and stockpile of excavated material • Backfill of excavation in a substation • Disposal of excavated material from a substation • Reinstatement of shingle within a substation • Civils groundworks costs • Sand & cap/shingle substation	£19,891.08
HV Underground Mains	
• Supply only of 11kV 300mm aluminium Triplex mains cable	£399.00
Transactional Charges	
• Assessment & Design Charges	£2,044.00
Other charges	
TOTAL	£122,767.93

Domestic Reverse Charge VAT Rate

You may be aware of a VAT rate, effective from 1st March 2021, that is referred to as “Domestic Reverse Charge for Construction Services”. I would like to provide you with some clarification about how the Quote is affected.

Section 18 of the HMRC Guidance, which explains the reverse charge treatment for utilities states that “Services provided by utility businesses which do not fall within the domestic reverse charge include the:

- provision of a connection to a utility network, or diversionary works to allow the relocation of the network
- development and construction of a private network to be owned by the utility and leased or sold to the customer
- installation of a boiler (and ancillary supplies)”

You can see the Government’s guidance in full [here](#). So in summary, although UK Power Networks is registered under the Construction Industry Scheme (CIS), the provision of connection services to our customers is not regarded as construction services because the work is performed on our own assets. Consequently, there will be no change to the way in which we determine how VAT is applied to this job.

Provision of Service to Build IDNO Networks and VAT

The VAT Rate applied to this job is applicable where UK Power Networks completes all the work (Option A). If you wish to accept Option B or C (where offered) and wish to approach an IDNO to arrange for the Contestable Works to be undertaken (see summary on page 1) the VAT Rate may change and we will issue an invoice to you for the outstanding VAT.

Please note that payment is required in full, in advance of the work being programmed.

Section 3 Your Responsibilities

This section provides information about the work that you are responsible for should you accept the Quote.

We have made all of our general information about your responsibilities available in our Knowledge Centre on our internet site at www.ukpowernetworks.co.uk. Links to each of the relevant articles are in the table below.

Please let me know if you think we can improve the information we have provided.

Job Specific Responsibilities

Subject	Link to our Knowledge Library
On-site trenches and cable route	Section 3.1 Click here
Ducts	Section 3.2 Click here
Land rights required from others for land in their ownership occupation or control (Land rights over property outside the actual site boundary)	Section 3.23 Click here
Land rights required from others for land in their ownership occupation or control (You are to obtain an agreement in principle from the relevant landowner)	Section 3.24 Click here

Generic Responsibilities Applicable to all Quotes

Subject	Link to our Knowledge Library
Construction (Design & Management) Regulations 2015 (CDM) ^{SEP}	Section 3.25 Click here
Appoint an electricity supplier	Section 3.26 Click here
Works to be undertaken by the ICP/IDNO if UK Power Networks is undertaking the non-contestable Works only	Section 3.27 Click here
Land rights for option B or C - where UK Power Networks is undertaking the non-contestable Works only	Section 3.28 Click here

Section 4 Information to Help You Plan For Your Work

Drawing Schedule

The table below shows a summary of the standard drawings that may be useful for the Quote, along with hyperlinks to the drawings that are currently applicable. Our drawings are revised periodically so the links in the table below may not work in the future if the drawings are superseded. However the latest versions of all of our standard drawings can be found [here](#). If you have not used our G81 web pages before you will be asked to register your credentials for future logins and updates.

Drawing Number	Drawing Description
UKPN 8500363603-1-500 V1	Customer proposal plan
ECS 02-0019	LV/HV/EHV cable trench details View
EDS 08-2110-07	200-600A Three-phase Cut-out Internal Intake View

Job Specific Information

Subject	Link to our Knowledge Library
Earth Fault Loop Impedance (EFLI)	Section 4.4 Click here
Cables between UK Power Networks and Customer installations up to 400A	Section 4.5 Click here
Private generation	Section 4.6 Click here
Interactive process	Section 4.10 Click here

Generic Information Applicable to all Quotes

Subject	Link to our Knowledge Library
Information common to all Quotes	Section 4.1 Click here

If you are unhappy with our service please follow our Complaints Procedure Specific to Commercial and Industrial Projects which can be found [here](#). This document details your right to contact Ofgem for a formal determination if we have been unable to resolve the matter to your satisfaction.

