

Item	Cost Inc VAT	Cost Exc VAT	Note
Refund of Contractual deposit (held by solicitors)	£52,700.00	£52,700.00	Not paid into LDC account so not a charge to the existing MTFS
Planning applications fees	£13,365.60	£11,138.00	Verified with receipt from Bromford in 2020
Architects and supporting planning documentations	£18,986.40	£15,822.00	Deemed reasonable by the planning team
Legal charges and insurance	£20,585.53	£17,242.34	
Valuation work	£2,921.88	£2,434.90	
Easement LCC	£1,020.00	£850.00	
Service enquires	£36.00	£30.00	
Bromford development	£59,941.56	£49,951.30	Project costs including planning preparation, ground investigation and topographical surveys
Total Costs	£169,556.97	£150,168.54	
Less : refund of contractual deposit	(£52,700.00)	(£52,700.00)	
Less : refund of planning fees	(£13,365.60)	(£11,138.00)	Will reduce planning application income
Chargeable Costs	£103,491.37	£86,330.54	

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Planning fees refunded	£13,365.60	£11,138.00
Total impact on the MTFS	£116,856.97	£97,468.54