

**COSTS INCURRED DURING THE DEVELOPMENT PROCESS (TO RIBA STAGE THREE)**

<b>COST</b>	<b>WHEN</b>	<b>WHO</b>	<b>WHY</b>	<b>INDICATIVE COST</b>
Sketch Feasibility	When further professional advice is need to inform what could be delivered	Architect	To allow accurate, well informed feasibility and viability assessments to be carried out	£2,000- £5,000
Design Team	When the site is shown to be viable and approval to proceed is in place	Employer's Agent (including Principal Designer)	To act as contract administrator under an industry standard JCT contract, and to act as Principal Designer necessary under CDMC (Health and Safety) legislation	Typically around 1.5% of development costs: c£1,800-£2,200 unit (maybe higher for smaller sites and reduced for larger commissions)
Design Team	When the site is shown to be viable and approval to proceed is in place	Architect	To work up the proposals	Typically around 1% of development costs: c£1,400-£1,800 unit (maybe higher for smaller sites and reduced for larger commissions)
Site Surveys	When approval is in place to proceed, but before any design work	Specialist Ecology, Arboriculture, Ground Investigation, Transport and Civil consultants	To identify constraints and mitigate risks	c£30,000-£50,000 per site for smaller sites of up to around 20 units
Valuation Fees	When concept design is in place	DVS	To ascertain land and potential development values	£4,000-£6,000 per instruction