Section 5 Acceptance Form

Job Reference: 8500363603 / 3500235545

Site Address: Ltro 25-27 Perrymount Road / Haywards Heath RH16 3TP

Please return your completed form by post or email:

UK Power Networks (Operations) Ltd
Connections Finance, 3rd Floor
Energy House
Hazelwick Avenue
Three Bridges, Crawley, RH10 1EX

Email: ConnectionAcceptance@ukpowernetworks.co.uk

Please indicate which option you accept:

	Please tick one only	Price excluding VAT	Price including VAT
A UK Power Networks carries out all of the requested 'contestable' and 'non-contestable' works required for your connection	☐	£254,328.61	£254,328.61
B UK Power Networks carries out all the 'non-contestable' work and the 'contestable closing joint'. The ICP carries out all other requested 'contestable' work	☐	Not Applicable	Not Applicable
C UK Power Networks carries out the 'non-contestable' works only. The ICP carries out all of the works classified as 'contestable'	☐	£122,767.93	£122,767.93

Payment Profile

I understand that the Price, including VAT, must be paid in full to accept the Quote. I also understand that where VAT has been charged a Tax Invoice for the Price will be issued by UK Power Networks on receipt of payment.

Please indicate your method of payment:



Online payment
portal
QR code



Online

Scan the **QR code** to access UK Power Networks easy to use 24/7 self-service online payment portal or visit onlinepayment.ukpowernetworks.co.uk. We recommend our customers to use this payment option as a preferred way of paying quotes online.



Phone

A dedicated payment line **0808 175 2600** available 24/7 to accept credit/debit card payments over the phone, or please call **0203 282 0610** to speak to one of UK Power Networks contacts. We accept all major credit and debit cards, apart from American Express/Diners Club.



Cheque

Please make cheques payable to **UK Power Networks (Operations) Ltd** and put our **reference number on the back**.



BACS/
CHAPS

Account: HSBC Bank Plc **Sort Code:** 40 05 30 **Account Number:** 02302934
UK Power Networks Ref. Number 3500235545
(Please include this reference so we know which job is being paid):

The Invoice Address	Your Site Contact
Name / Company name:	Name / Company name:
Contact name:	Contact name:
Address:	Address:
Telephone:	Telephone:
Email:	Email:

Your Acceptance

I accept UK Power Networks' Quote for carrying out the DNO Works in accordance with the option I have chosen overleaf.

To accept the Quote, the signed Acceptance Form and payment in cleared funds must reach UK Power Networks by 5pm on 29 July 2026. Acceptance Forms and payments received after this date may be returned and you will need to request a new Quote.

Signed:	Date:
Print name:	
Agent acting on behalf of:	
Telephone:	
Email:	

Job Reference: 8500363603 / 3500235545

Acceptance Form Part 2

Land Rights

If you are appointing a Solicitor to complete any legal work associated with acquiring substation sites and easements work, please provide UK Power Networks with their details by completing the table below.

Please also provide us with the name and address of the owner of any affected land.

Solicitor's Information

Name / Company name:

Contact name:

Address:

Telephone:

Email:

Land Owner's Information

Name / Company name:

Contact name:

Address:

Telephone:

Email:

