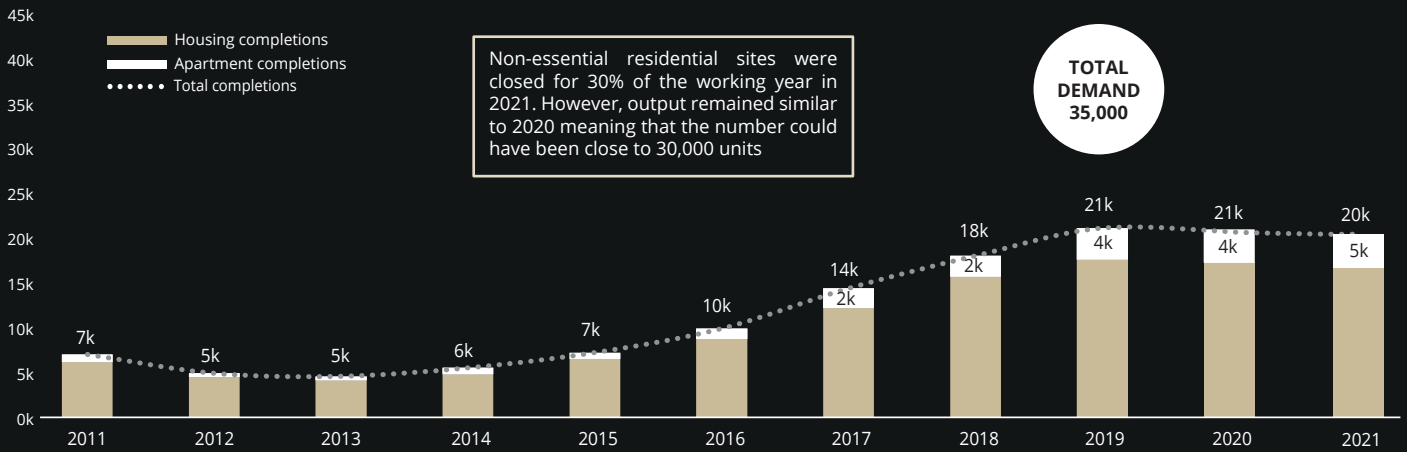
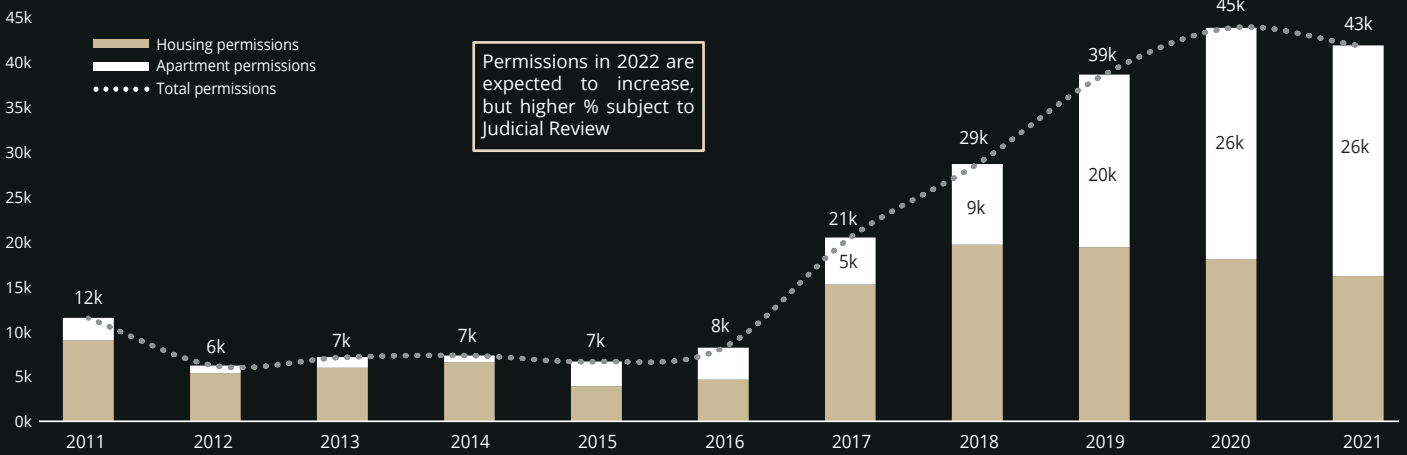


