

# Property 2021 & beyond

Sunday 21 February 2021 – Online Zoom Webinar

Residential | Buy to let | **Developments**

## Property development

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# The Development Process

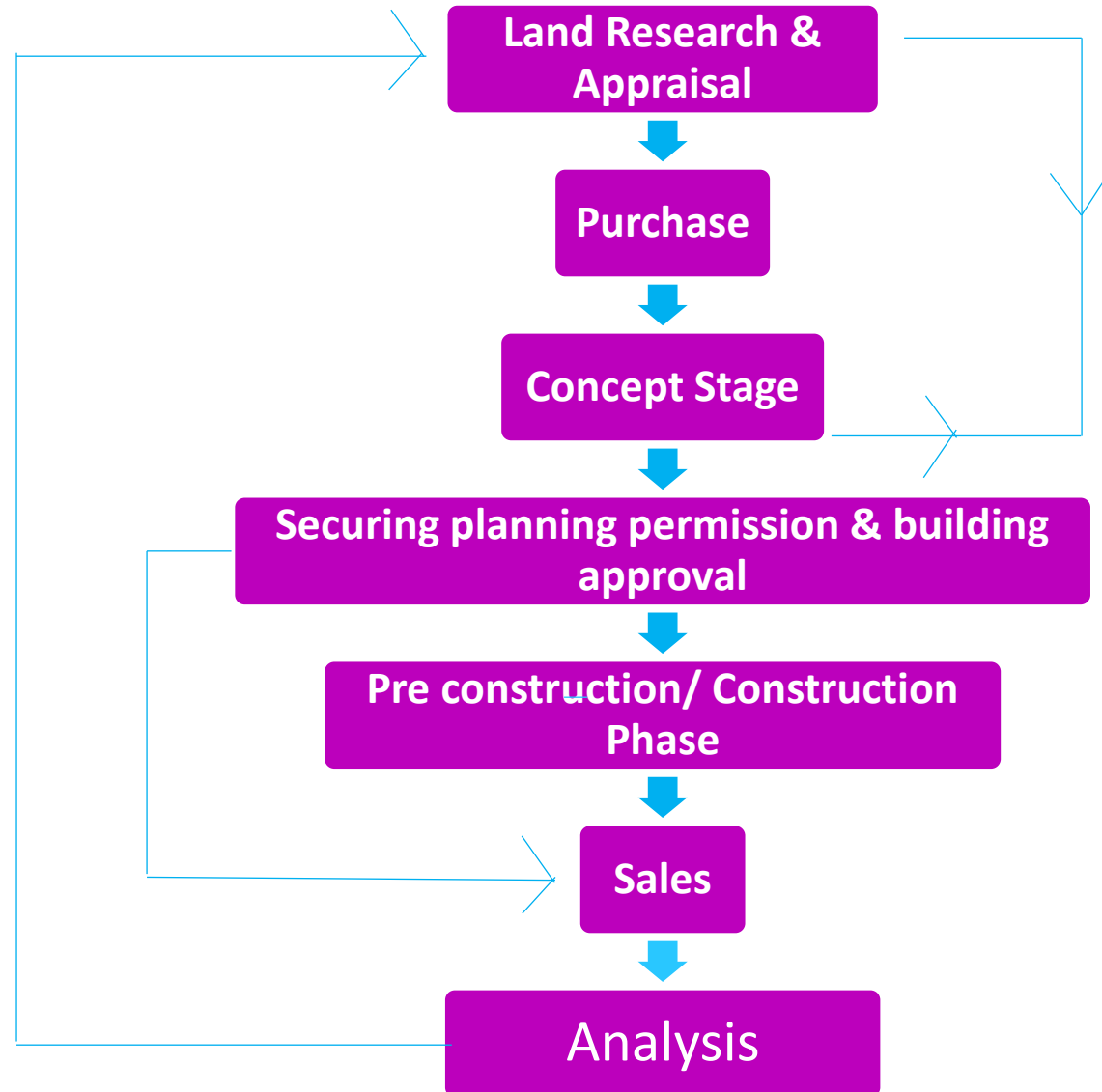


before



after

# The Development Process



# Land Research



- Title of property
  - Planning history of the property
  - Planning history of neighbour
  - Site specific constraints
  - Planning policy of the local council
  - Massing on the site
- Architect
  - Town planner
  - Planning consultant

# Appraisal

Is the project profitable?

GDV	£3,445,850
Less selling fee	£41,350.20
<b>A</b> Net GDV	<b>£3,404,499.80</b>
Purchase + Ancillary expense	£1,373,700.84
Construction cost	£1,004,580.40
Professional fees	£70,000
Utility	£35,000
CIL/ See 106	£94,000
Finance cost	£79,359.56
<b>B</b> Total development cost	<b>£2,656,640.80</b>
<b>C</b> Profit	<b>£747,859</b>