Job Reference: 8500363603 / 3500235545

APPENDIX 5

Turner Morum Recent Case Experience



TURNER
MORUM

DEVELOPMENT CONSULTANCY

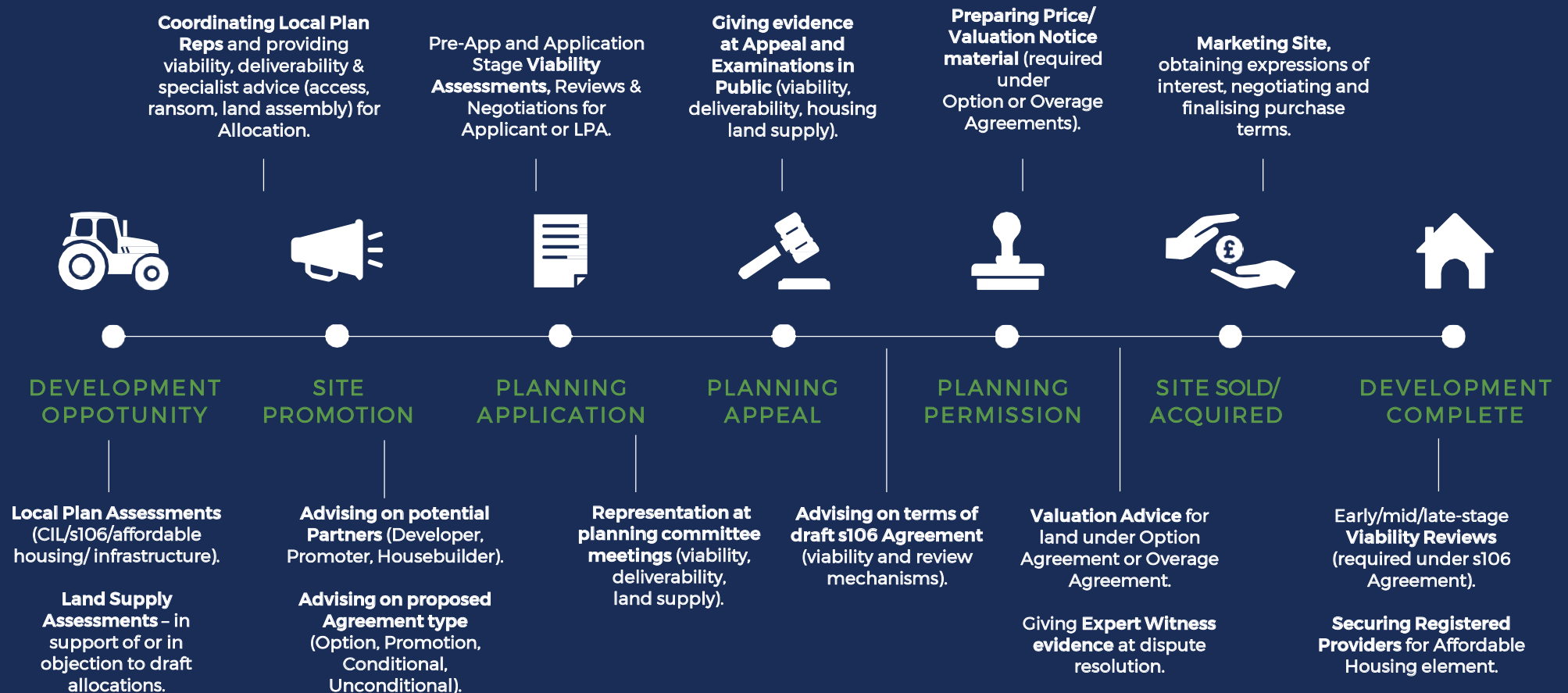
32-33 Cowcross Street, London, EC1M 6DF

www.tmlp.co.uk



DEVELOPMENT CONSULTANCY SERVICES

OVERVIEW OF SERVICES



DEVELOPMENT VIABILITY

NATIONAL VIABILITY ADVICE

We provide viability advice to a wide range of clients at all stages of the development process - from securing draft allocations to structuring and undertaking review mechanisms. A selection of case studies are summarised below:

Woolwell, South Hams Barwood

Viability advice on a 1,640 unit application and Southwest Devon Council's adjoining 360 unit site, subsequent viability negotiations and s106 advice.

North Horsham, Horsham Legal & General

Viability and s106 advice on a 2,750 unit scheme including viability review analysis and negotiations.

Cardington, Bedfordshire Gallagher Developments

Viability advice and assessment to support an application for a 592 unit scheme.

Guildford Train Centre, Guildford Solum

Viability advice provided to the applicant and agreed with the Council to deliver 438 dwellings including shared ownership and 45,000 sqft of commercial uses.

Brooklands College, Surrey CALA

A Facilitating Development of 320 dwellings, which cross-subsidised the existing college refurbishments, a listed building and various new facilities.