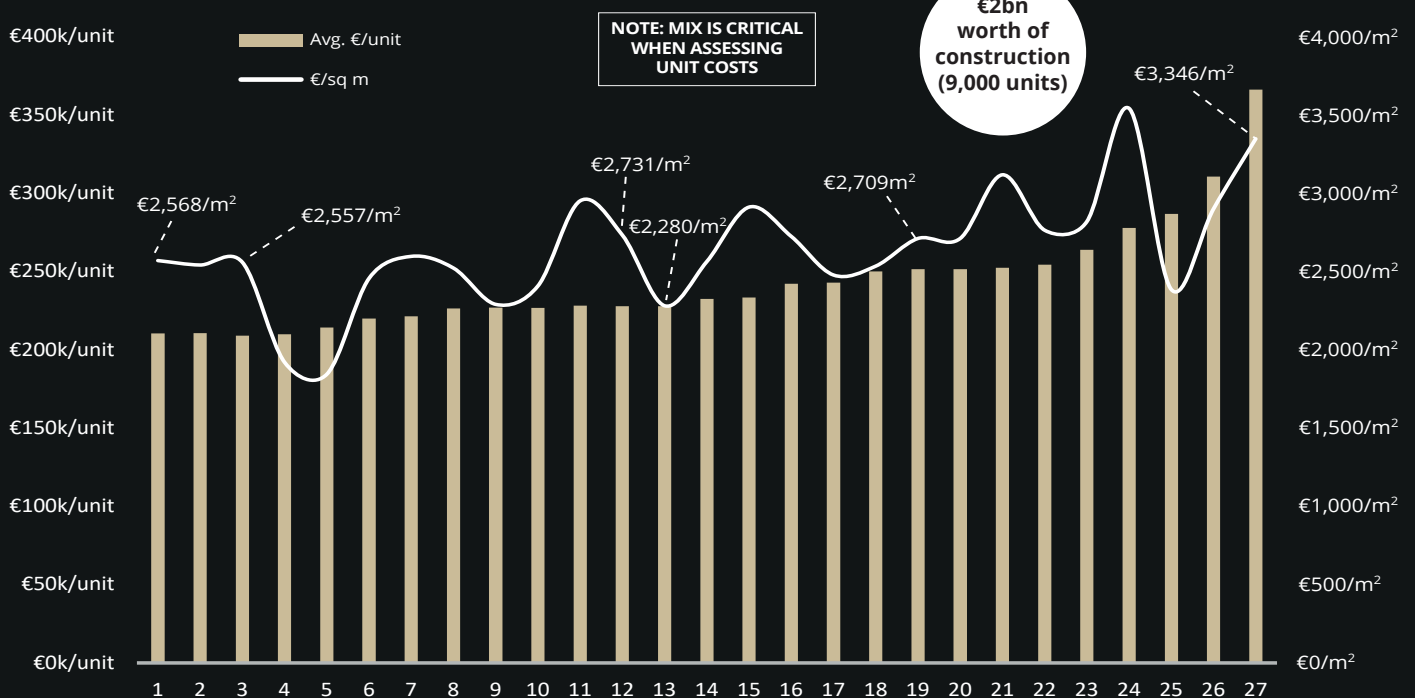
## NEW HOUSING UNITS



## PLANNING PERMISSIONS



## CONSTRUCTION COST (APT COSTS ONLY)



Professional advice should be sought for specific projects. These indicative building costs should NOT be used for fire insurance valuations or for residual valuations for funding purposes. Mitchell McDermott provide specific detailed valuations for fire insurance or more specific reinstatement valuations as required. Costs are for construction only and exclude VAT | Tender Inflation from January 2022 | Site Acquisition | Planning and Statutory Fees | Development Contributions | Capital Contributions for Services connections | Bonds | Professional Fees | Sales and Letting Costs | Marketing | Legals | Valuers | Accountancy Costs | Finance Costs | District Heating | Show Units | Site Works | Sprinklers | Owner Insurances | Adjoining Neighbour Costs | Abnormal Ground Conditions | Brexit | Covid-19 | Basement | External Works

MIX AND SIZE

BUILD TO SELL



BUILD TO RENT (BTR)