$$\text{A} - \text{B} = \text{C}$$

Return on Equity: £52.61%

Equity: £1,500,000

Loan amount: £1,156,640.80

## Purchase

- Funding arrangements
- Solicitor

## Concept stage

- Detailed conceptual design with Architect/ Town planner/ planning consultant

## Permission

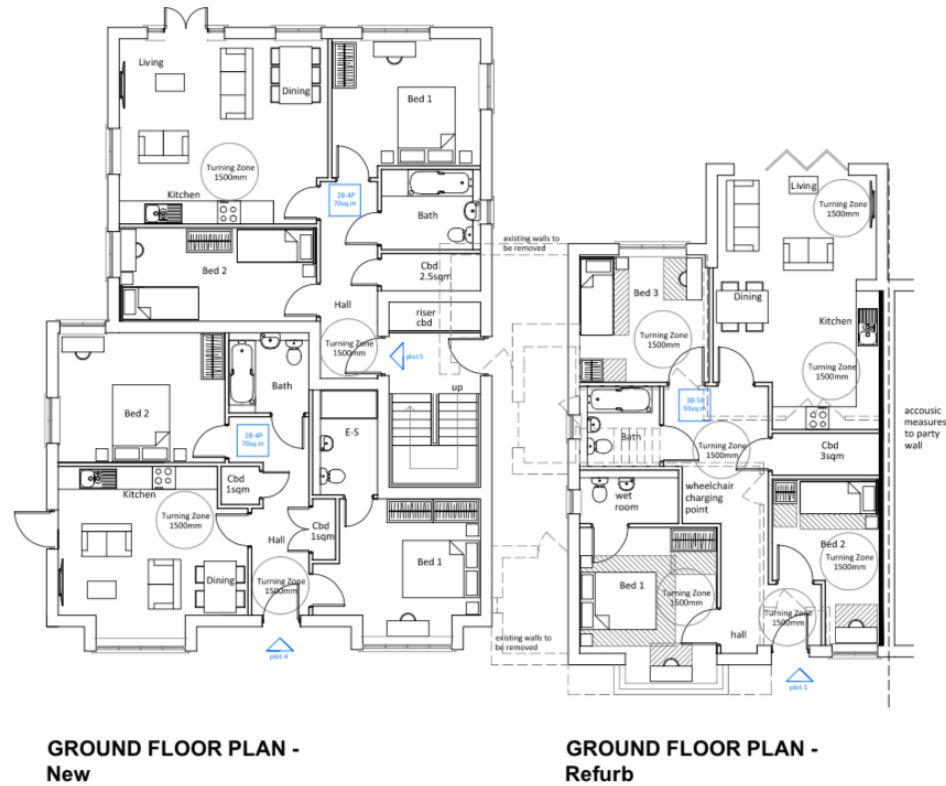
- Secure planning & Building regulation approval
- Appoint project & site managers

## Planning + Preparation for the project

- Building control authority
- Getting a warranty provider on board
- Utilities
- Other consents
- Quote from contractors & suppliers
- Sign proper drafted contracts
- Project timeline prepared
- Pre commencement co-ordination meetings
- Construction



# Floor Plan



# Project timeline

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	Cost	September 14/09	21 Sept 21/
1										
2		Roof construction	15 days	Fri 25/09/20	Thu 15/10/20			£0.00		
3		Roof coverings	15 days	Fri 23/10/20	Thu 12/11/20			£0.00		
4		Fascias/soffits/Rainwater goods	5 days	Fri 16/10/20	Thu 22/10/20			£0.00		
5		External joinery	20 days	Fri 25/09/20	Thu 22/10/20			£0.00		
6		Fit AOV	2 days	Fri 13/11/20	Mon 16/11/20			£0.00		
7		Tanking to LG	10 days	Fri 25/09/20	Thu 08/10/20			£0.00		
8		Floor insulation & screed LG	2 days	Fri 09/10/20	Mon 12/10/20			£0.00		
9		Floor insulation & screed GF	3 days	Fri 25/09/20	Tue 29/09/20			£0.00		
10		Floor insulation & screed FF	2 days	Fri 25/09/20	Mon 28/09/20			£0.00		
11		Floor insulation & screed SF	2 days	Fri 16/10/20	Mon 19/10/20			£0.00		
12		First fix partitions LG	5 days	Wed 14/10/20	Tue 20/10/20	14		£0.00		
13		First Fix partitions GF	5 days	Wed 30/09/20	Tue 06/10/20	9		£0.00		
14		First fix partions FF	5 days	Wed 07/10/20	Tue 13/10/20	13		£0.00		
15		First fix partitions SF	5 days	Wed 21/10/20	Tue 27/10/20	12		£0.00		
16		First fix electrics LG	5 days	Wed 21/10/20	Tue 27/10/20	12		£0.00		
17		First fix electrics GF	5 days	Wed 07/10/20	Tue 13/10/20	13		£0.00		
18		First fix electrics FF	5 days	Wed 14/10/20	Tue 20/10/20	14		£0.00		
19		First fix electrics SF	3 days	Wed 28/10/20	Fri 30/10/20	15		£0.00		
20		First fix plumbing LG	5 days	Wed 21/10/20	Tue 27/10/20	12		£0.00		
21		First fix plumbing GF	5 days	Wed 07/10/20	Tue 13/10/20	13		£0.00		
22		First fix plumbing FF	5 days	Wed 14/10/20	Tue 20/10/20	14		£0.00		
23		First fix plumbing SF	3 days	Wed 28/10/20	Fri 30/10/20	15		£0.00		

Task		Inactive Task		Start-only	
Split		Inactive Milestone		Finish-only	
Milestone		Inactive Summary		Deadline	
Summary		Manual Task		Progress	
Project Summary		Duration-only		Manual Progress	
External Tasks		Manual Summary Rollup			
External Milestone		Manual Summary			

Project: 39 R Green Close  
Date: Mon 15/02/21

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# Sales

Appointing agents

Marketing: CGI, Virtual tour

Marketing off plan

Show Home

Conveyancing

Completion on sales



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Marketing: CGI, Virtual tour
Marketing off plan
Show Home
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# Marketing: CGI, Virtual tour





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# Show homes





# Thank you

- <https://vimeo.com/356675189/d17ea13311>