Long Lawford, Warwickshire Bloor Homes

Viability submission for a 149 unit scheme with evidence given at public inquiry in relation to viability and deliverability.

Melton North Sustainable Neighbourhood Barwood, Taylor Wimpey & William Davis

Viability advice agreed with the Council for 3 consortium members to deliver c.1,230 units.

Baldock, North Hertfordshire Chalkdene Developments

Viability agreed on appeal which allowed the delivery of 52 residential dwellings.

Norton Street, Nottingham Hyson Green Developments

Student housing development of 580 rooms where viability was agreed with the Council in the form of a commuted sum payment in-lieu.

Lea Halls, Luton Valorem Investment Partners

Viability assessment & negotiation for a 132 unit conversion scheme with viability evidence provided at public enquiry.

Winnycroft, Gloucestershire Barwood Homes

Viability advice concerning a 420 unit scheme with viability evidence provided at appeal following refusal.

Hawksley Bungalows, North Hertfordshire Lovell Partnership

Viability advice provided on an estate regeneration scheme consisting of 157 units.

GARDEN VILLAGE VIABILITY



VIABILITY / DELIVERABILITY ADVICE FOR LARGE, PHASED GARDEN VILLAGES

We advise across the full spectrum of development sites - from small brownfield sites to large strategic and garden village development. We have a comprehensive range of experience across the country on advising on some of the largest and most prominent applications.

Gilston Garden Village, Hertfordshire Places for People

Viability advice for an 8,500 unit garden village scheme comprising six villages, subsequent viability negotiations and advising on review mechanism structure.

Ipswich Garden Community Crest Nicholson & Mersea Homes

Viability advice and review mechanism negotiations for outline planning applications comprising 2,290 dwellings.

North Ashchurch Garden Community, Tewkesbury Bromford Housing Group

Viability advice for up to a 10,000 unit Garden Village scheme of six phases including various mixed uses and employment land.

Tending Colchester Garden Community Clarion

Viability advice for a 7,750 residential unit scheme comprising six phases and negotiations with Council.

Chilmington Green Hodson Developments South Ashford Garden Community

Viability advice and review mechanism structuring for a 5,750 unit scheme. Undertaking the first viability review.

Kingsnorth Green Malcom Jarvis Jomes and Pentland Homes South Ashford Garden Community

Viability advice and review mechanism structuring for a 550 unit scheme, giving evidence at appeal.

Court Lodge Hallam Land South Ashford Garden Community

Viability advice for a 1,000 unit scheme and giving evidence at a public inquiry.

Chelmsford Garden Community Ptarmigan Land, Countryside & Halley Developments.

Providing viability and deliverability advice to secure allocation for 6,250 dwellings and coordination of the Infrastructure Delivery Plan.

LONDON VIABILITY

VIABILITY ADVICE WITHIN GREATER LONDON

We have provided viability advice all over London working on a wide range of sites, from single dwelling conversions to over 900 unit brownfield regeneration schemes and have an extensive understanding of dealing with the different London Boroughs as well as the Greater London Authority. See a sample of case studies below:

Manderson House, LB Brentford Blackoynx

Viability advice provided for a 111 unit flatted development.

Homebase – North Finchley, LB Barnet Taylor Wimpey

Viability advice on 149 units with associated community and amenity uses.

Sedgewick Street, LB Hackney Nudo Properties

Extensive viability advice provided for a 245 unit flatted development.

Mayday Road, LB of Croydon Aitch Group

Viability advice regarding a 57 unit BTR scheme. Viability agreed on appeal through a S73 application.

Riverside Approach, Barnet Council & Buoygues UK

Viability advice regarding a large 359 unit home and community focused regeneration.

Dawlish Studios, LB Merton Goldcrest

Viability advice regarding a 12 unit scheme on a former industrial and telecommunications site.

College Towers, LB Croydon Croydon Council

Reviewing submission for a 937 unit scheme comprising a mixture of co-living and shared ownership dwellings.

Woodcote Grove House, LB Sutton Sutton Council

Advice on the renovation of a Grade II listed building and the delivery of 69 additional assisted living units.