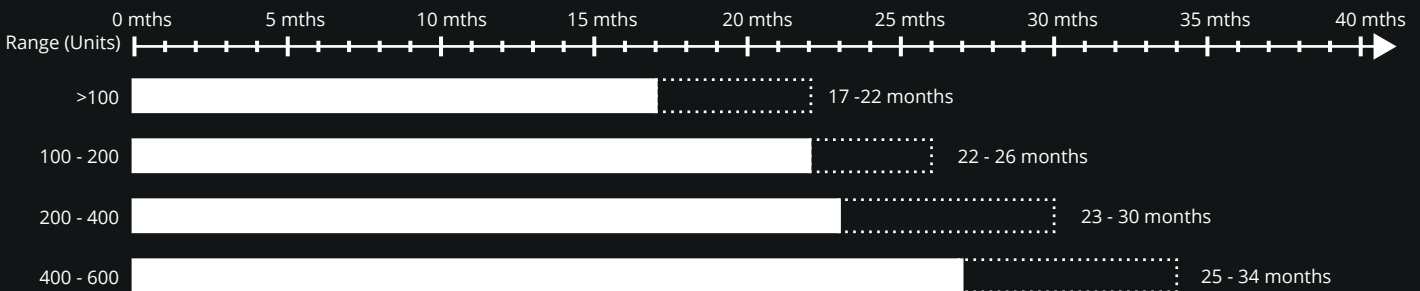
SHARED ACCOMMODATION



<p><b>Minimum Apartment Sizes</b></p> <p><i>*Majority of units need to be 10% larger than minimum</i></p> <p><i>(Only applies to Build to Sell)</i></p>	<table border="1"> <tr><td>3B</td><td>90m<sup>2*</sup></td></tr> <tr><td>2B(4P)</td><td>73m<sup>2*</sup></td></tr> <tr><td>2B(3P)</td><td>63m<sup>2*</sup></td></tr> <tr><td>1B</td><td>45m<sup>2*</sup></td></tr> <tr><td>Studio</td><td>37m<sup>2*</sup></td></tr> </table>	3B	90m <sup>2*</sup>	2B(4P)	73m <sup>2*</sup>	2B(3P)	63m <sup>2*</sup>	1B	45m <sup>2*</sup>	Studio	37m <sup>2*</sup>	<table border="1"> <tr><td>3B</td><td>90m<sup>2*</sup></td></tr> <tr><td>2B(4P)</td><td>73m<sup>2*</sup></td></tr> <tr><td>2B(3P)</td><td>63m<sup>2*</sup></td></tr> <tr><td>1B</td><td>45m<sup>2*</sup></td></tr> <tr><td>Studio</td><td>37m<sup>2*</sup></td></tr> </table>	3B	90m <sup>2*</sup>	2B(4P)	73m <sup>2*</sup>	2B(3P)	63m <sup>2*</sup>	1B	45m <sup>2*</sup>	Studio	37m <sup>2*</sup>	<table border="1"> <tr> <td>12m<sup>2</sup> (1P)</td> <td>12m<sup>2</sup></td> <td>12m<sup>2</sup></td> <td rowspan="2">Beds 1-3 8m<sup>2</sup>/person</td> </tr> <tr> <td colspan="3">[Blank]</td> </tr> <tr> <td>18m<sup>2</sup> (2P)</td> <td>12m<sup>2</sup></td> <td>12m<sup>2</sup></td> <td>Beds 4-6 4m<sup>2</sup>/person</td> </tr> </table>	12m <sup>2</sup> (1P)	12m <sup>2</sup>	12m <sup>2</sup>	Beds 1-3 8m <sup>2</sup> /person	[Blank]			18m <sup>2</sup> (2P)	12m <sup>2</sup>	12m <sup>2</sup>	Beds 4-6 4m <sup>2</sup> /person
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<p><b>Mix</b></p>	<p>← ≤25% → Studio</p> <p>← ≤50% → Studio/1B</p> <p>← &lt;10% → 2B(3p)</p> <p>← Flexible 2B/3B</p>	<p>No Restriction</p>	<p>2-6 </p> <p>≤ 8 </p>																															



APARTMENTS



THINGS TO WATCH

- Viability Issues
- Inflation
- Judicial Reviews likely to continue
- Longer lead-in times on equipment
- Extended Construction Programmes
- Labour and Skills Shortages
- Supply Chain Disruption
- Pricing volatility, imports, EU Tariffs
- The Global ESG Benchmark for Real Assets
- Sprinkler requirements to basement carparking
- More emphasis on embodied and operational carbon



RECENT DEVELOPMENTS

- New fire regulations
- Large-scale Residential Developments (LRDs) Bill
- Part V increase from 10% to 20%
- Draft Development Plan's impact on design
- Universal Design
- Home Performance Index (HPI)
- Contractors cautious of percentage of Resi on the books
- M&E Contractors more focussed on Data Centre work



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