Hornsey Park Road, LB Haringey Orbital Developments

Viability advice on a 32 unit scheme, including Class E floorspace.

New Malden, Royal Borough of Kingston-upon-Thames Redrow Homes

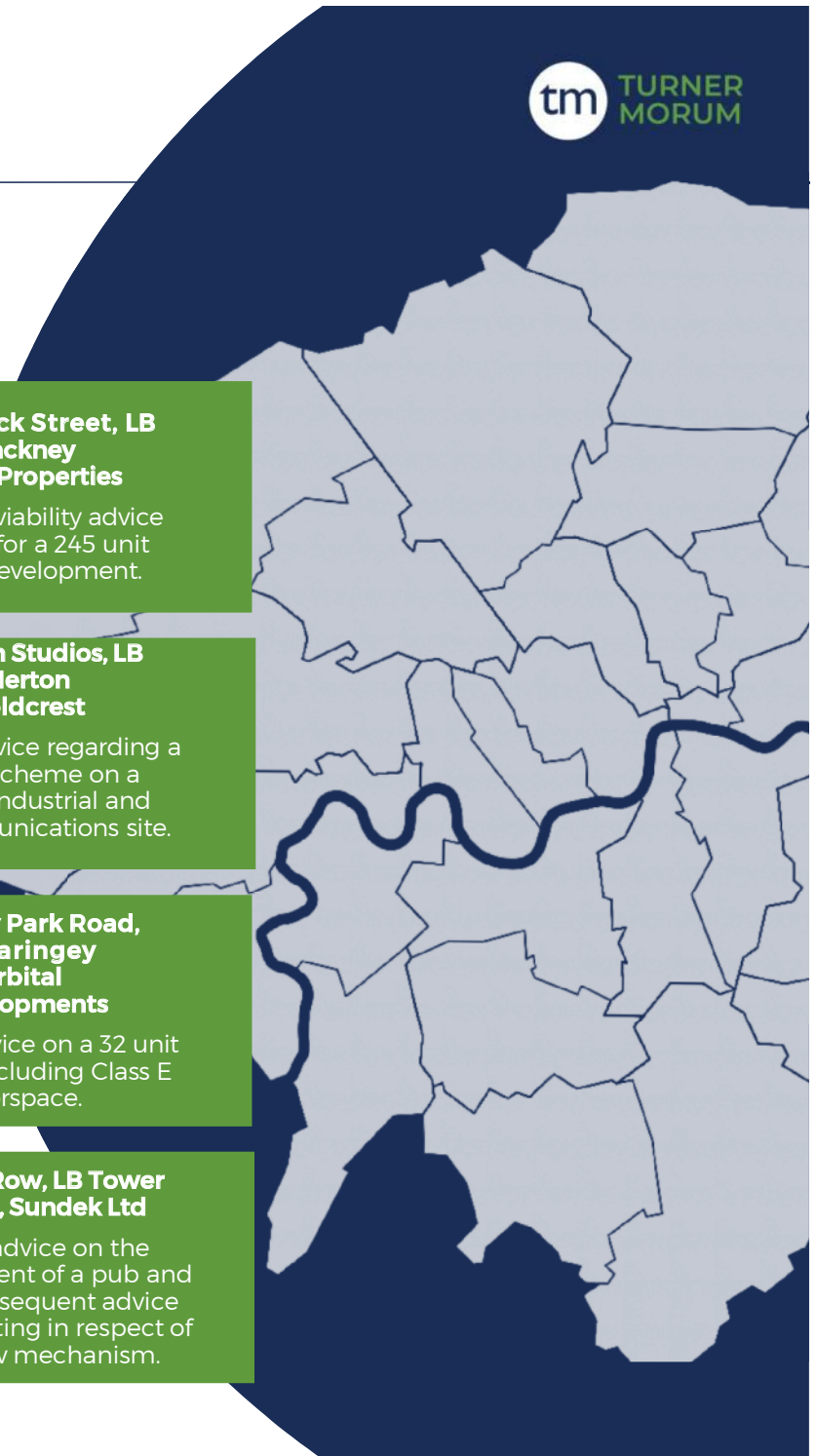
Initial viability assessment for 15 storey 456 unit scheme and advice for a review mechanism.

Oxgate Farm, London Borough of Brent JPD Corporation Ltd

Viability advice on enabling development and conservation deficit for a Grade II** listed house.

24 Naval Row, LB Tower Hamlets, Sundek Ltd

Viability advice on the redevelopment of a pub and 8 units, subsequent advice on s106 drafting in respect of the review mechanism.



OPTION / OVERAGE ASSESSMENTS

VALUATION ADVICE FOR OPTIONED PROPERTY

We regularly provide valuation advice to landowners and developers on land controlled via option/overage agreements. Such advice is provided at different stages; when the agreements are being drafted, within price / valuation notice submissions or as Expert Witness evidence during dispute resolution proceedings.

Stratford-upon-Avon, Warwickshire L&Q Estates

Valuation advice and Expert Witness submissions relating to a 270 unit development.

Tonbridge, Kent Hallam Land Management

Advice provided on a 125 unit scheme controlled under Option Agreement, prior to planning permission.

Faygate, West Sussex Crest Nicholson

Advice in respect to Phase 1D of the 2,500 unit scheme and providing Expert Witness evidence to Overage.

Backwell, North Somerset Taylor Wimpey

Valuation advice on a 60-unit scheme on a c.6-acre site where the land was under an Option Agreement.

Keyworth, Nottinghamshire Bloor Homes

Preparing appraisals for Price Notices and producing Expert Witness reports, leading to a Negotiated settlement.

Aylesbury, Buckinghamshire Ashfield Land

Advice to the landowner concerning a 2,450-unit scheme extending to 750 acres. Negotiated settlement reached during dispute resolution.

Romsey Avenue, Fareham Foreman Homes

Valuation advice on a 255 unit scheme, incorporating the deductions set out in the Option Agreement.

Maidstone, Kent Bellway Homes

Valuation advice relating to a 421 unit scheme where the land was controlled under Option Agreement.

Bishops Stortford, Hertfordshire Developer Consortium

Detailed advice concerning a 2,065 unit scheme, relating to initial sale, Land Swap Arrangement and Overage.

Swindon New Eastern Villages, Wiltshire Taylor Wimpey/Hallam/Hannick

Valuation advice and negotiations with multiple landowners for a 375-acre site delivering 2,380 units.

Wavendon, Milton Keynes L&Q Estates

Detailed advice concerning value & cost equalisation mechanism relating to 327 acre "jigsaw" site.

Pease Pottage, West Sussex Thakeham Homes

Providing valuation advice in respect of a 600 unit scheme outside of the dispute resolution clauses within the agreement.



ADDITIONAL SERVICES

FURTHER DEVELOPMENT CONSULTANCY

We also provide advice to clients throughout the development process. This includes making local plan and CIL representations, undertaking land supply assessments, advising landowners throughout the planning process, bringing sites to the market, negotiating terms and identifying Registered Providers for affordable housing acquisitions.

Nuneaton and Bedworth North Warwickshire & South Leicestershire College

Analysing the Borough Council's 5-year housing land supply.

Assessing the deliverability of major pipeline sites exceeding 100 units.

Providing evidence relating to our land supply analysis, given at Appeal.

Wellingborough Redrow Homes & others.

Comprehensive review of the Borough Council of Wellingborough's 5 Year Housing Land Supply.

Reviewing delivery across major development sites delivering c.7,400 units.

Providing evidence in support of planning applications at several Appeals.

Shenfield, Brentwood Croudace Homes, Redrow Homes, Stonebond Properties & Countryside Properties

Representations in regard to the Brentwood CIL Examination for the Officer's Meadow Consortium.

Viability testing of the proposed CIL charges.

Toads Hole Valley, Hove Private Landowners

Marketing the site to a selected group of developers and promoters.

Assisting with the negotiation of the Heads of Terms with the selected bidder.

Providing development consultancy advice throughout the entire planning process.

Royal School, Hindhead United Learning

Marketing the site to a selected group of developers/promoters.

Shortlisting offers and advising our client on the best structure of purchase.

Negotiating the Heads of Terms and terms of a conditional contract.

Banky Field, Ticehurst Private Landowners

Marketing the site with Outline Planning Permission.

Approaching identified housebuilders and registered providers to request bids.

Advising on the structure of purchase and the Heads of Terms.



CLIENTS

A SELECTION OF OUR CLIENTS

Bellway



Lands Improvement

CROYDON

www.croydon.gov.uk

**Places
for People**

miller homes

**BARWOOD
LAND**



WELBECK LAND



**SPITFIRE
HOMES**

BLOOR HOMES

Vistry Group

Urban&Civic



**Hallam Land
Management**



Persimmon
Together, we make your home

**Taylor
Wimpey**



**Barratt
Redrow**



**CREST
NICHOLSON**

**CALA
HOMES**



**CLARION
HOUSING GROUP**

**a2dominion
group**



"Having worked very successfully with Turner Morum for over 10 years I would highly recommend them. They are highly experienced experts in large scale strategic sites and deliver their services in a very professional way, always meeting tight deadlines whilst offering very good value for money."

Martin Cumberworth Director, (Strategic Land and Development, Bloor

"Gallagher Developments have been working alongside Turner Morum's high professional team across a wide range of our strategic land developments for a number of years. The Team at Turner Morum have always produced an exceptional quality of work, in a timely manner, which has been an essential part of our success in progressing our sites through the planning process and securing the most optimal and deliverable consents to the market."

Chris McTague Technical Director, Gallagher Developments

Their understanding of valuation and viability matters is second to none, consistently balancing technical rigour with commercial pragmatism. Whether advising on strategic land, navigating complex planning scenarios, or delivering Expert Witness evidence, Turner Morum always operates with diligence and clarity. Their responsiveness and ability to meet tight deadlines make them an invaluable partner, and I would highly recommend their services to any organisation seeking trusted development consultancy."

Julian Rooney Chief Sales Officer, Thakeham

"We have instructed Turner Morum on a range of sizes and types of schemes over a 10-year period. All members of their team work to the same ethos of providing a diligent, professional and ultimately helpful service. We have always received good advice, presented in a coherent way."

Andy Birch Director, Hallam Land Management Limited

TEAM



**THOMAS HEGAN MRICS APAEWE
PARTNER**

th@tmllp.co.uk 020 7668 3414

Tom specialises in providing viability and valuation advice on key strategic sites. Tom regularly provides Expert Witness evidence at Planning Appeals and Inquiries, Arbitrations and court cases covering a wide range of sites all over the country. Tom is an accredited Expert Witness with the advanced award in Expert Witness Evidence and an RICS Registered Valuer.



**NICK BIGNALL MRICS
PARTNER**

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Nick is a specialist in residual valuations, cashflow appraisals, review mechanisms, land supply assessments and Infrastructure Delivery Plans. He has extensive viability experience in Greater London and provides Expert Witness evidence for Local Plans, Planning Appeals and valuation disputes.



**RAMSAY EVANS MRICS MCI Arb
PARTNER**

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Ramsay advises a range of clients on the value and viability of development land across the country. He regularly provides Expert Witness evidence as a RICS Registered Expert Witness within planning appeals, independent expert determinations & arbitrations, and is also a Member of the Chartered Institute of Arbitrators.



**KAT SEAGER MRICS
ASSOCIATE**

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Kat specialises in development appraisals and financial modelling, advising a large range of clients for both viability and valuation exercises across the UK. She holds the RICS Expert Witness Certificate.



**HANNAH VENNER
SURVEYOR**

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Hannah's role is assisting the Partners with development appraisals for viability and valuation exercises across the country.



**JOHN TURNER MRICS
CONSULTANT**

jt@tmllp.co.uk 020 7490 5505

John has extensive experience in providing an array of clients with valuation, viability & specialist advice and has advised on several of the country's largest sites.

**BARNEY HUMPHREY
SURVEYOR**

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Barney primarily works on development appraisals and associated analysis for residential-led schemes, as well as valuation and market research.